**DEVELOPMENT REVIEW BOARD APPLICATION**

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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major - Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST

INCORPORATE VACATED EASEMENT "99999 NORTHEASTERN NE" INTO "2112 GARCIA NE";
OFFICIALLY UPDATE PLAT FOR DESIRED FUTURE IMPROVEMENT

APPLICATION INFORMATION

Applicant: AHMED ZAKI		Phone: 505-814-8368
Address: 2112 GARCIA ST NE		Email: adzaki87@yahoo.com
City: ALBUQUERQUE	State: NM	Zip: 87112
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List all owners:

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

Lot or Tract No.: 16	Block: 30	Unit:
Subdivision/Addition: SNOW HEIGHTS ADDN	MRGCD Map No.:	UPC Code: 102005934423641726
Zone Atlas Page(s): H20	Existing Zoning: R-1B	Proposed Zoning N/A
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): 0.21 (0.2066)

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2112 GARCIA NE	Between: MENAU	and: NORTHEASTERN
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

V-478

Signature:	Date: 1/28/20
Printed Name: AHMED ZAKI	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
PS-2020-00009	Sketch Plat	\$50.00			

Meeting Date: February 5, 2020	Fee Total:
Staff Signature:	Date: 1-28-2020 Project # PR-2020-003324

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.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- ☐ Interpreter Needed for Hearing? ☒ if yes, indicate language: _____
- ☐ A Single PDF file of the complete application including all 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. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by 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)
- ☐ 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)

☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)

- ☐ 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 buffer
- ☐ 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 14-16-6-6(I)
- ☐ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☐ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- ☐ 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 on the plat prior to submittal (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 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)
- ☐ Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- ☐ 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 14-16-6-4(X)(2)
- ☐ 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)

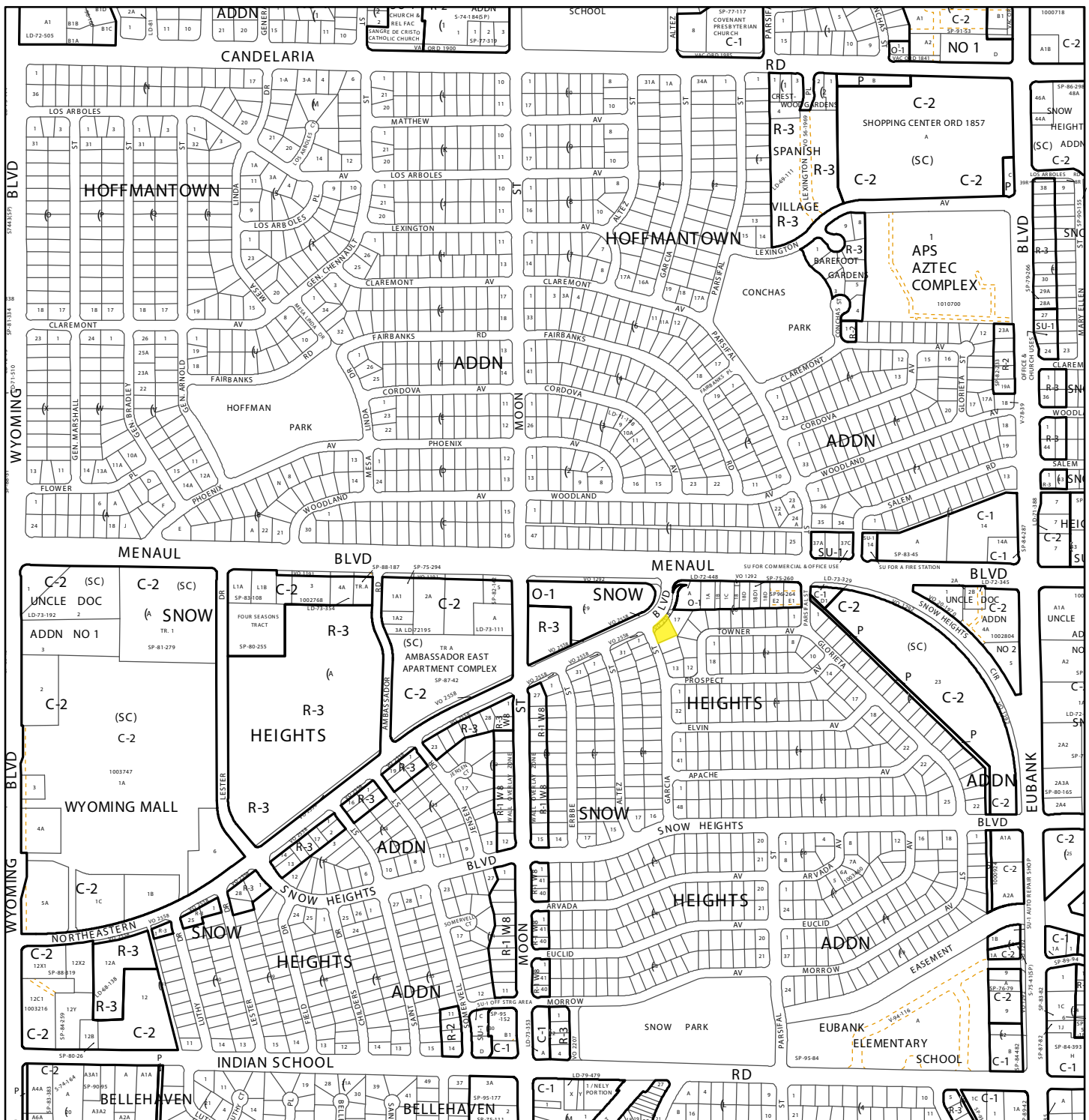
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

