



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

Divide one lot and create three (3) separate lots, create a private road, dedicate a portion of the property for R.O.W and dedicate easements for utilities

APPLICATION INFORMATION

Applicant: <u>Danny Spurlock</u>	Phone: <u>505 362-8903</u>
Address: <u>555 The Esplanade Apt. 1003</u>	Email: <u>Jag@jagpandz.com</u>
City: <u>Venice</u> State: <u>FL</u>	Zip: <u>34285-1538</u>
Professional/Agent (if any): <u>Juanita Garcia - JAG Planning & Zoning, LLC</u>	Phone: <u>(505) 362-8903</u>
Address: <u>P.O. Box 7857</u>	Email: <u>Jag@jagpandz.com</u>
City: <u>Albuquerque</u> State: <u>NM</u>	Zip: <u>87194</u>
Proprietary Interest in Site: <u>Property Owner</u>	List all owners: <u>Luxury Design Builders, LLC</u>

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

Lot or Tract No.: <u>17 Tract 2</u>	Block: <u>4</u>	Unit: <u>3</u>
Subdivision/Addition: <u>North Albuquerque Acres</u>	MRGCD Map No.:	UPC Code: <u>101906425433420216</u>
Zone Atlas Page(s): <u>C-19</u>	Existing Zoning: <u>R-1A</u>	Proposed Zoning: <u>No Change</u>
# of Existing Lots: <u>1</u>	# of Proposed Lots: <u>3</u>	Total Area of Site (Acres): <u>.6148</u>

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Wyoming Blvd NE Between: Alameda Blvd NE and: Signal Ave NE

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

1003904

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>Juanita Garcia</u>	Date: <u>12/07/2021</u>
Printed Name: <u>Juanita Garcia</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> 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.

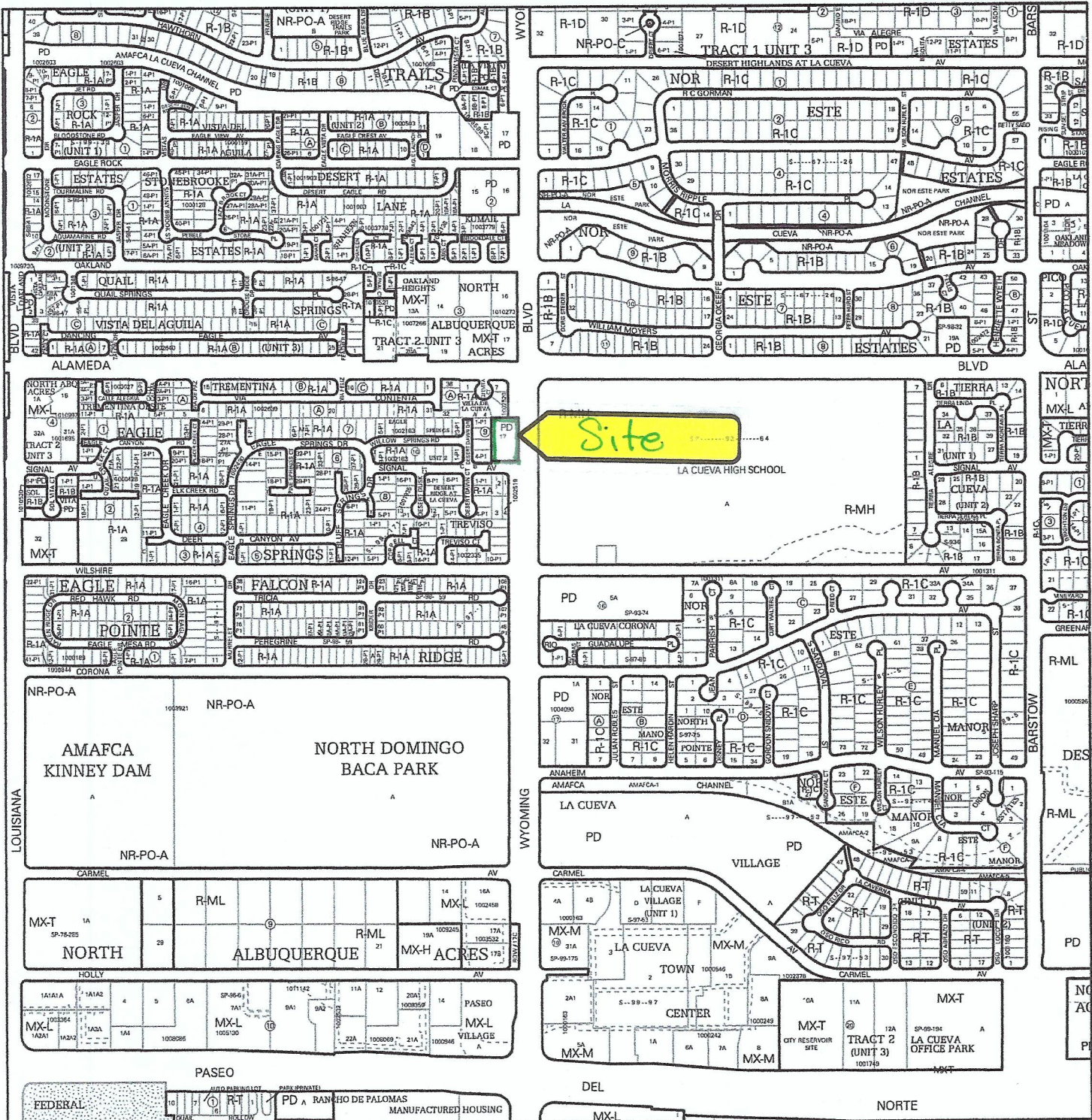
MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

