

City of Albuquerque



DEVELOPMENT/PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION

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

S Z ZONING & PLANNING

Annexation

- V Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)

SITE DEVELOPMENT PLAN

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

- P 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

- 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 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: PAUL SHELburnE / Luison HANSON PHONE:

ADDRESS: 6109 CLUB CHOLLA CT NE FAX:

CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL:

Proprietary interest in site: OWNERS List all owners:

DESCRIPTION OF REQUEST: CHANGING OF BUILDING ENVELOPE

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. Z1 Block: _____ Unit: _____

Subdiv/Addn/TBKA: THE OVERLOOK AT HIGH DESERT

Existing Zoning: SU-2 HD/R-LT Proposed zoning: NA MRGCD Map No _____

Zone Atlas page(s): E-23 UPC Code: 1-023-062-412-237-406-04

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 No Within 1000FT of a landfill? NO

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): .62±

LOCATION OF PROPERTY BY STREETS: On or Near: 6109 CLUB CHOLLA CT NE

Between: COPPER ROSE ST and PAPER FLOWER PL.

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

SIGNATURE

Derrick Archuleta

DATE 3.8.16

(Print Name) DERICK ARCHULETA

Applicant: Agent:

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
\$ _____

Revised: 4/2012

Hearing date _____

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

- 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
Derrick Arhueta
Applicant name (print) **3.8.16**
Applicant signature / date

<input type="checkbox"/> Checklists complete	Application case numbers	Form revised October 2007
<input type="checkbox"/> Fees collected	_____	
<input type="checkbox"/> Case #s assigned	_____	
<input type="checkbox"/> Related #s listed	_____	
	Project # _____	Planner signature / date _____

**PLAT OF
LOT 21-A
THE OVERLOOK AT HIGH DESERT**

WITHIN
THE ELENA GALLEGOS GRANT
BERNALILLO COUNTY, NEW MEXICO
PROJECTED SECTION 26, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
JANUARY, 2016

LEGAL DESCRIPTION
LOT NUMBERED TWENTY-ONE (21) OF THE AMENDED PLAT OF THE OVERLOOK AT
HIGH DESERT, ALBUQUERQUE, 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 FEBRUARY 3, 1999, IN PLAT BOOK 99C,
FOLIO 24



VICINITY MAP NO. E-23

PURPOSE OF PLAT:
THE PURPOSE OF THIS PLAT IS TO CHANGE THE BUILDING ENVELOPE
AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.6229 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE
- 5: COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD
- 7: DATE OF FIELD WORK: DECEMBER, 2015
- 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: PLAT OF THE OVERLOOK AT HIGH DESERT
FILED: FEBRUARY 3, 1999 IN BOOK 99C, FOLIO 24

PUBLIC UTILITY EASEMENTS

USE OF PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT

- A. Electric Service Company of New Mexico ("ENM"), a New Mexico corporation, ("ENM") shall be responsible for the installation, maintenance, and repair of overhead and underground electric lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service to the lots shown on this plat.
 - B. ENM shall be responsible for the installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
 - C. ENM shall be responsible for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
 - D. ENM shall be responsible for the installation, maintenance, and service of other utility related equipment and facilities reasonably necessary to provide other utility services.
- included in the right to install, maintain, connect, relocate, change, remove, replace, modify, repair, 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, over and across adjoining lots of donor for the purpose and for the right to utilize the right of way and easement to extend services to customers of ENM, including sufficient working area space for service which ENM may require with the purpose set forth herein. No building, sign, pool (aboveground or suburface), hot tub, concrete or wood pool decking, or other structure shall be placed or constructed on said easements, nor shall any well be drilled or operated thereon. Property owner shall be solely responsible for conducting any location of National Electrical Safety Code by construction of poles, decking, or any structure adjacent to or near easements shown on this plat.

