

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
August 6, 2014  
DRB Comments**

**ITEM # 11**

**PROJECT # 1010176**

**APPLICATION # 14-70264**

**RE: Tracts 210B-1-F-1 & 210B-1-F-2, MRGCD Map #35**

A 'flagpole' lot is not appropriate; rather there should be a front and a rear lot, with a Private Access, Drainage, Water and Sewer Service Easement over the front lot for the shared drive.

Design Variances for road/ right of way width may be needed – refer to comments from Transportation Development.

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

2506 SEMM Rd N.W. 37104



STREET

83'15

01.26

91.76

83'02

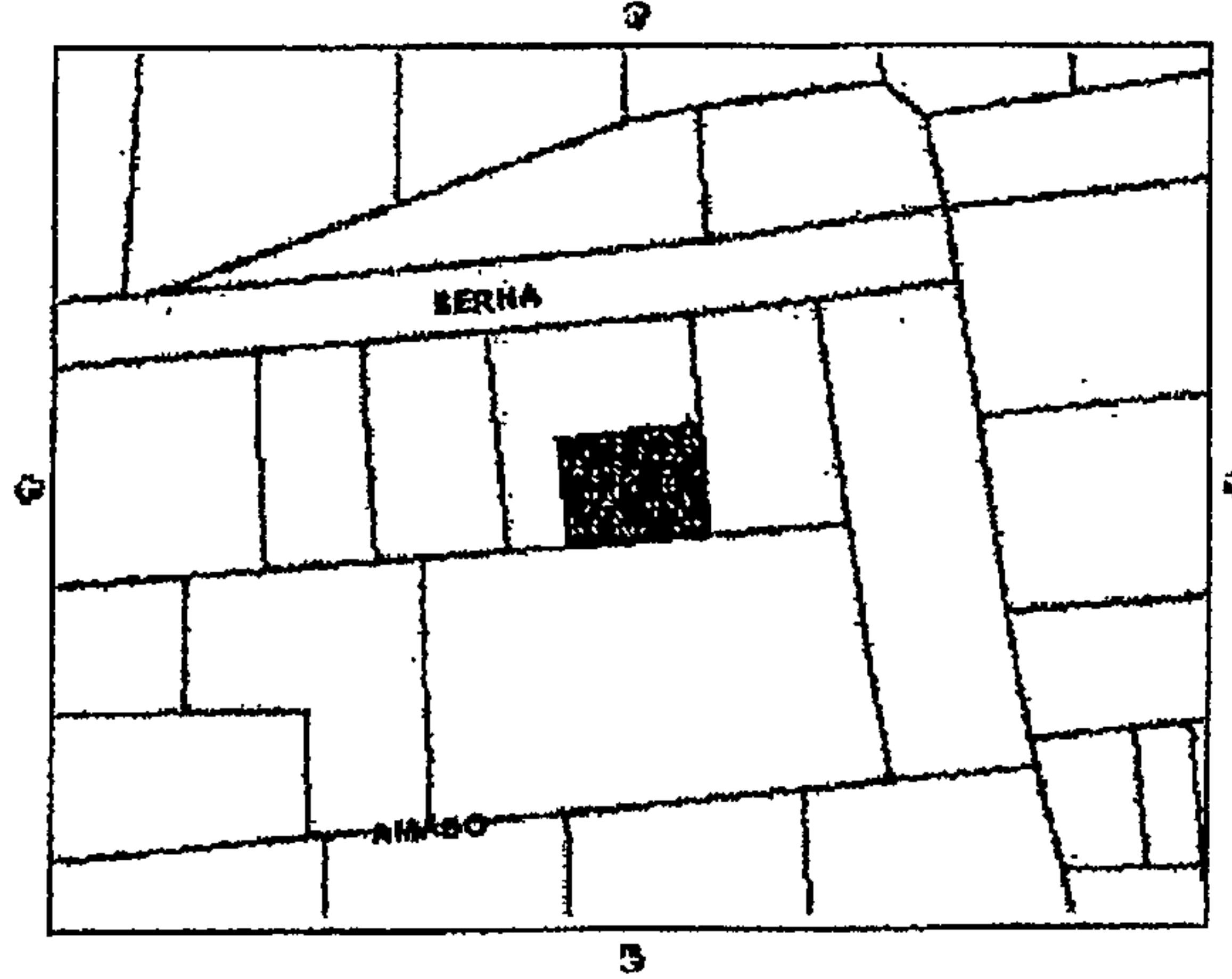
#1010176  
8-6-14  
(SK)

50 SHEETS  
22-141  
100 SHEETS  
22-142  
200 SHEETS  
22-144  
AMPAD

MAP

CURRENT UPC: 1 012 058 610 232 41456

- ZOOM OUT (-)
- ZOOM IN (+)
- TIME TO GENERATE THIS MAP: 1.07 SECOND(S)



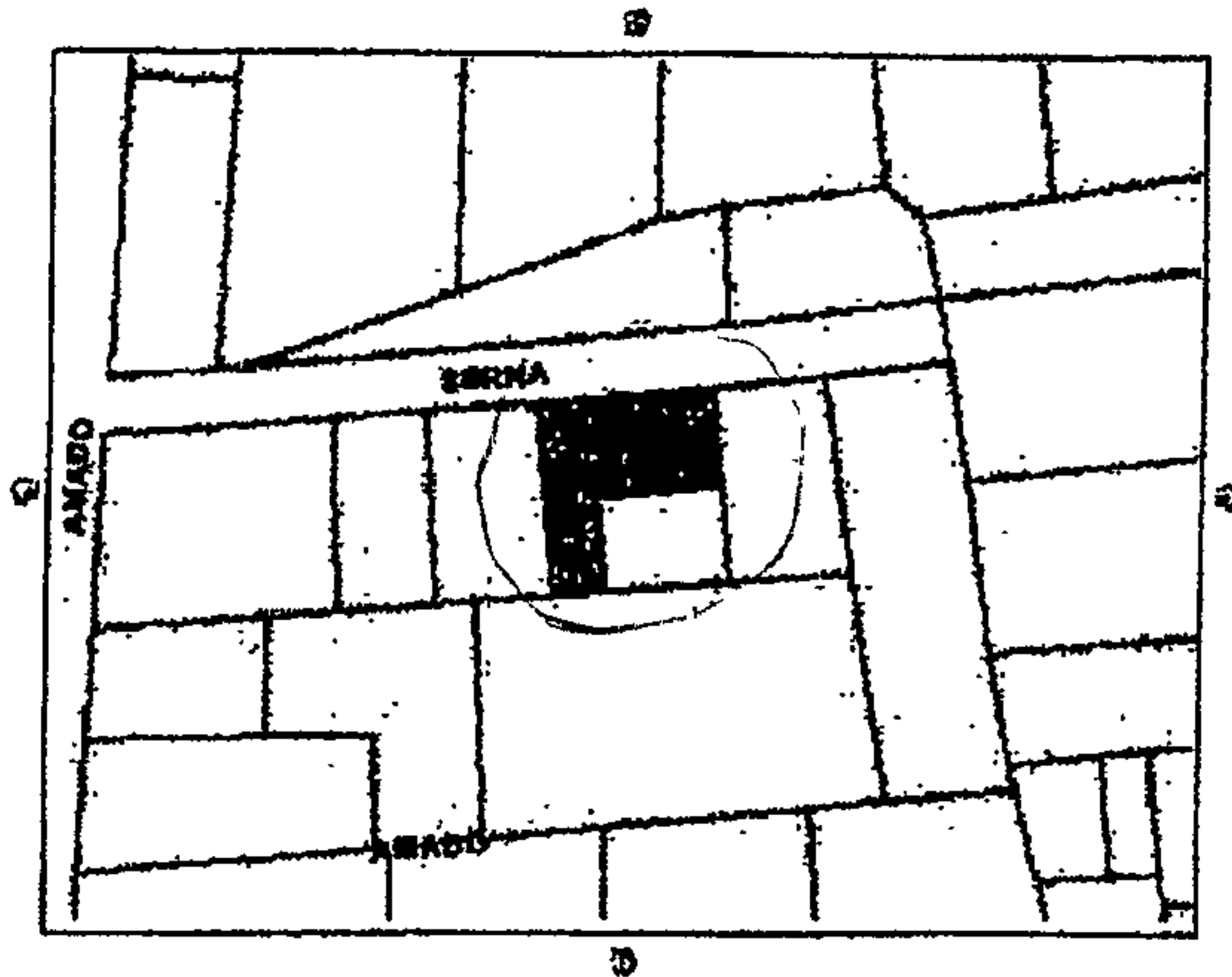
#1010176  
8-6-14  
(SK)

SM

MAP

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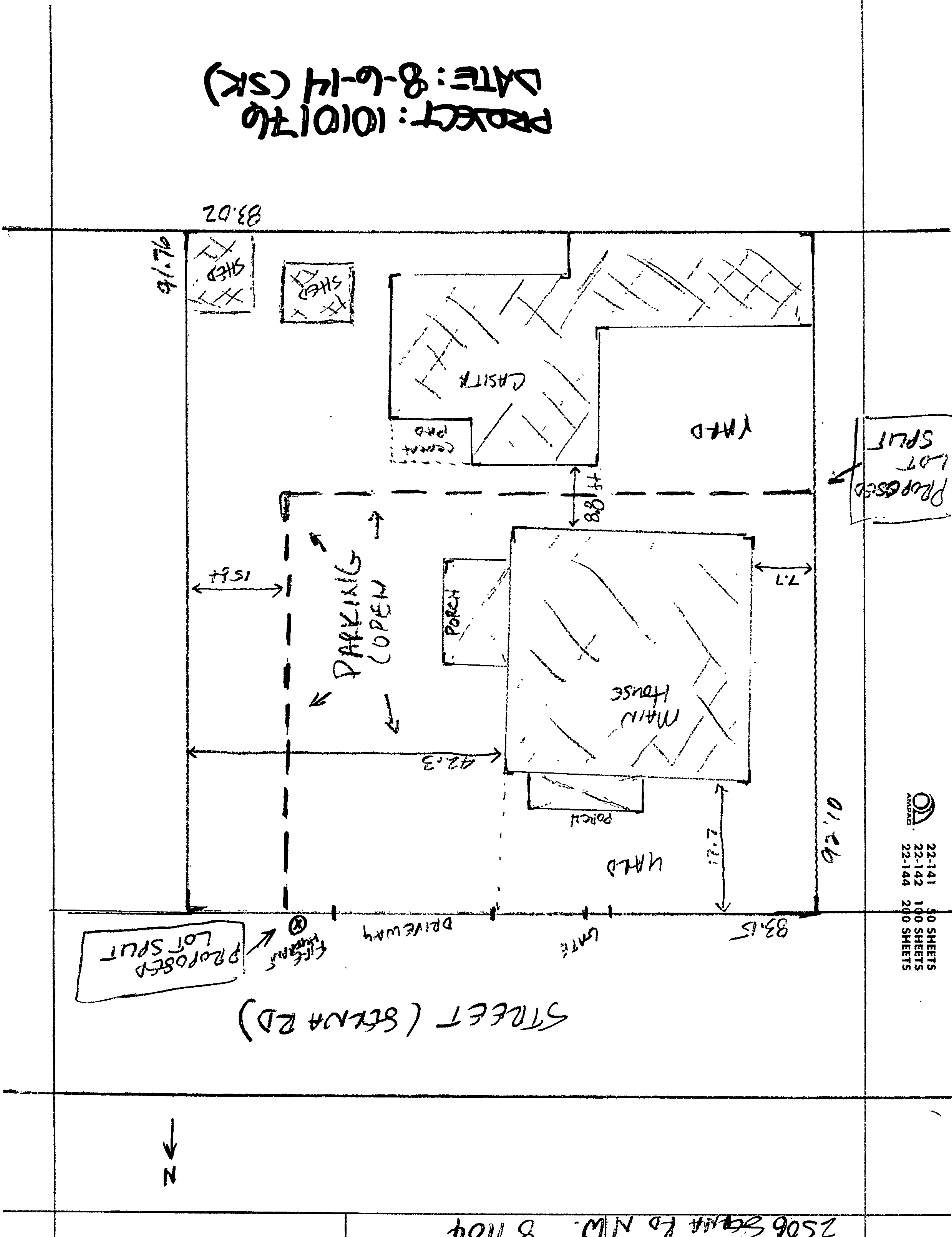
- ZOOM OUT (-)
- ZOOM IN (+)
- TIME TO GENERATE THIS MAP: 1.44 SECOND(S)



#1010176  
8-6-14  
(SK)

SM

PROJECT: 1010176  
 DATE: 8-6-14 (SK)



22-141 10 SHEETS  
 22-142 100 SHEETS  
 22-144 200 SHEETS

2506 STINA RD NW. 87104





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 2<sup>nd</sup> 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: STEPHEN ARCHULETA PHONE: \_\_\_\_\_  
 ADDRESS: 2412 DAKBROOK DR N.W. FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: SARCHULETATM@LIVE.COM  
 Proprietary interest in site: OWNER List all owners: STEPHANIE ARCHULETA (WIFE)

DESCRIPTION OF REQUEST: REPLAT LOT LINES / MOVE LOT LINES

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. 210-B-1-F-1 AND 210-B-1-F-2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: \_\_\_\_\_  
 Existing Zoning: RA-2 Proposed zoning: RA-2 MRGCD Map No 35  
 Zone Atlas page(s): H-12-Z UPC Code: 101206950623641440  
or 101205951023241456

**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: 2 No. of proposed lots: 2 Total site area (acres): .18  
 LOCATION OF PROPERTY BY STREETS: On or Near: RIO GRANDE / INDIAN SCHOOL RD.  
 Between: RICE and FLORA RD.

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

SIGNATURE [Signature] DATE July 14, 2014  
 (Print Name) STEPHEN ARCHULETA 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>14 DRB-70264</u>	<u>SP</u>	_____	\$ <u>Ø</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 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>Aug. 6, 2014</u>			Total \$ <u>Ø</u>

[Signature]  
 Staff signature & Date 7-28-14

Project # 1010176

**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.

\_\_\_\_\_  
Applicant name (print)

\_\_\_\_\_  
Applicant signature / date



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

Application case numbers  
14-DRB-70264  
 \_\_\_\_\_  
 \_\_\_\_\_


Form revised **October 2007**

\_\_\_\_\_  
Planner signature / date 7-28-14

Project # 1010176

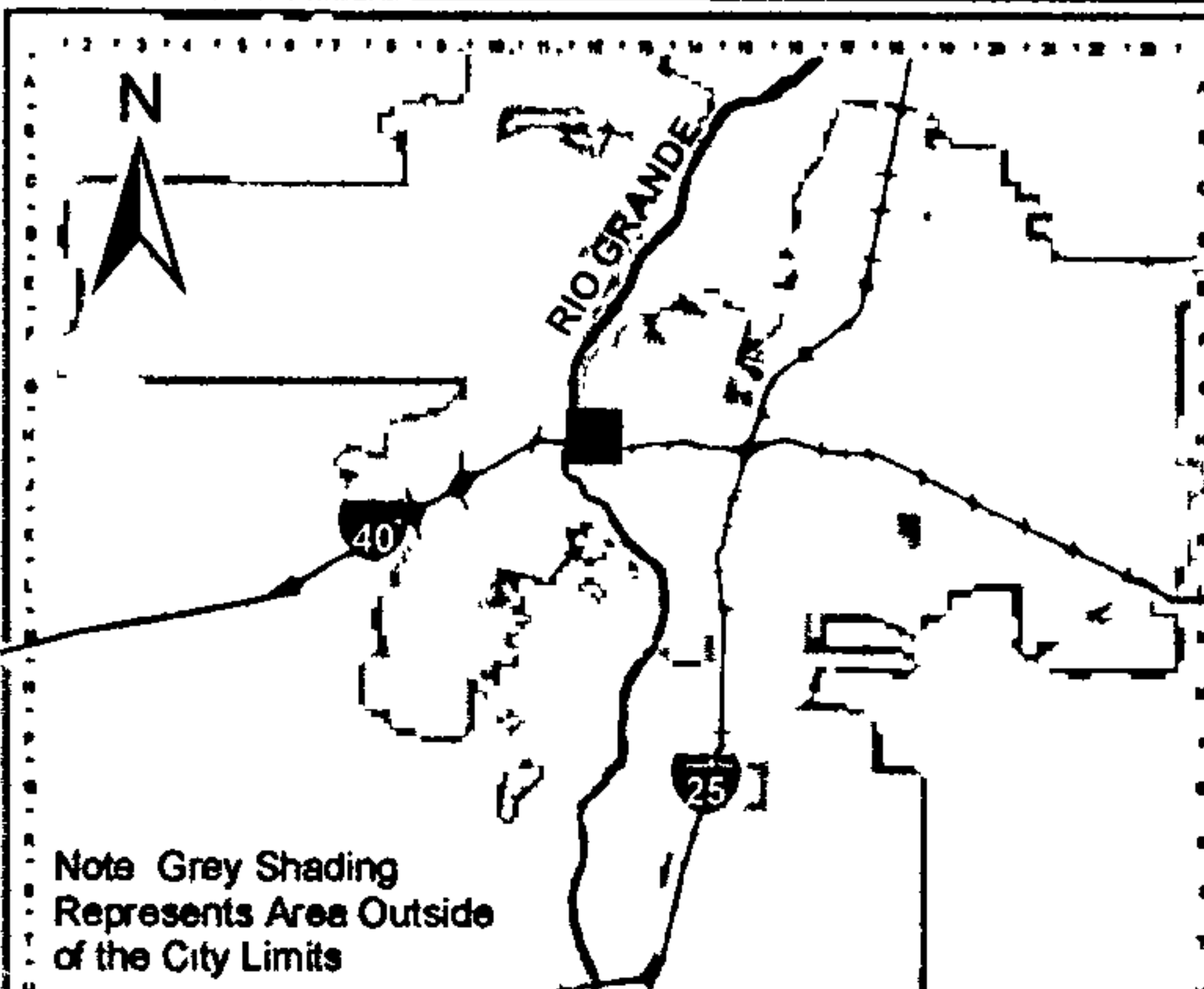


For more current information and details visit: <http://www.cabq.gov/gis>



**AGIS**  
Albuquerque Geographic Information System

Map amended through: 6/7/2013



Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**H-12-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                      1500  
Feet



July 14, 2014

Re: 2506/2506A Serna Rd NW 87104

To Whom It May Concern,

The purpose of this application is to move existing lot subdivision lines for two existing lots that I recently purchased from the bank to improve layout and respective access. Each lot has been improved and contains a family dwelling.

