

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

February 8, 2012

DRB Comments

ITEM # 10

PROJECT # 1009124

APPLICATION # 12-70031

RE: Lots 1 & 2, Block 5, La Luz Addition

The easement to serve the two proposed back lots must be a minimum of 22 feet, not 16; the front lots should take access direct access from 11th Street.

A variance from the minimum net Lot Area (6,000 square feet) would be needed for the front lots of the proposed plat (the easement area for the back lots cannot be counted as part of the front lots).

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

8. **Project# 1004456**
12DRB-70030 EXT OF SIA FOR TEMP
DEFER SDWK CONST 

ISAACSON AND ARFMAN PA agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-P1-12-P1, Block(s) A, **BARON'S RUN SUBDIVISION** zoned R-D, located on BARSTOW ST NE BETWEEN GLENDALEAVE NE AND FLORANCE AVE NE containing approximately 5 acre(s). (B-19) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

9. **Project# 1006520**
12DRB-70028 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

HIGH MESA CONSULTING GROUP agent(s) for HOPE-IN-THE-DESERT EPISCOPAL CHURCH request(s) the above action(s) for all or a portion of Tract(s) B & C, **HOPE PLAZA** zoned SU-2/O-1 AND R-T, located on ALAMEDA BETWEEN BARSTOW AND VENTURA containing approximately 3.8417 acre(s). (C-20) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO ADDRESS WRITTEN COMMENTS PROVIDED AND TO PLANNING TO REMOVE NOTE 7 AND LINE WORK; AMAFCA VERIFY CHANGE OF USE.**

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

10. **Project# 1009124**
12DRB-70031 SKETCH PLAT REVIEW
AND COMMENT 

JERRY GARCIA request(s) the above action(s) for all or a portion of Lot(s) 1& 2, Block(s) 5, **LA LUZ ADDITION** zoned R-1, located on 12 AND GRIEGOS BETWEEN SAN CLEMENTE AND BELLROSE containing approximately .653 acre(s). (G-14) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

11. **Project# 1003359**
12DRB-70023 SKETCH PLAT REVIEW
AND COMMENT

RIO GRANDE ENGINEERING agent(s) for KASSAM BUSINESS CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 23-25, Block(s) 26, **TRACT A, NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned SU-2 IP, located on EAGLE ROCK BETWEEN LOUISIANA AND SAN PEDRO containing approximately 2.66 acre(s). (C-18) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

12. Other Matters: None.

13. Approval of the Development Review Board Minutes September 2011.

ADJOURNED: 10:15

HEARING DATE: 2-8-12 (SK)



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 Plan boundaries)
- 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, 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): JERRY GARCIA PHONE: 505 269-4046
 ADDRESS: 1615 MENAUL NW FAX: 505-797-5556
 CITY: Alb, STATE NM ZIP 87107 E-MAIL: JERRY.GARCIA@PRUNM.COM

APPLICANT: JERRY GARCIA PHONE: 505-269-4046
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

Proprietary interest in site: REALTOR List all owners: Paul & Louis ELIZONDO

DESCRIPTION OF REQUEST: A LOT SPLIT ON 2 (TWO) LOTS / 4 TOTAL with ACCESS SHARED

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 1 + 2 Block: 5 Unit: _____
 Subdiv/Addn/TBKA: LA Luz Addition
 Existing Zoning: R-1 Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): G-14 UPC Code: 101406015845422217 (LOT 2)
101406015945822218 (LOT 1)

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 4 Total site area (acres): 0.653
 LOCATION OF PROPERTY BY STREETS: On or Near 12th St & GREGGOS
 Between: SAN CLEMENTE and BELLROSE

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

SIGNATURE Jerry Garcia DATE 1-31-12
 (Print Name) JERRY GARCIA Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70031</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>FEB. 8, 2012</u>			Total \$ <u>0</u>

[Signature]
 Staff signature & Date 1-31-12

Project # 1009124

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.

