



4. **Project# 1003973**  
13DRB-70566 EXT OF SIA FOR TEMP  
DEFR SDWK CONST 

EASTERLING CONSULTANTS LLC agent(s) for RCS TAOS LLC request(s) the above action(s) for all or a portion of **TAOS AT THE TRAILS Unit(s) 2**, zoned SU-2 SMALL LOT RESIDENTIAL, located on TREELINE BETWEEN OAK RIDGE AND UNIVERSE (C-09) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

5. **Project# 1002134**  
13DRB-70564 - 2YR SUBD IMP AGMT  
EXT (2YR SIA)  
13DRB-70565 EXT OF SIA FOR TEMP  
DEFR SDWK CONST 

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of **LOS LOMITAS INDUSTRIAL PARK**, zoned SU-2 FOR IP, located on LAS LOMITAS DR NE SOUTH OF PASEO DEL NORTE containing approximately 33.4552 acre(s). (D-16) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

6. **Project# 1009084**  
13DRB-70563 MAJOR - FINAL PLAT  
APPROVAL 

WILSON & COMPANY agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 17-26, **VOLCANO CLIFFS**, zoned SU-2/VCLL, located on COMPASS BETWEEN CAMINO DEL OSTE AND COMPASS containing approximately 5.04 acre(s). (D-10) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD.**

7. **Project# 1002120**  
13DRB-70570 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL 

CARTESIAN SURVEYS INC agent(s) for ROBERT MOORE, STEADY COURSE INC. request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) 10, **MONKBRIDGE SUBD**, zoned R-T OR SU-2 NFMX, located on 418 CHEROKEE RD NW containing approximately .2675 acre(s). (G-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND UTILITY COMPANY SIGNATURES.**

**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

8. **Project# 1006520**  
13DRB-70562 SKETCH PLAT REVIEW  
AND COMMENT 

FBT ARCHITECTS agent(s) for TWILIGHT HOMES request(s) the above action(s) for all or a portion of Lot(s) B-1, Block(s) 4, Tract(s) 3, **HOPE PLAZA Unit(s) 3**, zoned SU-2/O-1 AND R-T, located on SIGNAL BETWEEN BARSTOW AND VENTURA (C-20) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

2120

### DXF Electronic Approval Form

DRB Project Case #: 1002120

Subdivision Name: MONKBRIDGE ADDITION, LOT 2A & 2B, BLOCK 10

Surveyor: WILL PLOTNER

Contact Person: AMBER PALMER

Contact Information: 896-3050

DXF Received: 6/5/2013

Hard Copy Received: 6/5/2013

Coordinate System: NMSP Grid (NAD 83)

  
Approved

6-  
Date

\* The DXF file cannot be accepted (at this time) for the following reason(s):

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#### AGIS Use Only

Copied fc 2120

to agiscov on 6/5/2013

Contact person notified on 6/5/2013

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

This sheet must accompany your plat or site plan to obtain delegated signatures. Return this sheet with site plan/plat to obtain signatures once comments have been addressed.

*Site Plans:* It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then It is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1002120

Application #: 13DRB-70570

Project Name: MONKBRIDGE SUBD,

Agent: CARTESIAN SURVEYS INC

Phone #:

\*\*Your request was approved on 6-5-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign):

*- dwp, utility signatures*

**PLATS:**

- Planning must record this plat. Please submit the following items:
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.
  - County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

**ALL SITE PLANS:**

- 3 copies of the approved site plan. Include all pages.

Completed  
6-5-13

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

This sheet must accompany your plat or site plan to obtain delegated signatures. Return this sheet with site plan/plat to obtain signatures once comments have been addressed.

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Project #: 1002120

Application #: 13DRB-70570

Project Name: MONKBRIDGE SUBD,

Agent: CARTESIAN SURVEYS INC

Phone #:

\*\*Your request was approved on 6-5-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): OK, utility signatures

**PLATS:**

- Planning must record this plat. Please submit the following items:
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
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Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required.

Copy of recorded plat for Planning.

**ALL SITE PLANS:**

- 3 copies of the approved site plan. Include all pages.





Supplemental Form (SF)

**SUBDIVISION**

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Cartesian Surveys Inc. PHONE: 896-3050  
 ADDRESS: PO Box 44414 FAX: 891-0244  
 CITY: Rio Rancho STATE NM ZIP 87174 E-MAIL: cartesianamber@aol.com

APPLICANT: Robert Moore, Steady course LLC PHONE: \_\_\_\_\_  
 ADDRESS: PO Box 91388 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Subdivide lot into two new lots, and grant easement.

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. 2 Block: 10 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Monkbridge Subdivision  
 Existing Zoning: R-T or SO-2 NFMX Proposed zoning: Same MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): 6-14 UPC Code: 1014060360360010219

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):  
Project No. 1002120 13DRB-70508

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 0.2675 Acres  
 LOCATION OF PROPERTY BY STREETS: On or Near: 418 Cherokee Rd NW  
 Between: 4th St NW and 5th St NW

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Amber Palmer DATE 5/28/14  
 (Print Name) Amber Palmer Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB - 70570</u>	<u>P&amp;F</u>		<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>June 5, 2013</u>			Total <u>\$ 305.00</u>

5-28-13 Staff signature & Date Project # 1002120

**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

**SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

**Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.**

- ~~NA~~ 5 Acres or more: Certificate of No Effect or Approval
  - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- ~~NA~~ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- ~~NA~~ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
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- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- ~~NA~~ Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.**

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
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  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

