

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.

Applicant name (print)

Applicant signature / date



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 | _____ |

Planner signature / date

Project #



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): RHD Engineering, llc PHONE: 288-1621

ADDRESS: 4305 Purple Sage Ave. NW FAX: _____

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rhdengineering@outlook.com

APPLICANT: Michael Stewart PHONE: 505-250-6571

ADDRESS: 9300 Camino del Sol FAX: _____

CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: _____

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Replat 2 lots into 3 lots, vacate a portion of an existing access 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. tracts C-44B and C-44A Block: _____ Unit: _____

Subdiv/Addn/TBKA: Town of Atrisco Grant

Existing Zoning: SU2-IP Proposed zoning: Same MRGCD Map No _____

Zone Atlas page(s): K-10 UPC Code: 101005704815531312 & 1010057003420431315

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 no. 1010724

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no

No. of existing lots: 2 No. of proposed lots: 3 Total site area (acres): 4.9+/- ac

LOCATION OF PROPERTY BY STREETS: On or Near: Central Avenue

Between: Unser Blvd and 90th Street

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

SIGNATURE _____ DATE _____

(Print Name) Richard Dourte 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	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
	Hearing date _____			\$ _____

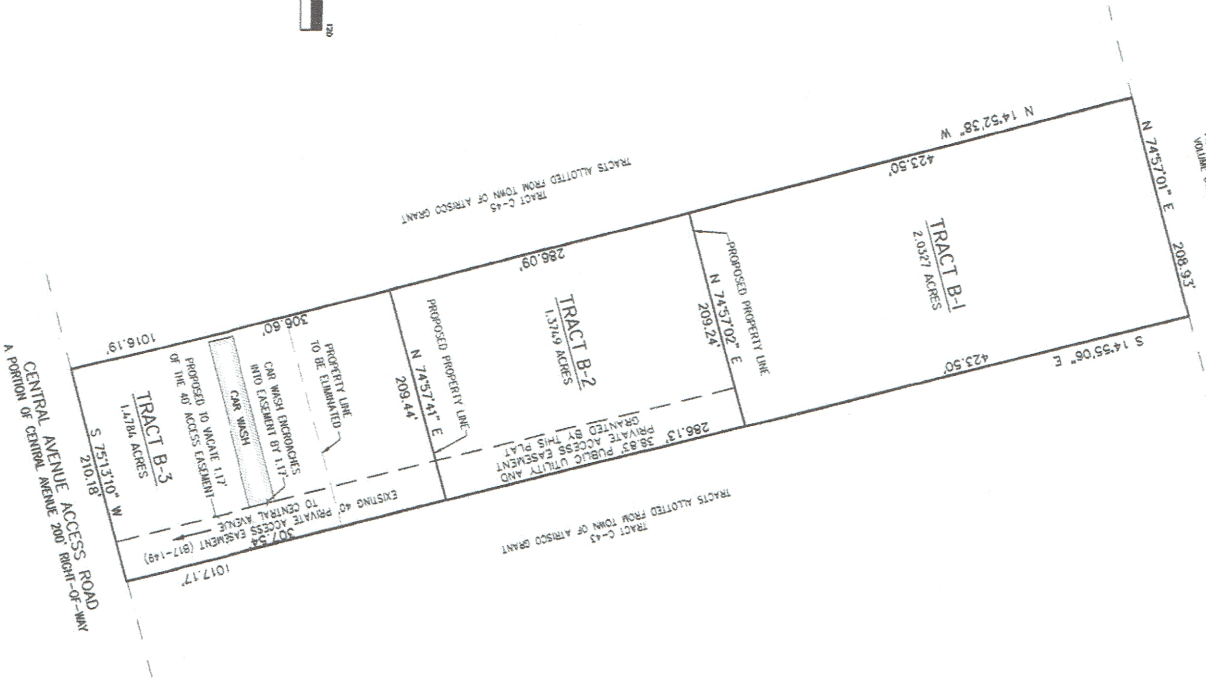
Project # _____

Staff signature & Date _____

101.1
 ATRISCO BORNOS, 400K
 TACTO BORNOS 200, 1000
 VOLUME C/O, 100, 1000

SKETCH EXHIBIT

TRACT C-44B AND C-44A
 TRACT ALLOTTED FROM THE
 TOWN OF ATRISCO GRANT
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2016



THE SURVEY OFFICE, LLC

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306

"EXHIBIT"

N 14°50'53" W

TRACT B-3

40' PRIVATE ACCESS AND DRAINAGE EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT OF TRACT B-1 AND B-2 TO BE MAINTAINED BY TRACTS B-1 AND B-2 EQUALLY.