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.

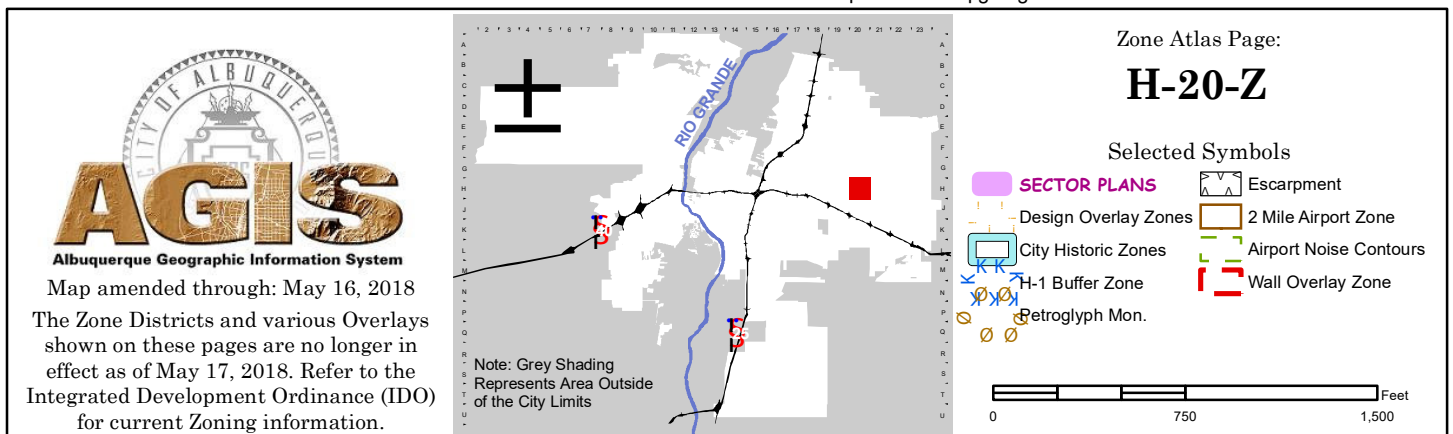
Signature: 	Date: 1/28/20
Printed Name: AHMED ZAKLI	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers:	Project Number	
PS-2020-00009	PR-2020-00324	
Staff Signature: 		
Date: 1-28-2020		



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



TO: CABQ DEVELOPMENT REVIEW BOARD

FROM: AHMED ZAKI
2112 Garcia St NE
Albuquerque, NM 87112

RE: FORM S2 SKETCH PLAT REVIEW AND COMMENT

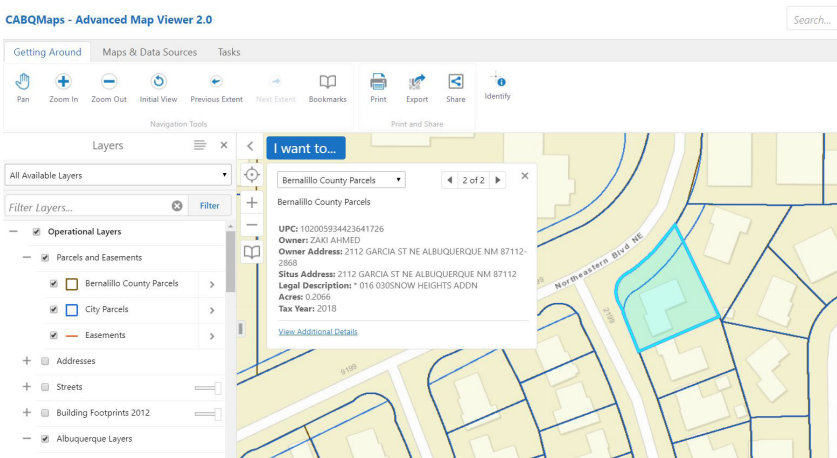
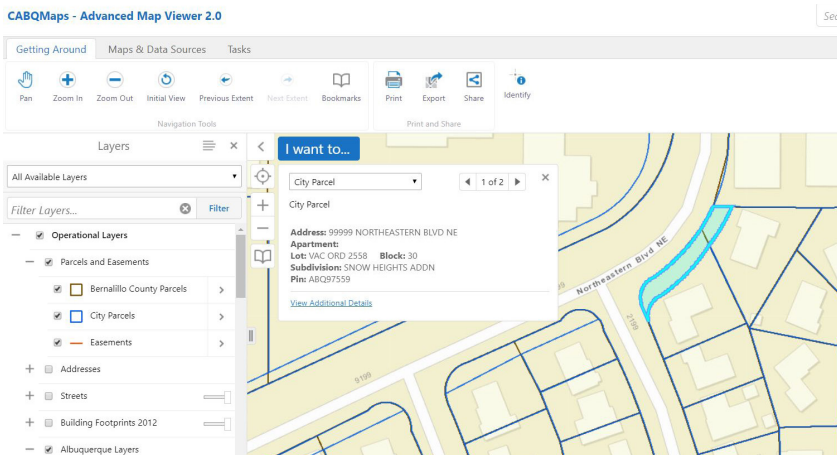
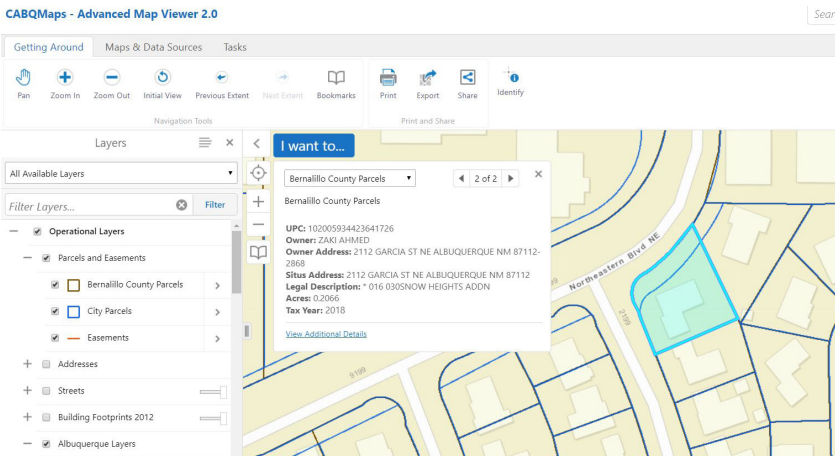
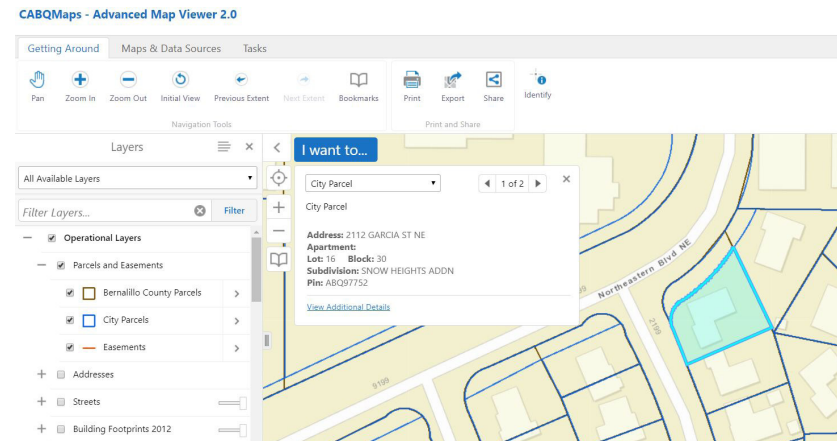
January 27, 2020

To whom it may concern,

I, Ahmed Zaki, owner at 2112 Garcia Street Northeast, Albuquerque, New Mexico, 87112, seek to update the official city plat of record. According to CABQ, a separate plat was at some point established on my property, likely as an easement, and has long since been vacated by the city as per the attached Vacation Ordinance 2558. This boundary is not found on the official neighborhood plat for Snow Heights Subdivision, BLOCK 30, and the original plat for 2112 Garcia St NE, LOT 16, has yet to be located. Subsequently, Bernalillo County assesses this former easement as part of the property and subjects the parcel to tax. Despite my ownership of this parcel, this unnecessary city boundary prevents desired improvements to the property. I request that the parcel, 99999 Northeastern Boulevard Northeast (Pin: ABQ97559; see attached) be officially incorporated into 2112 Garcia St NE and this boundary officially dissolved.

Sincerely,
Ahmed Zaki

FROM CABQ ADVANCED MAP VIEWER



AFFIDAVIT OF PUBLICATION

State of New Mexico }
County of Bernalillo } ss.

W. V. GROTTENTHALER being duly sworn declares and says that he is the Publisher of EL INDEPENDIENTE & THE NEW MEXICO INDEPENDENT a newspaper published in and having a general circulation in the City of Albuquerque, County of Bernalillo and State of New Mexico and duly qualified for

CITY COMMISSION
July 28, 1964
V-478

ORDINANCE NO. 2558

AN ORDINANCE VACATING 18 FT. OF EXCESS RIGHT-OF-WAY ALONG THE NORTH AND SOUTH SIDES OF NORTHEASTERN BOULEVARD NE AND DECLARING AN EMERGENCY.

WHEREAS, there has heretofore been dedicated and conveyed to the City of Albuquerque, N. M., certain easements for street purposes described below; and

WHEREAS, said portions of the right-of-way of Northeastern Boulevard NE are not needed for public use except for utility easements reserved by Section 2 hereof;

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALBUQUERQUE, NEW MEXICO:

SECTION 1. The northerly 18 ft. and the southerly 18 ft. of right-of-way of Northeastern Blvd. extending from the east right-of-way line of Wyoming Blvd. NE to the south right-of-way line of Menaul Blvd. NE as shown on the plats of Snow Heights Addition, Block A and Blocks 22 through 42, filed in the office of the County Clerk of Bernalillo County, N. M. on Nov. 30, 1953, and Blocks 130 through 141, filed in the office of the County Clerk of Bernalillo County, N.M. on Feb. 11, 1955, is hereby closed and vacated excepting therefrom the rights-of-way of intersecting streets and alleys and subject to easements reserved by Section 2 hereof.

