



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 checked="" 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 SNW (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
 Need to replat lots 22 and 23 in respect to the common wall
 3100 Palo Alto Dr NE (Lot 22)
 3036 Palo Alto Dr NE (Lot 23)

APPLICATION INFORMATION

Applicant: <u>Merrily Rocco</u>	Phone: <u>530-386-6014</u>
Address: <u>Po Box 1380</u>	Email: <u>merrily_merrily@att.net</u>
City: <u>Tahoe City</u> State: <u>CA</u>	Zip: <u>96145</u>
Professional/Agent (if any): <u>Jason Cochran</u>	Phone: <u>505-306-5468</u>
Address: <u>6703 Academy Road NE</u>	Email: <u>jasoncochran@comcast.net</u>
City: <u>Albuquerque</u> State: <u>NM</u>	Zip: <u>87109</u>
Proprietary Interest in Site: <u>Realtor for Seller</u>	List all owners: <u>Bruce Charles / Merrily Rocco</u>

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

Lot or Tract No.: <u>22</u>	Block: <u>2</u>	Unit: <u>1</u>
Subdivision/Addition: <u>Casa Grande Estates</u>	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): <u>G-23-Z</u>	Existing Zoning:	Proposed Zoning:
# of Existing Lots: <u>22 and 23</u>	# of Proposed Lots: <u>same</u>	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS
 Site Address/Street: 3100 Palo Alto Between: Candelaria and: Comanche

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

Signature: Merrily Rocco Date: 9/19/20
 Printed Name: Merrily Rocco Applicant or Agent

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Case Numbers	Action	Fees	Case Numbers	Action	Fees
PS-2020-00086	SK	\$50			

Meeting Date: September 30, 2020 Fee Total: \$50
 Staff Signature: Vanessa A Segura Date: 9/21/2020 Project # PR-2020-004452

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(l)
 - ___ 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)(8)
 - ___ 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: <u>Merrily Rocco</u>	Date: <u>9/19/20</u>
Printed Name: <u>Merrily Rocco</u>	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

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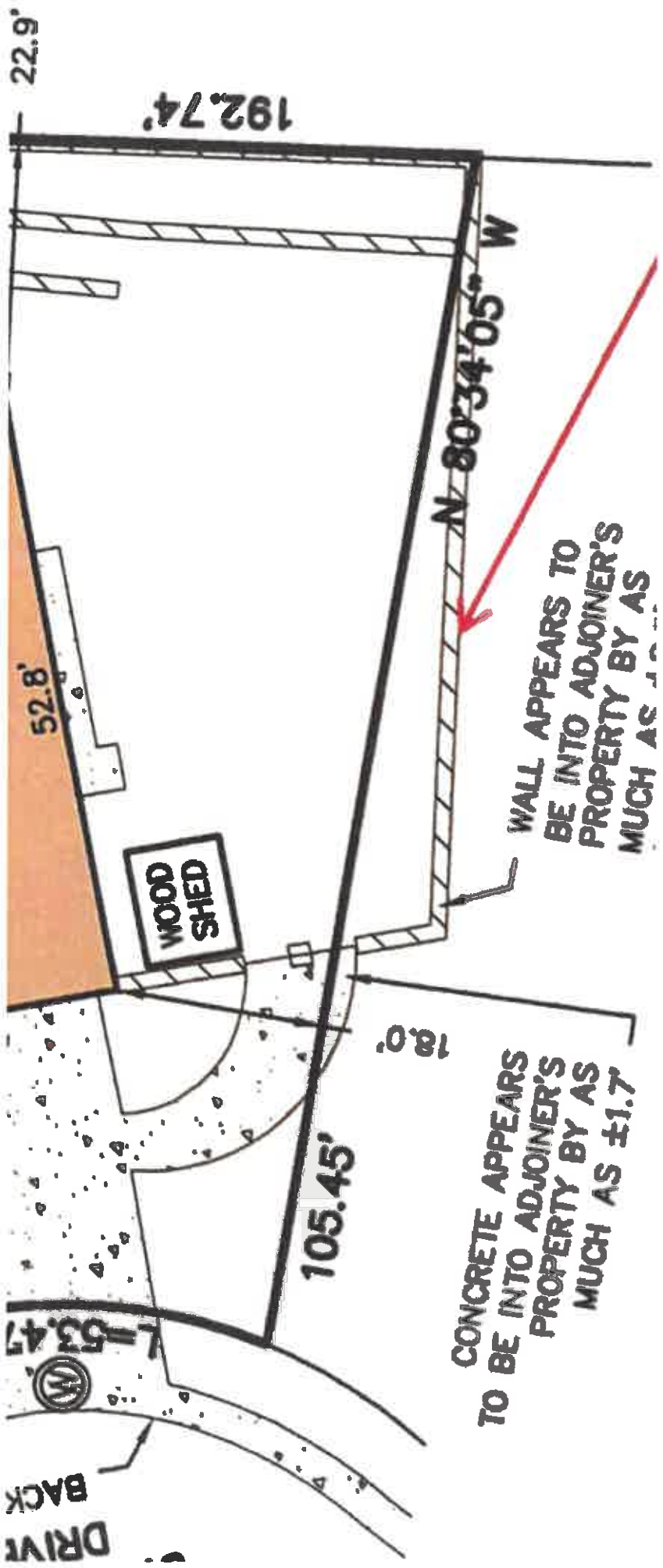
Case Numbers:	Project Number
PS-2020-00086	PR-2020-004452
Staff Signature: <u>Vanessa A Segura</u>	
Date: <u>9/21/2020</u>	