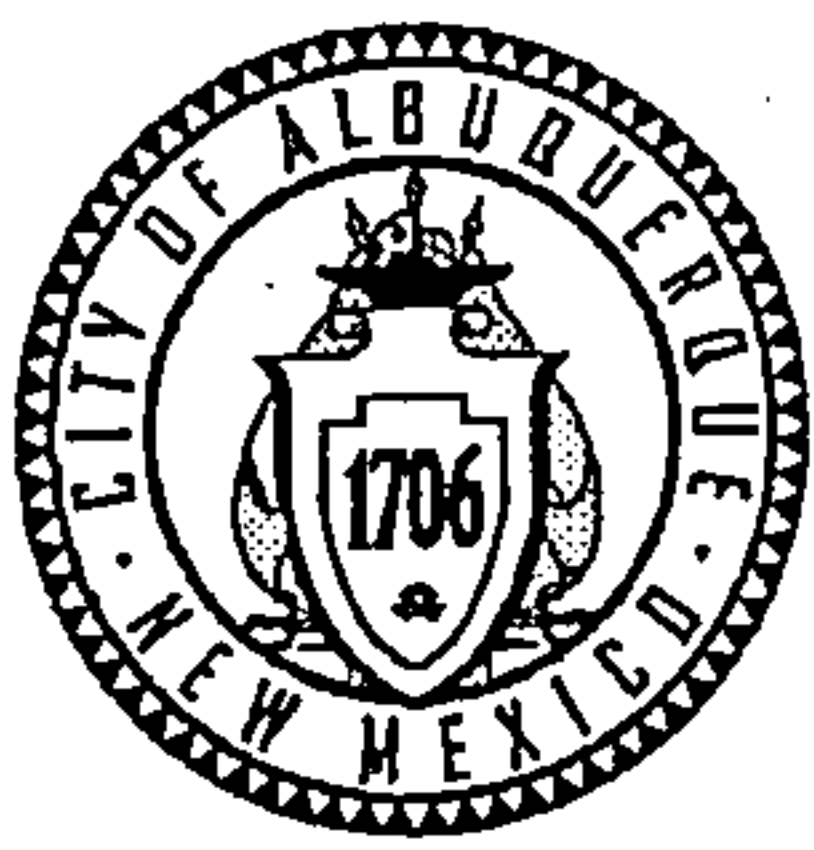
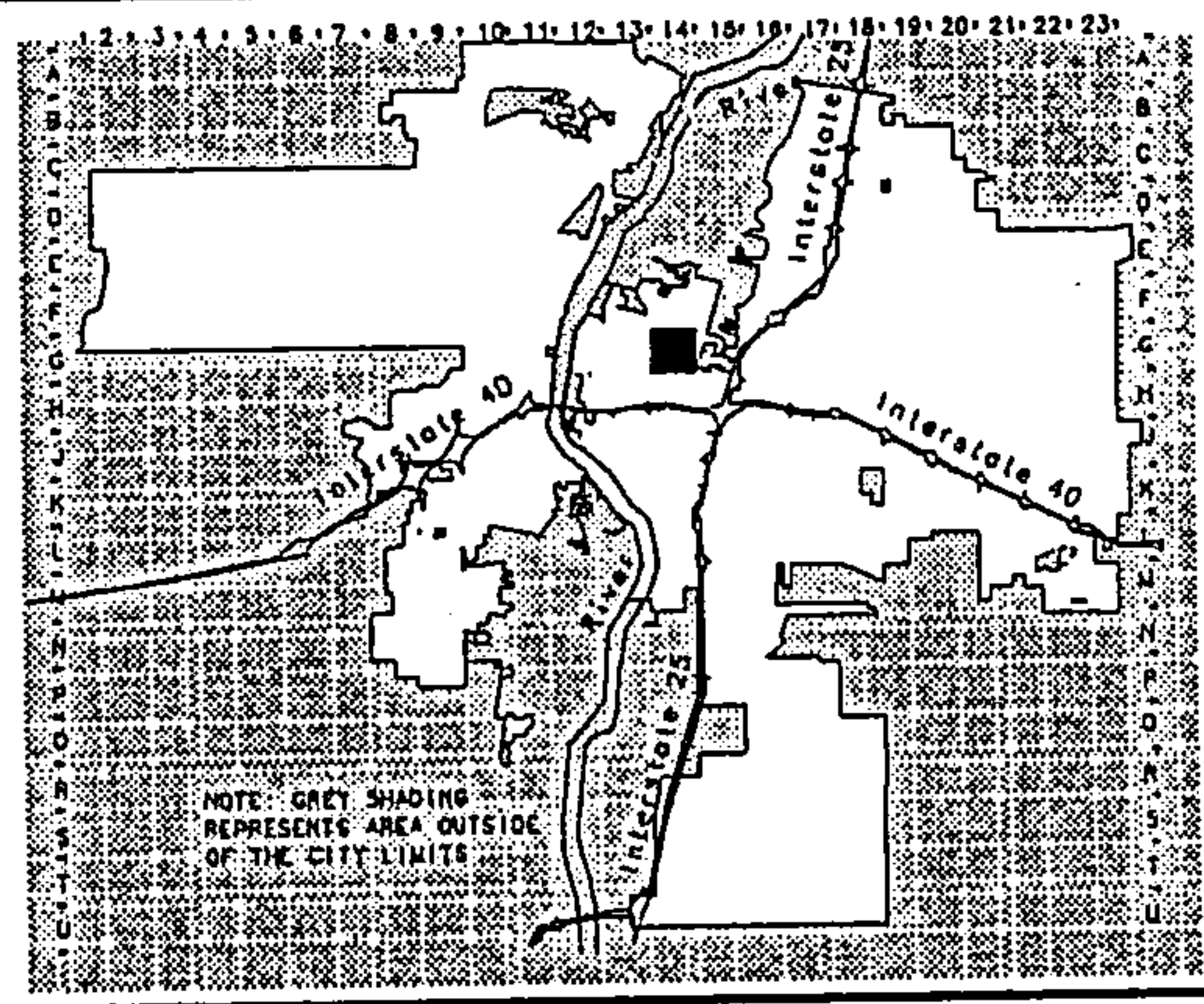
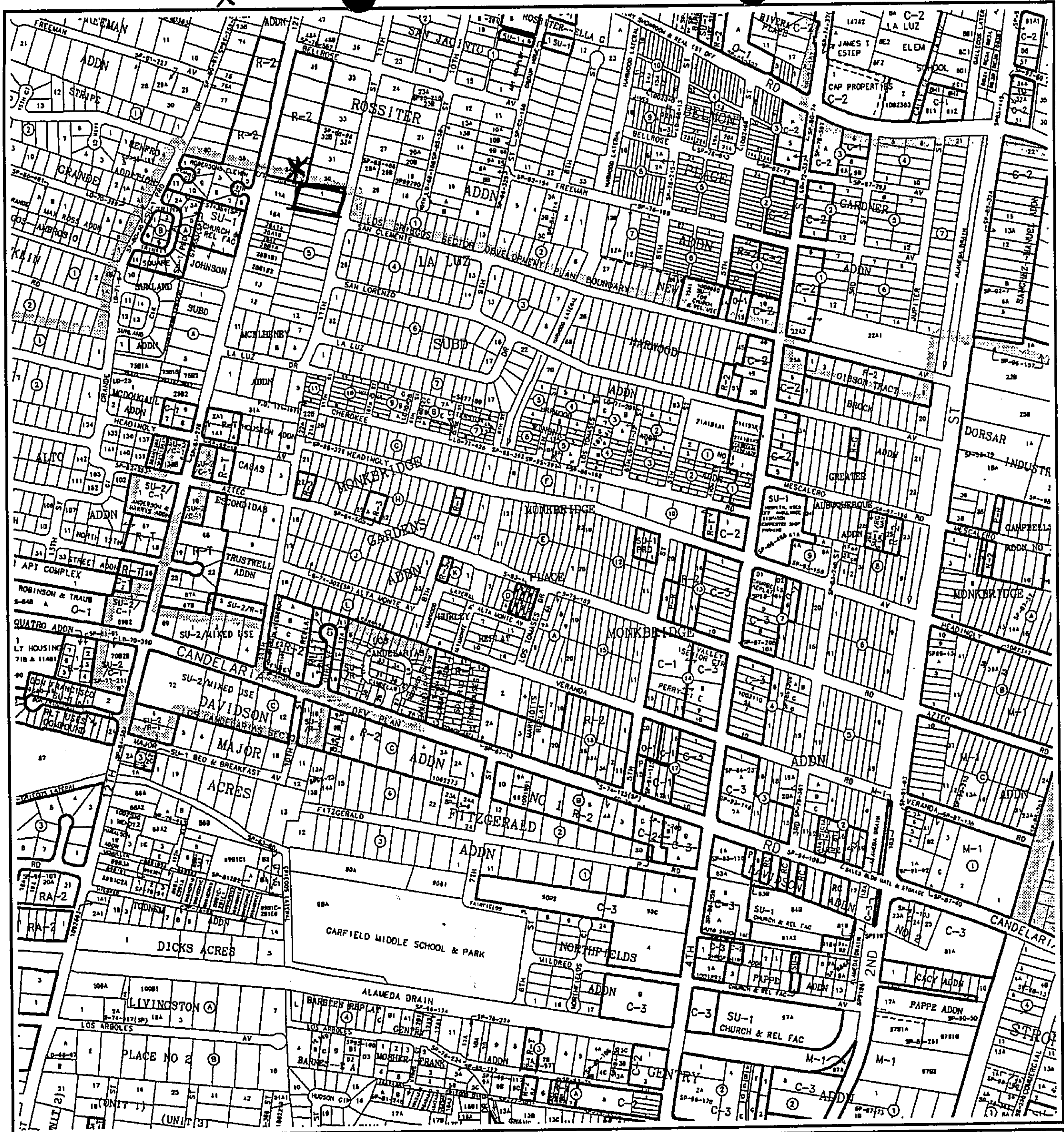
JERRY GARCIA
Applicant name (print)
[Signature] 1-31-12
Applicant signature / date