in opening this plat, Public Service Company of New Mexico ("ENM"), WEST D/B/A CENTURYLINK and New Mexico Gas Company ("MNGC") did not conduct a Title Search of CENTURYLINK and New Mexico Gas Company (MNGC), WEST D/B/A CENTURYLINK and the properties shown hereon. Consequently, ENM, WEST D/B/A CENTURYLINK and MNGC do not warrant or release any easement rights which may have been granted by prior plat, report or other document and which are not shown on this plat.

in opening this plat, Public Service Company of New Mexico (ENM), WEST D/B/A CENTURYLINK and New Mexico Gas Company (MNGC) did not conduct a Title Search of CENTURYLINK and New Mexico Gas Company (MNGC), WEST D/B/A CENTURYLINK and the properties shown hereon. Consequently, ENM, WEST D/B/A CENTURYLINK and MNGC do not warrant or release any easement rights which may have been granted by prior plat, report or other document and which are not shown on this plat.

15-08994.DWG (DECEMBER, 2015)

PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE: _____
PROPERTY OWNER OF RECORD: _____

BY: _____
OWNERS NAME: _____
BY: _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

DATE: _____
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

FREE CONSENT
THE SUBMISSION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFESIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

DATE: _____
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

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COUNTY OF BERNALILLO)

DATE: _____
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

ANTHONY L. HARRIS, P.S. # 11463
SURVEYORS-GEOLOGICAL
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

DATE: _____
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

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COUNTY OF BERNALILLO)

DATE: _____
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

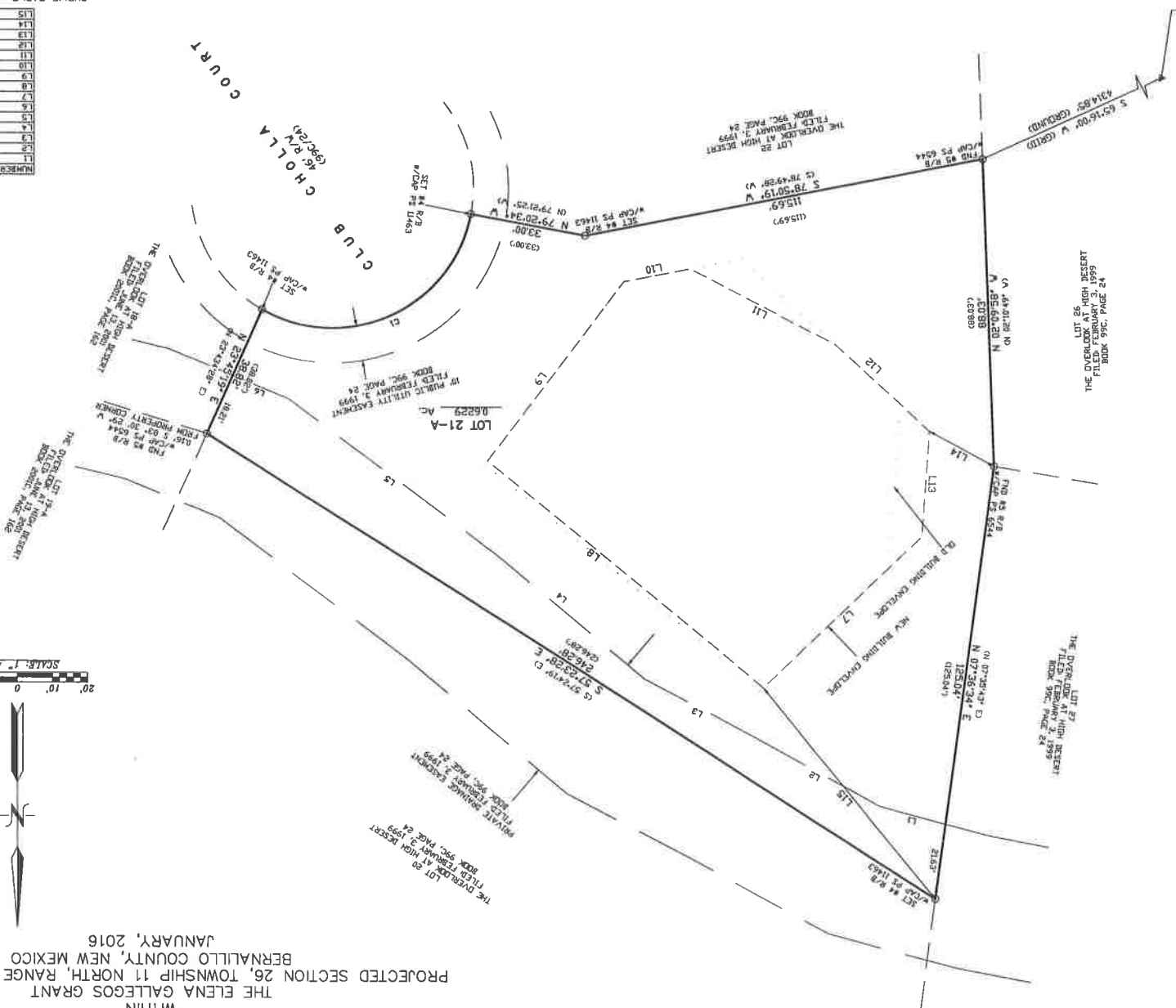
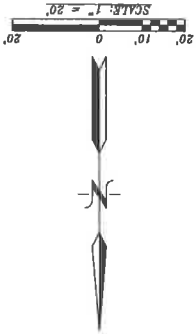
DATE: _____
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

DATE: _____
STATE OF NEW MEXICO) S.S.
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**PLAT OF
LOT 21-A
THE OVERLOOK AT HIGH DESERT**

WITHIN
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BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2016



ACS STATION "21-F23"
N=1508.149.36
E=1568.340.305
GRID TO GRID=0.999622005
Δκ = -00' 08" 11.51"
CENTRAL ZONE, NAD 1983

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	CHORD LENGTH
C1	109°02'10"	S 65°09'48" W	44.00	76.12

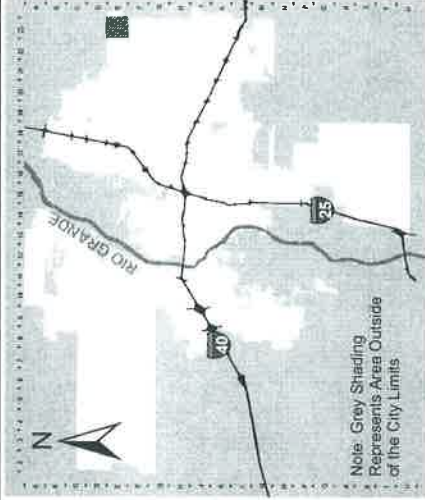
NUMBER	DIRECTION	DISTANCE
L1	N 74°59'10" W	15.27
L2	N 61°22'53" W	41.57
L3	N 62°29'28" W	35.09
L4	N 49°49'41" W	55.47
L5	N 58°45'35" W	73.27
L6	N 37°55'51" W	61.51
L7	N 46°06'18" E	45.87
L8	S 50°27'52" E	102.88
L9	S 36°39'59" E	64.29
L10	S 28°50'13" W	119.20
L11	N 62°50'59" W	45.41
L12	N 47°38'50" W	36.38
L13	N 34°01'40" E	36.43
L14	N 51°11'49" W	28.95
L15	N 39°19'48" W	77.65



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



Map amended through: 1/28/2016



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-23-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



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

March 8, 2016

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

RE: Lot 21-A, The Overlook at High Desert located at 6109 Club Cholla Ct NE

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 property owner would like to change the existing building envelope. Proposed Lot 21-A will contain approximately .622± acres.

The site is currently developed with a single family residence.

The property is zone SU-2 HD/R-LT and is governed by the High Desert Sector Plan and the Semi-Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan which support the request.

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

Sincerely,



Derrick Archuleta, MCRP
Principal