

12. Project# 1008666
12DRB-70150 SIDEWALK WAIVER
11DRB-70027 PRELIMINARY/FINAL
PLAT APPROVAL

ALPHA PRO SURVEYING agent(s) for RICHARD CHAVEZ request(s) the above action(s) for all or a portion of Lot(s) 7, 8, 9 & 10, Block(s) 44, **PEREA ADDITION** located on 15TH ST NW BETWEEN MOUNTAIN AND GRANITE containing approximately .326 acre(s). (J-13) **SIDEWALK WAIVER WAS DENIED. PRELIMINARY/FINAL PLAT WAS INDEFINITELY DEFERRED.**

13. Project# 1002404
12DRB-70101 AMENDMENT TO
INFRASTRUCTURE LIST

ISAACSON AND ARFMAN PA agent(s) for PETERSON INV-98TH/UNSER, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-B-1, 1-B-2, 1-B-3, & 1-B-4, **LADERA INDUSTRIAL CENTER** zoned SU-1 LIGHT INDUSTRIAL, located on NE QUADRANT BETWEEN UNSER BLVD NW AND VISTA ORIENTE ST NW containing approximately 7.0919 acre(s). (H-9) [*Deferred from 3/28/12, 4/11/12*] **AMENDMENT TO INFRASTRUCTURE LIST WAS APPROVED.**

14. Other Matters: None.

ADJOURNED: 9:45

4. **Project# 1004353**
11DRB-70004 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR
SIA)

LONGFORD HOMES request(s) the referenced/ above
action(s) for **SANTA FE 2 AT THE TRAILS UNIT 2**,
zoned R-D, located on the west side of OAKRIDGE ST
NW between TREE LINE AVE NW and WOODMONT
AVE NW containing approximately 17.0028 acre(s). (C-9)
DEFERRED TO 2/16/11 AT THE AGENT'S REQUEST.

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

5. **Project# 1002315**
11DRB-70023 EXT OF SIA FOR TEMP
DEFR SDWK CONST

MESA VERDE DEVELOPMENT request(s) the above
action(s) for all or a portion of **WILDERNESS &
VILLIAGE**, zoned SU-2/HD/R-R, located on
FOOTHILLS TRAIL NE BETWEEN WILDERNESS
TRAIL AND HIGH DESERT PL containing approximately
73 acre(s). (F-23) **A TWO YEAR EXTENSION TO THE
AGREEMENT FOR THE DEFERRAL OF SIDEWALKS
WAS APPROVED.**

6. **Project# 1008666**
11DRB-70027 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ALPHA PROFESSIONAL SURVEYING INC agent(s) for
RICHARD G. CHAVEZ request(s) the above action(s) for
all or a portion of Lot(s) 7-10, Block(s) 44, **PEREA
ADDITION**, zoned SU-1/TH, located on 15TH ST NW
BETWEEN MOUNTAIN RD NW AND GRANITE AVE
NW containing approximately 0.326 acre(s). (J-13)
**INDEFINITELY DEFERRED TO AT THE AGENT'S
REQUEST.**

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

7. **Project# 1008672**
11DRB-70029 SKETCH PLAT REVIEW
AND COMMENT

MICHAEL WEWERKA request(s) the above action(s) for
all or a portion of Lot(s) C AND A, Block(s) 7, Tract(s) ,
PERFECTO ARMIJO, zoned SU-2/HD, located on
CORNER OF 8TH AND ROMA NW containing
approximately 0.14 acre(s). (J-14)**THE ABOVE ITEM WAS
REVIEWED AND COMMENTS WERE PROVIDED.**

8. Other Matters:None.

ADJOURNED: 10:00

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

February 9, 2011

DRB Comments

ITEM # 6

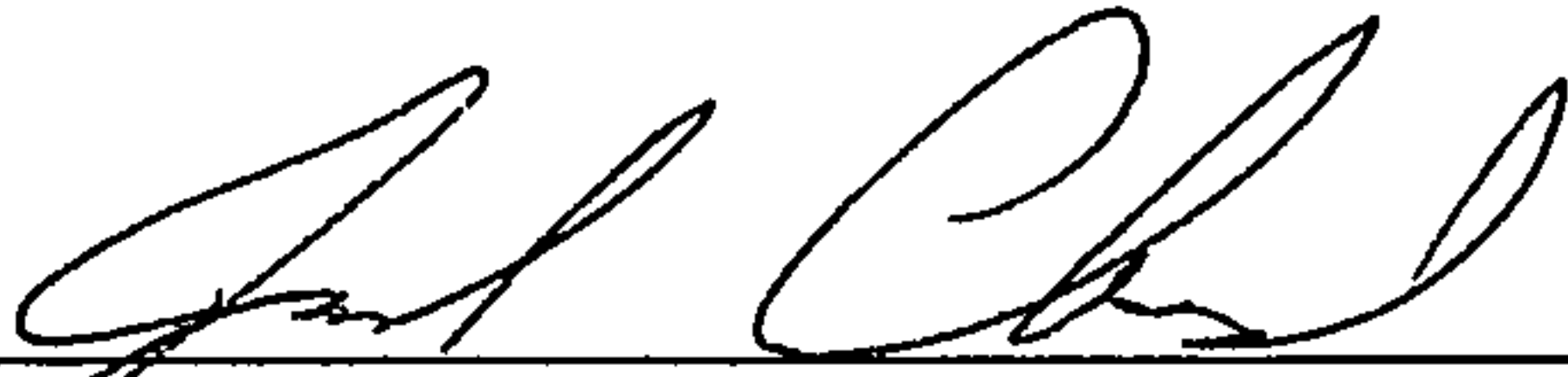
PROJECT # 1008666

APPLICATION # 11-70027

RE: Lots 7-10, Block 44, Perea Addition

It appears infrastructure may be required; refer to comments from Transportation Development and City Engineer.

Easement Note A needs to be revised to correspond with plat drawing for a 13 foot easement. Additionally, these notes need to be more specific regarding maintenance, e.g. "installation__of private....line serving and to be maintained by ...".



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

HEARDINE DATE 2-9-11 (P&F)

8666

DXF Electronic Approval Form

DRB Project Case #: 1008666

Subdivision Name: PEREA ADDN BLOCK 44 LOTS 7A & 10A

Surveyor: GARY E GRITSKO

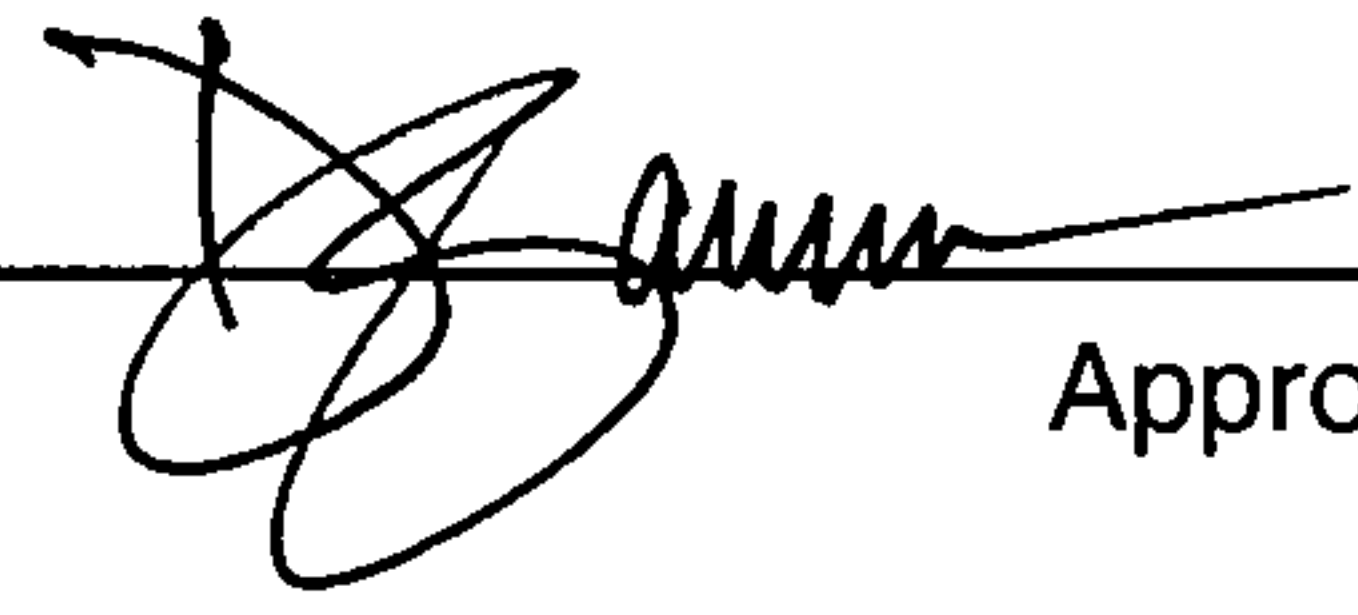
Contact Person: GARY E GRITSKO

Contact Information: 892-1076

DXF Received: 2/7/2011

Hard Copy Received: 2/7/2011

Coordinate System: NMSP Grid (NAD 83)


Approved

02-08-2011
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only
Copied fc **8666** to agiscov on **2/8/2011** Contact person notified on **2/8/2011**

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

05/22/2012 Issued By: BLDAVM 147833

Category Code **910**
2012 070 150

Application Number: 12DRB-70150, Sidewalk Waiver

Address:

Location Description: 15TH ST NW BETWEEN MOUNTAIN AND GRANITE

Project Number: 1008666

Applicant

RICHARD CHAVEZ

906 15TH ST NW
ALBUQUERQUE NM 87104

Agent / Contact

ALPHA PRO SURVEYING

PO BOX 46316
RIO RANCHO NM 87147
892-1076

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	
TOTAL:		\$20.00

City of Albuquerque Treasury
Date: 5/22/2012 Office: ANNEX
Stat ID: W5000007 Cashier: TR58LC
Batch: 253 Trans #: 3
Permit: 2012070150
Receipt Num 00018101
Payment Total: \$20.00
0901 Conflict Mgmt. Fee \$20.00
Check Tendered: \$20.00

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 100814016 Application #: 12DRB-70150
Project Name: Peria Addition
Agent: Alpha Pro Surveying Phone #:

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

PLATS:

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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Project #: 1008666 Application #: 12DRB-70150
Project Name: Peria Addition
Agent: Alpha Pro Surveying Phone #:

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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3 copies of the approved site plan. Include all pages.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

- S Z ZONING & PLANNING
- Annexation
- County Submittal
- EPC Submittal
- V Zone Map Amendment (Establish or Change Zoning)
- P Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- D 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): Alpha Pro Surveying PHONE: 892-1076
 ADDRESS: PO Box 46316 FAX: 891-0471
 CITY: RIO BONCHO STATE NM ZIP 87174 E-MAIL: gary@alphapro-surveying.com

APPLICANT: Richard Chavez PHONE: 934-5979
 ADDRESS: 906 15th Street NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: Richard Chavez

DESCRIPTION OF REQUEST: WAIVER of SIDEWALK INFRASTRUCTURE REQUIREMENT

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. 7, 8, 9 + 10 Block: 44 Unit: _____
 Subdiv/Addn/TBKA: PEREA ADDITION
 Existing Zoning: _____ Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): J-13 UPC Code: 1 013 058 375 308 10901

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
Proj 1008666 App# 2011-70027

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 4 No. of proposed lots: 1 Total area of site (acres): 0.326 AC.
 LOCATION OF PROPERTY BY STREETS: On or Near: 15th Street NW
 Between: Mountain Rd NW and Granite Ave NW

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

SIGNATURE Gary E. Gritsko agent DATE 5/22/12
 (Print) GARY E. GRITSKO Applicant: Agent:

FOR OFFICIAL USE ONLY

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>12 DRB-70150</u>	<u>SW</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All checklists are complete		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input 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>20.00</u>

[Handwritten Signature]

Hearing date May 30, 2012
5-22-12 Project # 1008666
 Planner signature / date

Form revised 4/07

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

24 copies

- ___ Application for Minor Plat on FORM S-3, including those submittal requirements.
- ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

- ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies.
(Not required for City owned public right-of-way.)
- ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

- ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the variance or waiver
- ___ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

- ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") 24 copies
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the variance
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

- ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the deferral or extension
- ___ List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

- ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") 6 copies
- ___ Scale drawing showing the easement to be vacated (8.5" by 11") 6 copies
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter/documents briefly describing, explaining, and justifying the vacation 6 copies
- ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

