Acity of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

		Supple	amental For	π (SF)			
	SUBDIVISION		S 2	Z ZOI	NING & PLANNIÑ	i G	
	Major subdivision a				_ Annexation		
	Minor subdivision a		1,		7		7.0
	✓ Vacation / JoT (— Variance (Non-Zor	line vacation)	V		Zone Map Ame Zoning, include Development F	es Zoning with	iblish or Change in Sector
	SITE DEVELOPMENT P	LAN	₽		_ Adoption of Re		ı or similar
	for Subdivision				Text Amendme	ent to Adopted	Rank 1, 2 or 3
	for Building Permit Administrative Am	(ondment (AA)			Plan(s), Zoning	g Code, or Sub	od. Regulations
	Administrative App	proval (DRT, URT, etc.)					
	IP Master Develop	ment Plan	D	******	_ Street Name C	hange (Local	& Collector)
	Cert. of Appropriat	eness (LUCC)	L	API	PEAL / PROTEST	° of	•
	STORM DRAINAGE (Fo	orm D) ost Allocation Plan			_ Decision by: D	RB, EPC, LUC	CC, Planning f Appeals, other
Plan	NT OR TYPE IN BLACK INK ning Department Developme must be paid at the time of	ent Services Center, 60	00 2 nd Stre	et NW.	Albuquerque, NM	87102.	on in person to the
APPL	JCATION INFORMATION:						
2	Professional/Agent (if any): Se	an Gilligan/ SnapSpac	e NM LLC)	•	PHONE: 5	05-440-5814
	ADDRESS: 505 2nd Street St						
							······································
(CITY: Albuquerque	STAT	LE NW	ZIP 8/1	94E-MAILS	sgilligan@sna	aphome.biz
1	APPLICANT: SnapSpace NM L	LC/ Sean Gilligan			Ph	IONE: <u>505-4</u>	40-5814
2	ADDRESS: PO Box 7847				F	x: 866-850	-4435
	CITY: Albuquerque						
Ŧ	Proprietary interest in site: SnapS	space Mivi LLC	List <u>all</u>	owners:	SnapSpace Mivi L	.LC	
DESC	CRIPTION OF REQUEST:Lot	line vacation			·		
							
1	is the applicant seeking incentives	pursuant to the Family Hou	sing Develo	pment Pro	gram? Yesx	No.	
	INFORMATION: ACCURACY OF	•	-		-		ET IE NECECCADY
	Lot or Tract No. west 42 feet of				Block:_1/		Unit:
	Subdiv/Addn/TBKA: Huning Hi	ghland Addition					
1	Existing Zoning: R-1	Propo	osed zoning	·		MRGCD1	Map No40
•	Zone Atlas page(s): K-14-Z	UPG	Code:	101405	741726843610	•	
			· · · · · · · · · · · · · · · · · · ·				
	E HISTORY: List any current or prior case numb	or that may be relevent to :	vour applica	tion (Pmi	Ann DER. AY 7	V S atc.)	
-	Project # 1010510/ case 15	LUCC-50017	- Identity	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	7,000,1	PF 15 D	K0-70144
	E INFORMATION:	ting to complete to	, itius				
1		Within 1000FT of a					
1	No. of existing lots:	No. of proposed lot	ts:	Tol	al site area (acres):	1	
	LOCATION OF PROPERTY BY ST	TREETS: On or Near:4	12 Lead A	venue S	SE		
1	Between: Arno SE		and	Edith SI	.		
	· · · · · · · · · · · · · · · · · · ·						
SIGN	Check if project was previously rev IATURE (Print Name) Sean Gilligan	1				DATE 02	.26.18
CICIL	Sean Chligar						
1	(Print Name) Sear Clingary		 			Applicant: 💢	; Agent: ⊠
	APPRILATE SIGN OF THE V					=) - 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	OFFICIAL USE ONLY						Revised: 11/2014
	NTERNAL ROUTING	Application cas	se numbers	•	Action	S.F.	Fees
	III checklists are complete						\$
	ull fees have been collected the case #s are assigned						\$
	All case #s are assigned AGIS copy has been sent						\$
	Case history #s are listed	<u> </u>	<u> </u>				\$
	Site is within 1000ft of a landfill			<u>,,</u>			\$
	.H.D.P. density bonus						Total
	H.D.P. fee rebate	Haaring data					\$

