

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 26, 2012
DRB Comments**

ITEM # 13

PROJECT # 1009446

APPLICATION # 12-70295

RE: Lots 8B, 9 & 10, Albright & Moore Addition

The site is zoned S-R (see the Sawmill/ Wells Park Sector Development Plan). The minimum lot size for a house is 5,000 sq ft and minimum lot width is 50 ft, so the proposed lot for 807 Bellamah would require approval of a lot size and a lot width variance prior to platting.

The subdivision plat that created 801 Bellamah/ Lot 8B should be reviewed to see if access was addressed with an easement.

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/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): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Joel Sanchez - Realtor PHONE: 505-514-8741

ADDRESS: 207 Dartmouth Dr SE FAX: 505-288-3692

CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: Sanchezjoel13@gmail.com

Proprietary interest in site: _____ List all owners: Jerry Barros

DESCRIPTION OF REQUEST: To replat 3 contiguous lots 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. _____ Block: _____ Unit: _____

Subdiv/Addn/TBKA: Albright Moore ADDN

Existing Zoning: S-R Proposed zoning: NA MRGCD Map No _____

Zone Atlas page(s): J 14 UPC Code: 101405807149123503/plus-1014058075489
plus-101405806648623501 23521

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

No. of existing lots: 3 No. of proposed lots: 2 Total site area (acres): _____

LOCATION OF PROPERTY BY STREETS: On or Near: 8th St NW

Between: Sam Hill Rd NW and Bellamah Ave NW

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

SIGNATURE [Signature] DATE 9-4-12

(Print Name) Joel Sanchez Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12DRB - 70295</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 checked="" 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 September 26, 2012

[Signature]
9-18-12
 Staff signature & Date

Project # 1009446

FORM S(3): SUBDIVISION - U.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**
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- 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**
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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.

Joel Sanchez 9-18-12
Applicant name (print)
Joel Sanchez 9-18-12
Applicant signature / date



Form revised October 2007

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

Application case numbers
12DRB - 70295

[Signature] 9-18-12
Planner signature / date
Project # 1009446

15380 v

1M-1-51-V.P.CO.-45764

2552

758-1

State of New Mexico,
County of Bernalillo, 53
This instrument was filed for record on

10:30
MAR 10 1954
10:30
AL. G. Lick, m. Recorded in Vol. 2722
Records of said County Folio 252
Clerk & Recorder
July 10 1954
Notary Clerk
3-10-54

EASEMENT

THIS INDENTURE, made this 10th day of July, 1954, by and between

Sally Marie McMurtrey, her sole and separate estate

parties of the first part, and PUBLIC SERVICE COMPANY OF NEW MEXICO, AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH Co., parties of the second part,

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of One Dollar to them in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, do hereby give and grant unto the said parties of the second part an absolute easement to build, construct, operate and maintain a power transmission line, over and across the lands hereinafter described, and to erect all necessary poles, guy wires and other equipment and fixtures necessary to maintain the said power line across said lands at or near the points hereinafter designated, as the course of said power line across said lands; together with rights and privileges of going upon, over and across said lands for the purpose of maintaining said line, and trimming any trees

which interfere with the operation of said line; said lands being situate in the County of Bernalillo, State of New Mexico, and more particularly described as follows:

Lot 10 of Block 15 of the Albright-Moore Addition.

Said power line to cross said lands at the points and in the manner hereinafter set forth, to-wit:

An easement five (5) feet in width along the Easterly boundary of the above described lot.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written

Sally Marie McMurtrey

STATE OF NEW MEXICO }
COUNTY OF Bernalillo }

On this 10th day of July, 1954, before me, a Notary Public within and for said County and State, personally appeared Sally Marie McMurtrey

and _____, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate written.

Davis D. Stapp
Notary Public.

My commission expires April 3, 1953
My commission expires.....

201. (12-2). 15.10.1



Supplemental Form (SF)

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- Major subdivision action
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- Variance (Non-Zoning)

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plus - 1014058066486 23501 23521

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SIGNATURE [Signature] DATE 9-4-12
 (Print Name) Joel Sanchez Applicant Agent

FOR OFFICIAL USE ONLY

Revised: 4/2012

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Joel Sanchez 9-18-12
Applicant name (print)
Joel Sanchez 9-18-12
Applicant signature / date