September 21, 2020

Merrily Rocco and Bruce Chrales, wish to have a boundary revision at 3100 Palo Alto. They wish to sell the property, and are currently under contract with a buyer. The home and fenced walls were built in 1971/1972, and the builder did not follow the lot line. (is my assumption)

The neighbor, at 3036 Palo Alto is aware of this encroachment. See the provided ILR dated 8/21/20, and the encroachment on south wall. We would like to make the permanent lot line match the 48-year-old wall.



This Improvement Location Report, dated 8/21/20 - shows the encroachment. The checkered line is the original wall built 1971/1972. Neighbors agree to boundary resolution to keep properties as they've been since construction

DATE: 08/21/20
 SCALE: 1"=30'
 CREW: JW/IP
 DRAWN BY: CML
 JOB NO.: 201522

**CSI-CARTESIAN
 SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

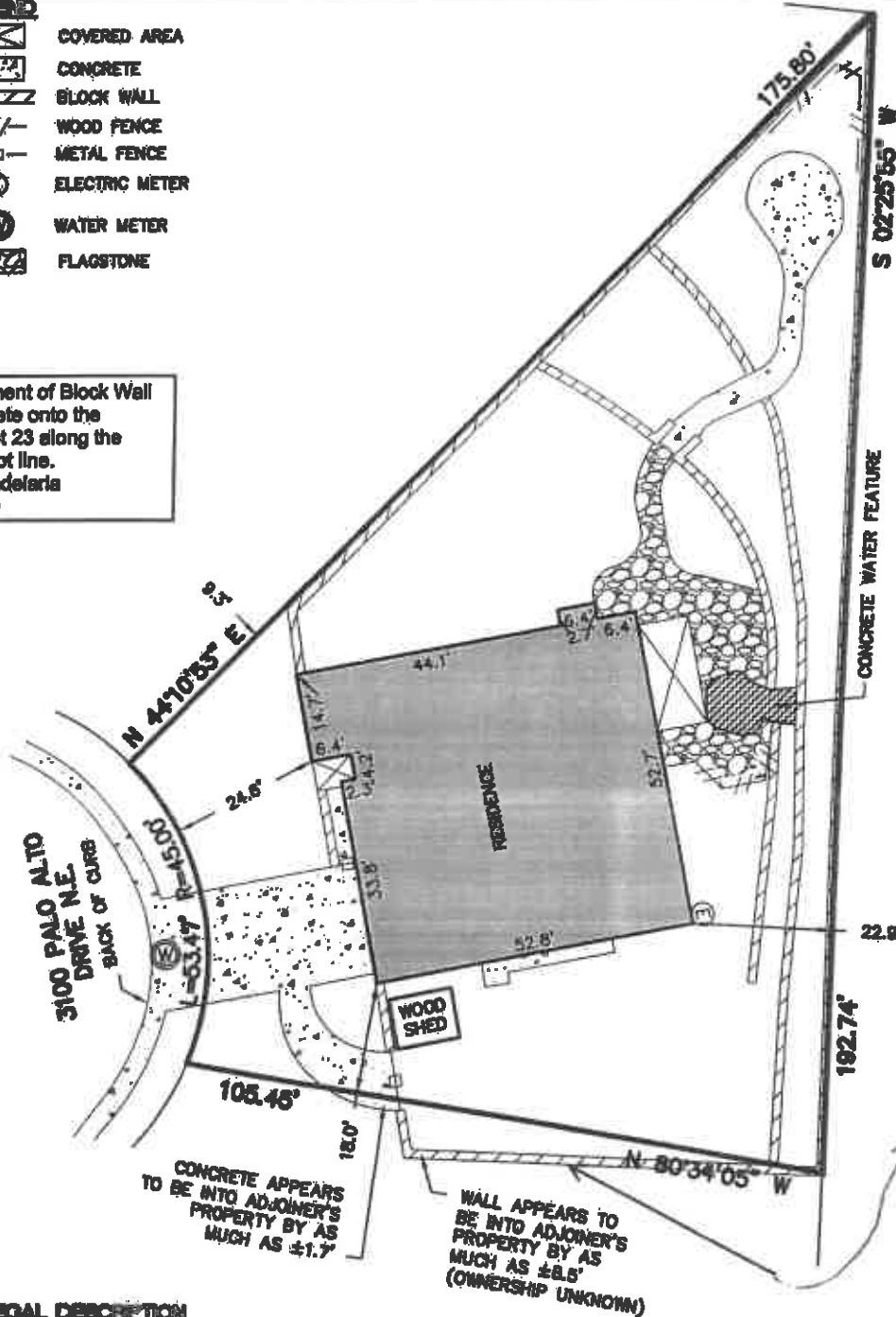
**IMPROVEMENT LOCATION REPORT
 LOT 22,
 UNIT 1, CASA GRANDE ESTATES
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO**

LEGEND

- COVERED AREA
- CONCRETE
- BLOCK WALL
- WOOD FENCE
- METAL FENCE
- ELECTRIC METER
- WATER METER
- FLAGSTONE

Encroachment of Block Wall and Concrete onto the adjoiner Lot 23 along the southerly lot line. Roy Candelaria 10/25/2020

- NOTE:**
1. BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA AN AREA OF MINIMAL FLOOD HAZARD, AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED SEPTEMBER 26, 2008, MAP NO. 36001C0378G.
 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 SHOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.



