



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 checked="" 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 SW (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

Re-plat 2 Lots & 2 MRGCD parcels into 2 larger Lots

APPLICATION INFORMATION

Applicant: <u>JMP Works LLC</u>	Phone: <u>505-263-0141</u>
Address: <u>P.O. Box 25142</u>	Email: <u>edwardj@jwllc.com</u>
City: <u>Alba</u>	State: <u>N.M.</u>
Professional/Agent (if any):	Phone:
Address:	Email:
City:	State:
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.: <u>Lots 9 & 10 & MRGCD parcels</u>	Block: <u>2</u>	Unit: <u>-</u>
Subdivision/Addition: <u>Summer Garden ADD.</u>	MRGCD Map No.:	UPC Code: <u>101305835338712019</u>
Zone Atlas Page(s): <u>J-13-2</u>	Existing Zoning: <u>RI-A</u>	Proposed Zoning: <u>-</u>
# of Existing Lots: <u>2 & 2 parcels</u>	# of Proposed Lots: <u>2</u>	Total Area of Site (Acres): <u>.258</u>

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 1516 Summer Ave Between: 15th & and: Old Town Rd

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

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: <u>Edward Paschich</u>	Date: <u>2/23/21</u>
Printed Name: <u>Edward O. Paschich</u>	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
PS-2021-00036	SK	\$50.00			

Meeting Date: <u>March 3, 2021</u>	Fee Total: <u>\$50.00</u>
Staff Signature: <u>Vanessa A Segura</u>	Date: <u>2/24/21</u>
	Project # <u>PR-2021-005139</u>

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@caba.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 (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

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

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- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Proposed Final Plat (7 copies, 24" x 36" folded)
- ___ Design elevations & cross sections of perimeter walls (3 copies)
- ___ 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@caba.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. (7 copies, folded)
- ___ 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)
- ___ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- ___ 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 14-16-4(K)
- ___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives
- ___ 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

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

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- ___ 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 (7 copies, folded)
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- ___ 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: <i>[Handwritten Signature]</i>	Date: <i>2/23/21</i>
Printed Name: <i>Eduardo O. Vasquez</i>	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number: _____	Case Numbers: _____
Staff Signature: _____	
Date: _____	

EXISTING

LOTS 9, 10
SUMMER GARDENS ADDN.
WITHIN
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2013
MRGCD ABANDONMENT



PROPOSED ROSALIE SUBDIVISION

REPLAT OF
LOTS 1-2
SUMMER GARDENS ADDN.
WITHIN
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2013
MRGCD ABANDONMENT



PASCHICH DESIGN GROUP

A JMP WORKS LLC. COMPANY

Lic. #359620

P.O. Box 25142, Albuquerque, NM 87125

April 23, 2021

Development Review Board
City of Albuquerque
600 2nd Street NW, 3rd Floor
Albuquerque NM, 87102

RE: Describing, Explaining and Justifying this Platting Request:

We propose to re-plat the existing 4 parcels of land (Lots 9 and 10 Summer Gardens Addn., and 2 MRGCD contiguous parcels) into 2 building lots. These two lots will be larger than the lots in the immediate area effectively lowering the density of the Neighborhood.

There are special circumstances applicable to the subject property, which do not apply generally to other property in the same zone.

Lots 9 and 10 were platted in 1937 as narrow lots (25ft.) and 2 small parcels abandoned and returned to contiguous property owners by the MRGCD. The parcels and lots are too narrow to comply with today's building, zoning regulations for building new homes. The new lots will have homes built that are reasonable sized homes while maintaining the look, feel and character of the neighborhood at large.

