# A<sup>City of</sup> lbuquerque



### **DEVELOPMENT REVIEW BOARD APPLICATION**

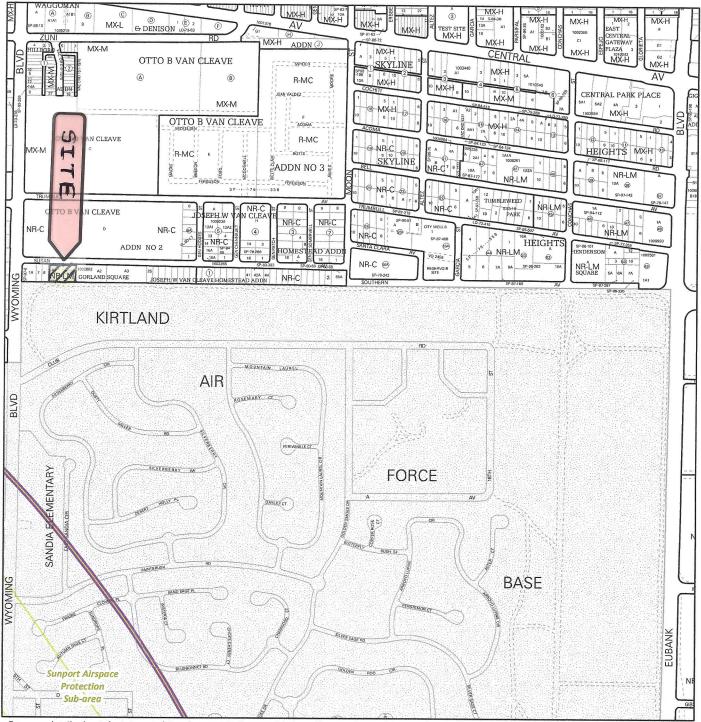
SUBDIVISIONS	☐ Final Sign off of EPC Si	ite Plan(s) (Form P2)	
☐ Major – Preliminary Plat (Form P1)	☐ Amendment to Site Plan	n (Form P2)	☐ Vacation of Public Right-of-way (Form V)
☐ Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPL	ICATIONS	□ Vacation of Public Easement(s) DRB (Form V
☐ Major - Final Plat (Form S1)	☐ Extension of Infrastructi	ure List or IIA (Form S1)	□ Vacation of Private Easement(s) (Form V)
☐ Amendment to Preliminary Plat (Form S2)	<u> </u>	frastructure List (Form S2)	PRE-APPLICATIONS
☐ Extension of Preliminary Plat (FormS1)	☐ Temporary Deferral of S		Sketch Plat Review and Comment (Form S2)
	☐ Sidewalk Waiver (Form		2 dictor Flat Neview and dominent (Form 32)
SITE PLANS	☐ Waiver to IDO (Form V		APPEAL
☐ DRB Site Plan (Form P2)	☐ Waiver to DPM (Form V		☐ Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		· <b>-</b> /	= Books of BRB (Formy)
APPLICATION INFORMATION  Applicant: Bob Bauder  Address: 3 Los Cedros			Phone: 342 · 1092 · Lext · 103
City: Sandia Park		State: N M	zip: 87047
Professional/Agent (if any): JAG Plannin			Phone: (505) 363-5613
Address: P.O. Box	7857		
City: Albuquerau		State: N M	Zip: 87194
Proprietary Interest in Site: Property		List all owners: Re	obert Bander, Sally A. Ban
SITE INFORMATION (Accuracy of the existing		Attach a separate sheet if	necessary.)
Lot or Tract No .: Tract A-1 Plat of Trace		Block:	Unit:
Subdivision/Addition: Gorland Sq	uare	MRGCD Map No.:	UPC Code: 102605603634220104
Zone Atlas Page(s): L-20		R-LM	Proposed Zoning No Change
# of Existing Lots:	# of Proposed Lots:	2	Total Area of Site (Acres): .724
LOCATION OF PROPERTY BY STREETS  Site Address/Street: \$600 Sugar A. 600 Street	E Rotugon; M. :	01.1 66	and: Moon street S.E.
Site Address/Street: 8800 Susan Ave S. CASE HISTORY (List any current or prior proje			
1002802	ct and case number(s) that	may be relevant to your re	iquesi.)
1000000			
Signature: andrew Ganc	ia,		Date: July 26, 2019
		Garna	☐ Applicant or ☐ Agent
Printed Name:	Anovew		
/ /	Anavew		
Printed Name:		Case Numbers	Action Fees
Printed Name:  FOR OFFICIAL USE ONLY			Action Fees
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### FORM S2: SUBDIVISION OF LAND - MINOR ACTIONS

