



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	PRE-APPLICATIONS	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)	

BRIEF DESCRIPTION OF REQUEST

- Request to have city lot lines that run through property removed in order to build a single family house on the lot

- Questions attached with letter

APPLICATION INFORMATION

Applicant/Owner: Christopher + Leah Griffith	Phone: 513-532-6152
Address: 4795 Paddock Crossing	Email: leahgriffith4@yahoo.com
City: Batavia	State: OH
Professional/Agent (if any):	Zip: 45103
Address:	Phone:
City:	Email:
State:	Zip:
Proprietary Interest in Site:	List all owners: Alberto and Maria Almeida

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

Lot or Tract No.: East 67.17 feet lots 1, 2 and 3	Block: One	Unit:
Subdivision/Addition: Anderson Addition #2	MRGCD Map No.:	UPC Code: 101405808137120520
Zone Atlas Page(s): J-14-2	Existing Zoning: R1A	Proposed Zoning:
# of Existing Lots: 3	# of Proposed Lots: 1	Total Area of Site (Acres): 0.11

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 714 Summer Ave NW Between: 7th Street NW and: 8th Street 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:	Date: 11/07/2024
Printed Name: Christopher Griffith	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

EXHIBIT "A"
Legal Description

The East Sixty-Seven and Seventeen Hundredth (67.17') feet of Lots numbered One (1), Two (2) and Three (3) in Block One (1) of the ANDERSON ADDITION #2 to the City of Albuquerque, New Mexico, as the same are designated on the Map of said Addition filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, on the 5th day of October, 1921.

This page is only a part of a NM Form 6 Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.


- 1) DFT Application form completed, signed, and dated
- 2) Form S3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 5) Letter describing, explaining, and justifying the request
- 6) Scale drawing of the proposed subdivision plat or Site Plan
- 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



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

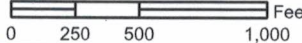
IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
J-14-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

Gray Shading Represents Area Outside of the City Limits



0 250 500 1,000 Feet

November 5, 2024

City of Albuquerque
Sketch Plat Review

RE: 714 Summer Avenue NW, Albuquerque

To whom it may concern:

We entered into a purchase contract for the property at 714 Summer Avenue NW. Upon speaking to the zoning and planning departments, we were informed that there are city lot lines running across the property that need to be removed in order to build. The property is currently vacant and we would like to build a single family home and garage on it. At this time, we are unsure if the garage will be attached or detached. We would also like to replace the existing chain link fences around the property. Below is a list of questions we have regarding the property:

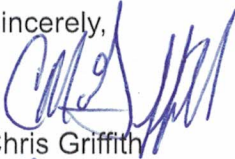
1. What is the process for the city lot lines to be removed?
2. There appears to be an unused public alley on the east side of the property. There is an existing chain link fence around the property that includes the alley. We want to replace the existing fence. Can we replace the portion that includes the alley?
3. Is the alley part of the property we are purchasing? If not, do the abutting properties have rights to the alley? Is there a way to merge the alley with the property we are purchasing since it appears to be unused?
4. Can we put a shed on the property to house tools etc during the build? We would like to put the shed up before construction on the home begins. If so, is there a size requirement for the shed?
5. CPO-12 3-4(M)(3)(a) setback standards state the house front setback is 15 feet and the garage front setback is 25 feet. Does that garage setback apply if the garage is attached to the house or can it be even with the house front setback of 15 feet or somewhere between 15 feet and 25 feet?
6. Is there a minimum square footage of the single family house we build?
7. Are there any requirements for home styles or materials other than those listed in CPO-12?
8. Are there any storm water retention requirements on this property?
9. Are there any development fees?
10. Is there a neighborhood review process before the plans are approved? If so, who takes care of that and what is the process?
11. Are there any tax abatement programs for new home construction?
12. It appears there is a telephone or cable wire that traverses above the property from the pole located on the SE corner of the property to the pole located on the property behind

this lot - 1248 8th Street. If needed, can that be moved to another pole located in the unused public alley on the east side of the property?

13. Is there any way we can put a half gable roof sloped front (high side) to back (low side) on the house? If so, can we do it within the 15 foot front setback and 5 foot side setbacks?

