



## 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.

<b>SUBDIVISIONS</b>		<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 checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>		<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)	<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
<b>SITE PLANS</b>		<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
<b>BRIEF DESCRIPTION OF REQUEST</b>			
Minor subdivision of 1 lot into 2 lots			

<b>APPLICATION INFORMATION</b>			
Applicant: Glen Effertz & Melinda Garcia		Phone: (505) 980-0964	
Address: 2918 Mountain Rd. N.W.		Email: gteffertz@gmail.com	
City: Albuquerque	State: NM	Zip: 87104	
Professional/Agent (if any): Terra Designs LLC (C. David Day)		Phone: (505) 515-1333	
Address: 1913 Gabaldon Ct. N.W.		Email: cdavidday@terradesigns.org	
City: Albuquerque	State: NM	Zip: 87104	
Proprietary Interest in Site: Owner / Owner's agent		List all owners: Garcia Melinda A. & Effertz Glen T.	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: See attached sheet		Block:	Unit:
Subdivision/Addition:		MRGCD Map No.:	UPC Code: 1 012 058 332 423 11526
Zone Atlas Page(s): J-12-Z	Existing Zoning: R-1B	Proposed Zoning R-1B	
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 0.8672	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: 2918 Mountain Rd. NW		Between: Rio Grande Blvd. NW	and: Gabaldon Dr. NW
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			

Signature: <i>Charles David Day</i>		Date: 08/11/2020	
Printed Name: Charles David Day		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
<b>FOR OFFICIAL USE ONLY</b>			
Case Numbers	Action	Fees	
PS-2020-00074	SK	\$50	
Meeting Date: August 19, 2020		Fee Total: \$50	
Staff Signature: <i>Vanessa A Segura</i>		Date: 8/11/2020	Project # PR-2020-004256

Project: Lot Subdivision - 2918 Mountain Rd. N.W.  
Attachment: Property Description - Site Information

Lot or Tract Number:

Tract A Land of Glen Effertz  
Projected Section 13, T. 10 N., R. 2 E., N.M.P.M.  
Town of Albuquerque Grant

City of Albuquerque  
Bernalillo County, New Mexico

## 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](mailto: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.**

<b>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.</b>	
Signature:	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers:	Project Number
PS-2020-00074	PR-2020-004256
Staff Signature: <i>Vanessa A Segura</i>	
Date: 8/11/2020	





0 250 500 1,000 Feet



Project: Lot Subdivision - 2918 Mountain Rd. N.W.  
Letter: Request & justification for Minor Subdivision

**Intent:**

Glen Effertz and Melinda Garcia are requesting to split a large agricultural character lot into 2 lots, creating 1 added new lot which they would sell to help fund retirement so that they may age in place in their existing house. The intent is to maintain the agricultural character by 1) enclosing the shared drive w/ solid walls and landscape; 2) placing of a new house to help frame the open space intentionally; 3) maintain large contiguous open space space at the rear of new lot to enable ditch irrigation and views for resident and neighbors.

The resulting development would share the character of nearby Montoya Rd, Los Duranes, and Old Town.

A photo of Stewart Compound in Santa Fe is included, showing intentional design of enclosed drive and yards.

**Justifications:**

IDO 6-6(I)(1)(a)1: creates 10 or fewer lots on a single lot recorded for at least 3 years

IDO 6-6(I)(1)(a)2: does not require any new streets

IDO 6-6(I)(1)(a)3: does not require major public infrastructure

IDO 6-6(I)(1)(a)4: fronts onto an existing private drive, which should be made an easement via variance.

IDO 6-6(I)(1)(a)5: does not require installation of infrastructure other than service connections on adjacent street

IDO 6-6(I)(1)(a)6: does not require installation of off-site infrastructure that impacts adjacent property owners

IDO 6-6(N)(3)(a)1.: Special circumstance: the lot shape is an irregular triangle, bounded on one entire side by an acequia and bordering a school. While it is a nice vestige of the agricultural land division pattern of the North Valley, it has been cut off on other sides by newer, surrounding developments. An inconsistency locks the property between 2 differing scales, zones, and uses: smaller lots (R1-B,PD) along Mountain Rd which the property fronts, and larger lots (RA) with enormous homes to the rear of the lot. The difficulty arises in scale because of the definition of 'block' used in IDO to find lot size averages for subdivisions. The 'block' requires utilizing the RA lots to the south, which are much larger than those on Mt. Rd. Thus, the 3 to 4 lots that would be normally be allowed in subdividing by use of R1-B adjacent lots are reduced to 1 added lot because of the large RA sizes.

