



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): 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: JOYCE VAN BERKEL PHONE: \_\_\_\_\_  
 ADDRESS: 5716 MORGAN LN NW FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: VACATION OF 5' PUBLIC UTILITY EASEMENT

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. LOT 22-A Block: \_\_\_\_\_ Unit: 2  
 Subdiv/Addn/TBKA: SADDLE RIDGE  
 Existing Zoning: R-1 Proposed zoning: N/A MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): E-11 UPC Code: 1-011-062-237-202-317-34

**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: 1 No. of proposed lots: 1 Total site area (acres): .315±  
 LOCATION OF PROPERTY BY STREETS: On or Near: 5716 MORGAN LANE NW  
 Between: MONTAÑO RD NW and EQUESTRIAN DR NW

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

SIGNATURE Derrick Archuleta DATE 9.15.15  
 (Print Name) DERRICK 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>15DRB - 70333</u>	<u>SK</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 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>September 23, 2015</u>			Total \$ <u>0</u>

[Signature] 9-15-15  
 Staff signature & Date

Project # 1010614

**FORM S(3): SUBDIVISION - L...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.

DERRICK ARCHULETA  
Applicant name (print)  
Derrick Archuleta 9-15-15  
Applicant signature / date



Form revised **October 2007**

[Signature] 9-15-15  
Planner signature / date  
Project # 1010614

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

Application case numbers  
15DRB-70333



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 9/2/2014

Note Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**E-11-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 1,500 Feet

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

September 15, 2015

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

**RE:** Lot 22-A, Saddle Ridge Unit 2 located at 5716 Morgan Lane NW

Mr. Cloud and members of the Board:

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

The owners would like to vacate a five (5) foot public utility easement which bisects the property and is encroached upon by the existing single family residence and a one story building located on the site.

The property is currently developed with a single family residence.

The property is zoned R-1 and is governed by the Westside Strategic Plan and Established Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan which support the application.

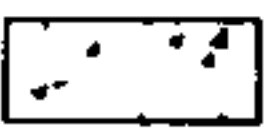
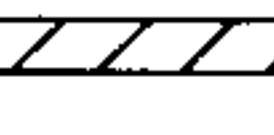
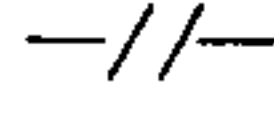


The Taylor Ranch Neighborhood Association has reviewed the vacation request and has no objection to the application

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

Sincerely,



Derrick Archuleta, MCRP  
Principal

-  CONCRETE
-  BLOCK WALL
-  WOOD FENCE
-  ELECTRIC METER
-  GAS METER

5716 MORGAN LANE, N.W.  
(50' R/W)

BACK OF CURB

R=236.36' L=142.55'

S 54°30'13" W

140.24'

RESIDENCE APPEARS TO VIOLATE EASEMENT

ONE STORY BUILDING APPEARS TO VIOLATE EASEMENT

S 89°50'52" E

5' EQUESTRIAN & UTILITY EASEMENT  
2' P.U.E.

GREEN HOUSE

ONE STORY BUILDING  
26.3'