Form revised October 2007

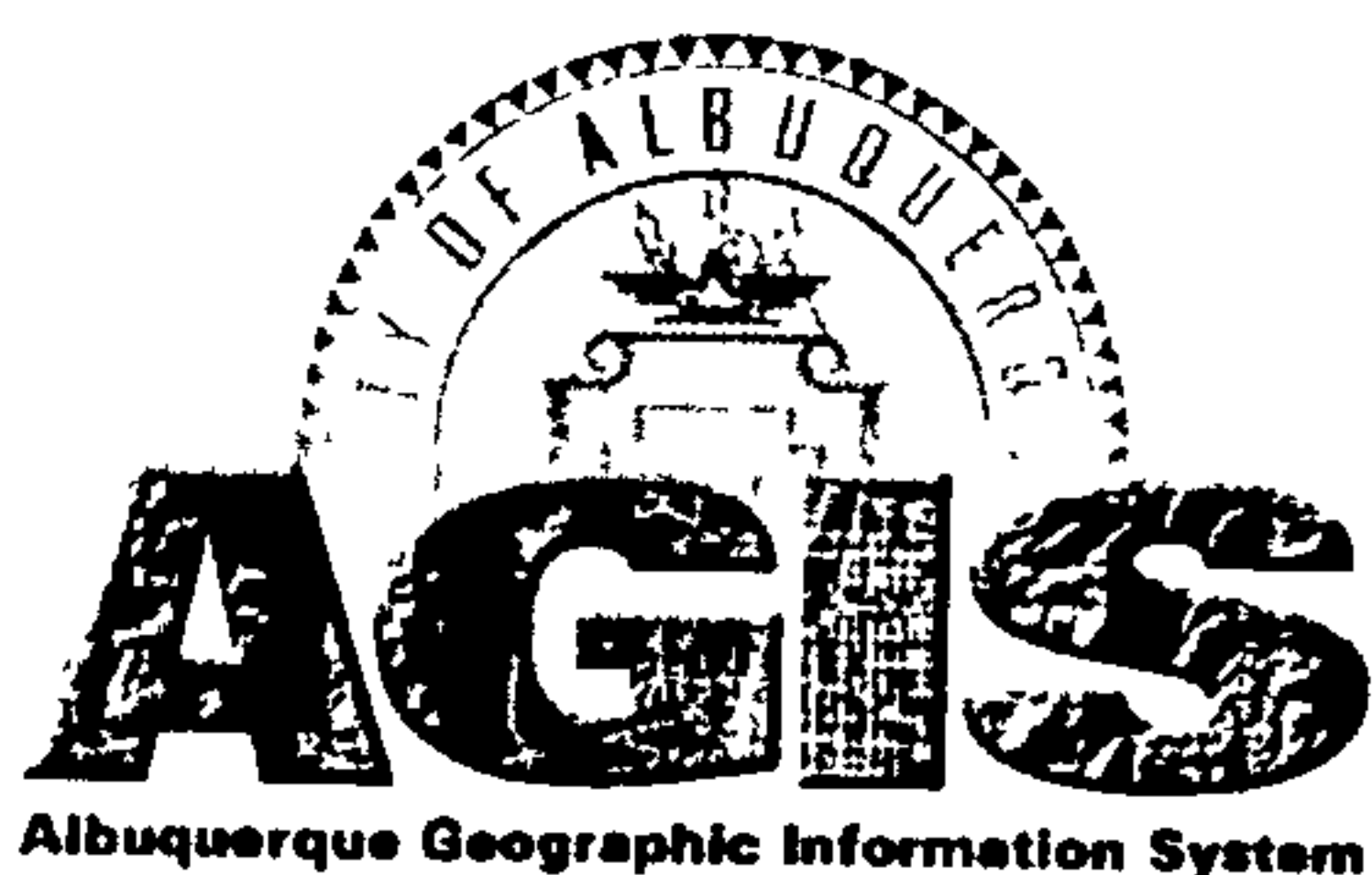
Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed

Application case numbers
12DRB - 70295

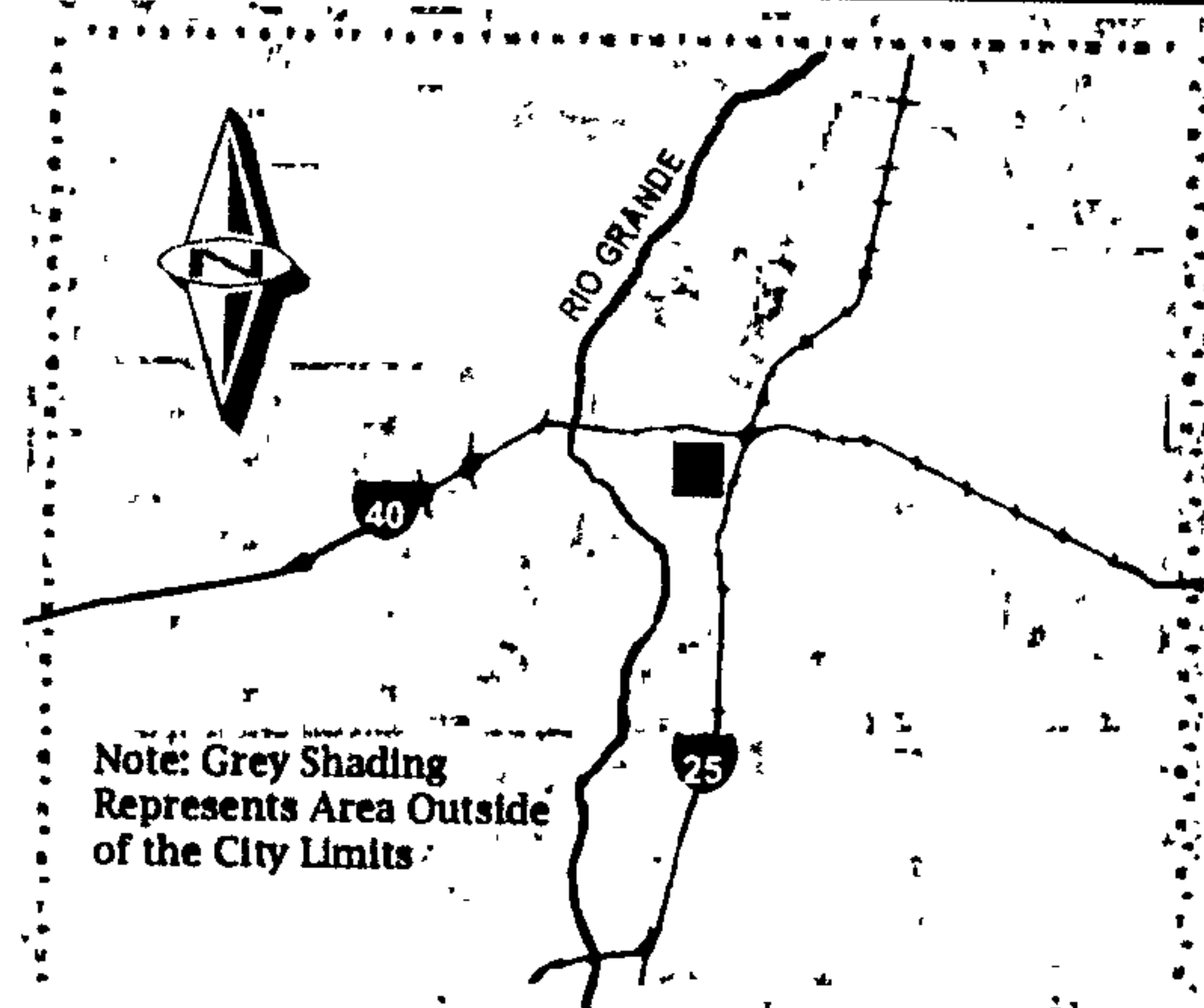
[Signature] 9-18-12
 Planner signature / date
 Project # 1009446



