



### Supplemental Form (SF)

#### SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

#### 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

#### SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

#### D Street Name Change (Local & Collector)

#### L A APPEAL / PROTEST of...

Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

#### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

**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): ARCH + PLAN LAND USE CONSULTANTS PHONE: 980.8365

ADDRESS: P.O. BOX 25911 STATE NM ZIP 87125 E-MAIL: Arch.plan@comcast.net FAX: \_\_\_\_\_

CITY: ALBUQUERQUE STATE NM ZIP 87125 E-MAIL: \_\_\_\_\_

APPLICANT: ZAHIR & PARNEEN SHARIFI PHONE: \_\_\_\_\_

ADDRESS: 4400 RIVERHILL DR. NW STATE NM ZIP 87120 E-MAIL: \_\_\_\_\_

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/Addr/TBKA: CITY REALTY COMPANY MRGCD Map No \_\_\_\_\_

Existing Zoning: C-2/R-1 OR SU-2 N/FTOD Proposed zoning: N/A

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 / 15 DRB - 70259 15 DRB - 70446

#### CASE INFORMATION:

Within city limits?  Yes  No 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 4<sup>th</sup> 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: 12.16.2015

#### SIGNATURE

*Derrick Archuleta*

(Print Name) DERRICK ARCHULETA

Applicant:  Agent:

DATE 4.5.16

#### 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 \_\_\_\_\_

Action \_\_\_\_\_

S.F. \_\_\_\_\_

Fees \$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Total \$ \_\_\_\_\_

Hearing date \_\_\_\_\_

Revised: 4/2012

Staff signature & Date \_\_\_\_\_

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 AND COMMENT (DRB22)**  
 — 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

Your attendance is required.

**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 S/A
- 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 ARHUETA** Applicant name (print)  
*Derrick Arhueta* Applicant signature / date  
4.5.16

Checklists complete

Fees collected

Case #s assigned

Related #s listed

Application case numbers \_\_\_\_\_

Form revised **October 2007**

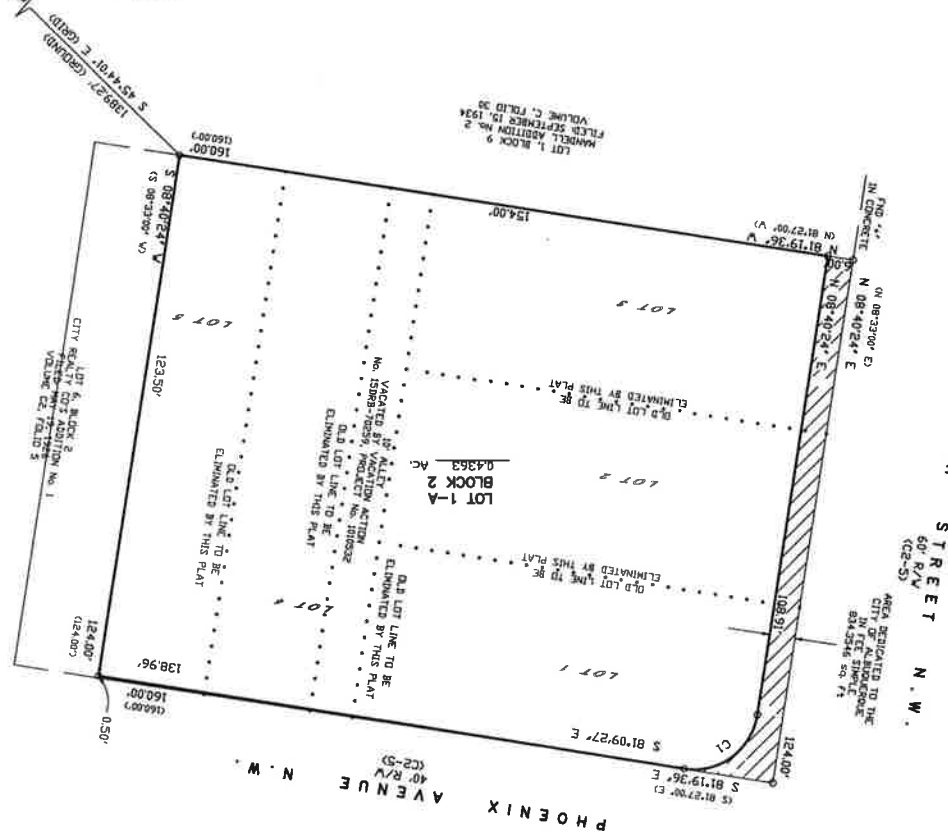
Project # \_\_\_\_\_ Planner signature / date \_\_\_\_\_



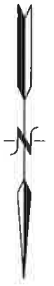
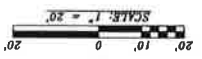
NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90.1679°	S 33.4929° W	15.00	23.61	21.24

CURVE TABLE

ACS STATION "A-43B"  
 N=1,495,747.494  
 E=1,523,137.246  
 GRID TO GRID=0.999891662  
 ΔSC = -00° 13' 31.98"  
 CENTRAL ZONE, NAD 1983



**MRB**  
 MARCUS STANTON, INC.  
 1112-B MONROE STREET N.E.  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE: (505) 463-9055 FAX: (505) 463-8865



**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  
 FEBRUARY, 2016



**ARCH + PLAN  
LAND USE CONSULTANTS  
ALBUQUERQUE NM**

April 5, 2016

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

**RE:** Lots 1 thru 5, City Realty Company Addition No. 1 located at 2818 4<sup>th</sup> Street NW  
**PROJECT #1010532/15DRB-70446**

I would like to request Final 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.

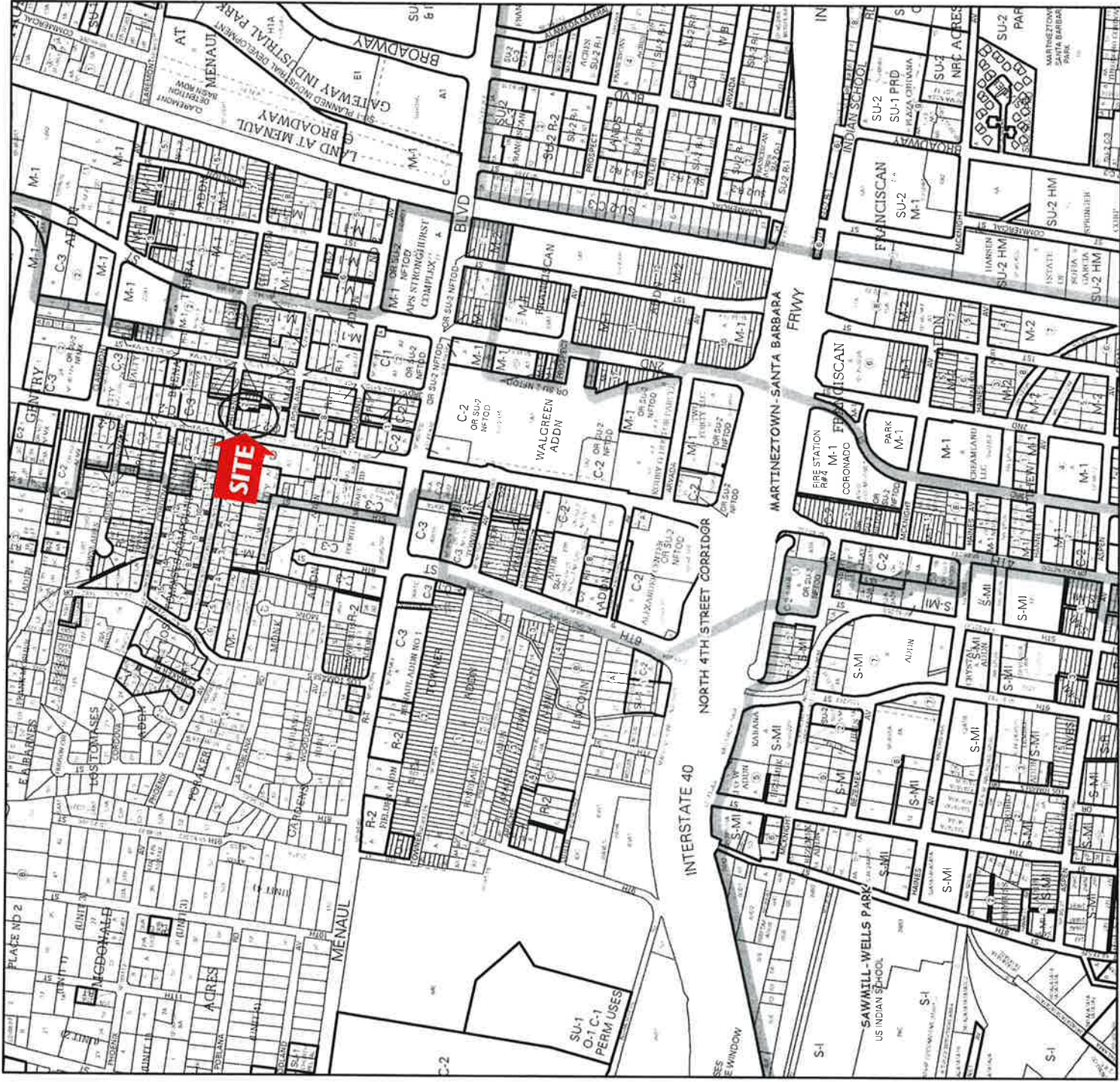
Existing Lots 1 thru 3 are zoned C-2 or SU-2/NFTOD and Lots 4 and 5 are zoned R-1 or SU-2/NFTOD and is governed by the North Fourth Street Corridor Sector Plan and Established Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan which support the application.

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

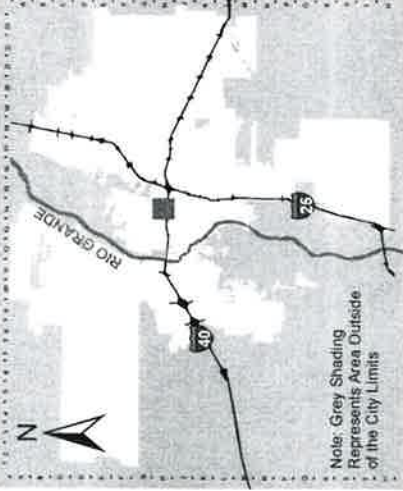
Sincerely,



Derrick Archuleta, MCRP  
Principal



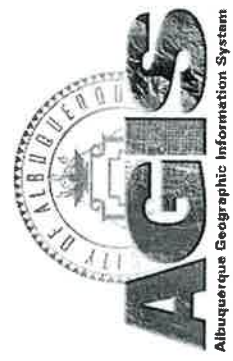
For more current information and details visit: <http://www.cabq.gov/gis>



Note: Grey Shading Represents Area Outside of the City Limits

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



Map amended through: 1/28/2016