



DEVELOPMENT REVIEW BOARD APPLICATION

Effective 8/12/2021

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 checked="" 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 - CITY SEWER, WATER, ROAD, SIDEWALK END MID PROPERTY. WOULD LIKE ESTIMATE OF CITY IMPACT FEES, COSTS TO PREP PROPERTY TO BUILD.

APPLICATION INFORMATION

Applicant: DAVID VIGIL	Phone: 505-850-8327
Address: 6232 WHITEMAN DR NW	Email: STARS4VIGIL@MSU.COM
City: ALBUQUERQUE	State: NM
Professional/Agent (if any):	Zip: 87120
Address:	Phone:
City:	Email:
State:	Zip:
Proprietary Interest in Site: DEVELOP	List all owners: DENA, DAVID VIGIL

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

Lot or Tract No.: LOT 9	Block: A	Unit:
Subdivision/Addition: GRANDE HEIGHTS ADDITION	MRGCD Map No.:	UPC Code: 101106044712140418
Zone Atlas Page(s): 6-11-Z	Existing Zoning: R-ID	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): .4262 ACRES

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 3416 WARD DR NW Between: SEQUOIA RD NW and: VISTA GRANDE DR NW

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: <i>David A. Vigil</i>	Date: 1/23/22
Printed Name: DAVID A. VIGIL	<input checked="" type="checkbox"/> Applicant or <input 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.

Signature:		Date:
Printed Name:		<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
Project Number:	Case Numbers	
	-	
	-	
	-	
	-	
Staff Signature:		
Date:		

Updated 8/12/21

1/23/22

SKETCH PLAT REVIEW – LOT 9, BLOCK A, GRANDE HEIGHTS ADDITION

3416 WARD DR NW

We are interested in developing my property to build or sell. Currently the lot is raw land with significant slope that would require cut and fill to create a build envelope. I understand a soil and engineering analysis would be required along with the proper City permitting to build on the site.

This request is to ask the City for assistance in determining the City's known impact fees and other requirements that we as the owners would be responsible for in developing the lot. City sewer, water, road and sidewalk end about the midpoint of our lot. From the mid point southward, there is only base course. I would like the City to comment on:

- 1) Standard impact fees owner would be required to pay to develop the property for residential use.
- 2) Fees for connection to City sewer & water (a meter is required)
- 3) Requirements for extension of curb and sidewalk to south end of property line
 - a) Is this the owner's responsibility to contract and pay for or is it a City assessed fee with City performing the build?
- 4) Requirements for road extension to south end of property line
 - a) Is this the owner's responsibility to contract and pay for or is it a City assessed fee with City performing the build?