Project#

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 AN	ND COMMENT (DRB22))	Your attendance is:	required.
Quale urawin	yth meseurem	sed subdivision plat (folder	o to fit into an 8.5" b	by 14" pocket) 6 copies	
improver	nents, if there	ense arrowing suluctures, p is any existina land nee ./f	aiking, blag, setba olded to fit idto an 9	cks, adjacent rights-of-way and 3.5" by 14" pocket) 6 copie s	SU CC T
Zone Atlas m	ap with the en	itire property(ies) clearly or	oraga io in into su c offined	2.0 By 14 pocket) o copies	
Letter briefly	describing, ex	plaining, and justifying the	request		
List any origi	nal and/or rela	ted file numbers on the co	ver application		
					
	F MAJOR P	RELIMINARY PLAT	(DRB08)	Your attend	ance is
required.	Dist radicand to	. Ω E* ∪ 4.4#			
Preliminary F		י א נוי א פינט איני המולים property(ies) clearly סי	etlined		
Letter briefly	describina. ex	plaining, and justifying the	reguest		
Copy of DRE	3 approved infr	astructure list			
Copy of the !	LATEST Officia	al DRB Notice of approval	for Preliminary Plat	t Extension request	
List any original	inal and/or rela	ated file numbers on the co	ver application		
extension of pr	enminary piat	t approval expires after o	ne year.		
MAJOR SUBD	IVISION FIN	AL PLAT APPROVAL	(DRB12)	Your attendance is	required.
		d to fit into an 8.5" by 14" p			
Signed & re	corded Final Pi	re-Development Facilities	Fee Agreement for	Residential development only	,
Design elev	rations & cross	sections of perimeter wall	s 3 copies	, ,	
Zone Atlas r	map with the e	ntire property(ies) clearly o	utlined		
Bring origina	al Mylar of plat	to meeting, ensure proper	ty owner's and City	Surveyor's signatures are on t	ine plat
Copy of received	Notice and ELP	D signature line on the My	lar if nonnedu in with	hin a landfill huffer	
		ated file numbers on the co		uni 6 igilomi parier	
		final plat data for AGIS is r			
MINOD ALIES	uneiali ari	er ilailia musikiria ee ke	T 405501/45 /	588461 - Walla aka ada ada 6	. mmtae-4
/ R Acres or r	nore: Certificat	te of No Effect or Annroyal	•	ORB16) Your attendance is	-
Proposed D	reliminan: / Fir	no or two citiest or Approval and Plat (folded to fit into an	8 5" by 14" socker	t) 6 copies for unadvertised m	eetings
Suspendent T	Dioperty owne	r's and City Surveyor's sig	natures are on the	nist prior to submittal	10001 1 0 3
				r Residential development only	y
/ Design elev	rations and cro	ess sections of perimeter w	alls (11" by 17" ma	ximum) 3 copies	
✓ Site sketch	with measurer	nents showing structures,	parking, Bidg, setb	acks, adjacent rights-of-way an	id street
/ improve	ements, if there	e is any existing land use	(folded to fit into an	8.5" by 14" packet) 8 copies	
Zone Atlas	map with the e	inure property(les) clearly (outlined Spice	ING PARALIT	
Bring origin	y ecountiny, a lai Mviar of nia	entire property(les) clearly (explaining, and justifying the to meeting, ensure prope	e request Primite	y Surveyor's signatures are on	the plat
		t to meeting, ensure prope ID signature line on the My		, earleger & engineeration and a six	are prot
Fee (see so	chedule)	_			-1L
List any original	ginal and/or rel	lated file numbers on the c		SERTEN PLAT PROTIEC	("
		ed (verify with DRB Engir			
		final plat data for AGIS is	required.		
	packet	Maka di Maka d			
I AMENDMEN	TO PRELIM	MINARY PLAT (with mi	nor changes) (D	RB03) Your attendance i	
PLEASE NOTE	:: Inere are n	o clear distinctions between	n significant and m	inor changes with regard to su	naivision
antendments. Proceed	ognincant cha Amended Preli	miges are mose deemed b minary Plat Infrastructure	y une UKB to requir List and/or Gradin	e public notice and public hear g Plan (folded to fit into an 8.5"	ມນູ. 'bv 14"
	6 copies	many i my minasipoleto		Si veri lininda en in line dil pio	
Original Pr	eliminary Plat,			ed to fit into an 8.5" by 14" pock	(et) 6 copies
Zone Atlas	map with the	entire property(ies) clearly	outlined	•	
Letter brief	ly describing,	explaining, and justifying the	ne request	to Original and the second	المال منافي
- Rund ouigi	nai Mylar of Pis	n to meeting, ensure properties	erry owner's and Ci	ty Surveyor's signatures are or	tne plat
		siated file numbers on the capproval expires after on			
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, the applicant, a	acknowledge t	that any			د في
nformation requir	ed but not su	ubmitted	Sean C	Silligan/	
vith this applicati		result in	In a.	// Applicant name (print)	TEMPORE
deferral of actions	•		172-10	100 01.16.16	NEAL THERMOOF
		·	0 /	Applicant signature / date	
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☐ Checklists cor	•	Application case numbers	:		
Fees collected		<u></u>		Planner s	ignature / da
🔲 Case #s assiç			Pro	ject#	.
Related #s lis	ted				والمكافئ والمواحد والمواجعة



PO Box 7847 Albuquerque, NM 87194

phone 505.440.5814 fax 866.850.4435 email sgilligan@snaphome.biz

March 1, 2016

DRB Committee City of Albuquerque 600 Second Street NW Albuquerque, NM 87102

Re: 412 Lead Avenue SE / lot line vacation

To Whom It May Concern

We are working with Jon and Angela Murray to build them a home at 412 Lead Avenue SE. It has come to our attention that the property was deeded through a metes and bounds sale in 1949. The legal description for the lot is:

The west forty-two (42) feet of Lots numbered One (1) and Two (2) in Block Numbered Seventeen (17) of the Huning Highland Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the map of the said addition to the City of Albuquerque, N.M. filed in the office of the Probate Clerk and Ex-Officio Recorder to said Bernalillo County on the 9th day of February, 1883: amended plat recorded May 12, 1887.

We have been advised by Jack Cloud that the city still views the lot as portions of the two lots that the parcel was carved out of and that we are required to complete a replat of the property.

We have been through Sketch Plat Review and it appears there are no outstanding issues regarding our proposed construction.

Jon and Angela are very excited about building in this area and it certainly would be good for the neighborhood. I appreciate your time and please don't hesitate to contact me if you have any questions or need additional information prior to the meeting.

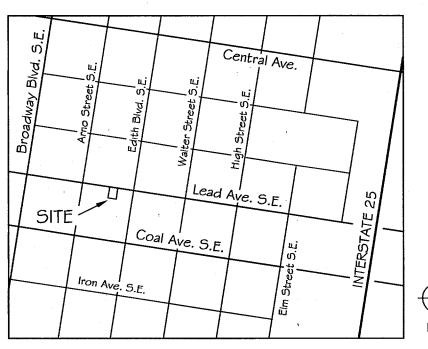
Regards,

Sean Gilligan, Managing Member

SnapSpace NM, LLC

Encls:

Cc: Jon and Angela Murray



VICINITY MAP Zone Atlas Page K-14-Z

TREASURER'S CERTIFICATION

This is to certify that taxes are ci	urrent and paid on UPC#	101405741726843610
Property owner(s) of record	Snapspace NM LLC	
County Treasurer		•
		D-L-

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico (PNM), a New Mexico Corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a Century Link QC for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Comcast for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electrical transformers/switchgears, as installed, shall extend

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a Century Link (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Utility	Approvals
,	. 41.015.0

PNM Electric Services		Date	
New Mexico Gas Company		Date	
QWest Corporation dba Cențui	yLink QC	Date	
Comcast Inc.	:	Date	

PLAT OF

LOT 2A HUNING'S HIGHLAND ADDITION

(A REPLAT OF THE WEST 42' OF LOTS 1 & 2, BLOCK 17) WITHIN PROJECTED SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST

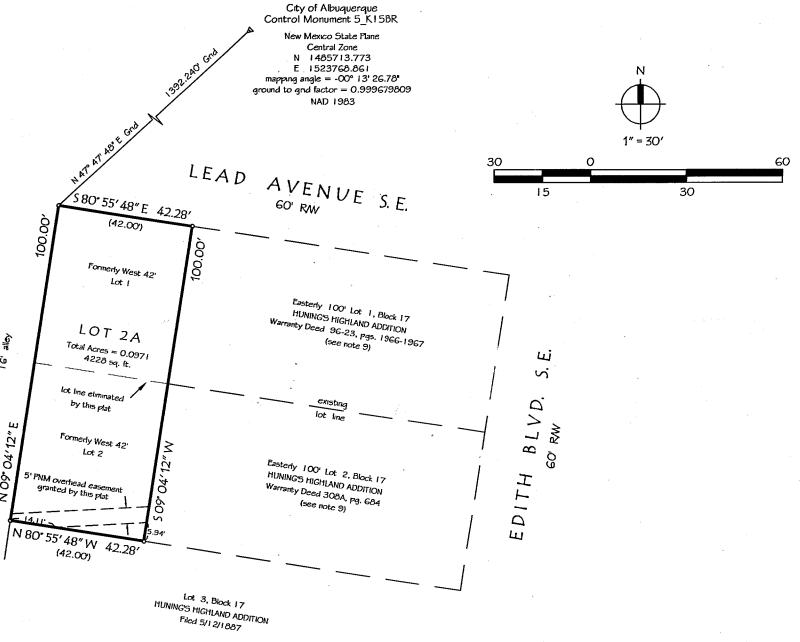
> NEW MEXICO PRINCIPAL MERIDIAN TOWN OF ALBUQUERQUE GRANT

> > CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

> > > **MARCH 2016**

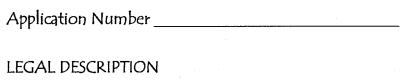
PURPOSE

The purpose of this plat is to combine 2 existing lots into 1 lot and to grant PNM easement as shown hereon.



GENERAL NOTES

- 1) Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone, NAD 1983. All distances shown are ground. Record distances that vary from measured are shown in parenthesis.
- 2) All property corners are monumented by a No. 5 rebar with cap stamped "NMRLS 7923".
- 3) Total gross acreage = 0.0971 acre.
- 4) Existing Lots = 2. Proposed Lot = 1.
- 5) There are no new publicly dedicated street right of way nor private access easements granted by this plat.
- 6) Any underground structures not shown are not a part of this plat.
- 7) Existing public water and sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval. Water and sewer service to this lot to be coordinated with ABCWUA.
- 8) No property within the bounds of this plat shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected on lots or parcels within the bounds of this plat. The foregoing requirement shall be a condition to the approval of this plat.
- 9) Pre 1973 division of lots One (1) and Two (2) as shown hereon by Deed filed February 14, 1949 in Vol. D99, folio 227.
- 10) Title Binder prepared for this property by Fidelity Title. Effective date March 19, 2015. Commitment No. FT000177025. No Title Search was performed by Surveyor.



Project Number

The West Forty-two (42) feet of Lots numbered One (1) and Two (2), in Block numbered Seventeen (17) of HUNING'S HIGHLAND ADDITION, as the same are shown and designated on the Plat thereof, filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on February 9, 1883, Amended May 12, 1887.

FREE CONSENT

This property is re-platted as shown hereon with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant that they hold complete and indefeasible title in fee simple to the land described hereon.

An Gellen	03.07.14
Snapspace NM. LLC (Sean Gilligan-Owner)	Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO) COUNTY OF BERNALILLO)

by Comm. Expires 3:27 This instrument was acknowledged before me by Sean Gilligan on the

State of New Mei

Notary Public	

, 2016.

PLAT APPROVAL

MAKEN

City Approvals:			
DRB Chairperson, Planning Department			Date
			-
Real Property Division		· · · · · · · · · · · · · · · · · · ·	Date
Environmental Health			Date
Traffic Engineering, Trans	portation Division		Date
	1.4		
ABCWUA			Date
Parks and Recreation De	partment		Date
City Engineer			Date
A.M.A.F.C.A.			Date
Lown 11. Ra	whover	P.S.	3/7/1

SURVEYOR'S CERTIFICATION

I, Christopher J. Dehler, New Mexico Registered Land Surveyor No. 7923, hereby certify that this Plat was prepared by me from notes of an actual field survey; that this plat and survey meet the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; that it meets the applicable requirements of the City of Albuquerque Subdivision Ordinance; that all easements of record made known to the surveyor by the owners, utility companies and other interested parties are as shown and that the same is true and correct to the best of my knowledge and belief.



Albuquerque, NM 87107

CHRISTOPHER J. DEHLER P.L.S.

