

City of Albuquerque



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 SMN (Form V2)	<input 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 Seeking to move Southern property line of 4917 Tally Ho approximately 35 ft. South into 4921 Tally Ho. Both properties are owned by me.

APPLICATION INFORMATION		
Applicant: Dominic Rodriguez	Phone: 505-417-6874	
Address: 4917 Tally Ho Ave NW	Email: drod8318@gmail.com	
City: Albuquerque	State: NM	Zip: 87114
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.: Lt. 53 Blk. 18	Block: 18	Unit: 1
Subdivision/Addition: Paradise Heights	MRGCD Map No.:	UPC Code: 10120662702210110
Zone Atlas Page(s): A12	Existing Zoning: R-1	Proposed Zoning: R1
# of Existing Lots: 1	# of Proposed Lots: (1) Just making it Bigger	Total Area of Site (Acres): .19

LOCATION OF PROPERTY BY STREETS
 Site Address/Street: 4917 Tally Ho Ave. Between: Golf Course and: Bandalier

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

Signature: <i>[Handwritten Signature]</i>	Date: 2/4/2020
Printed Name: Dominic Rodriguez	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:	Date:			Project #	

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

- NO** 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>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.</i>	
Signature:	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number
Staff Signature:	
Date:	

To Whom It May Concern,

I am requesting to rezone the southern property line of 4917 Tally Ho Ave NW, Abq NM 87114. I am requesting to move the property line south approximately 30 ft into 4921 Tally Ho. I own both lots. 4917 is currently 8,276 Sq. ft, the smallest lot in the neighborhood. 4921 is the second largest (12,632 Sq. ft). With a growing family I am trying to add approximately 600 Sq. ft onto my family's primary residence, 4917. I initially tried to add on the north side of 4917 but was unable to find a design that fit within the space. So, I am requesting to have the lot rezoned so that we have the necessary space for an addition and to create a slightly more equitable distribution of the two properties, 4917 and 4921. As it stands now 4917 is below 75% of the average of 13 lots. 13 lot average is 11,179 Sq. ft, 75% of that is 8,384 Sq. ft. 4917 is currently 8,276 Sq. ft.

Address	Current Lot Size	Purposed	Difference
4917	8,276 Sq. ft	11,940 Sq. ft	Adding 3,664 Sq. ft
4921	12,632 Sq. ft	8,968 Sq. ft	Reducing Lot by 3,664 Sq. ft

The residential zone district average is 11,179 Sq. ft per lot. This is based on 13 properties identified for comparison by Vincent M. of the planning department (see attachment A).

Following development standards, 5-1: Dimensional Standards (C)(2)(b), both of the purposed lots would fall within minimum and Maximum standards.

125% of the block average (11,148) = 13,935 Sq. ft
75% of the block average (11,148) = 8,361 Sq. ft

Thank you for your consideration with the request.

Dominic Rodriguez



I want to...