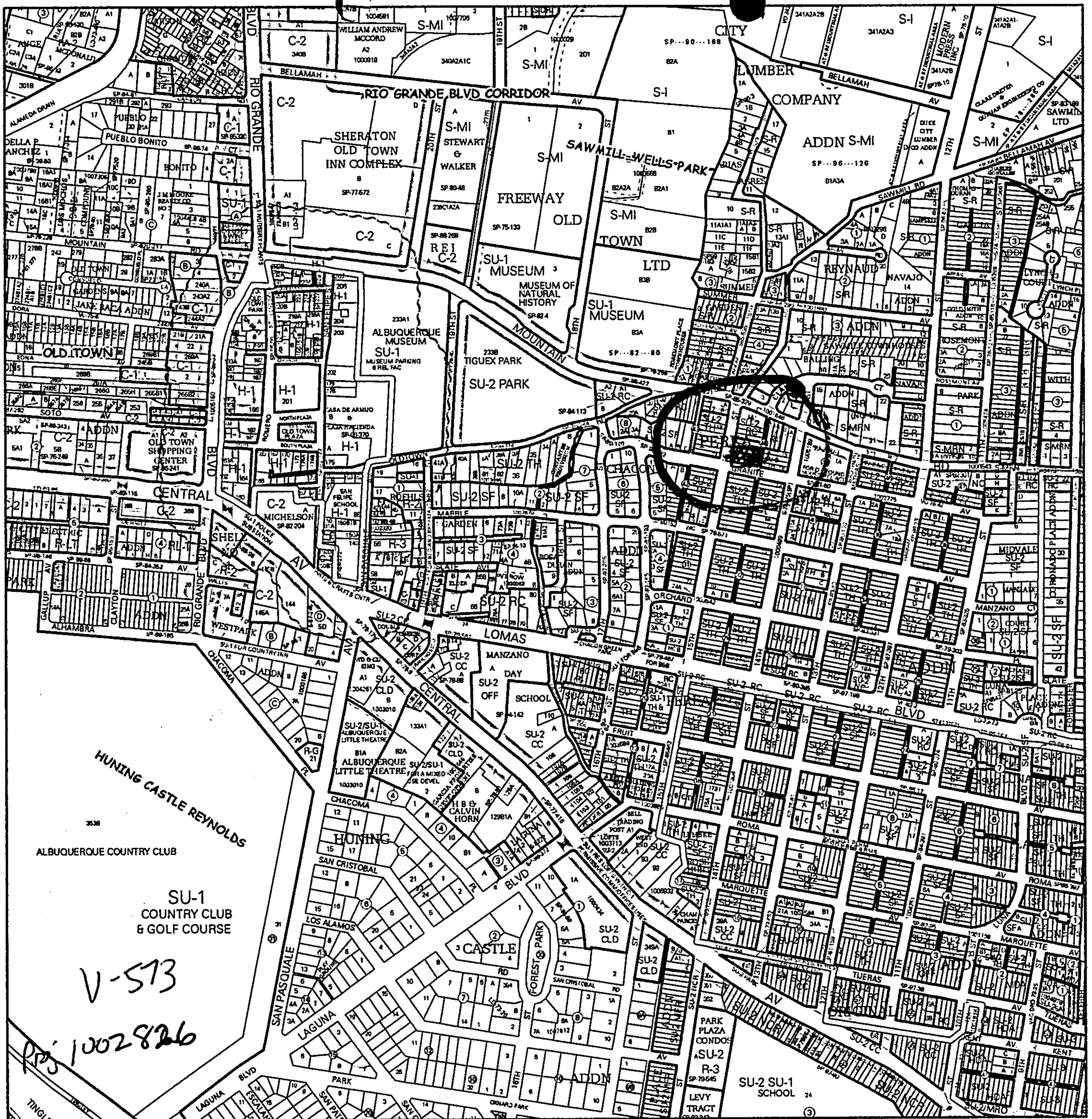
If the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Gary Gritska - Alpha Pro-Surveying
 Applicant name (print)
 Gary E. Gritska 5/22/12
 Applicant signature / date




- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 12 - ORB - 70150

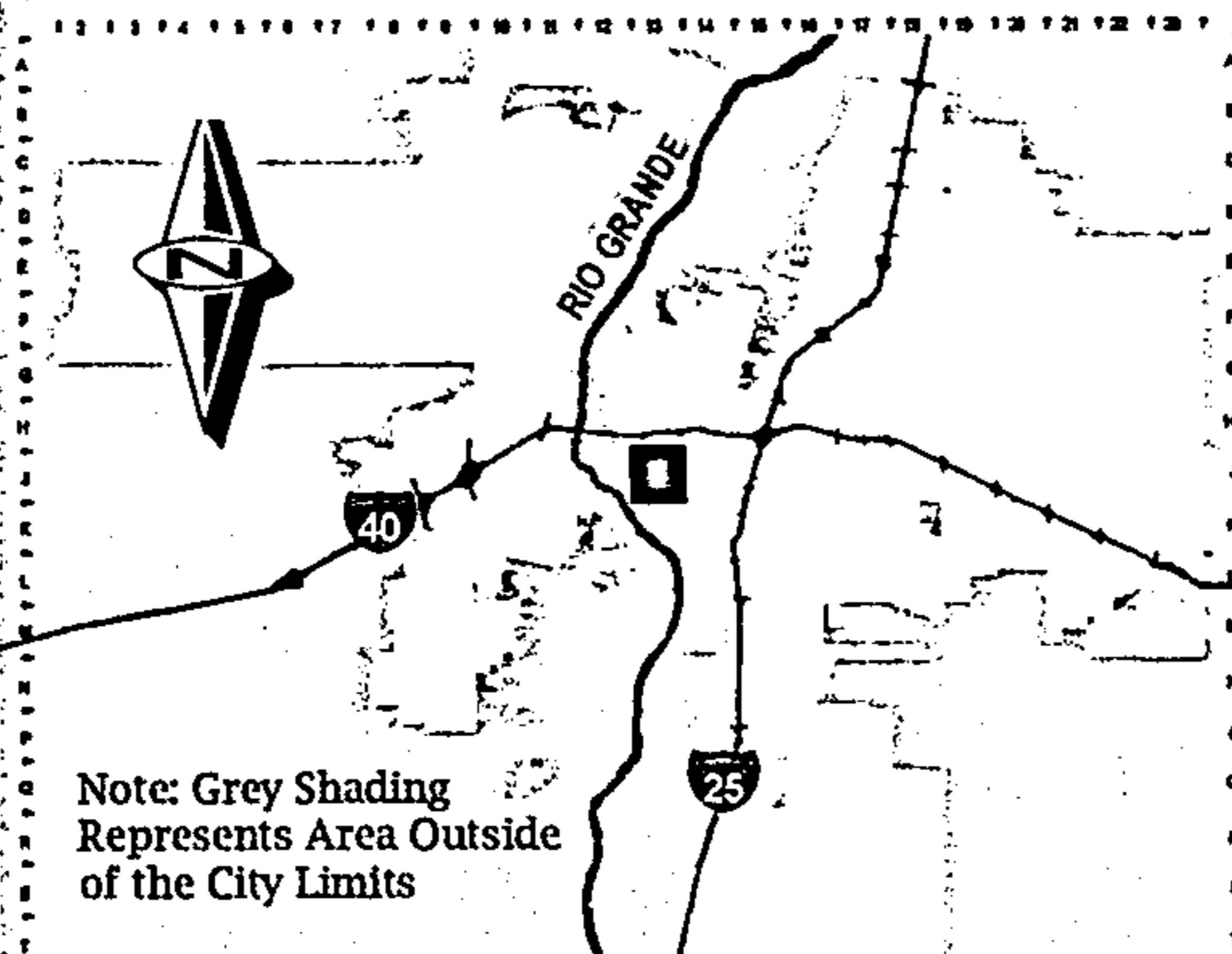
Form revised 4/07
 5-22-12
 Planner signature / date
 Project # 1008666



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



Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-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