Out request abides by this formula in order to create 2 lots, which more closely matches the surrounding RA zone lots. The intent is a visual density - by design of the enclosed drive design & new house placement

to balance out the abundant open space with the intimate scale of a family compound typically seen on Mt. Rd.

Please note, the term 'compound' here refers to historic urban pattern, not to IDO zoning terminology such as 'cluster'.

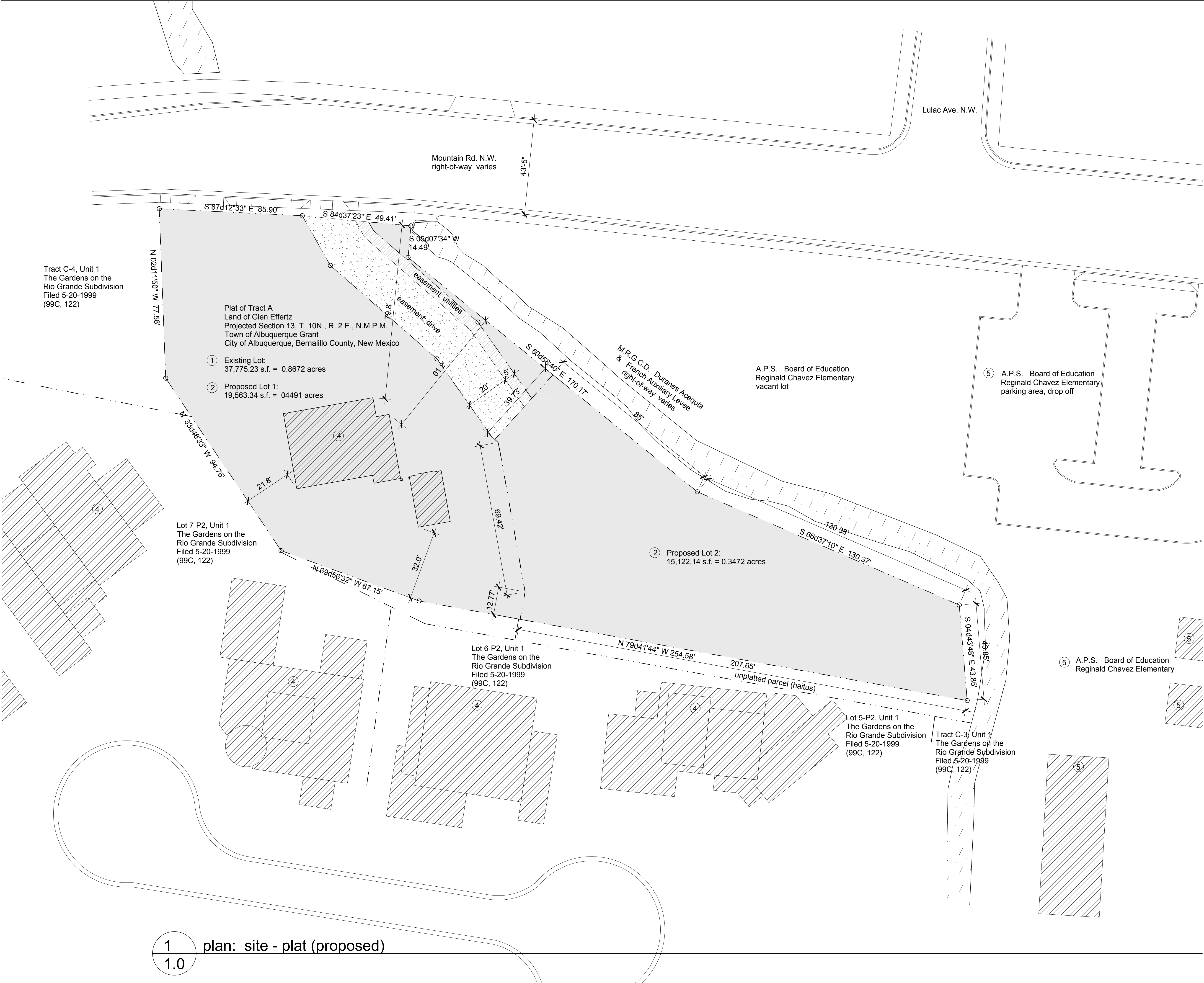
IDO 6-6(N)(3)(a)2.: The public safety, health, and welfare would be maintained by the addition of the additional lot which would be sold for a single family residence which would add to the tax base of the city in a gentle, historic pattern of slightly increased density matching surrounding lots.