Hopeful to have walls where they currently are



Brian J. Martinez
 N.M.R.P.S. No. 18374

LEGAL DESCRIPTION

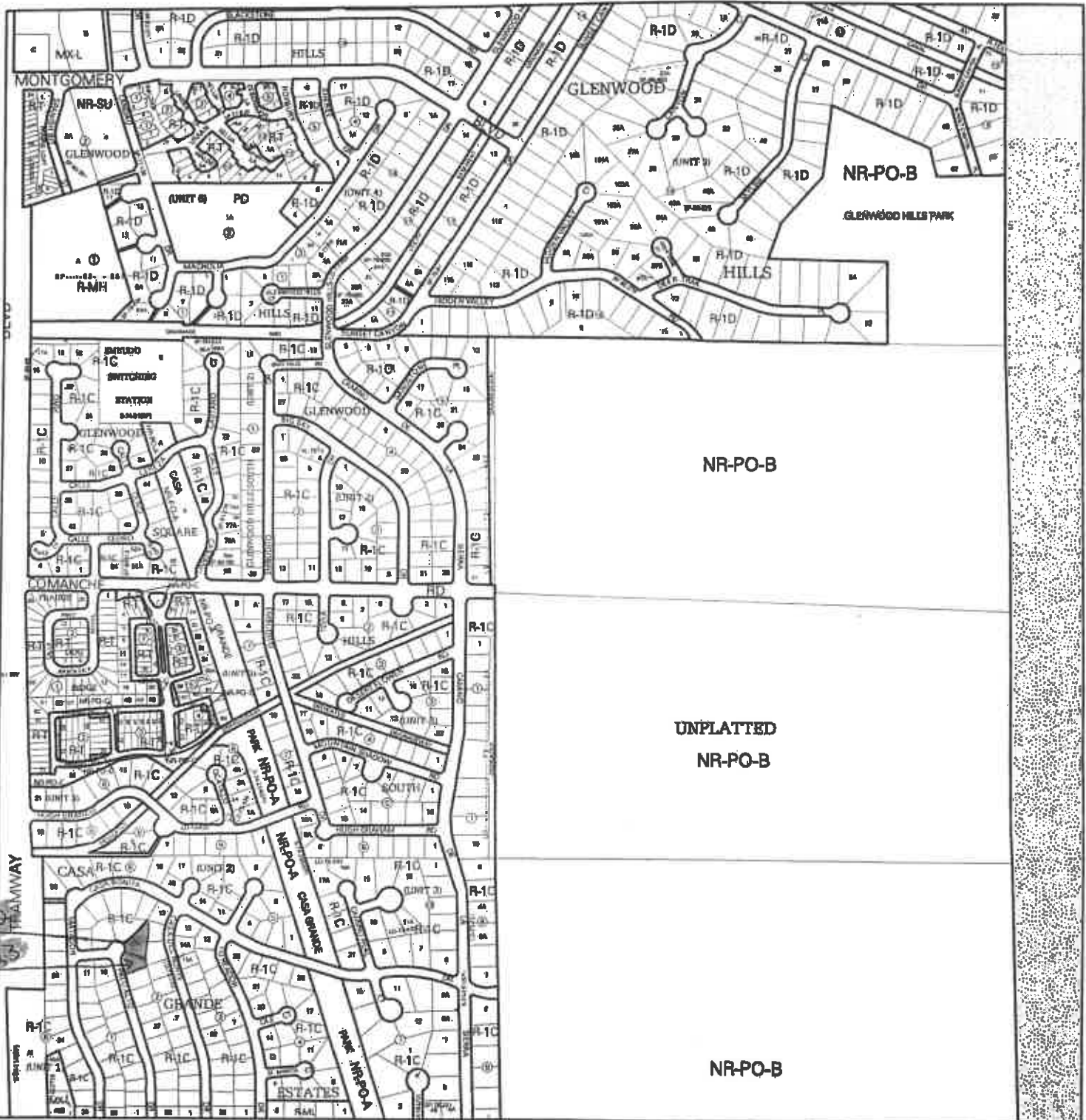
LOT NUMBERED TWENTY-TWO (22) OF THE REDIVISION OF LOTS 22 AND 23, BLOCK TWO (2) OF THE CORRECTED PLAT UNIT ONE, CASA GRANDE ESTATES, A SUBDIVISION IN THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID REDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 21, 1970.

This is to certify
 To Title Company: OLD REPUBLIC NATIONAL TITLE ; To Underwriter: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

To Lender: WATERSTONE MORTGAGE CORP. that on AUGUST 21ST 2020, I, Brian J. Martinez, N.M.R.P.S. No. 18374, made an inspection of the premises situated at LOT 22, UNIT 1, CASA GRANDE ESTATES BERNALILLO County, New Mexico briefly described as (Address if applicable): 3100 PALO ALTO DRIVE 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 5274 feet along the perimeter of the legal description provided. Easements shown hereon are as listed in the Title Commitment No. 2007080 provided by the Title Company. Improvement location is based on...




For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018










IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
G-23-Z



Gray Shading Represents Area Outside of the City Limits

-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet