



DEVELOPMENT REVIEW BOARD APPLICATION

Effective 8/12/2021

SUBDIVISIONS	□ F:! O'		#- DI/-) /F	[
	☐ Final Sign off of EPC Site Plan(s) (Form P2A)			Extension of IIA: Temp. Def. of S/W (Form V		
☐ Major – Preliminary Plat (Form S1)	☐ Amendment to Site Plan (Form P2)			□ Vacation of Public Right-of-way (Form V)		
☐ Major – Bulk Land Plat (Form S1)	MISCELLA	ANEOUS APPL	ICATIONS	☐ Vacation of Public Easement(s) DRB (Form \		
☐ Extension of Preliminary Plat (Form S1)	☐ Extensi	on of Infrastruct	ure List or IIA (Form S1)	☐ Vacation of Private Easement(s) (Form V)		
☐ Minor Amendment - Preliminary Plat (Form S2)	☐ Minor A	mendment to In	frastructure List (Form S2)	PRE-APPLICATIONS		
☐ Minor - Final Plat (Form S2)	☐ Tempor	ary Deferral of S	S/W (Form V2)	☑ Sketch Plat Review and Comment (Form S2)		
☐ Minor – Preliminary/Final Plat (Form S2)	☐ Sidewalk Waiver (Form V2)					
SITE PLANS	☐ Waiver	to IDO (Form V2	2)	APPEAL		
☐ DRB Site Plan (Form P2)	☐ Waiver	to DPM (Form V	(2)	☐ Decision of DRB (Form A)		
Vacation of Rec	jut of	iew -	- Portion o	- CW-de-sac		
APPLICATION INFORMATION						
	Mirabal			Phone: 505 363-5613		
Address: 1936 Cherry Las City: ABB	re N	W	State: 1 16 d	Email:		
2 8 1 C				01101	1-7	
Address: P.O. BOV. 1857	riving "	- Lonung	f-Hnarew ga	Farally & and (a)	d3	
city: Allwaverave	State:			Zip: 8 That		
Proprietary Interest in Site:	List all owners:			8 ((()		
SITE INFORMATION (<u>Accuracy of the existing le</u>	gal descrip	tion is crucial!	Attach a separate sheet if	necessary.)		
Lot or Tract No.: 32-A-I-A	Block:			Unit:		
Subdivision/Addition: Rio Grande Ga	rdens	Addy	MRGCD Map No.:	UPC Code: 1012059 4924110		
Zone Atlas Page(s): H-12	Existing Zoning: Q-A		-A	Proposed Zoning No Change		
# of Existing Lots:	# of Proposed Lots:			Total Area of Site (Acres):		
Site Address/Street: 936 Charyland		n:Apple		and: Rio Grande'B	IVD	
CASE HISTORY (List any current or prior projec	1 mm mm		may be relevant to your re			
Prox d 1004036 / 1- certify that the information I have included here an	d sent in the		e was complete, true, and ac	D - 700 75 curate to the extent of my knowledge.		
Signature: Andrew Barcio	۷			Date: 10/12/2021		
Printed Name: Andrew Garci	a.			☐ Applicant or ☐ Agent		
FOR OFFICIAL USE ONLY						
Case Numbers Action		Fees	Case Numbers	Action Fee	S	
t t			1	1		
Meeting Date:			L	Fee Total:		

FORM S2: SUBDIVISION OF LAND - MINOR ACTIONS

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

	SKETCH PLAT REVIEW AND COMMENT 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 Letter describing, explaining, and justifying the request Scale drawing of the proposed subdivision plat Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use
П	MAJOR SUBDIVISION FINAL PLAT APPROVAL
	Let preter Needed for Hearing?if yes, indicate language: A <u>Single</u> 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 <u>shall be organized</u> 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 Proposed Final Plat Design elevations & cross sections of perimeter walls Copy of recorded IIA Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer DXF file and hard copy of final plat data for AGIS submitted and approved
	SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL) terpreter Needed for Hearing?if yes, indicate language: A <u>Single</u> 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 <u>shall be organized</u> 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 Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K) 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. 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 Sidewalk Exhibit and/or cross sections of proposed streets Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information Proposed Infrastructure List, if applicable Required notice with content per IDO Section 14-16-6-4(K) Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b) Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C) Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
	Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.
	MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST Interpreter Needed for Hearing?if yes, indicate language: A <u>Single</u> 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 <u>shall be organized</u> 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 Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2) Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan Original Preliminary Plat, Infrastructure List, and/or Grading Plan Infrastructure List, if applicable 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 γρμblic meeting or hearing, if required, or otherwise processed until it is complete.					
Signature: (Puchen) Ganta	signature: Puden Garia.				
Printed Name: Andrew Garci	rinted Name: Andrew Garcia				
FOR OFFICIAL USE ONLY					
Project Number:	Case Numbers	100			
	-				
	-				
Staff Signature:					
Date:					



October 12, 2021

Ms. Jolene Wolfley, Chair Development Review Board City of Albuquerque, Planning Department 600 2nd Street NW, Albuquerque NM 87102

Ms. Wolfley and members of the Development Review Board:

JAG Planning & Zoning, agent for David Mirabal, respectfully requests your sketch plat review for a Minor Preliminary/Final Subdivision and Vacation of a Turnaround Easement.

This request is to vacate a portion of an existing right-of-way turnaround easement located on the property legally described as LOT 32-A-1, RIO GRANDE GARDENS ADDITION, CONT .5894 ACRES. The applicant intends to vacate the turnaround easement to allow the use of the property without being restricted by a right-of- way easement. Research of the property demonstrated that a portion of Cherry Lane NW, including the turnaround easement was vacated. However, the turnaround easement vacation request was not completed within the one-year time period. The proposed preliminary and final plat will incorporate the removal of, or a vacation of the turnaround easement.

The property is zoned R-A and will meet the minimum lot size requirement of .25 acres.

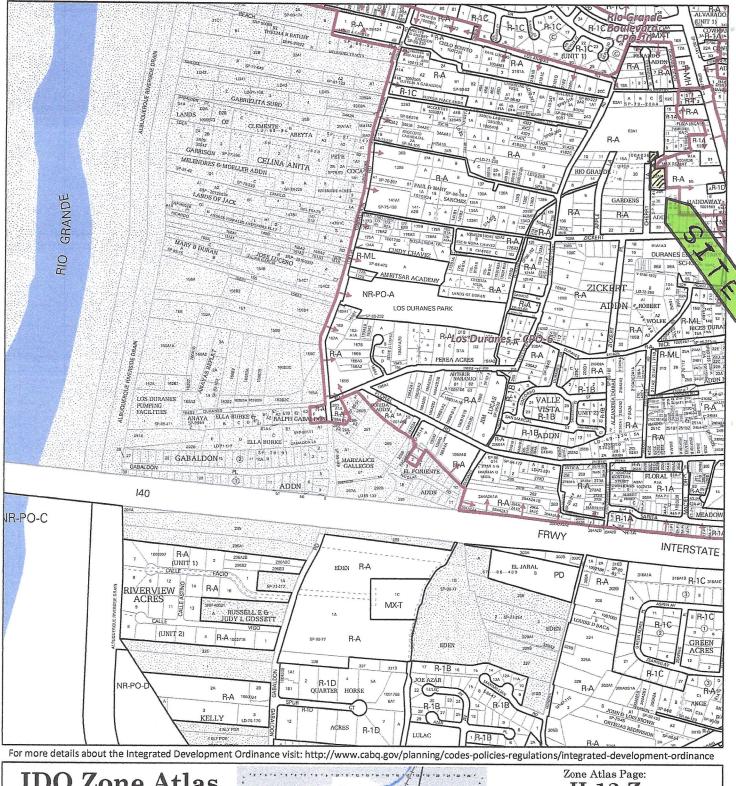
Thank you for your consideration on this matter. I can be reached at (505) 363-5613 or at jag@jagpandz.com.

Sincerely,

Andrew Garcia

Principal

JAG Planning & Zoning, LLC







IDO Zoning information as of May 17, 2018 The Zone Districts and Overlay Zones are established by the

Integrated Development Ordinance (IDO).

H-12-ZEscarpment Easement)Petroglyph National Monument Areas Outside of City Limits Airport Protection Overlay (APO) Zone Character Protection Overlay (CPO) Zone Historic Protection Overlay (HPO) Zone Gray Shading Represents Area Outside View Protection Overlay (VPO) Zone of the City Limits 250 500

1,000



EGAL DESCRIPTION

LOT NUMBERED THIRTY-TWO-A (32-A) OF THE PLAT OF LOTS 32-A AND 35-A, RID GRANDE GARDENS ADDITION, ALBUQUEROUE, MEY MEXICO, AS THE SAME IS SHOWN AND DEXIGNATED ON THE PLAT THEREIF, TILED IN THE OFFICE OF THE COUNTY CLERK OF BENALLLUC COUNTY, MEXICO ON AUGUST 10, 1994 IN PLAT BOOK 94C, PAGE 267, TICETHER WITH THAT PRITIND OF MARKICO ON AUGUST 10, 1994 IN PLAT BOOK 94C, PAGE 267, TICETHER WITH THAT PRITIND OF MARKICO ON AUGUST 10, 1994 IN PLAT BOOK 94C, PAGE 267, TICETHER WITH THAT PRITIND OF MARKICO ON AUGUST 10, 1994 IN PLAT BOOK 94C, PAGE 267, TICETHER WITH THAT PRITIND OF MARKICO STATE PLANE CONDINATES OF CIENTRAL ZINE, MAD 1983) N-1,495,777837 AND MEXICO STATE PLANE CONDINATES OF CIENTRAL ZINE, MAD 1983) N-1,495,777837 AND MEXICO STATE PLANE CONDINATES OF CIENTRAL ZINE, MAD 1983) N-1,495,777837 AND MEXICO STATE PLANE CONDINATES OF CIENTRAL ZINE, MAD 1983) N-1,495,777837 AND MEXICO STATE PLANE OF 117,74 FEET TO THE SUDTHMEST CORNER, BEING A POINT ON THE CENTERLINE OF SAME AS THE AUGUST AND MEXICO STATE OF MARKING THE CENTERLINE OF WAS THE MEXICO SHAPE, THENCE N. 63-26, 25-37, MILMOST THE MEXICO SHAPE AND MEXICO

PLAT OF

N.M.P.M.

PEURPOSE OF PLAT:
THE PURPOSE OF THIS PLAT IS TO COMBINE LOT 32-A WITH A VACATED PORTION OF CHERRY LANE (VACATION ACTION NO. 160RB-1004036) AND GRANT ALL EASEMENTS AS SHOWN

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED
 1-5.\$#11463 WERE SET AT ALL PROPERTY CORNERS.
 2: FILS PLAT SHOWS ALL EASEMENTS OF RECORD.
 3: TOTAL AREA OF PROPERTY: 0.2894_ ACRES.
 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE
 COORDINATE SYSTEM, CENITAL ZONE, NAD 1983.
 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RI
 7: DATE OF RELD WORK: __MLY_ZOL4_

 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT
 10 A PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT
 10 A PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT
- DOCUMENTS USED TO ESTABLISH BOUNDARY.
- Ö PLAT OF TRACTS A-1, A-2 AND B-1 MAX REPLAT FILED: APRIL 5, 2006 IN PLAT BOOK 2006C, PAGE 109 PLAT OF LOTS 3.2A AND 3.5-A RIO GRANDE GARDENS ADDITION FILED: AUGUST 10, 1994 IN PLAT BOOK 94C, PAGE 267
- Ω PLAT OF TRACT A-1-A MAX REPLAT FILED: MARCH 28, 2014 IN BOOK 2014C, PAGE 24

PUBLIC UTILITY EASEMENTS

- BUBLIC WILLITY EASTERNIX shown on this plat are growted for the common and loint use of a proposition.

 A BUBLIC SETTING COMPANY of New Mexico CYPHY?, a New Mexico cropposition of the proposition of the

Included is the right to build rebuild, construct, reconstruct, locate relocate, compay, remove, replace, notify, reme, operate and another facilities for purposes described above, together with free access to from, and over said existents, with the right and privage of gold upon, herein, and over said existents; with the right and privage of gold upon, herein, and with the right and privage of said upon, herein, and with the right and privage to the said to extend services to existences of formers, with the right and privage to this and space and the remove trees, samulas on basines with interfere with the purposes set fremore trees, samulas on basines with interfere with the purposes set fremore trees, samulas on basines with interfere with the purposes set fremore trees, samulas on basines with interfere with the purposes set fremore trees, samulas on basines with interfere with the purposes set fremore trees, samulas on basines with interferences and the definition of said exements, one stall day leaf the defined on perceivage and the said of the said of

Discipling this plat, Public Service Company of New Mexica (PNN), DMEST In approxima this plat, Public Service Company (MMSD) and not conduct a DMSA CENTRALINK and New Mexica Gas Company (MMSD) and not conduct a Title Search of the properties shown hereon. Consequently, PNN, URST DMSA CENTRALINK and NMSD do not valve or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

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	CERTIFY
	THAT
	TAXES
	ARE
	CURRENT
	AND
	PAID
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13-0833.DWG (AUGUST 2021)

PROPERTY OWNER OF RECORD:

BERNALILLO CO. TREASURER'S OFFICE:

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSCIBLED OWNERS AND PROPRIETOR THEREOF, SAID OWNERS, PROPRIETOR DOES HEREBY GRANIT ANY AND ALL ASSEMBLYS AS MAY BE ORGATIVE ANY AND ALL ASSEMBLYS AS MAY BE ORGATED AWONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

A COMMISSION EXPLORES.	OWNERS NAME	SY:	HIS DAY OF	HIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC	TATE OF NEW MEXICO) S.S.	CKNOWLEDGMENT	
,			Y OF	ACKNOWLEDGED B			
2			20_	EFORE ME A			
				NOTARY			DATE
	,			PUBLIC			

COUNTY OF BERNALILLO) S.S. SURVEYORS CERTIFICATE:

DATE

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVASON, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MOUNLIMENTATION, AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

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2021	N UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO
	NEW
	MEXICO

ANTHONY L. HARRIS. P.S. # 11463

LOLOS STREETS SURVEYING STREET AND MONROL STREET 87110 PHONE: (505) 889-8058 FAX: (505) 889-8645

NOTARY PUBLIC

SHEET 1 OF 2