Thank you for your assistance in this review. If there is anything you think we have missed or need to know, please share. We appreciate any and all advice and feedback.

Sincerely,

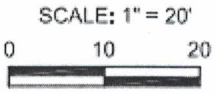
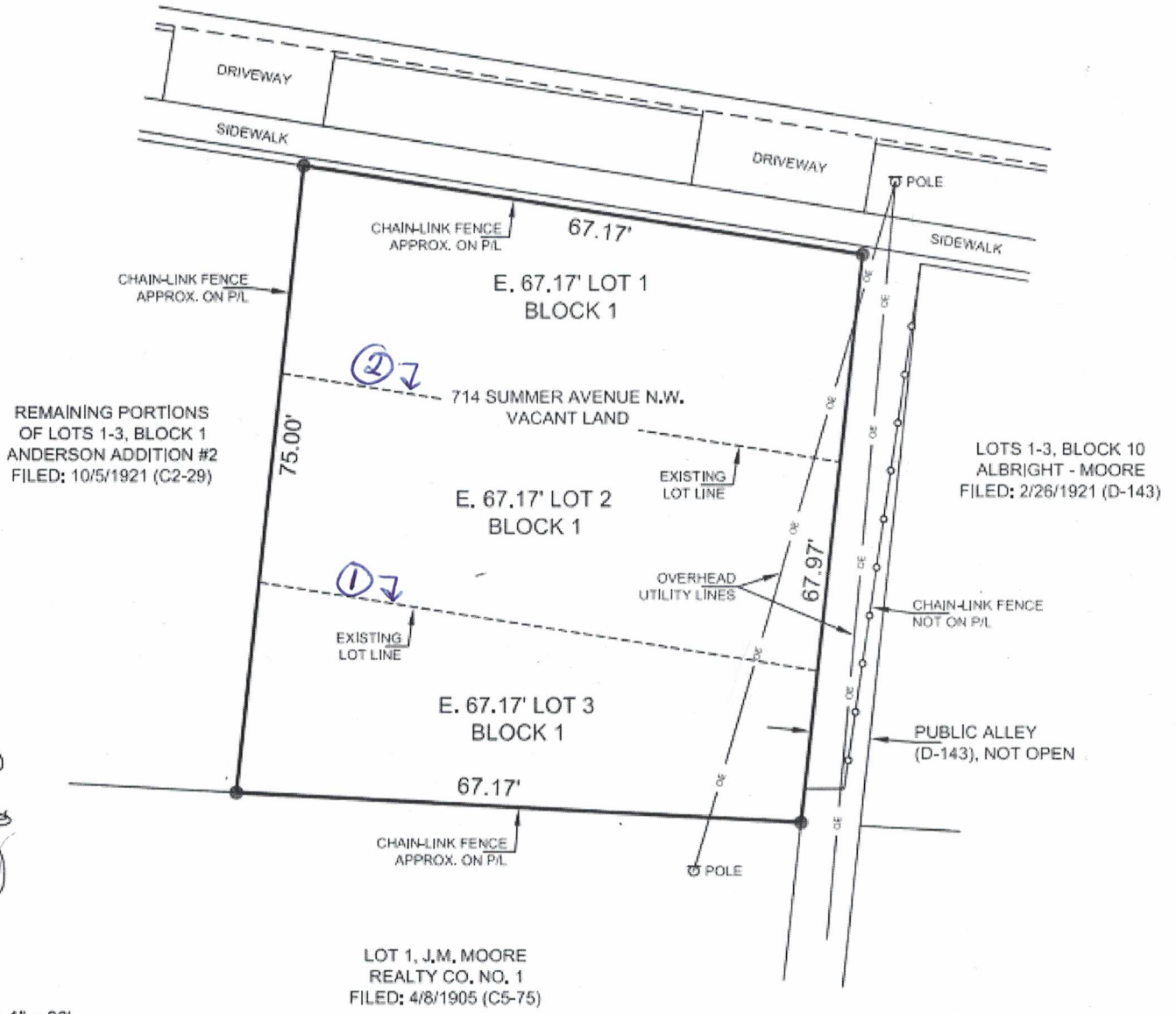


Chris Griffith



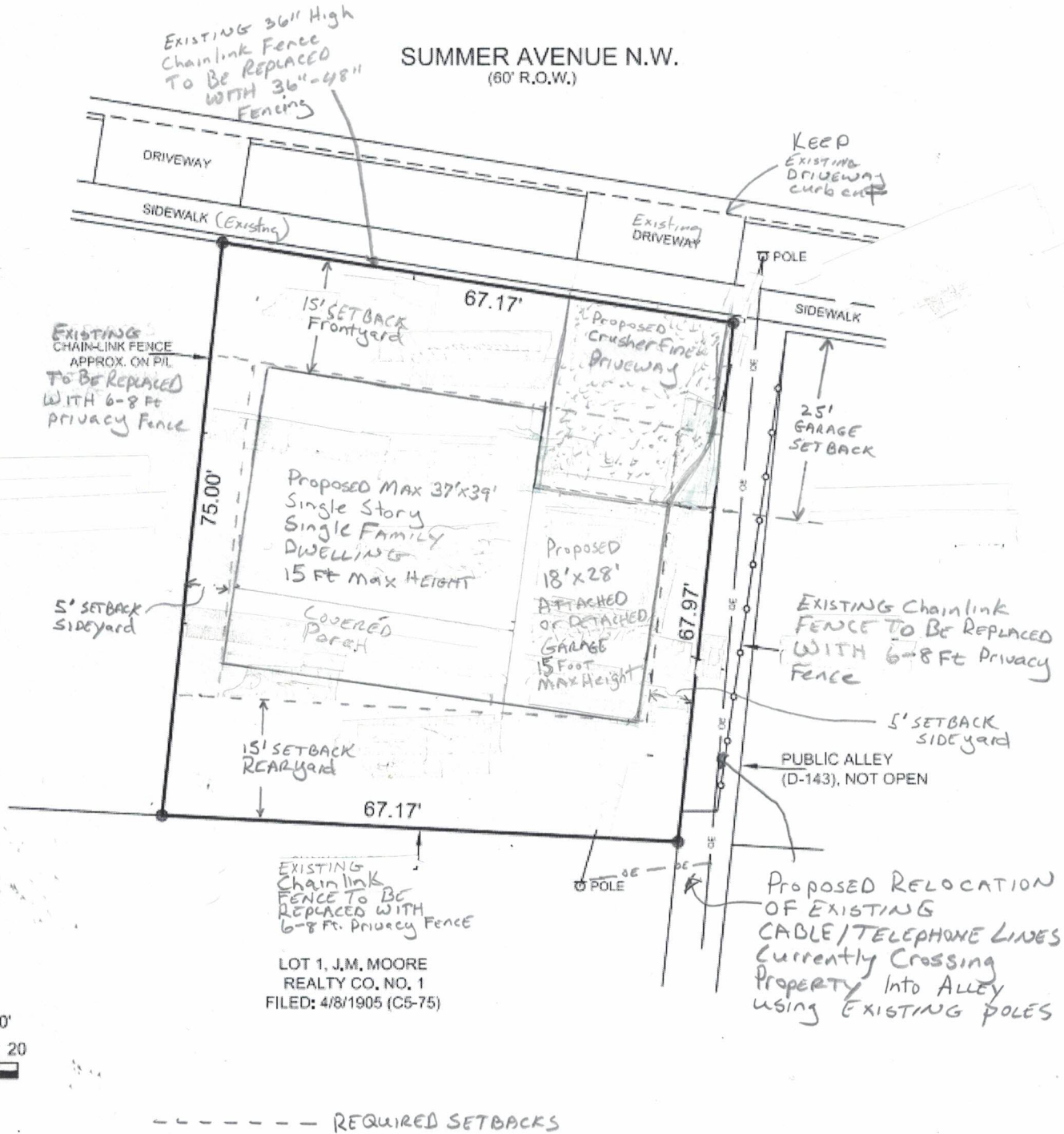
Leah Griffith

SUMMER AVENUE N.W.
(60' R.O.W.)



Existing Site Plan
Proposal to remove lot lines
shown with ① and ②

SUMMER AVENUE N.W.
(60' R.O.W.)



SCALE: 1" = 20'

