

Done 12/1/03 CS. completed 12-24-05 BA

APPLICATION NO. 03DRB-02013	PROJECT NO. 1002517
PROJECT NAME Sandia Plaza Lots 23+24	
EPC APPLICATION NO.	
APPLICANT / AGENT AJ Ancheta	PHONE NO. 341-4757
ZONE ATLAS PAGE F-14	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN) (IR) (AA)	
<b>ONE STOP COMMENT FORM LOG</b>	

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
	12-2-03	
	HG	
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
	12/3/03	12/12/03
	12/18/03	
COMMENTS:		
Need copy of AS-Built Drawings for Sewer line in Grande to see if separate service is available for lot 24-A. See previous Stake Plat Comments. Still need additional language that sewer service line will be shared. add Note 11		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
	12/5/03	
	BLB	
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
	12/3/03	
	CS	
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
	12/3/03	
	12/23/03	
COMMENTS:		
AS-BUILT DXF DXF Approval in file		
12/31 Owner (AJ) address (D) + DXF JM PA		
need filed plat ASAP. 12/23/03		

(Return form with plat / site plan)

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002517 Subdivision Name Sandia Plaza Lots 23A + 24, B/k  
Surveyor Anthony L Harris Company Harris Surveying Inc.  
Contact person Anthony Harris Phone # 889-8056 email

Colleen G. Smeice, 12/16/03  
Approved \*Not Approved Date

- ✓ DXF RECEIVED 12/16/03 DATE
- ✓ HARD-COPY RECEIVED 12/16/03 DATE
- ✓ DISCLOSURE STATEMENT

NAD 27 ground dist rotated to grid

\*Not Approved for one or more of the following reasons:

File Format and naming

- 1) \_\_\_ Format is not DXF file in ASCII format
- 2) \_\_\_ No hard copy of the final plat submitted
- 3) \_\_\_ <DRB Project #>.dxf not used as a standard naming convention

Coordinate System

- 4) \_\_\_ Submittal does not include a disclosure of the datum (NAD27 or NAD83)
- 5) \_\_\_ Submittal does not specify if coordinates are based on ground or grid distances
- 6) \_\_\_ Submittal does not include information, such as a tie to an ACS monument, necessary to convert from ground to grid
- 7) \_\_\_ Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

Content

- 8) \_\_\_ Submittal is not single drawing in model space showing only parcel and easement lines
- 9) \_\_\_ Digital submittal does not match final plat
- 10) \_\_\_ Parcel lines are not in one separate layer
- 11) \_\_\_ Access easement lines and all other easements that are 20 feet wide or greater are not in a second separate layer
- 12) \_\_\_ All other easement lines are not in a third separate layer

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AGIS Use Only: Copied cov \_\_\_\_\_ to agiscov on \_\_\_\_\_ Client Notified \_\_\_\_\_

DEVELOPMENT REVIEW BOARD (DRB)  
CITY OF ALBUQUERQUE

REVIEW COMMENTS

By the

UTILITY DEVELOPMENT SECTION (WATER & SEWER)

DEVELOPMENT & BUILDING SERVICES DIVISION

PUBLIC WORKS DEPARTMENT

PHONE 924-3989

D.R.B. CASE NO.: 1002517 DATE: 3/12/03 ITEM NO.: 19

ZONE ATLAS PAGE: F-14 LOCATION: 5002 GRANDE DR. NW

REQUEST FOR: Sketch Plat

COMMENTS:

①. New lot may have to share the existing sewer service line because main line in street is a 36" interceptor and we don't allow new service connections. Replat can contain language for a shared service.

SIGNED:

Roger Allen

DATE:

3/12/02





**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: 1002517**

**AGENDA ITEM NO: 19**

**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:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED X; WITHDRAWN

*discussal*

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:** March 12, 2003



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002517

Item No. 19

Zone Atlas F-14

DATE ON AGENDA 3-12-03

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:

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**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
3/12/03 Comments**

**Item# 19**

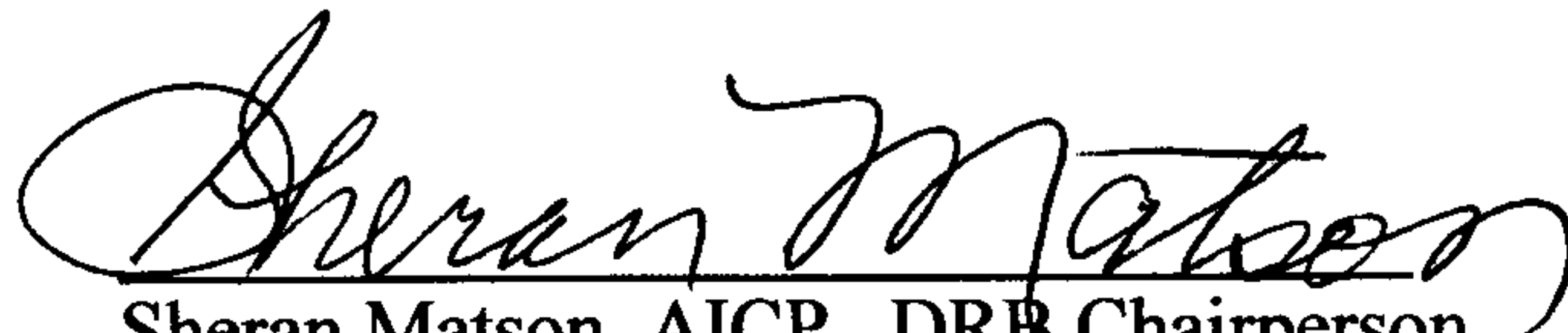
**Project # 1002517**

**Application # 03DRB-00345**

**Subject:** Sandia Plaza Subdivision, Lots 23 & 24, Block 4/Sketch Plat

The minimum lot width for R-1 zoning is <sup>50</sup>60 feet ~~and a minimum 6000 net square feet.~~  
The smaller lot is ~~only 5625 square feet & is less than 80~~ feet wide.

50



Sheran Matson, AICP DRB Chairperson  
924-3880 Fax 924-3864



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

March 12, 2003

9:00 a.m.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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**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: 9:00 A.M.                      ADJOURNED: 12:25 P.M.  
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 # 1002115**  
03DRB-00219 Major-Vacation of Pub  
Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, (to be known as **COPPER LOFTS**), HUNINGS HIGHLAND ADDITION, zoned SU-2 / NCR, located on CENTRAL AVE SE, between ARNO SE and EDITH SE containing approximately 1 acre(s). (K-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1000184**  
03DRB-00217 Major-Vacation of Pub  
Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) C-3A-1, BANNER SQUARE ADDITION (TO BE KNOWN AS **COPPER LOFTS**), zoned C-1, located on COPPER AVE NE, between CENTRAL AVE NE and ARNO ST NE containing approximately 1 acre(s). (K-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

**Project # 1000184**  
03DRB-00223 Major-Vacation of Pub  
Right-of-Way  
03DRB-00224 Minor-Vacation of Public  
Easements

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) A-7, BANNER SQUARE ADDITION (TO BE KNOWN AS **CAMPUS LOFTS**), zoned SU-1, SU-2/PUD, located on ARNO ST NE, between COPPER AVE NE and BROADWAY BLVD NE containing approximately 1 acre(s). (K-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. APPLICATION #03DRB-00224 WAS DEFERRED TO 4/2/03.**

**Project # 1000184**  
03DRB-00225 Major-Vacation of Pub  
Right-of-Way  
03DRB-00226 Minor-Vacation of Private  
Easements

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Lot(s) C-2A-1, BANNER SQUARE ADDITION (TO BE KNOWN AS **MARKET LOFTS**), zoned C-1, located on ARNO ST NE, between CENTRAL AVE NE and EDITH BLVD NE containing approximately 1 acre(s). (K-14) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**



3. **Project # 1000234**  
03DRB-00213 Major-Preliminary Plat Approval  
03DRB-00214 Major-Vacation of Pub Right-of-Way  
03DRB-00215 Minor-Sidewalk Variance  
03DRB-00216 Minor-Temp Defer SDWK  
03DRB-00354 Minor-SiteDev Plan Subd/EPC  
03DRB-00355 Minor-SiteDev Plan BldPermit/EPC

BOHANNAN HUSTON INC agent(s) for MIKE WILLIAMS request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) A, HOLIDAY PARK - UNIT 10, (to be known as **RIDGE POINTE SUBDIVISION**) zoned SU-1/PRD, located on THE NORTHWEST CORNER OF COMANCHE NE AND TRAMWAY BLVD NE and containing approximately 5 acre(s). [REF: Z-99-131, 00CC-00179, 00DRB-00207] [Russell Brito, EPC Case Planner] (G-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/12/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/6/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SIDEWALK VARIANCE WAS APPROVED FOR WAIVER OF SIDEWALKS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

4. **Project # 1001021**  
03DRB-00221 Major-Vacation of Public Easements  
03DRB-00222 Minor-Prelim&Final Plat Approval

MARK GOODWIN AND ASSOCIATES, PA, agent(s) for PIERRE AMESTOY JR request(s) the above action(s) for all or a portion of Tract(s) C-1, **IRVING LAND PARTNERS**, zoned M-1 light manufacturing zone, located on Irving Blvd NW between Eagle Ranch Rd NW and Golf Course Rd NW and containing approximately 9 acre(s). [REF: V-86-65] [DEFERRED FROM 3/12/03] (B-13) **THE ABOVE REQUEST WAS DEFERRED TO 3/19/03.**

5. **Project # 1001932**  
03DRB-00220 Major-Vacation of Pub  
Right-of-Way  
03DRB-00353 Minor-Amnd Prelim Plat  
Approval

MARK GOODWIN AND ASSOCIATES PA, agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 391-393, Lots A-1 and SE portion of B-1, TOWN OF ATRISCO GRANT, El Rancho Atrisco, Phase II, (to be known as **WEST RIDGE SUBDIVISION**, zoned R-LT residential zone, located on UNSER BLVD NW AND OLD OURAY ROAD NW, and containing approximately 40 acre(s). [REF: 02DRB-01578, 02DRB-01579, 02DRB-01580] (H-9/H-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 3/12/03 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ORIGINAL PRELIMINARY PLAT.**

