

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 12, 2014
DRB Comments**

ITEM # 12

PROJECT # 1009956

APPLICATION # 14-70033

RE: Tracts A & B, Block D, Indian Acres

Scale and Graphic scale need to be corrected to conform with plat drawing, or vice versa.

It appears that an Infrastructure List will be required for permanent improvements to Girard Blvd – refer to comments from Transportation Development and Hydrology.

Based on existing development, a shared access easement will be needed.

Based on existing development, a registered architect or engineer will need to verify that the westernmost building on Tract A complies with the building code regarding proximity to the interior lot line.

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



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

Supplemental Form (SF)

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

D L A APPEAL / PROTEST of...

- Street Name Change (Local & Collector)
- 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): Jacks High Country Inc (Jack Spilman Pres) PHONE: 505-898-3707
 ADDRESS: 8953 2nd NW CITY: Albuquerque STATE: NM ZIP: 87114 E-MAIL: jackshighcountry@comcast.net
 FAX: 890-0645

APPLICANT: Alan Regis PHONE: _____
 ADDRESS: 3535 Girard N.E. FAX: _____
 CITY: Albuquerque STATE: NM ZIP: 87107 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: We wish to realign the lot line between Tracts A & B and grant all easements as shown

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. Tract lettered "A" and "B" Block: D Unit: _____
 Subdiv/Addn/TBKA: Indian Acres addition
 Existing Zoning: M-1 Proposed zoning: M-1 MRGCD Map No _____
 Zone Atlas page(s): G-16 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.): _____

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: Two No. of proposed lots: Two Total site area (acres): 3.0000

LOCATION OF PROPERTY BY STREETS: On or Near: Girard NE
 Between: _____ and _____

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

SIGNATURE Jack A. Spilman DATE Feb 4 2014
 (Print Name) Jack Spilman Applicant: Agent:

FOR OFFICIAL USE ONLY

- 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
14 DRB - 70033

Action SP S.F. _____ Fees \$ 0

Hearing date Feb. 12, 2014

Total \$ 0

24-14
 Staff signature & Date

Project # 1009956

Revised: 4/2012

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
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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.

Jack Spilman
Applicant name (print)
Jack A. Spilman 2/4/14
Applicant signature / date



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

Application case numbers
14 - DRB - 70033

Form revised **October 2007**
[Signature] 2-4-14
Planner signature / date
Project # 1009956



Supplemental Form (SF)

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SIGNATURE Jack A. Spilman DATE Feb 4 2014
 (Print Name) Jack Spilman Applicant: Agent:

FOR OFFICIAL USE ONLY

		Revised: 4/2012		
<input checked="" type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F. Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>14 DRB - 70033</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
Hearing date <u>Feb. 12, 2014</u>				\$ <u>0</u>

[Signature]
 Staff signature & Date 2-4-14

Project # 1009956

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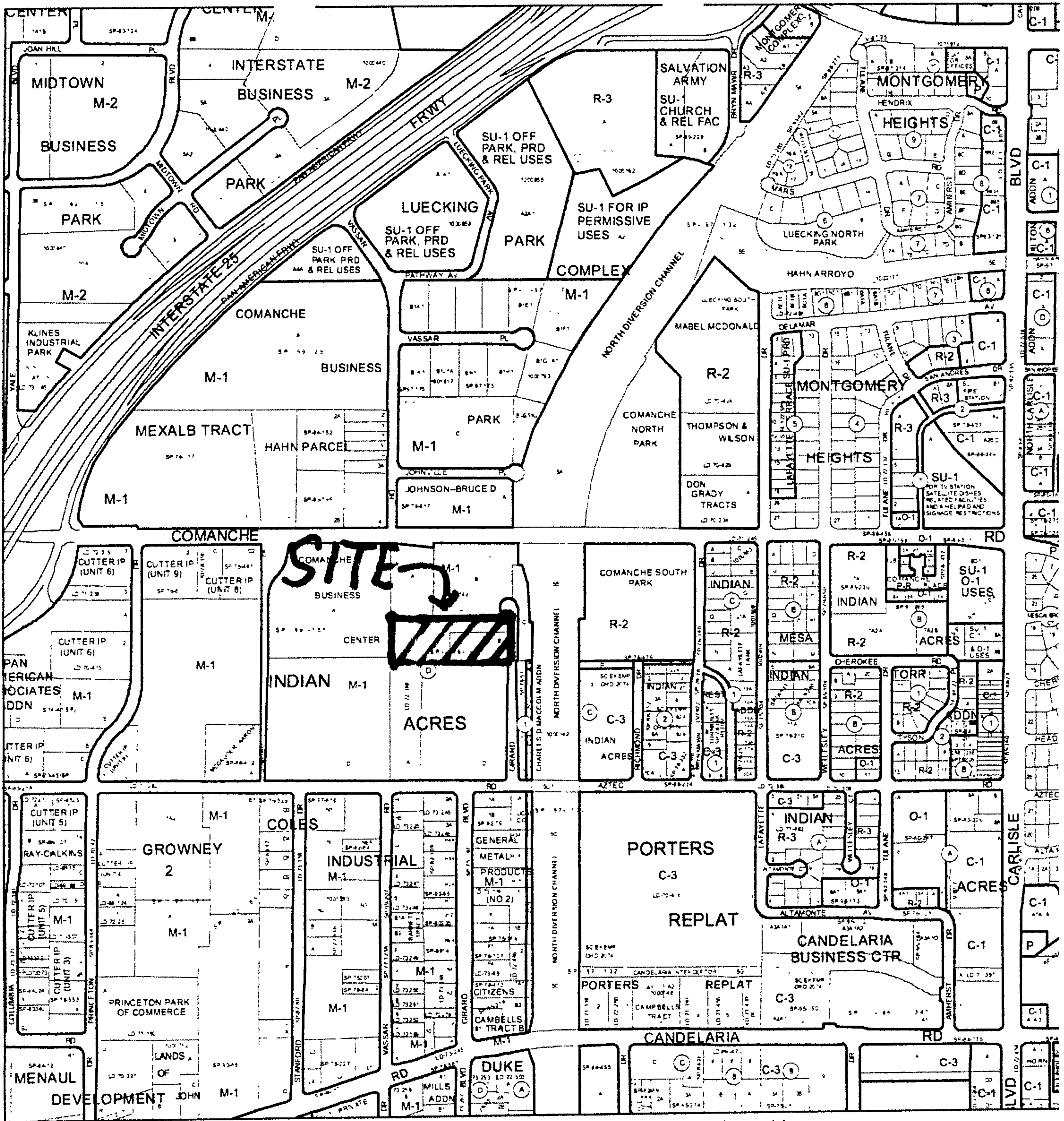
Jack Spilman
 Applicant name (print)
Jack A. Spilman 2/4/14
 Applicant signature / date



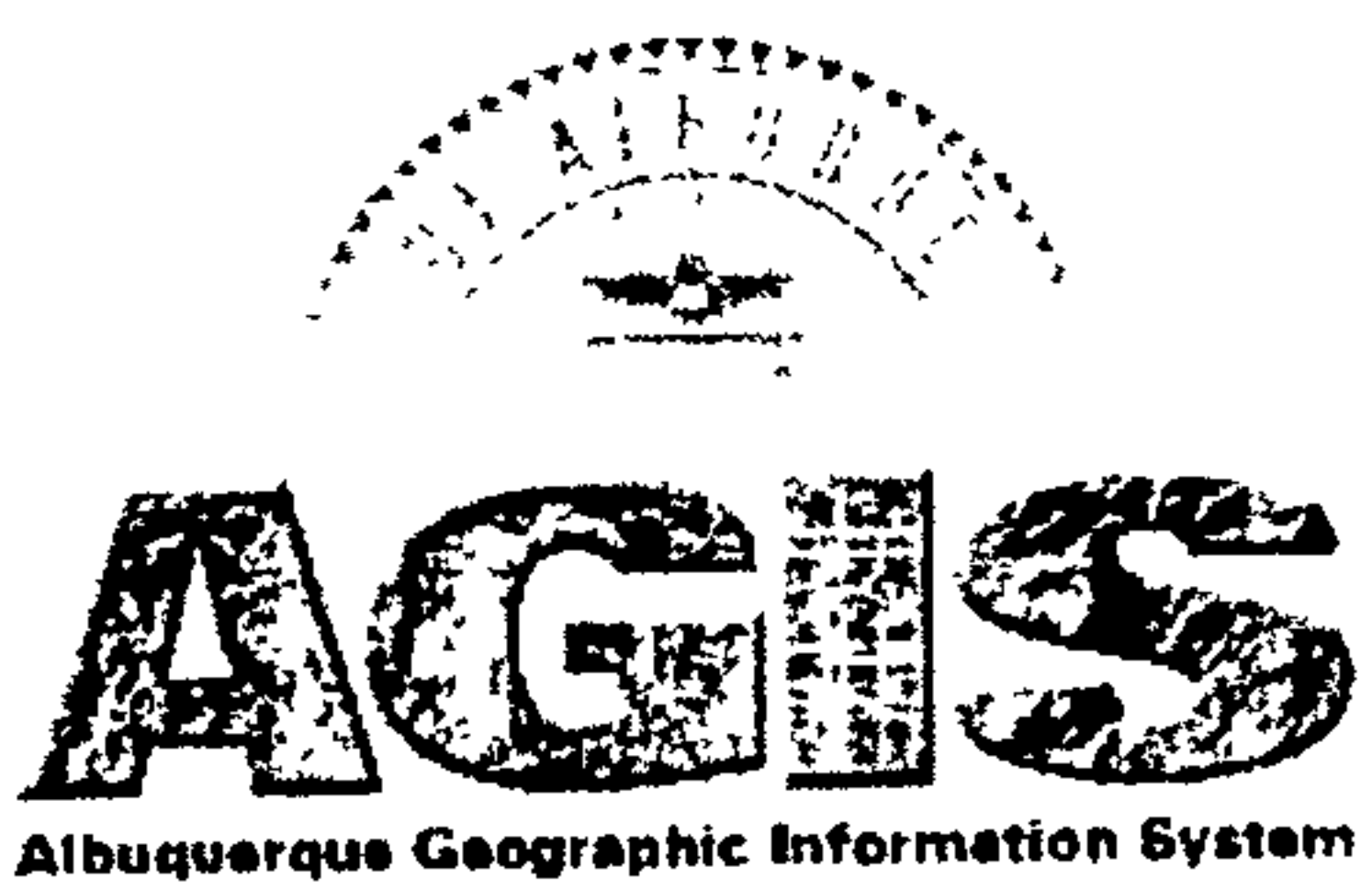
Form revised **October 2007**

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14 - DRB - 70033

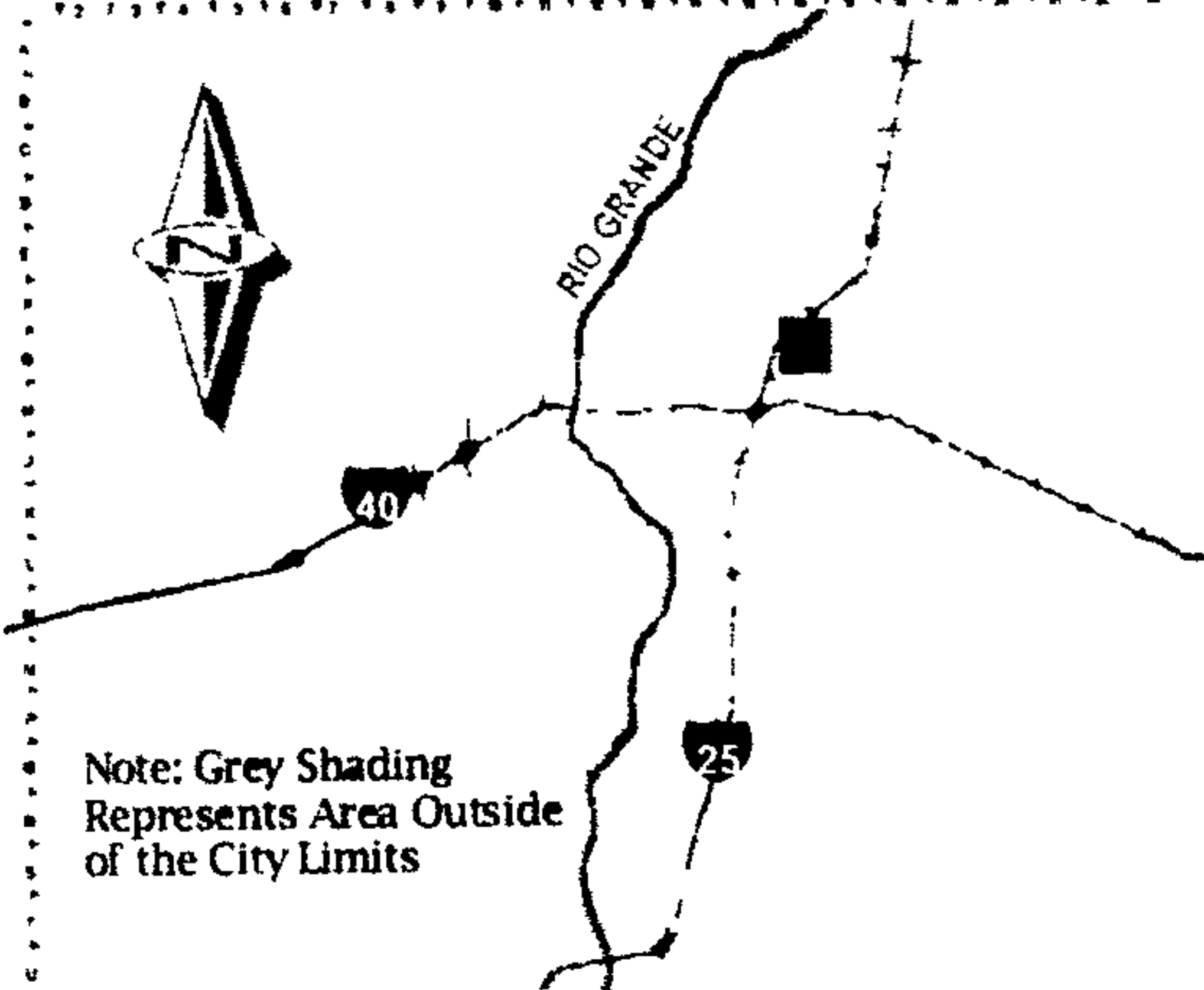
[Signature] 2-4-14
 Planner signature / date
 Project # 1009956



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



Map amended through: 5/1/2006



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-16-Z

Selected Symbols

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

Feet
0 750 1500

Jack's High Country, Inc.(Agent)
8953 Second Street, N.W.
Albuquerque, New Mexico 87114

To: City of Albuquerque Development Review Authority

Re: Tract lettered A and B, Block D, INDIAN Acres Addition

Subject: The purpose of this plat is to re-align the lot line between Tracts A and B and grant any easements as shown.

FEBRUARY 4, 2014

REGIS

February 12. 2014

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