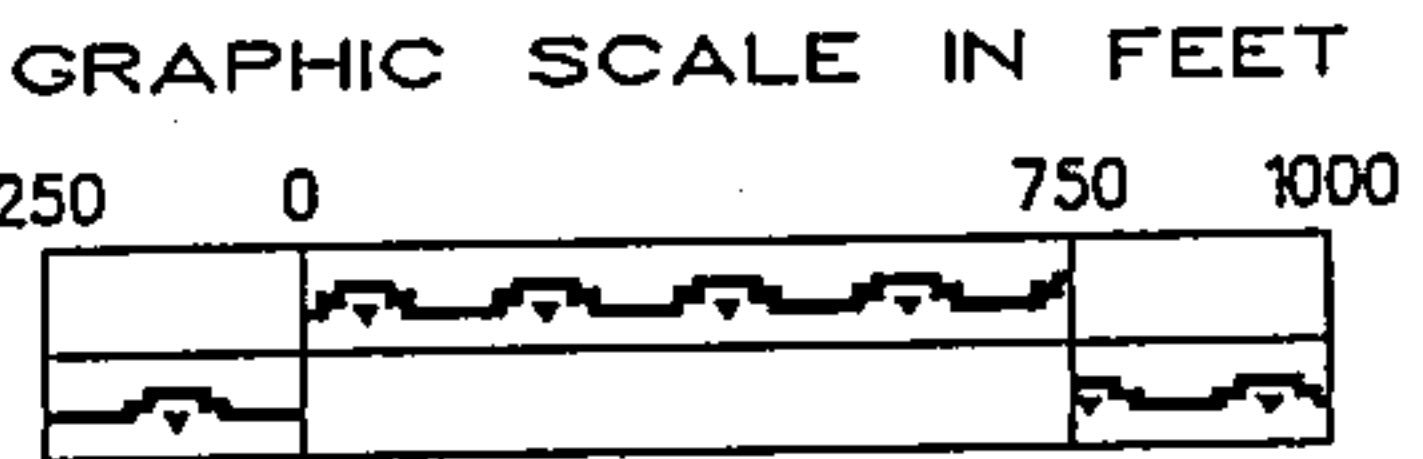
Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
12 - DRB - 70031

[Signature] 1-31-12
Planner signature / date
Project # 1009124

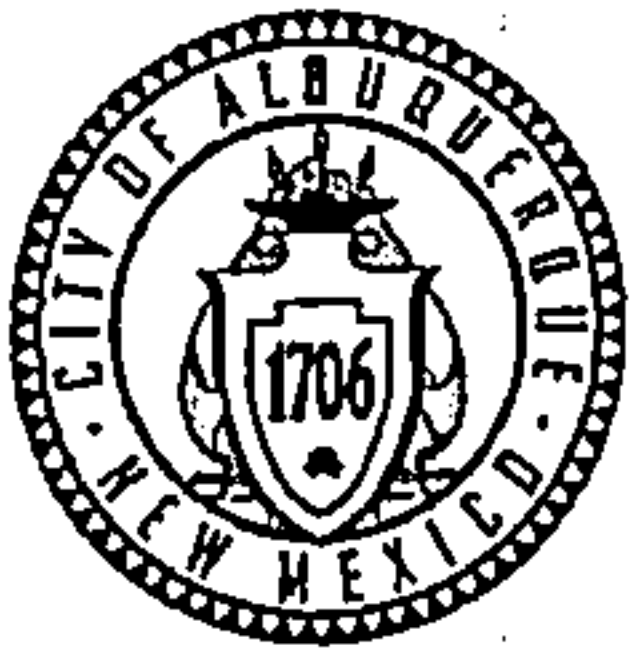
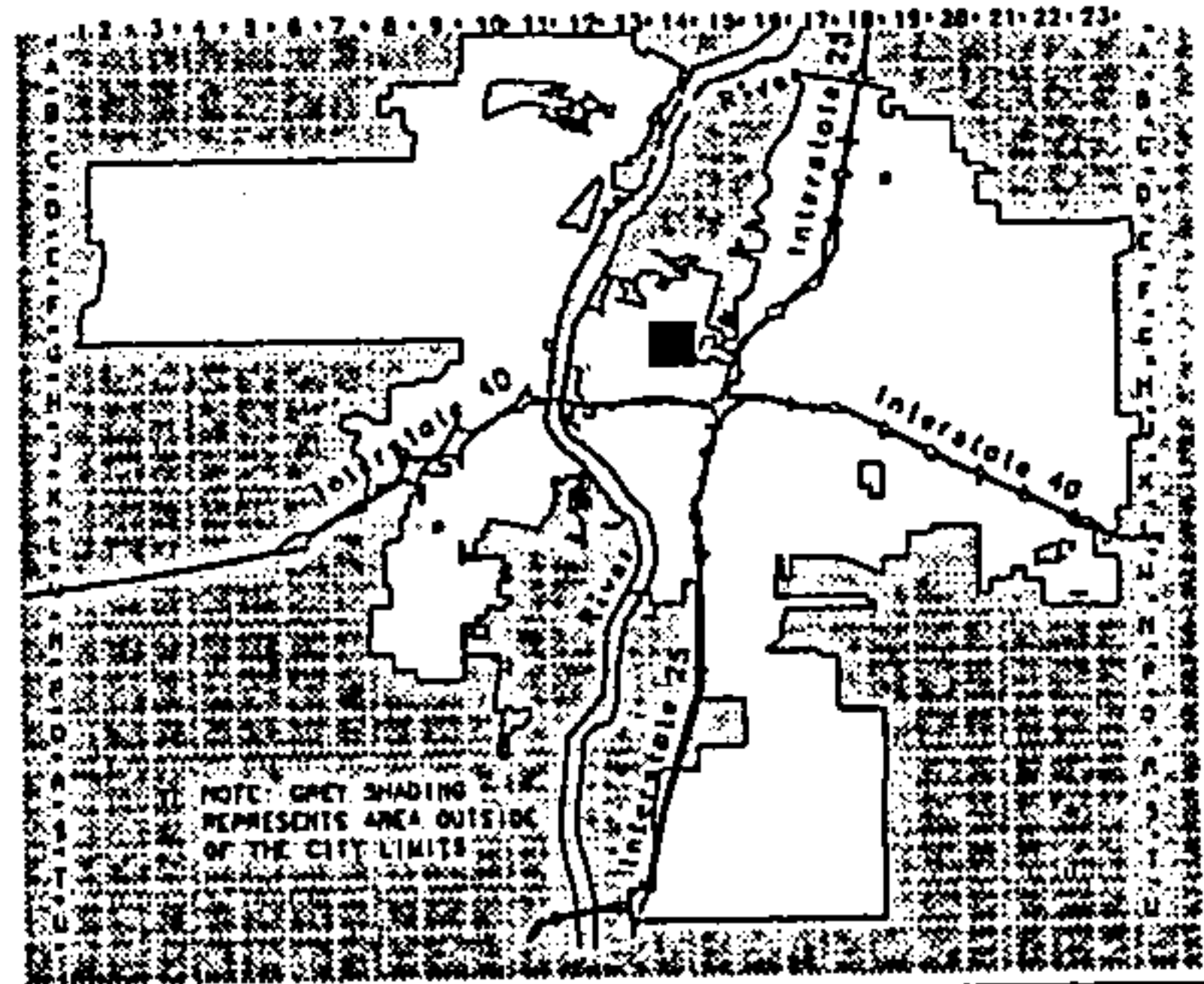
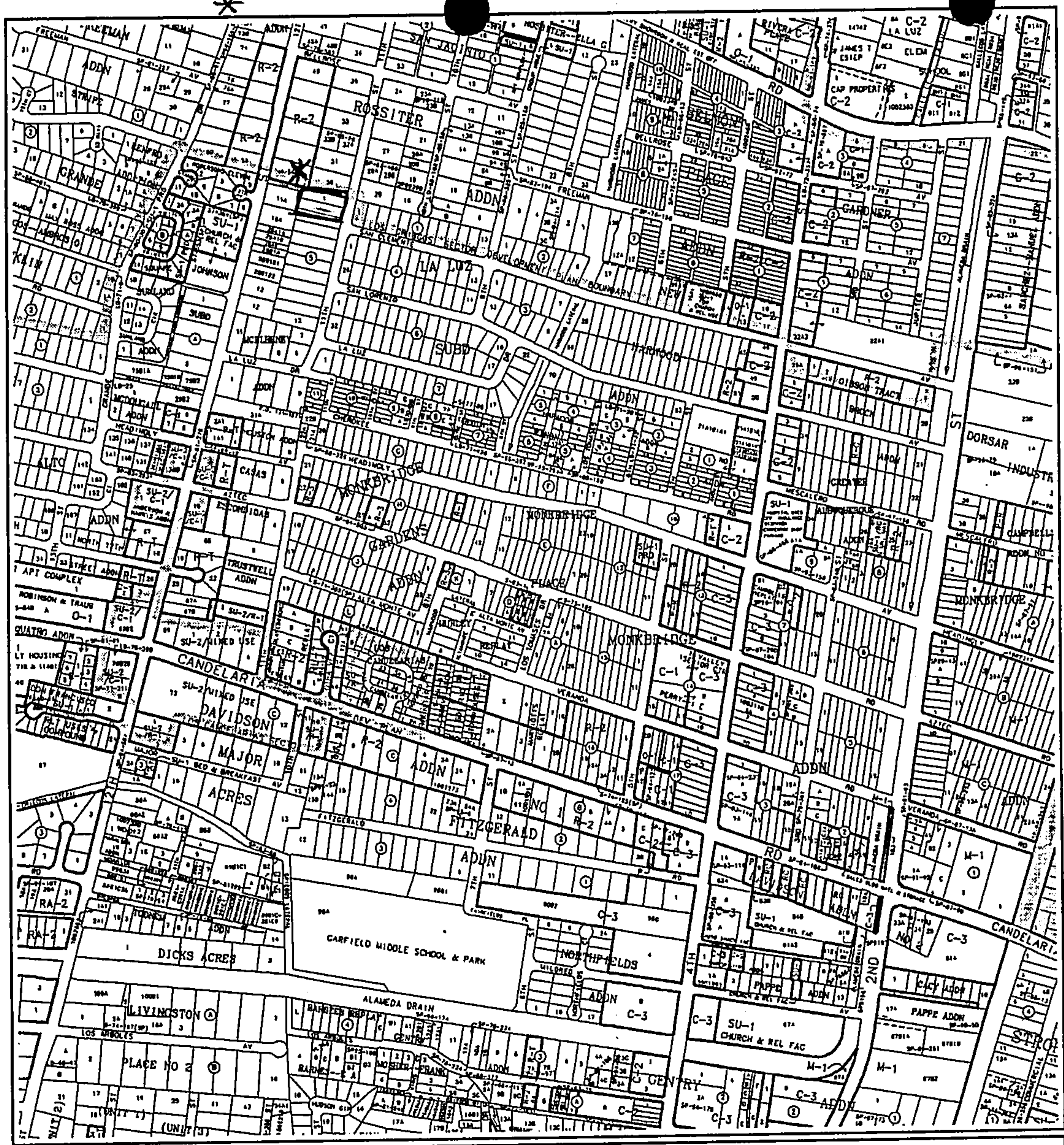