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



Map amended through: 2/4/2010



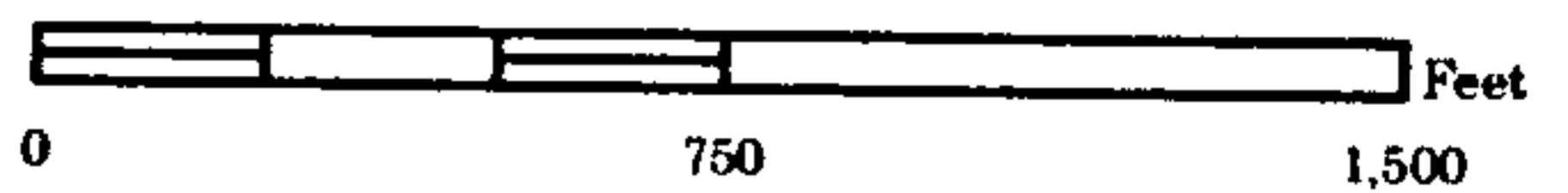
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

J-14-Z

Selected Symbols

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



To whom this may concern.

My name is Joel Sanchez and I am a Realtor here in Albuquerque. I have a client who intends on selling some property and has asked me to confirm that the following request for a re-plat would be possible. My client owns 3 contiguous lots in the Sawmill district. They are as follows:

N'LY 102 FT LT 9 BLK15 ALBRIGHT MOORE ADDN

801 BELLAMAH AVE NW 87102- *8-B 15 REPL OF LT 8 IN BLK 15 OF ALBRIGHT MOORE ADDN

807 BELLAMAH AVE NW 87102- * 010 015 ALBRIGHT MOORE ADDN

His goal is to put these on the market for sale. Our best hope for selling the property is to re-plat the properties and re-plat 3 lots into 2 lots. It would make marketing the land and homes much easier. As it stands, my seller is concerned that selling off portions "as they are currently divided" might land lock 801 Bellamah and make it impossible or very difficult to sell.

My diagrams generally explain what our goals are.

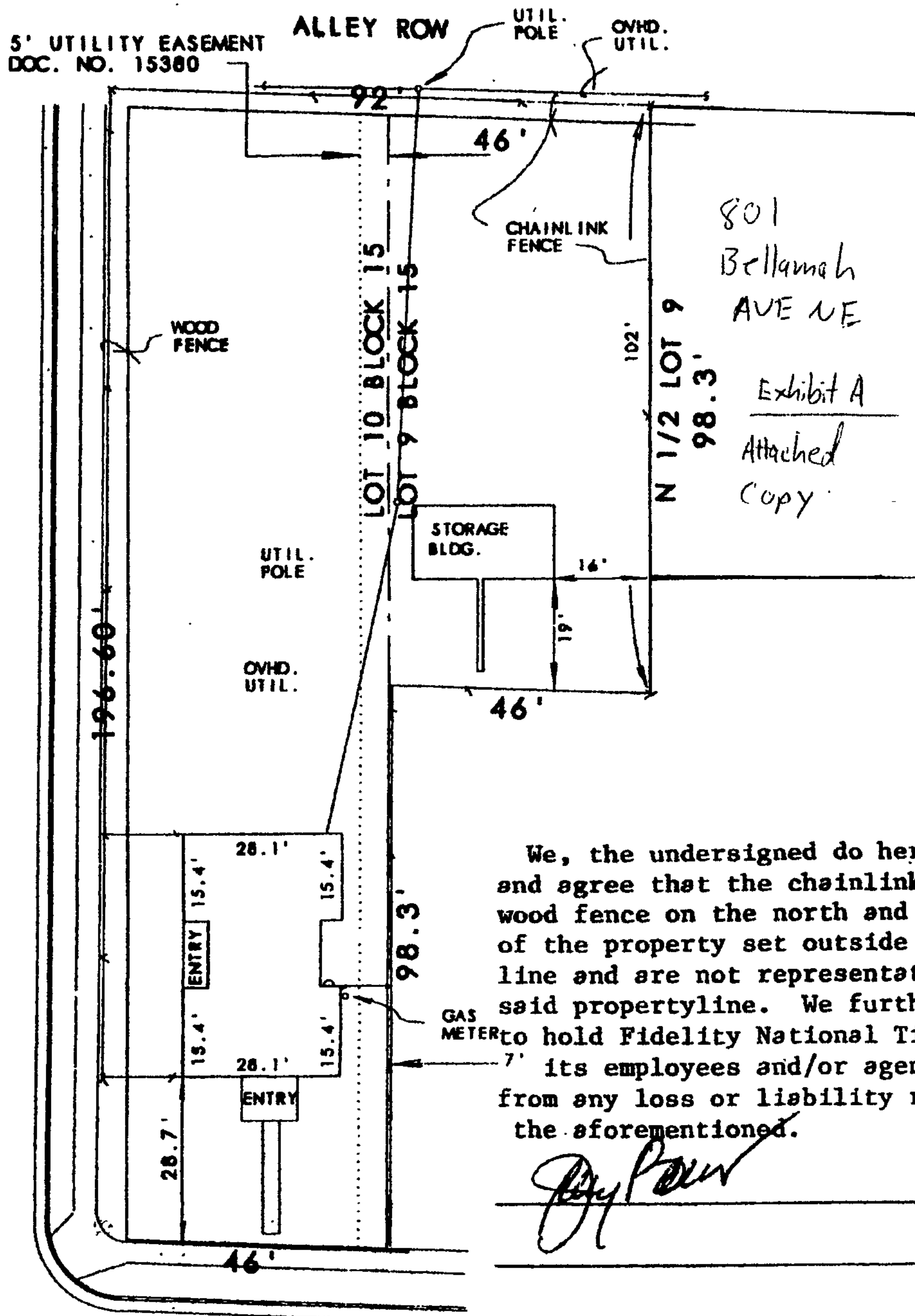
Thank you.