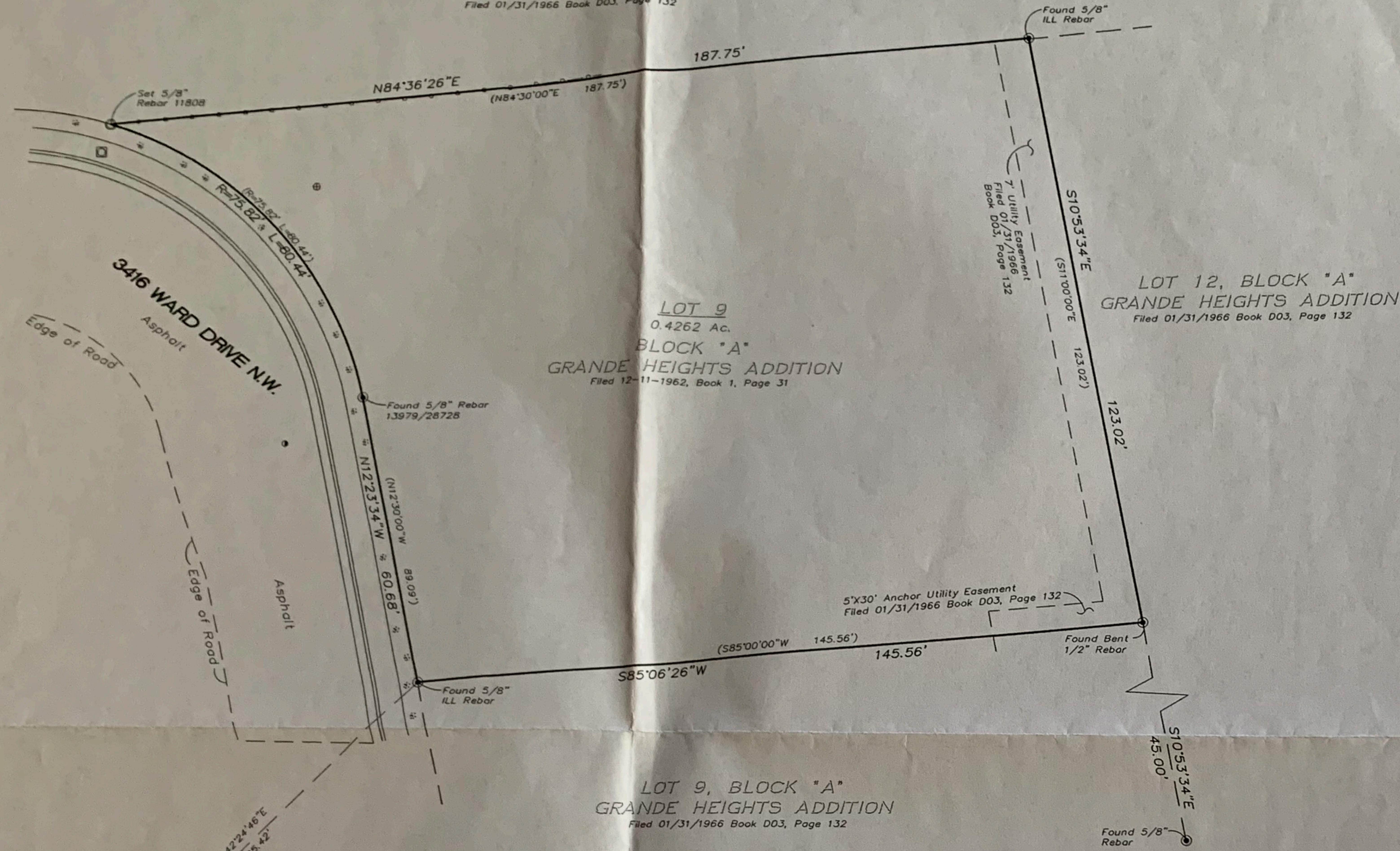
We greatly appreciate any assistance the City can provide, even if rough estimates, to help us in determining a budget to develop our property. Thank you,

David & Dena Vigil, Owners

LOT 7-B, BLOCK "A"
GRANDE HEIGHTS ADDITION
Filed 01/31/1966 Book D03, Page 132

BOUNDARY SURVEY PLAT
LOT 9, BLOCK "A"
GRANDE HEIGHTS ADDITION
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JUNE, 2019



LEGAL DESCRIPTION

Lot numbered Nine (9) in Block numbered A, Grande Heights, as the same is shown and designated on the plat of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 31, 1966, in Plat Book No. D03, Page 132.

GENERAL NOTES

1. Bearings shown hereon are New Mexico State Plane grid bearings (NAD83).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record plat or deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ().
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. Field surveys were performed during the month of June, 2019.
8. Document used in the preparation of this survey are as follows:
 - A. Plat "GRANDE HEIGHTS" filed January 31, 1966, Plat Book No. D03, Page 132.

FLOOD ZONE DETERMINATION

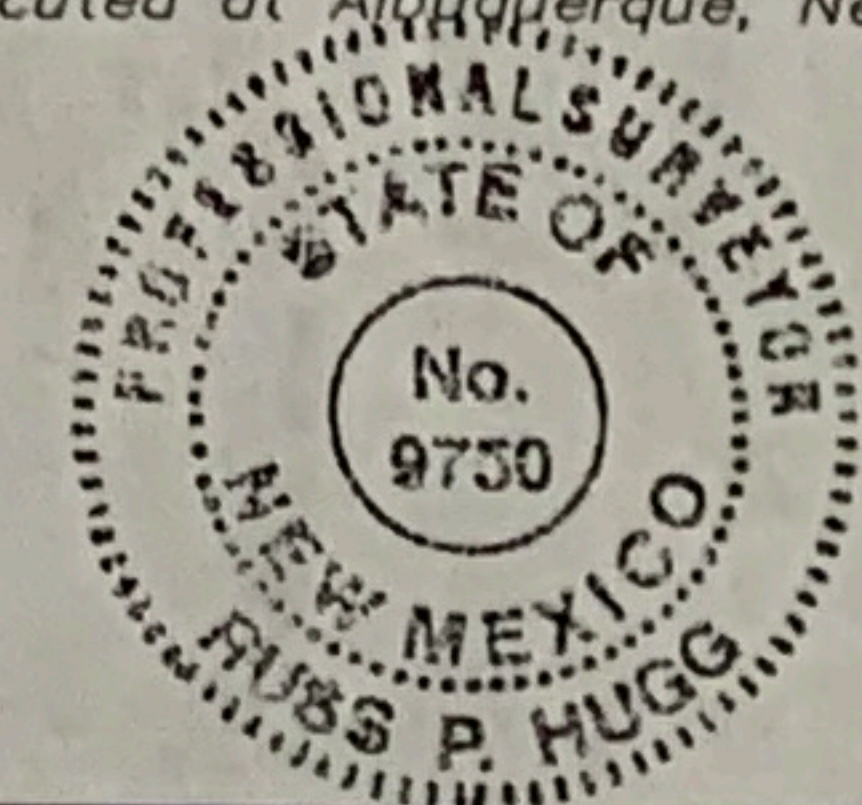
The subject property (as shown hereon) lies within Zone "X" (Areas determined to be outside 0.2% annual chance floodplain.) in accordance with the National Flood Insurance Program Rate Map No. 35001C0327 J, Effective Date 11-04-2016.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this Boundary Survey Plat was prepared from an actual ground survey performed by me or under my supervision; that I am responsible for this survey; that this survey is true and correct to the best of my knowledge and belief; and that this Boundary Survey Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico; and that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a Boundary Survey Plat of one existing lot.

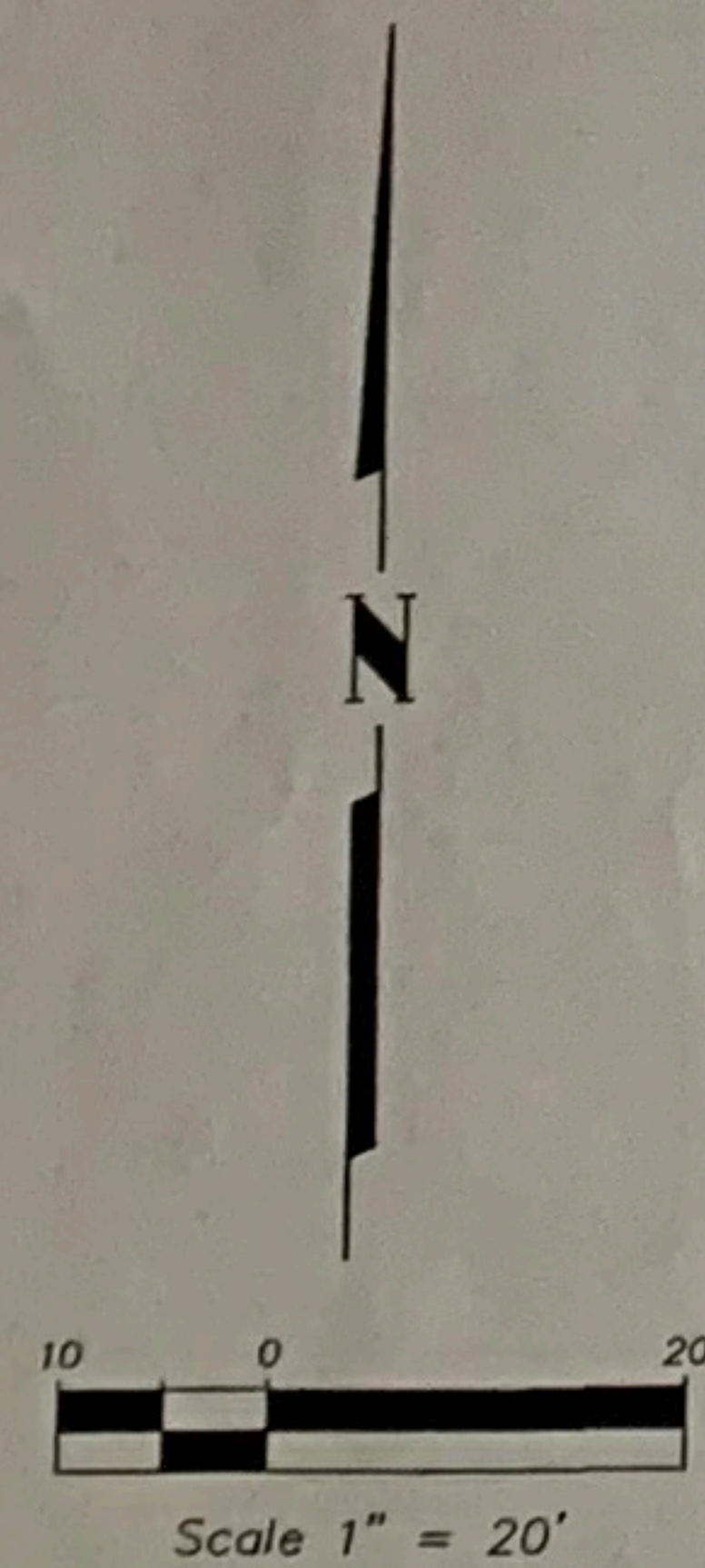
IN WITNESS WHEREOF, this certificate is executed at Albuquerque, New Mexico, on this 14th day of June, 2019.

Russ P. Hugg
N.M.P.S. No. 9750



LEGEND

- = Fence (Graphic depiction only)
- ▬ = Block Wall (Graphic depiction only)
- ⊠ = Utility Pedestal
- ⊞ = Water Meter
- ⊞ = Concrete Area

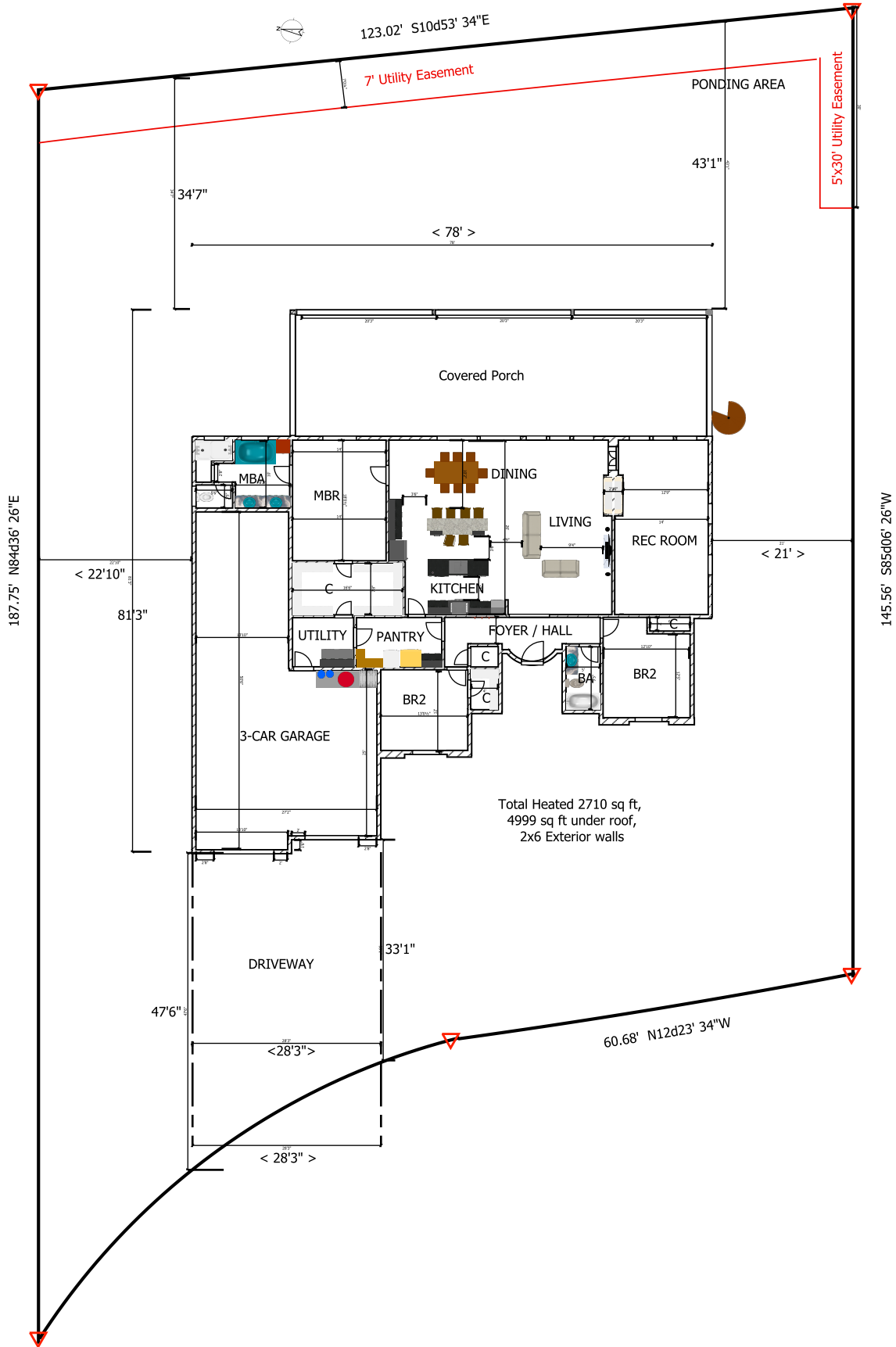


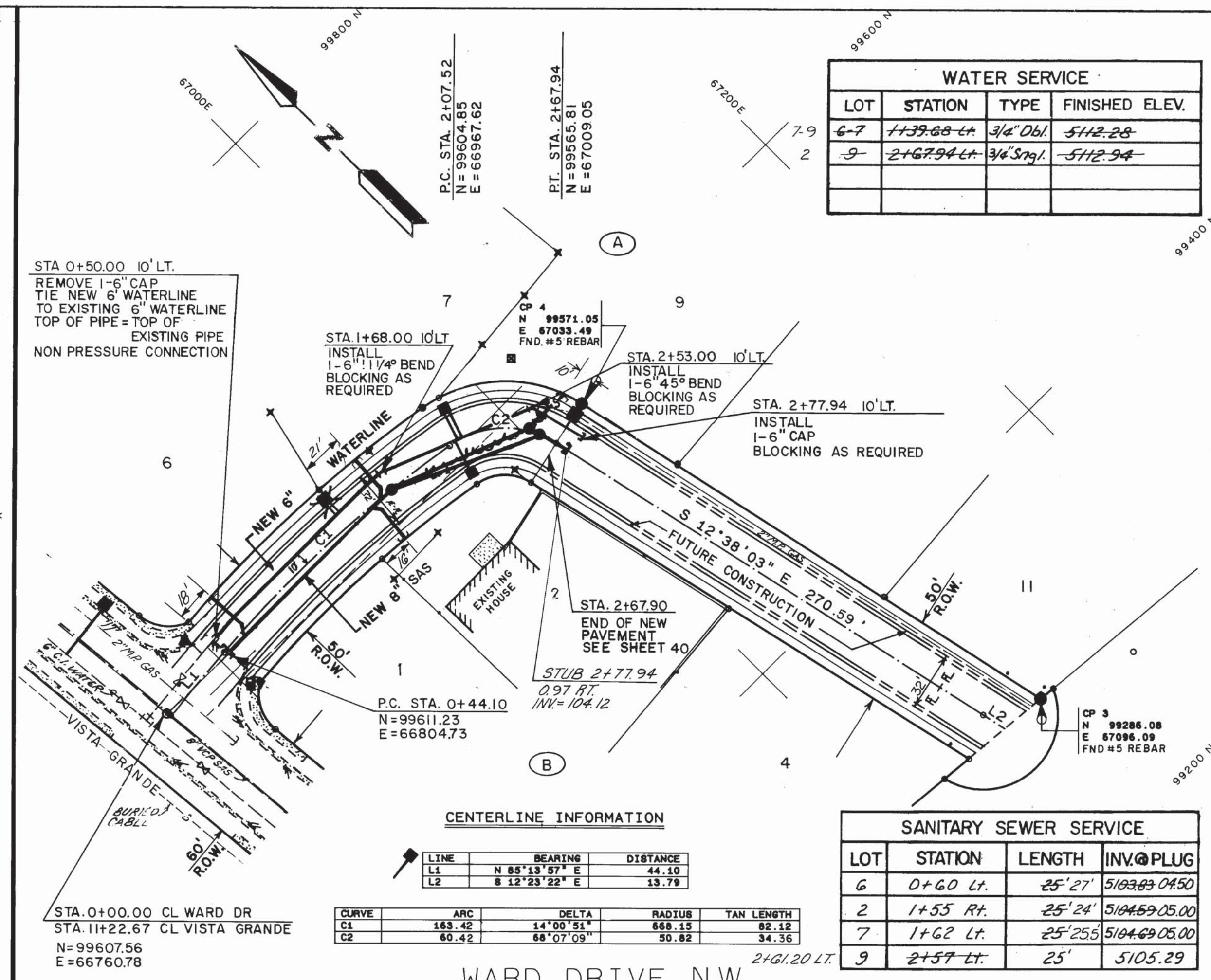
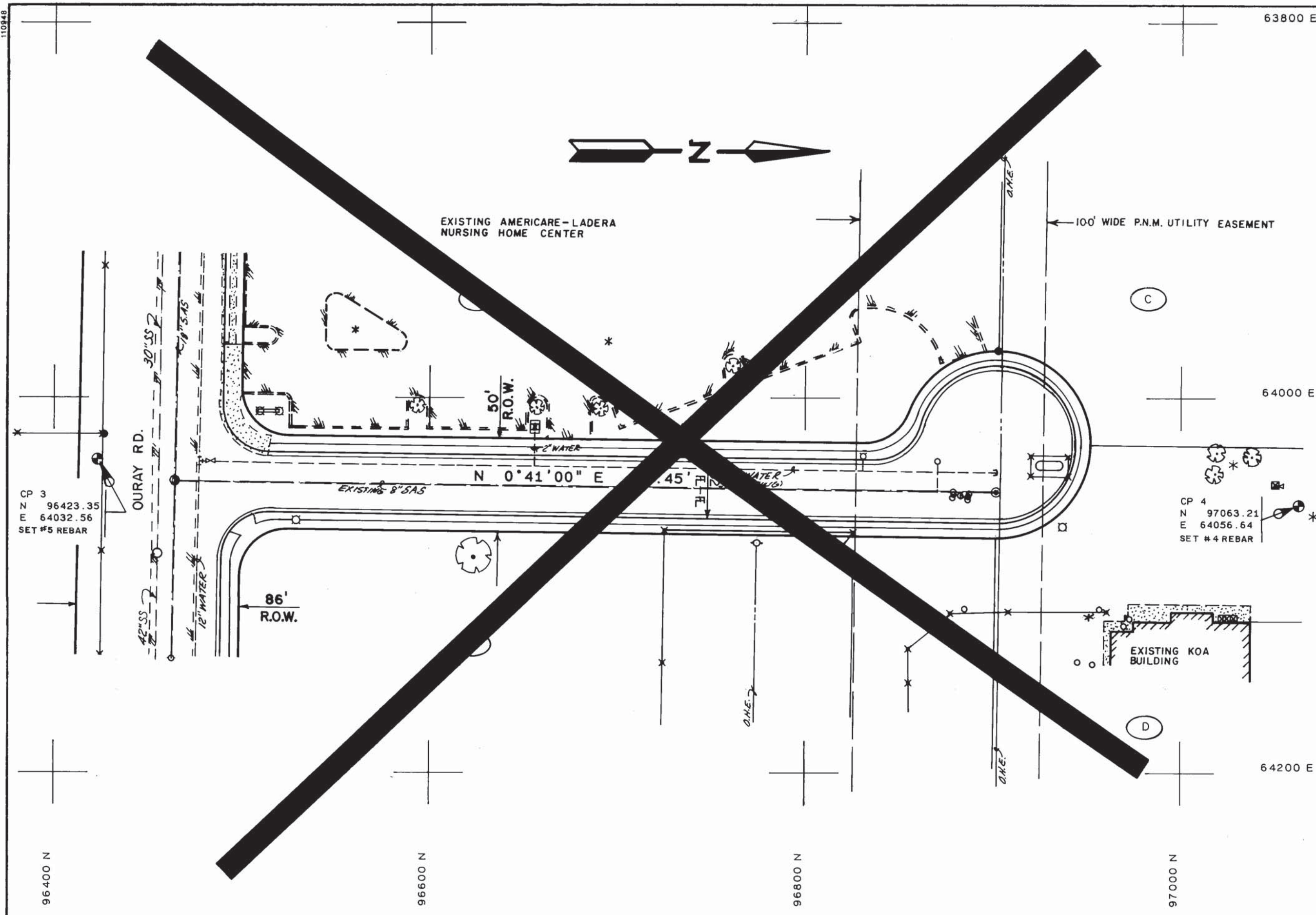
Albuquerque Control Survey Monument "12_H11"
New Mexico State Plane Coordinates (Central Zone - NAD 83)
North = 1,497,519.020 feet
East = 1,505,414.361 feet
Elevation = 5104.854 feet
Ground To Grid Factor = 0.999680622

190311 RG

SURV TEK

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
Fax: 505-897-3377





LEGEND

- CONTROL POINT
- FOUND PROPERTY CORNERS
- POWER POLE
- LIGHT POLE
- POST
- SIGN, MAILBOX
- TELEPHONE BOX, ELECTRIC BOX, OR TRANSFORMER
- GAS METER
- CLEANOUT
- DROP INLET
- TREE
- FENCE
- GATE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- OTHER EXISTING MANHOLES
- BUILDING
- ASPHALT
- CONCRETE (EXISTING STRUCTURES)
- STREET CENTERLINE
- TOP OF CURB ELEVATION
- FLOW LINE ELEVATION
- NATURAL GROUND ELEVATION
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER METER
- EXISTING WATER METER
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING GAS LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND POWER LINE
- EXISTING OVERHEAD POWER LINE

AS BUILT INFORMATION

CONTRACTOR: _____

WORK STAMPED BY: _____ DATE: _____

INSPECTOR'S FIELD CHANGE BY: _____ DATE: _____

FIELD CHANGE BY: _____ DATE: _____

VERIFICATION BY: _____ DATE: _____

CORRECTED BY: _____ DATE: _____

RECORDED BY: _____ NO: _____

BENCH MARKS

STA. NM448-N3 ELEV. 5099.527

STANDARD N.M.S.H.C. BRASS TABLET

LOCATED IN THE SOUTH WEST EDGE OF 'WEST MESA BOWL' BOWLING ALLEY PARKING LOT.

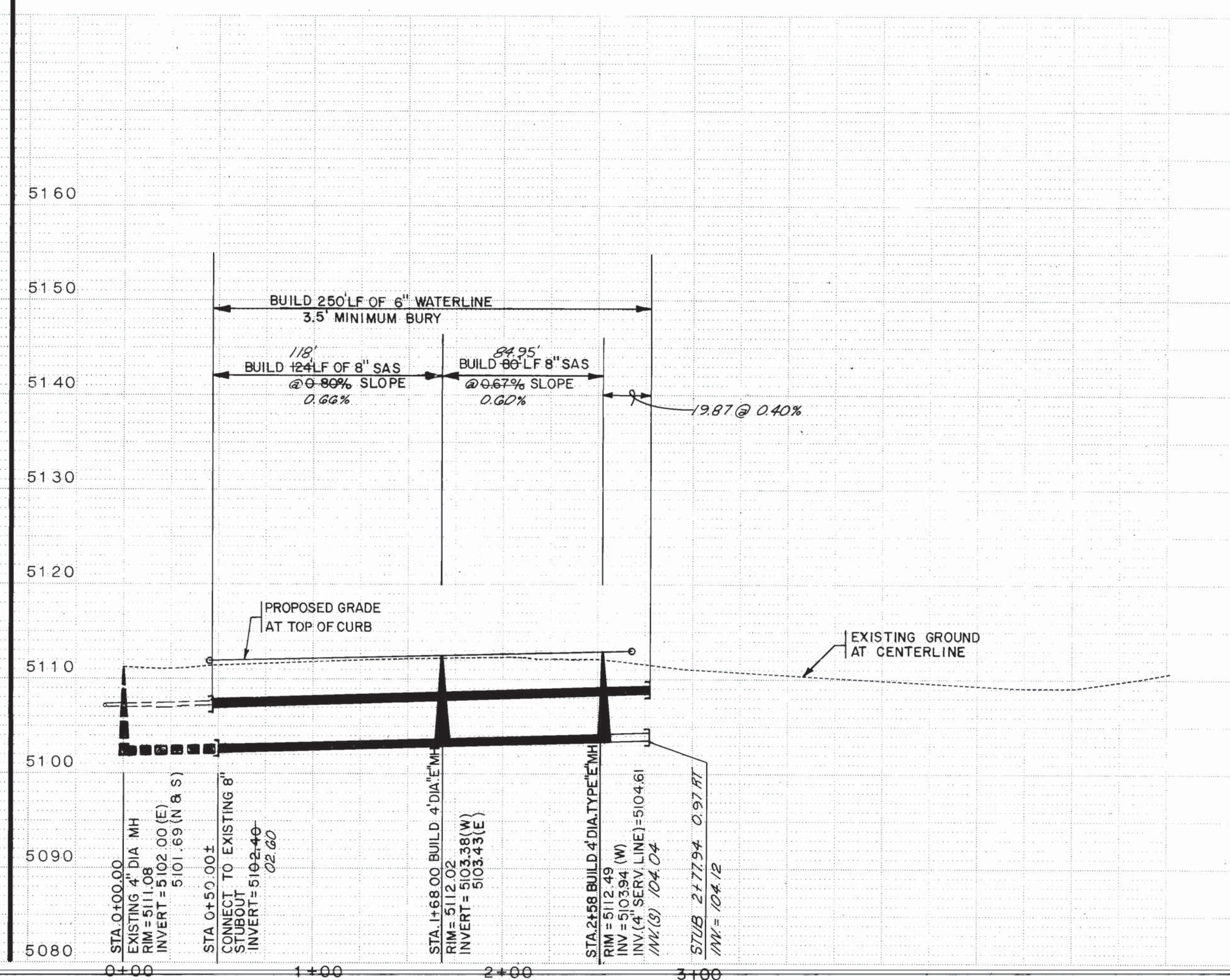
SURVEY INFORMATION

FIELD NOTES BY: _____

NO. 87-04W P. ARVISO

DATE 8-28-87

NO NEW UTILITIES
THIS STREET.



ENGINEER'S SEAL

10/31/90

AS A PWD

C of A PWD Maps & Records

1	2	3	4	5	6	7	8	9	10
2	3	4	5	9	9	0			

REVISIONS

NO.	DATE	REMARKS	BY
1	8/1/90	AS AMENDED	A.C.

DESIGNED BY: K.L.S. DATE: 10-88

DRAWN BY: T.H.L. DATE: 10-88

CHECKED BY: T.R. DATE: 10-88

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SPECIAL ASSESSMENT DISTRICT NO. 217
AMERICARE COURT N.W. & WARD DRIVE N.W.
WATER AND SANITARY SEWER

APPROVALS	ENGINEER	DATE	ENGINEER	DATE
D.R.C. Chair	<i>[Signature]</i>			
Trans. Dev.	<i>[Signature]</i>	8-23-89		
Utility Dev.	<i>[Signature]</i>	8-23-89		

DRAWING NO. 3142

MAP NO. G-11-Z & H-11-Z

SHEET 59 OF 60

SCALE: HORZ 1" = 50'
VERT 1" = 10'