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>Juanita Garcia</u>	Date: <u>12/7/2021</u>	
Printed Name: <u>Juanita Garcia</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY		
Project Number:	Case Numbers	
	-	
	-	
	-	
Staff Signature:		
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

Albuquerque Geographic Information System

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

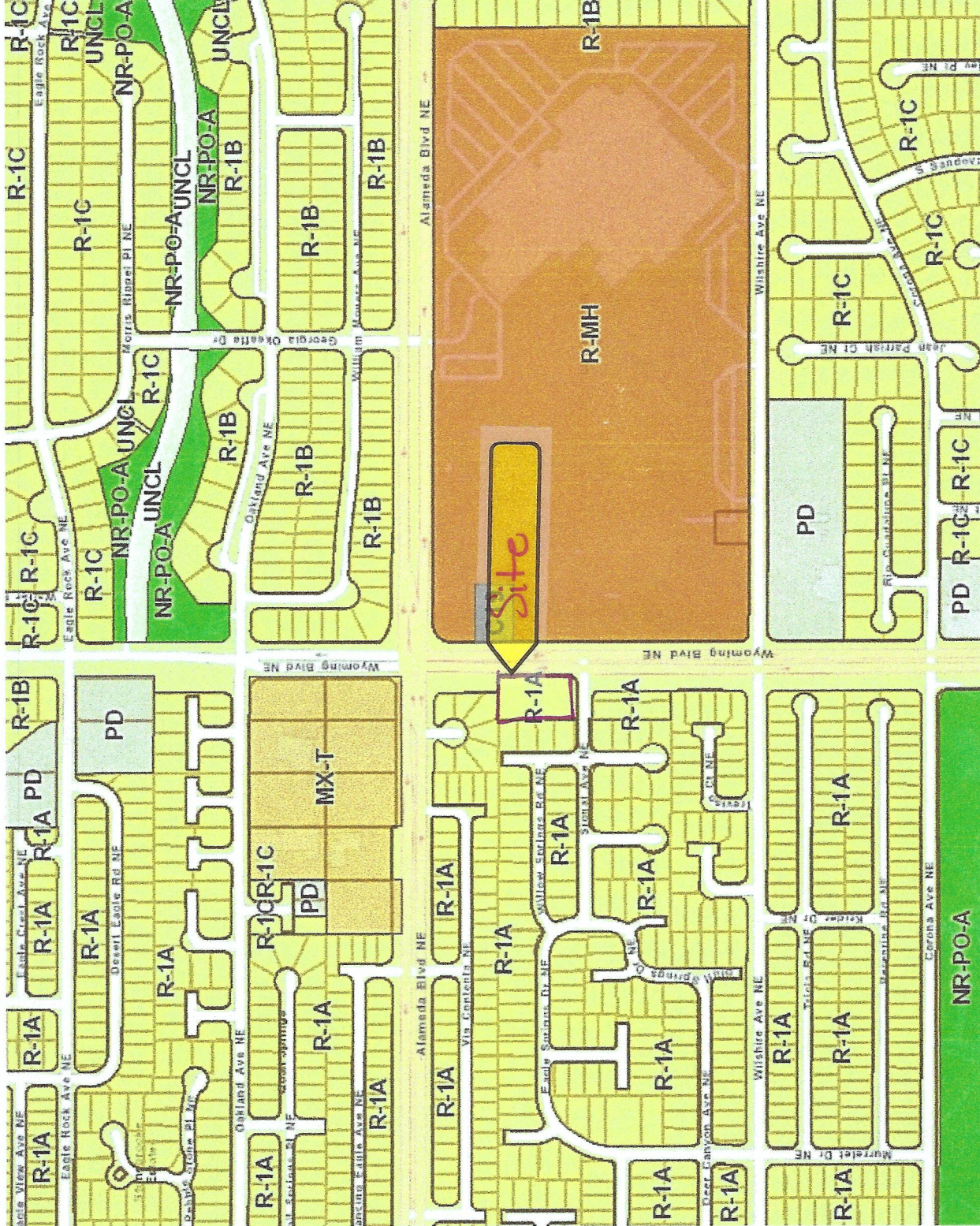
Zone Atlas Page:
C-19-Z

- Easement
- 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
- Escarpment

0 250 500 1,000 Feet



City of Albuquerque



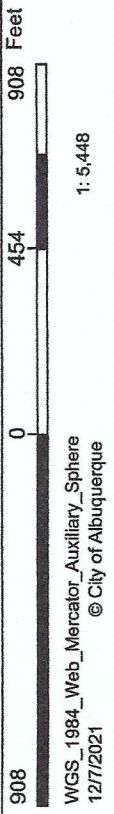
Legend

- Zone Grid
- Address Points
- (APO) - Airport Protection Ove
- Sunport Air Space Protection Sub-ε
- Double Eagle II Air Space Protectio
- Runway Protection Sub-area
- Noise Contour Sub-area 75 LdN
- Noise Contour Sub-area 65 LdN
- (CPO) - Character Protection C
- Baratas - CPO-1
- Coors Boulevard - CPO-2
- Downtown Neighborhood Area - CI
- East Downtown - CPO-4
- High Desert - CPO-5
- High Desert - CPO-5, Highlands St
- High Desert - CPO-5, Panhandle S
- Los Duranes - CPO-6
- Martineztown/Santa Barbara - CFC
- Nob Hill/Highland - CPO-8
- Nob Hill/Highland - CPO-8, Building
- Nob Hill/Highland - CPO-8, Building Buildings
- Nob Hill/Highland - CPO-8, Building
- Nob Hill/Highland - CPO-8, Building
- Nob Hill/Highland - CPO-8, Building
- Nob Hill/Highland - CPO-8, Building
- North 4th Corridor - CPO-9
- North I-25 Area - CPO-10
- North I-25 Area - CPO-10, Building
- North I-25 Area - CPO-10, Building
- North I-25 Area - CPO-10, Building
- North I-25 Area - CPO-10, Building

Notes

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Class

Class Non Residential
Tax District A1A

Current Owner

Tax Year 2022
Owner LUXURY DESIGN BUILDERS LLC & SPURLOCK DANNY
Owner Mailing Address 555 THE ESPLANADE NO
Unit APT 1003
City VENICE
State FL
Zip Code 34285 1538
Other Mailing Address

Ownership for Tax Year Selected

Tax Year 2021
Owner Name LUXURY DESIGN BUILDERS LLC & SPURLOCK DANNY
Owner Mailing Address 555 THE ESPLANADE NO
Unit APT 1003
City VENICE
State FL
Zip Code 34285 1538
Other Mailing Address

Description

Location Address 7571 SIGNAL AVE NE
City ALBUQUERQUE
State NM
Zip Code 87113
Property Description LT 17 BLK 4 NORTH ALBUQUERQUE ACRES UNIT 3 TRACT 2
EX'LY THE E'LY POR OUT TO R/W CONT .6148 AC
Public Improvement District
Tax Increment Development Districts

Document #

Document #: 2017078407 081017 WD - ENTRY BY LR 082117 CODED BY LV 081617

Real Property Attributes

Primary Building SQ FT
Year Built
Lot Size (Acres) .6148
Land Use Code VACANT RESIDENTIAL
Style

Manufactured Home Attributes

Make :
License :
VIN :
Year :
Size :

DISCLAIMER

[Click here to view the Disclaimer](#)



December 7, 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 Danny Spurlock, respectfully requests your review of a proposed Sketch Plat Application for the location of an existing lot located at the NW corner of Wyoming Blvd and Signal Ave NE, legally described as **Lot 17, Block 4, North Albuquerque Acres, Tract 2, Unit 3**, containing approximately .7096 acres. The property is currently vacant. Zone Atlas Map C-19 identifies the site as being zoned PD; however, the City's GIS shows the zoning as being R-1A. The site is not within an Overlay Zone, as identified within the Integrated Development Ordinance (IDO).

The applicant intends to divide the existing lot to create three (3) separate lots, create a private road to the proposed lots, dedicate a portion of the property as right-of-way along Wyoming Blvd and Signal Ave and dedicate easements for utilities. The proposed lots will be **Lots 1, 2 & 3, La Cueva Views Subdivision** with a minimum lot size of .1151 acres.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,

Juanita Garcia

Principal

JAG Planning and Zoning, LLC

**FLAT OF
LOTS 1 THRU 3
SUBDIVISION**

(BEING A REPLAT OF LOT 17, BLOCK 4,
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
SITUATE WITHIN
THE ELENA GALLEGOS GRANT

IN

**PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

MAY, 2021

LEGAL DESCRIPTION

That certain parcel of land situate within the Elena Gallegos Grant in Projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising All of Lot numbered Seventeen (17), Block numbered four (4), Tract 2, Unit 3, North Albuquerque Acres as the same is shown and designated on the plat thereof, prepared by the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D1, Folio 20.

LESS THAN AND EXCEPTING:

An Easterly portion conveyed to the City of Albuquerque by that certain Warranty Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 24, 2003 in Book A52, page 6607 as Document No. 2003046701.

Said remainder of Lot 17 contains 0.7096 acre, more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATED and now comprising PLAT OF TRACT 1A-1A, MUELLER INDUSTRIAL SUBDIVISION (BEING A REPLAT OF TRACT 1A-1, MUELLER INDUSTRIAL SUBDIVISION) AND DOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 9, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the laws and regulations of the State of New Mexico, the undersigned Proprietor(s) and proprietor(s) do hereby grant the public easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided and hereon shown and that they are duly authorized to act.

