



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

ZONING & PLANNING

S Z

Annexation

V

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

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

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): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Jason File PHONE: 505-306-9596

ADDRESS: 116 Industrial NE FAX: _____

CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: jasonf@filefco.com

Proprietary interest in site: _____ List all owners: Jason File

DESCRIPTION OF REQUEST: Variance for a sidewalk on one side of the street to maximize the site and provide for building

department requirements to include 24' road, parking in front of garages and and still provide access for higher traffic west side townhomes.

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. See attached Block: _____ Unit: _____

Subdiv/Addn/TBKA: _____

Existing Zoning: _____ Proposed zoning: _____ MRGCD Map No. _____

Zone Atlas page(s): _____ 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.):
 DRB-1011331

CASE INFORMATION:

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

No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): .60

LOCATION OF PROPERTY BY STREETS: On or Near: Matthew Avenue NW

Between: Rio Grande and 12th

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 11-7-17

SIGNATURE Jason File DATE 12-4-17

(Print Name) Jason File 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
_____	_____	_____	\$ _____
X _____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date _____			Total \$ _____

Revised: 11/2014

Staff signature & Date _____ Project # _____

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
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 ___ 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.
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- 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
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- 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
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- 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)
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Jason File

 Jason File Applicant name (print)
 12-4-17

 Applicant signature / date



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

Form revised 4/07

 Project # _____

 Planner signature / date

Site Information

Tract numbered One-B (1-B) of Alvarado Gardens, Unit No. 1, as the same is shown and designated on the plat entitled "Corrected Plat of Lots 1-A & 1-B of Alvarado Gardens, Unit No. 1, Being a Replat of a portion of Lot 1 of Alvarado Gardens, Unit No. 1, City of Albuquerque, New Mexico, in Section 6, T. 10 N., R. 3 E., N.M.P.M., Bernalillo New Mexico," file in the office of the County Clerk of Bernalillo, County, New Mexico, on September 17, 1996, in Plat Book 96C, Page 393.

request

requesting a variance to provide only one side walk on the west side of the private road for the Jardin del Valle Estates in order to maximize the site and provide for building department requirements to include a 24' road, 18' parking spaces in the driveways, and still provide the sidewalk on the west side to maintain mobility of the residence of the town



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APPLICANT: Jason File PHONE: 505-306-9596

ADDRESS: 116 Industrial NE FAX: _____

CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: jasonf@fileco.com

Proprietary interest in site: _____ List all owners: Jason File

DESCRIPTION OF REQUEST: Variance for bump curb type in lieu of standerd curb

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.

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DRB-1011331

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_____	_____	_____	\$ _____
Hearing date _____			Total
			\$ _____

Revised: 11/2014

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Jason File

Jason File Applicant name (print)
 12-4-17
 Applicant signature / date



Form revised 4/07

- Checklists complete
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- Application case numbers

Project # _____
 Planner signature / date _____

Site Information

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Variance Request

I am requesting for a variance from the standard curb to a bump curb for the Jardin del Valle Estates development to provide the residence more mobility and access with their vehicles and to reduce damage to vehicles tires and rims due the compact nature of the development.

**FIGURE 12
INFRASTRUCTURE LIST**

Project Number _____

Date Submitted Dec. 4, 2017
 Date Site Plan Approved _____
 Date Preliminary Plat Approved _____
 Date Preliminary Plat Expires _____
 DRB Project No. _____
 DRB Application No.: _____

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE IMPROVEMENTS LIST

File/Gul Development

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 1 – B of Alvarado Gardens, Unit 1 designated on the plat entitled "Corrected Plat of Lots 1-A & 1-B of Alvarado Gardens, Unit 1, Albuquerque, New Mexico, in Section 6, T.10 N, R.3 E., N.M.P.M, Bernalillo County, New Mexico, "filed in the office of the County Clerk of Bern. Cty, NM on Sept. 17, 1996

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of **PUBLIC:PRIVATE** Infrastructure required to be constructed financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing those items may be deleted as well on the related portions of the financial guarantee. All such revisions require approval from the DRC Chair, the User Department and agent/owner. If such approvals are obtained, those revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	P.E
		2" Thick	24' wide Asphalt Paving over ABC	Project Site	Matthew Ave.	North P. Line	____/____/____	____/____/____
		1'-8" Wide	Mountable Conc. Curb	Project Site	Matthew Ave.	North P. Line	____/____/____	____/____/____
		4'-0"	Concrete Sidewalk (104 LF) West Residence Frontages	Project Site	Matthew Ave.	North P. Line	____/____/____	____/____/____

FIGURE 12
INFRASTRUCTURE LIST

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Const Engineer
_____	_____	<u>4" Conc</u>	<u>Drive Pads – 8 each</u>	<u>Access Drive</u>	<u>Matthew Ave.</u>	<u>North P. Line</u>	____/____/____	____/____/____
_____	_____	<u>24' Wide</u>	<u>Private Drive Entrance - 1 each w/Valley Gutter</u>	<u>Matthew Ave.</u>	_____	_____	____/____/____	____/____/____
_____	_____	<u>1 Each</u>	<u>Remove/Replace Storm Drain Inlet Type 'C' (exist'g) to Type "Double D"</u>	<u>Access Drive</u>	<u>Matthew Ave.</u>	<u>Entry Drive</u>	____/____/____	____/____/____

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Const Engineer
_____	_____	_____	_____	_____	_____	_____	____/____/____	____/____/____
_____	_____	_____	_____	_____	_____	_____	____/____/____	____/____/____

Approval of Creditable Items: _____

Impact Fee Administrator _____ Date _____
 City User Dept. Signature _____ Date _____

FIGURE 12
INFRASTRUCTURE LIST

NOTES
Street lights per City requirements

- 1 Engineer's Certification of Private Grading and Drainage will be required prior to ROFG

- 2 _____

- 3 _____

AGENT/OWNER _____ DEVELOPMENT REVIEW BOARD MEMBER APPROVALS _____

NAME (print) _____ DRB CHAIR – date _____ PARKS & GENERAL RECREATION – date _____

FIRM _____ TRANSPORTATION DEVELOPMENT – date _____ AMAFCA – date _____

SIGNATURE – date _____ UTILITY DEVELOPMENT – date _____ -date _____

_____ CITY ENGINEER – date _____ -date _____

_____ DESIGN REVIEW COMMITTEE REVISIONS _____

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER