



Effective 3/01/2022

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) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & 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 (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & 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 (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST
 Sketch Plat review to combine 12 lots into 1 lot.

APPLICATION INFORMATION

Applicant/Owner: Evan Davis, Silver Townhomes, LLC	Phone: (505) 362-8903
Address: 3100 San Joaquin SE	Email: jag@jagpandz.com
City: Albuquerque	State: NM
Professional/Agent (if any): Juanita Garcia - JAG Planning + Zoning	Phone: (505) 362-8903
Address: P.O. Box 7857	Email: jag@jagpandz.com
City: Albuquerque	State: NM
Proprietary Interest in Site: owner	List all owners: Silver Townhomes, LLC - Evan Davis

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

Lot or Tract No.: Lots 11 Through 22	Block: 30	Unit:
Subdivision/Addition: Valley View Addition	MRGCD Map No.: N/A	UPC Code: 101705733917142404
Zone Atlas Page(s): K-17	Existing Zoning: MX-T	Proposed Zoning: No Change
# of Existing Lots: 12	# of Proposed Lots: 1	Total Area of Site (Acres): .8609 AC.

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Jefferson SE Between: Central Ave SE and: Silver Ave SE

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: Juanita Garcia	Date: 8/08/2022
Printed Name: Juanita Garcia	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. 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 to City Staff using other on-line resources such as Dropbox or FTP. 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 to City Staff using other on-line resources such as Dropbox or FTP. 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
- Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

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 to City Staff using other on-line resources such as Dropbox or FTP. 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)
- 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
- 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

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: _____

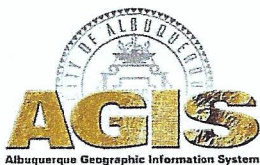
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. 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.

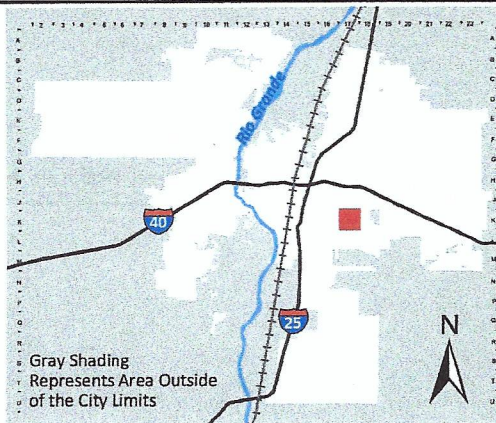


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
K-17-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



LETTER OF AUTHORIZATION

Subject Property: LOTS 11 Through 22, Block 30, Valley View Addition, located on Jefferson ST SE, Between Central Ave SE and Silver Ave SE, Containing Approximately .8609 Acres.

I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for any subdivision application associated with the subject property.

A handwritten signature in black ink, appearing to read "Evan Davis", is written over a horizontal line.

Evan Davis

8/8/22

Date



August 8, 2022

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 Evan Davis, Silver Townhomes, LLC, respectfully requests your review of a sketch plat.

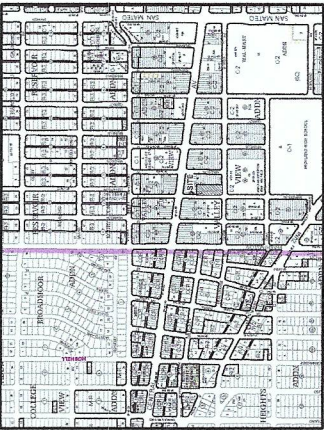
The property owner intends on combining twelve (12) lots to create one (1) lot and grant easements as shown. The site is located on Jefferson Road SE, between Central Ave SE and Silver Ave SE, and is currently described as Lots 11 through 22, Block 30, Valley View Addition Subdivision. The proposed lot will be described as Lot 22-A, Block 30, Valley View Addition and will contain approximately .8609 Acres.

The property is zoned Mixed Use – Transition Zone District (MX-T), which has non minimum or maximum lot size requirements. The site is within the Nob Hill/ Highland Character Protection Overlay Zone – CPO District 8.

Thank you for your consideration on this matter. I can be reached at (505) 363-5613 or at jag@jagpandz.com.

Sincerely,

Juanita Garcia
Principal
JAG Planning and Zoning, LLC



VICINITY MAP No. K-17



LEGAL DESCRIPTION
 LOTS NUMBERED ELEVEN (11) THRU TWENTY-TWO (22) INCLUSIVE IN BLOCK NUMBERED THIRTY (30) OF THE VALLEY VIEW ADDITION, ALBUQUERQUE, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 2, 1911 IN VOLUME D1, FOLIO 32.

**PLAT OF
 LOT 22-A, BLOCK 30
 VALLEY VIEW ADDITION**
 WITHIN
 SECTION 23, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2022

- PURPOSE OF PLAT:**
 THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 11 THRU 22 INTO ONE (1) LOT AND GRANT ANY EASEMENTS AS SHOWN.
- GENERAL NOTES:**
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
 - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY: 0.8609ACRES.
 - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
 - DISTANCES ARE GROUND, BEARINGS ARE GRID.
 - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
 - NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
 - PLATS USED TO ESTABLISH BOUNDARY.
 A: VALLEYVIEW ADDITION
 FILED: SEPTEMBER 2, 1911 IN VOLUME D1, FOLIO 32
 - NO PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100-YEAR FLOOD PLAIN FIRM PANEL No. 3500100353H DATED 8-15-2012

PROJECT NUMBER: _____	DATE _____
APPLICATION NUMBER: _____	DATE _____
UTILITY APPROVALS: _____	DATE _____
PUBLIC SERVICE COMPANY OF NEW MEXICO _____	DATE _____
NEW MEXICO GAS COMPANY _____	DATE _____
QUEST CORPORATION D7B/A CENTURYLINK QC _____	DATE _____
COMCAST _____	DATE _____
CITY APPROVALS: _____	DATE _____
CITY SURVEYOR _____	DATE _____
REAL PROPERTY DIVISION (CONDITIONAL) _____	DATE _____
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____	DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____	DATE _____
ARIZONA _____	DATE _____
PARKS AND RECREATION DEPARTMENT _____	DATE _____
AVAFCA _____	DATE _____
CITY ENGINEER _____	DATE _____
ORB CHAIRPERSON, PLANNING DEPARTMENT _____	DATE _____
CODE ENFORCEMENT _____	DATE _____

FREE CONSENT
 THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SURVEYORS CERTIFICATE:
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND THAT I MEET THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS _____ DAY OF _____, 2022.

ACKNOWLEDGMENT
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 THIS _____ DAY OF _____, 20____

BY: _____ OWNERS NAME _____

MY COMMISSION EXPIRES: _____ BY: _____ NOTARY PUBLIC

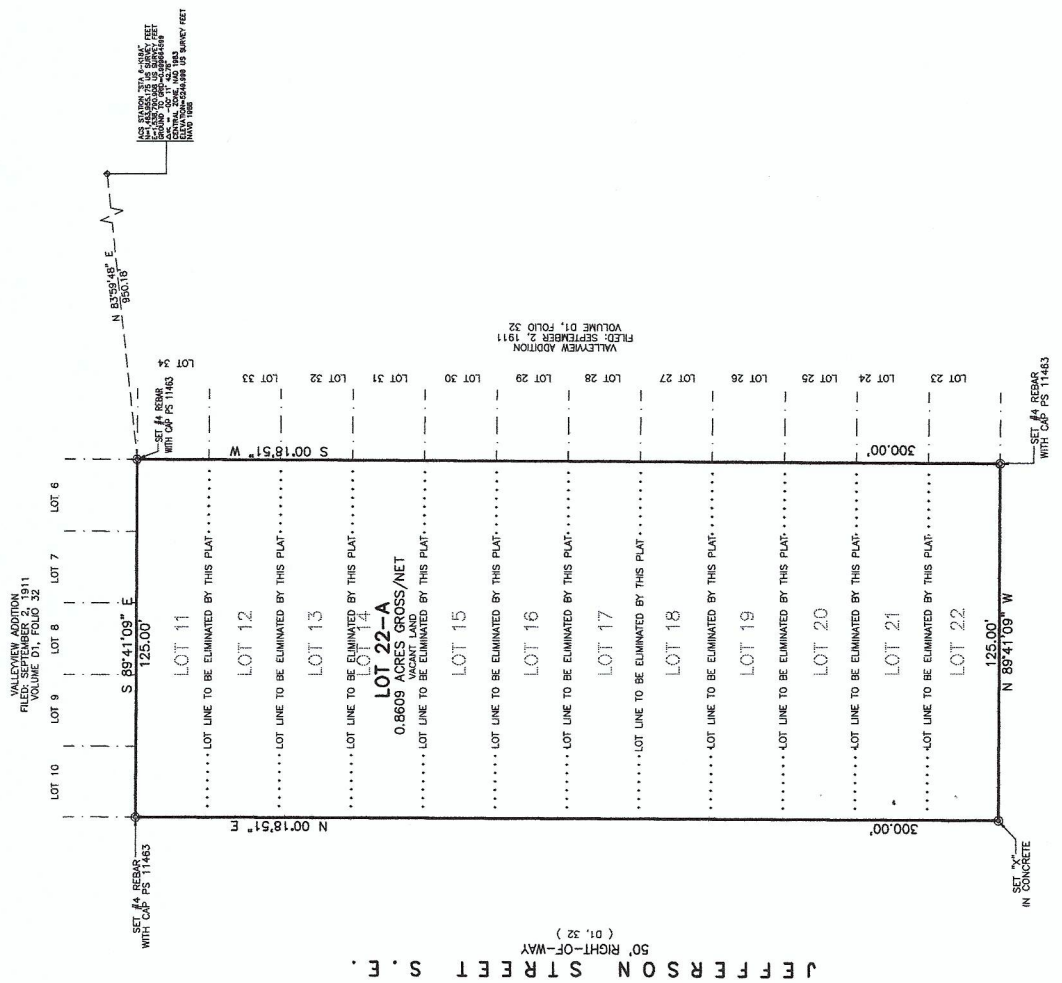
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# _____

PROPERTY OWNER OF RECORD: _____
 BERNALILLO CO. TREASURER'S OFFICE: _____

ANTHONY L. HARRIS, P.S. # 11463

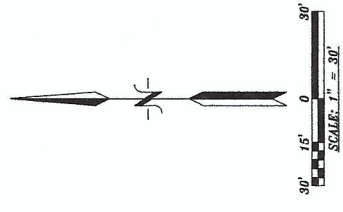
PLAT OF
LOT 22-A, BLOCK 30
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WITHIN
 SECTION 23, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2022



JEFFERSON STREET S.E.
 50' RIGHT-OF-WAY (D1, 32)

SILVER AVENUE S.E.
 60' RIGHT-OF-WAY (D1, 32)



PARID: 101705733917142404
SILVER TOWNHOMES LLC,

JEFFERSON ST

Class

Class Non Residential
Tax District A1A

Current Owner

Tax Year 2022
Owner SILVER TOWNHOMES LLC
Owner Mailing Address 3100 SAN JOAQUIN AVE SE
Unit
City ALBUQUERQUE
State NM
Zip Code 87106 2345
Other Mailing Address

Ownership for Tax Year Selected

Tax Year 2022
Owner Name SILVER TOWNHOMES LLC
Owner Mailing Address 3100 SAN JOAQUIN AVE SE
Unit
City ALBUQUERQUE
State NM
Zip Code 87106 2345
Other Mailing Address

Description

Location Address JEFFERSON ST SE
City ALBUQUERQUE
State NM
Zip Code 87108
Property Description * 011 030VALLEY VIEW ADD L11 TO 22

Public Improvement District
Tax Increment Development Districts

Document #

Document #: 2021021381 022221 WD - ENTRY BY TB 030921 CODED
BY LV 022321

Real Property Attributes

Primary Building SQ FT
Year Built
Lot Size (Acres) .8551
Land Use Code OBY ONLY
Style

Manufactured Home Attributes

Make :
License :
VIN :
Year :
Size :

Search Information

Entity Details

Business ID#: **6757782**

Status: **Active**

Entity Name: **Silver Townhomes LLC**

Standing: **Good Standing**

DBA Name: **Not Applicable**

Entity Type and State of Domicile

Entity Type: **Domestic Limited Liability Company**

State of Incorporation: **New Mexico**

Statute Law Code: **53-19-1 to 53-19-74**

Formation Dates



Reporting Information



Period of Existence and Purpose and Character of Affairs



Outstanding Items

Not Applicable

Registered Agent:

No Records Found.

License:

No Records Found.

Contact Information

Mailing Address: **3100 San Joaquin SE, Albuquerque, NM 87106**

Principal Place of Business
Anywhere: **3100 San Joaquin SE, Albuquerque, NM 87106**

Secondary Principal Place of
Business Anywhere:

Principal Office Outside of New
Mexico: **Not Applicable**

Registered Office in State of
Incorporation:

Principal Place of Business in **Not Applicable**

Domestic State/ Country:

Principal Office Location in NM: **Not Applicable**

Registered Agent Information

Name: **Evan Davis**

Geographical Location

Address:

Physical Address: **3100 San Joaquin SE,
Albuquerque, NM 87106**

Mailing Address: **3100 San Joaquin SE,
Albuquerque, NM 87106**

Date of Appointment: **03/08/2022**

Effective Date of Resignation:

Director Information

Not Applicable

Officer Information

Not Applicable

Manager Information

No Records to View.

Member Information

No Records to View.

Organizer Information

Title	Name	Address
Organizer	Evan Davis	3100 San Joaquin SE, Albuquerque, NM 87106

Incorporator Information

Not Applicable

Trustee Information

Not Applicable

Filing History