REQUEST FOR SIDEWALK WAIVER FOR 906 15TH NW

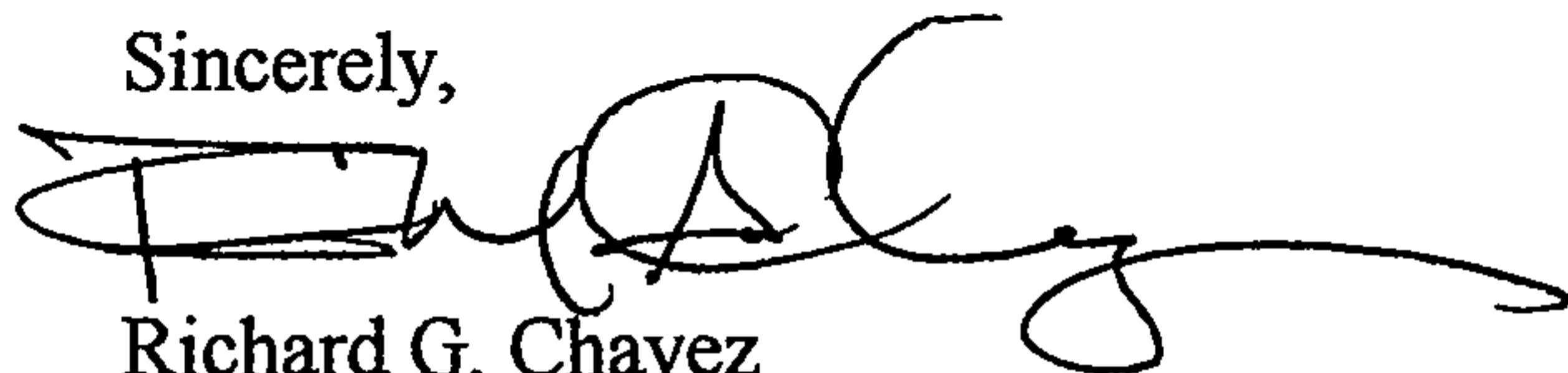
The property in question was purchased in 1947 by my parents. This property is where I was raised and where I plan to retire. The property consists of 2 single dwelling residences, consisting of 4 lots for a total of 100' by 142' sq. ft. on the NE corner of the intersection of 15th and Granite NW. In 2004 I built a second resident on said property. In 2005, my property taxes went from approximately \$1600.00 to what I currently pay at \$5,300 plus and a current monthly mortgage of \$1740.00.

Of the 4 corners at the intersection of 15th and Granite, there are 3 corners without sidewalk and the SW corner which does have sidewalk abuts the curb and gutter. Going North, From the NE corner of 15th & Granite to Mountain Road, there is no sidewalk until you get to the last commercial property on 15th at the 5 Star Electronic Repair shop. From the NW corner on Granite and 15th to Mountain Rd, there is no sidewalk until the last property before Mountain Rd, which is an attorney's office.

Going South from the SW corner of 15th & Mountain Rd. to Lomas, what sidewalk that does exist on 15th between Mountain Rd and Lomas is dilapidated and non-existent at various points on both sides of 15th from Mountain Rd. to Lomas. This is also true of 14th street from Granite all the way to one block south of Central.

I am requesting a Sidewalk Waiver for my property due to the lack of existing sidewalk or sidewalk surrounding the majority of my property, based on today's standards. For my piece of property at the intersection of 15th & Granite, I was told that I'm looking at 2 drive pads and an accessibility corner by the existing drain gutter that I would be responsible for. The fact that various handicap accessible corners have been put in with various state and federal grant funds around our neighborhood creates an unrealistic financial burden for a property tax paying owner like me.

Sincerely,



Richard G. Chavez
Property Owner
906 15th St NW
Albuquerque, NM *7104

REQUEST FOR SIDEWALK WAIVER FOR 906 15TH NW

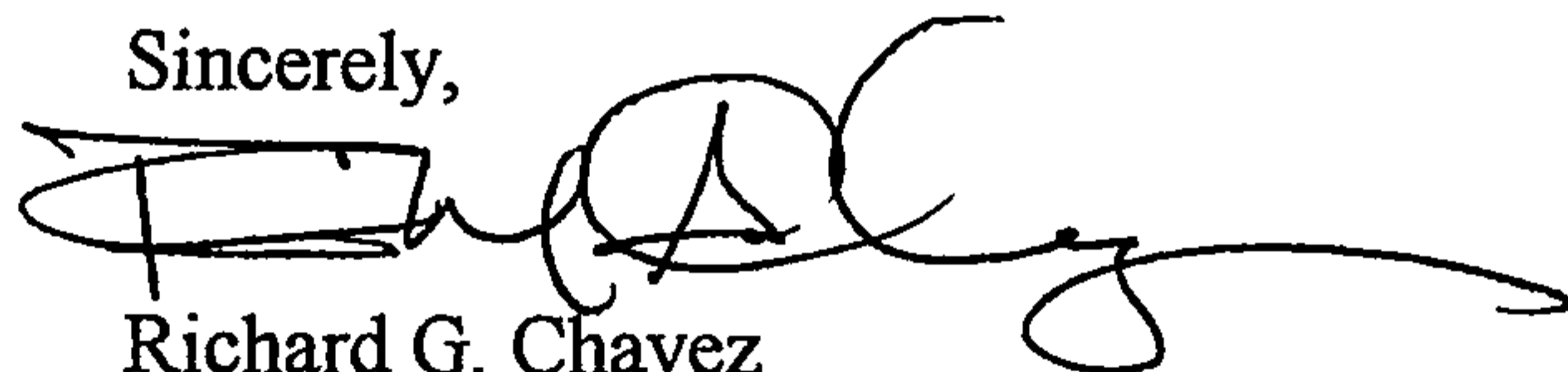
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Sincerely,



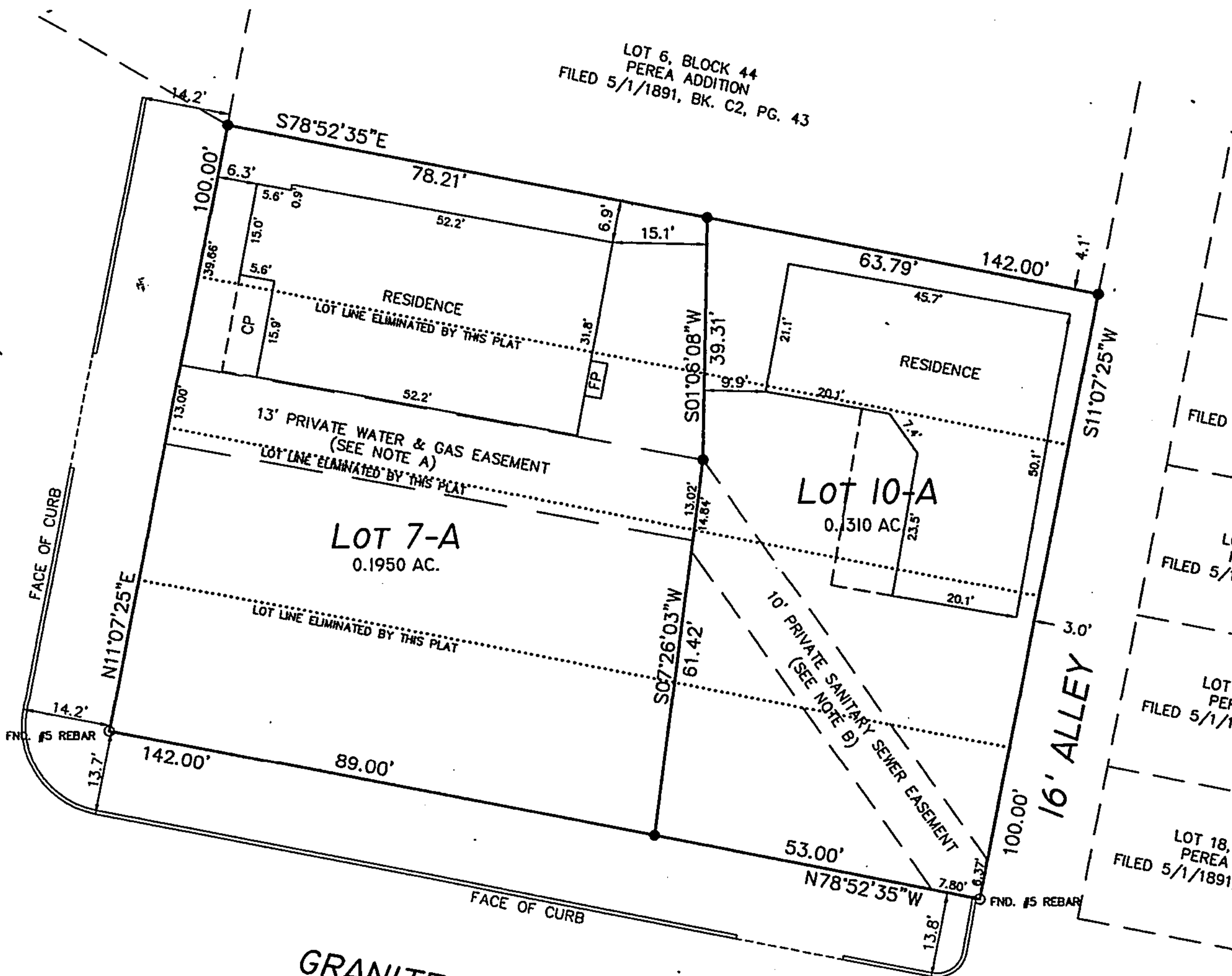
Richard G. Chavez
Property Owner
906 15th St NW
Albuquerque, NM *7104

SITE PLAN

1" = 30'

LOT 6, BLOCK 44
PEREA ADDITION
FILED 5/1/1891, BK. C2, PG. 43

15TH STREET N.W.
(60' R.O.W.)



FILED

FILED 5/1/1

LOT PER
FILED 5/1/1

LOT 18,
PEREA
FILED 5/1/1891,

GRANITE AVENUE N.W.
(60' R.O.W.)

Granite Ave NW

906 15th St NW, Albuquerque, NM 87104, USA

©2012 Google

Google ear

Eye all 5259

35°05'44.60"N 106°39'43.17"W Elev 4964 ft

any Date: 2/14/2011

Granite Ave NW

906 15th St NW, Albuquerque, NM 87104, USA

© 2012 Google

Google ear

img Date: 2/14/2011

35°05'44.60" N 106°39'43.17" W elev 4964 ft

Eye alt 5259



DRB CASE ACTION LOG

REVISED 10/08/07

(PREL/FINAL)

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 11DRB-70027 Project # 10081616
 Project Name: PEREA ADDITION
 Agent: Alpha Professional Surveying Phone No.: _____

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____

- UTILITIES: _____

- CITY ENGINEER / AMAFCA: _____

- PARKS / CIP: _____

- PLANNING (Last to sign): _____

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
 - Tax printout from the County Assessor.
 - 3 copies of the approved site plan. Include all pages.
 - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
 - Property Management's signature must be obtained prior to Planning Department's signature.
 - AGIS DXF File approval required.
 - Copy of recorded plat for Planning.

Created On:

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

02/02/2011 Issued By: BLD/AVM 99635

STANDARD APPLICATION, Paper Plans Required

Permit Number: 2011 070 027 **Category Code 910**
Application Number: 11DRB-70027, Minor - Preliminary/ Final Plat Approval
Address:
Location Description: 15TH ST NW BETWEEN MOUNTAIN RD NW AND GRANITE AVE NW
Project Number: 1008666

Applicant
 RICHARD G. CHAVEZ

906 15TH ST NW
 ALBUQUERQUE NM 87104
 934-5979

Agent / Contact
 Alpha Professional Surveying Inc

Po Box 46316
 Rio Rancho NM 87174
 259-2003

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$285.00
TOTAL:		\$305.00

City of Albuquerque
 Treasury Division

2/2/2011 11:34AM LCC: ANIX
 WSH 008 TRANSH 0033
 RECEIPT# 00127229-00127229
 PERMIT# 2011070027 TRSLNF
 Trans Amt \$305.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$285.00
 CK \$120.00
 VI \$185.00
 CHANGE \$0.00

**
 **
Ray Libb
 **

Thank You


[Return](#)

Application Details

Click an Project Number link to retrieve a Project Summary Report. Click a Completion Disposition link to obtain a detailed Project Status Report. If Days in System are AQUA then Application is Complete, if ORANGE then Application is Incomplete.

Application Number	Project Number	Zone Map	UPC	Address	Hearing Date
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Contact: Contact Diane Baca at 924-3918 for more information.

03ZHE - 01218 [1002826](#) (J-13) 101305837530810901 08/19/2003

Application Details:

Application Number	Application Group	Application Type	Application Sub Type	Initiation Date	Total Fee
03ZHE - 01218	ZHE	SPECIAL EXCEPTIONS	VARIANCE	07/21/2003	\$135.00

Current Status:

Application Number	Completed Activity Description	Completion Disposition	Disposition Date	Days in System
03ZHE - 01218	NO MORE ACTION	<u>COMPLETED</u>	09/04/2003	45

Comments:

Application Number	Comments
03ZHE - 01218	OF 15 FEET TO THE 15 FOOT REAR YARD SETBACK AREA REQUIREMENTS

Reference Cases:

Application Number	Reference Numbers
03ZHE - 01218	

Legal Description/Legal Ad:

Application Number	Legal Information
03ZHE - 01218	RICHARD G. CHAVEZ request(s) a special exception to SECTION 14. 16. 2. 9. (E). (3). (A) a VARIANCE OF 15 FEET TO THE 15 FOOT REAR YARD SETBACK AREA REQUIREMENTS for all or any portion of Lot(s) 7, 8 & 9, Block(s) 44, PEREA ADDITION; zoned SU-2/TH and located at 906 15TH ST NW (J-13)

You may export the complete report to a PDF or XML file, or Excel spreadsheet, using one of the icons in the upper right corner.



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

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): ALPHA PROFESSIONAL SURVEYING INC PHONE: 259-2003
 ADDRESS: PO BOX 46316 FAX: 891-0471
 CITY: RIO RANCHO STATE NM ZIP 87174 E-MAIL: gary@alphaprosurveying.com

APPLICANT: RICHARD G. CHAVEZ PHONE: 934-5979
 ADDRESS: 906 15th St NW FAX: _____
 CITY: AUBO STATE NM ZIP 87104 E-MAIL: _____
 Proprietary interest in site: owner List all owners: RICHARD G. CHAVEZ

DESCRIPTION OF REQUEST: LOT LINE ADJUSTMENT, 4 LOTS to 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. LOTS 7-10 Block: 44 Unit: _____
 Subdiv/Addn/TBKA: PEREA ADDITION
 Existing Zoning: SU-1 TH Proposed zoning: same MRGCD Map No _____
 Zone Atlas page(s): J-13 UPC Code: 1 013 058 375 308 10901

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____
03 ZHE-01218 Proj 1002826

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 4 No. of proposed lots: 2 Total area of site (acres): 0.3260
 LOCATION OF PROPERTY BY STREETS: On or Near: 15th St. NW
 Between: MOUNTAIN ROAD NW and Granite Ave NW

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

SIGNATURE Gary E. Grisko DATE 2/1/2011
 (Print) GARY GRISKO 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	Action	S.F.	Fees
110RB - ²⁷ 20070020	PFF	3(3)	\$ 285.00
	CMF		\$ 20.00
			\$
			\$
			\$
Hearing date <u>Feb 9, 2011</u>			Total \$ <u>305.00</u>

Print #

1008465-110
6

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.