SECTION 2. The City hereby reserves the southerly eight (8) ft. of the northerly 18 ft. of right-of-way described in Section 1 as an easement for utilities, whether municipally owned or privately owned, which may be necessary at the present time or in the future.

SECTION 3. Immediately upon the effective date of this ordinance, the land above described shall be effectively vacated and the City of Albuquerque by this ordinance disclaims from such date, any further interest therein, except for easements reserved in Section 2 hereof.

SECTION 4. This ordinance is an emergency measure due to urgent public need and will be effective five days after publication.

ADOPTED 7/28/64.


Chairman, City Commission, Albuquerque, N. M.

ATTEST: , City Clerk

LEGEND

- COVERED AREA
- CONCRETE
- BLOCK WALL
- METAL FENCE
- CHAINLINK FENCE
- UTILITY POLE
- OVERHEAD UTILITY LINE
- ELECTRIC METER
- GAS METER

NOTE: 1. THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED SEPTEMBER 26, 2008, MAP NO. 35001C0??G.

2. THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED ON THE NOTES ON THE RECORDED PLAT.

3. THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.

LEGAL DESCRIPTION

LOT NUMBERED SIXTEEN (16) IN BLOCK NUMBERED THIRTY (30) OF THE PLAT OF BLOCKS 22 TO 42, INCLUSIVE OF SNOW HEIGHTS ADDITION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO, NEW MEXICO, ON NOVEMBER 30, 1953, IN PLAT BOOK D1, PAGES 109 AND 110.

This is to certify:
 To Title Company: STEWART TITLE; To Underwriter: STEWART TITLE GUARANTY CO.

To Lender: _____ that on MARCH 18TH, 2015, I, Will W. Plotner, Jr., N.M.R.P.S. No. 14271, made an inspection of the premises situated at LOT 16, BLOCK 30, SNOW HEIGHTS ADDITION BERNALILLO County, New Mexico briefly described as (Address if applicable): 2112 GARCIA STREET, N.E.

Plat Reference: Bearings, distances and/or curve data are taken from the following plat (include filing information if plat is filed). _____

SEE LEGAL DESCRIPTION

NOTE: The error of closure is less than one foot of error for every 245 feet along the perimeter of the legal description provided. Easements shown hereon are as listed in the Title Commitment No. Q1147-18290 provided by the Title Company. Improvement location is based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions, and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.










'THIS IS NOT A BOUNDARY SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE' (THIS INCLUDES BUILDING PERMITS)

I further certify as to the existence of the following at the time of my last inspection:

