



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<input type="checkbox"/> Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness - Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness - Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan - EPC including any Variances - EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan - DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land - Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land - Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map - EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map - Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance - DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance - ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: **FIRST CHOICE EQUITY**
 Address: **1100 LAMBS BLD NW SUITE B**
 City: **ALBUQUERQUE** State: **NM** Zip: **87102** Phone: **505-244-3800**
 Professional/Agent (if any): **GARRIA/KEAMER & ASSOCIATES** Email: **frivero.354@aol.com**
 Address: **600 1ST ST NW SUITE 211** Phone: **505-440-1524** Email: **gkramer@garriakeamer.com**
 City: **ALBUQUERQUE** State: **NM** Zip: **87102**
 Proprietary Interest in Site: **BUYER** List all owners: **704 GREAS ROAD LLC**
 BRIEF DESCRIPTION OF REQUEST
SKETCH PLAN REVIEW - MAJOR SUBDIVISION

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: **PARCEL OF TRACT B** Block: **N/A** Unit: **N/A**
 Subdivision/Addition: **LANDS OF EVA G. ROSSITER** MRGCD Map No.:
 Zone Atlas Page(s): **F-14** Existing Zoning: **R-1C** Proposed Zoning: **N/A**
 # of Existing Lots: **1** # of Proposed Lots: **4** Total Area of Site (acres): **.75**

LOCATION OF PROPERTY BY STREETS

Site Address/Street: **704 GREAS RD NW** Between: **9TH ST NW** and: **6TH ST NW**

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: *[Signature]* Date: **4/30/18**
 Printed Name: **JONATHAN TURNER** Applicant or Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees

Meeting/Hearing Date: Fee Total: Project #:
 Staff Signature: Date: Project #:

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email. In which case the PDF must be provided on a CD.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Copy of recorded IIA
- DXF file and hard copy of final plat data for AGIS submitted and approved
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)
- Cross sections of proposed streets (3 copies, 11" by 17" maximum)
- 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 (7 copies, folded)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(1)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Proposed Infrastructure List, if applicable
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Infrastructure List, if applicable
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)2

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: [Signature] Date: 7/30/18

Printed Name: JONATHAN TURNER Applicant or Agent

FOR OFFICIAL USE ONLY

Project Number: _____ Case Numbers _____

Staff Signature: _____

Date: _____



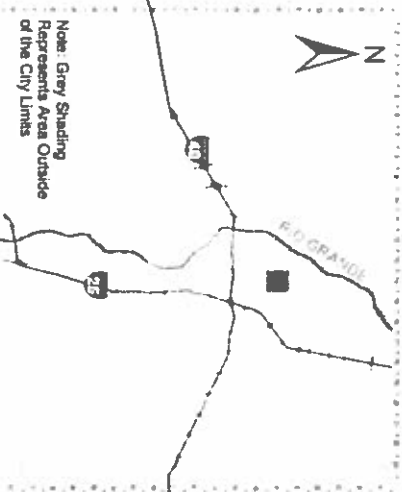


For more current information and details visit <http://www.cabq.gov/gis>

Zone Atlas Page:
F-14-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- M-1 Buffer Zone
- Petroglyph Map
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



Albuquerque Geographic Information System

Map amended through 9/2/2014

Note: Gray Shading Represents Area Outside of the City Limits

GARCIA/KRAEMER & ASSOCIATES

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

July 30, 2018

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

RE: Sketch plat review- 704 Griegos Rd. NW- A Portion of Tract B, Lands of Ella G. Rossiter

Dear Ms. Dicome,

The prospective buyer of the above referenced property, First Choice Equity, is currently in negotiations to purchase the property and is 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 R-1 C Residential Single-family Zone District. The site is located on the South side of Griegos Rd NW in between 9th St NW and 6th St NW. The Zone atlas page is F-14 as shown on the accompanying zone atlas map. The original subdivision plat was filed with the Bernalillo County Clerk on February 4th, 1947 in Book A1 Pg. 2. The purpose of this request is to subdivide the existing tract into four new lots with an access easement and the required utility easements for all parcels. The property has both public access and sewer/water availability from Griegos Rd. NW. and 8th St NW. The proposed subdivision of the existing .75 acres of land will result in four lots each having a minimum width of 50 feet, and a minimum net lot area of 7000 square feet which excludes the access easement. 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 should you have any questions. Thank you.

Sincerely,



Jonathan Turner
Garcia/Kraemer & Associates

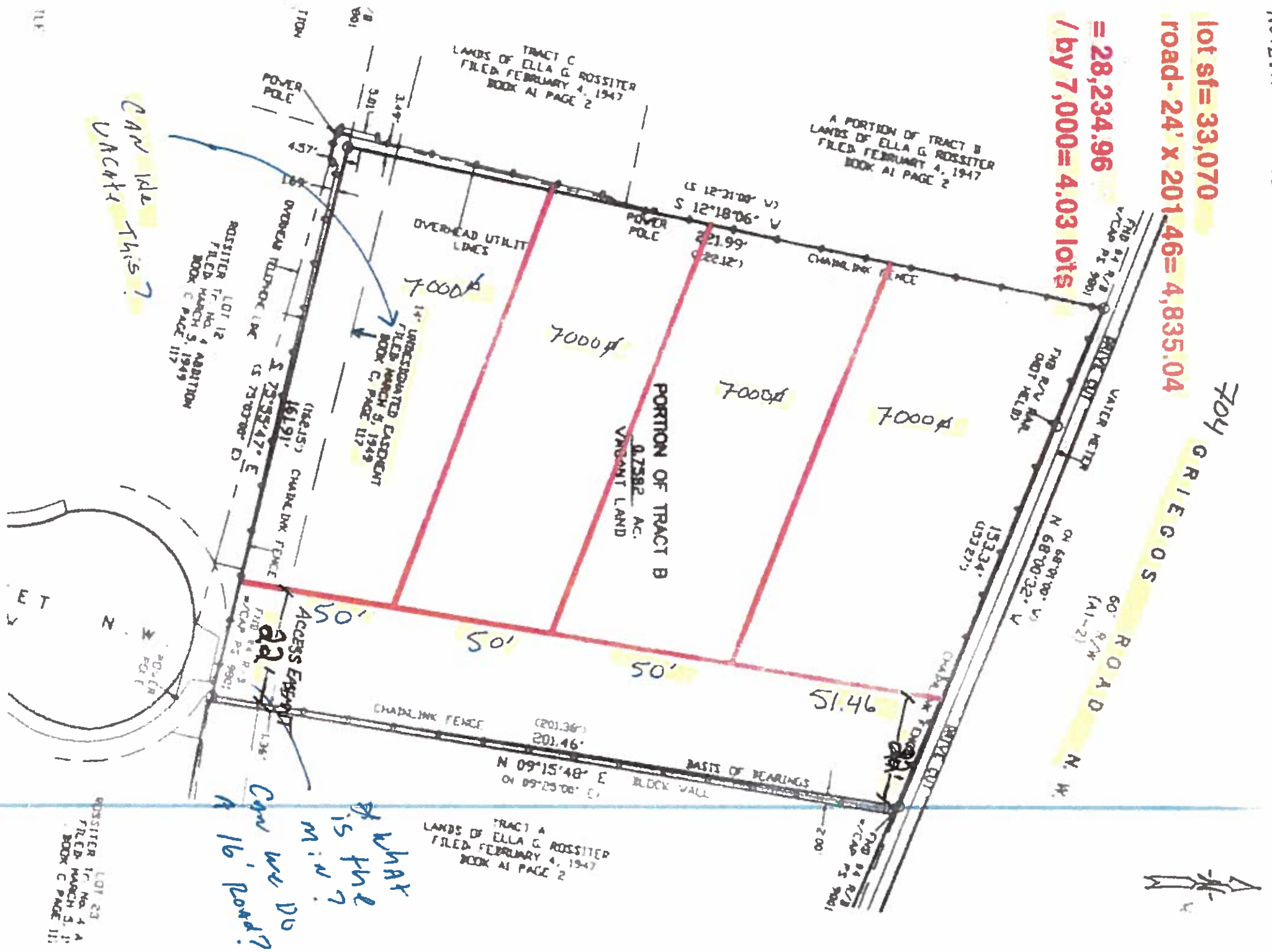
704 GRIEGOS

lot sf = 33,070

Road - 24' x 201.46 = 4,835.04

= 28,234.96

/ by 7,000 = 4.03 lots



CAN WE DO A 16' ROAD?

WHAT IS THE M.V.?
CAN WE DO A 16' ROAD?

ROSSITER TR. No. 4
FILED MARCH 5, 1947
BOOK C PAGE 111

ROSSITER TR. No. 4 ADDITION
FILED MARCH 5, 1949
BOOK C PAGE 117

TRACT A
LANDS OF ELLA G. ROSSITER
FILED FEBRUARY 4, 1947
BOOK A1 PAGE 2

TRACT C
LANDS OF ELLA G. ROSSITER
FILED FEBRUARY 4, 1947
BOOK A1 PAGE 2

A PORTION OF TRACT B
LANDS OF ELLA G. ROSSITER
FILED FEBRUARY 4, 1947
BOOK A1 PAGE 2

PORTION OF TRACT B
0.7582 AC.
VACANT LAND

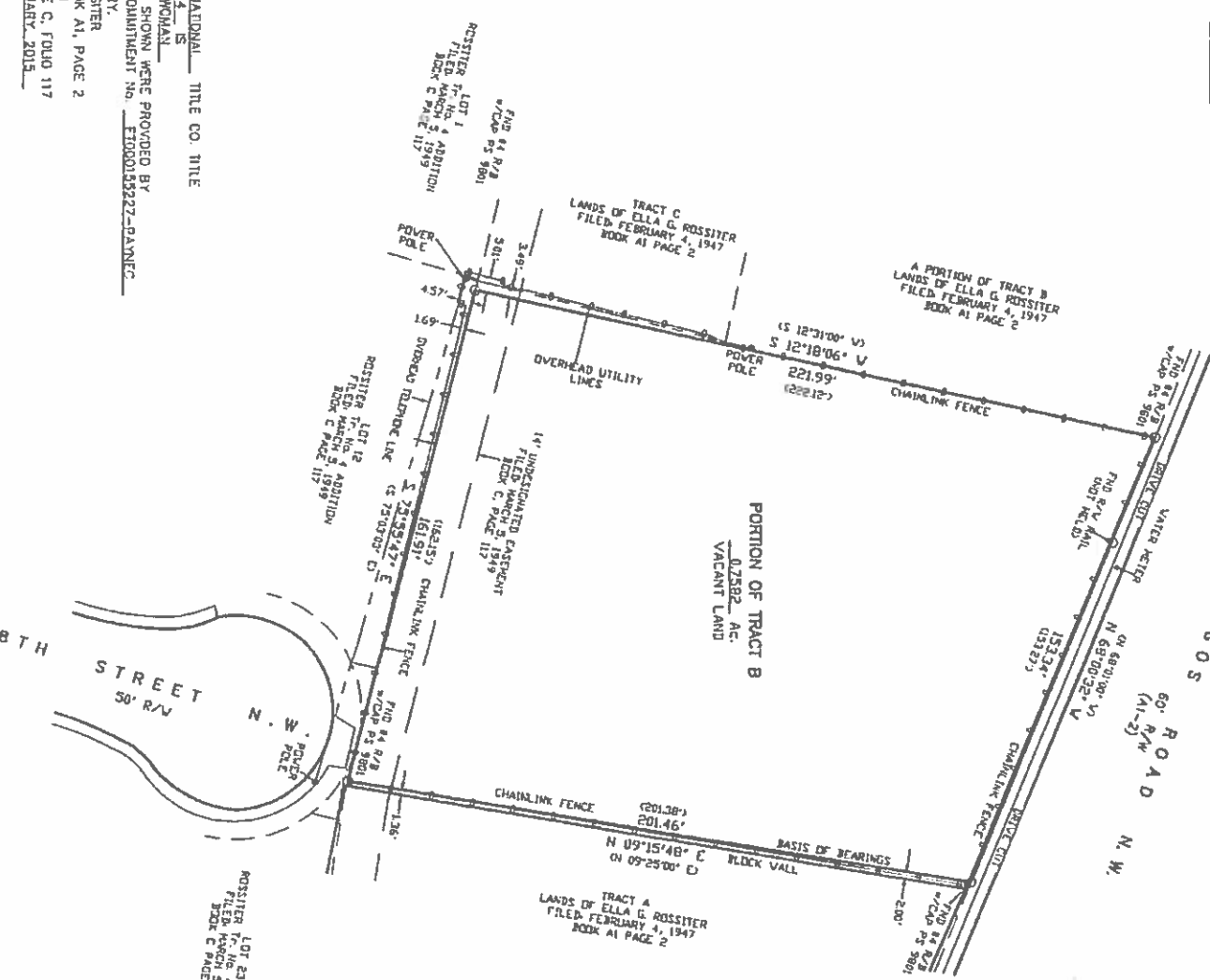
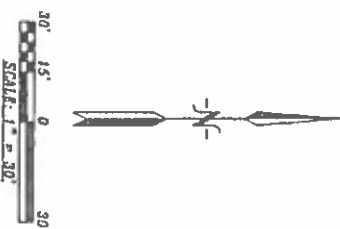
ROAD N.W.
60' R/W (A1-2)





LEGAL DESCRIPTION:
 A CERTAIN TRACT OF LAND BEING A PORTION OF TRACT B OF PLAT OF LANDS OF ELLA G. ROSSITER SITUATE IN SECTION 32, T. 11 N., R. 3 E., N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK IN BERNALILLO COUNTY, NEW MEXICO, BOOK A1, PAGE 2 ON FEBRUARY 4, 1947 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT B OF LANDS OF ELLA G. ROSSITER, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY OF GRIEGOS ROAD N.W., RUNNING THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF GRIEGOS ROAD N.W. 12 DEG 01'00" W, 153.27 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE S 12 DEG 31'00" W, 222.12 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE S 76 DEG 03'00" E, 162.15 FEET TO THE SOUTHEAST CORNER AND POINT OF BEGINNING.

BOUNDARY SURVEY
 OF
A PORTION OF TRACT B
LANDS OF ELLA G. ROSSITER
 WITHIN
SECTION 32, T. 11 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2015



- GENERAL NOTES:
- 1: OWNER OF RECORD PER EQUITY NATIONAL TITLE CO. TITLE BINDER DATED: NOVEMBER 18, 2014. CHRISTINE LOPEZ, AN UNABRIDGED PERSON.
 - 2: LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY BERNALILLO COUNTY TITLE CO. COMMITMENT No. E1000052272-DANVC.
 - 3: PLATS USED TO ESTABLISH BOUNDARY. A. PLAT OF LANDS OF ELLA G. ROSSITER FILED: FEBRUARY 4, 1947 IN BOOK A1, PAGE 2. B. ROSSITER TRACTS No. 4 ADDITION FILED: MARCH 5, 1949 IN VOLUME C, FOLIO 117. 4: FIELD WORK PERFORMED ON: JANUARY, 2015.

SUBDIVISION INDEXING INFORMATION FOR COUNTY CLERK

- 1: OWNER: CHRISTINE LOPEZ, AN UNABRIDGED PERSON.
- 2: PROPERTY IS WITHIN SECTION 32, T. 11 N., R. 3 E., N.M.P.M.
- 3: LOT: BORDON OF TRACT B, BLOCK: N/A.
- 4: SUBDIVISION NAME: LANDS OF ELLA G. ROSSITER.
- 5: FILING INFORMATION: DATE: 2/4/1947 BOOK: A1 PAGE: 2.
- 6: UPC#: 1-014-061-299-015-40120.
- 7: ADDRESS OF PROPERTY: 704 GRIEGOS ROAD N.W.
- 8: THIS IS A SURVEY OF AN EXISTING TRACT OF LAND, NO PROPERTY LINES ARE BEING ADDED, DELETED OR MOVED.

CLERK'S RECORDING STAMP

Surveyor's Certificate
 State of New Mexico
 I, Anthony L. Harris, a Professional Surveyor, licensed under the laws of the State of New Mexico, do hereby certify that I have arranged for the survey of the above described property to be made by my duly licensed assistants, and that the survey was made in accordance with the laws of the State of New Mexico, and that the boundaries and area shown on the plat are the true and correct boundaries and area of the property, and that the plat is a true and correct copy of the original survey, and that the original survey is on file in my office, and that the original survey is on file in the office of the County Clerk of Bernalillo County, New Mexico, and that the original survey is on file in the office of the County Clerk of Bernalillo County, New Mexico, and that the original survey is on file in the office of the County Clerk of Bernalillo County, New Mexico.

Anthony L. Harris, N.M.P.S. #11463 HARRIS SURVEYING, INC.
 2113-N. Vasquez Street, NE • Albuquerque, New Mexico 87110
 Telephone: (505) 888-8888 • FAX: (505) 888-8888

JANUARY 2015