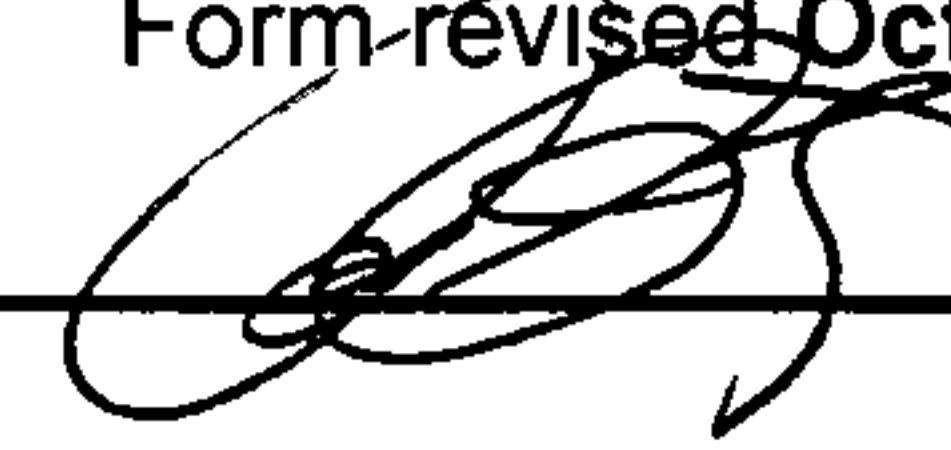
Amber Palmer  
 Applicant name (print)  
Amber Palmer 5/28/13  
 Applicant signature / date



- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
13 - DRB - 70570  
 \_\_\_\_\_  
 \_\_\_\_\_

Form-revised October 2007

  
5-28-13  
 Planner signature / date  
 Project # 1002120





Supplemental Form (SF)

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- Major subdivision action
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- Variance (Non-Zoning)

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**CASE INFORMATION:**

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 Between: 4th St NW and 5th St NW

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SIGNATURE Amber Palmer DATE 5/28/14  
 (Print Name) Amber Palmer Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB-70570</u>	<u>P&amp;F</u>		\$ <u>285.00</u>
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<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>June 5, 2013</u>			Total \$ <u>305.00</u>

[Signature] 5-28-13 Project # 1002120  
 Staff signature & Date

**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL REVIEW**

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**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.**

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Amber Palmer  
Applicant name (print)  
Amber Palmer 5/28/13  
Applicant signature / date



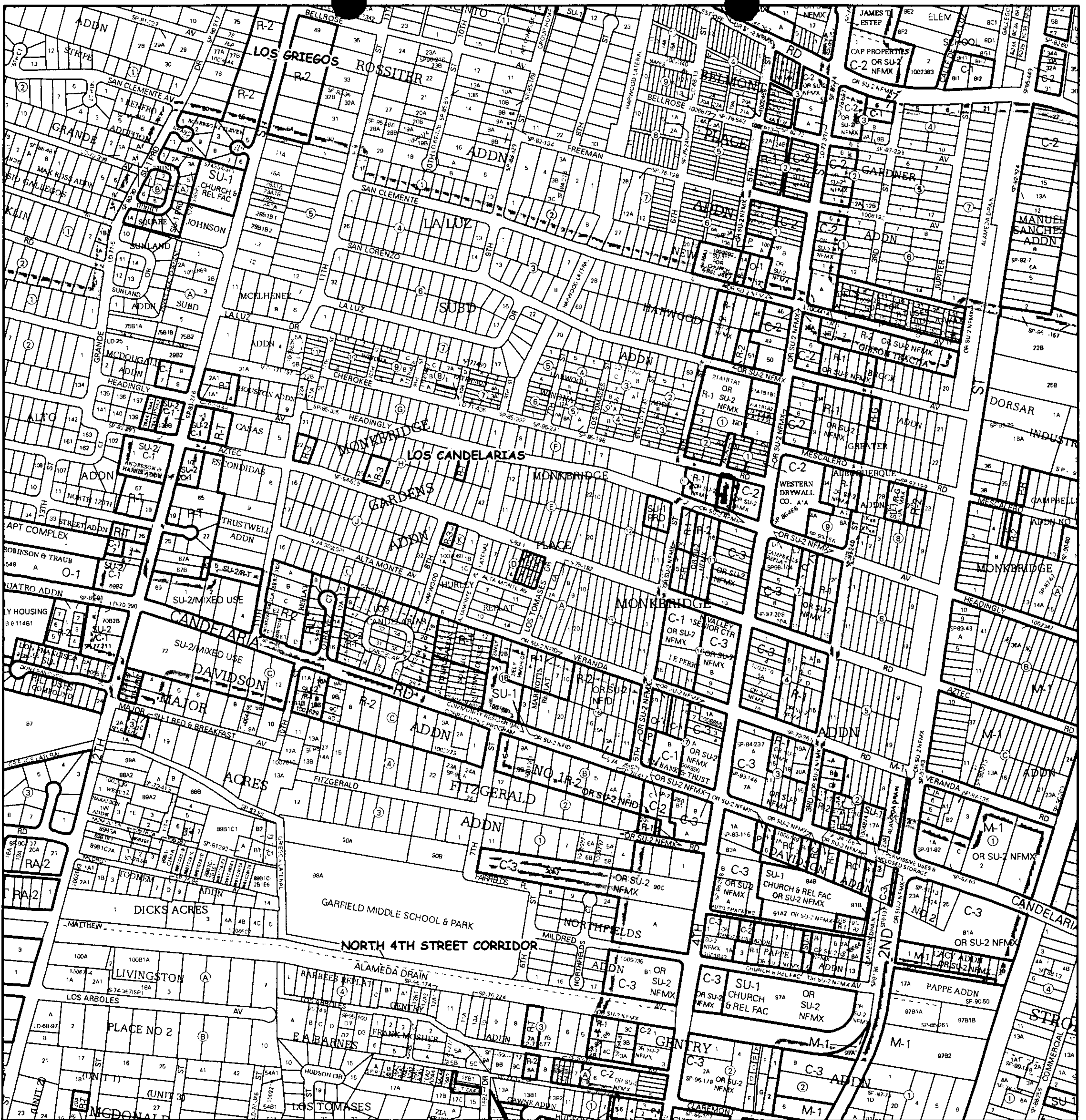
Form revised October 2007

- Checklists complete
- Fees collected
- Case #'s assigned
- Related #'s listed

Application case numbers  
13 - DRB - 70570  
\_\_\_\_\_  
\_\_\_\_\_

[Signature] 5-28-13  
Planner signature / date  
Project # 1002120





For more current information and details visit: <http://www.cabq.gov/gis>

**Albuquerque Geographic Information System**

Map amended through: 1/10/2013

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-14-Z**

Selected Symbols


0                      750                      1,500  
Feet



**Cartesian Surveys Inc.**  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

May 28, 2013

Development Review Board  
City of Albuquerque

Re: Proposed Tracts 2-A & 2-B, Block 10, Monkbridge Subdivision

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests to subdivide the existing lot into two proposed lots.

Thank you for your time and consideration.

Will Plotner Jr., NMLS 14271

EXHIBIT B

FINAL  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

and Robert Moore ("Developer") effective as of this 28 day of May, 2013, and pertains to the subdivision commonly known as \_\_\_\_\_, and more particularly described as \_\_\_\_\_  
*[use new legal description of subdivision]*

(the "Subdivision".) The following individual lots comprise the subdivision:

*[List lots by street address and new legal description; Lots which will be used for multi-family residences should be marked "multifamily- \_\_ units" with the number of units filled in.]*

*Lot 2-A, Block 10 Monkbridge Addition  
and Lot 2-B, Block 10, Monkbridge Addition*

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;



THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
  - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
  - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
  - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
5. This contract shall be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."
6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

Dis Project # \_\_\_\_\_

APS Cluster \_\_\_\_\_

Robert O. Moore

Signature

ROBERT O. MOORE

Name (typed or printed) and title

STEADY COURSE, LLC

Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 05.28.13, by ROBERT O. MOORE  
as MANAGER of STEADY COURSE, a corporation. LLC.

(Seal)



OFFICIAL SEAL  
E. LISSETTE TORRES  
NOTARY PUBLIC - STATE OF NEW MEXICO  
My commission expires 01.11.2017

Notary Public

[Signature]

My commission expires: 01.11.2017

ALBUQUERQUE PUBLIC SCHOOLS

By:

[Signature]

Signature

Planner & Demographer

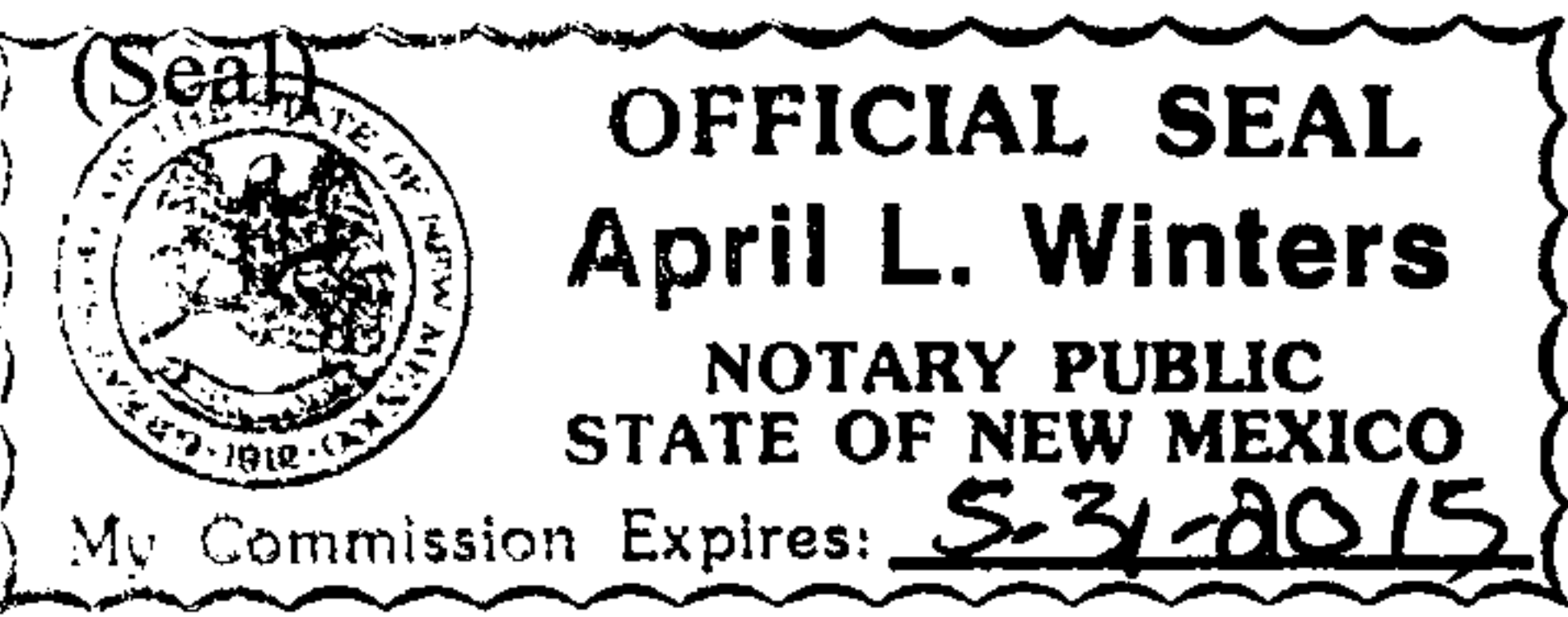
Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 28, 2013 by Elviera Lopez  
as Planner & Demographer of the Albuquerque Municipal School  
District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under  
the laws of the State of New Mexico.

(Seal)



OFFICIAL SEAL  
April L. Winters  
NOTARY PUBLIC  
STATE OF NEW MEXICO  
My Commission Expires: 5-31-2015

Notary Public

[Signature]

My commission expires: May 31, 2015

**WARRANTY DEED  
(Joint Tenants)**

*National Title*

26186

113

ISAAC BILLINGTON and NORA BILLINGTON, his wife  
JOHN S. PADILLA  
and JEWIE S. PADILLA, his wife  
as joint tenants the following described real estate in Bernalillo County, New Mexico:

The Southerly half of the Westerly half of Lot number Two (2) in Block numbered Ten (10) of MONKBRIDGE, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, March 24th, 1917, which is described as follows:

BEGINNING at a point on the Westerly line of said Lot 2 which is 80 feet in a Southerly direction from the North-easterly Corner thereof.

thence in a Southerly direction along the Westerly line of said Lot to the South-easterly corner thereof;

thence in an Easterly direction along the Southerly line of said lot a distance of 70 feet;

thence in a northerly direction along a line parallel with the Westerly line of said Lot a distance of 85.30 feet to a point;

thence in a Westerly direction along a line parallel with the Southerly line of said Lot to a point on the Westerly line of said Lot 2 and the place of beginning.

Subject to liens and restrictions of record and the Lien of the Middle Rio Grande Conservancy District.

*Pre deed 1971  
FOR adjourn the south west  
note 5*

with warranty covenants.

WITNESS OUR hand and seal of this 6th day of November, 1964

(Seal) Isaac Billington (Seal)  
(Seal) Nora Billington (Seal)

STATE OF NEW MEXICO,  
County of Bernalillo

**ACKNOWLEDGMENT  
INDIVIDUAL**

On this 6th day of November, 1964, before me personally appeared

ISAAC BILLINGTON and NORA BILLINGTON, his wife

to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal the day and year last above written.

Notary Public

STATE OF NEW MEXICO,  
County of Bernalillo

**ACKNOWLEDGMENT  
CORPORATION**

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me personally appeared

sworn, did say that he is \_\_\_\_\_ of \_\_\_\_\_, a corporation organized under the laws of the State of \_\_\_\_\_ and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its board of directors, and said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand and seal the day and year last above written

Notary Public

STATE OF NEW MEXICO, County of Bernalillo, as I hereby certify that this instrument was filed for record on the 25th day of Feb 1964 at 2:53 o'clock P.M. and duly recorded in Book 887, page 117 of the Records of Deeds of said county, on this 25th day of Feb A. D. 1964

County Clerk.

By \_\_\_\_\_ Deputy.

*1-2-27-17028  
2-2-64*



*Notional Title*  
26487

### WARRANTY DEED (Joint Tenants)

JOHN G. PADILLA and JENNIE S. PADILLA, his wife

for consideration paid, grant  
to FRANK RAEL and 111  
and ELVIRA RAEL, his wife  
as joint tenants the following described real estate in Bernalillo County, New Mexico:

The Southerly half of the Westerly half of Lot numbered TWO (2) in Block numbered TEN (10) of NONKNRIDGE, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 24th 1917, which is described as follows:

Beginning at a point on the Westerly line of said Lot 2 which is 80 feet in a Southerly direction from the North-westerly Corner thereof; thence in a Southerly direction along the Westerly line of said Lot to the Southwesterly corner thereof; thence in an Easterly direction along the Southerly line of said lot in a distance of 70 feet; thence in a northerly direction along a line parallel with the Westerly line of said Lot a distance of 85.30 feet to a point; thence in a Westerly direction along a line parallel with the Southerly line of said Lot to a point on the Westerly line of said Lot 2 and place of beginning.

Subject to the lien of the Middle Rio Grande Conservancy District.

with warranty covenants.

WITNESS our hand & seal this 16th day of February, 19 67.

(Seal) *John G. Padilla* (Seal)  
(Seal) *Jennie S. Padilla* (Seal)

### ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO  
COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me this 16th day of February, 19 67  
JOHN G. PADILLA and JENNIE S. PADILLA, his wife.

(Name or Names of Person or Persons Acknowledging)  
My Commission Expires Sept. 10, 1967  
Notary Public

8-27-67  
17528  
2-25-67

### ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO  
COUNTY OF

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

by \_\_\_\_\_ (Name of Officer)  
\_\_\_\_\_ of \_\_\_\_\_ (Name of Corporation Acknowledging)  
\_\_\_\_\_ (State of Incorporation) corporation, on behalf of said corporation.

My commission expires: \_\_\_\_\_  
(Seal) \_\_\_\_\_ Notary Public

FOR RECORDER'S USE ONLY  
State of New Mexico } ss  
County of Bernalillo }  
This instrument was filed for record on  
2. 23 1967  
At 10 o'clock a. m. Recorded in Vol. 163 7  
of records of said County Folio 111  
*Ray J. ...* Clerk & Recorder  
Deputy Clerk

DEED 553

Return to Albuq. Nat'l Bank, MO Coll Dept, 123 Central Ave. N.W.

STANDARD FORM NO. 30

453

THIS INDENTURE, Made this 8th day of November, in the year of our Lord One Thousand Nine Hundred and Sixty-eight between Higinio Costales, Jr. and Gertrude B. Costales, his wife of Albuquerque, New Mexico

Prospero Jaramillo and Jennie B. Jaramillo, his wife of Albuquerque, New Mexico

WITNESSETH, That the said part 1st of the first part, for and in consideration of the sum of Thirty-Five Hundred (3500.00) Dollars lawful money of the United States, to them in hand paid by the said part 2nd of the second part, the receipt whereof is hereby confessed and acknowledged, he vs granted, bargained, sold, remised, conveyed, released and confirmed, and by these presents do grant, bargain, sell, remise, convey, release and confirm unto the said part 1st of the second part, their heirs and assigns forever all the following described lot or parcel of land and real estate, situate, lying and being in the County of Bernalillo and State of New Mexico, to-wit:

All that portion of Lot numbered Two (2) in Block numbered Ten (10) of Monkbridge, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, March 24th, 1917, which is described as follows:

Beginning at a point on the Southerly line of Hogshead Avenue (Presently Cherokee) which is 35 feet in an Easterly direction from the Northwest Corner of said Lot 2; thence in a Southerly direction along a line parallel with the Westerly line of said Lot 2, a distance of 80 feet; thence South 76° 13' East, a distance of 34.22 feet; thence in a Northerly direction on a line parallel with the Westerly line of said Lot 2 a distance of 80 feet; thence in a Westerly direction along the Southerly line of Hogshead Avenue (Presently Cherokee) a distance of 34.22 feet to the place of beginning.