Joel Sanchez

Venture Realty Group

505-514-8741

sanchezjoel13@gmail.com



801
Bellamah
AVE NE

Exhibit A
Attached
Copy

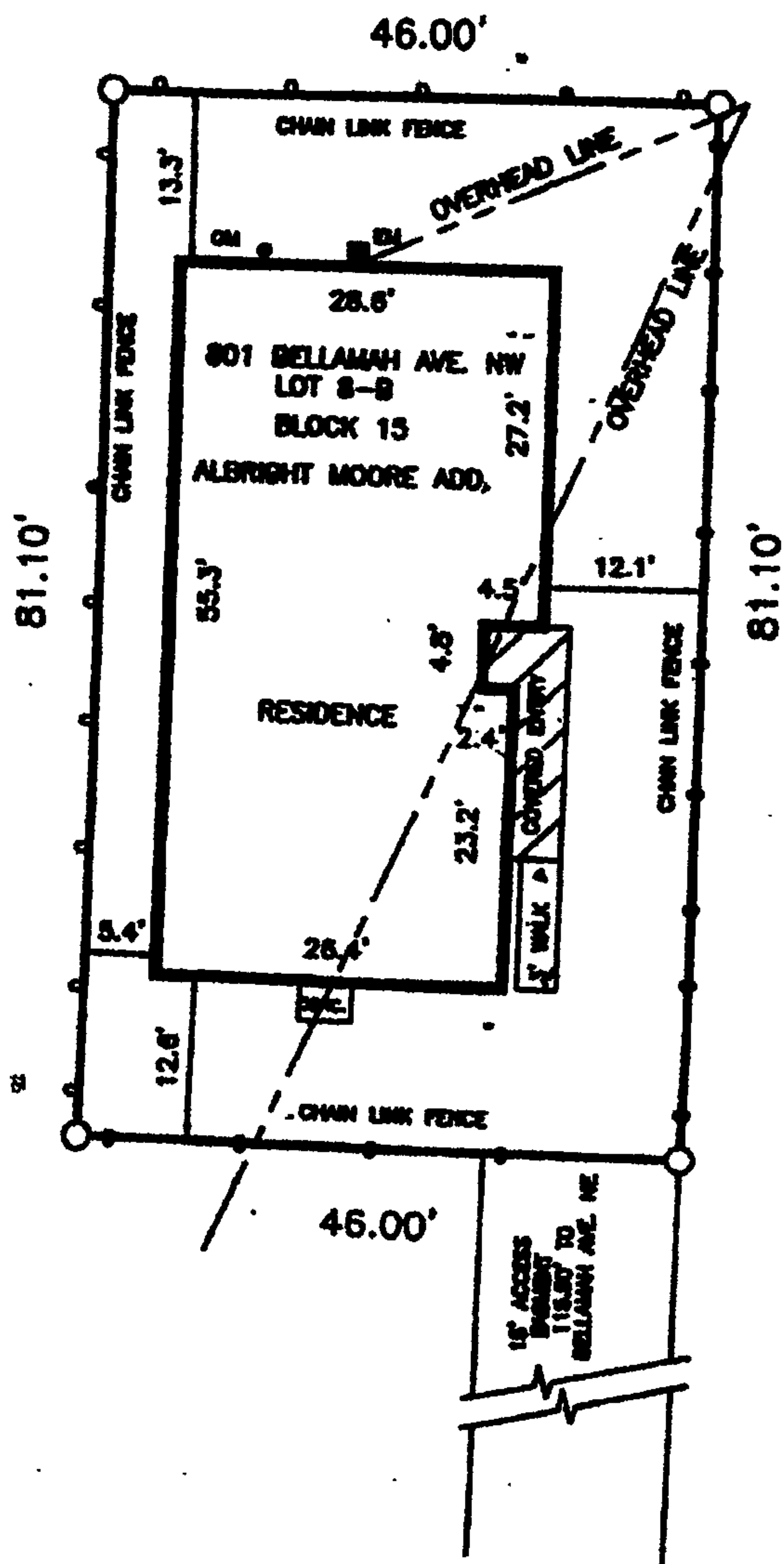
We, the undersigned do hereby state and agree that the chainlink fence and wood fence on the north and west side of the property set outside the property line and are not representative of said propertyline. We further agree to hold Fidelity National Title Ins. Co. its employees and/or agents harmless from any loss or liability resulting from the aforementioned.

