



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 P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary 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"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (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
 Sketch Plat Review -
 vacation of right-of-way - Portion of cul-de-sac

APPLICATION INFORMATION

Applicant: David Mirabal Phone: 505 363-5613
 Address: 1936 Cherry Lane NW Email:
 City: ABA State: NM Zip: 87107
 Professional/Agent (if any): JAG Planning + Zoning - Andrew Garcia Phone: 505 363-5613
 Address: P.O. Box 7857 Email: jag@jagpandz.com
 City: Albuquerque State: NM Zip: 87194
 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.: 32-A-1-A Block: Unit:
 Subdivision/Addition: Rio Grande Gardens Addn MRGCD Map No.: UPC Code: 10120594924110923
 Zone Atlas Page(s): H-12 Existing Zoning: R-A Proposed Zoning: No change
 # of Existing Lots: 1 # of Proposed Lots: N/A Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 1936 Cherry Lane NW Between: Apple Lane NW and: Rio Grande Blvd NW

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)
 Project 1004036 / 14 DRB - 70022 / 17 DRB - 70075

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: Andrew Garcia Date: 10/12/2021
 Printed Name: Andrew Garcia.
 Applicant or 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. 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? No 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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

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
- 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)

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 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
- DXF file and hard copy of final plat data for AGIS submitted and approved


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 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 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 a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature: <u>Andrew Garcia</u>	Date: <u>10/12/2021</u>
Printed Name: <u>Andrew Garcia</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
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.

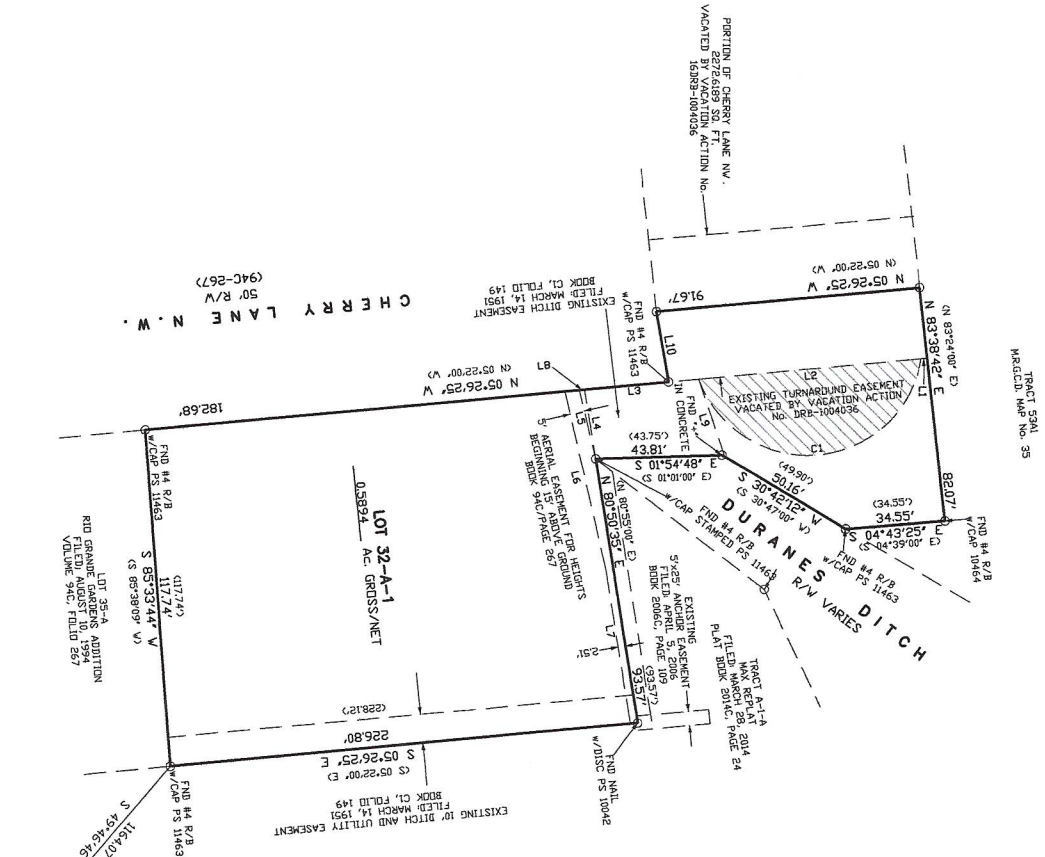
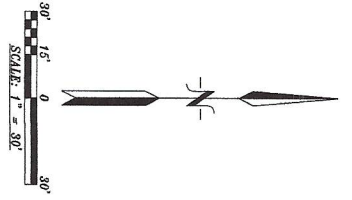
This request is to vacate a portion of an existing right-of-way turnaround easement located on the property legally described as LOT 32-A-1, RIO GRANDE GARDENS ADDITION, CONT .5894 ACRES. The applicant intends to vacate the turnaround easement to allow the use of the property without being restricted 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



TRACT 32A-1
MARBLER MAP NO. 35

PLAT OF
LOT 32-A-1
WITHIN
RIO GRANDE GARDENS ADDITION
TOWN OF ALBUQUERQUE GRANT
SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2021

LINE TABLE

NUMBER	DIRECTION	DISTANCE
1	N 05°26'25" W	21.4
2	N 05°26'25" W	77.45
3	N 05°26'25" W	24.40
4	N 05°26'25" E	24.40
5	S 76°40'34" W	24.58
6	S 76°56'37" W	53.38
7	N 80°39'25" E	55.08
8	N 80°39'25" E	55.08
9	S 71°32'12" W	23.44
10	N 80°39'45" E	25.07

CURVE TABLE

NUMBER	DELTA ANGLE (CHORD)	DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	150°59'23"	N 05°26'25" W	40.00	105.41	17.45

ACS STATION "7"-HI 3"
N=1,495,777.837 US SURVEY FEET
E=1,513,853.442 US SURVEY FEET
GRD TO GRD=0.999684760
D=0.014 35.58
L=1.201 14.03
ELEVATION = 4984.364 US SURVEY FEET

PREPARED BY: [Signature]
DATE: [Date]