IDO 6-6(N)(3)(a)3.: There are no adverse impacts on the infrastructure in the area - all utilities have been contacted and they indicated there is ample capacity for adding the single residence that would result. We see this as a positive impact as an added single family house would be of a scale similar to all the single family houses on Mountain while sitting within a very large lot which maintains agricultural scale, landscape, and views.

The 15' front setback would allow a new residence to be placed in such a manner as to frame the end of the drive, aiding with the design intent of an enclosed compound (collection of buildings with intentional open space)

IDO 6-6(N)(3)(a)4.: The proposal supports the IDO intent in terms of matching this to area of consistency - it would bring this agricultural pattern lot more inline with traditional family compounds (main house with casita) in the adjacent historic neighborhoods of Los Duranes, Old Town; make the lot more consistent with RA lots to south, and it meets the requirements for R1-B zoning given in the IDO.

IDO 6-6(N)(3)(a)5.: The proposal is the minimum necessary to avoid hardships. The R1-B zone normally allows 3 to 4 lots for a property this size, but requirements for lot averaging reference larger RA lots, thus reducing development potential. We abide by the requirements and the added lot is within the 75-125% size range allowed. Access to the proposed lot is essentially in place already, given the location of the existing drive and utilities which easily lend themselves to dedication of a drive and utility easement paralleling the acequia, all while preserving a very large elm tree and other mature landscaping.



note	
#	item
①	lot: existing (1)
②	lot: proposed (2)
③	
④	residence: existing
⑤	school: existing

terra  
designs

U.I.C.

C. David Day  
Intern Architect  
505-515-1333  
cdavidday@terradesigns.org

Lot Subdivision: 2918 Mountain Rd. N.W.

2018 Mountain Rd. N.W. / Albuquerque, New Mexico 87104

Glen Effertz & Melinda Garcia

0' 5' 10' 20'

scale: 1" = 20'-0"

north

drawing phase:					
DRB: Sketch					
Plat Process					
#	revision	date			
drawn:	c.d.d.				
date:	08 / 10 / 2020				
title:	Plat: proposed				

S

1.0





1 plan: site - plat (proposed) + aerial photo  
1.1

note	
#	item
①	lot: existing (1)
②	lot: proposed (2)
③	
④	residence: existing
⑤	school: existing

terra  
designs

C. David Day  
Intern Architect  
505-515-1333  
cdavidday@terradesigns.org

2018 Mountain Rd. N.W. / Albuquerque, New Mexico 87104  
Glen Effertz & Meinke Garcia

Lot Subdivision: 2918 Mountain Rd. N.W.

project:  
address:  
client:

north

0'

5'

10'

20'

scale: 1" = 20'-0"

drawing phase:  
DRB: Sketch  
Plat Process

#	revision	date

drawn: c.d.d.

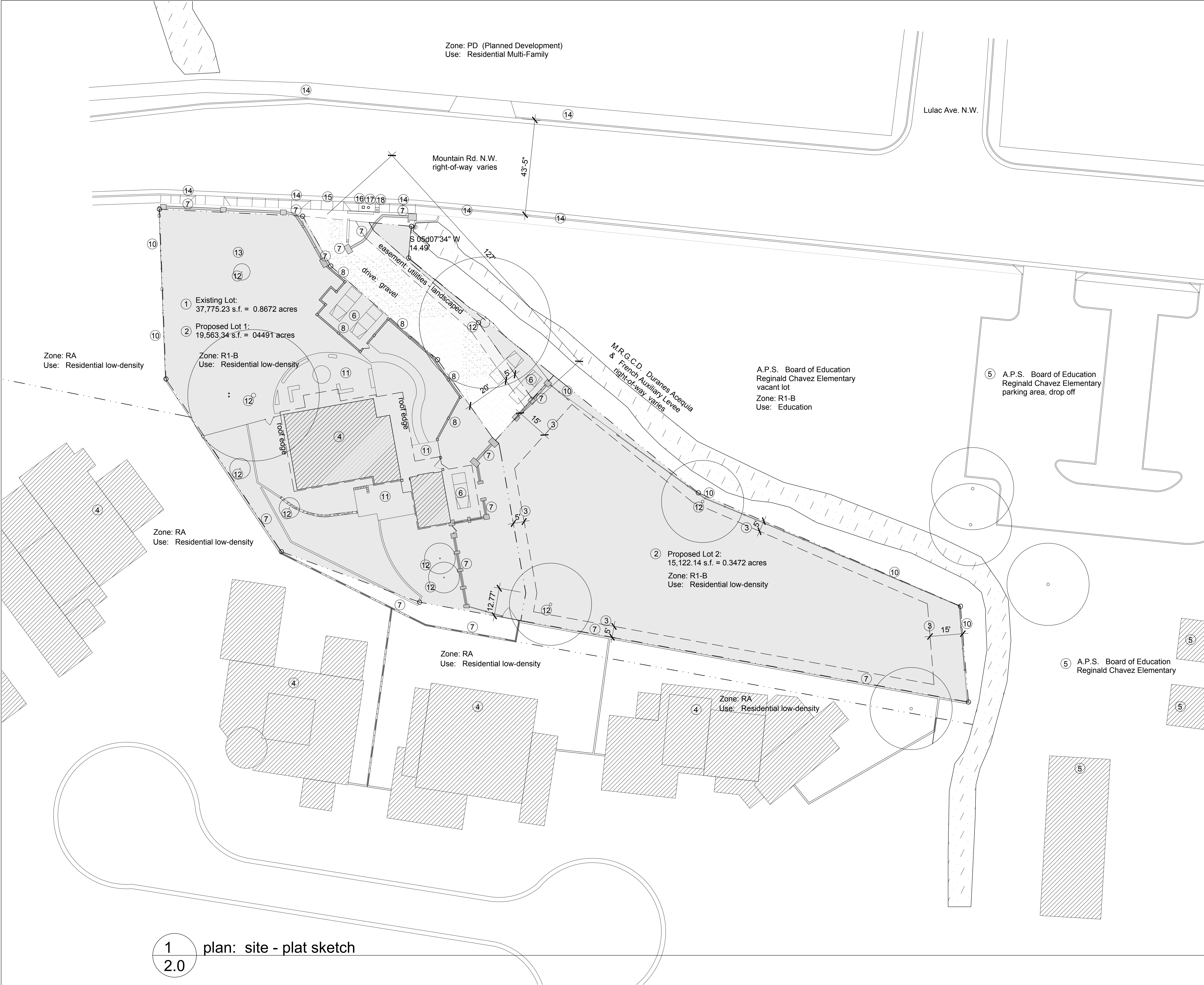
date: 08 / 10 / 2020

title: Plat: proposed  
+ aerial

S

1.1





1 plan: site - plat sketch  
2.0

note	
#	item
①	lot: existing (1)
②	lot: proposed (2)
③	setbacks: residential R1-B
④	residence: existing
⑤	school: existing
⑥	parking area: gravel
⑦	wall (existing)
⑧	wall (proposed)
⑨	fence (pipe & wire, existing)
⑩	fence (alum. picket, existing)
⑪	patio (paved, existing)
⑫	tree (existing)
⑬	meadow (existing)
⑭	sidewalk, 4' wide, concrete, (existing)
⑮	curb cut/drive, concrete (existing)
⑯	communications box (existing)
⑰	power pole (existing)
⑱	water meter (existing)

terra  
designs

C. David Day

Intern Architect

505-515-1333

cdaydday@terradesigns.org

Lot Subdivision: 2918 Mountain Rd. N.W.

project:

address:

client:

2918 Mountain Rd. N.W. Albuquerque, New Mexico 87104

Glen Eflertz & Melinda Garcia

north

0' 5' 10' 20'

scale: 1" = 20'-0"

drawing phase:

DRB: Sketch

Plat Process

#	revision	date

drawn: c.d.d.

