

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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)
- 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 ST NE FAX: \_\_\_\_\_

CITY: ALBUQUERQUE STATE NM ZIP 87123 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: 1-019-051-040-125-308-01

1-019-051-052-123-308-03  
1-019-051-051-138-308-06

**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: \_\_\_\_\_

SIGNATURE [Signature] DATE 10.10.17

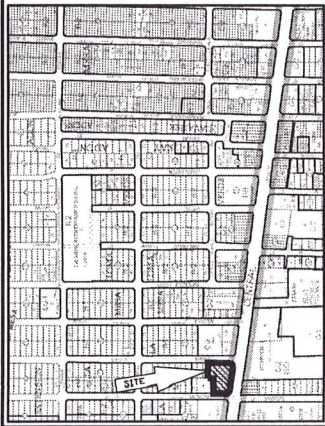


**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

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**





VICINITY MAP No. K-19

PURPOSE OF PLAT:  
 THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 1 - 13, BLOCK 2 AND THE VACATED ALLEY INTO 2 LOTS, DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE AND GRANT ALL EASEMENTS AS SHOWN.

**LEGAL DESCRIPTION**

A CERTAIN TRACT OF LAND BEING LOTS NUMBERED ONE (1) THRU THIRTEEN (13) INCLUSIVE AND TRACTS A AND B, BEING A 16 FOOT PUBLIC ALLEY VACATED BY VACATION ACTION NO. 101195, ALL BEING MORE OR LESS AS SHOWN ON THE MESA SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN IN PARAGRAPHS TWO (2) AND THREE (3) OF THE INSTRUMENT OF RECORD, PLAT NO. 101195, CITY OF BERNALILLO COUNTY, NEW MEXICO ON MAY 14, 1933 IN VOLUME B, FOLIO 51, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE SOUTHWEST CORNER OF SAID LOT 1, AND BEING THE INTERSECTION OF THE NORTHERLY LINE OF CENTRAL AVENUE WITH THE EASTERLY LINE OF ALCAZAR AVENUE; THENCE S 86 DEG. 53' 00" W., A DISTANCE OF 306.58 FEET RUNNING THENCE N. 00 DEG. 01' 04" W., ALONG THE EASTERLY LINE OF ALCAZAR AVENUE, A DISTANCE OF 137.34 FEET TO THE NORTHWEST CORNER; THENCE N. 89 DEG. 59' 56" E., A DISTANCE OF 134.81 FEET TO AN ANGLE POINT; THENCE N. 00 DEG. 08' 36" W., A DISTANCE OF 99.90 FEET TO AN ANGLE POINT; THENCE N. 89 DEG. 53' 39" E., A DISTANCE OF 134.96 FEET TO THE NORTHERLY LINE OF CENTRAL AVENUE; THENCE N. 00 DEG. 01' 04" W., ALONG THE EASTERLY LINE OF CENTRAL AVENUE, BEING A POINT ON THE NORTHERLY LINE OF CENTRAL AVENUE; THENCE N. 82 DEG. 15' 23" W., A DISTANCE OF 272.35 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 1.2675 ACRES MORE OR LESS.

**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**

PROJECT NUMBER: _____	DATE _____
APPLICATION NUMBER: _____	DATE _____
UTILITY APPROVALS: PUBLIC SERVICE COMPANY OF NEW MEXICO _____	DATE _____
NEW MEXICO GAS COMPANY _____	DATE _____
QWEST CORPORATION D/B/A CENTURYLINK QC _____	DATE _____
COMCAST _____	DATE _____
CITY APPROVALS: CITY SURVEYOR _____	DATE _____
REAL PROPERTY DIVISION (CONDITIONAL) _____	DATE _____
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____	DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____	DATE _____
ABCWA _____	DATE _____
PARKS AND RECREATION DEPARTMENT _____	DATE _____
AMATCA _____	DATE _____
CITY ENGINEER _____	DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____	DATE _____

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:  
 A. Public Service Company of New Mexico (PSCNM), a New Mexico corporation, for electric transmission, distribution, maintenance, and service of overhead and underground electric lines, facilities, and appurtenances, and for the installation, maintenance, and service of related facilities reasonably necessary to provide electrical services.  
 B. New Mexico Gas Company for installation, maintenance, and service of gas transmission, distribution, and service lines, facilities, and appurtenances, and for the installation, maintenance, and service necessary to provide natural gas services.  
 C. QWEST CORPORATION and other communication, maintenance, and service providers for telephone, cable television, and other communication services.  
 D. Cable TV and other media, equipment and facilities reasonably necessary to provide cable services.  
 E. Includes, in the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities or purposes associated with the right and privilege of access to, over and across adjoining lands of Grantor for the purposes set forth herein, the right to install, maintain, use, and operate electric lines, facilities, and appurtenances, and related facilities, including sufficient workspace for electric transformers, with the right and privilege to trip and disconnect transformers, and to install, maintain, use, and operate other electrical equipment, including, but not limited to, overhead and underground electric lines, facilities, and appurtenances, and related facilities, and any structures adjacent to or near easements shown on this plat.  
 F. Easements for electric transformer/switchgear, as installed, shall extend ten feet in front of transformer/switchgear doors and five (5) feet on each side.  
 G. In approving this plat, Public Service Company of New Mexico (PSCNM), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a survey of the property and therefore, the plat is not a warranty deed. WEST EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

**FREE CONSENT AND DEDICATION**

THE SUBDIVISION HEREOF DESCRIBED IS WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPERTY HEREON, AND ALL EASEMENTS AS MAY BE DONE 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 INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND DO HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE w/WARRANTY COVENANTS

STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY: \_\_\_\_\_  
 OWNER'S NAME \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_ BY: \_\_\_\_\_ NOTARY PUBLIC

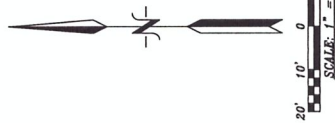
- GENERAL NOTES:**
- UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
  - TOTAL AREA OF PROPERTY: 1.2675 ACRES.
  - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
  - DISTANCES ARE GROUND, BEARINGS ARE GRID.
  - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
  - 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 ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
  - PLATS USED TO ESTABLISH BOUNDARY.
  - FILED: MAY 14, 1933 IN VOLUME B, FOLIO 51



I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.  
 GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

**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)

(S 00°33'00" E)  
S 00°04'53" E

LOT 14, BLOCK 2  
LA MESA SUBDIVISION  
FILED MAY 14, 1993  
VOLUME 8, FOLIO 51

(N 89°57'00" E)  
N 89°53'39" E  
134.95'  
(133.00')

LOT 13

LOT 12-A  
0.3098 AC.

LOT 14

16' PUBLIC ALLEY VACATED BY VACATION ACTION NO. 1801195  
(RETAINED AS A PUBLIC UTILITY AND DRAINAGE EASEMENT)

(S 35°00'0" E)  
134.85'

N 89°59'56" E

TRACT B

PARCEL A, BLOCK 2  
LA MESA SUBDIVISION  
FILED MAY 14, 1993  
VOLUME 8, FOLIO 51

(W 00°03'00" N)  
W 99°08'36" E  
0.66'  
(0.0021)

(S 35°00'0" E)  
134.81'

N 89°59'56" E

TRACT A

ALCAZAR AVENUE N.E.

60' R/W  
(C/5)

(W 00°01'04" W)  
114.63'

(N 89°27'00" E)  
N 89°59'56" E  
114.63'

TRACT B

ALCAZAR AVENUE N.E.

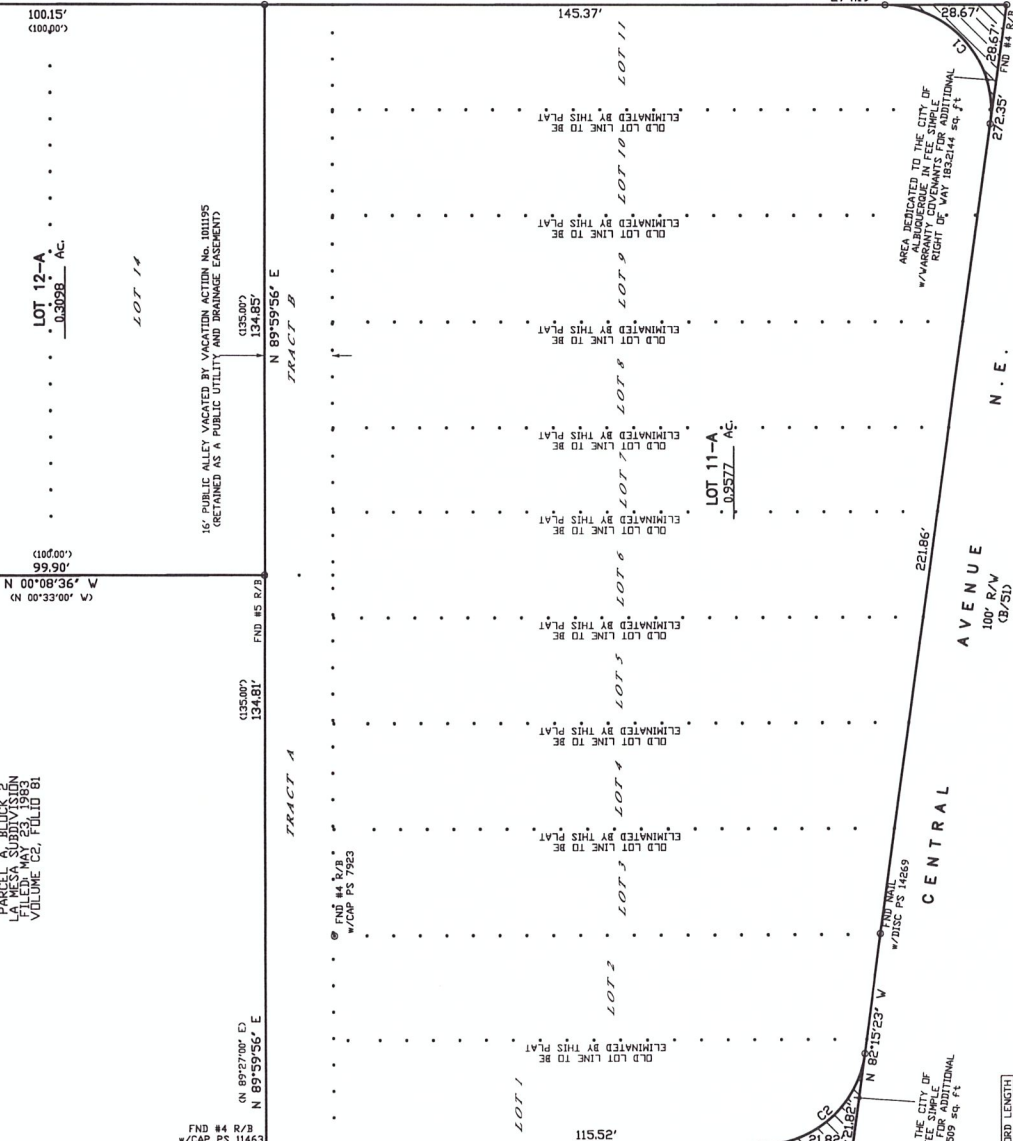
60' R/W  
(C/5)

ACS STATION 77-K19  
N=1,483,044.082 US SURVEY FEET  
E=1,545,165.944 US SURVEY FEET  
GCR TO GROUND POINT  
GCR TO 00010 58.61  
CENTRAL ZONE, NAD 1983  
ELEVATION=5325.987 US SURVEY FEET  
NAVD 1988

AREAS DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE  
WARRANTY COVENANTS FOR ADDITIONAL RIGHT OF WAY 97,289 sq. ft.

CURVE TABLE

NUMBER	BETA ANGLE	CHORD	DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	97°49'30"	15.00	N 49°49'52" E	25.00	42.68	37.69
C2	82°14'19"	15.00	S 41°08'13" E	25.00	35.88	28.88