Jay P. [Signature]

SCALE 1" = 20' 807 BELLAMAH AVENUE NW
60' ROW

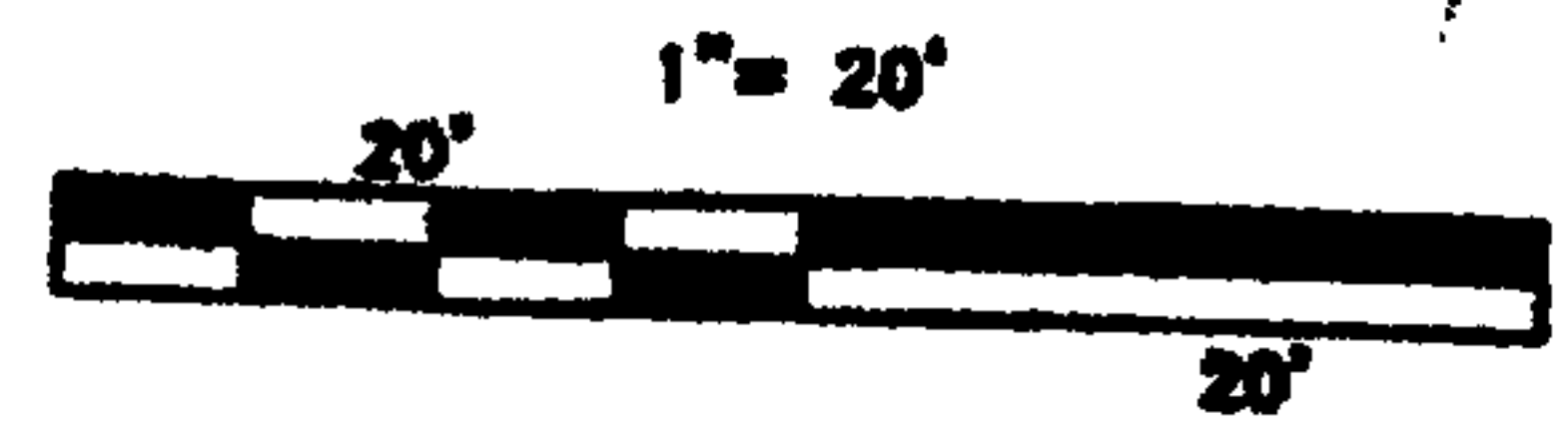
The North one-half (N. 1/2) of Lot numbered Nine (9) and all of Lot numbered Ten (10) in Block numbered Fifteen (15) of the ALBRIGHT MOORE ADDITION, to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 26, 1921.