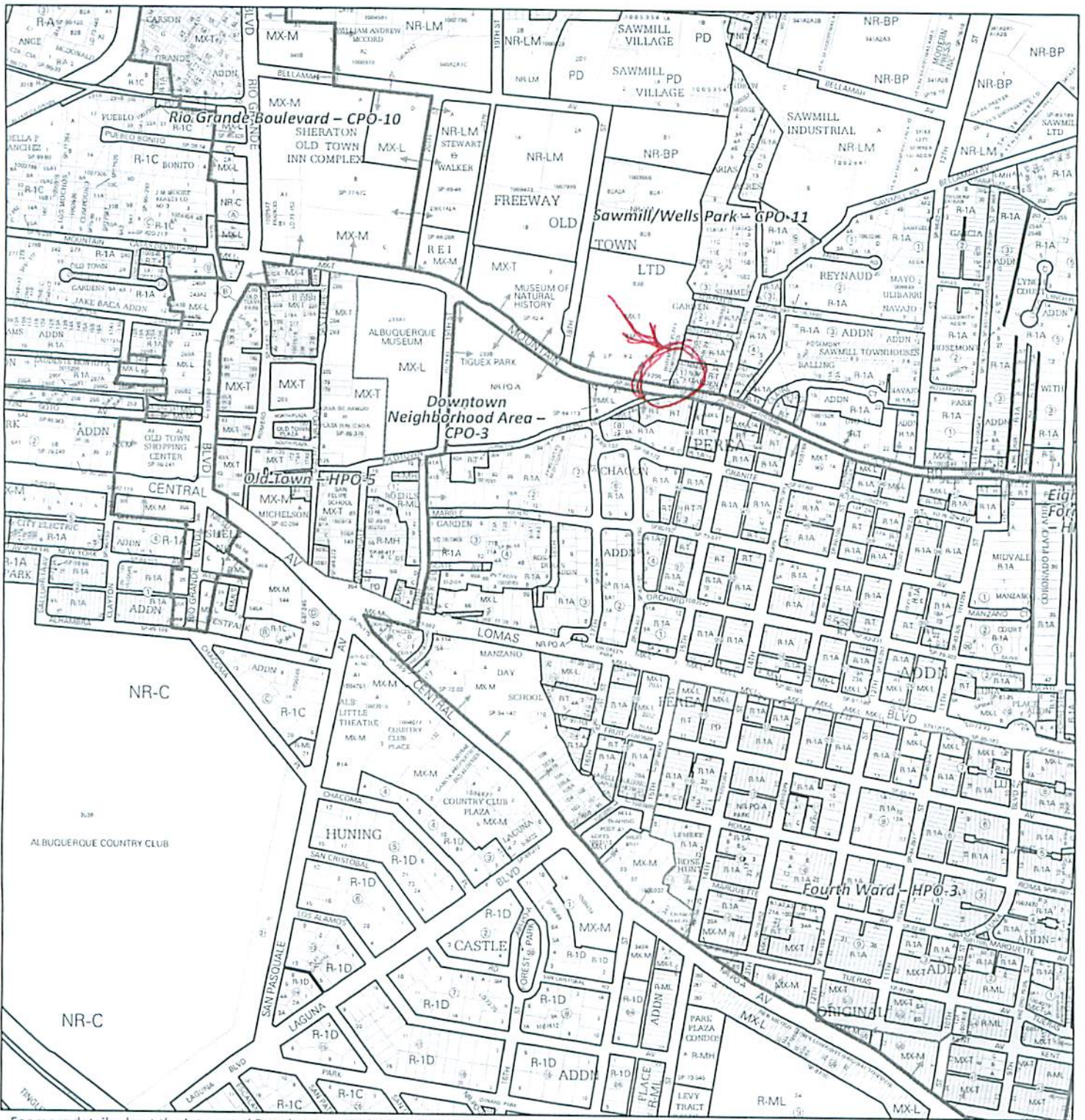
Conclusion:

We believe the justification letter provides evidence supporting an affirmative decision to grant the above requested platting action. We look forward to continuing our work in the area, building on a track record of environmentally friendly homes on 8th Street, Summer Avenue, Rosemont Avenue, 14th St. and Forrester St.

JMP Works, LLC


Edward O. Paschich


2/23/21
Date




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).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-Z

- 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