



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: 7209 CENTRAL NE LLC PHONE: \_\_\_\_\_  
 ADDRESS: 704 GRETTA CT NE FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 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. 1 THRU 13 Block: 2 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: LA MESA SUBDIVISION  
 Existing Zoning: C-2 Proposed zoning: N/A MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): K-19 UPC Code: 1-019-057-040-125-308-01  
1-019-057-052-123-308-03  
1-019-057-057-138-308-06

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): \_\_\_\_\_  
1011195 1009094 1001620

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 13 No. of proposed lots: 2 Total site area (acres): 1.27±  
 LOCATION OF PROPERTY BY STREETS: On or Near: 7209 CENTRAL AV NE  
 Between: ALCAZAR ST and CHAMA ST

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT) . Review Date: 10-18-2017

SIGNATURE Dorrich Architects DATE 11-14-17

## FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

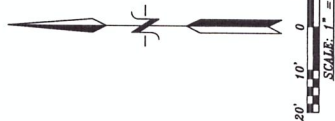
A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

- 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**

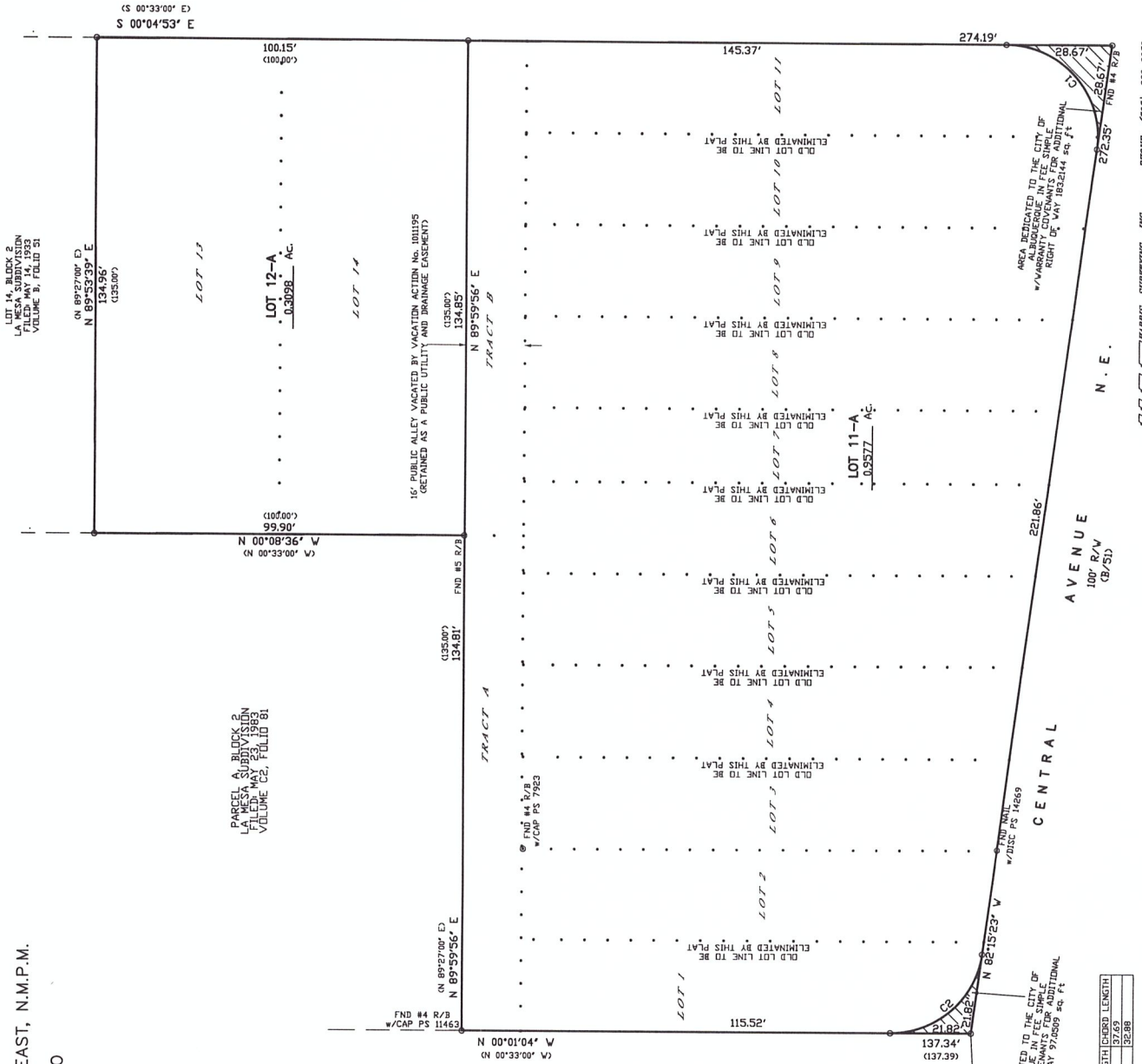


PLAT OF  
**LOTS 11-A AND 12-A, BLOCK 2**  
**LA MESA SUBDIVISION**

WITHIN  
 SECTION 19, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2017



CHAMA AVENUE N. E.  
 60' R/W  
 (B/51)



ALCAZAR AVENUE N. E.  
 60' R/W  
 (B/51)

ACS STATION "7-K18"  
 N=1,483,044.082 US SURVEY FEET  
 E=1,545,165.941 US SURVEY FEET  
 GRD TO GRID=0.999659513  
 $\Delta k = -00.10' \pm 0.61'$   
 ELEVATION=5325.987 US SURVEY FEET  
 NAVD 1988

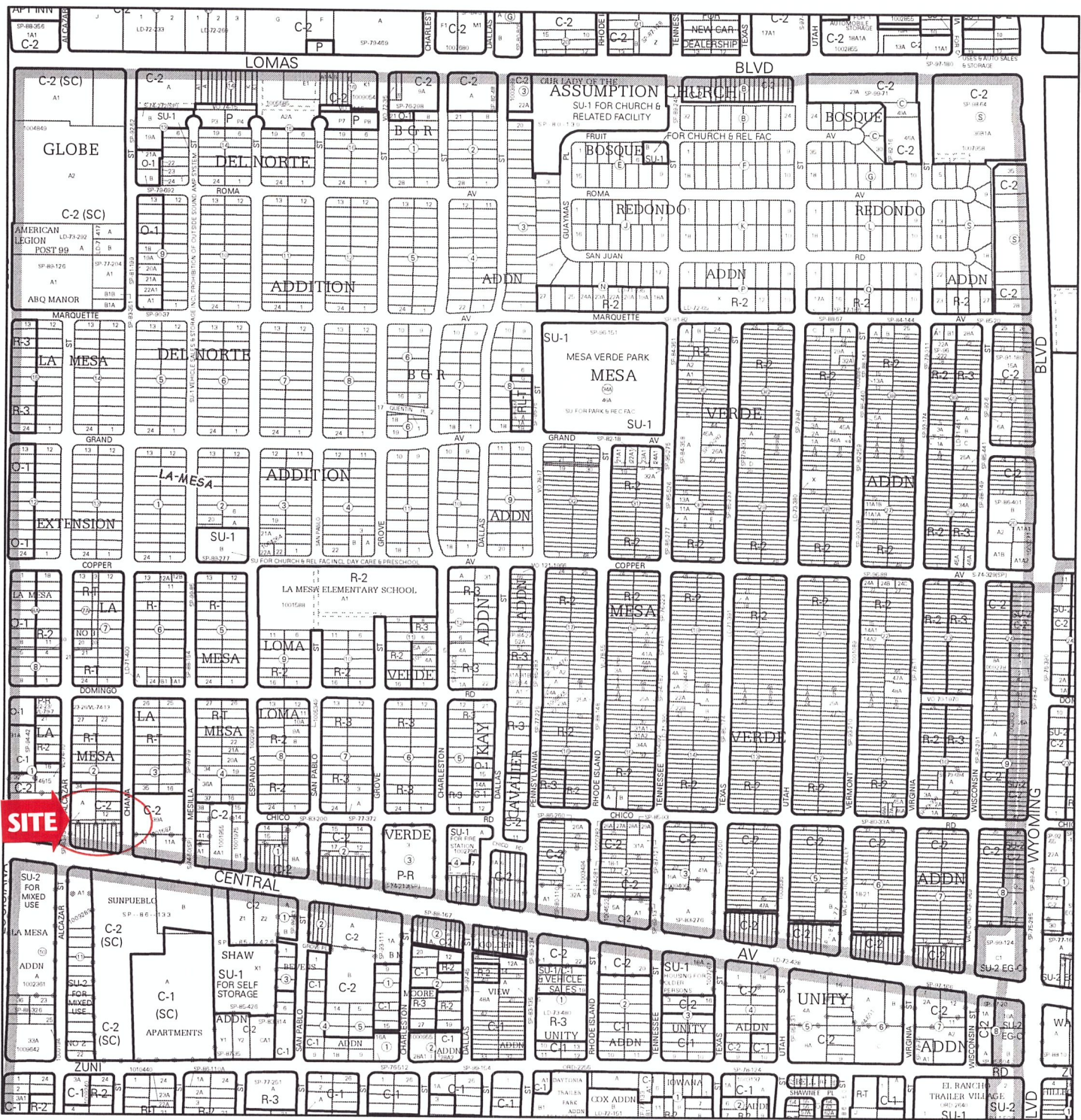
AREA DEDICATED TO THE CITY OF ALBUQUERQUE IN FULL SIMPLE AND DOUBLE CONVEYANTS FOR ADDITIONAL RIGHT OF WAY 72.2695 SQ. FT.