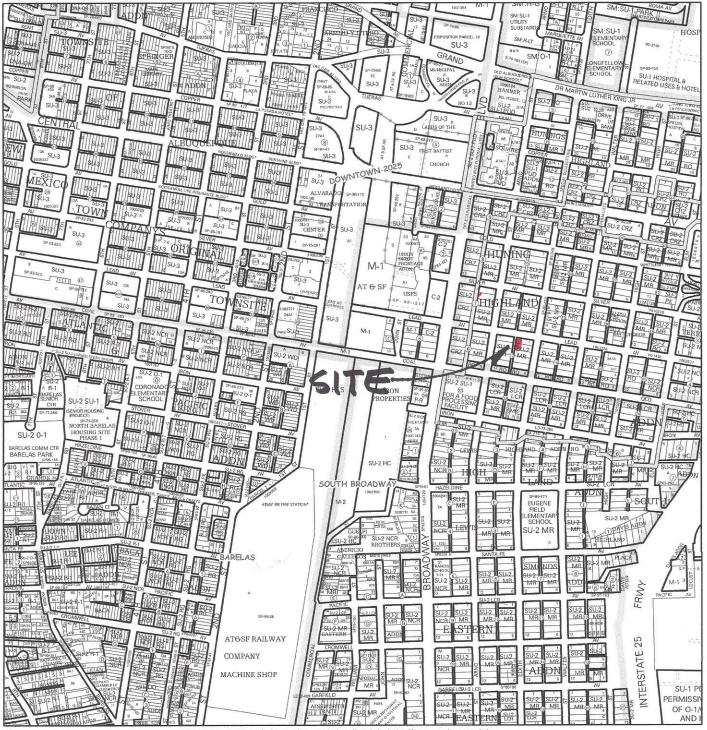
New Mexico Registered Land Surveyor No. 7923

dated:

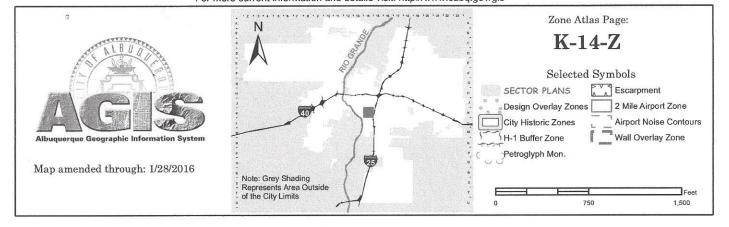
3827 Palacio Del Rio Grande NW dehlersurveying@q.com

Date

Job No. __208816



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



Spire (Artificial Control

This imposition, passe the day of the in the fear of Dur ledd Con requising Rine Hundred and contributions. Detected 1. 1985, was and one of the heirs of Passes A. Jories C. Tarres and Manciel R. Livis, vidow of James A. Lewis, deceased, the party of the second part.

WITHESETH, that the said party of the first part, for and in consideration of the sum of ONE and no/100 DOLLARS (\$1.00), lawful money of the United States of America, to him in hand paid by the said party of the sacond part, the receipt whereof is hereby acknowledged, does by these presents, demise, release and forefer quitclaim, unto the said party of the second part and to her heirs and assigns, all the certain tots, decee, or parcels of land situated in the County of Bernstill and State of New Marico, and bounded and particularly described as follows, to-wit:

All my right, title, and interest in about the following described real estate and to any real property wheresever situate and however described that I may be entitled to as an heir of James A. Lewis, deceased:

lots numbered One (1) and Two (2) of the PALMER SIB-DIVISION to the City of Albuquerque, New Mexico, as the same are shown and designated on the map and plat of said Subdivision filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernsille County. New Mexico, on the 18th day of October, 1923.

Lots Eleven (11) and Twelve (12), Elexan PLACE, an Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the man of smid Addition filed in the office of the Probate Clerk and Rx-officio Recorder of Bernalillo County, New Mexico, on the 25th day of January, 1907.

The West Porty-two (%2) feet of Lots One (1) and two (2), Block Seventsen (17), HUNING HIGHLAND ADDITION to the City of Albuquerque, New Mexico, as the same are shown and designated on the map of said Addition filed in the office of the Protate Clerk and Ex-officio Recorder of Bernaillo County, New Mexico, on the 11th day of January, 1887.

Lot numbered five (5) in Alack ambered Mirty-one (3) of the margines American in the city of abstraction. But the same is shown and designated in the map of mark amount of the in the office of the process Clark and the office of the offic

of Bernalthic County, New Maxico, New 11, 1882.