10' PRIVATE WATERLINE EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT OF TRACT B-1 AND TRACT B-2.

20' PUBLIC UTILITY EASEMENT FOR THE BENEFIT OF TRACT B-1 AND B-2 GRANTED BY THIS PLAT

S 14°55'06" E

S 75°13'10" W

210.18'

FIRE HYDRANT

LANDSCAPE

EDGE OF ASPHALT

EDGE OF ASPHALT

LANDSCAPE

LANDSCAPE

CURB & GUTTER

CURB & GUTTER

LANDSCAPE

+R=31.9'

LANDSCAPE

CENTRAL AVENUE ACCESS ROAD
A PORTION OF CENTRAL AVENUE 200' RIGHT-OF-WAY

SCALE 1" = 40'
DRAWN BY: SDR
2-29-16





Rte 66

95ft +/-

Central Ave NW

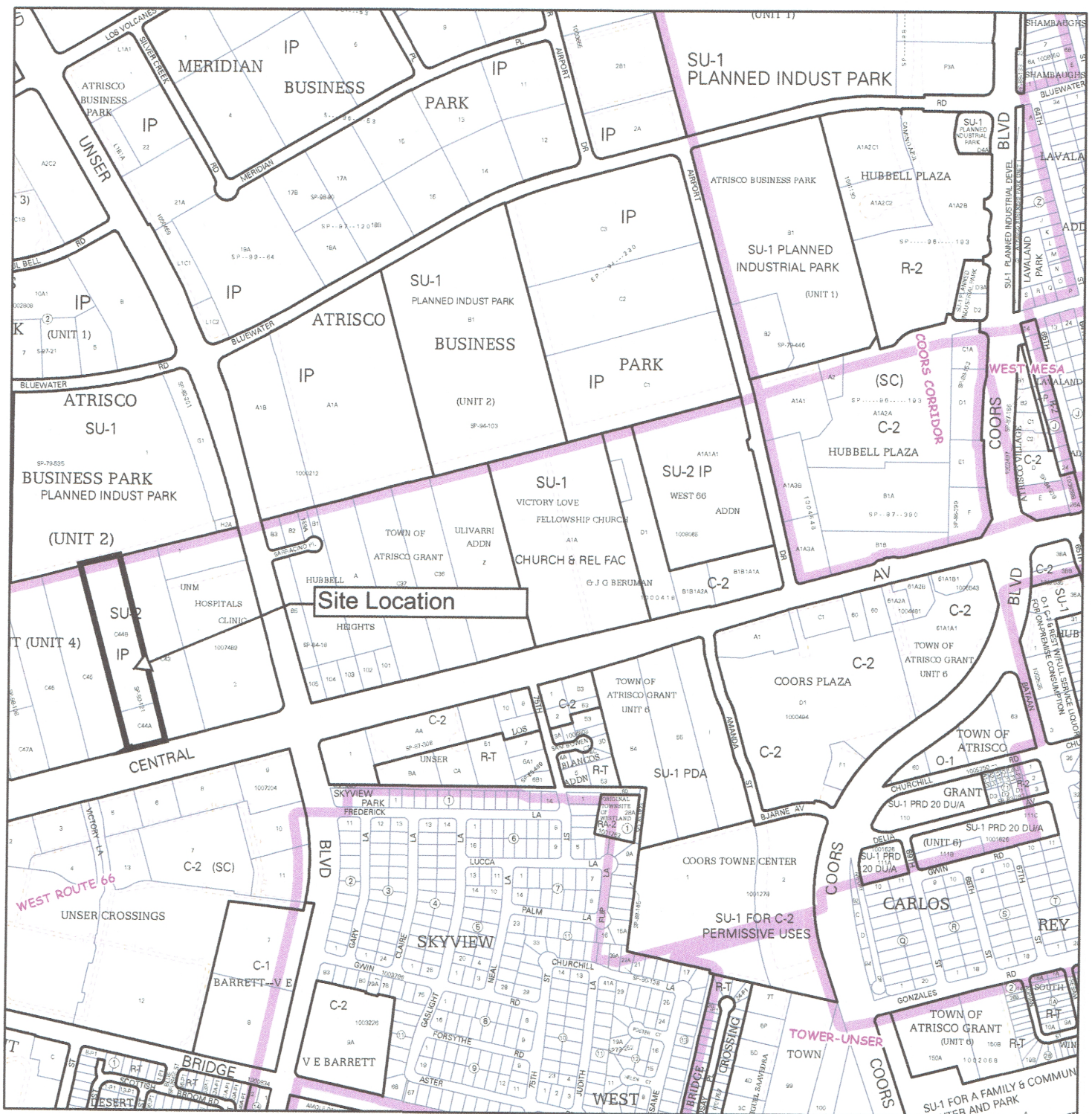
Central Ave SW

© 2016 Google

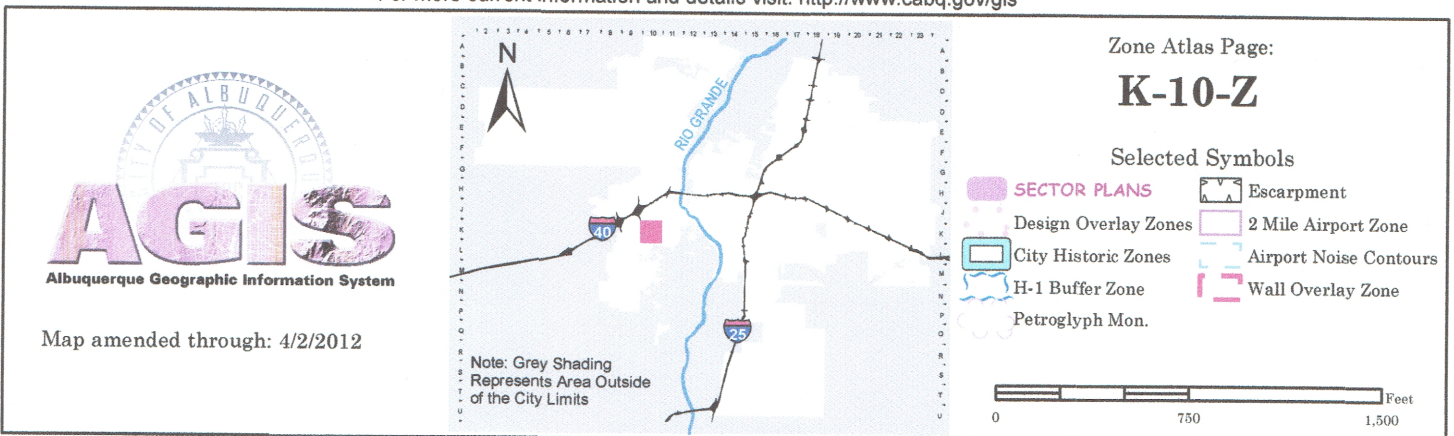
Google Earth

1991

13 S 342680.75 m E 3882896.17 m N elev 5107 ft eye alt 5649 ft



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



Vicinity Map

March 1, 2016

To: DRB Members

Re: Reason for this Replat, for the vacation of a portion of a private access easement and Request for Variances (width of r/w, width of pavement, sidewalk)

Reason for the replat:

1. To create 3 lots from the 2 existing lots.

Reason for the vacation of a portion of the existing private access easement:

1. The existing structure encroaches into this easement.

Central in this are is considered a 'Community Principal Arterial'. Request for variance justification:

1. The right-of-way for this area is 200ft, this is greater than the range of r/w widths for this street classification as identified in the Long Range Transportation System Guide.
2. The width of pavement directly in front of this site is shown on the attached exhibit as 31ft, this property is at the end of a frontage road along Central Boulevard. Central blvd. has a paving width of approximately 95ft f-f, please see attachment.
3. This area is zoned I-P and there are no existing sidewalks west of the access road to the bus terminal/library on Central Ave. for approximately 4,000 ft.

Your consideration is appreciated...

