



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 27, 2005

10. Project # 1002176
05DRB-01178 Minor-Extension of Preliminary Plat

SURVEYS SOUTHWEST, LTD. agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) E-1, **NORTH FOUR HILLS**, zoned SU-1 special use zone, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF: Z-98-113, Z-98-54, 02DRB01306, 04DRB00526, 00960, 00961, 04DRB00962, 00963] (L-23)

At the July 27, 2005, Development Review Board meeting, with the reinitialing of the infrastructure list dated 7/27/05 a one-year extension of the preliminary plat was approved by the Board.



Sheran Matson, AICP, DRB Chair

Cc:Mountain West Development, P.O. Box 75039, 87194
Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

||
||
||
||
||

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002166

Item No. 15

Zone Atlas J-15

DATE ON AGENDA 7-28-02

INFRASTRUCTURE REQUIRED () YES (x) NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- (x) SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT
- () SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
- () SITE PLAN FOR BUILDING PERMIT

No.	Comment
<input type="checkbox"/>	No adverse comment.

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:



F

##

City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002166
Application Number: 02DRB-01295

DRB Date: 8/28/02
Item Number: 15

Subdivision:

Lots C-H, Block12, Country Club Addition

Zoning: R-1

Zone Page: J-15

New Lots (or units) : 0


Request for:

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

Parks and Recreation Comments:

Plat does not create new lots, therefore no park dedication requirement.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed: 
Christina Sandoval, (PRD)

Phone: 768-5328



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
 HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002166

AGENDA ITEM NO: 15

SUBJECT:

- | | | |
|--------------------------------|---------------------------------|-------------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

REV/CMT:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

discussed

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: August 28, 2002



11
11
11
11

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board Comments

Meeting Date: August 28, 2002

Agenda Item: 15 **Project #:** 1002166
Application #: 02DRB-01295
Subject: Country Club Addition, Blk 12, Lots C-H

1. Refer to the Zoning Code, Section 14-16-2-6 regarding requirements of the R-1 classification. All setback, height, lot area, lot width and use criteria must be met.
2. Will lots D and E be re-platted into one lot? Structures may not cross lot lines.
3. Minor platting actions may be heard by the DRB at a regularly scheduled meeting or routed internally. The deadline for submittal of cases is every Tuesday at noon. The case will be heard the following week at the meeting. The agent/applicant must be present. If routed, the application will be accepted weekdays between 8:00 a.m. and 4:00 p.m. The agent is contacted if questions arise and when the plat is approved.

Janet Cunningham-Stephens, DRB Chair
Planning Manager, Land Development Coordination
Tel: 505-924-3880 FAX: 505-924-3864



||
||
||
||
||

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

August 28, 2002

9:00 a.m.

MEMBERS:

Janet Stephens, DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE BOARD SECRETARY MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order
- B. Changes and/or Additions to the Agenda
- C. Announcements

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000867**
02DRB-01201 Major-One Year SIA
THE LARKIN GROUP NM INC agent(s) for BERNALILLO COUNTY request(s) the above action(s) for all or a portion of Block(s) 1-2, **BERNALILLO COUNTY COURTHOUSE ADDITION**, zoned SU-3 special center zone, located on LOMAS BLVD NW, between 4TH ST NW and 6TH ST NW containing approximately 5 acre(s).[REF: DRB-97-318](J-14) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 8/28/03.**

2. **Project # 1001674**
02DRB-01202 Major-Preliminary Plat Approval
02DRB-01203 Major-Vacation of Pub Right-of-Way
02DRB-01204 Major-Vacation of Public Easements
02DRB-01205 Minor-Temp Defer SDWK
02DRB-01206 Minor-Sidewalk Waiver
- MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS III, LLC request(s) the above action(s) for all or a portion of Parcel H-12A, **EAGLE RIDGE SUBDIVISION**, RIVERVIEW, zoned R-LT, located on ALL SAINTS NW, between COORS BLVD. NW and EAGLE RANCH RD. NW containing approximately 33 acre(s). [REF:DRB-96-22] [Deferred from 8/28/02] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 9/4/02.**
3. **Project # 1002134**
02DRB-01196 Major-Bulk Land Variance
02DRB-01197 Major-Vacation of Public Easements
02DRB-01199 Minor-Prelim&Final Plat Approval
- MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) U, **VISTA DEL NORTE**, zoned SU-1 for Permissive IP, located on LAS LOMITAS DR NW, between EL PUEBLO RD NW and VISTA DEL NORTE DR NW containing approximately 39 acre(s). [REF: DRB-98-71] (D-16) **BULK LAND VARIANCE APPROVED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**
4. **Project # 1002135**
02DRB-01208 Major-Vacation of Pub Right-of-Way
- TIERRA WEST LLC agent(s) for GELTMORE INC request(s) the above action(s) for all or a portion of Tract(s) C2A1, **JEANNEDALE ADDITION**, zoned SU-3 for C-2 uses, located on AMERICAS PARKWAY NE, between LOUISIANA BLVD NE and UPTOWN BLVD NE containing approximately 1 acre(s). (H-18) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL FINDING AND CONDITION.**

5. **Project # 1001931**
02DRB-01093 Major-Preliminary Plat Approval
02DRB-01094 Minor-Temp Defer SDWK
02DRB-01095 Major-Vacation of Public Easements
02DRB-01264 Minor – Waiver of Sidewalks

MARK GOODWIN & ASSOC., PA agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) T-1, VISTA DEL NORTE, (to be known as **ESCONDIDO @ VISTA DEL NORTE**) zoned SU-1 special use zone, for R-T, R-LT or R-2, located on the EAST SIDE OF LOS LOMITAS DR NE between EL PUEBLO RD NE and VISTA DEL NORTE DR NE containing approximately 12 acre(s). [REF: 02DRB-00689] [Deferred from 8/28/02] (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 9/4/02.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

6. **Project # 1001985**
02DRB-01292 Minor-SiteDev Plan
BldPermit/EPC

BRISCOE ARCHITECT agent(s) for EAST MOON PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 6, Block 3, **SANDIA RESEARCH PARK**, zoned SU-1 for IP, located on RESEARCH RD SE, between BRITT ST SE and EAST RESEARCH RD SE containing approximately 2 acre(s). [**Debbie Stover, EPC Case Planner**](M-21) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

7. **Project # 1001987**
02DRB-01296 Minor-SiteDev Plan
BldPermit/EPC

CUSTER BASARICH, LTD. agent(s) for ST. JOHN'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) M, **VISTA ENCANTADO**, ST. JOHNS METHODIST, zoned SU-2, R-2/O-1, located on ARIZONA NE, between PHOENIX AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 02EPC 00836] [**Juanita Vigil, EPC Case Planner**] (H-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND PLANNING.**

8. **Project # 1001068**
02DRB-01280 Minor-Prelim&Final Plat Approval
02DRB-01281 Minor-Amnd SiteDev Plan Subd
02DRB-01282 Minor-Sidewalk Waiver
02DRB-01283 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) A, **DESERT RIDGE TRAILS SUBDIVISION**, zoned RD, located on VISTAS DR NW, between EAGLE ROCK AVE NW and LA CUEVA CHANNEL containing approximately 2 acre(s). [Deferred at the agent's request to 9/4/02] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 9/4/02.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

9. **Project # 1000722**
02DRB-01291 Minor-Prelim&Final Plat Approval
- ISAACSON & ARFMAN, P. A. agent(s) for ALBUQUERQUE SOUTH GENERAL PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) D, **ALBUQUERQUE SOUTH, UNIT 1**, zoned SU-1 / R-LT & SU-1 / C-1, located on the west side of UNSER BLVD SW, between SAPPHIRE ST SW and SAGE RD SW containing approximately 10 acre(s). [REF: ZA-97-31, Z-99-64, DRB-99-220, 00410-01086, 01460-01488, 02DRB-01272, THRU 01275] [Deferred from 8/28/02] (M-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/11/02.**
10. **Project # 1001716**
02DRB-01261 Minor-Prelim&Final Plat Approval
- KONRAD WERNER agent(s) for MARGARET KELLER request(s) the above action(s) for all or a portion of Lot(s) 1, Block 25, **RIDGECREST ADDITION**, zoned R-1, located on RIDGECREST DR SE, between PAMPAS DR SE and RIDGECREST DR SE containing approximately 1 acre(s).[REF:02400 00129](L-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING.**

11. **Project # 1000430**
02DRB-01288 Minor- Ext of SIA for
Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of Lot(s) 85, 86, 87, 91, 92 and 93, **WHISTLER AT SEVEN BAR NORTH, UNIT 1**, zoned R-1 residential zone, located on the south side of WHISTLER AVE NW, between SEVEN BAR LOOP RD NW and SIERRITA RD NW. [REF: DRB-98-186, 00440-00571] (A-13) **A 2-YEAR EXTENSION TO THE 4-YEAR AGREEMENT WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 8/28/04.**

12. **Project # 1000542**
02DRB-01289 Minor- Ext of SIA for
Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 22, 28, 29 AND 35, **CANYONS AT HIGH DESERT**, zoned SU-2 special neighborhood zone, HD/R-LT, located on FOOTHILLS CANYON NE, between SPAIN RD NE and BEAR CANYON ARROYO. [REF: 00440-01709] (F-23) **A 2-YEAR EXTENSION TO THE 4-YEAR AGREEMENT WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 8/28/04.**

13. **Project # 1000724**
02DRB-01268 Minor-Extension of
Preliminary Plat
02DRB-01269 Minor-Ext of SIA
for Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for THUNDER DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, Unit 1, **RAYO DEL SOL SUBDIVISION**, zoned RLT, located on ARENAL SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 28 acre(s). [REF: 00440 01098, Z-97-57, DRB-97-87] (M-10) **A 1-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS APPROVAL INCLUDES THE EXTENSION OF THE INFRASTRUCTURE LIST DATED 9/3/97. A 2-YEAR EXTENSION TO THE 4-YEAR AGREEMENT WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 8/28/04.**

14. **Project # 1000893**
02DRB-01064 Minor-Final Plat
Approval

COMMUNITY SCIENCES CORP. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) A1A, B1 & 2A, **RIDGEVIEW VILLAGE, UNIT 1**, zoned SU-1 special use zone, for R-2 and Mixed Uses, located on the NORTH SIDE OF MCMAHON BLVD NW, between MCMAHON BLVD. NW and the WEST SIDE OF UNSER BLVD. NW containing approximately 10 acre(s). [REF: 02DRB-00679, 02DRB-00681, 02DRB-00713, 00110-01639, 00128-01640] [Deferred from 8/21/02] (A-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

**NO ACTION IS TAKEN ON THESE CASES:
IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED**

15. **Project # 1002166**
02DRB-01295 Minor-Sketch Plat or Plan

JON ANDERSON, ARCHITECT agent(s) for GEORGE & KATE LUGER request(s) the above action(s) for all or a portion of Lot(s) C-H, Block(s) 12, **COUNTRY CLUB ADDITION**, zoned R-1 residential zone, located on west side of CEDAR ST NE, between LAS LOMAS RD NE and ROMA AVE NE containing approximately 1 acre(s). [REF: ZA-72-51, ZA-83-89] (J-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board minutes for August 14, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

17. Other Matters:

ADJOURNED: 10:35 A.M.

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) L

Supplemental form **Z**

ZONING

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

APPEAL / PROTEST of... **A**

Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: GEORGE & KATE LUGER PHONE: 843-6870

ADDRESS: 643 CEDAR NE FAX: _____

CITY: ALB. STATE NM ZIP 87106 E-MAIL: _____

Proprietary interest in site: _____

AGENT (if any): JON ANDERSON ARCHITECT PHONE: 764-8206

ADDRESS: 912 ROMA AVE. NW FAX: 764-2879

CITY: ALB. STATE NM ZIP 87102 E-MAIL: JON@JONANDERSONARCHITECT.COM

DESCRIPTION OF REQUEST: ADJUSTMENT OF EXISTING PROPERTY LINES SKETCH PLAT P&C.