Gary GRITSKO
 Applicant name (print)
Gary E. Grisko 2/1/2011
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 11DRB - 70027

[Signature] 2-2-11
 Planner signature / date
 Project # 1008616

Alpha Professional Surveying Inc.
P.O. Box 46316
Rio Rancho, New Mexico 87174
Office (505) 892-1076 Fax (505) 891-0471
Email: gary@alphaprosurveying.com

February 1, 2011

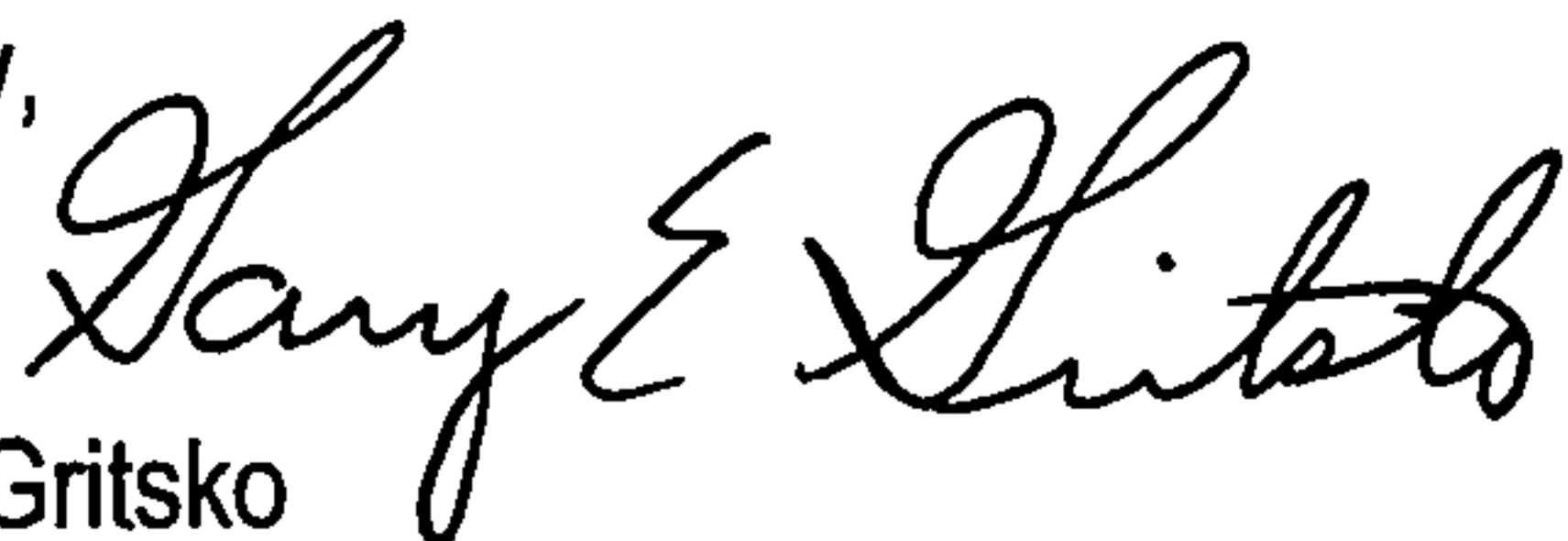
City of Albuquerque
Development Review Board
Plaza del Sol
600 Second Street NW
Albuquerque, NM 87102

REF: LOTS 7-A and 10-A, BLOCK 44, PEREA ADDITION

Richard G. Chavez is requesting a re-plat of his property from four (4) existing lots into two (2) lots. The owner wishes to create two new lots with one existing residence located on each lot. Private utility easements are being granted by this plat to cover the existing utility lines.

If you have any questions please feel free to contact me.

Sincerely,



Gary E. Gritsko
NMPS No. 8686


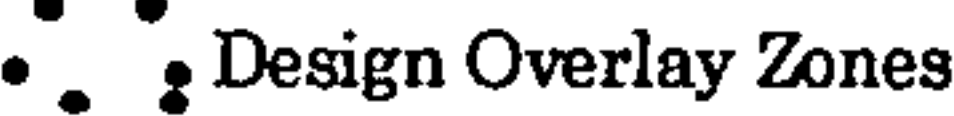

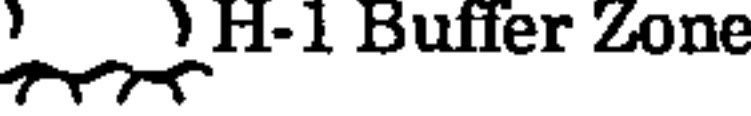







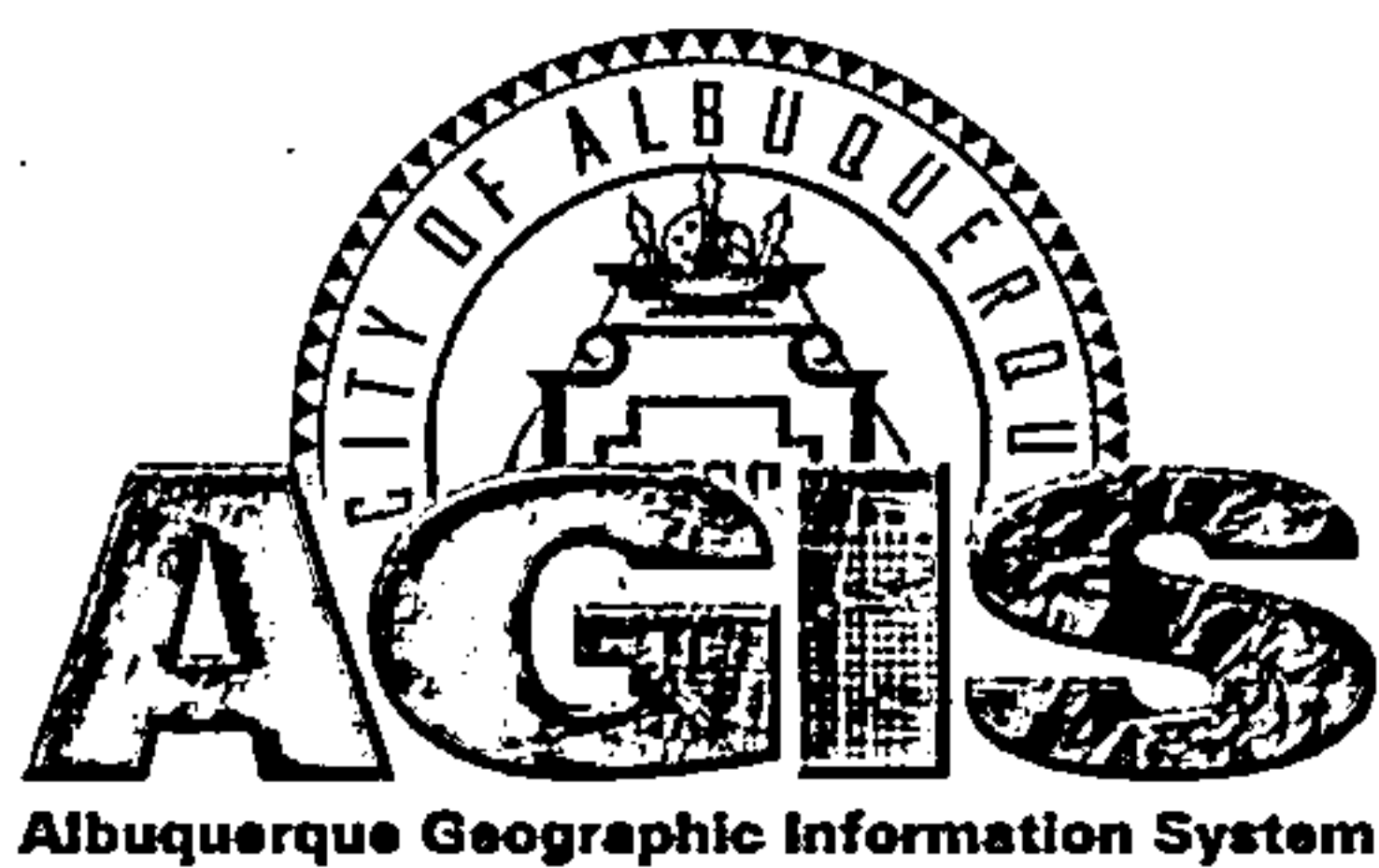
For more current information and more details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

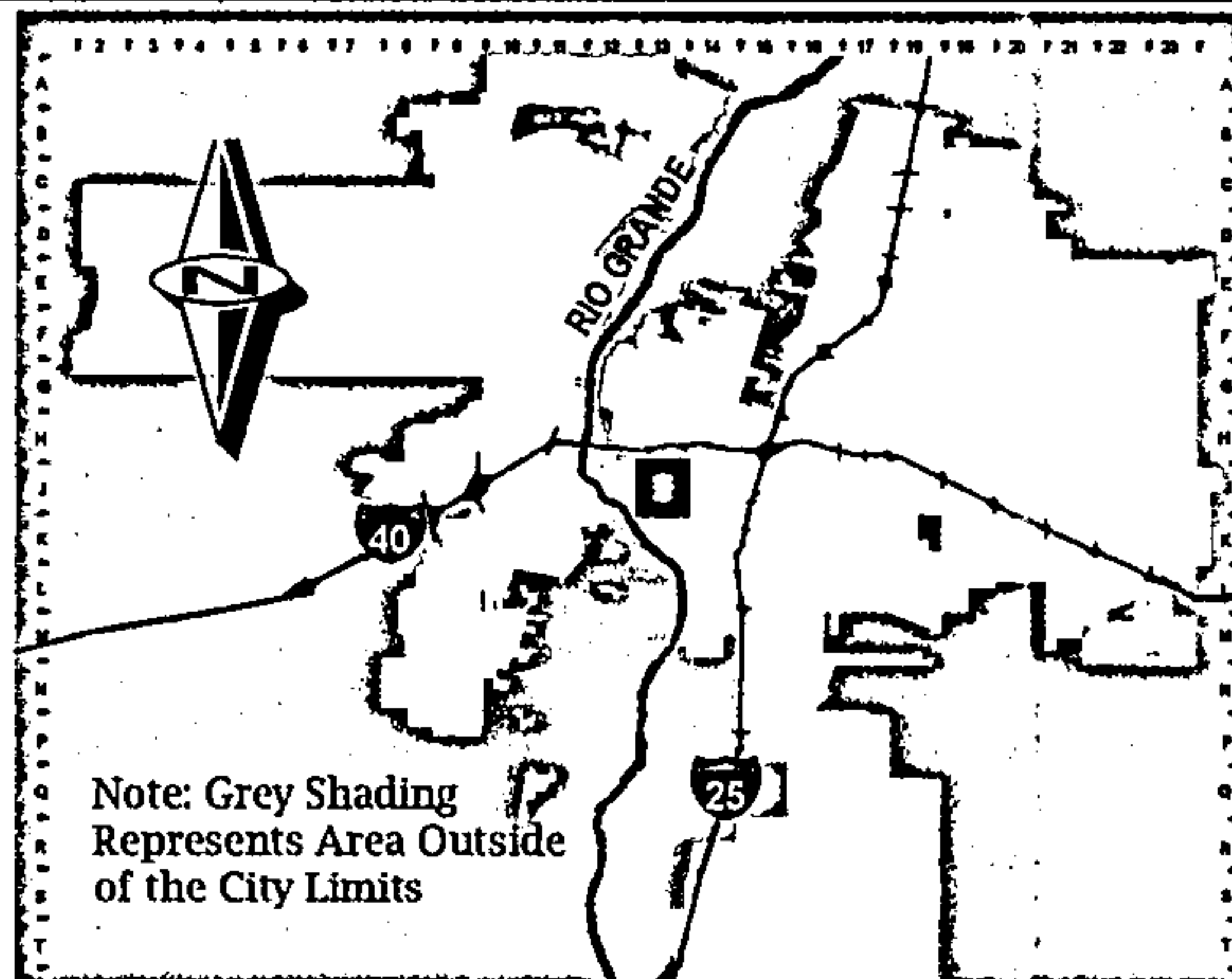
J-13-Z

Selected Symbols

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



Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits

0 100 200 Feet

**ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lots 7A and 10-A, Block 44, Perea Addition which is zoned as SU-2, on January 18, 2011 submitted by Richard Chavez, owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) propose to eliminate four lot lines, creating two new lots. This will result in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: April Winters
Signature

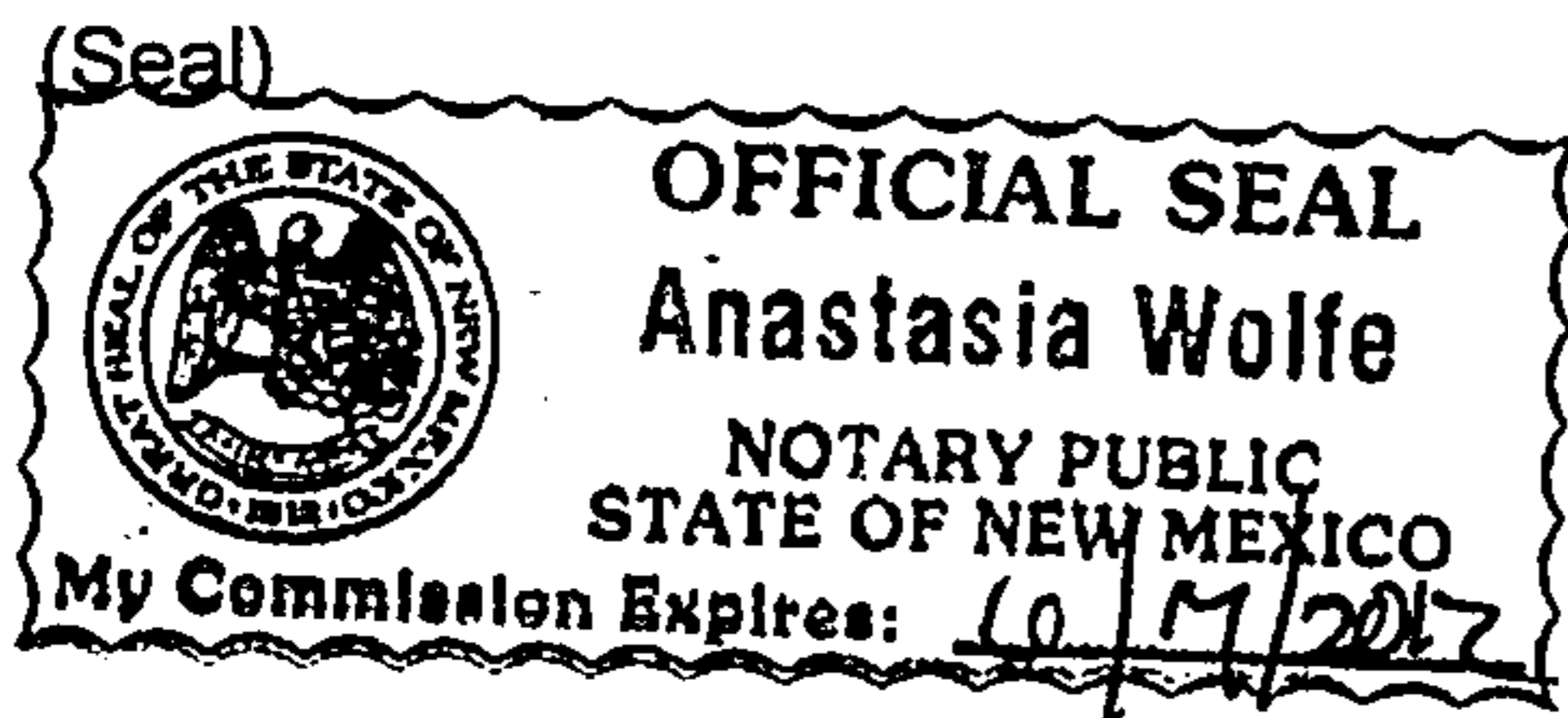
April L. Winters, Facilities Fee Planner
Name (printed or typed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Jan. 18, 2011, by April L. Winters as Facilities Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

Anastasia Wolfe
Notary Public

My commission expires: 6/17/2012





**Pre-Development Facilities Fee (PDFF)
Cover Sheet**

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS Capital Master Plan office. The office is located in Suite 9, 2nd Floor of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://apsfacilities.org/capital/map.php>

Project # (if already assigned by DRB) _____

Please check one:

Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

Waiver/Deferral
(Must provide reason for Waiver/deferral)

Project Information

Subdivision Name: Perea Addition

Legal Description: Lots 7A thru 10A, Block 44

Location of Project (address or major cross streets)

Proposed Number of Units _____ Single-Family _____ Multi-Family _____ Total Units

Waiver Information

Property Owner: Richard Chavez Legal Description: Lots 7A and 10A, Block 44, Perea Addition

Zoning: SU-2

Reason for Waiver/Deferral: The property owner (s) propose to eliminate four lot lines, creating two new lots. This will result in no net gain of residential units.

Contact Information

Name: Sarah Gibson

Company: GPS

Phone:

E-Mail:

Please include with your submittal:

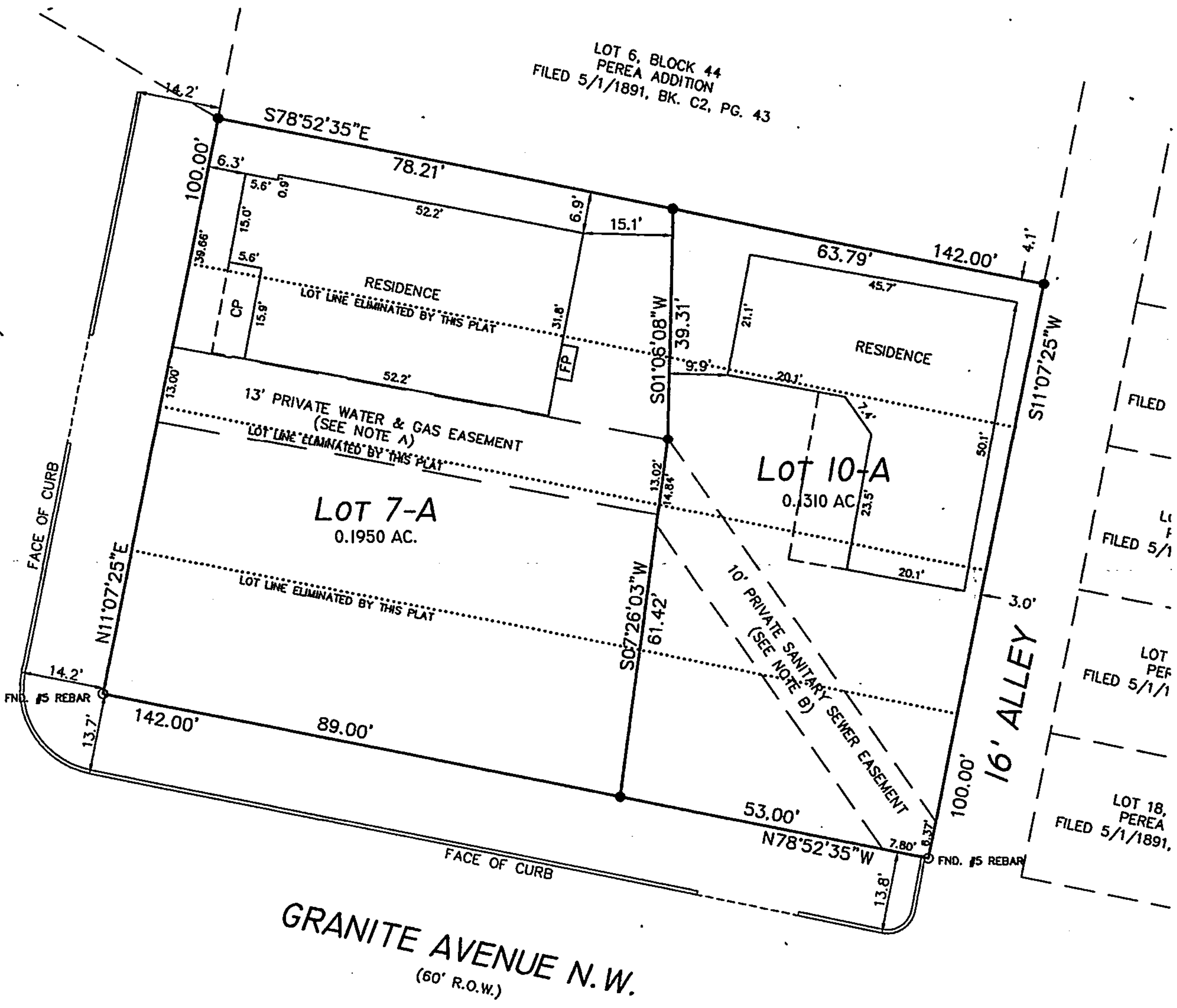
- Zone Atlas map with the entire property (ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of new legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include project number on the top right corner of all documents

SITE PLAN

1" = 30'

15TH STREET N.W.
(60' R.O.W.)

LOT 6, BLOCK 44
PEREA ADDITION
FILED 5/1/1891, BK. C2, PG. 43



FILED

FILED 5/1/1

LOT PER
FILED 5/1/1

LOT 18,
PEREA
FILED 5/1/1891.

GRANITE AVENUE N.W.
(60' R.O.W.)