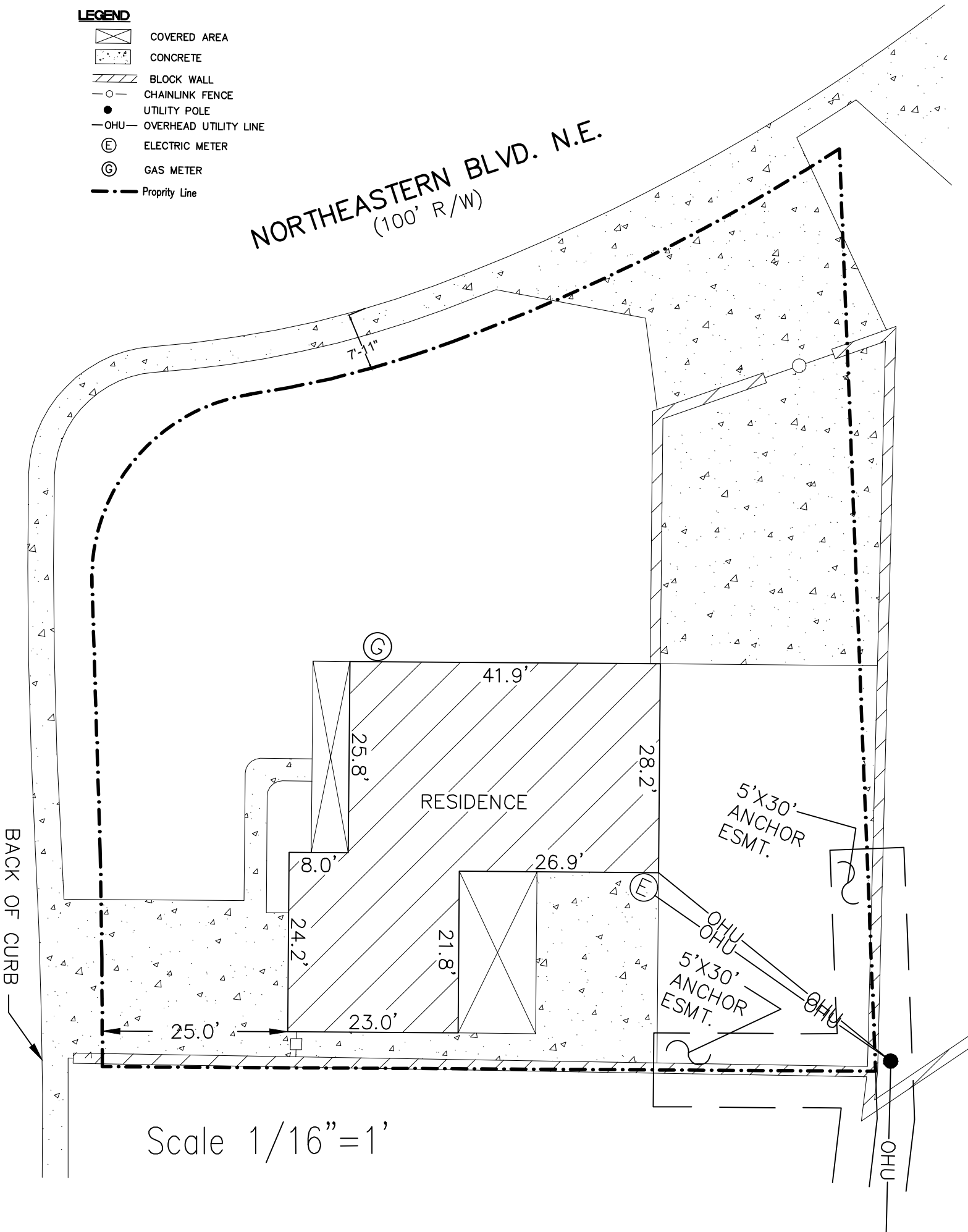
- Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas, or oil pipe lines on or crossing said premises (show location , if none visible, so indicate): •
- Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises: •
- Evidence of cemeteries or family burial grounds located on said premises (show location): •
- Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location): •
- Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs in common or joint garages: •
- Apparent encroachments. If the building, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location): •
- Specific physical evidence of boundary lines on all sides: SEE ABOVE SKETCH
- Is the property improved? (If structure appears to encroach on adjoiners show approximate distances): YES
- Indications of recent building construction, alterations or repairs: SEE ABOVE SKETCH
- Approximate distance of structure from at least two lot lines must be shown. SEE ABOVE SKETCH

● NOT APPLICABLE, UNLESS INDICATED OTHERWISE ON THE ABOVE SKETCH
 setback and setback violations are not shown hereon

LEGEND

-  COVERED AREA
-  CONCRETE
-  BLOCK WALL
-  CHAINLINK FENCE
-  UTILITY POLE
-  OVERHEAD UTILITY LINE
-  ELECTRIC METER
-  GAS METER
-  Property Line

NORTHEASTERN BLVD. N.E.
(100' R/W)



Scale 1/16"=1'