



December 31, 2018

To Whom it May Concern,

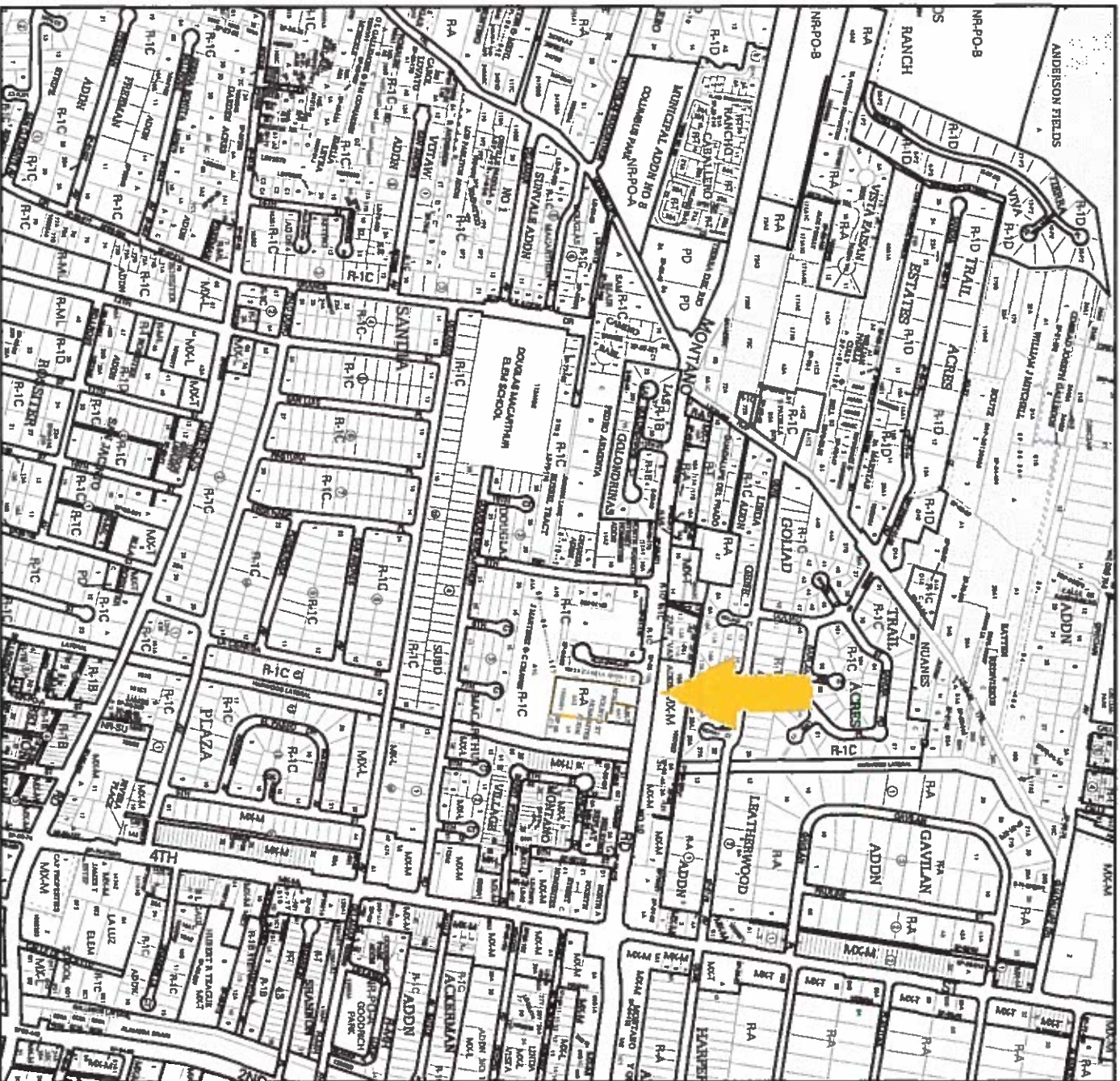
On behalf of Montano Family Homes, LLC, we are submitting this request for a sketch plat review of 1.7 acres at 712 Montano Road NW. The intention is to submit for the subdivision of the 1.7 acres into 8 lots for single family residences in a cluster development. 22,000 sqft (30% of the lot, as required) will be set aside as open space. The parcels will be access via private drive with a "T" turn around that meets fire access requirements.

We appreciate your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michelle Negrette', is written over a horizontal line.

Michelle Negrette
Strata Design, LLC
505.710.4221



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
F-14-Z

Legend:

- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Scale: 0 250 500 1,000 Feet



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

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)	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 checked="" type="checkbox"/> Subdivision of Land - Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
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: MONTANO family homes LLC	Phone: 505-328-8848	
Address: 6007 Atlantic SW	Email: Tina101page.com	
City: ALBUQUERQUE, NM 87110	State: NM	Zip: 87102
Professional/Agent (if any): SHARADesign LLC	Phone: 505-710-4221	
Address: 711 Amherst SE	Email: Sharadesign.m@gmail.com	
City: ALBUQUERQUE, NM	State: NM	Zip: 87106
Proprietary Interest in Site: [redacted]	List all owners: [redacted]	
BRIEF DESCRIPTION OF REQUEST		

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract C-A-2	Block:	Unit:
Subdivision/Addition: North 4th St Historic Addition	MRGCD Map No.:	UPC Code: 101406133625341932
Zone Atlas Page(s): F-14	Existing Zoning: R-1C	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots: 8	Total Area of Site (acres): 1.71 acres

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 712 Valencia NW	Between: [redacted]	and: [redacted]

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)	
PR-2018-001501	

Signature: [Signature]	Date:
Printed Name: Tina Page	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Case Numbers	Action
PS-2018-00043	SP
	\$50.00
Meeting/Hearing Date: Jan. 9, 2018	Fee Total: \$50.00
Staff Signature: [Signature]	Date: 12-31-18
	Project #: PR-2018-001501

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 PLNDRSS@cityva.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 I/A
- 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(I)
- 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.

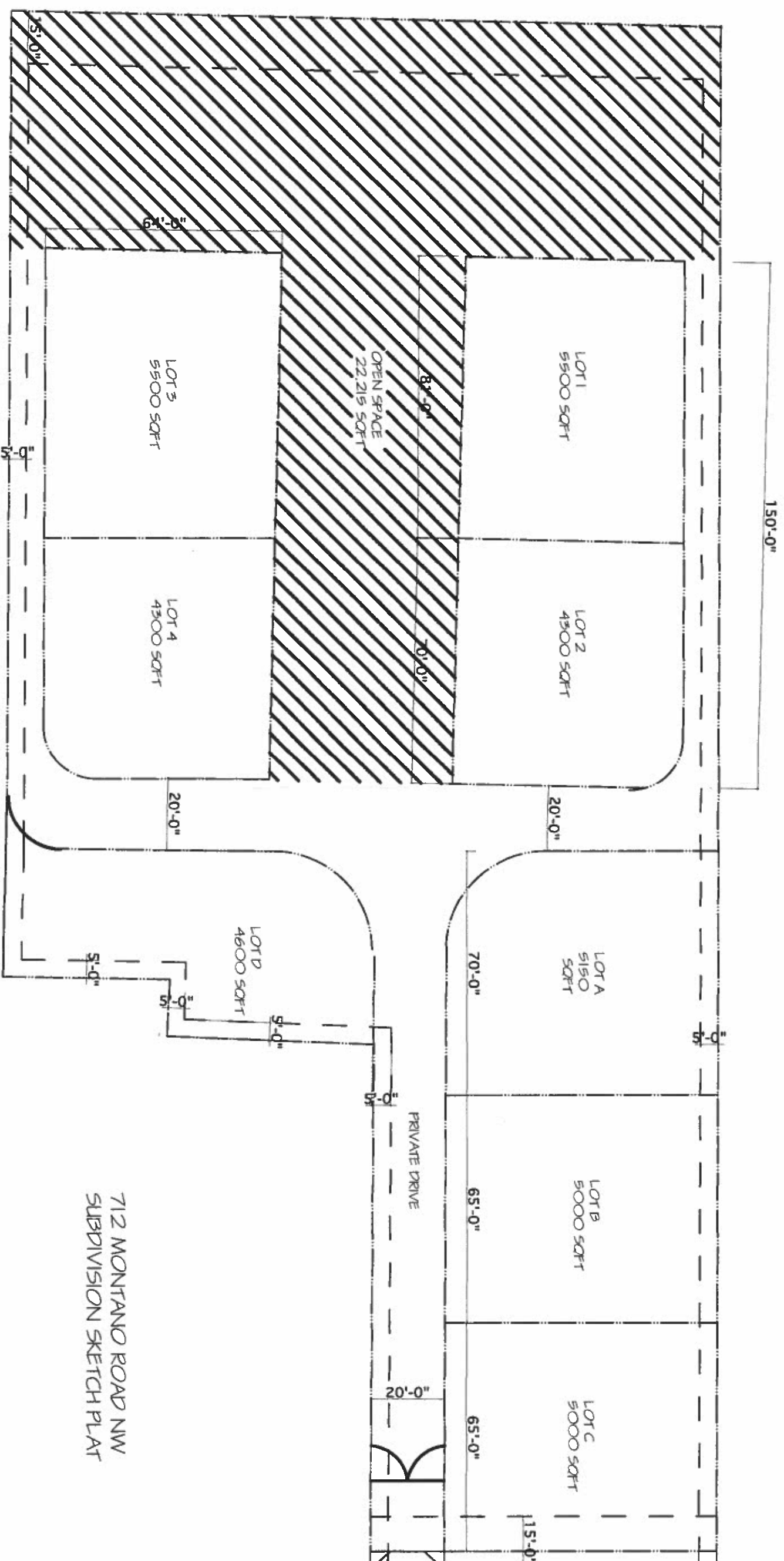
I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: _____ Date: 12/27/18

Printed Name: Tim Nisly ☒ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers
PR-2018-001501	PS-2018 - 00043
Staff Signature: _____	
Date: 12-31-18	



SKETCH PLAT SITE LAYOUT

SCALE: 1/32" = 1'-0"