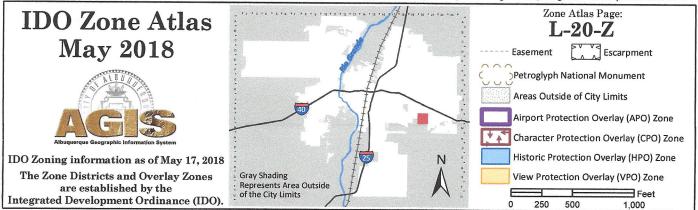
Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

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

Interpreter Needed for Hearing? if yes, indicate language: A Single PDF file of the complete application including all documents being submitted m prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via ema provided on a CD. PDF shall be organized with the Development Review Application and the remaining documents in the order provided on this form.  Zone Atlas map with the entire site clearly outlined and labeled  SKETCH PLAT REVIEW AND COMMENT  Letter describing, explaining, and justifying the request Scale drawing of the proposed subdivision plat (7 copies, folded)	ail, in which case the PDF must be and this Form S2 at the front followed by
✓ Site sketch with measurements showing structures, parking, building setbacks, adjacent improvements, if there is any existing land use (7 copies, folded)	
■ MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the Letter describing, explaining, and justifying the request Copy of recorded IIA Proposed Final Plat (7 copies, 24" x 36" folded)  Design elevations & cross sections of perimeter walls (3 copies)  Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buff DXF file and hard copy of final plat data for AGIS submitted and approved	
■ MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL  Letter describing, explaining, and justifying the request per the criteria in IDO Section 14- Sites 5 acres or greater. Archaeological Certificate in accordance with IDO Section 14- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availabe Required notice with content per IDO Section 14-16-6-4(K)(6)  Office of Neighborhood Coordination Public Notice Inquiry response Proof of emailed notice to applicable Neighborhood Association representatives Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures of (7 copies, folded) Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum Site sketch with measurements showing structures, parking, building setbacks, adjacent improvements (to include sidewalk, curb & gutter with distance to property line noted) if copies, folded) Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated Proposed Infrastructure List, if applicable DXF file and hard copy of final plat data for AGIS submitted and approved  MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST Letter describing, explaining, and justifying the request per the criteria in IDO Section 14- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded) Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded) Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded) Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded) Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)  Mote: Any application that does not qualify as a Minor Amendment in IDO Section a Major Amendment. See Form S1.	ility Statement submittal information on the plat prior to submittal um) t rights-of-way and street there is any existing land use (7 landfill buffer zone
I, the applicant or agent, acknowledge that if any required information is not submitted with thi	is application, the application will not be
scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.  Signature: WALATA CARACTA	Date: 7/20/19
Printed Name: Juanita Garcia	☐ Applicant or ☐ Agent
FOR OFFICIAL USE ONLY	
Case Numbers: Project Number  Staff Signature:	TIE II II
Date:	and the same of th



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





July 30, 2019

Ms. Kym Dicome, Chair Development Review Board City of Albuquerque, Planning Department 600 2<sup>nd</sup> Street NW, Albuquerque NM 87102

Ms. Dicome and members of the Development Review Board:

JAG Planning & Zoning, agent for Robert Bauder, respectfully requests your review of a sketch plat.

The applicant intends to subdivide the property from one tract to create two separate tracts of land with the intention of potentially developing the newly subdivided tract at a future date. The current legal description is TR A-1 PLAT OF TRACTS A-1, A-2 & A-3 GORLAND SQUARE consisting of a total of .724 acres and the new legal description will be TRACT A-1A (consisting of .1652 acres) and Tract A-1-B (consisting of .5589 acres) GORLAND SQUARE. The property is zoned NR-LM and has no minimum lot size requirements or side yard setback requirements.

Thank you for your consideration on this matter. I can be reached at (505) 363-5613 or at jag@jagplanningandzoning.com.

Sincerely,

Andrew Garcia

Principal

JAG Planning & Zoning, LLC

### **LETTER OF AUTHORIZATION**

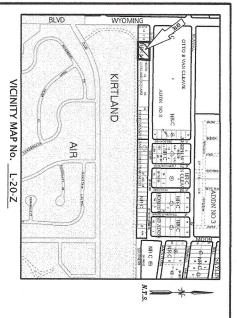
Subject Property: 8800 Susan Ave SE, TR A-1 PLAT OF TRACTS A-1, A-2 & A-3 GORLAND SQUARE CONT .7240 AC

I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for all subdivision matters associated with this property.

Robert Baudek

7/26/19

Date



# PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACTS A-ONE (A-1) INTO TWO (2) TRACTS AND GRANT ANY EASEMENTS AS SHOWN.

# GENERAL NOTES:

- AT ALL
- 4 64 12
- CENTRAL
- œ .7 e. 5.
- EBERBINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.

  DATE OF FIELD WORK: \_\_ULY\_14\_\_2019\_\_

  END PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COYENANT, OR BINDING ARREMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECITED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT

- PLATS USED TO ESTABLISH BOUNDARY.

  A: PLAT OF TRACT A-1, A-2, & A-3, CARLAND SQUARE

  A: PLED: MAY 13, 2005. PLAT BOOK 2005C, PAGE 157, AS DOCUMENT No. 2005066552

  B: BOUNDARY SURVEY PREPARED BY THE SURVEY OFFICE, LLC

  DATED UNIX 2016
- 10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X
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LEGAL DESCRIPTION

TRACT "A-1" OF THE PLAT OF TRACTS A-1, A-2 & A-3, GORLAND SQUARE, SECTION TRACT "A-1" OF THE PLAT OF TRACTS A-1, NaPM, CITY OF ALBUQUERQUE, BERNALILO COUNTY, NEW MEXICO, A5 THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FIELD IN THE OFFICE OF THE COUNTY CIERK OF BERNALILO COUNTY, NEW MEXICO ON MAY 13, 2005, IN PLAT BOOK 2005C, PAGE 157, A5 DOCUMENT No. 2005086552.

# PUBLIC UTILITY EASEMENTS

Positic UIII y Expendits shown on this jall are graited for the common and jaht use of.

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B Med. Medico. Commons for installation, mointenance, and service of natural pas lines, where and other equipment and isolating reasonably necessary to provide section solating as arrives of such lines, colle, and other called Services.

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D. Called Life the installation, maintenance, and service of such lines, colle, and other related equipment and facilities reasonably necessary to provide Colle services.

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<u>Blastianas</u>. Blastianas in plat Public Service Company of New Nexico (PNM), OWEST D/B/A CENTURYLINK and New Nexico Gas Company (NMCS) bid not conduct a Title Search of the properties shown hereon. Consequently, PML, OMEST D/B/A, CENTURYLINK and MIAGS do not window or referse any executer to reachest not contained that may have been granted by prior plat, replat or other document and which are not shown on this plat.

# FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRETIOR THEREOF SAID OWNERS, APPROPRETIOR NOTES HEREOF SAID OWNERS, APPROPRETIOR AND THE SEMBLETS IS ANALY BE CREATED BY THIS PLAT. THOSE SONING AS OWNERS WARRANT THAT THEY HOLD MONDED. THEM COMPLETE AND INDEFERSIBLE TILE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

19-0701.dwg PRINTED: 7/16/2019

ARE CURRENT AND PAID ON

MY COMMISSION EXPIRES:

NOTARY PUBLIC

BERNALILLO CO. TREASURER'S OFFICE PROPERTY OWNER OF RECORD: THIS IS TO CERTIFY THAT TAXES

# TRACTS A-1-A & A-1-B **GORLAND SQUARE** PLAT OF

SECTION 29, T.10N., R.4E., N.M.P.M CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JULY, 2019 **MITHN** 

ROJECT NUMBER:	
UTILITY APPROVALS.	
UBLIC SERVICE COMPANY OF NEW MEXICO	DATE
NEW MEXICO GAS COMPANY DJ	DATE
ORPORATION D/B/A CENTURYLINK QC	DATE
OMEAST D.	DATE
ATY APPROVALS.	
JITY SURVEYOR DJ	DATE
REAL PROPERTY DIVISION (CONDITIONAL)	DATE
NIMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
ENGINEERING, IRANSPORTATION DIVISION	DAIE
,	DA F
AND RECREATION DEPARTMENT	DATE
FCA	DATE
ENGINEER	DATE
CHAIRPERSON, PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT D.	DATE
JURVEYORS CERTIFICATE: STATE OF NEW MEXICO ) S.S.	
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AVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, HIS	
ANTHONY L. HARRIS. P.S. # 11463	

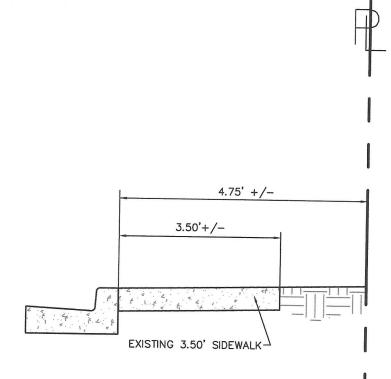
THE SURVEY OFFICE, LLC

ALBUQUERQUE, NEW MEXICO PHONE: (505) 998-0303 333 LOMAS BLVD., N.E. 87102 FAX: (505) 998-0305

SHEET 1 OF 2

### SIDEWALK EXHIBIT





DRAWN BY: JBS 9/20/2018 ORDER #19-0701.dwg NOT TO SCALE

### THE SURVEY OFFICE, LLC

ALBUQUERQUE, NEW MEXICO 333 LOMAS BLVD., N.E. 87102

PHONE: (505) 998-0303 FAX: (505) 998-0305

SIDEWALK EXHIBIT FOR TRACTS A-1-A & A-1-B

## **GORLAND SQUARE**

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO