



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): ARCH + PLAN LAND USE CONSULTANTS PHONE: 980.8365
 ADDRESS: P.O. BOX 25911 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87125 E-MAIL: Arch.plan@comcast.net

APPLICANT: ZAHIR & PARWEEN SHARIFI PHONE: _____
 ADDRESS: 4400 RIVERHILL DR NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: _____
 Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: LOT CONSOLIDATION

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 THRU 5 Block: 2 Unit: 1
 Subdiv/Addn/TBKA: CITY REALTY COMPANY
 Existing Zoning: C-2/R-1 OR SU-2 NFT00 Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): H-14 UPC Code: 1-014-059-333-419-113-10 (LOTS 1-3)
1-014-059-342-417-113-09 (LOTS 4-5)

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____
PROJECT # 1010532 / 15DRB-70259

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 5 No. of proposed lots: 1 Total site area (acres): .45
 LOCATION OF PROPERTY BY STREETS: On or Near: 2818 4th ST NW
 Between: PHOENIX AV and LA POBLANA RD

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

SIGNATURE Derrick Archuleta DATE 12.8.15
 (Print Name) DERRICK ARCHULETA Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input 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				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date _____			

Project # _____

Staff signature & Date _____

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.

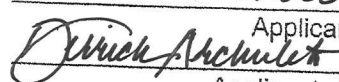
- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

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.

DERRICK ARCHULETA
 Applicant name (print)

 Applicant signature / date 12.8.15



Form revised **October 2007**

<input type="checkbox"/> Checklists complete	Application case numbers
<input type="checkbox"/> Fees collected	_____
<input type="checkbox"/> Case #s assigned	_____
<input type="checkbox"/> Related #s listed	_____

Project # _____ Planner signature / date _____

ARCH + PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

December 8, 2015

Jack Cloud, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

RE: Lots 1 thru 5, City Realty Company Addition No. 1 located at 2818 4th Street NW

I would like to request Sketch Plat review for a minor subdivision for the above referenced properties.

The property owner would like to consolidate existing Lots 1 thru 5 and the vacated 10' public alley (Project # 1010532/15DRB-70259) into one lot and grant any easements as shown. Proposed Lot 1-A will contain .432± acres.

The site is currently developed with an office use.

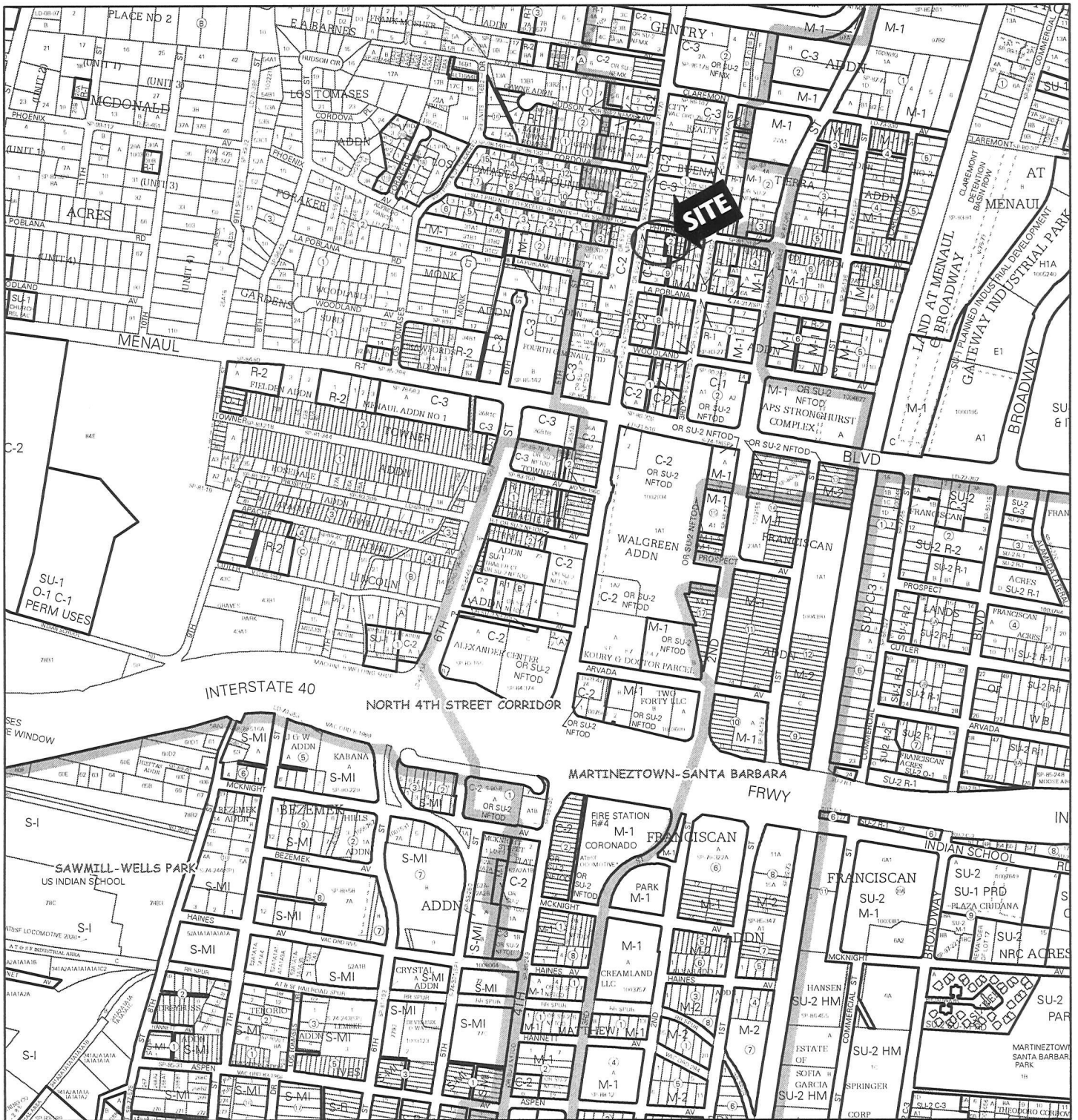
Existing Lots 1 thru 3 are zoned C-2 or SU-2/NFTOD and Lots 4 and 5 are zoned R-1 or SU-2/NFTOD and is governed by the North Fourth Street Corridor Sector Plan and Established Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan which support the application.

Thank you for your time and consideration of the proposed request.

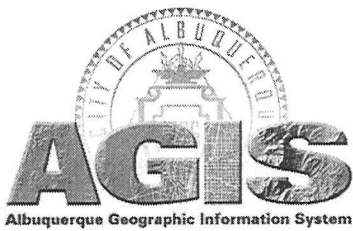
Sincerely,



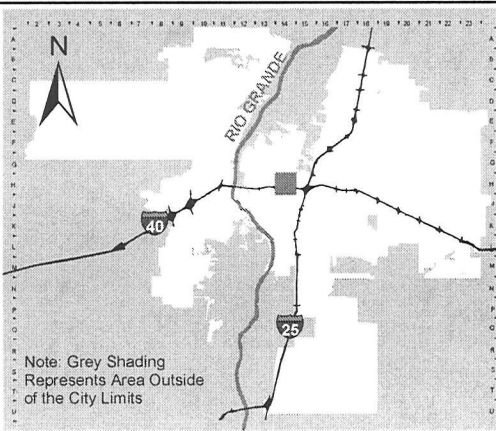
Derrick Archuleta, MCRP
Principal



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



Map amended through: 9/2/2014

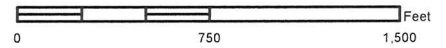


Zone Atlas Page:

H-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 Contours
- Wall Overlay Zone





VICINITY MAP No. H-14

PURPOSE OF PLAT:
THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 1-5 AND THE VACATED 10' PUBLIC ALLEY INTO 1 LOT AND DEDICATE ADDITIONAL RIGHT OF WAY AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.45555 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM WITH AN EPOCH DATE OF 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: C-2
- 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
- 9: PLATS USED TO ESTABLISH BOUNDARY
 - A: CITY REALTY COMPANY ADDITION No. 1
 - FILED: MAY 19, 1926, IN VOLUME C2, FOLIO 5

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of the Public Service Company of New Mexico (PSCNM), a New Mexico corporation, (PSCNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary for the installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide service to the premises shown on this plat.

C. QWEST D/B/A/CENTURYLINK for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide service to the premises shown on this plat.

D. Cable TV 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, reconstruct, relocate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with the right to enter upon the premises for the purpose of the right to install, maintain, repair, or replace the facilities described above. The right to enter upon the premises shall be exercised in accordance with the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Qwest, including the right to remove trees or 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 constructed or installed on the premises shown on this plat which may be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or other structures on the premises shown on this plat.

Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer:
In approving this plat, Public Service Company of New Mexico (PSCNM), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGCC) did not conduct a Title Search of the premises shown on this plat. The undersigned hereby certifies that the information shown on this plat was obtained from the public records of the County of Bernalillo, New Mexico. NMGCC does not waive or release any easement, or easement rights which may have been granted by prior plat, report or other document and which are not shown on this plat.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE: _____

LEGAL DESCRIPTION
LOTS NUMBERED ONE (1) TWO (2), THREE (3), FOUR (4) AND FIVE (5) IN BLOCK NUMBERED TWO (2) OF THE CITY REALTY COMPANY'S ADDITION NO. 1, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF THE CITY REALTY COMPANY'S ADDITION NO. 1, CITY OF ALBUQUERQUE, NEW MEXICO, DATED MAY 19, 1926, IN VOLUME C2, FOLIO 5, TOGETHER WITH THE 10 FOOT PUBLIC ALLEY VACATED BY VACATION ACTION NO. 15308B-70259, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "A-438" HAVING NEW MEXICO STATE PLANE COORDINATES OF CENTRAL ZONE, NAD 1983 N₁ 45⁰⁰ 57.474 494 W₁ 228.1372246 M, 263.2, 49 DEGS. 45' 00" 00" N, 160.00 FEET TO THE SOUTHWEST CORNER, THENCE S. 81 DEG. 19' 36" E., ALONG THE SOUTHERLY LINE OF PHOENIX AVENUE, A DISTANCE OF 190.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, THENCE S. 81 DEG. 19' 36" E., ALONG THE SOUTHERLY LINE OF PHOENIX AVENUE, A DISTANCE OF 190.00 FEET TO THE SOUTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 0.45555 ACRES MORE OR LESS.

PLAT OF
LOT 1-A, BLOCK 2
CITY REALTY Co.'S ADDITION No. 1

WITHIN
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2015

PROJECT NUMBER: _____
APPLICATION NUMBER: _____
UTILITY APPROVALS:
PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____
NEW MEXICO GAS COMPANY _____ DATE _____
QWEST CORPORATION D/B/A CENTURYLINK CO _____ DATE _____
COMCAST _____ DATE _____

CITY APPROVALS:
CITY SURVEYOR _____ DATE _____
REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
ABCWA _____ DATE _____
PARKS AND RECREATION DEPARTMENT _____ DATE _____
AMAFCA _____ DATE _____
CITY ENGINEER _____ DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

SURVEYORS CERTIFICATE:
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS _____ DAY OF _____, 2015

ANTHONY L. HARRIS, P.S. # 11463



LOCATION MAP H-14-Z

LEGAL DESCRIPTION

LOTS 1-5, BLOCK 2, CITY REALTY CO ADDITION NO. 1 SUBDIVISION
2818 4th STREET NW
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO 87107
1479 ACRE

PARKING CRITERIA

OFFICE USE : ONE SPACE PER 200 SF OF NET LEASABLE AREA ON THE GROUND FLOOR

NEW GROUND FLOOR:	2000 SF / 200 = 10 SPACES
EXISTING STORAGE:	710 SF / 2000 = 1 SPACE
TOTAL SPACES REQUIRED:	11 SPACES
WITH BUS ROUTE REDUCTION OF 10%:	10 SPACES
TOTAL SPACES PROVIDED:	10 SPACES

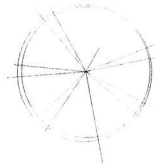
PARKING LOT WILL PROVIDE ADEQUATE PARKING SPACES (10) AND ONE (1) RESERVED ACCESSIBLE SPACE
ONE MOTORCYCLE SPACE IS PROVIDED
A BIKE RACK WILL BE PROVIDED TO ACCOMMODATE 2+ BIKES MIN.

SITE LIGHTING

ALL NEW OR NEW PROPOSED MOTION DETECTED / NEW LIGHTING WILL BE PHOTO SENSOR-MOTION DETECTED WALL MOUNT ABOVE DOORS WITH LIGHT DIRECTED DOWN
ALL LIGHTING SHALL BE MOUNTED DIRECTLY ON ANY PUBLIC RIGHT-OF-WAY OR OTHER RESIDENTIAL PREMISES AND SHALL CONFORM TO AREA LIGHTING REQUIREMENTS AS REGULATING BY SECTION 14-1-19-3-9 (AREA LIGHTING REGULATIONS) THE ZONING CODE.

RECYCLE

RECYCLE IS DISPOSED OF THROUGH RESIDENTIAL TRASH BINS FOR PICK UP ON PHOENIX AVENUE



EXISTING MATURE STREET TREES

LEGEND

- EXISTING CHALKLINE FOOTING
- EXISTING PROPERTY LINE
- EXISTING CONCRETE FOUNDATION
- EXISTING MASONRY WALL
- EXISTING MASONRY PAVEMENT
- EXISTING ASPHALT PAVEMENT

SITE PLAN