OWNERS

Lot 17, Block 4, Tract 2, Unit 3
North Albuquerque Acres

OWNER: XXXXXX

By: _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF _____ SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by _____

_____, My commission expires _____

Notary Public

DOCUMENTS USED IN THE PREPARATION ON THIS SURVEY:

- a. Plat entitled "PLAT FOR EAGLE SPRINGS UNIT 2, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 24, 2003 in Plot Book 2003C, Page 79.
- b. Plat entitled "VILLA DE LA GUEVA SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 6, 2004 in Plot Book 2004C, Page 315.
- c. Plat entitled "TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D1, Folio 20.
- d. Warranty Deed, New Mexico, dated and recorded in Book A52, Page 6607 as Document No. 2003046701.

SECTION 18-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall, at any time be subject to any deed restriction, contract, agreement, or other instrument prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

FLOOD ZONE DETERMINATION

The subject property lies within a Zone X (Area of minimal flood hazard) as shown on the National Flood Insurance Program, Flood Insurance Rate Maps Panel 35001C0141 G, dated September 26, 2008.



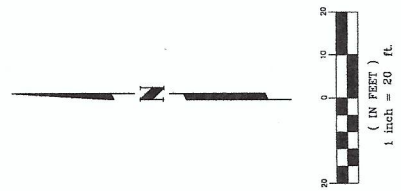
SHEET 2 OF 4

SURVOTEK, INC.

Consulting Surveyors
P.O. Box 6886, Albuquerque, New Mexico 87114

Phone: 505-900-4738

Albuquerque Control Survey Monument "7-C19"
 New Mexico State Plane Coordinates
 Northw 1322, 088, 22 U.S. survey feet
 Eastw 1000, 411, 22 U.S. survey feet
 Corner to City of Albuquerque
 Corner to City of Albuquerque
 Elevation: 5492.122 (NAVD 83) U.S. survey feet



EXISTING BOUNDARY

FLAT OF
LOTS 1 THRU 3
La Cueva Views ~~XXX~~ SUBDIVISION
 (BEING A REPLAT OF LOT 17, BLOCK 4,
 TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
 SITUATE WITHIN
 THE ELEVA GALLEGOS GRANT
 IN
 PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2021

SURV+TEK, INC.
 Consulting Surveyors
 P.O. Box 68846, Albuquerque, New Mexico 87114
 Phone: 505-300-4798

SURV+TEK, INC.
 Consulting Surveyors
 P.O. Box 68846, Albuquerque, New Mexico 87114
 Phone: 505-300-4798

SHEET 3 OF 4

Existing 156' R/W

LOT 5
VILLA DE LA CUEVA
 SUBDIVISION
 Filed 10-06-2004, Bk. 2004C, Pg. 915

LOT 4
VILLA DE LA CUEVA
 SUBDIVISION
 Filed 10-06-2004, Bk. 2004C, Pg. 915

LOT 1-P1
EAGLE SPRINGS
 UNIT 2
 Filed 03-24-2003, Bk. 2003C, Pg. 75

LOT 2-P1
EAGLE SPRINGS
 UNIT 2
 Filed 03-24-2003, Bk. 2003C, Pg. 75

LOT 3-P1
EAGLE SPRINGS
 UNIT 2
 Filed 03-24-2003, Bk. 2003C, Pg. 75

LOT 4-P1
EAGLE SPRINGS
 UNIT 2
 Filed 03-24-2003, Bk. 2003C, Pg. 75

REMAINDER LOT 17
 (Accret Land)
 BLOCK 4
NORTH ALBUQUERQUE ACRES
 TRACT 2, UNIT 3
 Filed 09-10-1931, Volume D1, Folio 20

EXCEPTION
 Part of lot 17 conveyed to
 the City of Albuquerque by Warranty
 Deed No. 2003046201
 Page 6807 of Doc. No. 2003046201
 (Cross hatched area - 0.0111 Ac.)

Section 17 of the Public Land Survey Act, filed
 September 10, 1931 in Volume D1, Folio 20,
 of the Public Land Survey of the
 City of Albuquerque, New Mexico, is hereby
 conveyed to the City of Albuquerque
 (Cross hatched area - 0.0111 Ac.)



Ed. 3-1/2" Aluminum
 Monument stamped
 L.S. 7719 - 905

210019_PLAT. DWG

DRIVE DAWN DESERT

Existing 108' R/W

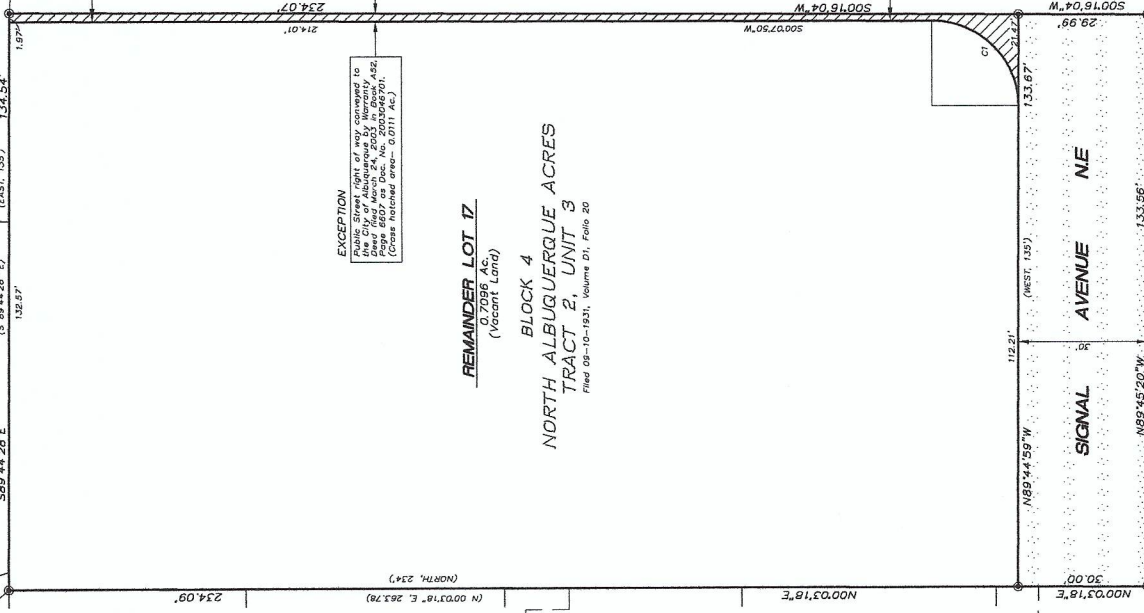
Existing 108' R/W

NE

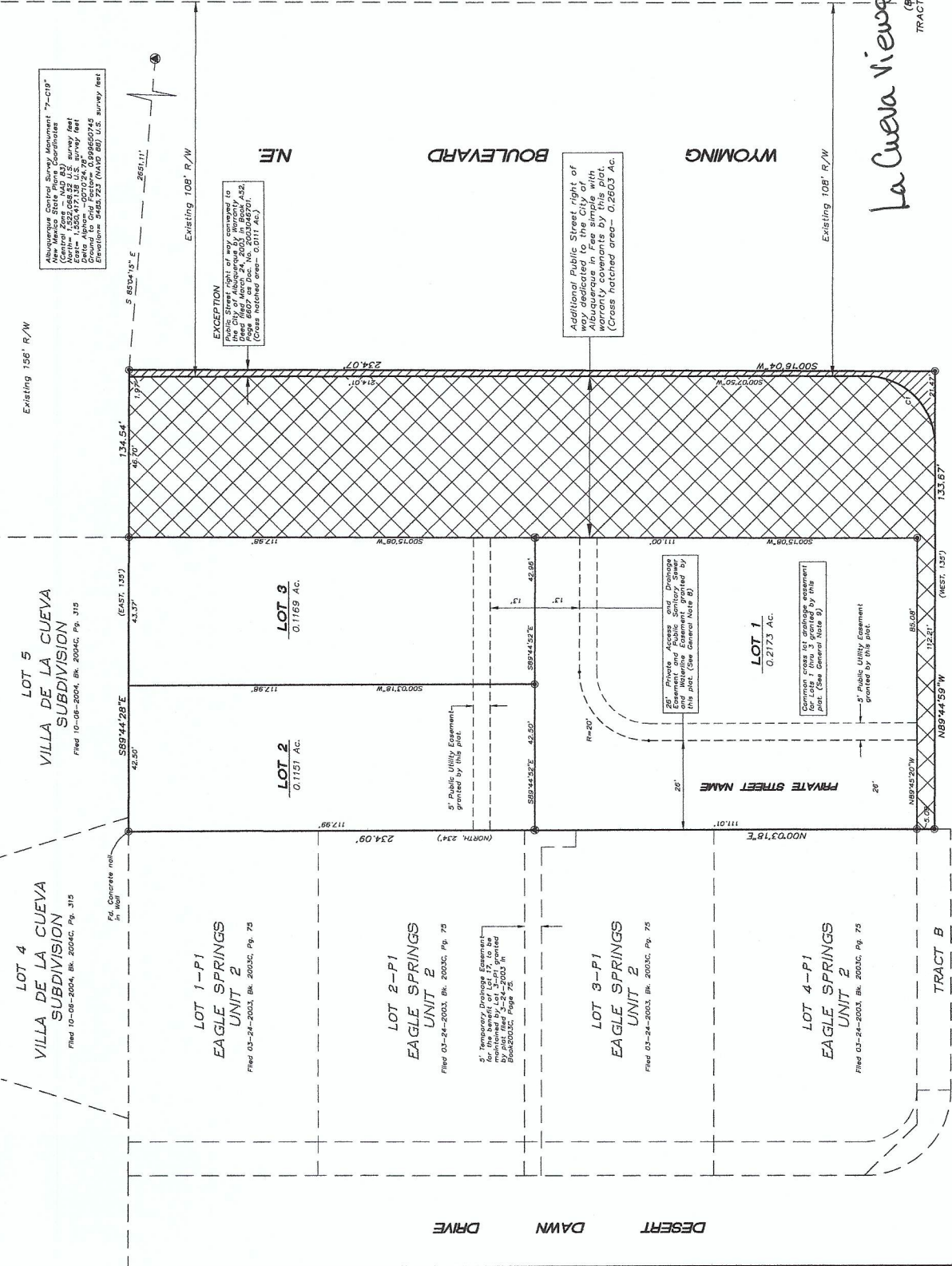
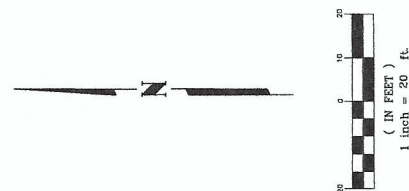
BOULEVARD

WYOMING

La Cueva Views



Albuquerque Control Survey Monument "7-C18"
 (Central Zone - NAD 83) Coordinates
 Easting = 1,530,474.38 U.S. Survey Feet
 Northing = 1,000,000.00 U.S. Survey Feet
 Ground to Grid Factor = 0.999600745
 Elevation = 5485.723 (NAVD 88) U.S. Survey Feet



FLAT OF
La Cueva Views
LOTS 1 THRU 3
 (BEING A REPLAT OF LOT 17, BLOCK 4,
 TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
 SITUATE WITHIN
 THE ELENA CALLECOS GRANT

IN
 PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2021

SURVOTEK, INC.
 Consulting Surveyors
 P.O. Box 68885, Albuquerque, New Mexico 87114
 Phone: 505-900-4738

See also Plat of Abundant
 Monument at corner
 T.S. 7719-57-05