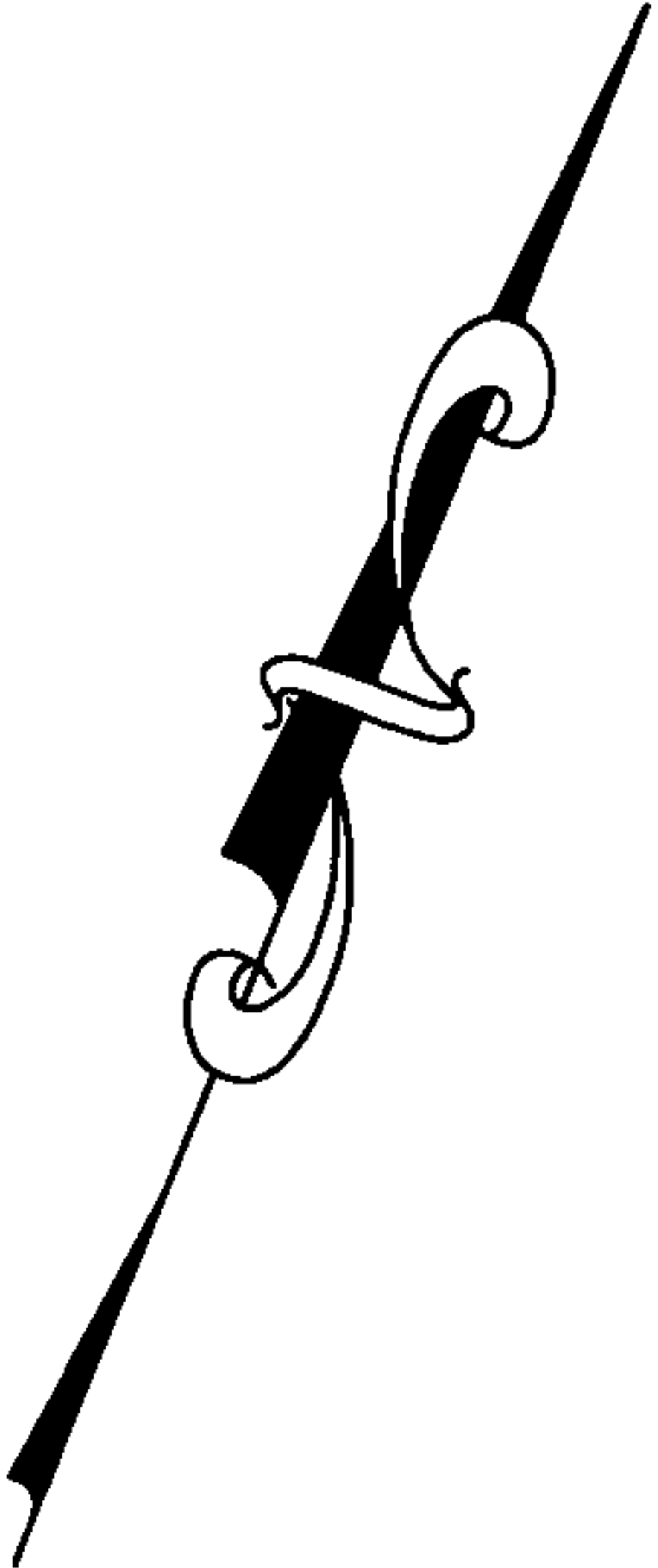
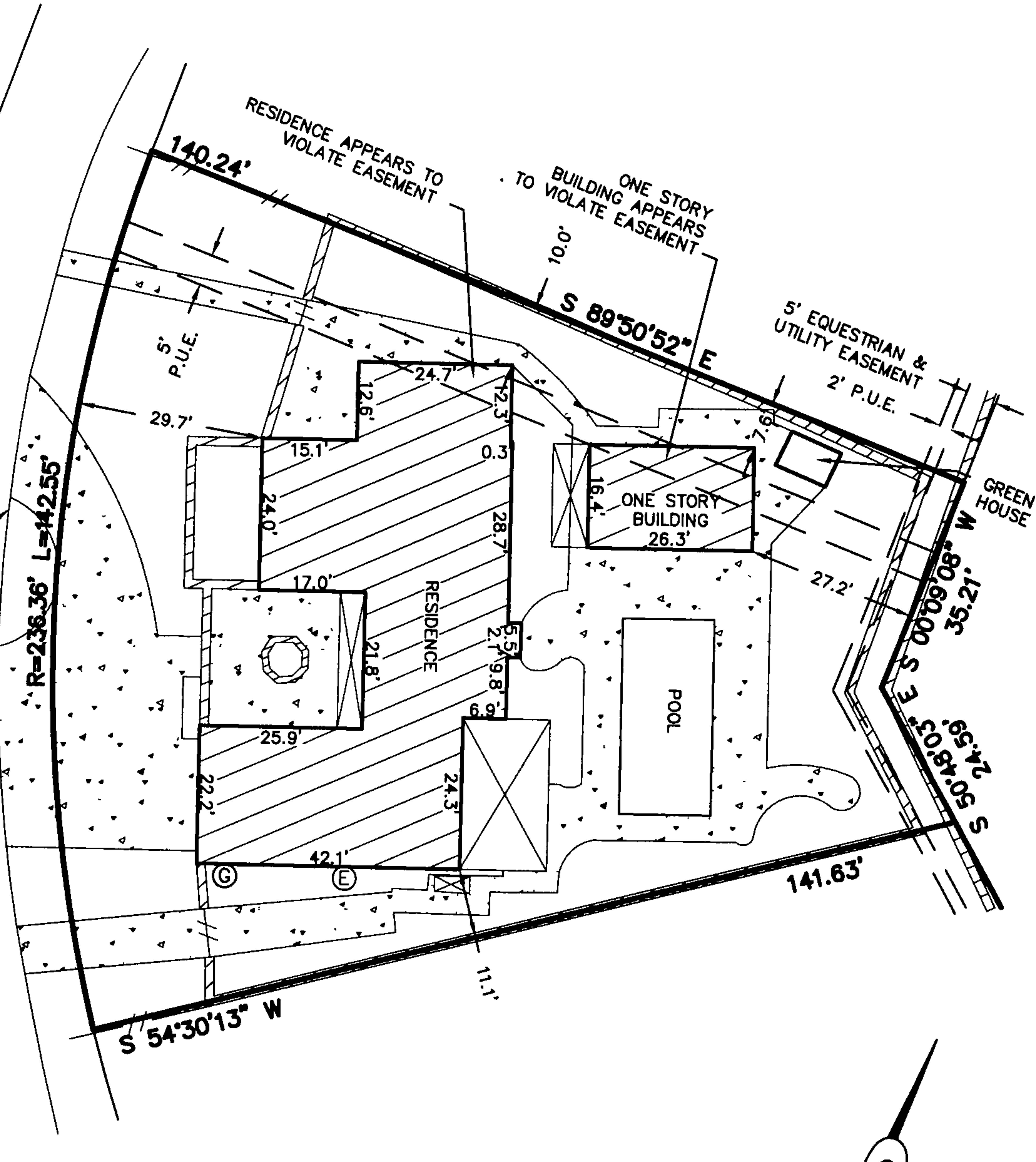
POOL

RESIDENCE

141.63'

M 89°09'08" W  
35.21'

S 50°48'03" E  
24.59'



DEFINED AS AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED AUGUST 16, 2012, MAP NO. 35001C0114H.

2. THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED ON THE NOTES ON THE RECORDED PLAT.
3. THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.

SEE SHEET 2 FOR DRAWING



**LEGAL DESCRIPTION**

LOT NUMBERED TWENTY-TWO-A (22-A) OF THE AMENDED PLAT OF SADDLE RIDGE UNIT 2, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 22, 1987, IN PLAT BOOK C33, FOLIO 145.

*Will Plotner*  
N.M.R.P.S. No. 14271

This is to certify:  
To Title Company: FIRST AMERICAN TITLE ; To Underwriter: FIRST AMERICAN TITLE INSURANCE COMPANY

To Lender: WALLICK & VOLK, INC. that on AUGUST 17TH, 2015, I, Will W. Plotner, Jr., N.M.R.P.S. No. 14271, made an inspection of the premises situated at LOT 22-A, SADDLE RIDGE, UNIT 2 BERNALILLO County, New Mexico briefly described as (Address if applicable): 5716 MORGAN LANE N.W.

Plat Reference: Bearings, distances and/or curve data are taken from the following plat (include filing information if plat is filed). SEE LEGAL DESCRIPTION

NOTE: The error of closure is less than one foot of error for every 10,000 feet along the perimeter of the legal description provided. Easements shown hereon are as listed in the Title Commitment No. 2064124 provided by the Title Company. Improvement location is based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions, and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.

**'THIS IS NOT A BOUNDARY SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE' (THIS INCLUDES BUILDING PERMITS)**

I further certify as to the existence of the following at the time of my last inspection:

1. Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas, or oil pipe lines on or crossing said premises (show location, if none visible, so indicate): ● \_\_\_\_\_
2. Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises: ● \_\_\_\_\_
3. Evidence of cemeteries or family burial grounds located on said premises (show location): ● \_\_\_\_\_
4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location): ● \_\_\_\_\_

XFINITY Connect

arch.plan@comcast.net

+ Font Size -

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**TRNA comments on Utility Easement at 5716 Morgan Lane**

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**From :** aboard10@juno.com

Thu, Sep 10, 2015 08:41 AM

**Subject :** TRNA comments on Utility Easement at 5716 Morgan Lane**To :** Tony@Harrissurveying.comcastbiz.net, arch plan <arch.plan@comcast.net>**Cc :** mdodrill@firstam.com

To Whom it may concern,

The Board of the Taylor Ranch Neighborhood Association has reviewed the request to vacate the public utilities easement on the north side of the property at 5716 Morgan Lane NW. The Board has no objection to the request to replat this property to vacate that easement and waives the required 15 day period for review.

The legal lot description is: LOT NUMBERED TWENTY-TWO-A (22-A) OF THE AMENDED PLAT OF SADDLE RIDGE UNIT 2, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 22, 1987, IN FLAT BOOK C33, FOLIO 145.

Sincerely,

Rene' Horvath

Land Use Director for TRNA

898-2114

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**Buffett's New Enemy**

Buffett just confirmed his worst fear. Click here for his warning.

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PROJECT #  
1010101

September 23, 2015

SK