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

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

Lot or Tract No. C, D, E, F, G & H Block: 12 Unit: _____

Subdiv. / Addn. AMENDED AND SUPPLEMENTAL REPLAT OF COUNTRY CLUB ADD.

Current Zoning: R-1 Proposed zoning: SAME

Zone Atlas page(s): J-15-2 No. of existing lots: 6 No. of proposed lots: 6

Total area of site (acres): +1 ACRE Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? _____

UPC No. NA MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: SW CORNER OF CEDAR & LAS LOMAS, NE

Between: LAS LOMAS NE and ROMA NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (P&C, App., DRB-, AX_Z_, V_, S_, etc.): ZA-72-51
ZA-83-89

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team Date of review: _____

SIGNATURE [Signature] DATE 8/19/02

(Print) JON ANDERSON Applicant Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02DRB</u> - <u>01295</u>	<u>SK</u>	<u>SB</u>	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input 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 checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>Aug. 28th 2002</u>	_____	_____	Total \$ <u>0</u>
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	_____

[Signature] 8/20/02 Project # 1002166

Planner signature / date

Form revised September 2002

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

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Copy of previous D.R.B. approved infrastructure list
 - Copy of the Official D.R.B. Notice of approval
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
 Extension of preliminary plat approval expires after one year.
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - SIA financial guaranty verification
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)
- AMENDMENT TO GRADING PLAN (with minor changes)

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 for unadvertised meetings, 4 copies for internal routing.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

JON ANDERSON
 Applicant name (print)
Jon Anderson 8/19/02
 Applicant signature / date



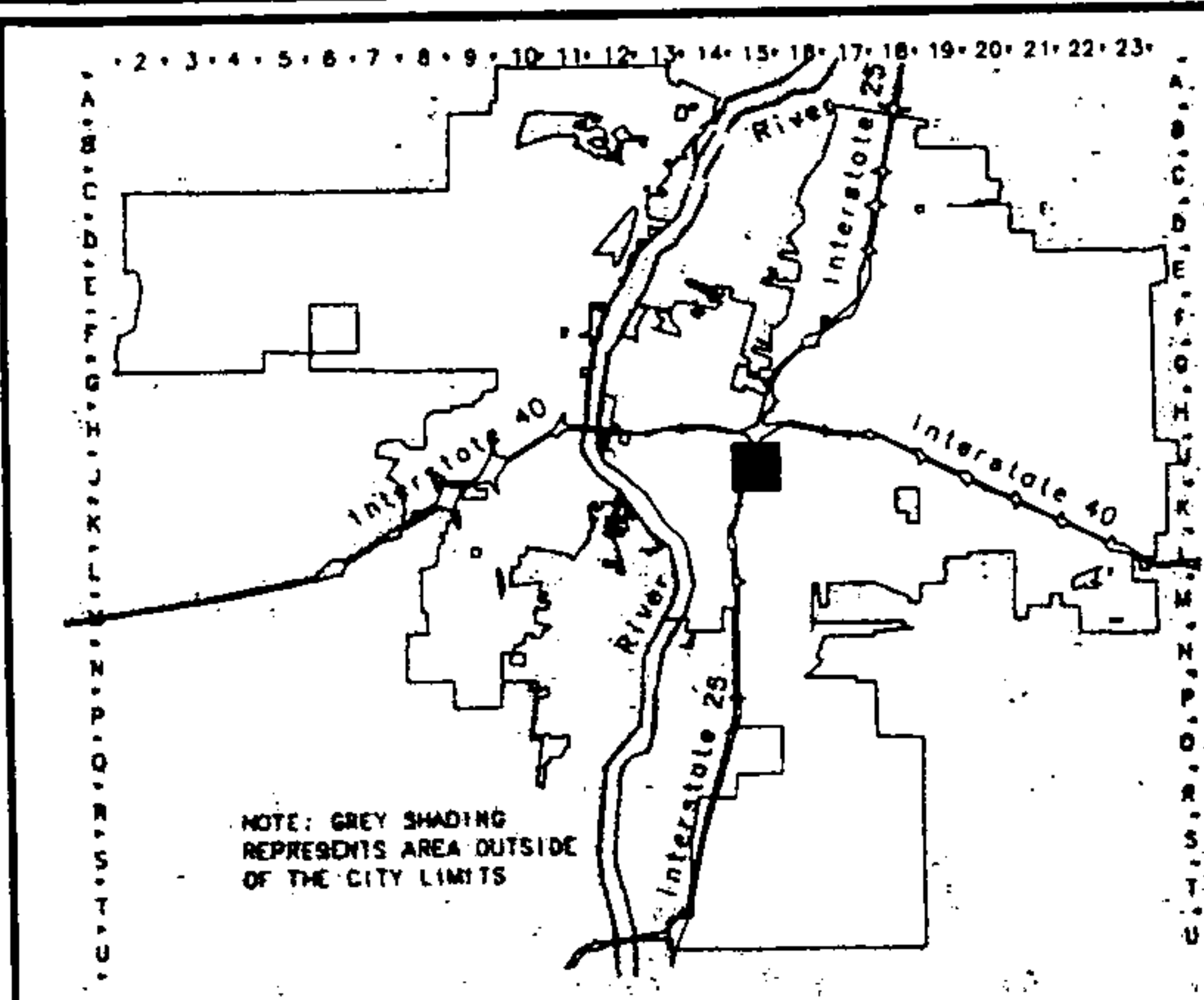
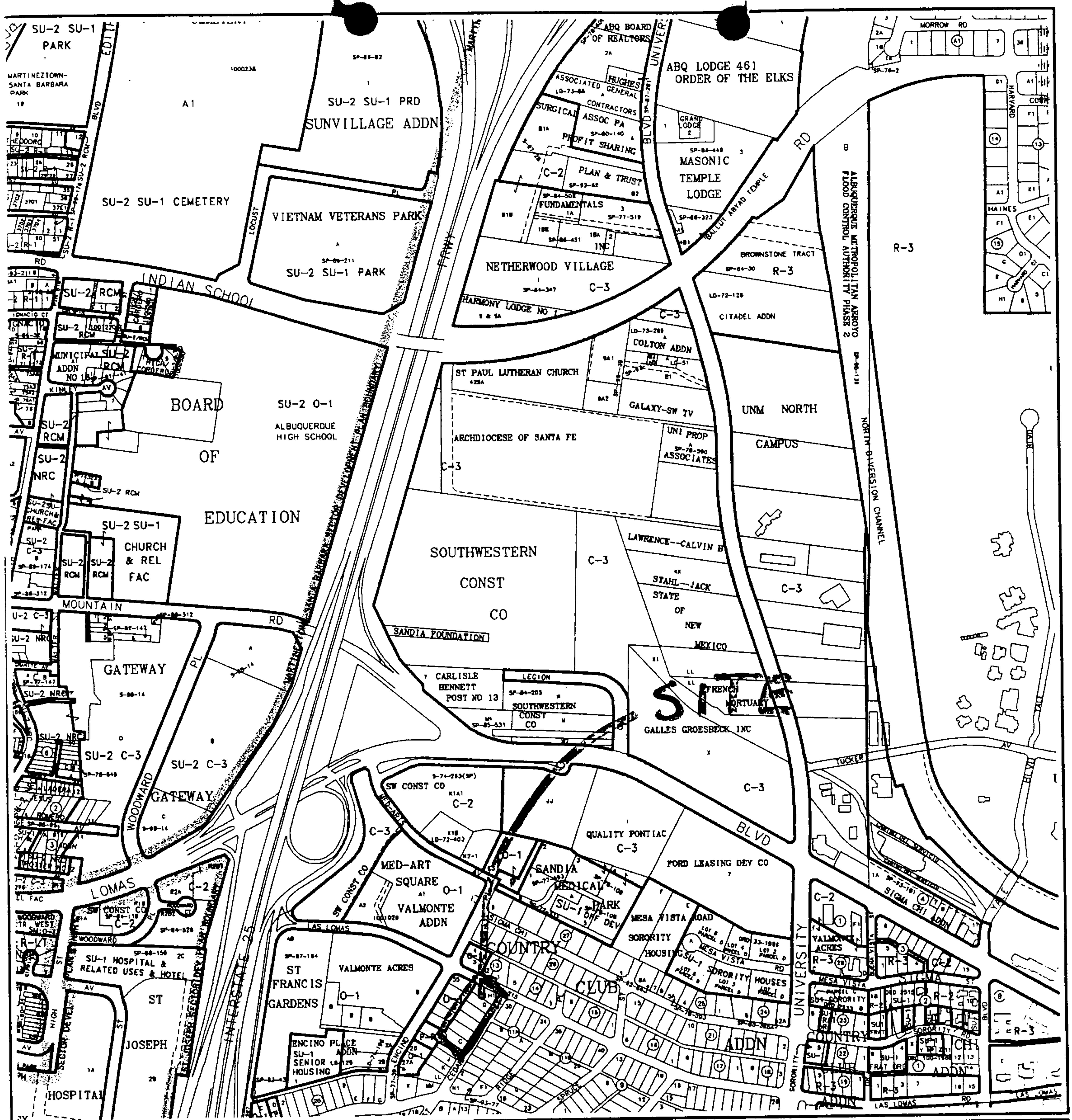
Form revised September 2001