Sincerely,



Richard Dourte, PE
RHD Engineering, llc

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 - Application for Minor Plat on FORM S-3, including those submittal requirements. 24 copies
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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



Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers

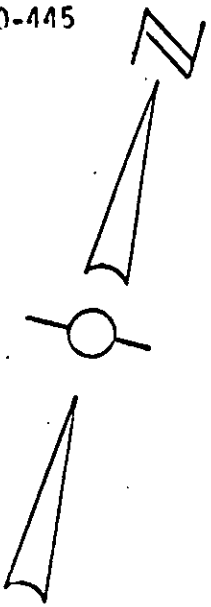
Planner signature / date

Project # _____

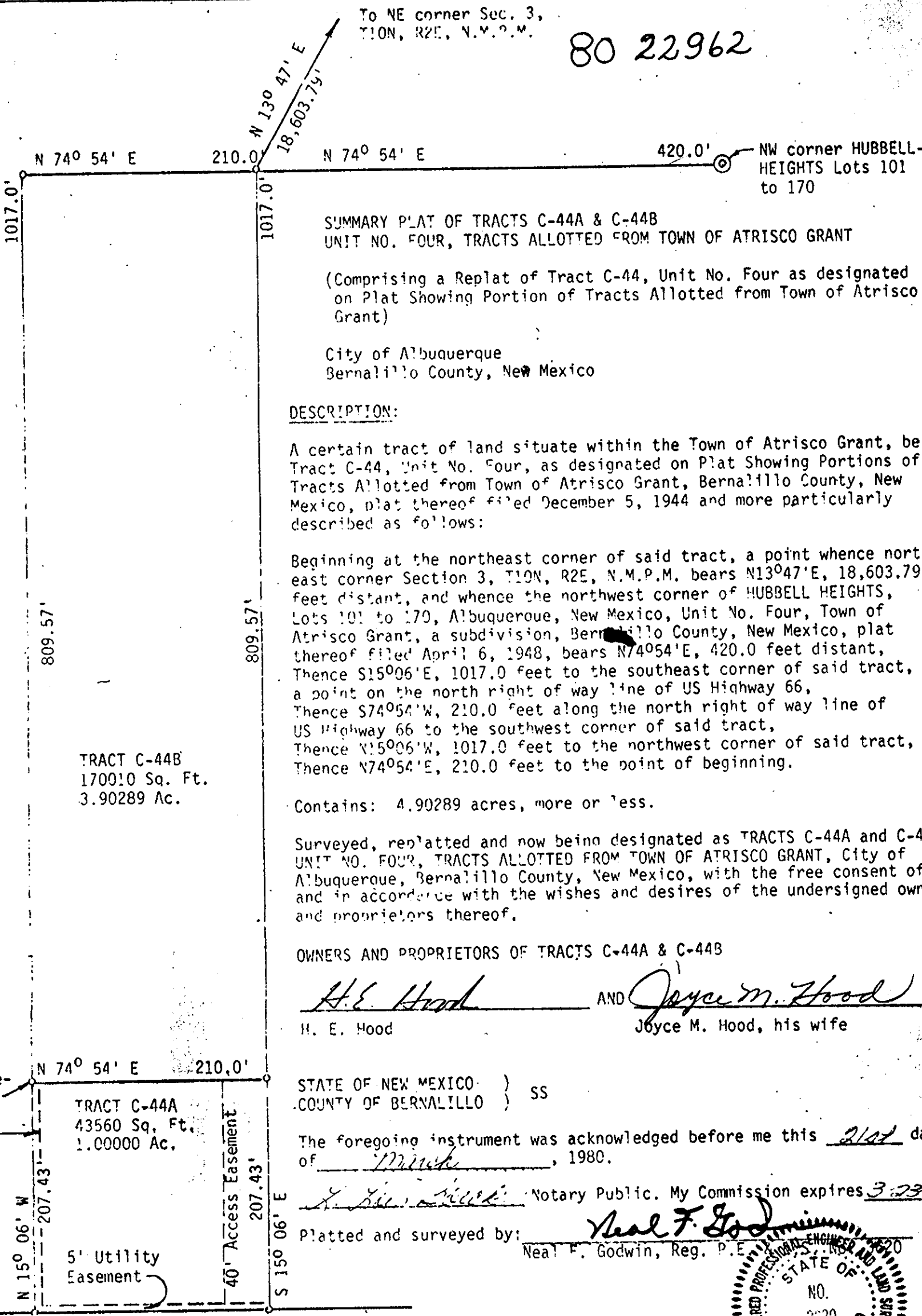
B17-149

80 22962

B17-149



SCALE: 1" = 100'



SUMMARY PLAT OF TRACTS C-44A & C-44B
UNIT NO. FOUR, TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT

(Comprising a Replat of Tract C-44, Unit No. Four as designated on Plat Showing Portion of Tracts Allotted from Town of Atrisco Grant)

City of Albuquerque
Bernalillo County, New Mexico

DESCRIPTION:

A certain tract of land situate within the Town of Atrisco Grant, being Tract C-44, Unit No. Four, as designated on Plat Showing Portions of Tracts Allotted from Town of Atrisco Grant, Bernalillo County, New Mexico, plat thereof filed December 5, 1944 and more particularly described as follows:

Beginning at the northeast corner of said tract, a point whence north-east corner Section 3, T10N, R2E, N.M.P.M. bears N13°47'E, 18,603.79 feet distant, and whence the northwest corner of HUBBELL HEIGHTS, Lots 101 to 170, Albuquerque, New Mexico, Unit No. Four, Town of Atrisco Grant, a subdivision, Bernalillo County, New Mexico, plat thereof filed April 6, 1948, bears N74°54'E, 420.0 feet distant, Thence S15°06'E, 1017.0 feet to the southeast corner of said tract, a point on the north right of way line of US Highway 66, Thence S74°54'W, 210.0 feet along the north right of way line of US Highway 66 to the southwest corner of said tract, Thence N15°06'W, 1017.0 feet to the northwest corner of said tract, Thence N74°54'E, 210.0 feet to the point of beginning.

Contains: 4.90289 acres, more or less.

Surveyed, replatted and now being designated as TRACTS C-44A and C-44B, UNIT NO. FOUR, TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT, City of Albuquerque, Bernalillo County, New Mexico, with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof.

OWNERS AND PROPRIETORS OF TRACTS C-44A & C-44B

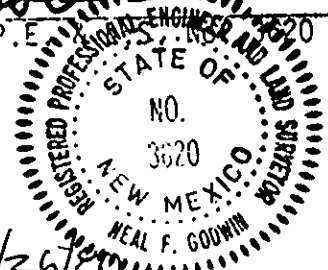
H. E. Hood AND Joyce M. Hood
H. E. Hood Joyce M. Hood, his wife

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

The foregoing instrument was acknowledged before me this 21st day of March, 1980.

Neal F. Godwin Notary Public. My Commission expires 3-23-83

Platted and surveyed by: Neal F. Godwin
Neal F. Godwin, Reg. P.E.



APPROVED AND ACCEPTED BY:

Richard J. ...
Planning Director, City of Albuquerque, NM 3/26/80 DATE

SP-80-121 Bernalillo County, New Mexico
Number-Zone Atlas (K-10)

NOTE: Approval of and filing with the County Clerk of Bernalillo County, of this plat does not vacate or in any way affect public or private easements.

By: R. Jewell 3-21-80
Property Management Division DATE

State of New Mexico)
County of Bernalillo) SS
This instrument was filed for record on

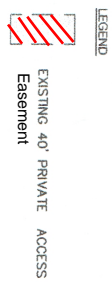
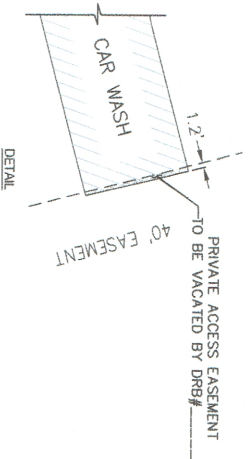
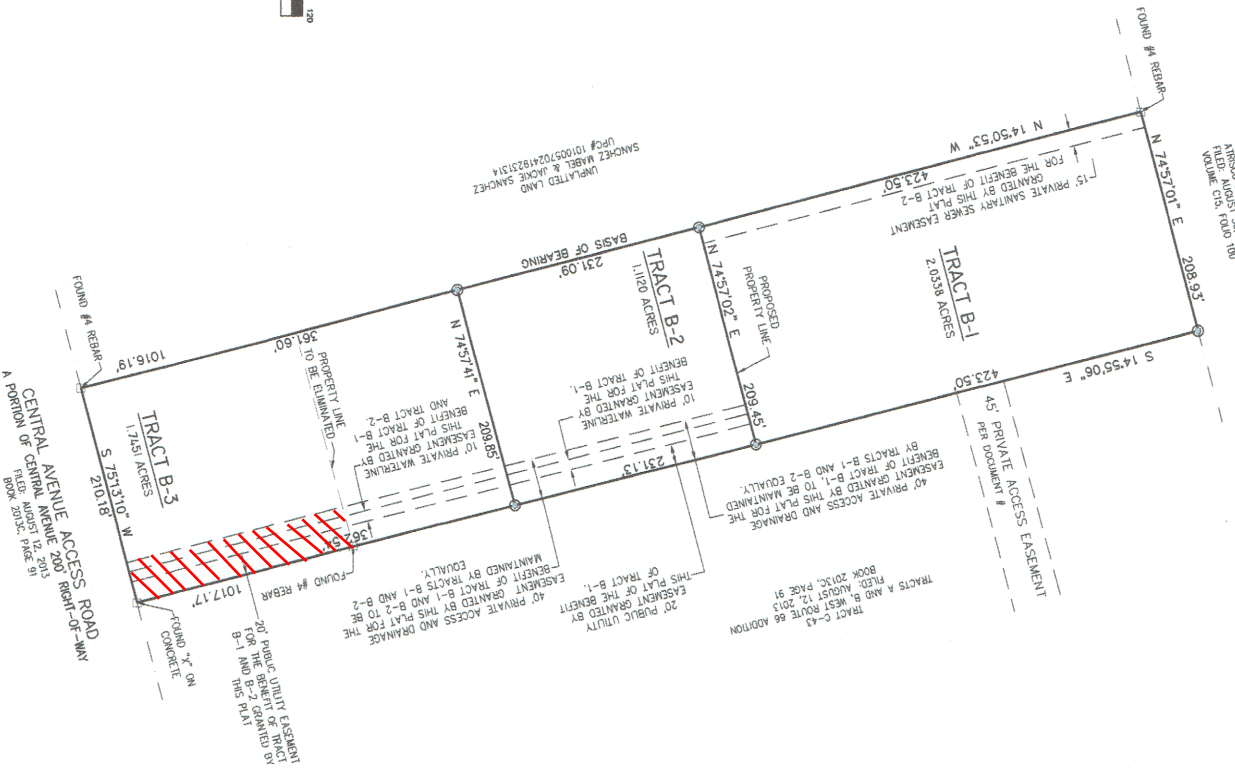
06 APR 17 1980
At 1:06 o'clock P.m. Recorded in Vol. B17
of records of said County Page 149
[Signature] Clerk & Recorder
[Signature] Deputy Clerk

B17-149

B17-149

PLAT OF
TRACTS B-1, B-2 AND B-3
LANDS OF STEWART

TOWN OF ATRISCO GRANT
WITHIN
PROJECTED SECTION 22, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2016



NOTE:
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.

- MONUMENT LEGEND**
- — FOUND MONUMENT AS NOTED
 - — SET 1/2" REBAR W/PLASTIC CAP STAMPED "PLS 11463" UNLESS OTHERWISE NOTED

Vacation Exhibit "A"

THE SURVEY OFFICE, LLC
333 LOMAS BOULEVARD N.E.
ALBUQUERQUE, NEW MEXICO 871102
PHONE: (505) 998-0883
FAX: (505) 998-0886

March 3, 2016

To: DRB Members

Re: Vacation of a portion of a private access easement (DRB project no. 1010724)

Reason for requesting the vacation:

The existing structure onsite presently encroaches into the existing private access easement, thus like to vacate approximately 1.2 feet of this private access easement.

Your consideration is appreciated...

Sincerely, -

Michael J Stewart
Ann S. Stewart

Owner of Tracts B-1, B-2 and B-3
Town of Atrisco Grant

3-3-2016

3-3-16

Date