date: 08 / 10 / 2020

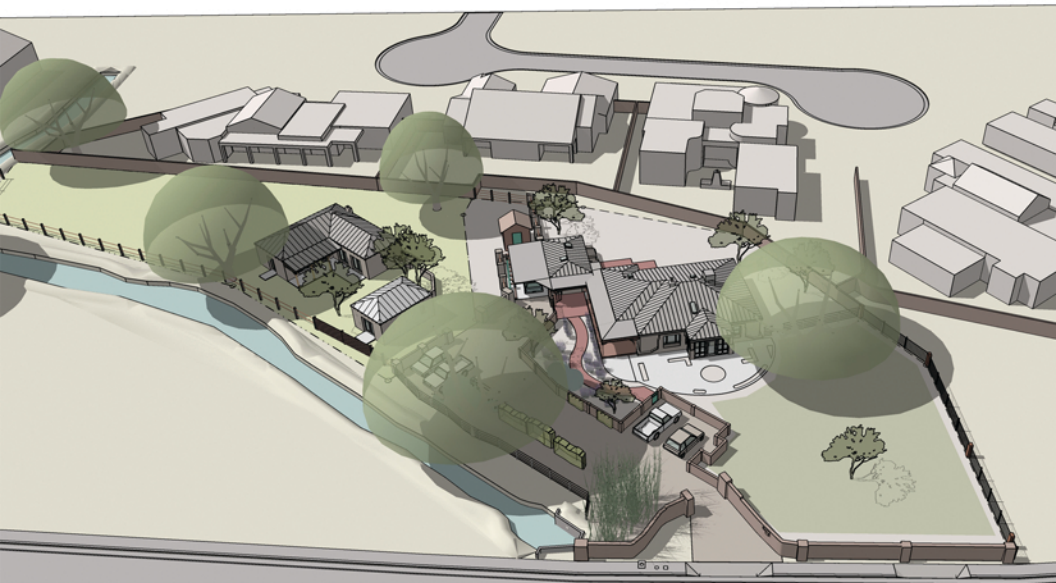
title: Plat: sketch

S

2.0









Project	2918 Mountain Road
---------	--------------------

Planning:	Development Standards: Dimensional Standards
-----------	--

2-3(B)	Zone District	R-1B	Single Family (medium lot)			
2-3(B)(2) tbl. 2-3-3-3	Lot: size	min.:	5,000.0	sq. ft.	propsd.:	9083.9 sq. ft.
	Lot: width	min.:	37.5	ft.	propsd.:	43.8 ft.
	Open Space	min.:	n/a	sq. ft.	propsd.:	n/a sq. ft.
5-1(C)(2)(a)2	Context. Develop.	yes:	Area of Consistency		no:	Area of Change
5-1(C)(2)(b)	Lot Size	limits			acres	sq. ft.
5-1(C)(2)(b)1		minimum size	75% avg.	0.75	0.2085	9,083.9
5-1(C)(2)(b)2		maximum size	125% avg.	1.25	0.3476	15,139.8
5-1(C)(2)(b)3		note: use only 01 Low Density Residential to compare				
Lot Size averaging	#	address	road	acres	sq. ft.	totals
5-1(C)(2)(b)3	1	512	Laguna Seca Ln NW	0.2831	12,331.8	
	2	508	Laguna Seca Ln NW	0.2902	12,641.1	
	3	504	Laguna Seca Ln NW	0.2819	12,279.6	
	4	500	Laguna Seca Ln NW	0.2660	11,587.0	
	5	412	Laguna Seca Ln NW	0.2764	12,040.0	
	6	408	Laguna Seca Ln NW	0.2606	11,351.7	
	7	404	Laguna Seca Ln NW	0.2893	12,601.9	
	8	400	Laguna Seca Ln NW	0.3122	13,599.4	
	9	2909	Aloysia LN NW	0.2636	11,482.4	
	10	2905	Aloysia LN NW	0.2639	11,495.5	
	11	2901	Aloysia LN NW	0.2634	11,473.7	acres sq. ft.
	12	2805	Aloysia LN NW	0.2851	12,419.0	7.2293 314,908.3
	13	409	Cilantro Ln NW	0.2801	12,201.2	average
	14	505	Cilantro Ln NW	0.2741	11,939.8	0.2781 12,111.9
	15	509	Cilantro Ln NW	0.2533	11,033.7	
	16	511	Cilantro Ln NW	0.2772	12,074.8	
	17	515	Cilantro Ln NW	0.2773	12,079.2	
	18	516	Cilantro Ln NW	0.3186	13,878.2	
	19	512	Cilantro Ln NW	0.3486	15,185.0	
	20	508	Cilantro Ln NW	0.3169	13,804.2	
	21	504	Cilantro Ln NW	0.2754	11,996.4	
	22	500	Cilantro Ln NW	0.2760	12,022.6	
	23	416	Cilantro Ln NW	0.2543	11,077.3	
	24	412	Cilantro Ln NW	0.2451	10,676.6	
	25	408	Cilantro Ln NW	0.2479	10,798.5	
	26	404	Cilantro Ln NW	0.2488	10,837.7	
Lot count (proposed)			lots (includes existing)	# of lots	acres	sq. ft.
			existing lot	1	0.8672	37,775.2
			- easement (rd,util)		0.0709	3087.6
			subtotal		0.7963	34,687.6
			minimum size 75%	3	0.2085	9,083.9
			maximum size 125%	2	0.3476	15,139.8
			proposed lot total:	2	(includes existing lot)	



Block: lots used in averaging exercise (orange)

Block: an area bounded by, but not crossed by, streets, railways, waterways, unsubdivided areas, or other barriers.



767

The  
Advent  
Company