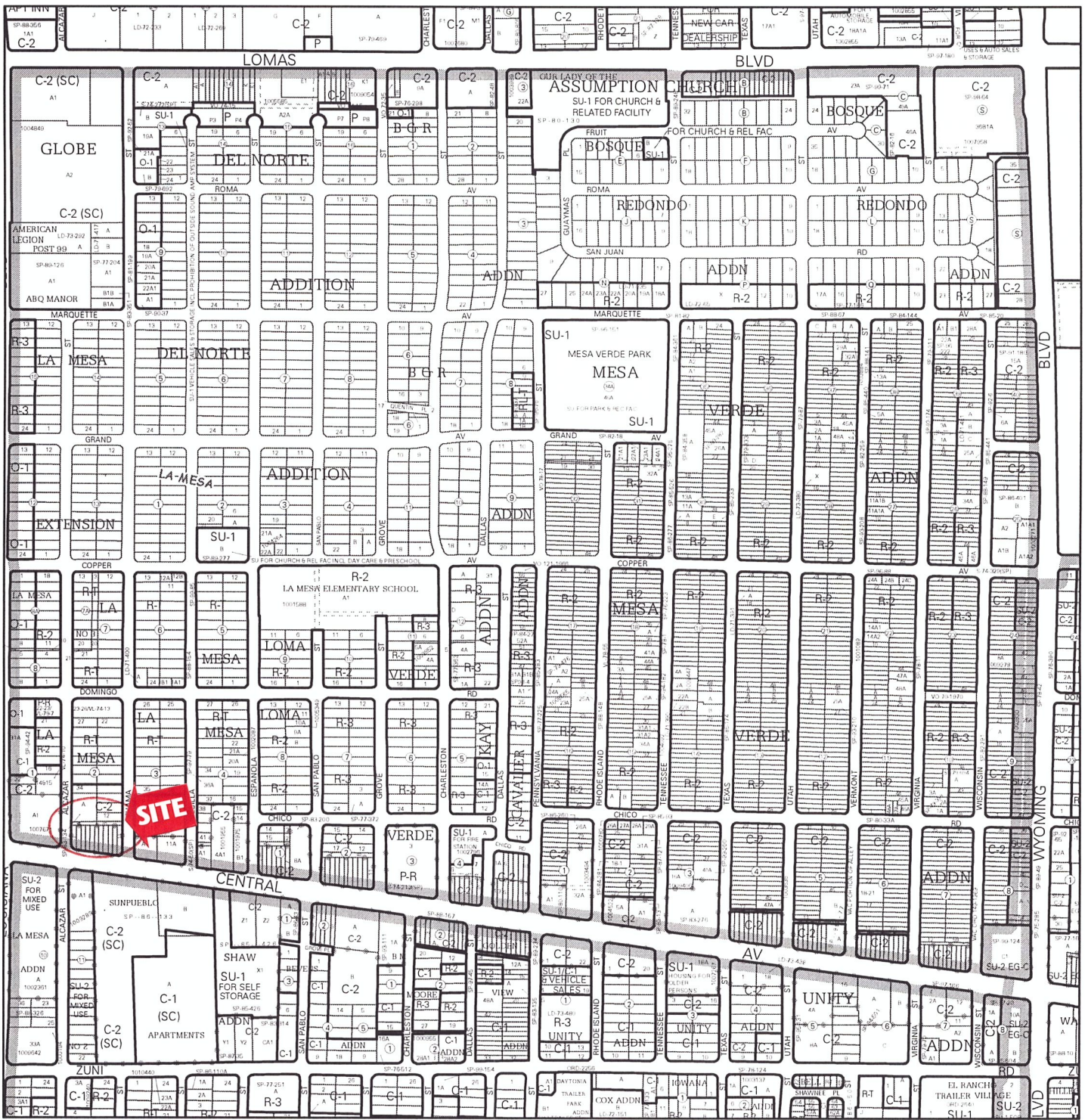
AREAS DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE  
WARRANTY COVENANTS FOR ADDITIONAL RIGHT OF WAY 183,214 sq. ft.

CENTRAL AVENUE  
100' R/W  
(B/51)

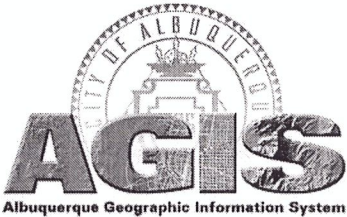
N.E.

LA MESA SUBDIVISION, INC. PHONEX (505) 862-4000  
10101 ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 862-8645





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

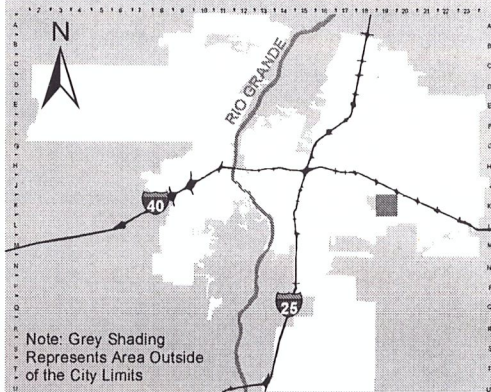


Map amended through: 1/28/2016

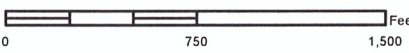
Zone Atlas Page:  
**K-19-Z**

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**

October 10, 2017

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

**RE: LOTS 11-A & 12-A, BLOCK 2, LA MESA ADDITION**

Mr. Cloud and members of the Board:

I would like to request Sketch Plat review for a minor subdivision for the above mentioned property.

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