*Handwritten note:* They'll deed to West & North

*Handwritten note:* note # 4

TOGETHER WITH ALL AND SINGULAR the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all the estate, right, title, interest, claim and demand whatsoever, of the part 1st of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said part 2nd of the second part, their heirs and assigns forever. And the said part 1st of the first part, for their heirs, executors and administrators, do covenant and agree, to and with the said part 2nd of the second part, their heirs and assigns, that at the time of the executing and delivery of these presents they are

well seized of the premises above conveyed, of a good, sure, perfect, absolute and indefeasible estate of inheritance in law and in fee simple and ha vs good right, full power and lawful authority to grant, bargain, sell and convey



the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bar-  
rains, sales, liens, taxes, assessments and incumbrances of what kind and nature soever; and the above bargained  
premises, in the quiet and peaceable possession of the part 1st and the second part, ... shall heirs and assigns,  
against all and every person or persons lawfully claiming or to claim, the whole or any part thereof, the said part 1st  
of the first part shall and will Warrant and Forever defend.

IN WITNESS WHEREOF, the said part 1st of the first part ha VE hereunto set their hand s  
and seal ... the day and year first above written.

Signed, Sealed and Delivered in the Presence of

*[Signature]*  
[SEAL]  
[SEAL]  
[SEAL]

STATE OF NEW MEXICO,  
County of Bernalillo

On this 4th day of November, 1968, before me personally appeared  
Miguelo Costales, Jr. and Gertrude B. Costales, his wife

to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that  
they executed the same as their free act and deed.

Witness my hand and seal the day and year last above written.

*[Signature]*  
Notary Public

My commission expires August 13 1971  
16268  
89291

### WARRANTY DEED

Riginio Costales, Jr. and  
Gertrude B. Costales, his wife  
TO  
Prospero Jaramillo and  
Jennie B. Jaramillo, his wife

STATE OF NEW MEXICO,  
County of

I hereby certify that this instrument was filed  
for record on the 27th day of  
Nov A. D. 1968 at  
o'clock P.M. and was duly  
recorded in Book 12853 of Records of  
Deeds and Conveyances, page 453-454  
on this 27th day of Nov  
A. D. 1968.  
*[Signature]*  
Clerk and Ex-Officio Recorder.

By: Deputy.

STATE OF NEW MEXICO,  
County of }  
On this day of }  
who being by me duly sworn, did say that he is }  
of }  
a corporation organized under the laws of the }  
and the seal affixed to said instrument is the corporate seal of said corpora- }  
tion, and that said instrument was signed and sealed in behalf of said corporation, by authority of its board of directors and said }  
act and deed of said corporation. }  
acknowledged said instrument to be the free }  
written. }  
My commission expires }  
Notary Public }  
County, New Mexico }

Witness my hand and seal this day and year first above  
written.  
My commission expires  
Notary Public  
County, New Mexico



June 5, 2013

# PROJECT #

1002120

*App #*

*Action*

*Date*

13-70570

P&F  
,

6-5-13

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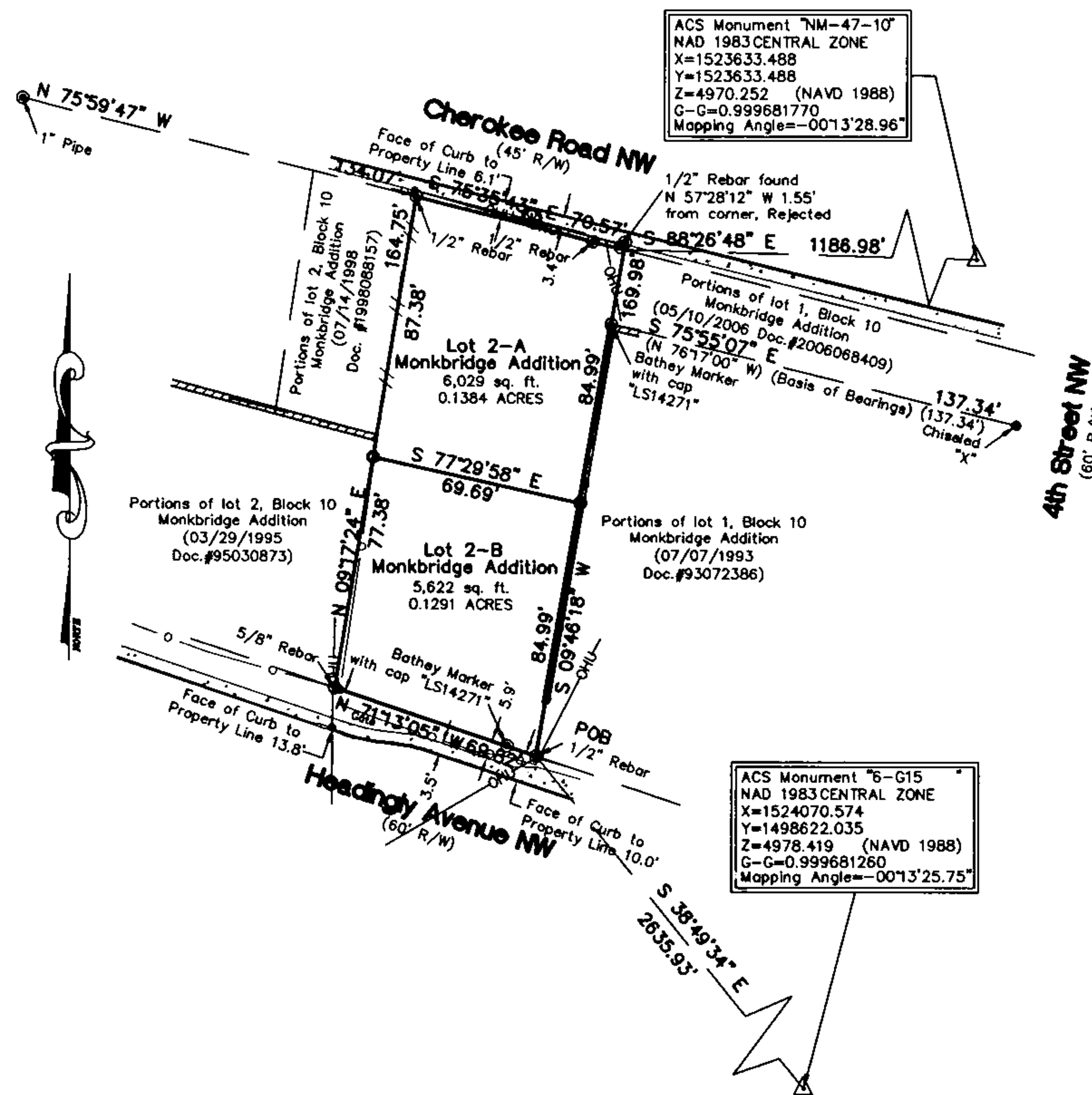
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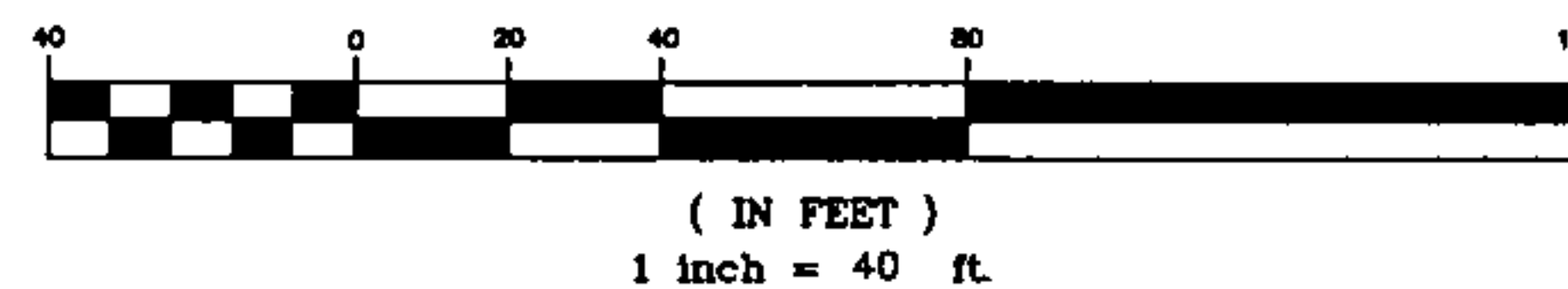
**Site Sketch for  
Proposed Lots 2-A and 2-B  
Block 10, Monkbridge Subdivision**  
Being Comprised of A Portion of Lot 2,  
Block 10, Monkbridge Subdivision  
City of Albuquerque  
Bernalillo County, New Mexico  
April 2013

**Legend**

(N 90°00'00" E)	RECORD INFO FOR THE NORTHERLY PORTION OF LOT 1, BLOCK 10, MONKBRIDGE SUBDIVISION REAL ESTATE CONTRACT (05/10/2006 BK. A116, PG. 8205 DOC. #2006068409)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
⊙	FOUND AND USED MONUMENT AS INDICATED
○	BATHEY MARKER WITH CAP "LS 14271"
—//—	WOOD FENCE
⊙	WATER METER
—OHU—	OVERHEAD UTILITY LINE
▬▬▬▬▬	BLOCK WALL
—○—	CHAINLINK FENCE
□	CONCRETE AREA



GRAPHIC SCALE



**CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505)891-0244





Supplemental Form (SF)

- |   |  |
|---|--|
| <p><b>SUBDIVISION</b></p> <p><input type="checkbox"/> Major subdivision action</p> <p><input type="checkbox"/> Minor subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><input checked="" type="checkbox"/> <i>Sketch</i></p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p><input type="checkbox"/> for Subdivision</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> Administrative Amendment/Approval (AA)</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p><b>STORM DRAINAGE (Form D)</b></p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p> | <p><b>S Z ZONING &amp; PLANNING</b></p> <p><input type="checkbox"/> Annexation</p> <p><b>V</b> <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)</p> <p><b>P</b> <input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar</p> <p><input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations</p> <p><b>D</b> <input type="checkbox"/> Street Name Change (Local &amp; Collector)</p> <p><b>L A APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other</p> |
|---|--|

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Cartesian Surveys Inc PHONE: 896-3050  
 ADDRESS: PO Box 44414 FAX: 891-0244  
 CITY: Rio Rancho STATE NM ZIP 87174 E-MAIL: cartesianamber@aol.com

APPLICANT: Robert Moore of Steady Course LLC PHONE: \_\_\_\_\_  
 ADDRESS: PO Box 91388 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Subdivide one lot into two new lots.

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. 2 Block: 10 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Monkbridge Subdivision  
 Existing Zoning: R-T or SU-2 NFMX Proposed zoning same MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G-14 UPC Code: 101406036036010219

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.):  
1002120, 1009624

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No of existing lots: 1 No of proposed lots: 2 Total site area (acres): 0.2475 Acres  
 LOCATION OF PROPERTY BY STREETS On or Near: 418 Cherokee Rd NW  
 Between: 4th St NW and 5th St NW

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Amber Palmer DATE 4/8/13  
 (Print Name) Amber Palmer Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB 70508</u>	<u>SK</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>April 17, 2013</u>				Total
<u>4-9-13</u>				\$ <u>0</u>
<u>1002120</u>				

**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Amber Palmer  
Applicant name (print)  
Amber Palmer 4/8/13  
Applicant signature / date



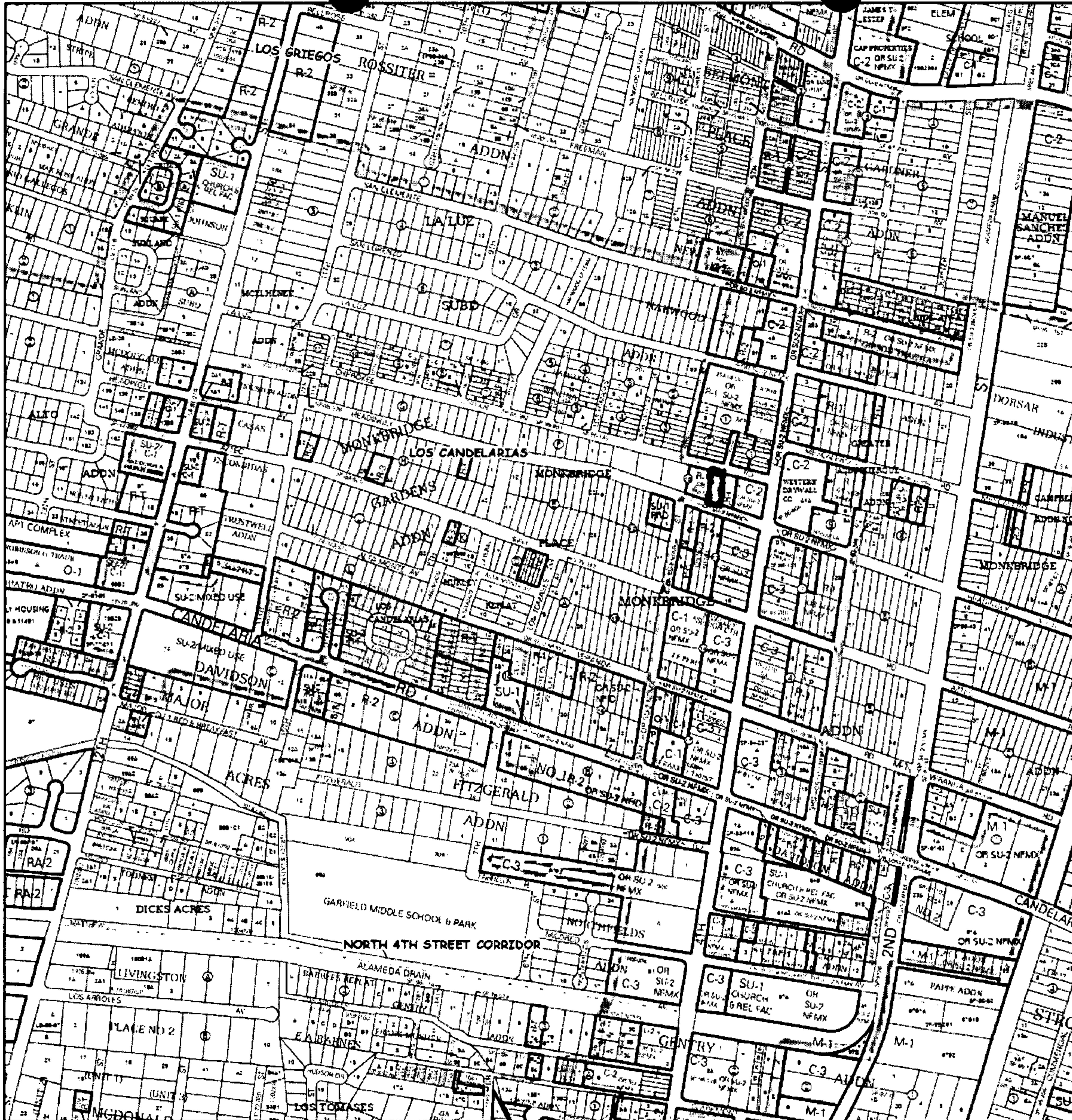
Form revised October 2007

[Signature] 4-9-13  
Planner signature / date  
Project # 1002120

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
3DRB-70508





For more current information and details visit: <http://www.cabq.gov/gis>

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page  
**G-14-Z**

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0                      750                      1,500  
Feet



**Cartesian Surveys Inc.**  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

April 8, 2013

Development Review Board  
City of Albuquerque

Re: Proposed Tracts 2-A & 2-B, Block 10, Monkbridge Subdivision

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests to subdivide the existing lot into two proposed lots.

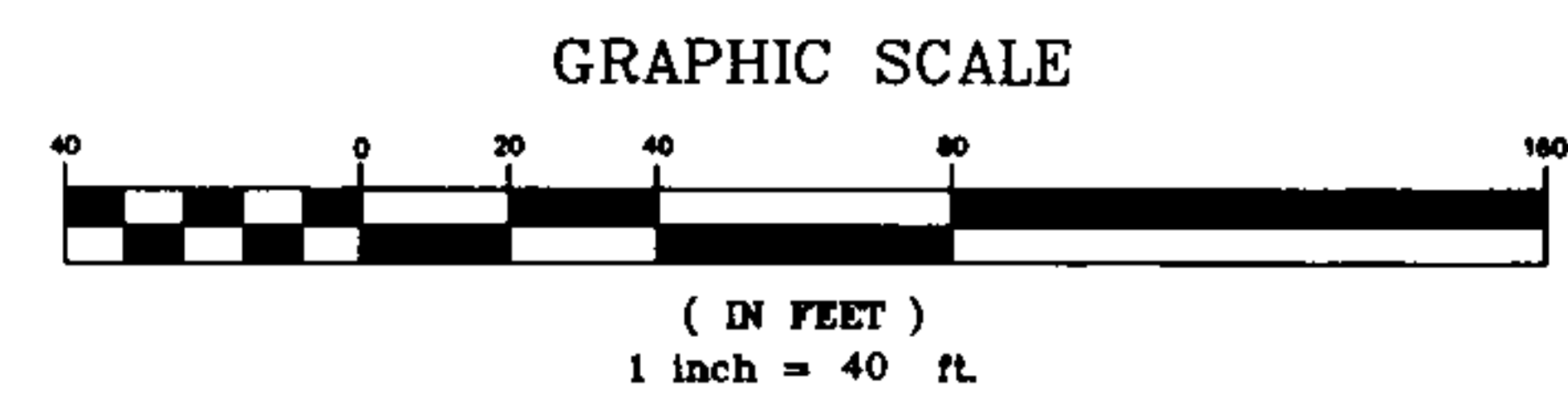
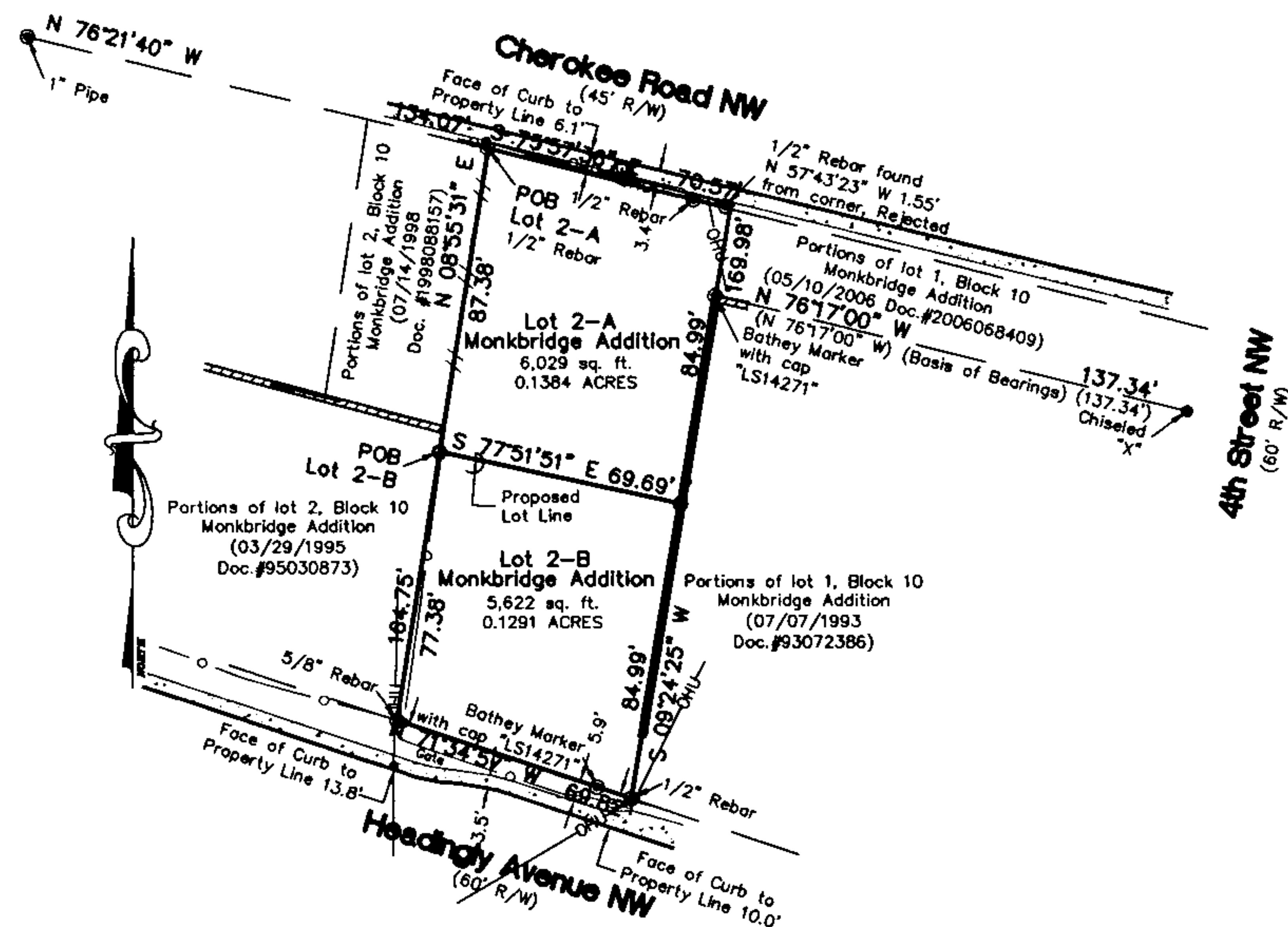
Thank you for your time and consideration.

Will Plotner Jr., NMLS 14271

**Site Sketch for**  
**Proposed Lots 2-A and 2-B**  
**Block 10, Monkbridge Subdivision**  
 Being Comprised of A Portion of Lot 2,  
 Block 10, Monkbridge Subdivision  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 April 2013

**Legend**

(N 90°00'00" E)	RECORD INFO FOR THE NORTHERLY PORTION OF LOT 1, BLOCK 10, MONKBRIDGE SUBDIVISION REAL ESTATE CONTRACT (05/10/2006 BK. A116, PG. 8205 DOC. #2006068409)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
●	FOUND AND USED MONUMENT AS INDICATED
○	BATHEY MARKER WITH CAP "LS 14271"



**CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 898-3050 Fax (505)891-0244

# PROJECT #

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