Lots numbered One (1) to Twelve (12), inclusive, Stock Five (5);

Lots numbered One (1) to Twelve (12), inclusive, and Lots Twenty-sight (20), inclusive, Slock Sive (21), to Twenty-one (21). Twenty-three (23), to Twenty-sight (20), inclusive, Slock Sive (6);

Lots numbered One (1) to Eventy-four (2), inclusive, Slock Seven (7);

Lots numbered Sine twen (15) to Twenty-two (27), inclusive, Slock Mine (9);

Lots numbered Sine (1) to Twenty-four (24), inclusive, Slock Mine (9);

Lots numbered The (1) to Twenty-four (24), inclusive, Slock Mine (9);

Lots numbered The (1) to Twenty-four (24), inclusive, Slock Mine (9);

Lots numbered The (1) to Twenty-four (24), inclusive, and Lots numbered In (10) to Twelve (12), inclusive, and Lots numbered Furtheen (13);

Lots numbered Seventuren (13);

Lots numbered Seventuren (17);

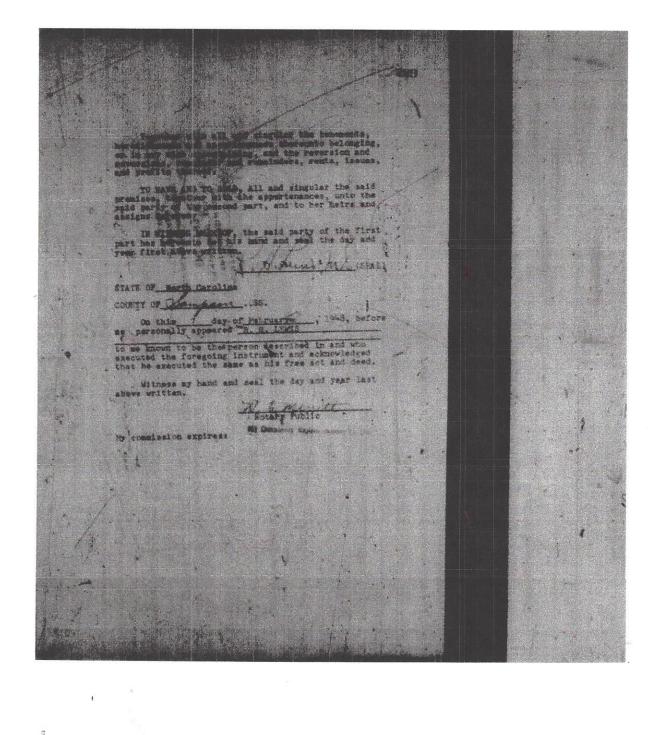
Lots numbered Seventuren (17);

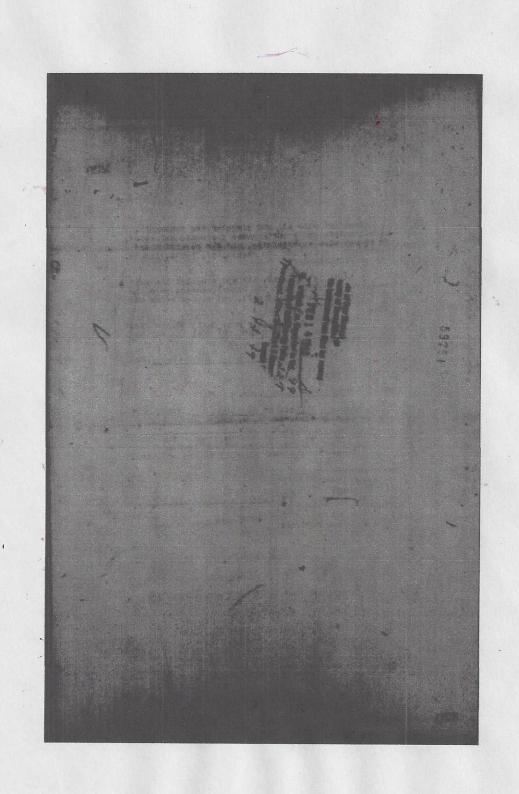
Lots numbered Seventuren (16);

Lots numbered Seventuren (17) and Right (8) and Lots numbered Seventuren (18);