CURVE TABLE

NUMBER	BETA ANGLE	CURVE DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
CE	92°14'19"	S 41°00'13" E	25.00	42.68	32.88
CE	92°14'19"	S 41°00'13" E	25.00	35.88	32.88

AREA DEDICATED TO THE CITY OF ALBUQUERQUE IN FULL SIMPLE AND DOUBLE CONVEYANTS FOR ADDITIONAL RIGHT OF WAY 1832.14 SQ. FT.

16-1194.DWG (DECEMBER, 2016)



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

Map amended through: 1/28/2016

Zone Atlas Page:  
**K-19-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

Note: Grey Shading Represents Area Outside of the City Limits

0 750 1,500 Feet

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

November 14, 2017

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

**RE: PROJECT #1011195/17DRB-70285**  
**LOTS 11-A & 12-A, BLOCK 2, LA MESA ADDITION**

Mr. Cloud and members of the Board:

I would like to request Final Plat review for a minor subdivision for the above mentioned property. Sketch Plat review was heard by the DRB at the October 18, 2017 meeting.

The property owner would like to consolidate existing Lots 1 thru 11, Block 2, La Mesa Addition and a vacated alley into one .9577± tract to be known as Lot 11-A and Lots 12 and 13, Block 2, La Mesa Addition into one .3098± tract to be known as Lot 12-A.

The existing parcels are currently developed with a restaurant. The existing zone is C-2.

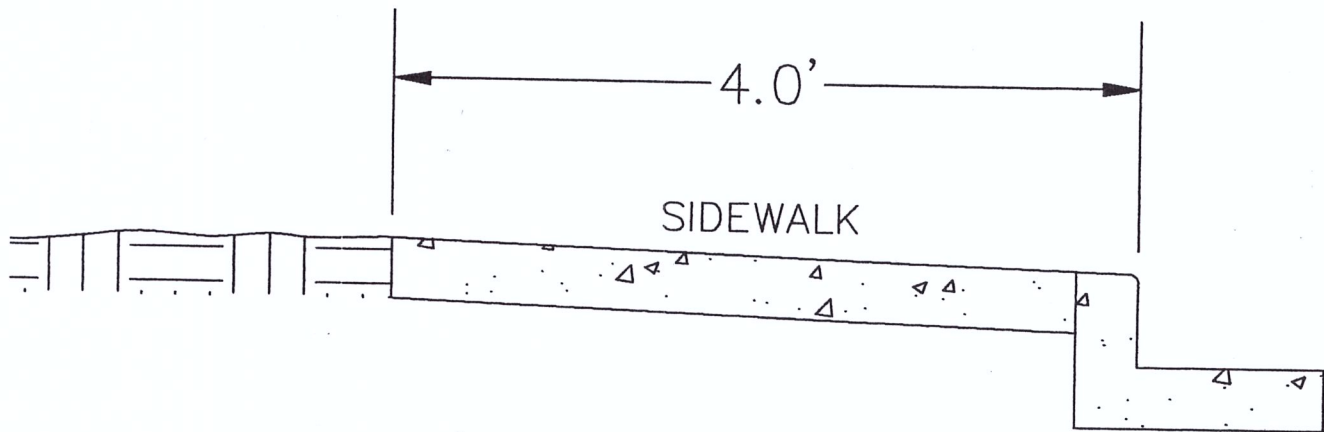
The site is governed by the Established Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan and the La Mesa Sector Plan.

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

Sincerely,

  
Derrick Archuleta, MCRP  
Principal

# SIDEWALK EXHIBIT



SIDEWALK

TYPICAL SIDEWALK DETAIL