

# 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
- 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 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: GWENOOLYN MCKELLER PHONE: \_\_\_\_\_  
 ADDRESS: 1736 SPENCE AV SE FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: LOT CONSOLIDATION 2 LOTS INTO 1

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. D & E Block: E Unit: 2  
 Subdiv/Addn/TBKA: KIRTLAND ADDITION  
 Existing Zoning: R-1 Proposed zoning: N/A MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): M-15 UPC Code: 1-015-055-352-404-110-20  
1-015-055-360-405-110-19

**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 Within 1000FT of a landfill? NO  
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): .3782±  
 LOCATION OF PROPERTY BY STREETS: On or Near: 1736 SPENCE AV SE  
 Between: UNIVERSITY BLVD and MESA DR

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

SIGNATURE Dan Archuleta DATE 10-31-17



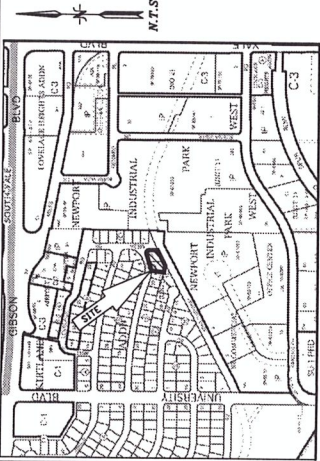
**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

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**



**LEGAL DESCRIPTION**  
 LOTS LETTERED "D" AND "E" IN BLOCK LETTERED "E" IF THE REPLAT OF PORTIONS OF BLOCK "D" AND "E" MAPS LETTERED "D" AND "E" IN BLOCK LETTERED "E" IN ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 8, 1960 IN VOLUME B3, FOLIO 151.



VICINITY MAP NO. M-15

**PURPOSE OF PLAT:**  
 THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS D AND E, BLOCK E KIRTLAND ADDITION INTO ONE LOT AND GRANT ANY EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- 1: UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED "JES-11463" WERE SET AT ALL PROPERTY CORNERS.
- 2: TOTAL AREA SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: .003782 ACRES.
- 4: BASIS AREA OF PROPERTY IS METRIC ACROSS STATE PLANE COORDINATE SYSTEM, NAD 83, NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD 83, NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD 83.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD.
- 7: DATE OF FIELD WORK: OCTOBER 3RD, 2017.
- 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, EASEMENT OR AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERCTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
- 9: PLATS USED TO ESTABLISH BOUNDARY.

- A: UNIT TWO OF KIRTLAND ADDITION.
- B: REPLAT OF PORTIONS OF BLOCKS D & E KIRTLAND ADDITION UNIT NO. 2 FILED JULY 8, 1960 IN VOLUME B3, FOLIO 151

**PUBLIC UTILITY EASEMENTS**

shown on this plat are granted for the common and joint use of:  
 A. Public Service Company of New Mexico ("PSC"), a New Mexico corporation, for the installation, maintenance, repair, replacement, relocation, and operation of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.  
 B. Natural Gas Company of New Mexico ("NGC"), a New Mexico corporation, for the installation, maintenance, repair, replacement, relocation, and operation of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.  
 C. Necessary telephone, telegraph, radio, television, radio, television, cable, and other related equipment and facilities reasonably necessary to provide communication services.  
 D. Necessary power, water, sewer, and other services of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain the lines, cables, and other related equipment and facilities, to install, repair, replace, modify, renew, operate and maintain the lines, cables, and other related equipment and facilities, to, upon, over, and across adjoining lands of Grantor for the purpose set forth herein. The easement shall include the right of way, including the right to extend services to customers of Grantor. The easement shall include the right to install, repair, replace, modify, renew, operate and maintain the lines, cables, and other related equipment and facilities, to, upon, over, and across adjoining lands of Grantor for the purpose set forth herein. No building, sign, pool (aboveground or in-ground), concrete or wood pool deck, or other structure shall be erected or placed on the easement area. The easement shall be subject to the provisions of the National Electrical Safety Code by construction of public utility lines, cables, and other related equipment and facilities, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgear, as installed, shall extend to the front of transformer/switchgear doors and five (5) feet on each side.

In approving this plat, Public Service Company of New Mexico (PSC), D/B/A CENTURILINK and New Mexico Gas Company (NGC) do not constitute a grantor of any easement. PSC, NGC, and NGC do not warrant, represent, or guarantee that the easements rights which may have been granted by prior plat, register or other document and which are not shown on this plat.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPCC# \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

**PLAT OF LOT D-1 KIRTLAND ADDITION UNIT NO. 2**

WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO OCTOBER 2017

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

**FREE CONSENT**  
 THE SUBDIVISION HERON DESCRIBED IS WITH THE FREE CONSENT AND DESIRE OF THE UNDERSIGNED OWNERS AND PROPRIETOR THESE OWNERS 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 INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

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

ACKNOWLEDGMENT  
 STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_ OWNERS NAME  
 \_\_\_\_\_ NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_

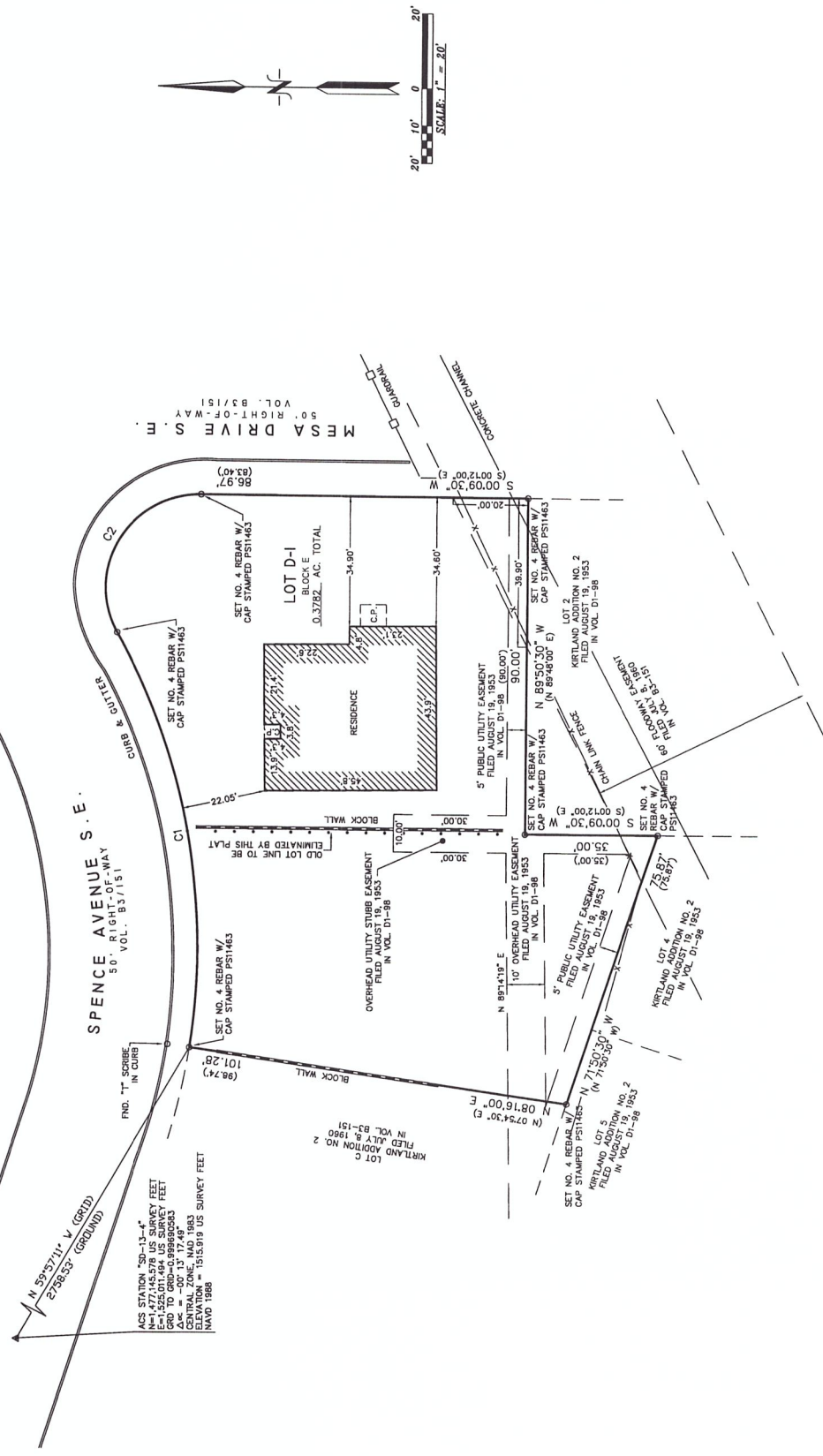
SURVEYORS CERTIFICATE.  
 STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )  
 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM REGISTERED AS A LAND SURVEYOR AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE. I HAVE REVIEWED AND CORRECTED 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