Pg 1



LEGEND

- EM ■ ELECTRIC METER
- GM ● GAS METER



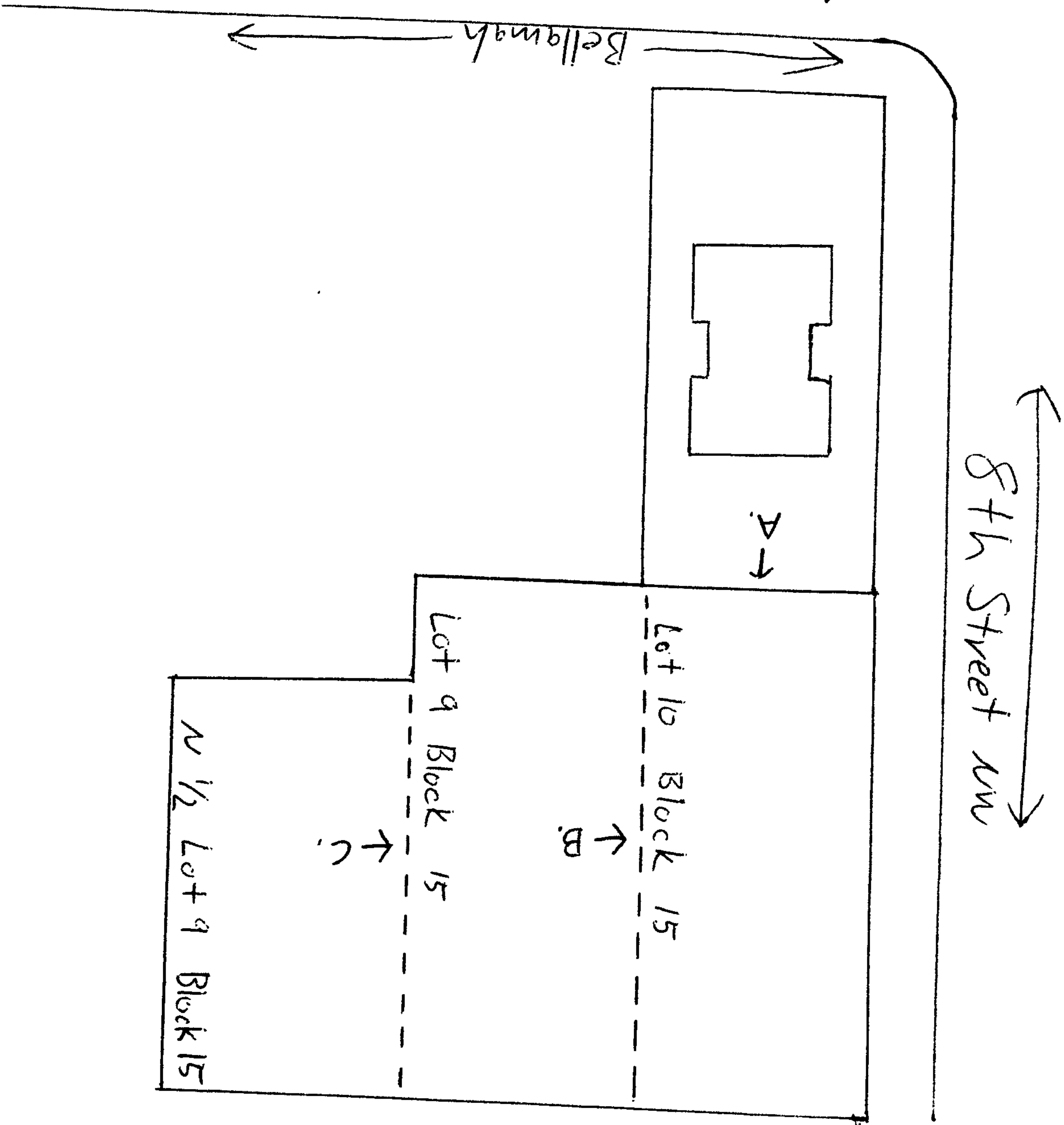
04-C-1-1130
CSAR/GMH

801 BELLAMAH AVENUE NE
60' RIGHT-OF-WAY

Exhibit A

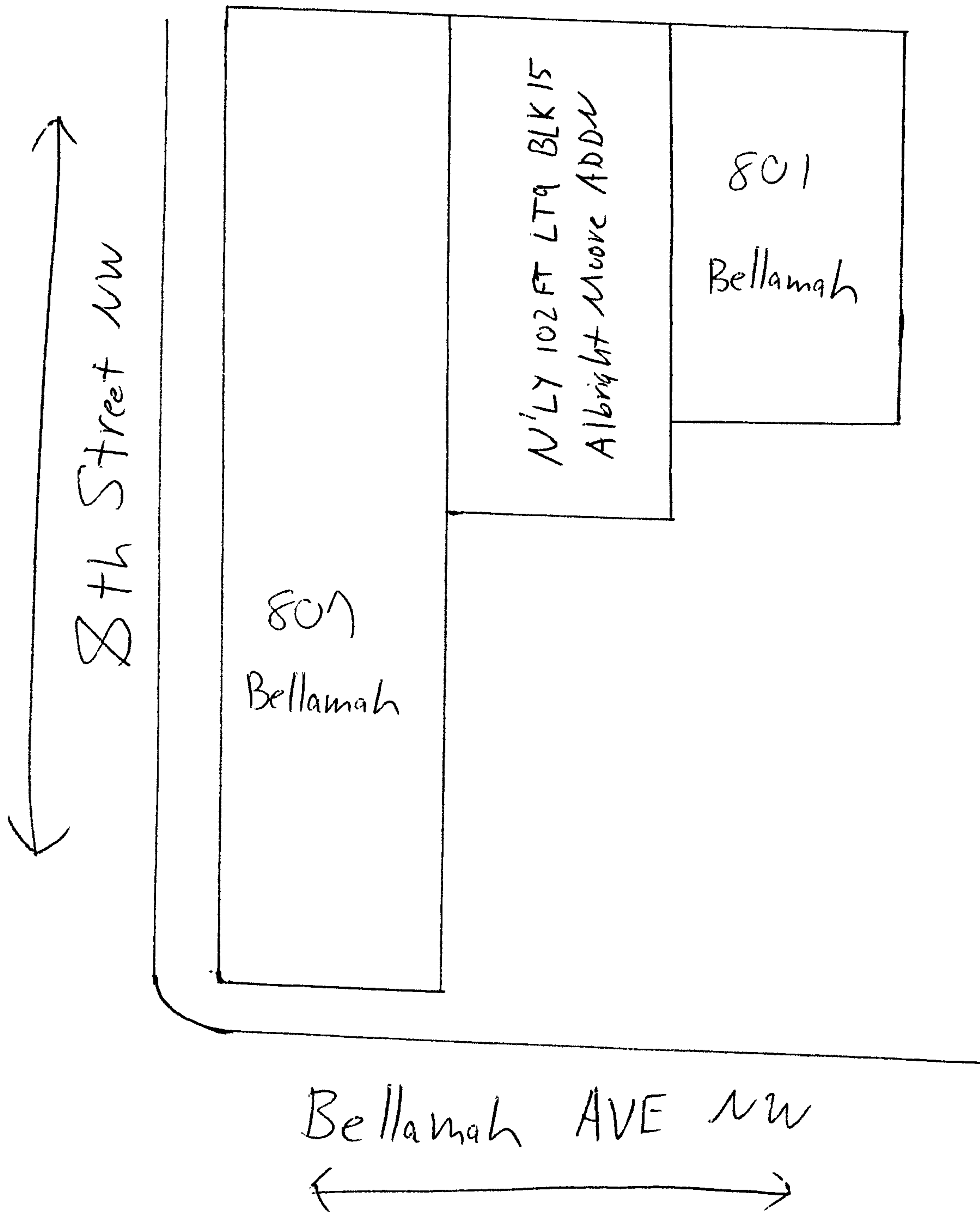
P 9 2.

- A. - Proposed New Property Line.
- B. - Existing Property Line. Buyer/Seller Request Removing property line.
- C. - Existing Property Line. Buyer/Seller Request Removing property line.



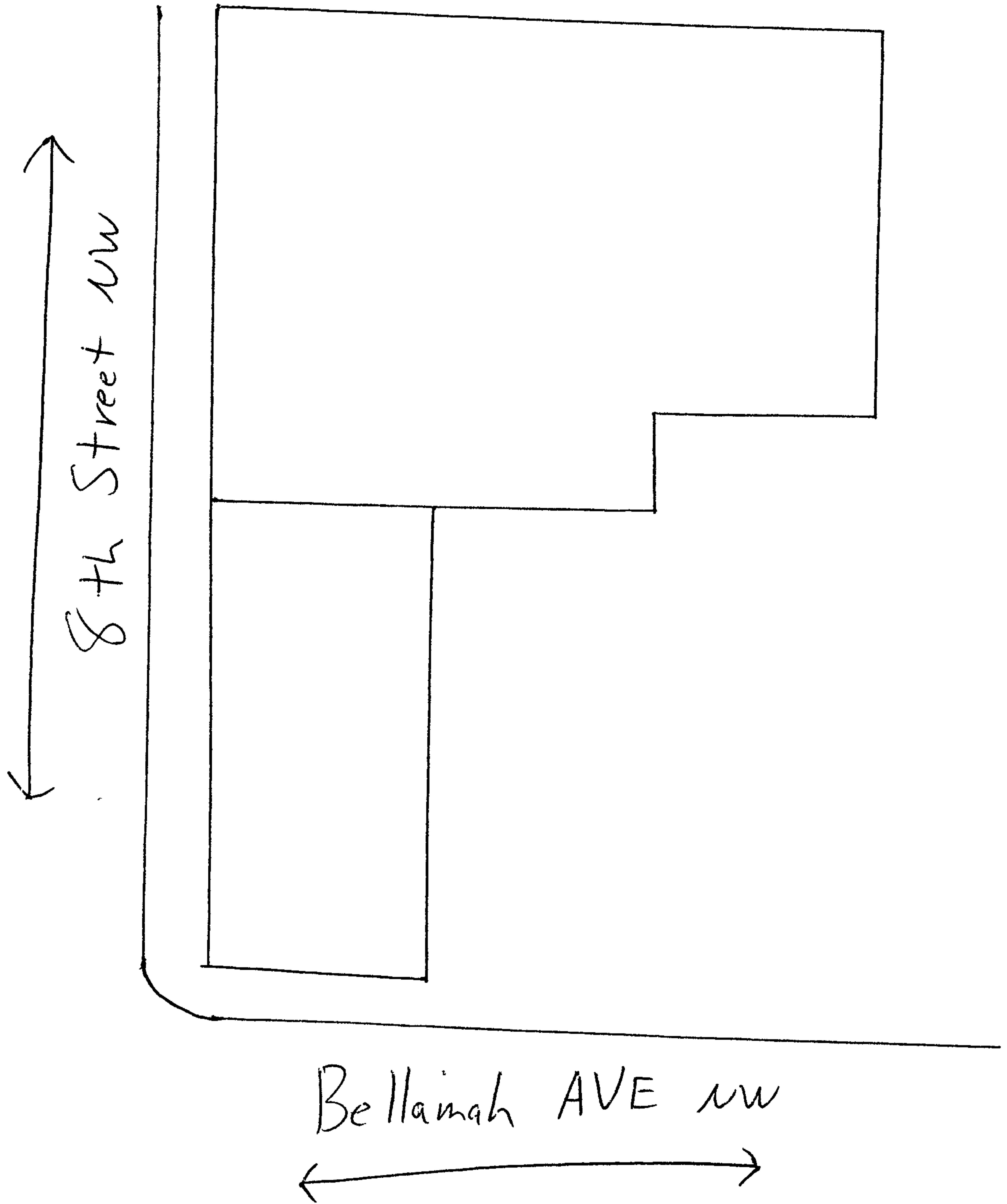
Proposed Re-plot

Proposed Re-Plat

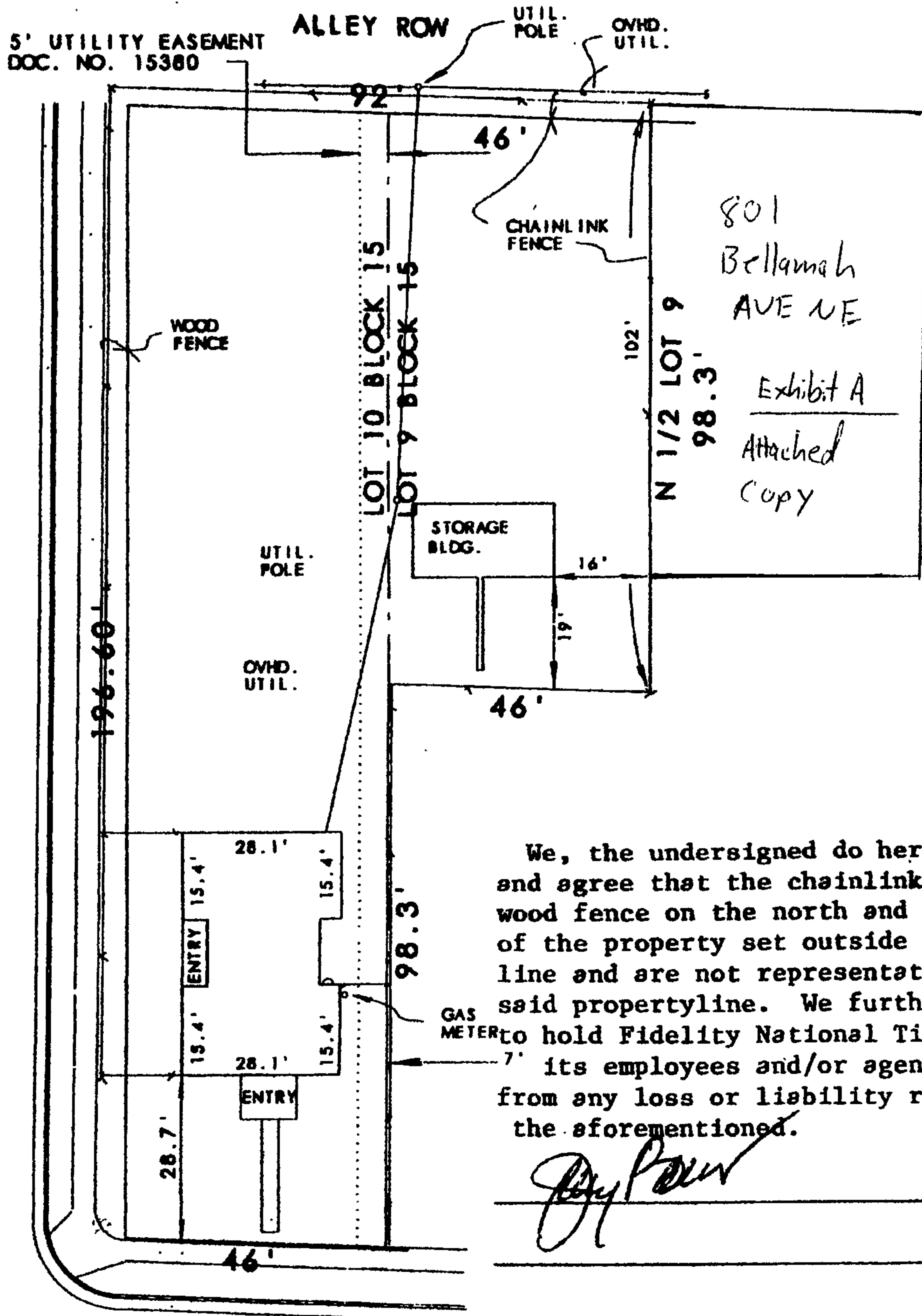


Graph of how Lots currently exist.

Proposed Re-plat -



Graph of proposed property Re-Plat.



We, the undersigned do hereby state and agree that the chainlink fence and wood fence on the north and west side of the property set outside the property line and are not representative of said propertyline. We further agree to hold Fidelity National Title Ins. Co. its employees and/or agents harmless from any loss or liability resulting from the aforementioned.

[Handwritten Signature]

SCALE 1" = 20' 807 BELLAMAH AVENUE NW
60' ROW

The North one-half (N. 1/2) of Lot numbered Nine (9) and all of Lot numbered Ten (10) in Block numbered Fifteen (15) of the ALBRIGHT MOORE ADDITION, to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 26, 1921.

Pg 1

6172

758-1

State of New Mexico
County of Bernalillo 53
This instrument was filed for record on

10:30 MAR 10 1954
12:00 p.m. Recorded in Vol. 2282
Records of said County Folio 252
Clerk & Recorder
1954 By and for Clerk
3-10-54

EASEMENT

THIS INDENTURE, made this 10th day of July 1951, by and for

Sally Marie McMurtrey, her sole and separate estate

parties of the first part, and PUBLIC SERVICE COMPANY OF NEW MEXICO, AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH Co., parties of the second part,

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of One Dollar to them in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, do hereby give and grant unto the said parties of the second part an absolute easement to build, construct, operate and maintain a power transmission line, over and across the lands hereinafter described, and to erect all necessary poles, guy wires and other equipment and fixtures necessary to maintain the said power line across said lands at or near the points hereinafter designated, as the course of said power line across said lands; together with rights and privileges of going upon, over and across said lands for the purpose of maintaining said line, and trimming any trees

which interfere with the operation of said line; said lands being situate in the County of Bernalillo, State of New Mexico, and more particularly described as follows:

Lot 10 of Block 15 of the Albright-Moore Addition.

Said power line to cross said lands at the points and in the manner hereinafter set forth, to-wit:

An easement five (5) feet in width along the Easterly boundary of the above described lot.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written

Sally Marie McMurtrey

STATE OF NEW MEXICO }
COUNTY OF Bernalillo }

On this 10th day of July, 1951, before me, a Notary Public within and for said County and State, personally appeared Sally Marie McMurtrey and _____, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate written.

Davis D. Stapp
Notary Public.

My Commission Expires April 3, 1953
My commission expires.....