Albuquerque Geographic Information System
PLANNING DEPARTMENT
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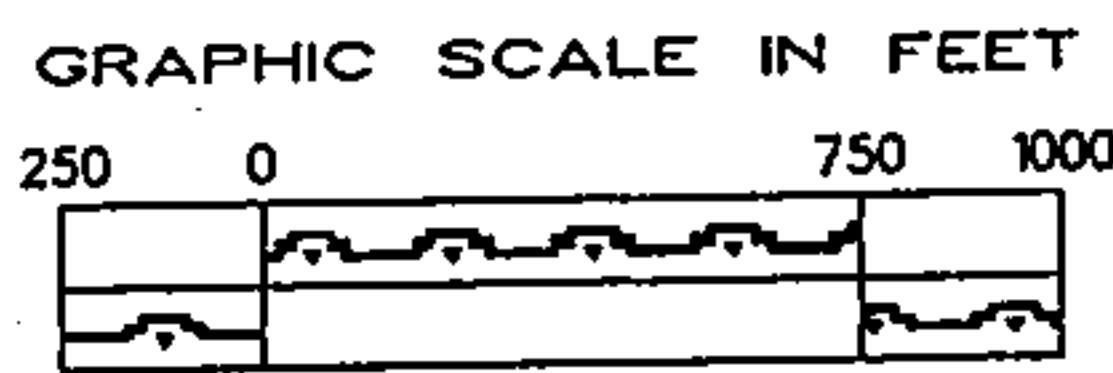


Zone Atlas Page
G-14-Z
 Map Amended through April 02, 2004

* Subject Property



Albuquerque Geographic Information Systems
PLANNING DEPARTMENT
 © Copyright 2004



Zone Atlas Page

G-14-Z

Map Amended through April 02, 2004

* Subject Property

January 31, 2012

Development/Plan - Review Application

Subject Property:
4307 & 4311 11th St NW
Albuquerque, NM 87107

- Upon any recommendations and findings of the Review Application a licensed Surveyor will complete the required plat for a Minor subdivision action.
- An existing structure is on the property, demolishing would be required as it lays on the projected property boundary lines.
- There is one (1) water and sewer service to 4307 11th street, 3 more connections would be required.
- With information obtained from the city of Albuquerque Engineering, Sewer tees are in the street, see attached:
- Currently Bernalillo County tax records show both properties at 4307 11th street NW, 3 new addresses would need to be assigned. 4311
- Ariel photos of the subject property & area have been attached, an existing plat and current electrical pole placements per PNM.
- A 16 ft easement would be plated to access west lots with turnaround space provide if necessary.

Most Respectfully Yours,



Jerry Garcia
Prudential New Mexico Properties
On behalf of Paul & Louis Elizondo property owners

PROPERTY ADDRESS AND DESCRIPTION PARCEL

4307 11TH ST NW
 * 002 005LA LUZ ADD

2011

PARCEL NUMBER: 101406015845422217



TREASURER
 BERNALILLO COUNTY
 PO BOX 627
 ALBUQUERQUE, N.M. 87103-0627
 505-468-7031
 TREASURERS OFFICE
 E-MAIL: TREAS@BERNCO.GOV

2011 TAX BILL

AFC MRGB

1 014 060 158 454 22217
 ELIZONDO PAUL M & ESPERANZA O
 43 MICHELANGELO
 SAN ANTONIO TX 78258 4758

THIS TAX BILL IS THE
ONLY NOTICE YOU WILL
 RECEIVE FOR PAYMENT
 OF BOTH INSTALLMENTS
 OF YEAR 2011
 PROPERTY TAX

A1AM TAX DISTRICT

PROPERTY	CODE	VALUE	AGENCIES	TAX RATE	NET TAXABLE VALUE	AMOUNT DUE
ASSESSED VALUE LAND		37,610	STATE	1.362	19,489	26.54
ASSESSED VALUE IMPROVEMENTS		20,865	COUNTY	7.876	19,489	153.50
ASSESSED VALUE PERS PROP		0	ALBUQ	11.520	19,489	224.52
TAXABLE VALUE LAND		12,535	SCHOOL APS	10.452	19,489	203.70
TAXABLE VALUE IMPROVEMENTS		6,954	CNM	3.237	19,489	63.09
TAXABLE VALUE PERS PROP		0	UNMH	6.400	19,489	124.73
TOTAL VALUATION		19,489	AMAFCA	0.845	19,489	16.47
STATUTORY EXEMPTION		0	MRGCD	3.970	19,489	77.37
VETERAN EXEMPTION		0				
NET TAXABLE VALUE		19,489	TOTAL RATE	45.662	2011 TAX >>	889.92

1st half payment becomes delinquent after Dec 10, 2011
 2nd half payment becomes delinquent after May 10, 2012
 Postmark by these dates for each half is on time...

[CLICK HERE TO SEE TAX & PAYMENT HISTORY](#)

OTHER TAX DUE:

YEAR	TAX	INTEREST	PENALTY	FEES	AMOUNT DUE
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PROPERTY ADDRESS AND DESCRIPTION PARCEL

4307 11TH ST NW
 * 001 005LA LUZ ADD *

2011

PARCEL NUMBER: 101406015945822218



TREASURER
 BERNALILLO COUNTY
 PO BOX 627
 ALBUQUERQUE, N.M. 87103-0627
 505-468-7031
 TREASURERS OFFICE
 E-MAIL: TREAS@BERNCO.GOV

2011 TAX BILL

THIS TAX BILL IS THE
ONLY NOTICE YOU WILL
 RECEIVE FOR PAYMENT
 OF BOTH INSTALLMENTS
 OF YEAR 2011
 PROPERTY TAX

AFC MRGB

1 014 060 159 458 22218
 ELIZONDO PAUL M & ESPERANZA O
 43 MICHELANGELO
 SAN ANTONIO TX 78258 4758

A1AM TAX DISTRICT

PROPERTY	CODE	VALUE
ASSESSED VALUE LAND		39,800
ASSESSED VALUE IMPROVEMENTS		0
ASSESSED VALUE PERS PROP		0
TAXABLE VALUE LAND		13,265
TAXABLE VALUE IMPROVEMENTS		0
TAXABLE VALUE PERS PROP		0
TOTAL VALUATION		13,265
STATUTORY EXEMPTION		0
VETERAN EXEMPTION		0
NET TAXABLE VALUE		13,265

AGENCIES	TAX RATE	NET TAXABLE VALUE	AMOUNT DUE
STATE	1.362	13,265	18.07
COUNTY	11.660	13,265	154.67
ALBUQ	11.520	13,265	152.82
SCHOOL APS	11.158	13,265	148.01
CNM	3.550	13,265	47.09
UNMH	6.400	13,265	84.90
AMAFCA	1.152	13,265	15.28
MRGCD	4.960	13,265	65.80
TOTAL RATE	51.762	2011 TAX >>	686.64

1st half payment becomes delinquent after Dec 10, 2011
 2nd half payment becomes delinquent after May 10, 2012
 Postmark by these dates for each half is on time...

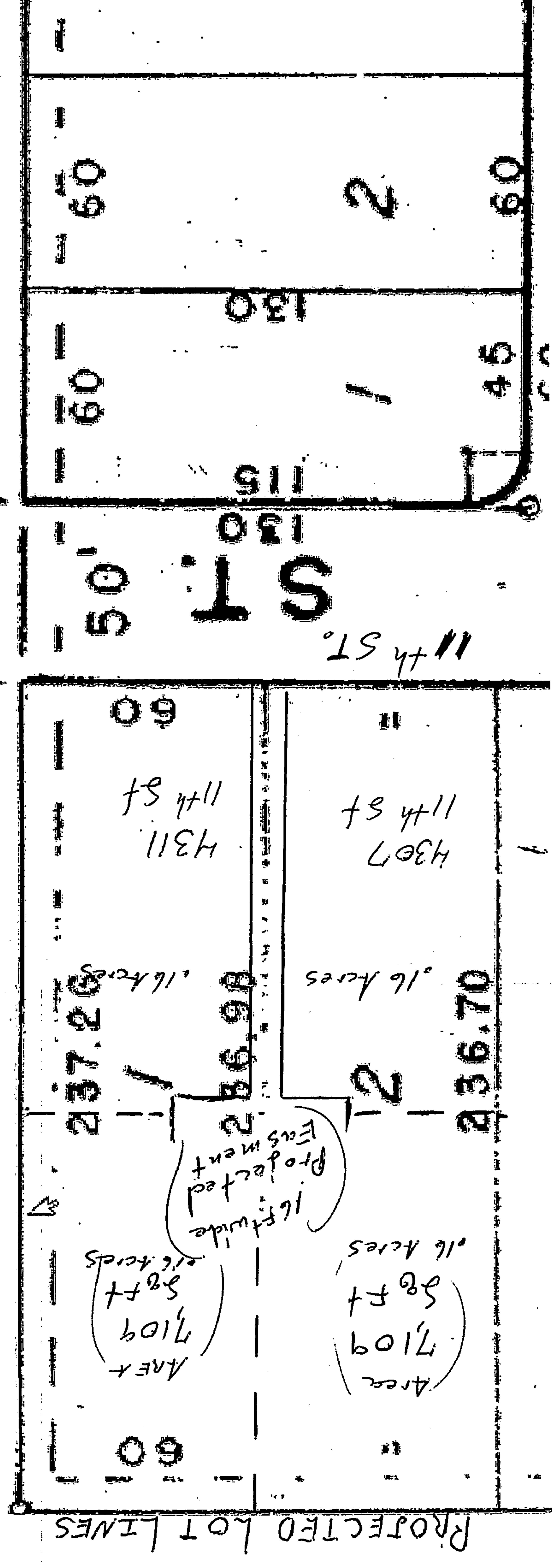
[CLICK HERE TO SEE TAX & PAYMENT HISTORY](#)

OTHER TAX DUE:

YEAR	TAX	INTEREST	PENALTY	FEES	AMOUNT DUE
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ROSS J T E R

North →





To see more details that are visible on the screen, click the "Pan" icon next to the map.



11th Street North

San Clemente Drive
to Harwood Ave

8" Concrete Pipe
Feb 7 1951