The existing lot lines currently encroach on each structure (i.e. overlap). In addition, the easement designated is not realistic and does not provide ample access to rear dwelling.

Lots have already been subdivided, thus request is to move existing lines that divide the properties.

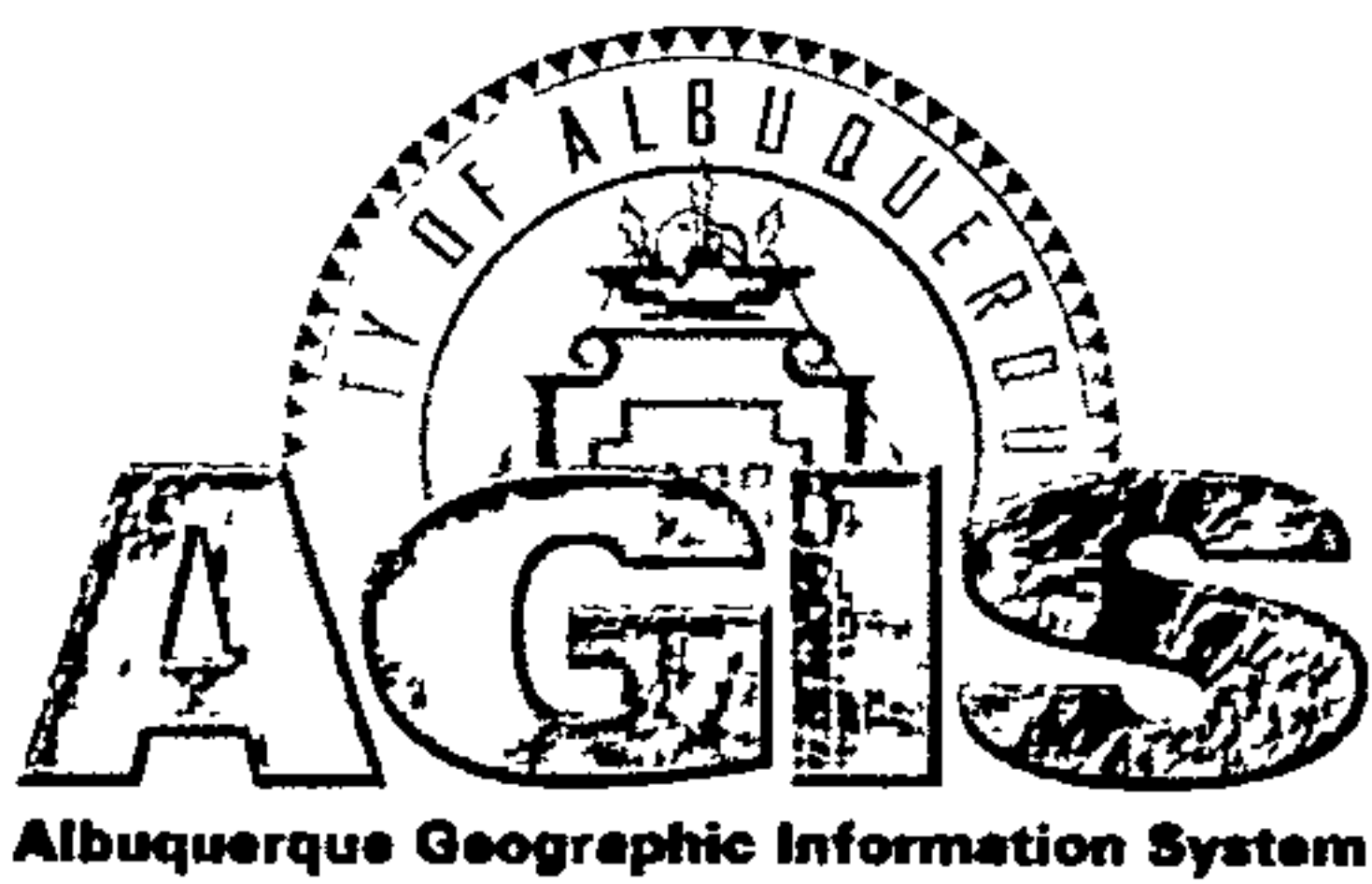
Sincerely,

Stephen Archuleta

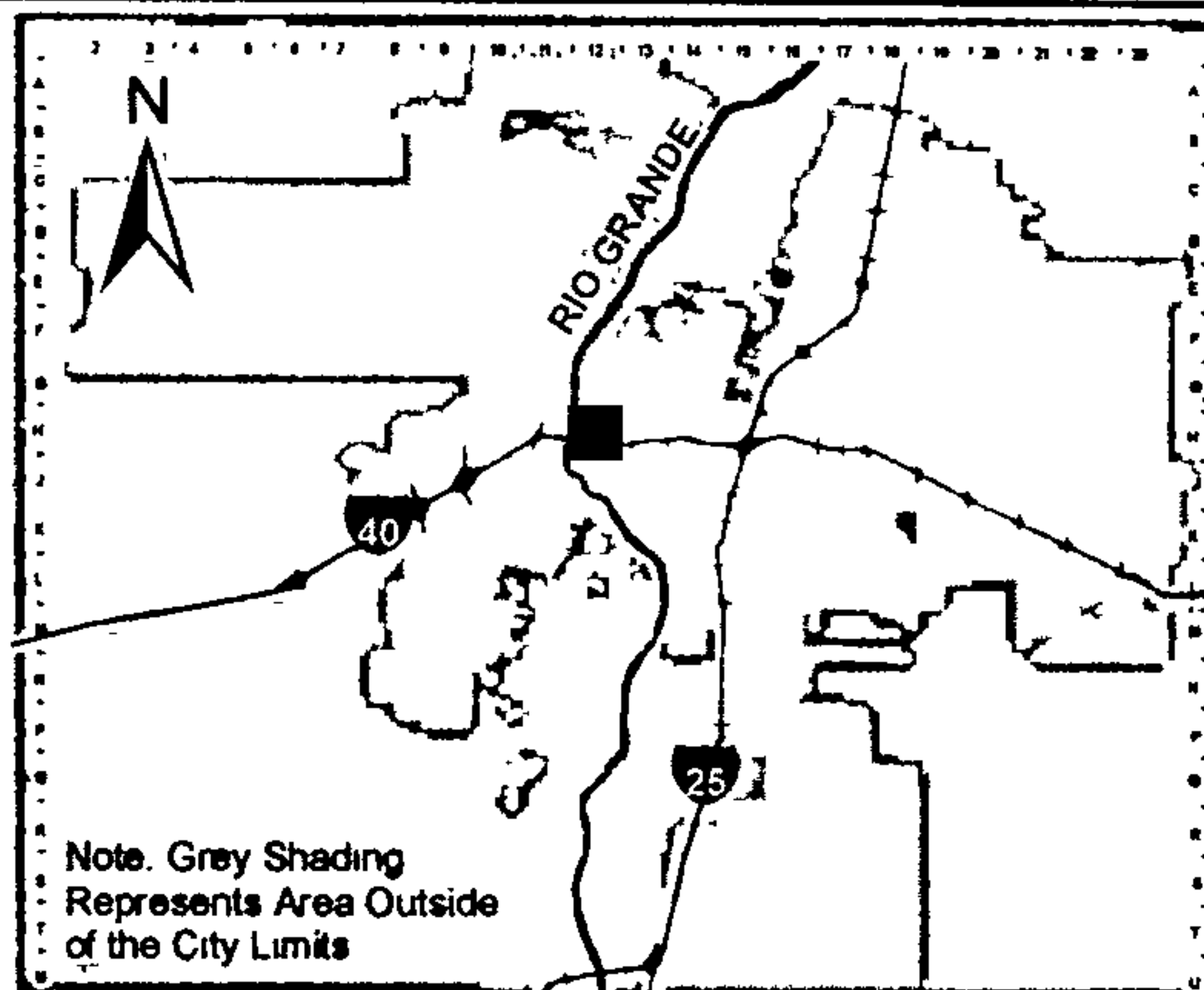
(Property Owner)



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



Map amended through: 6/7/2013



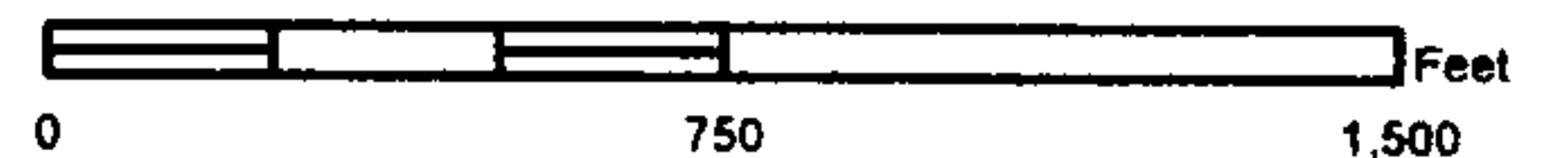
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

**H-12-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



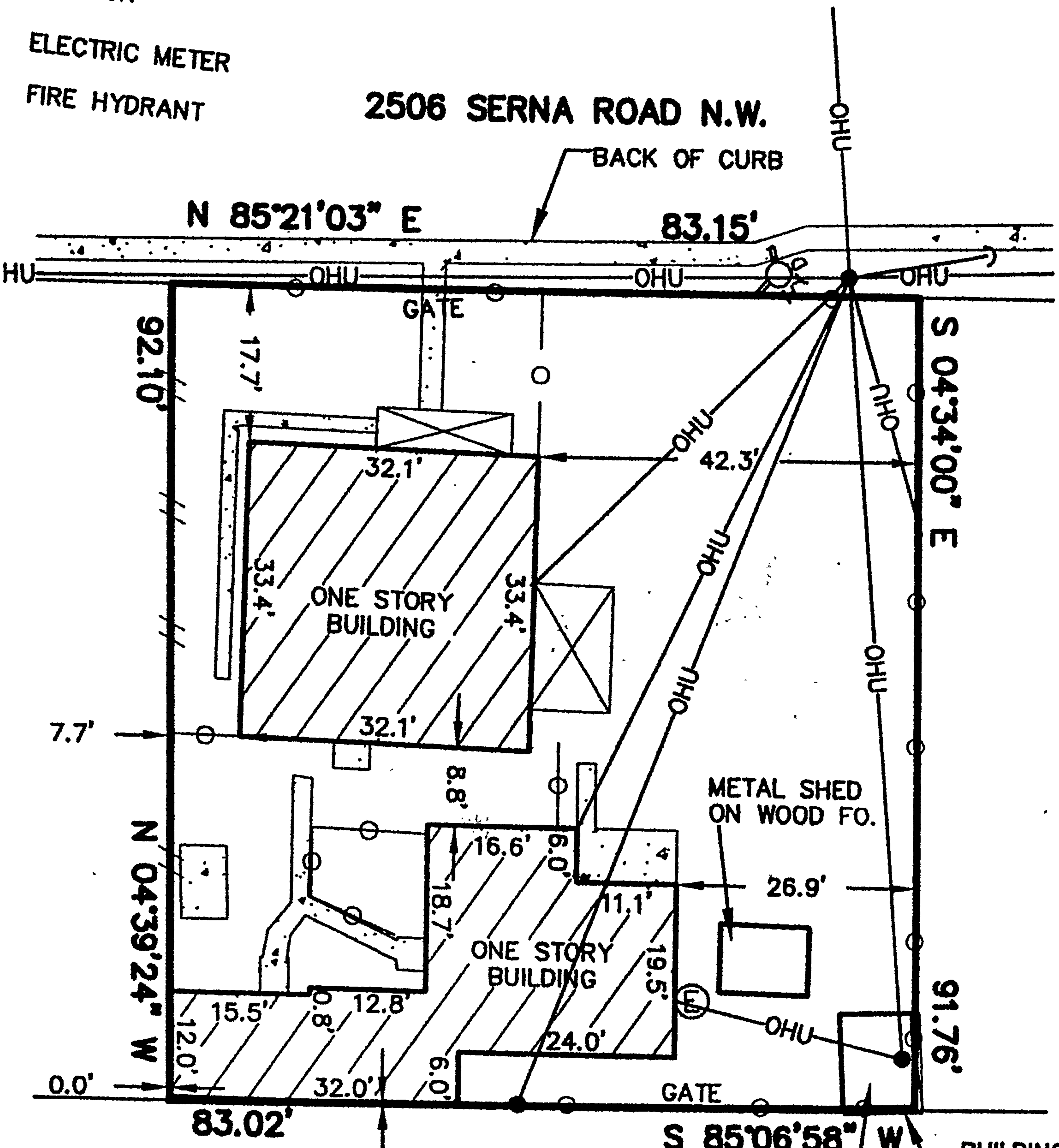
OVERHEAD UTILITY

ANCHOR

ELECTRIC METER

FIRE HYDRANT

### 2506 SERNA ROAD N.W.



#### DESCRIPTION

PARCEL OF LAND SITUATE WITHIN SECTION 12, T10N, R2E, N.M.P.U. ...  
 IDENTIFIED AS TRACT 210-B-1-F-1 AND 210 ...  
 ... RIQUE, BERNALILLO ...

BUILDING'S EVE  
 APPEARS TO E  
 INTO ADJOINER  
 PROPERTY BY  
 MUCH AS ±0.6

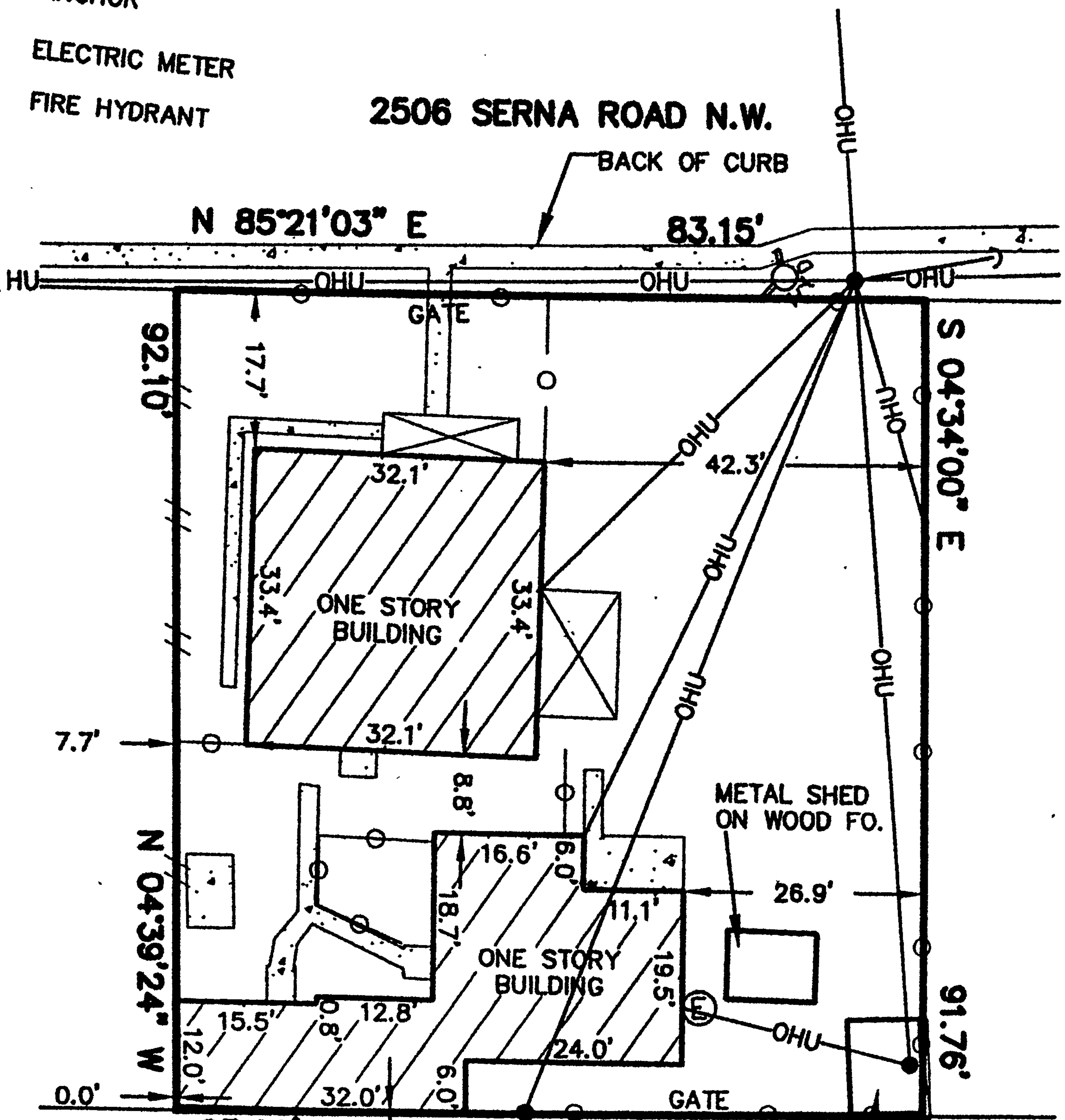
OVERHEAD UTILITY

ANCHOR

ELECTRIC METER

FIRE HYDRANT

### 2506 SERNA ROAD N.W.



BUILDING'S EVE APPEARS TO EXTEND INTO ADJOINER'S PROPERTY BY AS MUCH AS ±0.6'

#### DESCRIPTION

PARCEL OF LAND SITUATE WITHIN SECTION 12, T10N, R2E, N.M.P.M. AND ADJACENT TO TRACT 210-B-1-F-1 AND 210-R-1-F-1, BERNALILLO COUNTY, NEW MEXICO.

PROJECT #

1010176

AUGUST 6. 2014

(SK)