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

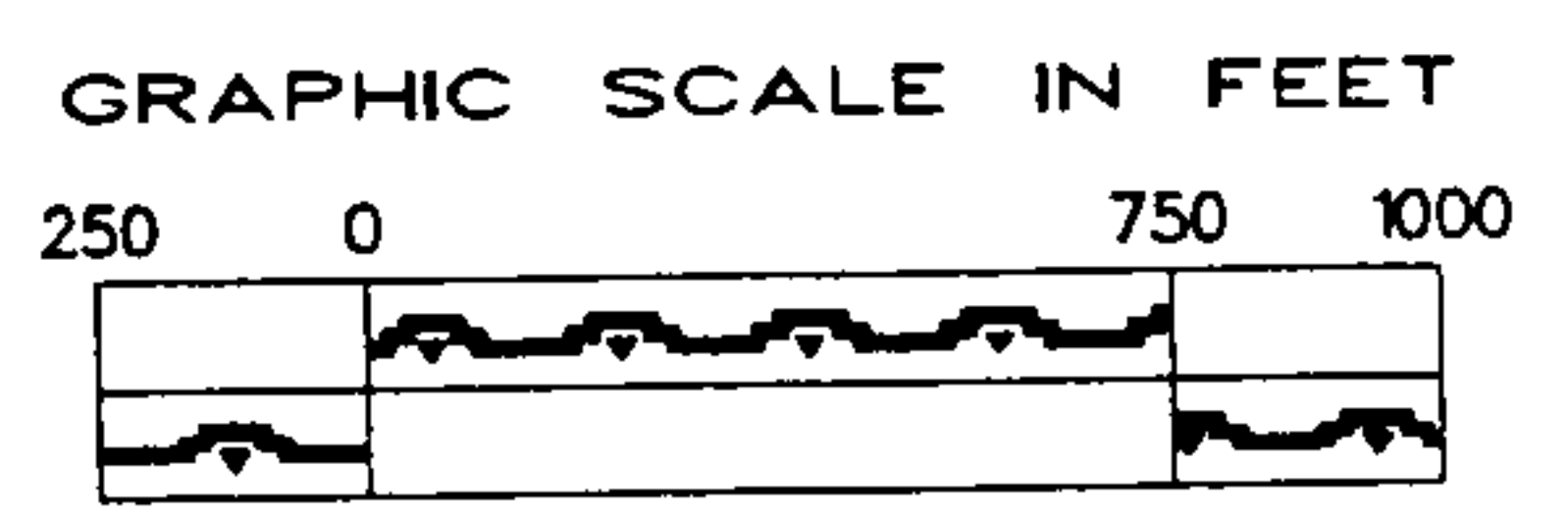
Application case numbers
 02 DRB - 01295

Barbera 8/20/02
 Planner signature / date

Project # 1002166



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page

J-15-Z

Map Amended through April 03, 2002

J O N A N D E R S O N A R C H I T E C T A I A
9 1 2 R O M A A V E N U E N O R T H W E S T
A L B U Q U E R Q U E N E W M E X I C O 8 7 1 0 2
5 0 5 7 6 4 8 3 0 6 F A X 5 0 5 7 6 4 2 8 7 9
W W W . J O N A N D E R S O N A R C H I T E C T . C O M

11
11
11
11

June 19, 2002

City of Albuquerque
Development Review
Sketch Plat Review

Luger Property, lots C,D,E,F,G & H, Block 12, Amended and Supplemental Replat of Country Club Addition.

To whom it may concern,

My clients George and Kate Luger currently own lot G and H and are in the process of purchasing lots C, D, E, and F. They live in the house on Lot H and rent-out the house on Lot G. After purchasing the adjacent lots it is their plan to remodel the house on Lot D and E, sell Lot C to the owner of Lot B and develop a Spec house on lot F. The house on Lot H does not have a garage. By shifting the property line 12.24 feet to the South they will have a driveway and potential garage on the south side of this property. By shifting the south property line of Lot G, 7.14 feet to the South a new drive and a potential site for a garage would be created. Lot F and G would be reduced to a 50 foot width which meets minimum requirements and is a typical lot size in this neighborhood. After these property line shifts are made, the existing portion of the garage that over-laps the property line would be removed.

These property line adjustments provide a more usable off-street parking arrangement for Lot H and Lot G. The separation of Lot F and Lot C from the existing house will allow development of these lots which are currently vacant and un-cared for. We feel that making these adjustments not only up-grades these properties but will ultimately benefit the entire neighborhood.

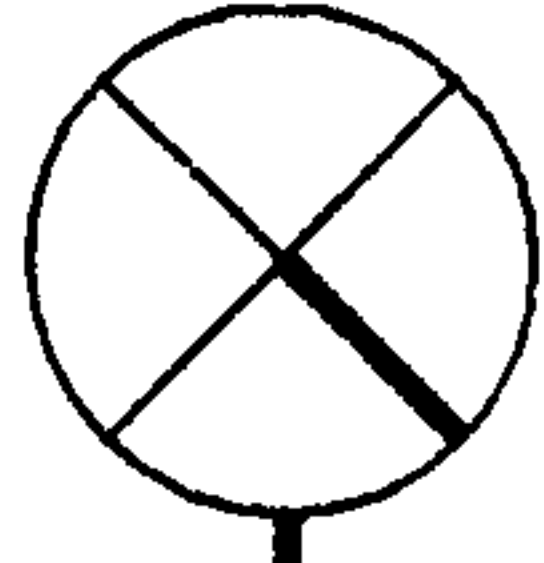
If you have any questions or need any additional information, please do not hesitate to call me or my clients, we look forward to meeting with you.

Sincerely,



Jon Anderson

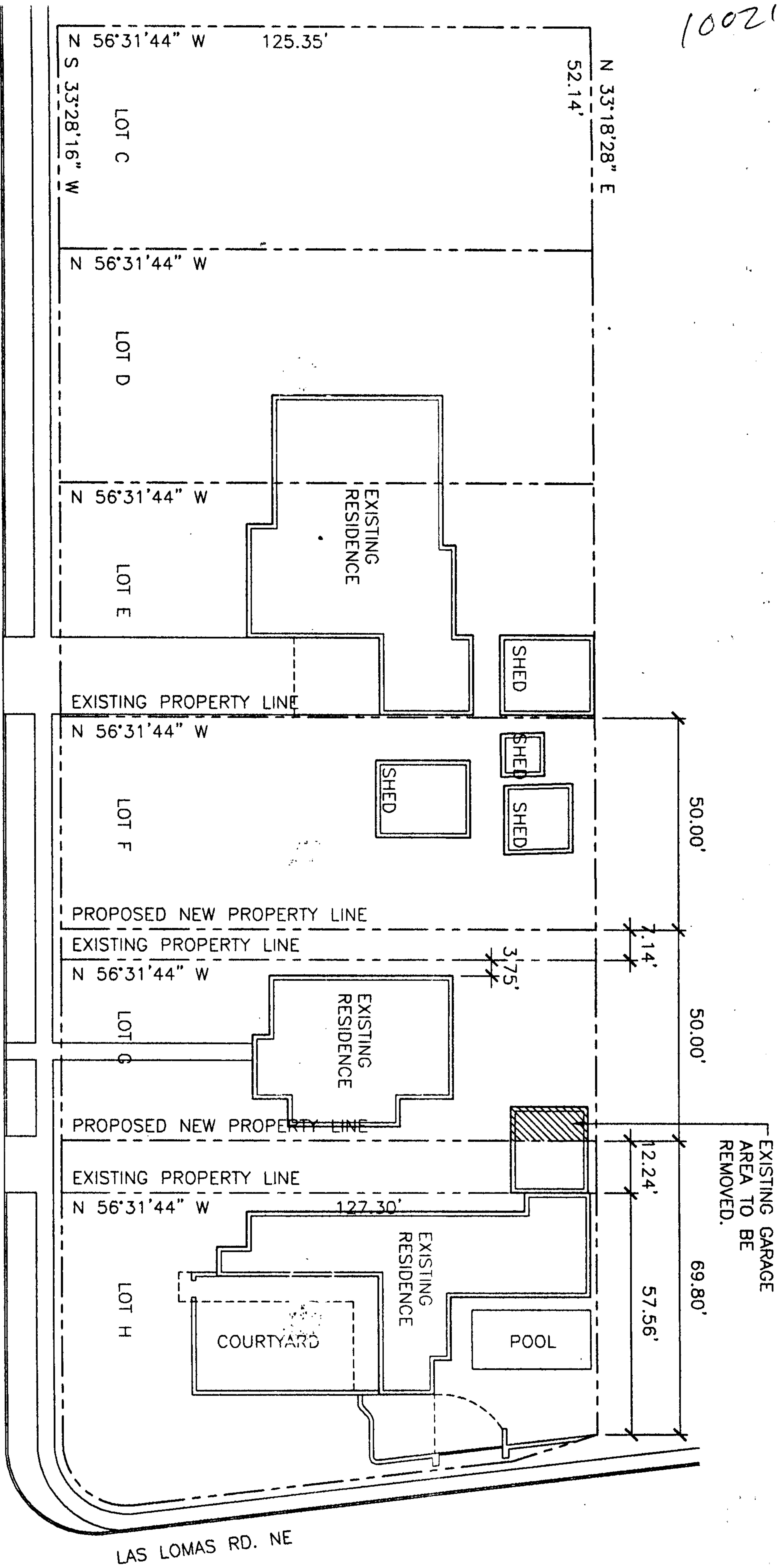
1002166



1"=30'-0"

SITE PLAN

LOTS C, D, E, F, G AND H, BLOCK 12, COUNTRY CLUB ADDITION.



CEDAR STREET NE

LAS LOMAS RD. NE

LUGER SKETCH PLAT

CEDAR STREET NE ALBUQUERQUE NM
 JON ANDERSON ARCHITECT AIA
 912 ROMA AVENUE NW
 ALBUQUERQUE NEW MEXICO 87102
 505-764-8306 FAX-764-2879
 WWW.JONANDERSONARCHITECT.COM

DESIGN DEVELOPMENT

DATE: AUGUST 19, 2002

SHEET TITLE:

SHEET NUMBER: