



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)

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 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): GARCIA/KRAEMER & ASSOCIATES PHONE: 505-440-1524
 ADDRESS: 600 1ST ST NW, SUITE 211 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: jturner@garciakraemer.com
 APPLICANT: JOSE MARTINEZ & ZACHARY WINGER PHONE: 505-489-5123
 ADDRESS: 7806 MENAUL BLVD NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: jomarconst@yahoo.com
 Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW

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. TRS 31 & 32A1 Block: - Unit: -
 Subdiv/Addn/TBKA: -
 Existing Zoning: RA-2 Proposed zoning: N/A MRGCD Map No 34
 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.): N/A

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 TRACTS No. of proposed lots: 2 Total site area (acres): .67

LOCATION OF PROPERTY BY STREETS: On or Near: CANDELARIA RD NW
 Between: RIO GRANDE BLVD NW and MANCHESTER DR NW

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

SIGNATURE [Signature] DATE 2/19/18
 (Print Name) JONATHAN TURNER 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

18DRB - 70064

Action

SK

S.F.

Fees

\$ 50.00

\$ _____

\$ _____

\$ _____

\$ _____

Total

\$ 50.00

Hearing date February 28, 2018

2-20-18

Project # 1011540

Revised: 11/2014

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
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) 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
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - Proposed Infrastructure List (Figure 18)
 - 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.
 - Grading and Drainage Plan/Drainage Report Submittal to Hydrology (**Grading and Drainage Plan/Drainage Report must be submitted to Hydrology prior to DRB application submittal. Grading and Drainage plans may have to be approved prior to DRB approval.**)

- 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**
 - Proposed Infrastructure List (Figure 18)
 - 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.



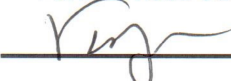
 Applicant name (print)


 Applicant signature / date



Form revised **January 2018**

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 13DRB - 700104



 Planner signature / date
 Project # ~~100~~ 1011540

GARCIA/KRAEMER & ASSOCIATES

600 1ST St NW Suite 211
Albuquerque, NM 87102
(505) 440-1524
jturner@garciakraemer.com

February 19, 2018

Ms. Kym Dicome, Chair
Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

RE: Sketch plat review- 2123 Candelaria Rd. NW- MRGCD Map# 34, TRS 31 & 32A1

Dear Ms. Dicome,

The owners of the above referenced property, Jose Martinez and Zachary Winger, have recently purchased the above referenced property and are requesting a sketch plat review by the City of Albuquerque Development Review Board for comments and guidance for a proposed re-plat of the land. The subject property is currently vacant, undeveloped, and zoned RA-2 single family residential/agricultural. The site is located in between Rio Grande Blvd NW and Manchester Dr. NW. The Zone atlas page is G-13 as shown on the accompanying zone atlas map. There currently is no subdivision plat on record with the Bernalillo County Clerk due to the age of the property. The purpose of this request is to subdivide the existing two tracts into two new lots with an access easement and required utility easements for both parcels. The property has public access and both sewer/water availability from Candelaria Rd. NW. From the existing .67 acres, the proposed lots will have resulting net lot sizes of 13,567 sq. ft. and 11,164 sq. ft. respectively. We believe that the sizes of the proposed lots are in harmony and consistent with the residential platting of the surrounding neighborhood and community.

Please feel free to contact me if you have any questions.

Sincerely,



Jonathan Turner
Garcia/Kraemer & Associates



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

Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-13-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

February 17, 2018

City of Albuquerque
Planning Department
600 2nd St NW
Albuquerque, NM 87102

RE: 2123 Candelaria Rd NW

To Whom It May Concern:

As the Owner/Developer, I authorize Garcia/Kraemer & Associates to act as agent on behalf of **Jose Martinez and Zachary Winger**, on matters pertaining to any and all submittals to the City of Albuquerque regarding the above referenced property.

JOSE MARTINEZ
Print Name


Signature

OWNER
Title

2/16/18
Date

Print Name

Signature

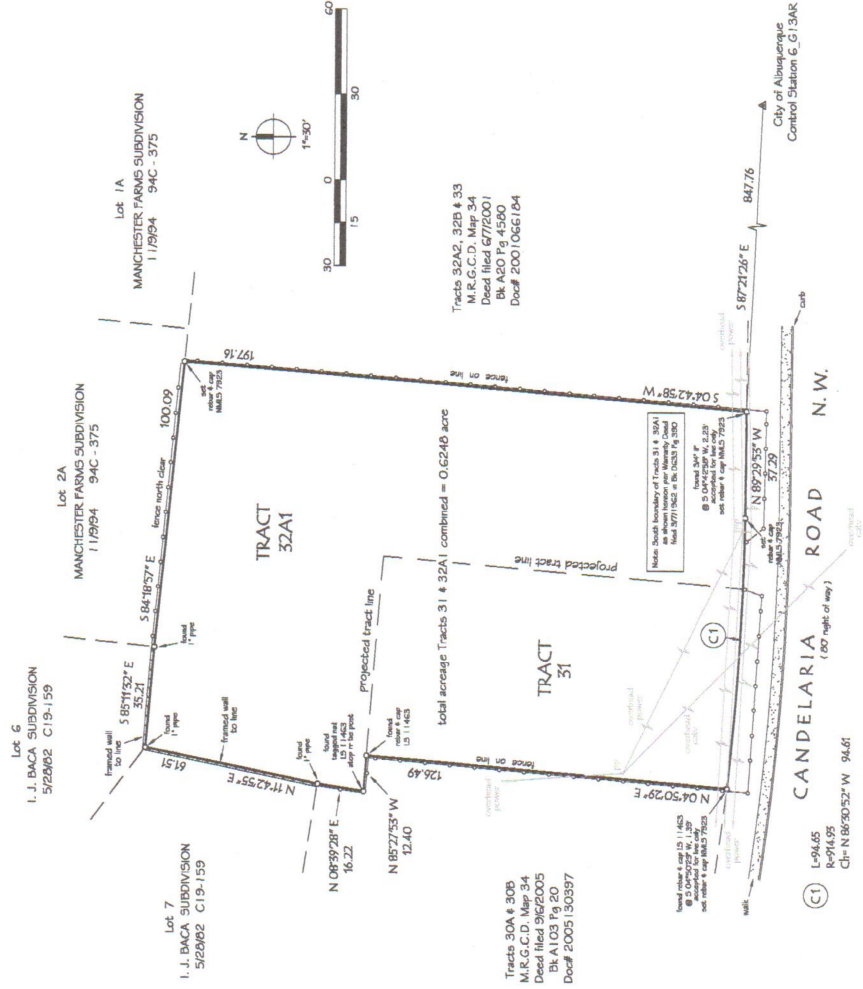
Title

Date

BOUNDARY SURVEY PLAT
TRACTS 31 & 32A1
MIDDLE RIO GRANDE CONSERVANCY DISTRICT
PROPERTY MAP NO. 34

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER 2017



LEGAL DESCRIPTION

A Tract of land situated within Projected Section 6, Township 10 North, Range 3 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, being identified as Tracts 31 and 32A1 as shown on Middle Rio Grande Conservancy District Property Map No. 34 and said Tract being more particularly described as follows:

BEGINNING at the southeast corner of the Tract described herein, a point on the northerly right of way line of Candalaria Road NW whence City of Albuquerque Control Station G, G1 SAR bears S 87°21'20" E (MAD 83), 847.76 feet, Thence leaving said point of beginning:

- N 89°29'53" W, 37.29 feet continuing along said northerly right of way line of Candalaria Road NW to a point of curvature, Thence; Northwestwesterly, 94.65 feet along the arc of a curve bearing to the right, having a radius of 914.93 feet and a chord which bears N 86°30'52" W, 94.61 feet to the southwest corner of the Tract described herein, Thence;
- N 04°50'29" E, 126.49 feet to a point, Thence;
- N 85°27'53" W, 12.40 feet to a point, Thence;
- N 08°39'28" E, 16.22 feet to a point, Thence;
- N 11°42'55" E, 61.51 feet to the northwest corner of the Tract described herein, Thence;
- S 85°11'32" E, 35.21 feet to a point, Thence;
- S 84°18'57" E, 100.09 feet to the northeast corner of the Tract described herein, Thence;
- S 04°42'58" W, 197.16 feet to the southeast corner and point of beginning of the Tract described herein and containing 0.6240 acres, more or less.

NOTES

- 1) Bearings shown herein are MAD 83 values GPS derived. All distances shown are ground.
- 2) All property corners are monumented as indicated.
- 3) Any underground structures not shown are not a part of this survey.
- 4) This property is subject to pertinent easements, matters of zoning, covenants, restrictions and reservations of record.
- 5) This survey shows only those easements appurtenant on the ground and those disclosed in a Title Binder prepared for this property by Old Republic Title (# 1708775). No title search was performed by the surveyor.
- 6) South boundary of the Tracts shown herein defined by the northerly right of way line of Candalaria Road NW as delineated on Sheets 3 & 4 of "City of Albuquerque Right of Way Map" for Candalaria Road NW, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on July 8, 1958 in Vol. 3, Folios 173 & 174.

SURVEYOR'S CERTIFICATION

I, Christopher J. Dehler, New Mexico Registered Land Surveyor No. 7923, hereby certify that this Boundary Survey Plat was prepared by me from notes of an actual field survey; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors and that the same is true and correct to the best of my knowledge and belief. I further certify that this survey is not a Land Division or Subdivision as defined in the New Mexico Subdivision Act and that the instrument is a Boundary Survey Plat of an existing tract or tracts.



dated: December 14, 2017
New Mexico Registered Land Surveyor No. 7923

Job No. 299917

DEHLER SURVEYING

3027 Fabaco Del Rio Grande NW
Albuquerque, NM 87107
dehler@njm.com

Address: 2123 CANDELARIA RD NW ALBUQUERQUE NM 87107
Legal Description: MRGCD MAP # 34 TRS 31 & 32A1 EXC
PORT'S OUT TO R/WC