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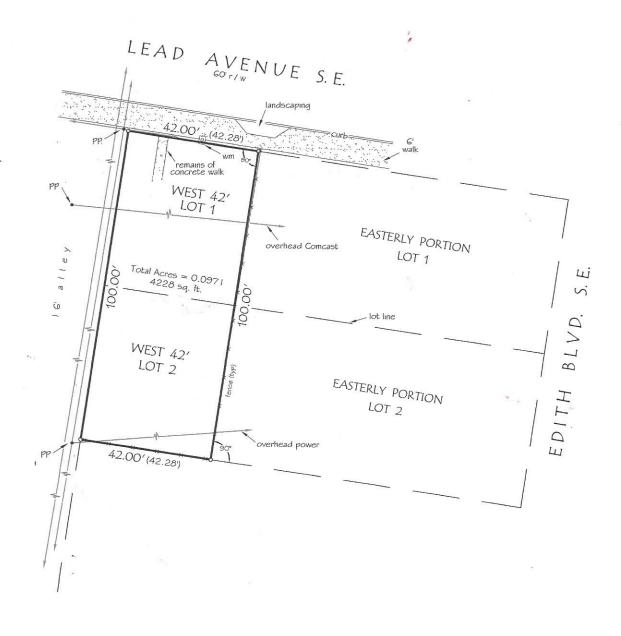
5.363

SITE SKETCH

(Existing Conditions)

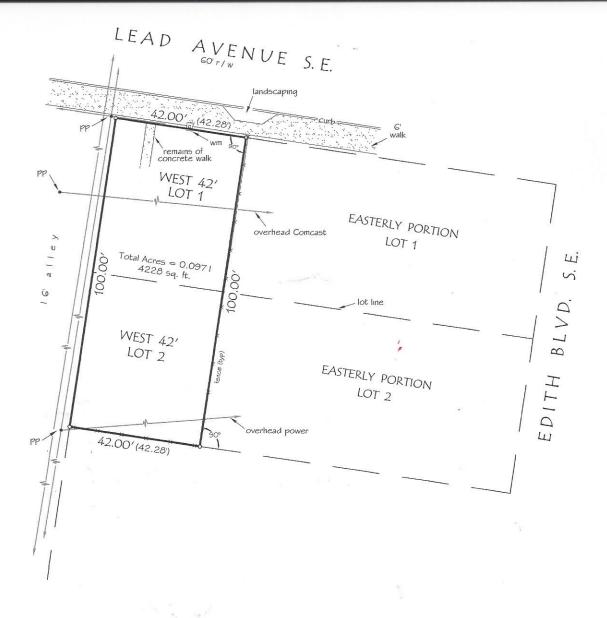
LEGAL DESCRIPTION

The West Forty-two (42) feet of Lots numbered One (1) and Two (2) in Block numbered Seventeen (17) of the HUNING HIGHLAND ADDITION to the City of Albuquerque, New Mexico, as the same are shown and designated on the map of said Addition to the City of Albuquerque, New Mexico, filed in the Office of the Probate Clerk and Ex-Officio Recorder for said Bernalillo County on the 9th day of February, 1883; amended plat recorded May 12, 1887.



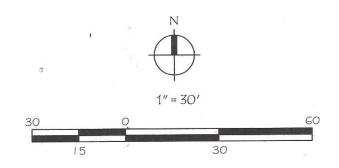
LEGEND

wm = water meter pp = power pole



LEGEND

wm = water meter pp = power pole







CHRISTOPHER J. DEHLER P.L.S.

3827 Palacio Del Rio Grande NW Albuquerque, NM 87107 Ph: 414-8223 dehlersurveying@q.com RE: Pre Development Facilities Fee Agreement

From: April L Winters

To: "Dehler Surveying" <dehlersurveying@q.com>

Hi Chris,

Actually, the Facility Fee program is no longer in effect. So you won't need to worry about stopping by, or filling out any type of agreement.

I hope that helps!

Thanks!

April L. Winters Planner Albuquerque Public Schools Capital Master Plan winters_a@aps.edu

Friday February 26, 2016

RE: plat review

From: tgaulden

To: "Dehler Surveying" <dehlersurveying@q.com>
Cc: rtrollinger; Catherine P. Bradley; mgricius; jcloud

Chris:

The DXF for project 1010438 has been approved

Tim

Tim Gaulden GIS Coordinator 505 924-3805 tgaulden@cabq.gov