

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Updated 4/16/15

Supplemental Form (SF)

SUBDIVISION

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

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

SITE DEVELOPMENT PLAN

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

- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

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): Kevin Winner PHONE: 505-239-6505
 ADDRESS: 9940 Benten Street NW STATE NM ZIP 87114 E-MAIL: KevinWinnerManagement.net
 CITY: Albuquerque E-MAIL: KevinWinnerManagement.net
 APPLICANT: Charles & Katherine Morgan PHONE: 505-331-7000
 ADDRESS: 8005 Emerald Dr. NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: charlieandkate@msn.com

Proprietary interest in site: owner List all owners: Charles & Katherine Morgan
 DESCRIPTION OF REQUEST: to combine 2 adjoining properties owned solely by owner into 1 property by obtaining common lot line

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. 5 Block: 13 Unit: 5
 Subdiv/Addn/TBKA: Volcano cliffs unit 5 MRGCD Map No D Felio 175
 Existing Zoning: R-1 Proposed zoning: R-1
 Zone Atlas page(s): E-10 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
17 ZHE-80142 (PST # 1011293)

CASE INFORMATION:

Within city limits? Yes No Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 0.62 ±
 LOCATION OF PROPERTY BY STREETS: On or Near: NW Corner of Jade & Emerald
 Between: 81st Street NW and Emerald Drive NW

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

SIGNATURE

(Print Name) Kevin Winner DATE 11/17/17 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

Revised: 11/2014

Application case numbers	Action	S.F.	Fees
<u>17DRB-70832</u>	<u>SK</u>	_____	<u>\$ 50.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			<u>\$ 50.00</u>

Hearing date December 6, 2017

11-17-17

Project # 1011293

Staff signature & Date

[Signature]

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 (1" 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.


Kevin Winger Applicant name (print)
Kevin Winger 11/17/17
Applicant signature / date

Form revised **October 2007**

<input type="checkbox"/> Checklists complete	Application case numbers
<input type="checkbox"/> Fees collected	<u>DRB-70332</u>
<input type="checkbox"/> Case #s assigned	_____
<input type="checkbox"/> Related #s listed	_____

Kevin Winger 11-17-17
Planner signature / date
Project # 1011291

Request for Minor Subdivision Action

Prepared by:
Charlie & Katherine Morgan
8005 Emerald Drive NW

November 16, 2017

Presented By:
Kevin Winner
Agent

City of Albuquerque
600 2nd Street NW, 3rd Floor
Albuquerque, NM 87102

RE: Request for Sketch Plat Review and Comment at 8005 Emerald Drive NW, Albuquerque, NM., 87120.

Please see the attached site plan to eliminate a common lot line to lots 4 and 5. These lots are compatible with other lots in the neighborhood and will increase overall value to the subject property.



Signature _____

Date 11/17/17

Reason for Request,

We are requesting this common lot line removal to eliminate a setback encroachment created by construction of an enclosure on our 8005 Emerald property. In an effort to resolve the issue, we purchased the adjoining lot. The removal of the common line will additionally allow us to expand our landscaping and complete the glass enclosure to include the removal of the block wall to create a full view glass enclosure with a great view of the Sandia's.

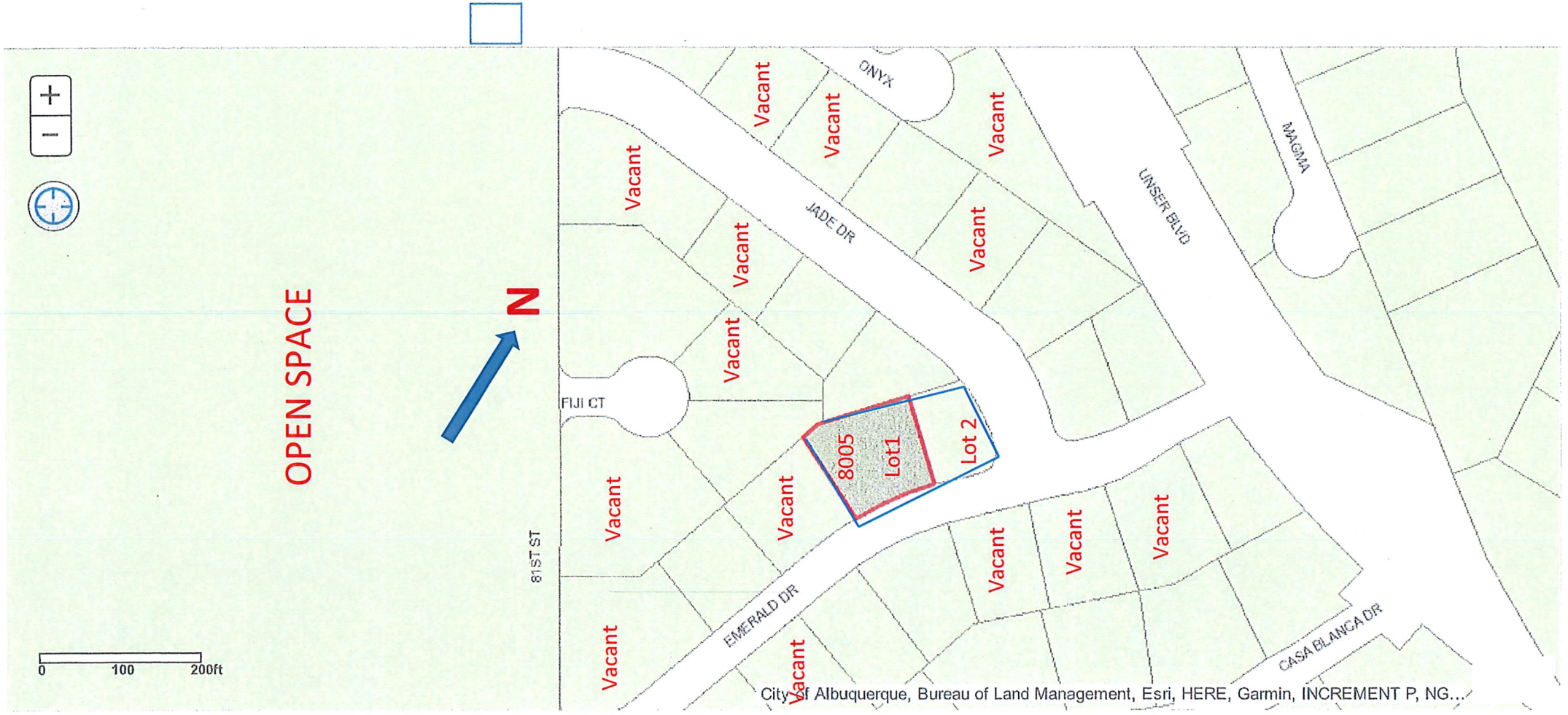
Charlie and Katherine Morgan

Record Navigator

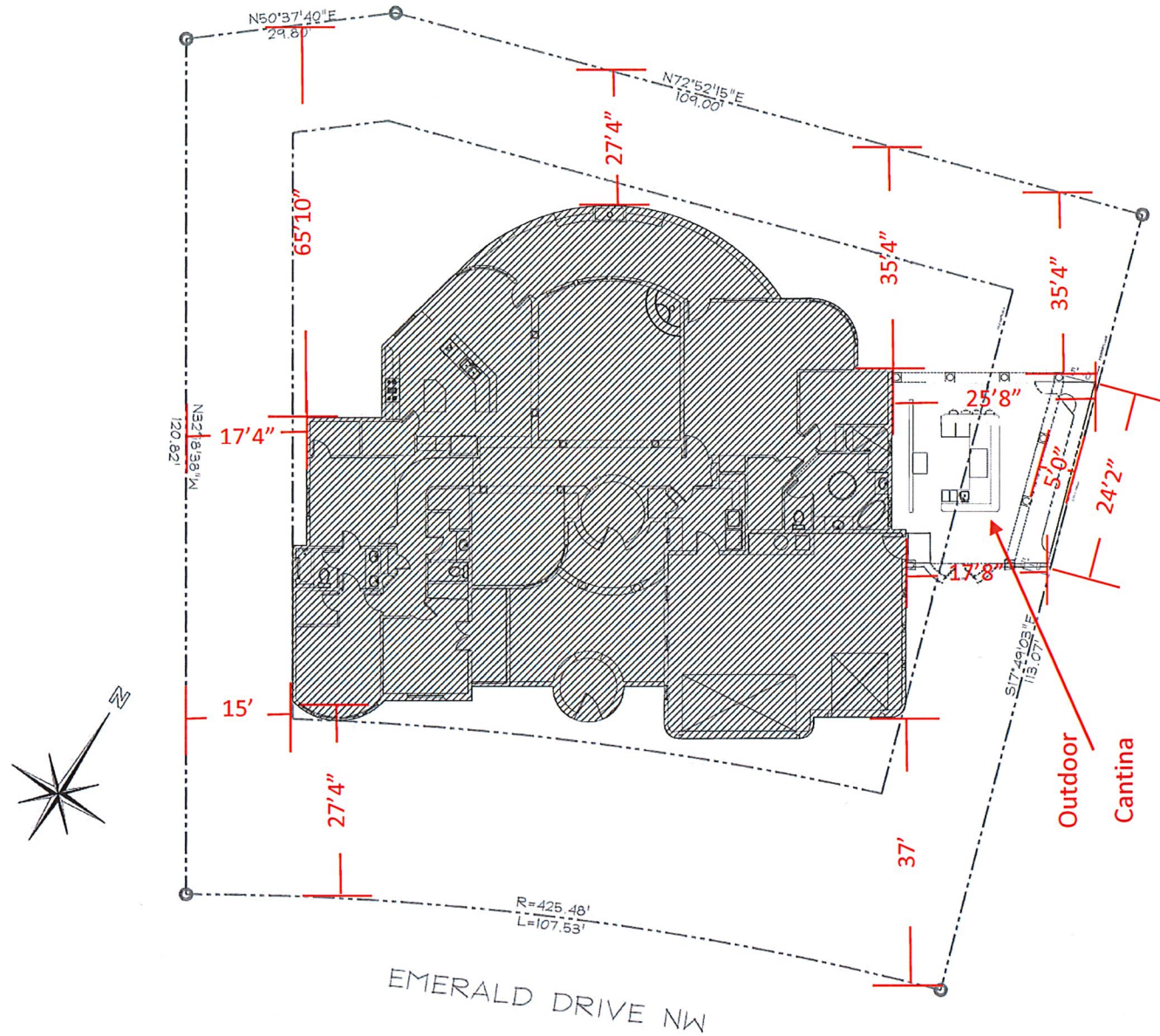
PARID: 101006204346020604
MORGAN KATHERINE L & CHARLES R,

8005 EMERALD DR

Neighborhood Plat



City of Albuquerque, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NG...



Outdoor
Cantina

EMERALD DRIVE NW

SITE PLAN

CHARLIE KATAND
Emerald Drive, Volcano Cliffs
Albuquerque, NM

AREA TABULATION

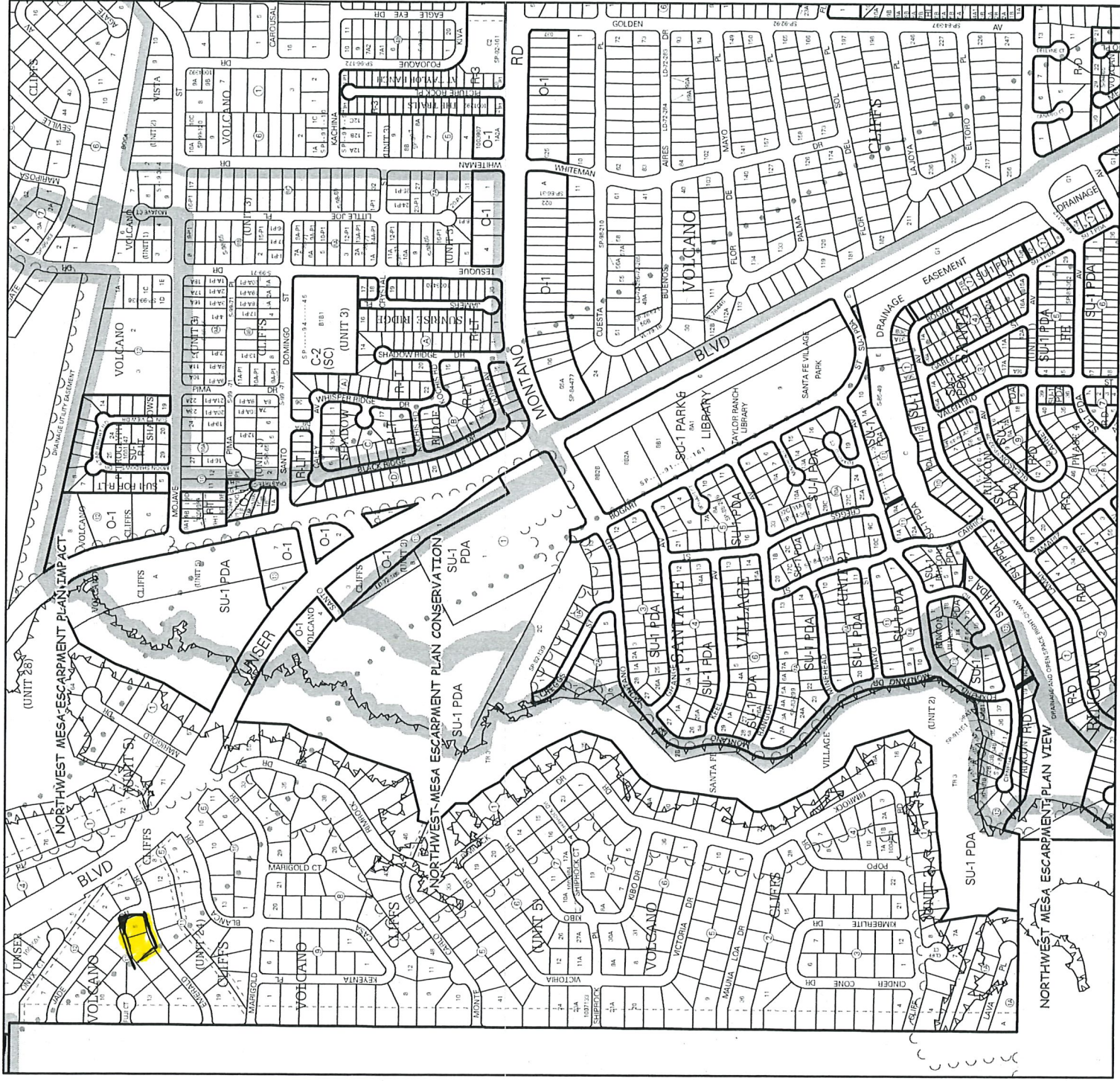
First Floor Living	
Second Floor Living	
Total Living	
Entry Porch	
Back Porch	
Garage	
Second Floor Deck	
Second Floor Balcony	
Total Area	

SHEETS 1-6

1. ELEVATIONS
2. SITE PLAN
3. FLOOR PLAN
4. FOUNDATION PLAN
5. FRAMING PLAN
6. ELECTRICAL PLAN

S&V Design, LLC
505)243-4157

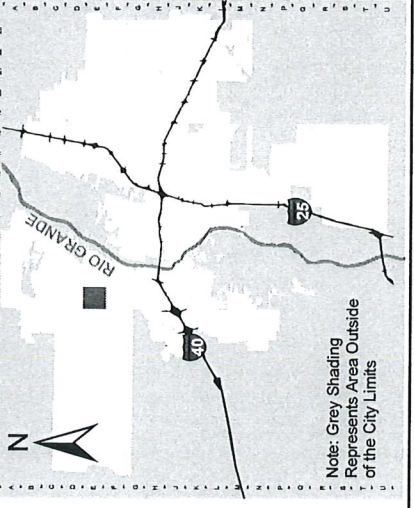
SITE PLAN	Sheet
SCALE 1/8"=1'-0"	A-2
Sept 29, 2010	



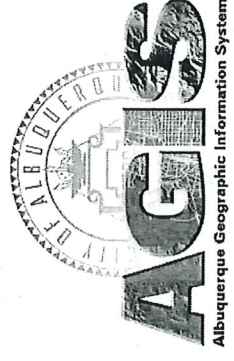
For more current information and details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:
E-10-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



Map amended through: 9/2/2014