Cathy Search

13 lots
total = 145,337 sq. ft / 13
= 11,179

125% of Average = 13,974 sq. ft
75% of Average = 8,384 sq. ft

200AC394

2003C270

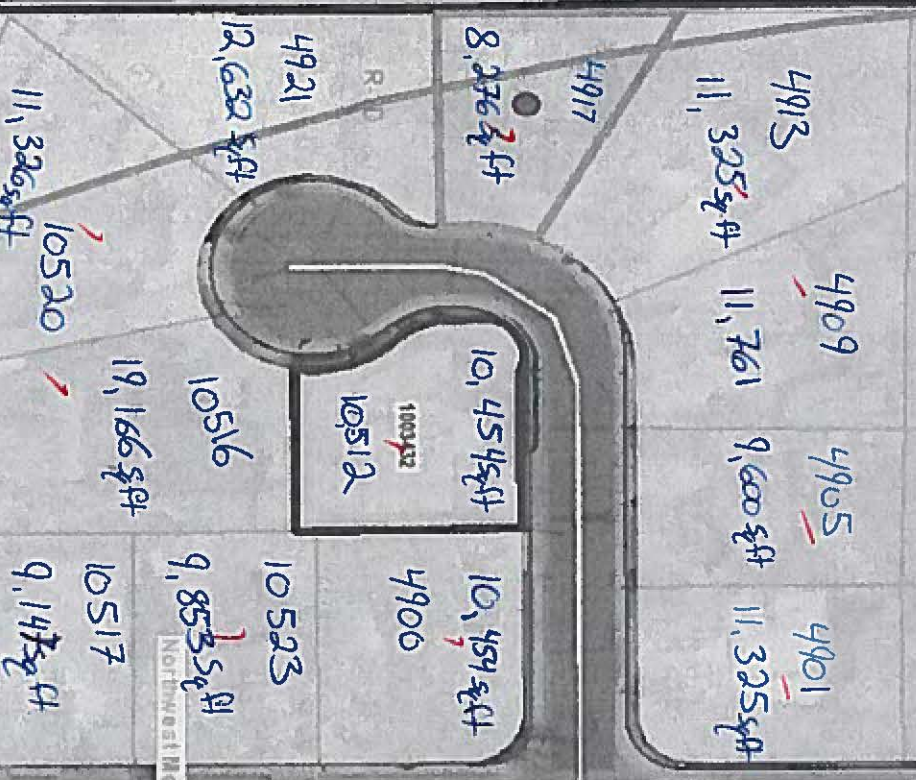
Lot 5Z

1257
p

ZA-96-68
90C182

MCMAHON BLVD

TUNCL



ZA-93-32

DOVER ST

TALEPHON AV

R.D.

R.D.







CREW:
AR/RD
DRAWN:
CML
JOB NO.
102168A

SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 898-3050 Fax (505) 891-0244

LOT 53, BLOCK 18,
PARADISE HEIGHTS
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

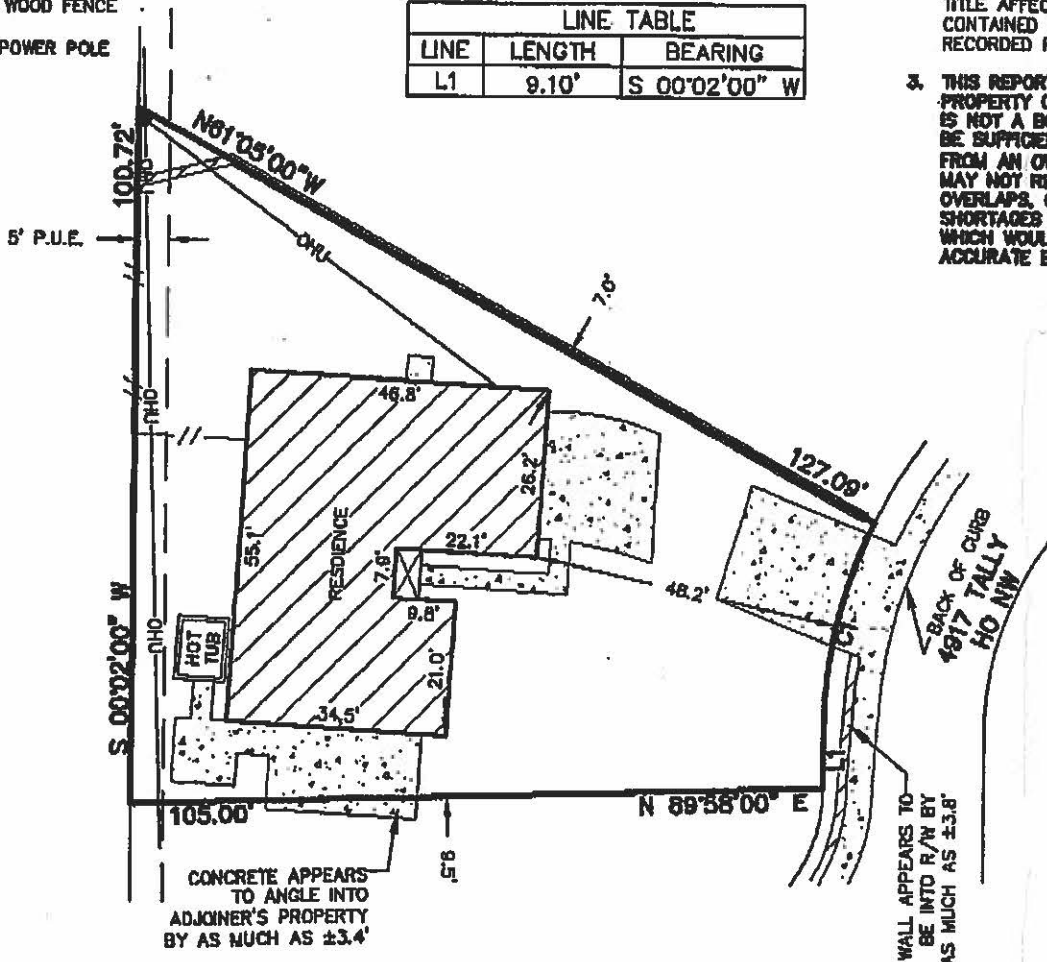
LEGEND

-  COVERED AREA
-  CONCRETE
-  BLOCK WALL
-  OVERHEAD UTILITY
-  WOOD FENCE
-  POWER POLE

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	37.79'	75.00'

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.10'	S 00°02'00" W

- 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. 35001C0108G.
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 FIFTY-THREE (53) IN BLOCK NUMBERED EIGHTEEN (18), PARADISE HEIGHTS, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PARADISE HEIGHTS UNIT ONE PAGE TWO, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 13, 1986.

W. Plotner, Jr.
NMRPS No. 14271

THIS IS TO CERTIFY: TO TITLE COMPANY: TITLE SOURCE; TO UNDERWRITER: OLD REPUBLIC NATIONAL TITLE INSURANCE CO.

TO LENDER: QUICKEN LOANS, INC. that on SEPTEMBER 16TH 20 13, I, Will W. Plotner, Jr., N.M.P.S. No. 14271, made an inspection of the premises situated at LOT 53, BLOCK 18, PARADISE HEIGHTS BERNALILLO County, New Mexico briefly described as (Address if applicable) 4917 TALLY HO AVENUE N.W.

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 10,000 feet along the perimeter of the legal description provided. Easements shown hereon are as listed in the Title Commitment No. 58382010 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 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:

1. Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas, or all pipe lines on or crossing said premises (show location, if none visible, so indicate): •
2. Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises: •
3. Evidence of cemeteries or family burial grounds located on said premises (show location): •
4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location): •
5. Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs in common or joint garages: •
6. 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): •
7. Specific physical evidence of boundary lines on all sides: SEE ABOVE SKETCH
8. Is the property improved? (If structure appears to encroach on adjoiners show approximate distances): YES
9. Indications of recent building construction, alterations or repairs: SEE ABOVE SKETCH
10. 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.

SANDIA LAND SURVEYING LLC
 15 CASA TERRENOS
 PLACITAS, N.M. 87043
 (505) 867-1241

IMPROVEMENT LOCATION REPORT
 LOT 54, BLOCK 18,
 PARADISE HEIGHTS UNIT 1
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

JOB NO.: 092-12 DATE: 4-26-2012 SCALE: 1"=30'

NOTE: THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE.

THIS IS TO CERTIFY: TO TITLE COMPANY: OLD REPUBLIC TITLE TO UNDERWRITER: _____

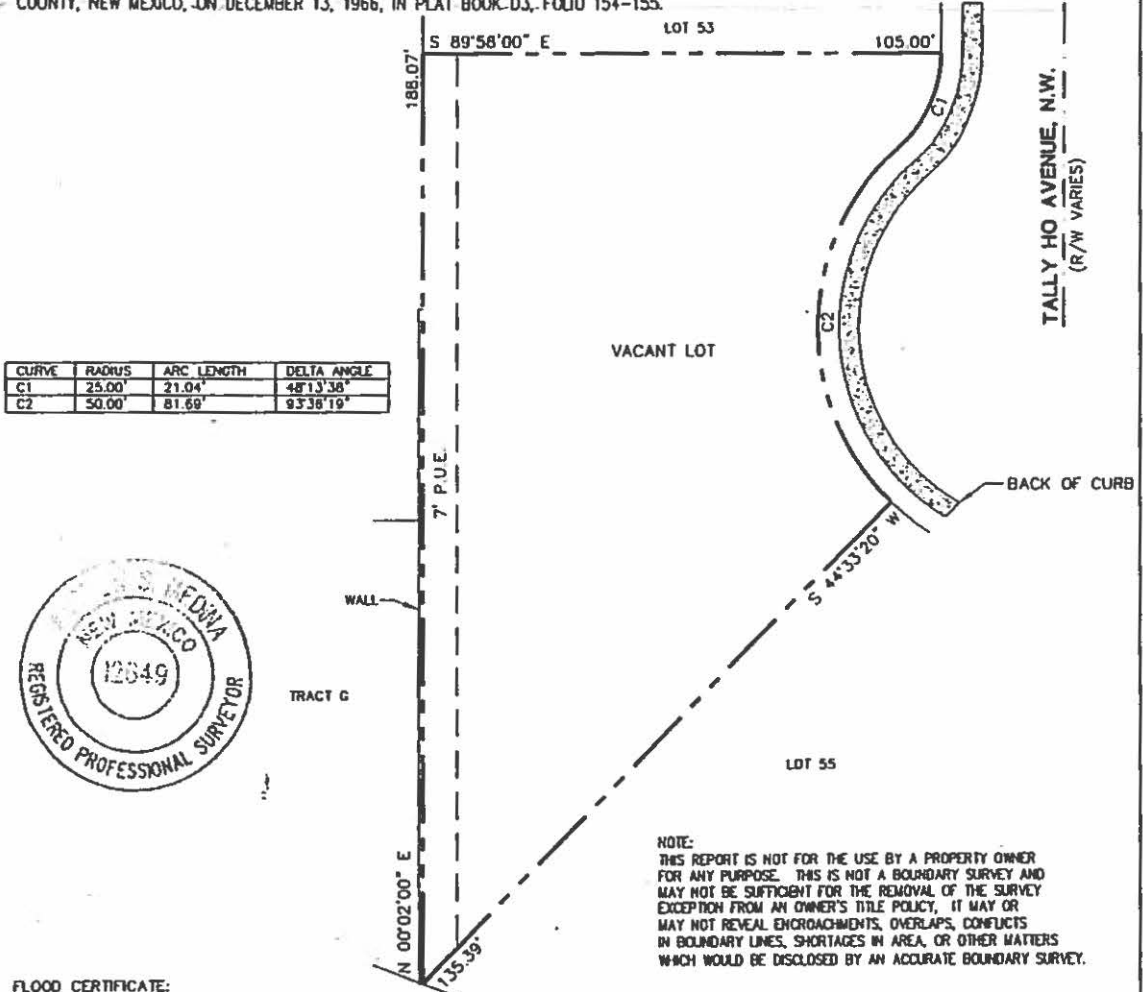
TO LENDER: _____ that on APRIL 26TH 2012 1 A.S. MEDINA
 N.M.P.S. No. 12649, made an inspection of the premises situated at LOT 54, BLOCK 18, PARADISE HEIGHTS UNIT 1, ALBUQUERQUE,
BERNALILLO County, New Mexico briefly described as (Address if applicable) TALLY HO AVENUE, N.W.

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 20,000 feet along the perimeter of the legal description provided. Easements shown hereon are as listed in the Title Commitment No. 1201571 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.

LEGAL DESCRIPTION

LOT NUMBERED FIFTY-FOUR (54), IN BLOCK NUMBERED EIGHTEEN (18) OF PARADISE HEIGHTS UNIT 1, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 13, 1966, IN PLAT BOOK-D3, FOLIO 154-155.



NOTE: THIS REPORT IS NOT FOR THE USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE REMOVAL OF 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.

FLOOD CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD BOUNDARY IN ACCORDANCE WITH HUD FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAP DATED SEPTEMBER 26, 2008. ZONE "X", COMMUNITY PANEL NO. 350002 D108 G.

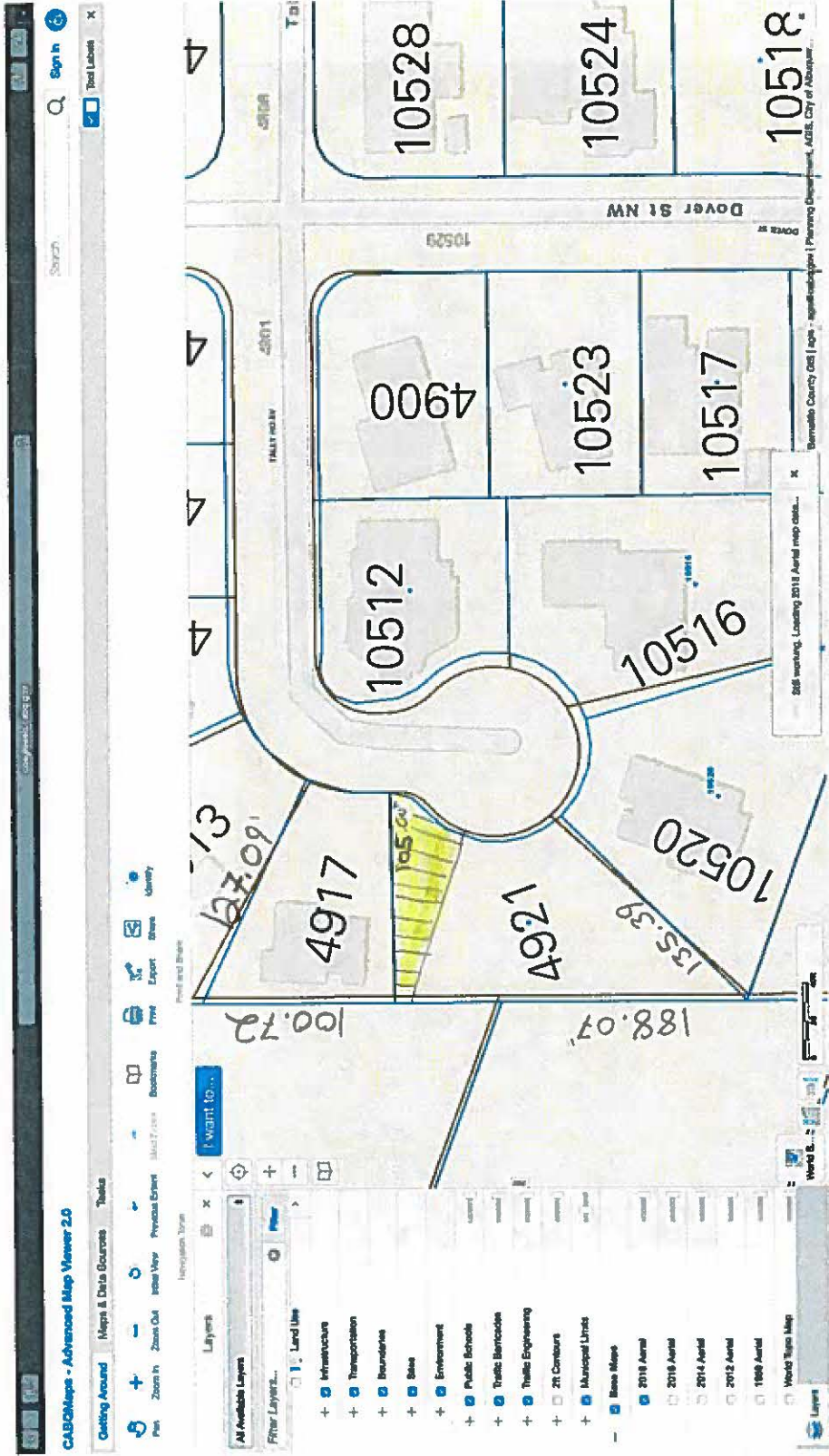
I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:

- 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 or appears to violate set back lines, 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

Andrew S. Medina
 Surveyor, Andrew S. Medina N.M.P.S. No. 12649
 SANDIA LAND SURVEYING

 = Proposed Property line adjustment, amount added to 4917 Tolly Ho, Ave NW.



Attachment K