6. **Project # 1002468**  
03DRB-00195 Major-Vacation of Pub  
Right-of-Way

GILBERT J LOVATO request(s) the above action(s) for all or a portion of Lot(s) 18, 19, 20 and 21, Block(s) 4, (to be known as **BELMONT PLACE ADDITION**, zoned R-1, located on 5TH ST NW, between GRIEGOS NW and BELLROSE NW containing approximately 1 acre(s). (G-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1001267**  
03DRB-00021 Major-Preliminary Plat  
Approval  
03DRB-00022 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 46-48, **DESERT PINE UNIT 4**, TOWN OF ATRISCO GRANT, zoned RD-9, located on SUNSET GARDENS SW, between EUCARIZ AVE SW and SUNSET GARDENS SW containing approximately 16 acre(s). [REF: 01DRB-01009, 01EPC-00728] [Deferred from 2/19/03 AND 3/5/03] (L-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/12/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/7/03 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project # 1001376**  
02DRB-01965 Major-Preliminary Plat  
Approval  
02DRB-01966 Major-Vacation of Pub  
Right-of-Way  
02DRB-01967 Minor-Sidewalk Waiver  
02DRB-01968 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 8-25 & 10-23, Block(s) 3 & 4, Tract(s) 1, (to be known as **DESERT RIDGE TRAILS, NORTH**, NORTH ALBUQUERQUE ACRES, zoned R-D residential and related uses zone, developing area, 4 D/U per AC, located WEST OF WYOMING BLVD NE, between BEVERLY HILLS AVE NE and FLORENCE AVE NE containing approximately 32 acre(s). [REF: 02DRB-01363] [Deferred from 2/19/03 AND 3/5/03] (B-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/12/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/10/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: THE EXECUTION OF EASEMENTS IS REQUIRED WHERE OFFSITE PONDS ARE PLANNED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

**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.

9. **Project # 1000858**  
03DRB-00350 Minor-SiteDev Plan  
BldPermit/EPC

CONSENSUS PLANNING agent(s) for ABQ INVESTORS request(s) the above action(s) for all or a portion of Tract(s) A-2A-1, **LUEKING PARK COMPLEX (#2 & #3)**, zoned SU-1 Office Park / PRD / Related uses, located on LUECKING PARK DR NE, between PAN AMERICAN FRWY NE and PATHWAY AVE NE containing approximately 8 acre(s). [REF: 02EPC-01939, AA-01236-01894, Z-97-115, DRB-97-417] **[Makita Hill, EPC Case Planner] (G-16) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK EPC COMMENTS.**
  
10. **Project # 1001004**  
03DRB-00357 Minor-SiteDev Plan  
BldPermit/EPC

ENEDELIA GUAJARDO agent(s) for CASA DEL REY MINISTRIES request(s) the above action(s) for all or a portion of Tract(s) 9, **WEST BLUFF CENTER**, zoned PR parking reserve, located on CORONA DR NW, between OURAY NW and ALAMOGORDO NW containing approximately 1 acre(s). [REF: 02EPC-01778, 02EPC-01779] **[Juanita Vigil, EPC Case Planner] (H-11) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO SHOW HANDICAP RAMPS AND DIMENSIONS, TO CHANGE WALL FROM 8" TO 6" THICK AND TO PLANNING TO CHECK EPC COMMENTS.**



11. **Project # 1002330**  
03DRB-00347 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING INC agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Tract(s) G-1 & G-2, **MONTGOMERY COMPLEX**, zoned SU-1 special use zone, for Church & Rel. Facilities, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and NORTH I-25 FRONTAGE RD NE containing approximately 3 acre(s). [REF: 02EPC-01687, 02EPC-01688] **[Russell Brito (for Len Malry) EPC Case Planner]** [Deferred from 3/12/03] (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 3/19/03.**

12. **Project # 1002507**  
03DRB-00302 Minor-SiteDev Plan  
BldPermit

SANDERS & ASSOCIATES, ARCHITECTS agent(s) for MIKE BAKER request(s) the above action(s) for all or a portion of Lot(s) 43, **ALAMEDA BUSINESS PARK (LOT 43)**, zoned SU-2 IP - EP, located on CALLE ALAMEDA NE, between PASSEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223, 1000624] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

13. **Project # 1002518**  
03DRB-00346 Minor-Prelim&Final Plat  
Approval

COMMUNITY SCIENCES CORP agent(s) for TEDDY POLK, BARBARA POLK, GWENDOLYN VANDAMME, THOMAS KRYFCO, MARGARET KRYFCO request(s) the above action(s) for all or a portion of Lot(s) 41, **ALVARADO GARDENS, UNIT 3**, zoned RA-2, located on GLENWOOD RD NW, between GLENWOOD RD NW and DECKER AVE NW containing approximately 1 acre(s). (G-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU, TRANSPORTATION DEVELOPMENT FOR DEDICATION OF 9 FEET FROM FACE OF CURB, A 4 FOOT SIDEWALK AND CURB ON DECKER, AND TO PLANNING FOR DXF FILE.**

14. **Project # 1001582**  
03DRB-00348 Minor-Extension of  
Preliminary Plat  
03DRB-00407 Minor- Final Plat Approval

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-63, **LA MESILLA SUBDIVISION**, zoned R-D, located on 86<sup>th</sup> ST SW, between SAGE RD SW and SAN YGNACIA RD SW containing approximately 10 acre(s). [REF: 02400-00107] (L-9) **THE EXTENSION OF PRELIMINARY PLAT WAS WITHDRAWN AT THE AGENT'S REQUEST. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS, FOR OPEN SPACE REQUIREMENT AND TO PLANNING FOR DXF FILE.**

15. **Project # 1002322**  
03DRB-00349 Minor-Prelim&Final Plat  
Approval

MULE BARN ENTERPRISES agent(s) for ACME REAL ESTATE FUND, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 special neighborhood zone, IP, located on the NORTH SIDE OF SUNSET GARDENS RD SW, between 90<sup>th</sup> ST SW and 94th ST NW containing approximately 8 acre(s). [REF: 02DRB-01666 SK] [DEFERRED FROM 3/12/03] (L-9) **DEFERRED TO ADVERTISE THE CASE TO 4/9/03.**

16. **Project # 1001932**  
03DRB-00220 Major-Vacation of Pub  
Right-of-Way

MARK GOODWIN & ASSOCIATES, PA agent(s) for KB HOME NM, INC. request(s) the above action(s) for all or a portion of Lot(s) 5A1A, B1, A1, 393, 392, 391, Tract 5A1-A, **VOLCANO BUSINESS PARK, TRACTS A-1 AND B-1, EL RANCHO ATRISCO, PHASE 2, AND ALL OF LANDS OF PLAINES ELECTRIC COOPERATIVE INC., AND ALL OF VACATED OLD OURAY ROAD, WESTRIDGE SUBDIVISION, TOWN OF ATRISCO GRANT**, zoned SU-1 special use zone, for IP, C-1 & Public Utilities, located on Unser Blvd NW, between Old Ouray Rd NW and Ouray Rd NW, containing approximately 24 acre(s). [REF: 02DRB-00690] (H-9/H-10) **DUPLICATE REQUEST. WAS NOT HEARD.**

17. **Project # 1001112**  
02DRB-00898 Minor-Prelim&Final Plat  
Approval

RICHARD HALL agent(s) for JOHN SPARKS request(s) the above action(s) for all or a portion of Tract(s) S1/2 OF 33, **ALVARADO GARDENS ADDITION**, zoned RA-2, located on RIO GRANDE BLVD. NW, between CANDELARIA NW and GRIEGOS NW. [Final Plat was Indefinitely deferred from 6/19/02] (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION, CITY ENGINEER FOR LETTER OF ACCEPTANCE AND TO PLANNING FOR THE DXF FILE.**

18. **Project # 1001206**  
03DRB-00081 Minor-Prelim&Final Plat  
Approval

SURV-TEK, INC. agent(s) for BLACK DEVELOPMENT ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) 2A, 3E-1, 3F-1 & 3G-1, **BLACK RANCH**, zoned O-1, SU-1/C-1 & SU-1/C-2, located South and East of VALLEY VIEW PL NW, between COORS BLVD NW and CORRALES CANAL **containing** approximately 10 acre(s). [REF: DRB-90-121, DRB-92-340, 02DRB-01560, 02DRB-01561& 62] [The Preliminary Plat was approved 1/29/03, Final Plat Indef. Deferred] [DEFERRED FROM 3/12/03] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 3/19/03.**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

19. **Project # 1002517**  
03DRB-00345 Minor-Sketch Plat or Plan

ALFRED ANCHETA & DIANA STETSON request(s) the above action(s) for all or a portion of Lot(s) 23 and 24, Block(s) 4, **SANDIA PLAZA SUBDIVISION**, zoned R-1, located on GRANDE DR NW, between 12<sup>th</sup> ST NW and GUADALUPE NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1002519**  
03DRB-00352 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, (to be known as **TOWNHOMES @ LA CUEVA**) NORTH ALBUQUERQUE ACRES, Unit 3, zoned R-D (7/DU/Ac) located on WYOMING BLVD NE, between WILSHIRE NE and SIGNAL NE containing approximately 1 acre(s). [REF: 1001935, 02DRB-01847] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1002520**  
03DRB-00356 Minor-Sketch Plat or Plan

LARRY READ & ASSOCIATES, INC., agent(s) for HACIENDAS BY THE CARLISLES request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 4, **NORTH ALBUQUERQUE ACRES, TRACT 2**, zoned R-D residential and related uses zone, developing area, located on the SOUTH. SIDE ALAMEDA AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 2 acre(s). (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board minutes for February 26, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:25 P.M.





Supplemental form

**SUBDIVISION** Supplemental form **S**

Major Subdivision action  
 Minor Subdivision action *P/F*  
 Vacation **V**  
 Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN** **P**

...for Subdivision Purposes  
 ...for Building Permit  
 IP Master Development Plan  
 Cert. of Appropriateness (LUCC) **L**

**ZONING & PLANNING** Supplemental form **Z**

Annexation  
 Zone Map Amendment (Establish or Change Zoning)  
 Sector Plan (Phase I, II, III)  
 Amendment to Sector, Area, Facility or Comprehensive Plan  
 Text Amendment (Zoning Code/Subdivision Regulations)

**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 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.

**APPLICANT INFORMATION:**

NAME: A. T. ANCHETA PHONE: 505 341 4757  
 ADDRESS: 5002 Branda Dr. FAX: \_\_\_\_\_  
 CITY: Albuq. STATE NM. ZIP 87107 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: owner  
 AGENT (if any): NONE PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

**DESCRIPTION OF REQUEST:** moving the lot line between lots 23 & 24 Block 4 Sandia Plaza Sub. to the south Minor Subdivision P/F

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. Lots 23 & 24 Block: 4 Unit: —  
 Subdiv. / Addn. Sandia Plaza Sub.  
 Current Zoning: R-1 Proposed zoning: —  
 Zone Atlas page(s): F-14 No. of existing lots: 2 No. of proposed lots: 2  
 Total area of site (acres): 0.3444 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.) Within 1000FT of a landfill?  No  
 UPC No. 101406114412731024 MRGCD Map No. —  
 LOCATION OF PROPERTY BY STREETS: On or Near: Grande Dr. N.W.  
 Between: Gregos Rd NW and Delamar Rd. N.W.

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 12/1/03 Update. AJJ/SM  
03ZHE-00529 = 1002570 103DRB-0345-SK-1002517  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: Dec 1 2003  
 SIGNATURE: A. T. ANCHETA  Applicant  Agent

**FOR OFFICIAL USE ONLY**

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 02013</u>	<u>P/F</u>	<u>S3</u>	\$ <u>285.5</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input 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 <u>No</u>	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>Dec 10, 2003</u>	_____	_____	\$ <u>285.5</u>
<input type="checkbox"/> F.H.D.P. fee rebate	<u>12/1/03</u>	_____	_____	_____

Planner signature / date: [Signature] 12/1/03 Project # 1002517



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

**SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

- 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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

- 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.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

- 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
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** *Internal Routing* **Your attendance is required.**

- 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)  $145 + 70 = 215$   $140 + 145 = 285$
- Any original and/or related file numbers are listed on the cover application
- NA* Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

**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.

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

A. J. ANCHETA  
 Applicant name (print)  
[Signature]  
 Applicant signature / date  
 Form revised MARCH 2003



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

Application case numbers  
03DRB-02013  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 12/1/03  
 Planner signature / date  
**Project #** 1002517





**SURVEYOR'S INSPECTION REPORT**

THIS IS TO CERTIFY:  
 TO TITLE COMPANY: ALBUQUERQUE TITLE COMPANY, INC.  
 TO UNDERWRITER: \_\_\_\_\_  
 TO LENDER: CHARTER BANK FOR SAVINGS, FSB

THAT ON **NOVEMBER 25, 1997**, I MADE AN ACCURATE INSPECTION OF THE PREMISES SITUATED AT ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BRIEFLY DESCRIBED AS:

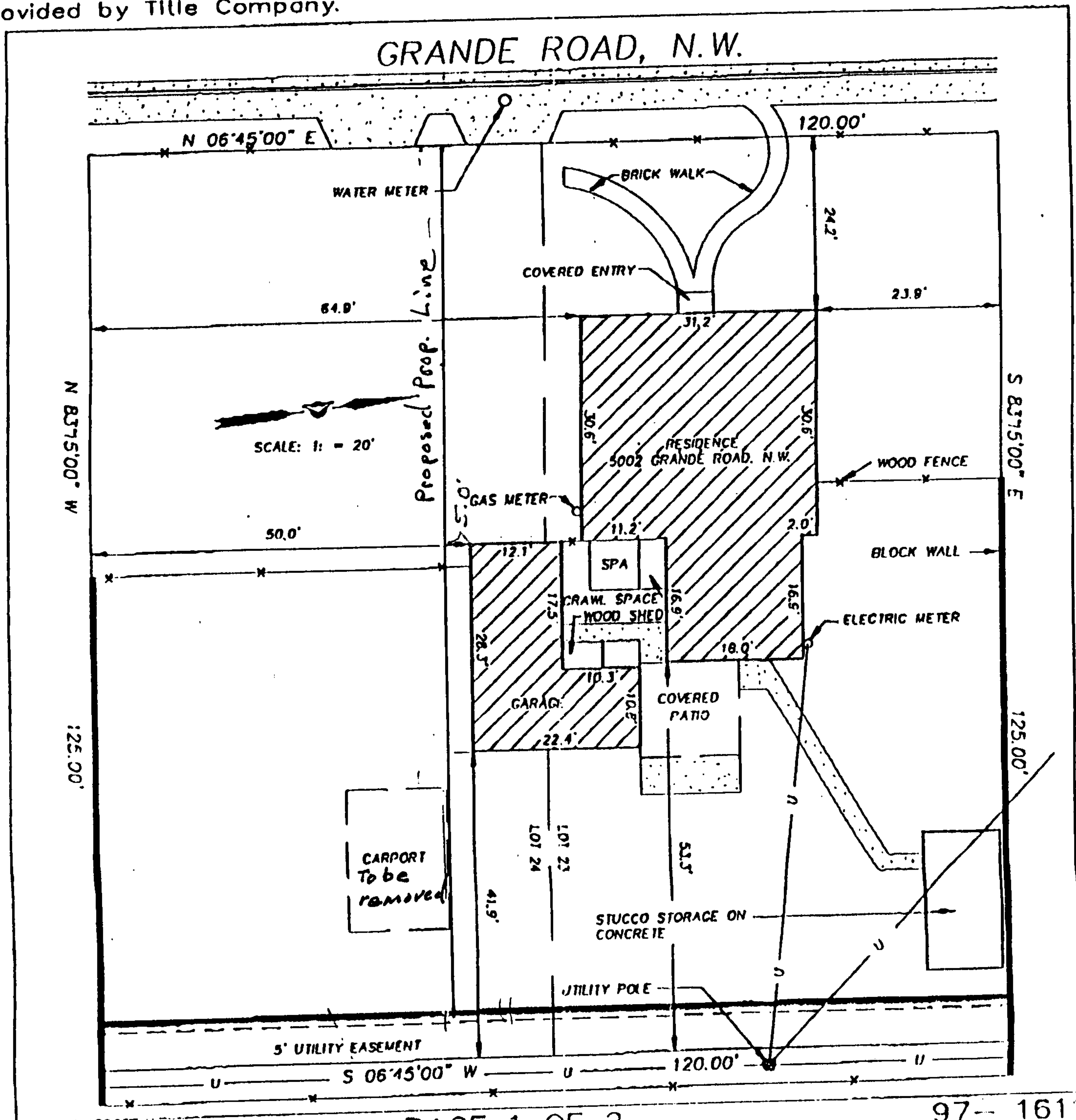
**5002 GRANDE ROAD, N.W.**  
 (DRIVE)

PLAT REFERENCES: Bearings, distances and/or curve data are taken from the following plot:

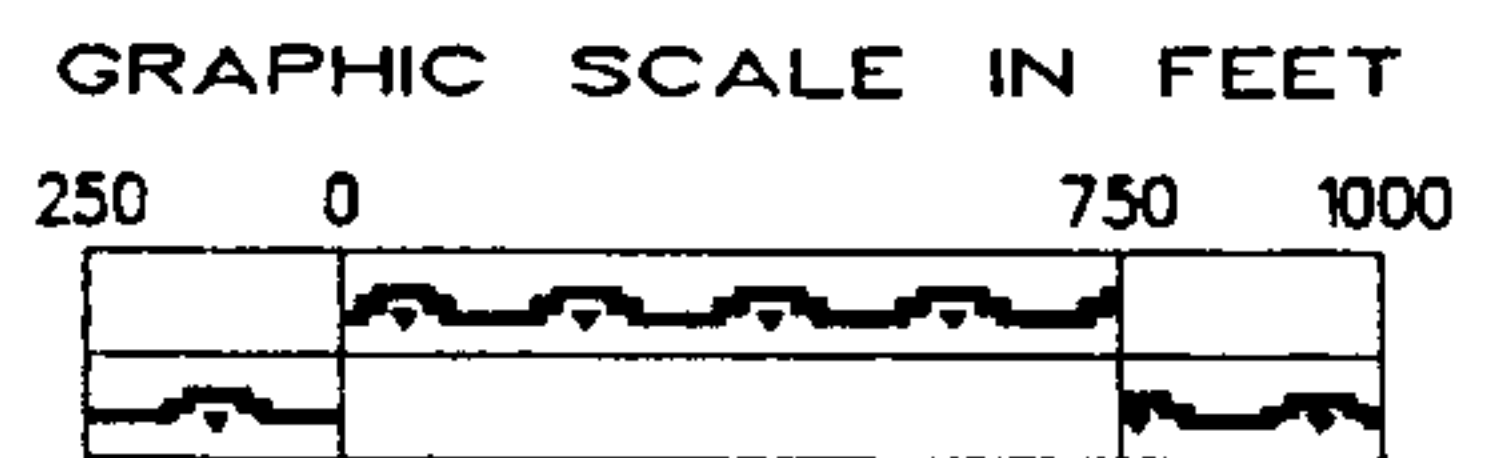
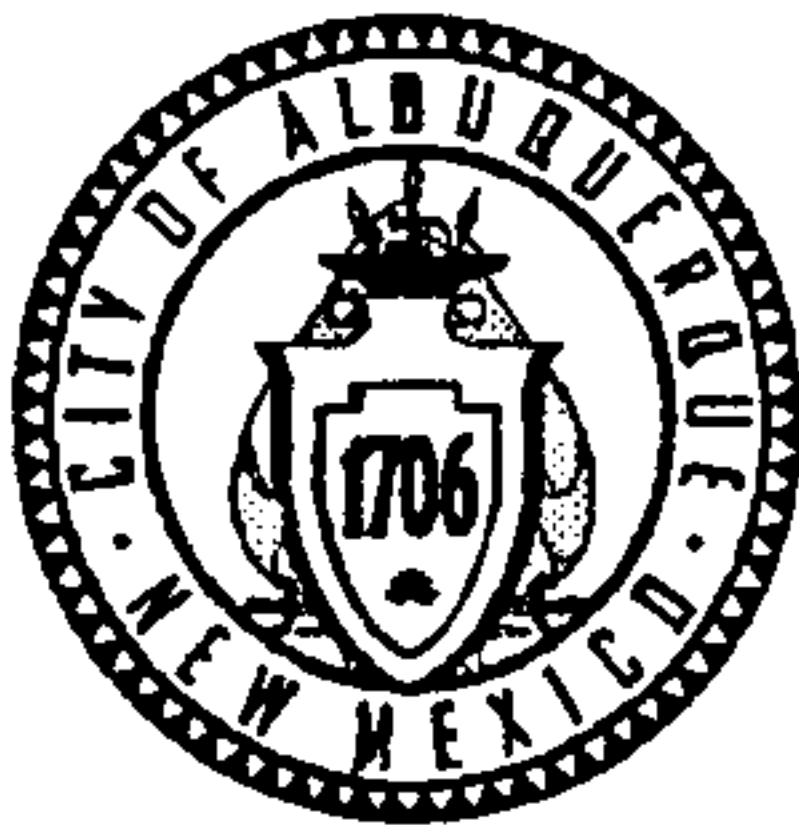
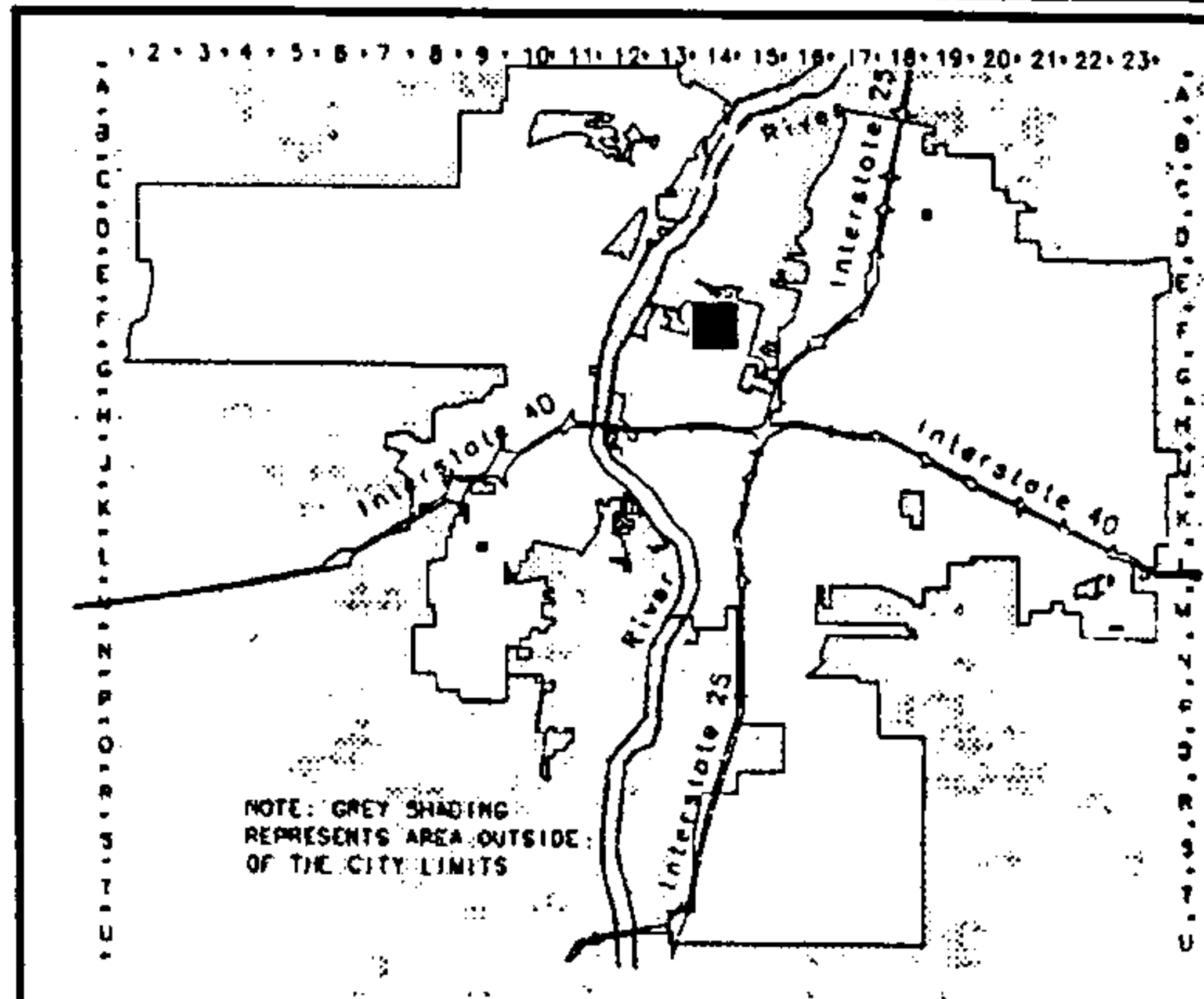
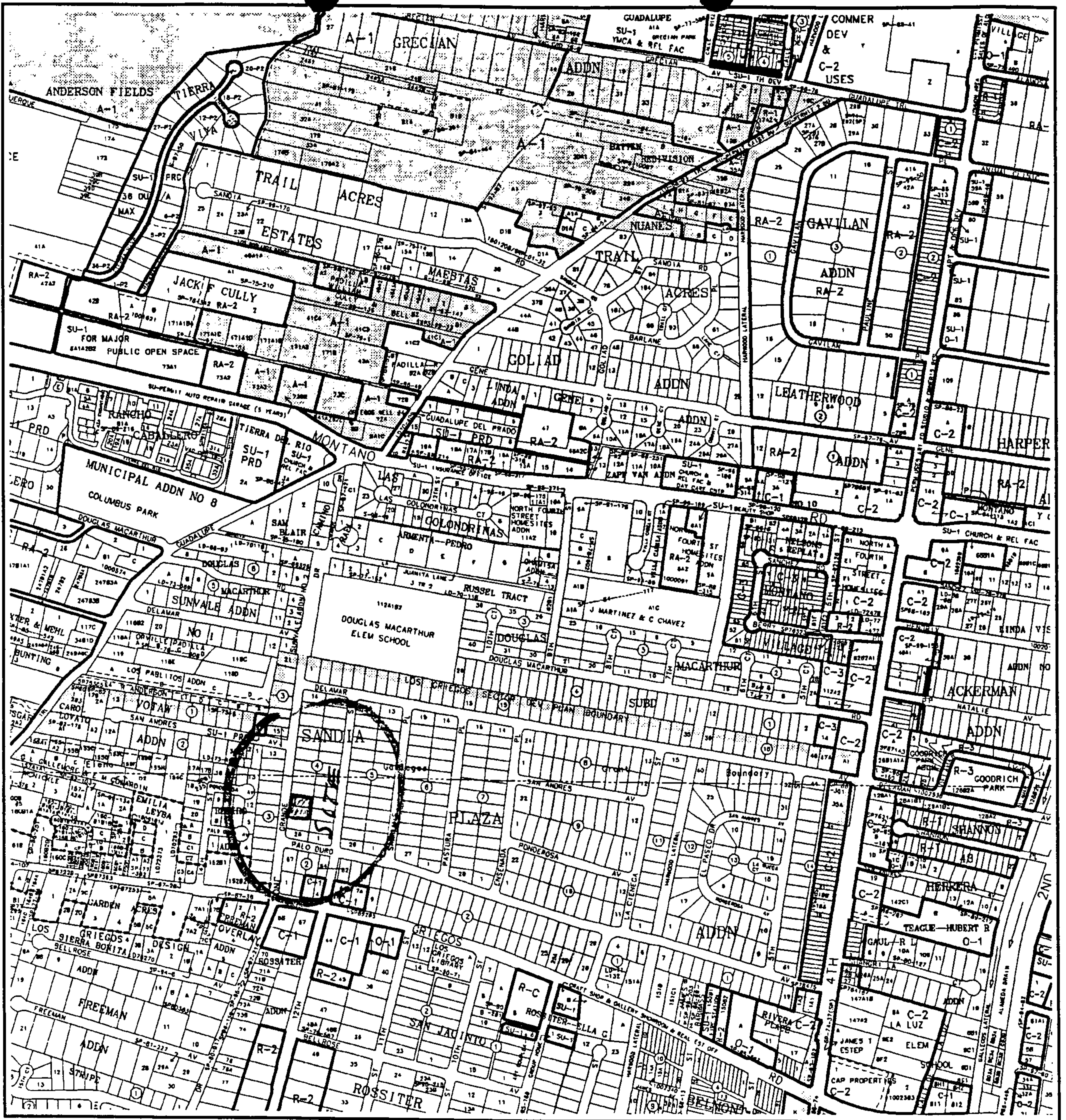
Lots numbered Twenty-Three (23) and Twenty-four (24) in Block numbered Four (4) of SANDIA PLAZA, a Subdivision of a Tract of Land in School District No. 22 in Bernalillo County, New Mexico, as the same are shown and designated on the Plot of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, August 28th, 1941.

NOTE: The error of closure is one foot of error for every NO ERROR feet along the perimeter of the legal description provided.

Easements shown hereon are as listed in Title Commitment No. 153749RS provided by Title Company.







Zone Atlas Page

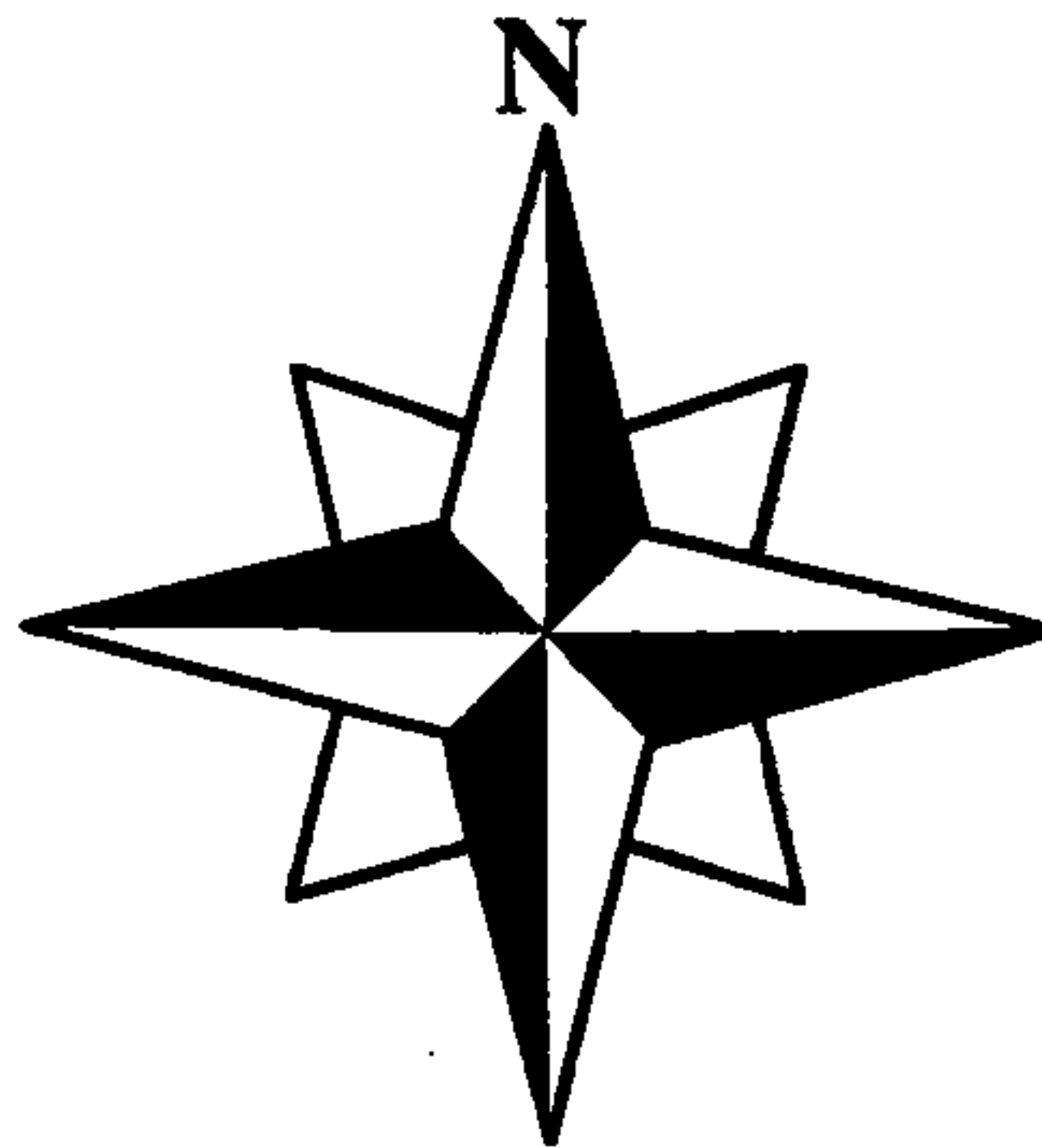
**F-14-Z**

Map Amended through November 01, 2003

**A**buquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**

© Copyright 2003





**Harris Surveying, Inc.**  
**2412-D Monroe Street NE**  
**Albuquerque, NM 87110**

*Phone (505) 889-8056 \* Fax (505) 889-8645*

December 1, 2003

DRB Board Members

Re: Replat on Grande N.W.

Dear: Members

The purpose of this plat is to re-align the property line between lots 23 & 24. A variance has been granted for the minimum frontage per case No. 03ZHE-00529.

If there are any questions, please contact me at my office.

Sincerely,



Supplemental form

**SUBDIVISION** S

- Major Subdivision action
- Minor Subdivision action *P/F*
- 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

**ZONING & PLANNING** Z

- Annexation
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Subdivision Regulations)

**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 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.

**APPLICANT INFORMATION:**

NAME: A.T. ANCHETA PHONE: 505 341 4757  
 ADDRESS: 5002 Brandy Dr. FAX: \_\_\_\_\_  
 CITY: Abq. STATE N.M. ZIP 87107 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: owner  
 AGENT (if any): NONE PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: moving the lot line between lots 23 & 24 Block 4 Sandia Plaza Sub. to the south Minor Subdivision P/F

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. Lots 23 & 24 Block: 4 Unit: \_\_\_\_\_  
 Subdiv. / Addn. Sandia Plaza Sub.  
 Current Zoning: R-1 Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): F-14 No. of existing lots: 2 No. of proposed lots: 2  
 Total area of site (acres): 0.3444 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.) Within 1000FT of a landfill?  No  
 UPC No. 101406114412731024 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Grande Dr. N.W.  
 Between: Griegos Rd NW and Delamar Rd. N.W.

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 03ZHE-00529 1002570 (1002517-03DRB-00345-SK) *12/1/03 Update*

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: Dec 1 2003

SIGNATURE A.T. ANCHETA DATE Dec 1 2003  
 Applicant  Agent

**FOR OFFICIAL USE ONLY**

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 02013</u>	<u>P/F</u>	<u>S3</u>	<u>\$ 285.-</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input 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 <u>No</u>	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>Dec 10, 2003</u>				Total <u>\$ 285.-</u>

[Signature] 12/1/03  
 Planner signature / date

Project # 1002517



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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

- 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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

- 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.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

- 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
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

*Internal Routing*  
**Your attendance is required.**

- 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)  $145 + 70 = 215$   $140 + 145 = 285$
  - Any original and/or related file numbers are listed on the cover application
  - Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**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.

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

A. J. ANCHETA  
Applicant name (print)

[Signature]  
Applicant signature / date



Form revised MARCH 2003

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

Application case numbers  
03DRB-02013

[Signature] 12/1/03  
Planner signature / date

**Project #** 1002517



**SURVEYOR'S INSPECTION REPORT**

THIS IS TO CERTIFY:  
TO TITLE COMPANY: ALBUQUERQUE TITLE COMPANY, INC.  
TO UNDERWRITER: \_\_\_\_\_  
TO LENDER: CHARTER BANK FOR SAVINGS, FSB

THAT ON NOVEMBER 25, 1997, I MADE AN ACCURATE INSPECTION OF THE PREMISES SITUATED AT ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BRIEFLY DESCRIBED AS:

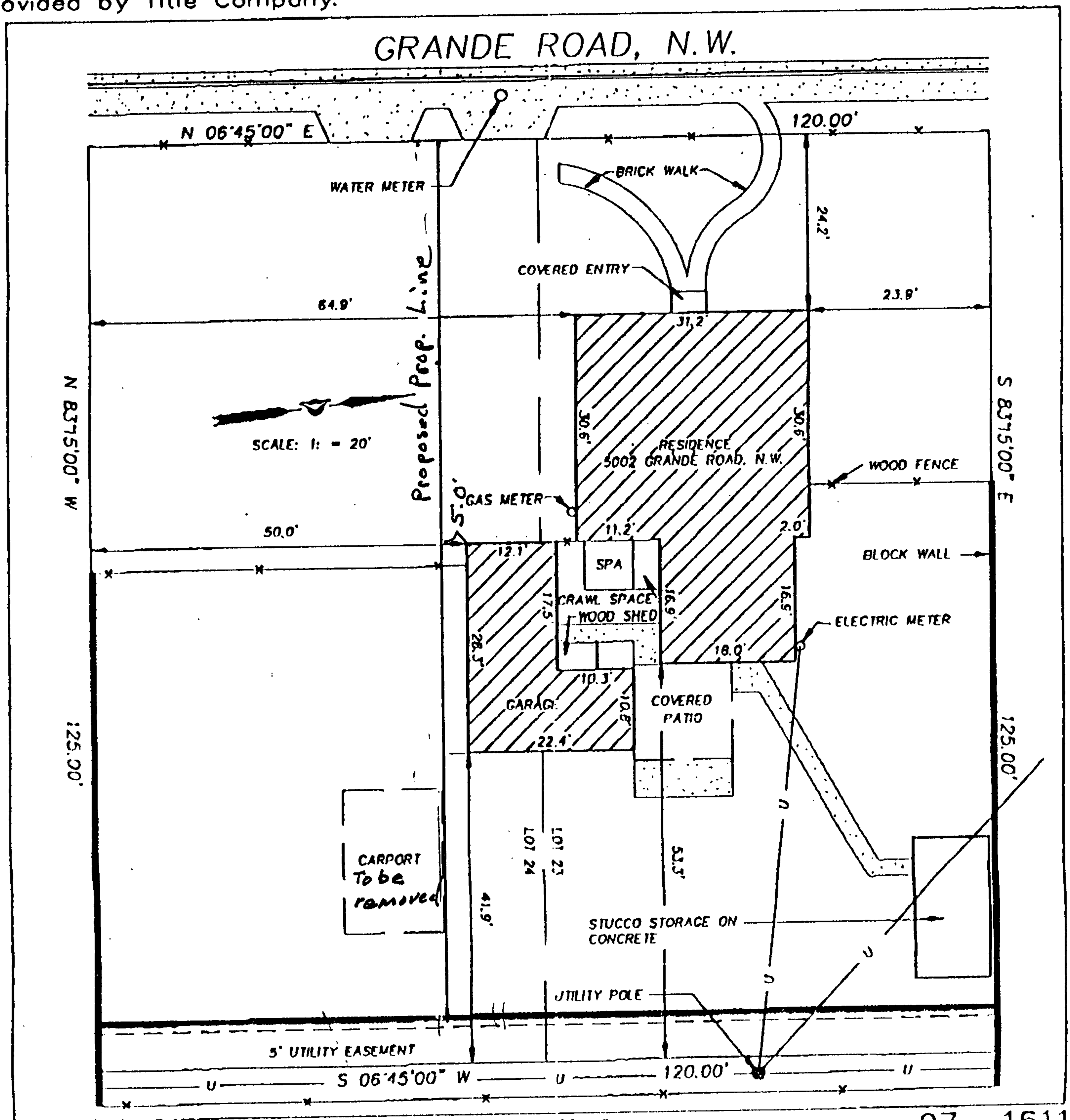
5002 GRANDE ROAD, N.W.

(DRIVE)

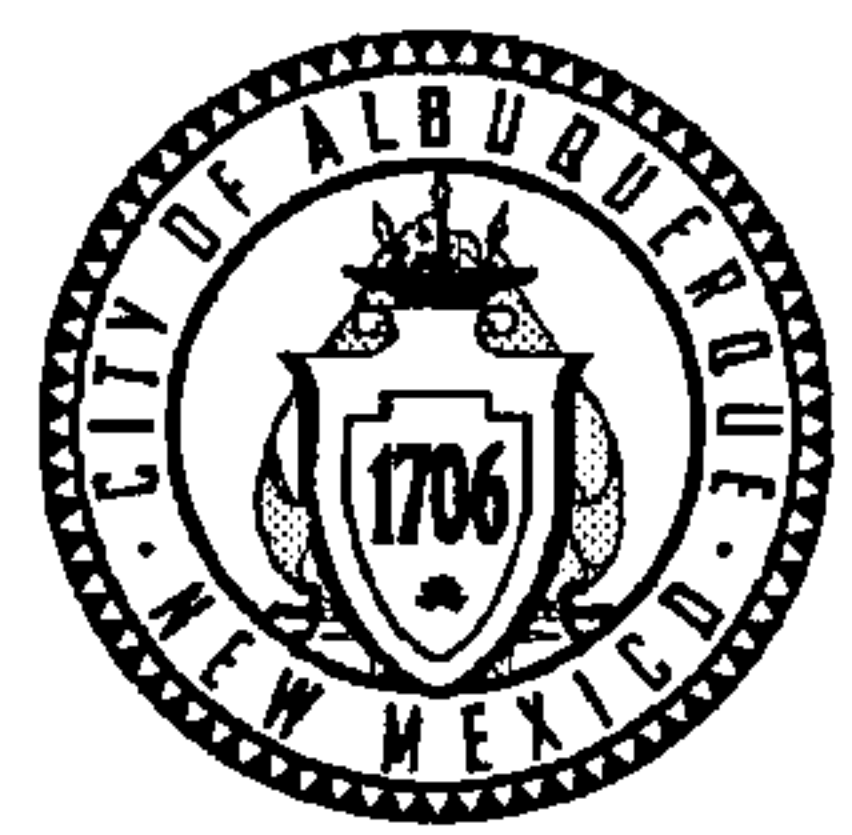
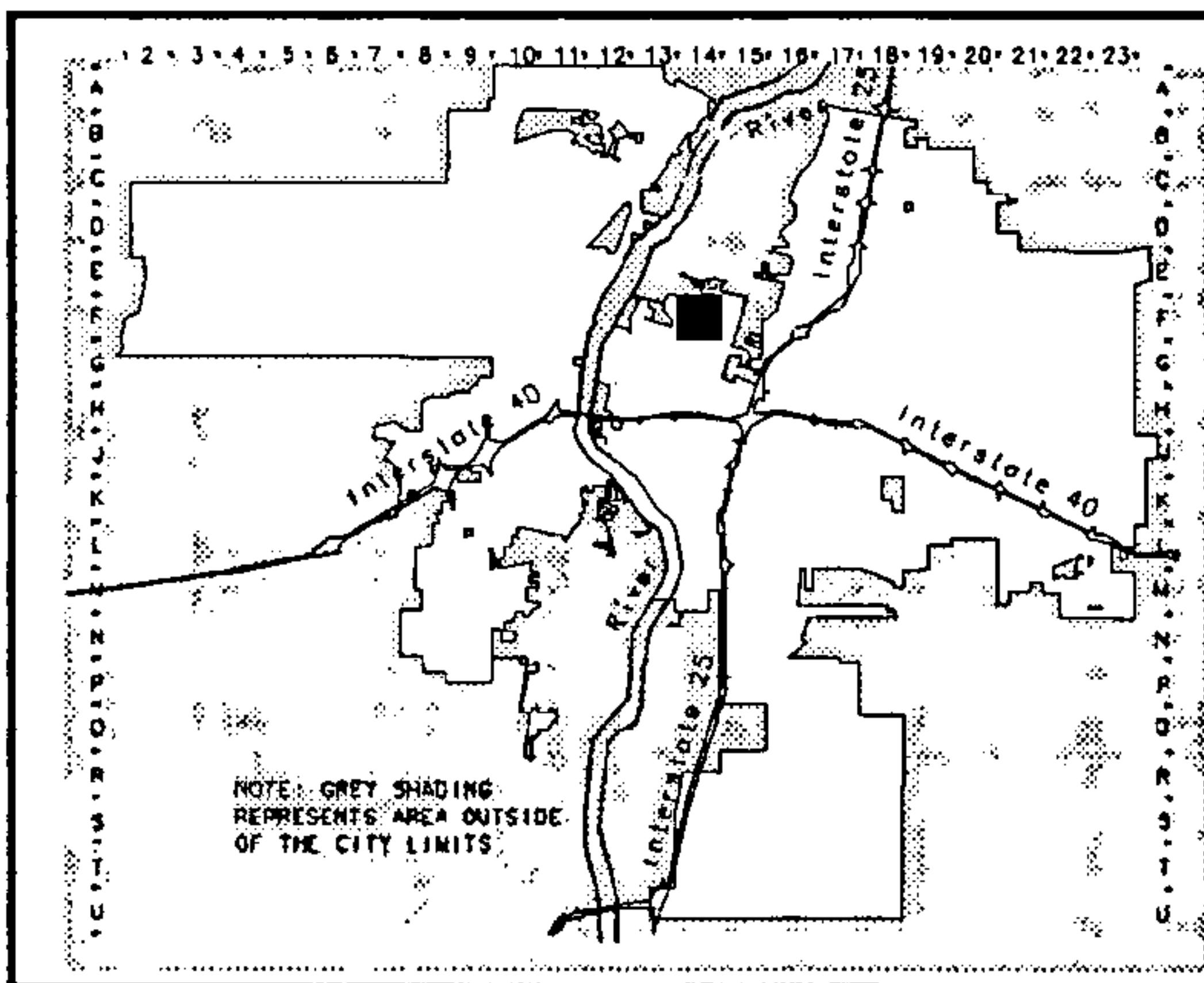
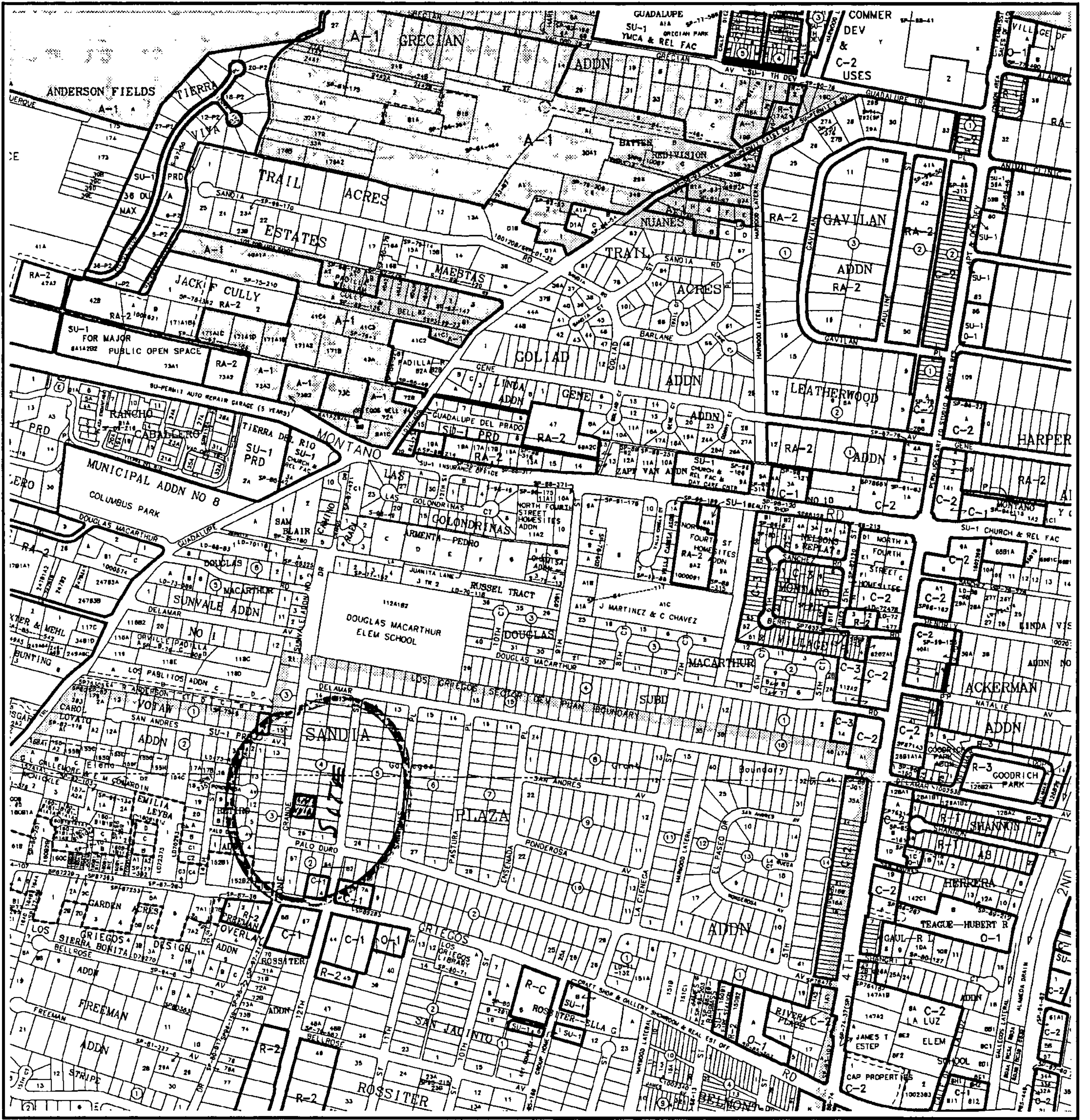
PLAT REFERENCES: Bearings, distances and/or curve data are taken from the following plot:

Lots numbered Twenty-Three (23) and Twenty-Four (24) in Block numbered Four (4) of SANDIA PLAZA, a Subdivision of a Tract of Land in School District No. 22 in Bernalillo County, New Mexico, as the same are shown and designated on the Plat of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, August 28th, 1941.

NOTE: The error of closure is one foot of error for every NO ERROR feet along the perimeter of the legal description provided.  
Easements shown hereon are as listed in Title Commitment No. 153749RS provided by Title Company.





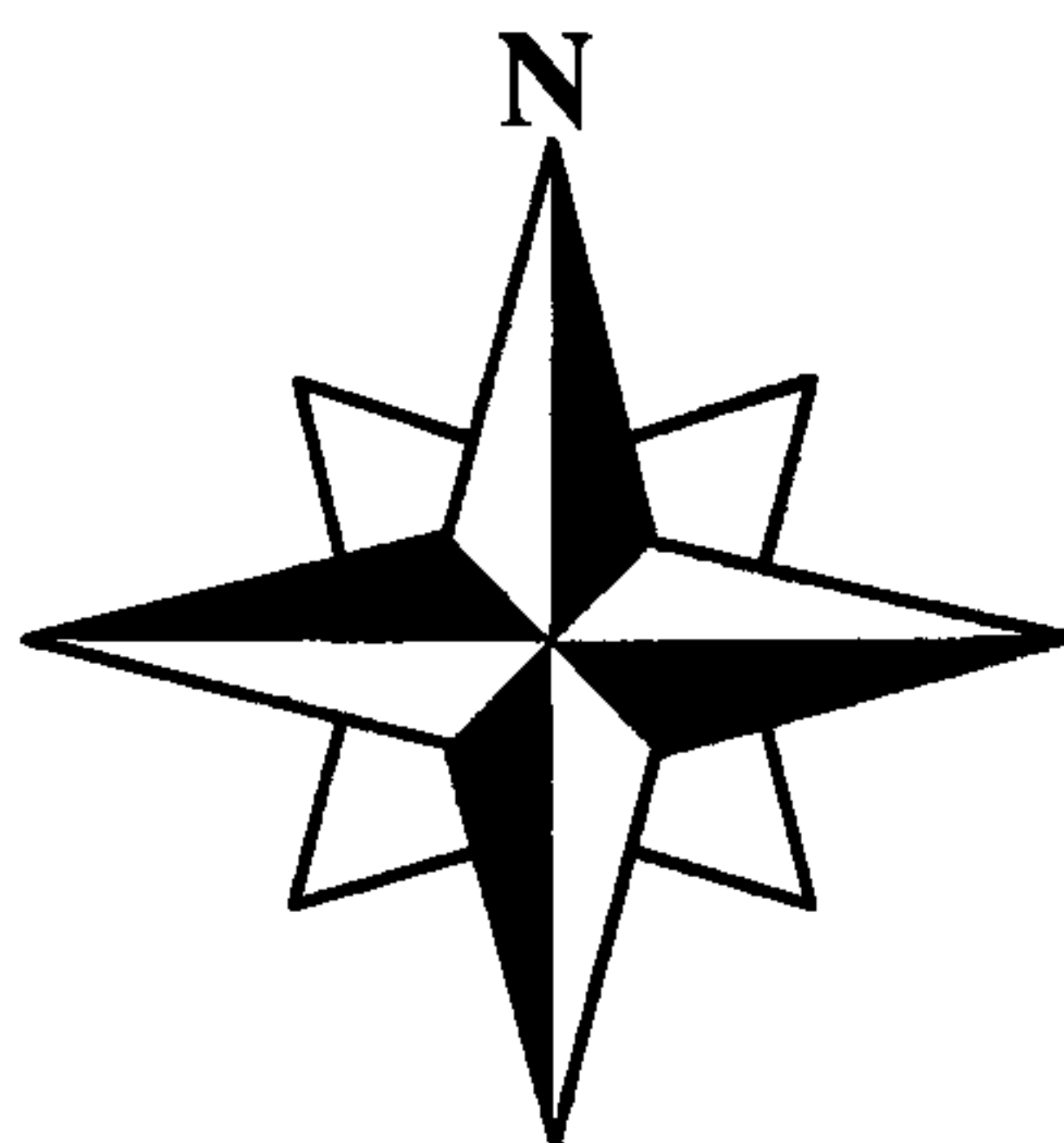


**Zone Atlas Page**

**F-14-Z**

Map Amended through November 01, 2003

**A** lbuquerque **G** eographic **I** nformation **S** ystem  
**PLANNING DEPARTMENT**  
 © Copyright 2003



**Harris Surveying, Inc.**  
2412-D Monroe Street NE  
Albuquerque, NM 87110

Phone (505) 889-8056 \* Fax (505) 889-8645

December 1, 2003

DRB Board Members

Re: Replat on Grande N.W.

Dear: Members

The purpose of this plat is to re-align the property line between lots 23 & 24. A variance has been granted for the minimum frontage per case No. 03ZHE-00529.

If there are any questions, please contact me at my office.

Sincerely,



ONE STOP SHOP ••• FRONT COUNTER  
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)  
LAND DEVELOPMENT COORDINATION SECTION (LDC)  
Plaza Del Sol - 2nd & 4<sup>TH</sup> Floor West - 600 2nd St NW 87102  
Front Counter Main Number (505) 924-3858 or 924-3895  
Main Fax (505) 924-3864

### PAID RECEIPT

APPLICANT NAME

AT ANCHETA

AGENT

ADDRESS

PROJECT NO.

100 25 17

APPLICATION NO.

\$ 285.- 441006 / 4983000 (DRB Cases)

\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ \_\_\_\_\_ 441018 / 4971000 (Notification)

\$ 285.- Total amount due

DIANA STETSON  
5002 GRANDE NW. 505-341-4757  
ALBUQUERQUE, NM 87107

95-219 281  
1070  
1061100006  
DATE 12/1/03 2206

PAY TO THE ORDER OF C.O.A.

Two hundred eighty five & 10/100 DOLLARS \$ 285.-

WELLS FARGO  
Wells Fargo Bank New Mexico, N.A.  
4341 Corrales Rd  
Corrales, NM 87048  
www.wellsfargo.com

MEMO \_\_\_\_\_

+ 1 0700 2192 106 1000006 02206

\*\*\*DUPLICATE\*\*\*

City of Albuquerque  
Treasury Division

12/01/2003 11:08AM LOC: ANN  
X  
RECEIPT# 00016589 WSH 007 TRANSH 0021  
Account 441006 Fund 0110  
Activity 4983000 TRSLJS  
Trans Amt \$285.00  
J24 Misc 10/28/02 \$285.00  
CK \$285.00  
CHANGE \$0.00

# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form

**SUBDIVISION** **S**

Major Subdivision action

~~Minor Subdivision action~~

Vacation **V**

Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN** **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

Supplemental form

**ZONING** **Z**

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 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.

**APPLICANT INFORMATION:**

NAME: Alfred ANCHETA & Diana Stetson PHONE: 341-4757

ADDRESS: 5002 Grande Dr. N.W. FAX: \_\_\_\_\_

CITY: Albuquerque STATE N.M. ZIP 87107 E-MAIL: diana.stetson@msn.com

Proprietary interest in site: Residential OWNER

AGENT (if any): NA PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Move property line between lot 24 & 23

Block 4, of Subdivision Sandia Plaza Sketch

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. 23 & 24 Block: 4 Unit: \_\_\_\_\_

Subdiv. / Addn. Sandia Plaza Subdivision

Current Zoning: Residential R-1 Proposed zoning: Same

Zone Atlas page(s): F147 No. of existing lots: 2 No. of proposed lots: 2

Total area of site (acres): 1/3 approx 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? No

UPC No. 101406114412731024 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: On Grande Dr North of Griegos

Between: 12<sup>th</sup> and Guadalupe

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): None

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 3/3/03

SIGNATURE [Signature] DATE \_\_\_\_\_

(Print) \_\_\_\_\_  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Application case numbers	Action	S.F.	Fees
<u>03DRB-00345</u>	<u>SK</u>	<u>53</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			\$ <u>0</u>

Hearing date MAR 12, 2003

JM 3/3/03  
Planner signature / date

Project # 1002517



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.

ALFRED ANCHETA  
Applicant name (print)

[Signature]  
Applicant signature / date



Form revised September 2001

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

Application case numbers  
03 DRB - 00345

[Signature] 3/3/03  
Planner signature / date  
**Project #** 100 2517

5002 Grande Dr. NW  
Albuquerque, NM 87107  
March 3, 2003

Planning Department  
City of Albuquerque

To Whom It May Concern:

We are requesting a minor subdivision action to replat two lots on our property at the above address. The lots are #23 and #24. Currently each measures approximately 60' X 125'.

In the replatting, we are requesting that one lot to be roughly 75' X 125', and the second lot to be 45' X 125'.

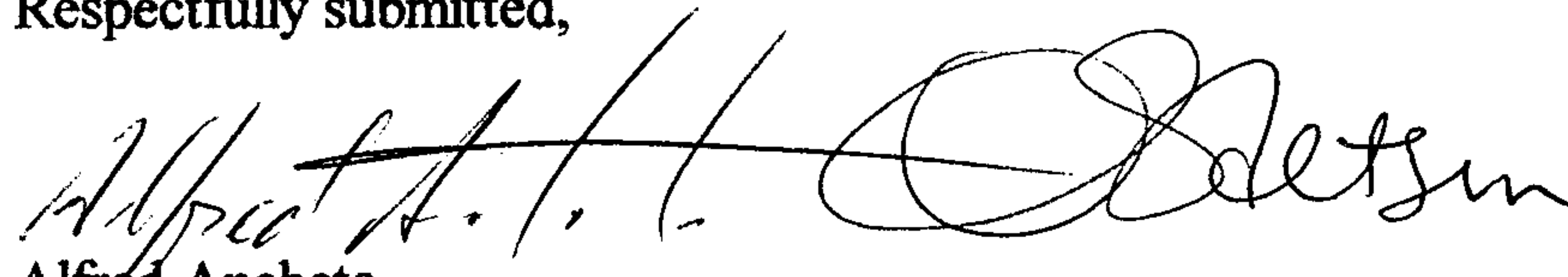
The proposed primary lot #23 of 9,375 square feet, has on it our existing residence, a garage/laundry room, and a storage shed, all of which we plan to leave as is.

The proposed second lot #24 of 5,625 square feet is mostly empty and difficult for us to maintain. There is an old carport on the proposed new property line that would be ultimately torn down.

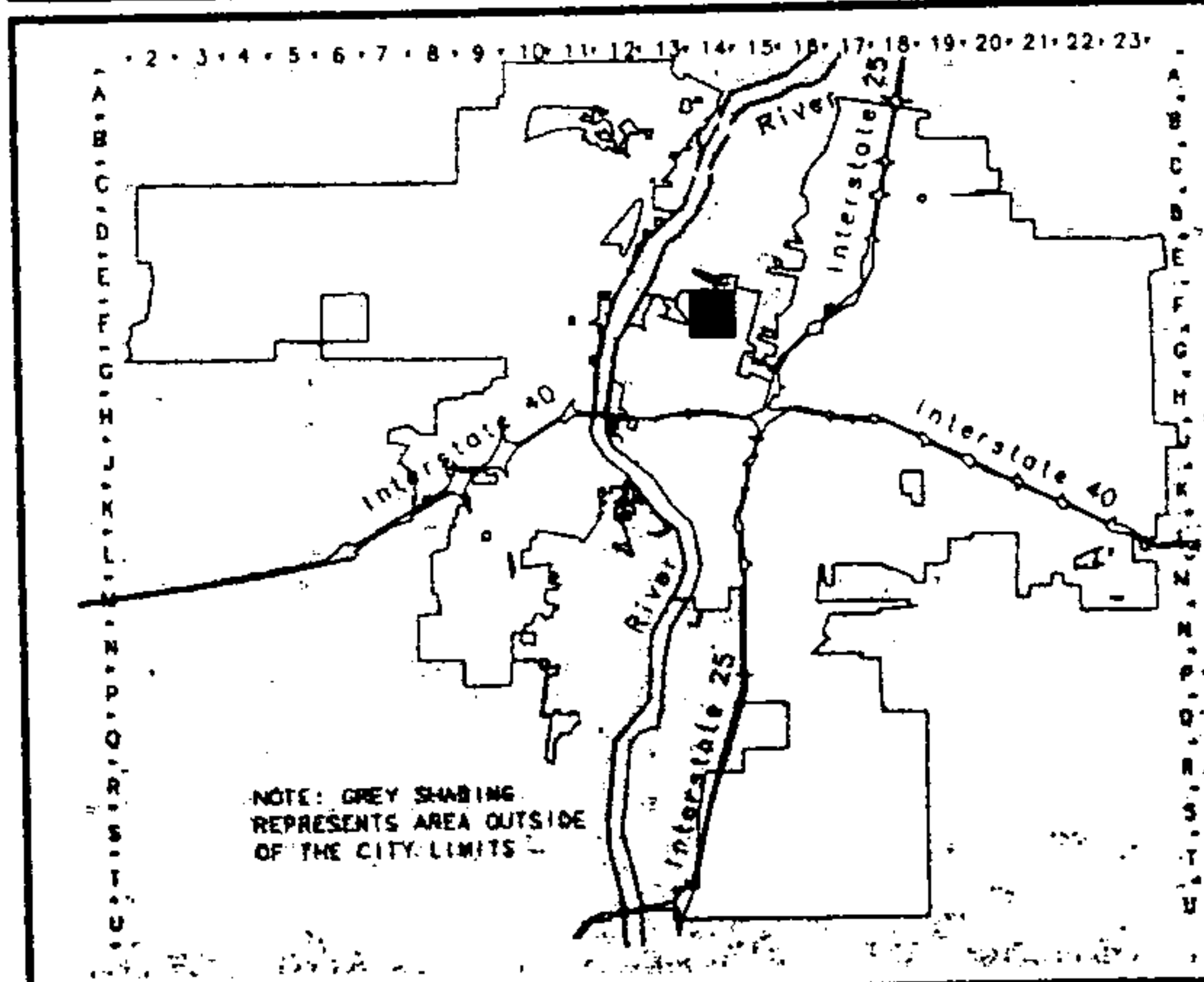
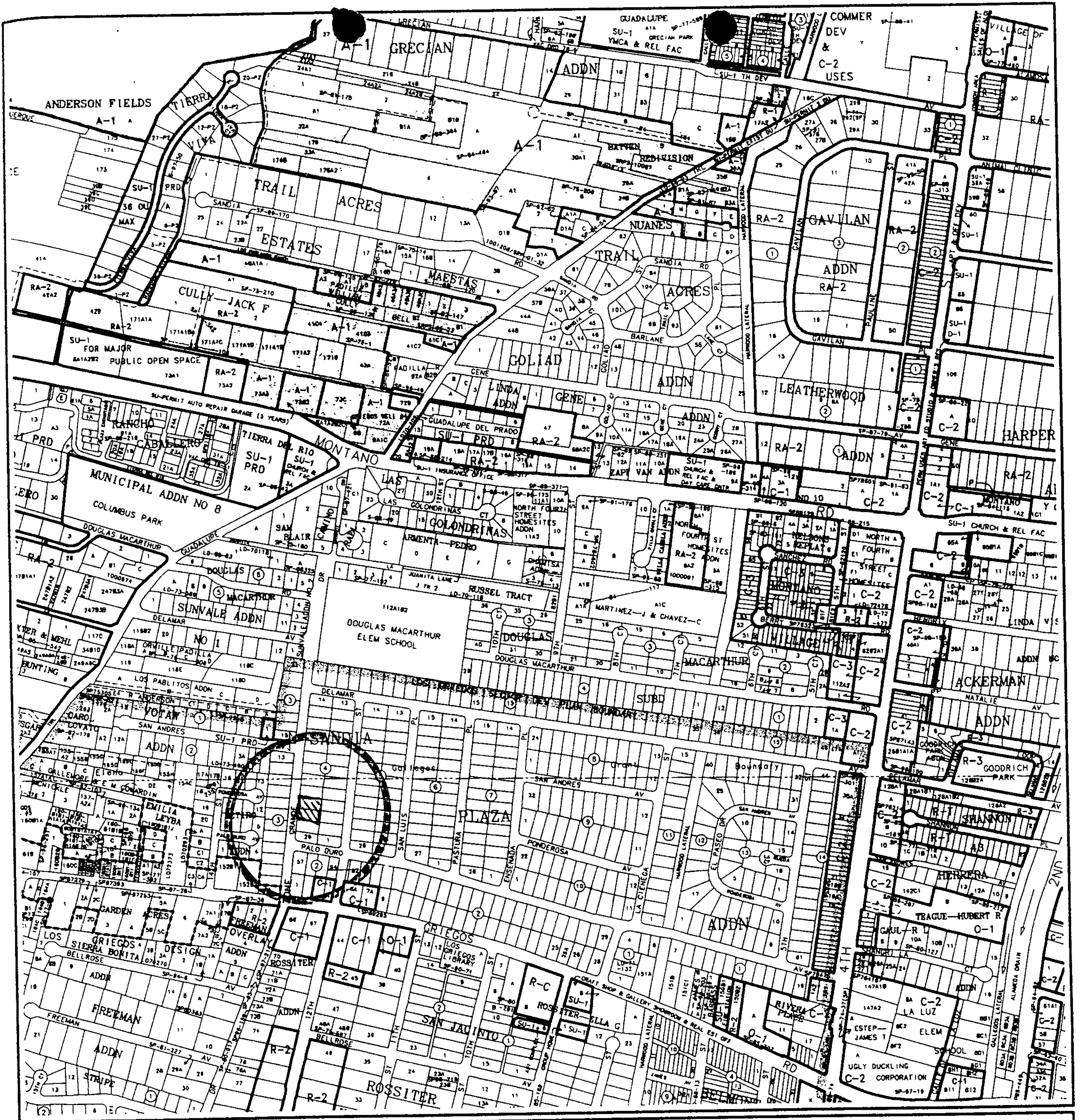
By replatting, it would allow us to have a 5' setback between our garage and lot #24 (existing lot line currently runs through the garage). Please note that our lot #24 is the only empty lot on Grande between Griegos and Montano. If our request is granted, lot #24 could be sold and developed at some future date, which we feel would be advantageous for the neighborhood.

Thank you for considering our request.

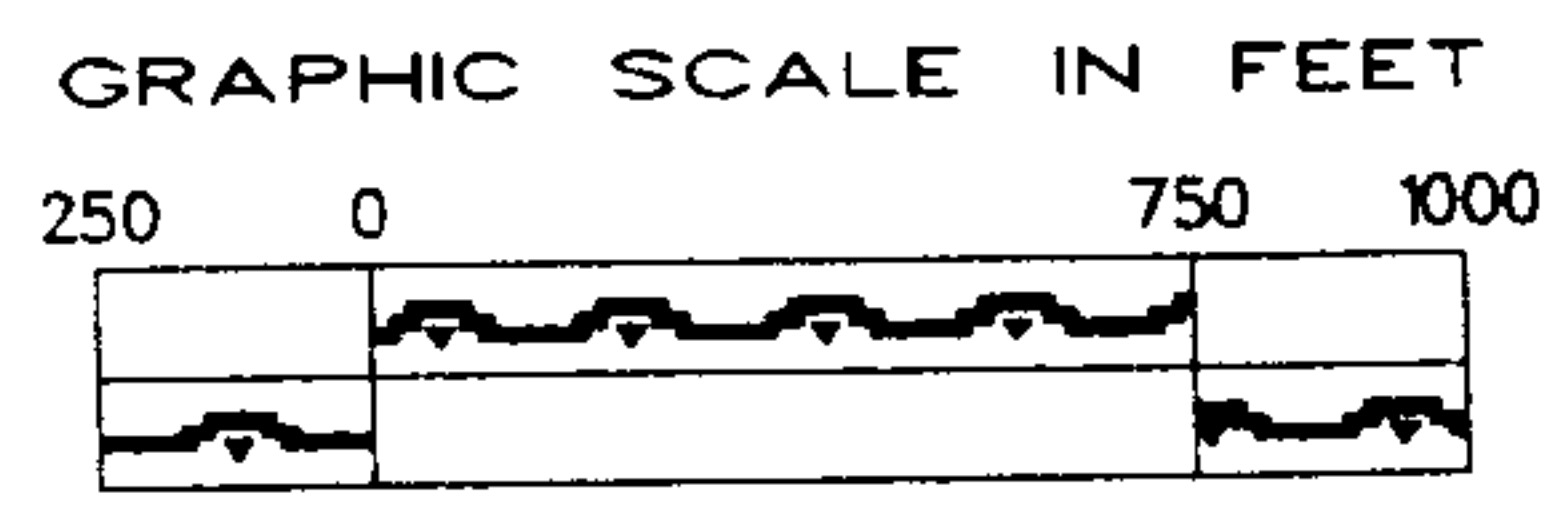
Respectfully submitted,

  
Alfred Ancheta  
Diana Stetson





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

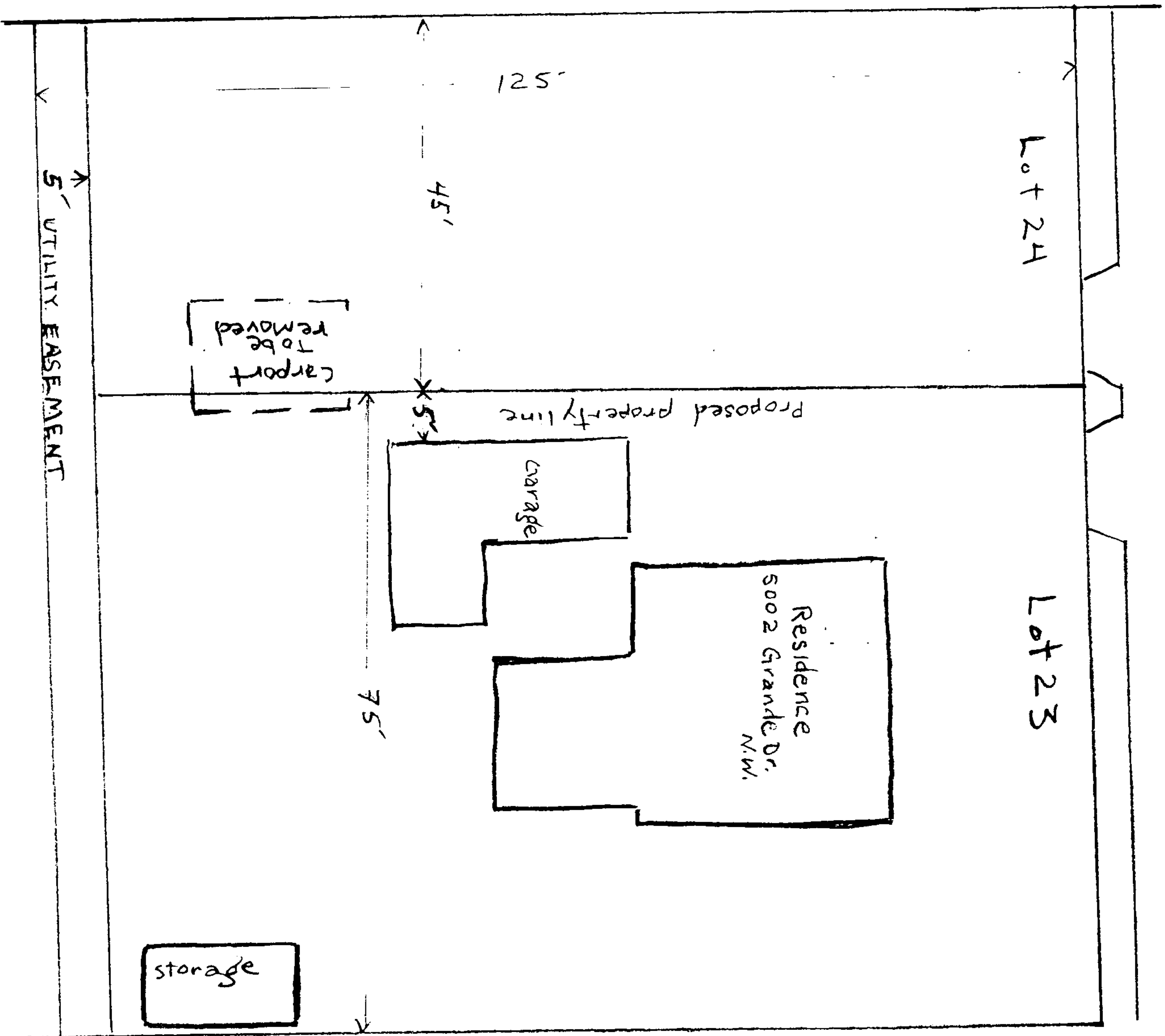


Zone Atlas Page

**F-14-Z**

Map Amended through April 03, 2002

Grande Dr.





5002 GRANDE ROAD, N.W.  
(DRIVE)

PLAT REFERENCES: Bearings, distances and/or curve data are taken from the following plot:

Lots numbered Twenty-Three (23) and Twenty-Four (24) in Block numbered Four (4) of SANDIA PLAZA, a Subdivision of a Tract of Land in School District No. 22 in Bernalillo County, New Mexico, as the same are shown and designated on the Plat of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, August 28th, 1941.

NOTE: The error of closure is one foot of error for every NO ERROR feet along the perimeter of the legal description provided.

Easements shown hereon are as listed in Title Commitment No. 153749RS provided by Title Company.