ANTHONY L. HARRIS, P.S. # 11463  
 200 SOUTH WASHINGTON, 2/F  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 996-6999  
 FAX: (505) 396-6996

PLAT OF  
 LOT D-1  
 KIRTLAND ADDITION UNIT NO. 2

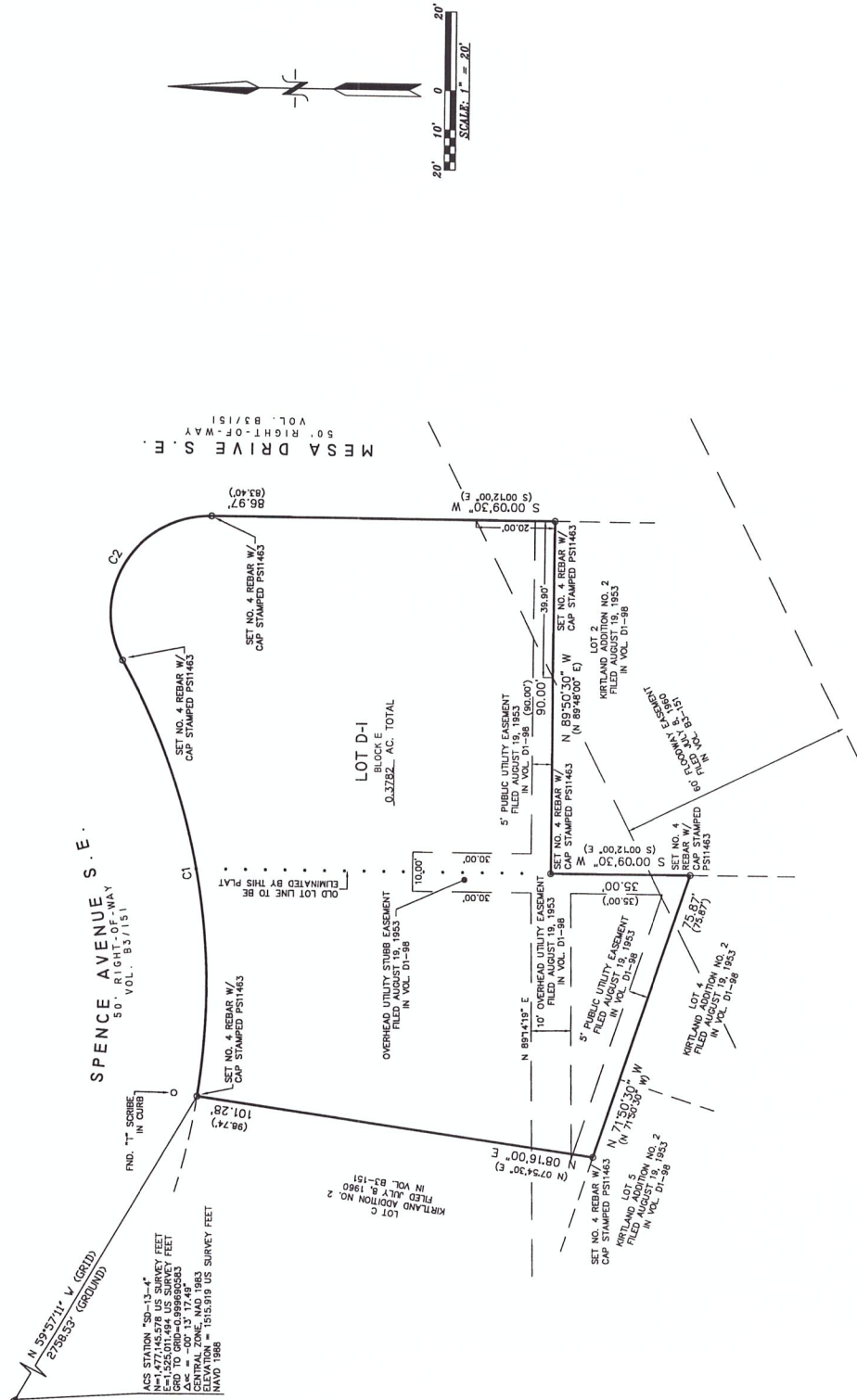
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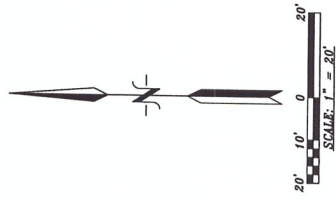
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C1	114.56	174.02	37.43.08	N 70°52'17" E	112.50	
(C1)	(115.75)	(174.02)	(38.06.38)	(N 70°52'27" E)	(113.63)	
C2	51.99	25.00	119°08'47"	S 59°24'54" E	43.11	
(C2)	(52.36)	(25.00)	(120°00'01")	(S 60°03'51" E)	(43.30)	

PLAT OF  
 LOT D-1  
 KIRTLAND ADDITION UNIT NO. 2

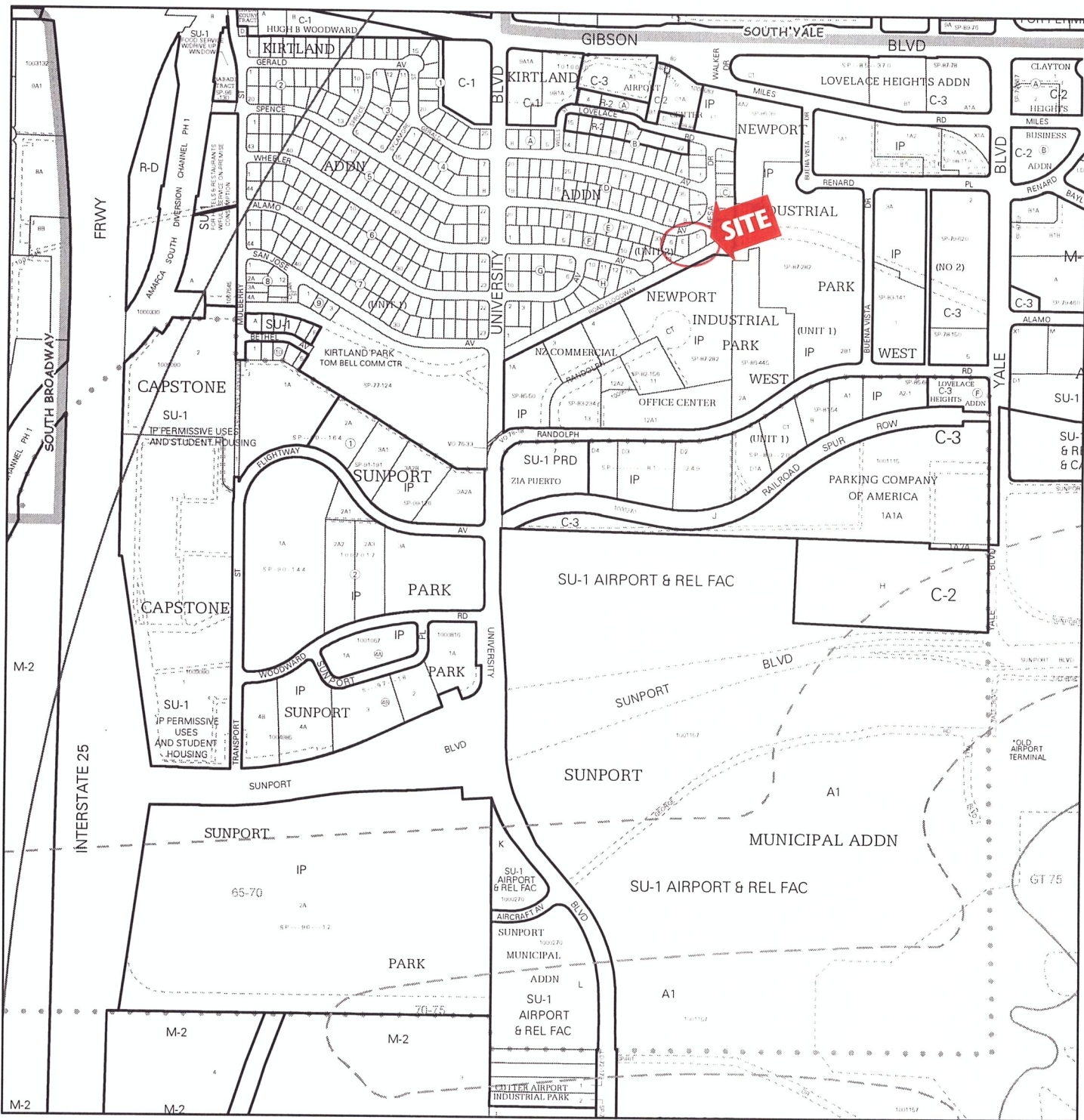
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 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2017



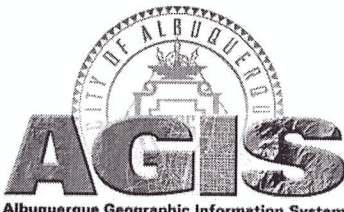
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C1	114.56	174.02	37°43'08"	N 79°52'17"	E 112.50	
(C1)	(115.75)	(174.02)	(38°06'38")	(N 78°29'27")	(E 113.63)	
C2	51.99	25.00	119°08'47"	S 59°24'54"	E 43.11	
C2	(52.36)	(25.00)	(120°00'01")	(S 60°03'51")	(E 43.30)	



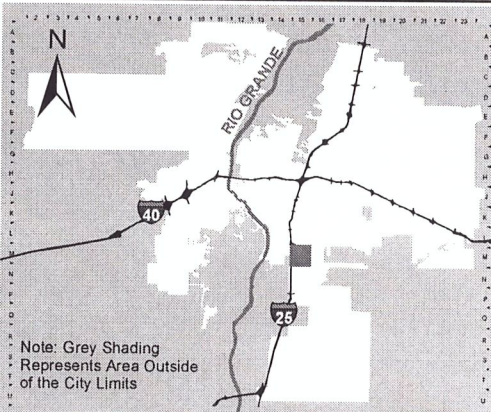




For more current information and details visit: <http://www.cabq.gov/gis>




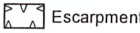
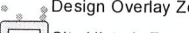

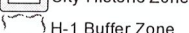
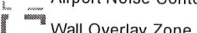
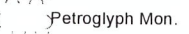


Map amended through: 1/28/2016



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**M-15-Z**

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0 750 1,500 Feet

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

October 31, 2017

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

**RE: LOT D-1, BLOCK E, KIRTLAND ADDITION UNIT NO. 2**

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 create one (1) lot from existing Lots D and E, Block E, Kirtland Addition Unit No. 2. Proposed Lot D-1 is to be 0.3782± acres on property zoned R-1.

Existing parcels, are currently developed with a single family residence.

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

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

Sincerely,



Derrick Archuleta, MCRP  
Principal