

16



DRB CASE ACTION LOG
REVISED 3/20/2003

4-16-03
JAA

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

DRB Application No.: 03-00477 (P&F)
Project Name: **CASAS SERENAS SUBDIV.**
Agent: Surveys Southwest Ltd.

Project # 1002560
EPC Application No.: ~~998-0303~~
Phone No.: 948-0303

Project Number

1002560

Your request for (SDP for SUB), (SDP for BP), **FINAL PLATS**, (MASTER DEVELOP. PLAN), was approved on 4/2/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: Park dedication payment needed.

PLANNING (Last to sign): DXF JAA 4/16/03

- 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.

Include 3 copies of the approved site plan along with the originals. County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

Copy of final plat AND a DXF File for AGIS is required.

Copy of recorded plat for Planning.

4-16-03
800

APPLICATION NO. 03DRB-00477	PROJECT NO. 1002560
PROJECT NAME CASAS SERENAS S/D	
EPC APPLICATION NO.	
APPLICANT / AGENT SURVEYS SW	PHONE NO. 998-0303
ZONE ATLAS PAGE L-19	DAN G.

ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED CS	DATE 4/14/03	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED DM	DATE 4/16/03	DATE
COMMENTS:		
DXF		

(Return form with plat / site plan)

Christina -
Claire has
the check.
for cash-in-kind
Sheran

6/1/12
7/1/12

MA.

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002560 Subdivision Name Casas Serenas, Lots 1A & 1B, Block 6

Surveyor Gary Gritsko Company Surveys SW

Contact person _____ Phone # _____ email ggrits@swsurvey.com

Neal Wierberg
Approved

*Not Approved

4/15/03
Date

DXF RECEIVED

4/15/03 DATE via email

HARD-COPY RECEIVED

~~4/14/03~~ DATE

DISCLOSURE STATEMENT

ground coordinates rotated to grid NAD27

*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 necessary to rotate 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 4/16/03 Client Notified email

16



DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-00477 (P&F)	Project # 1002560
Project Name: CASAS SERENAS SUBDIV.	EPC Application No.: 998-0303
Agent: Surveys Southwest Ltd.	Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BP), **FINAL PLATS**, (MASTER DEVELOP. PLAN), was approved on 4/2/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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Copy of recorded plat for Planning.

Project Number 1002560



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 2, 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

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: 10:42 a.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 # 1001012**
03DRB-00366 Major-Two Year SIA

LARRY READ & ASSOCIATES, agent(s) for COUNTRY SIDE PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNSHINE COUNTRY – MOBILE HOME PARK II**, zoned SU-Mobile Home Park, located on BLAKE RD SW, between COORS SW and UNSER SW containing approximately 7 acre(s). [REF: DRB-98-64, 01450-00056] (N-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION APPROVED.**

2. **Project # 1001085**
03DRB-00372 Major-Two Year SIA

ANTHONY DECK request(s) the above action(s) for all or a portion of Lot(s) 16 and 17, **ROSEWOOD SUBDIVISION**, zoned R-D (15DU/A) located on BLOSSOMWOOD NW, between HANOVER NW and I-40 containing approximately 10 acre(s). [REF: 01DRB-00261, S-96-31] (J-10) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1002525**
03DRB-00367 Major-Vacation of Pub
Right-of-Way
03DRB-00368 Major-Vacation of Pub
Right-of-Way
03DRB-00369 Major-Vacation of
Public Easements
03DRB-00370 Minor-Sketch Plat or
Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORP request(s) the above action(s) for all or a portion of Lot(s) 10 – 23, Block(s) 19, **NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, VINEYARD COURT ESTATES**, zoned RD, located on CARMEL AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 14 acre(s). [REF: 02EPC-01353, 02EPC-01354, 02EPC-01355] (C-20) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

4. **Project # 1002527**
03DRB-00373 Major-SiteDev Plan
BldPermit

ABQ ENGINEERING INC agent(s) for CARLA GALLIPOLI request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 16, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU-2 / IP, located on CARMEL AVE NE, between I-25 NE and SAN PEDRO NE containing approximately 1 acre(s). [REF: Z-87-42] (C-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO VERIFY THAT THERE IS ADEQUATE ROOM FOR DELIVERY VEHICLES.**

5. **Project # 1002528**
03DRB-00374 Major-Vacation of
Public Easements

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) OS-4, **HIGH DESERT SUBDIVISION**, zoned SU-2/HD/RLT, located east of TRAMWAY NE, between GLENWOOD HILLS SUBDIVISION AND U. S. GOVERNMENT LANDS [REF: CSU-89-12, 02DRB-01860, 01652, DRB-91-343] (F-23) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITION.**

6. **Project # 1002462**
03DRB-00166 Major-Vacation of Public
Easements

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SADLER SOUTHWEST LTD. request(s) the above action(s) for all or a portion of Tract(s) 3, **MENAU DEVELOPMENT AREA**, zoned M-1 light manufacturing zone, located on UNIVERSITY BLVD NE, between MENAU BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). [Deferred from 4/2/03] (H-15) **DEFERRED AT AGENT'S REQUEST TO 4/23/03.**

7. **Project # 1002138**
03DRB-00238 Major-Vacation of Pub
Right-of-Way
03DRB-00237 Minor-Prelim&Final Plat
Approval
03DRB-00239 Minor-Sidewalk Variance
03DRB-00240 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES, INC., agent(s) for SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 19, Block(s) 2, (to be known as **ABIS SUBDIVISION, NORTH ALBUQUERQUE ACRES, TRACT 2 UNIT 3**, zoned RD, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [Deferred from 3/19/03] [REF: 02DRB-01219] (C-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/2/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/5/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED 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.**

8. **Project # 1002379**
03DRB-00269 Major-Preliminary Plat
Approval
03DRB-00270 Major-Vacation of Pub
Right-of-Way
03DRB-00271 Major-Vacation of Pub
Right-of-Way
03DRB-00272 Major-Vacation of Pub
Right-of-Way
03DRB-00273 Major-Vacation of Pub
Right-of-Way
03DRB-00274 Minor-Vacation of Private
Easements
03DRB-00275 Minor-Vacation of Private
Easements
03DRB-00276 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-26, Block 4 and Lot(s) 35-42, Block(s) 5, UNIT 4, **PARADISE HEIGHTS, (to be known as PARADISE SKIES, UNIT 10 SUBDIVISION)** zoned R-1 residential zone, located on Rockcliff Blvd NW, south of McMahon Blvd NW containing approximatley 9 acre(s). [REF: 02-01867 (SK)] [Deferred from 4/2/03] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**

9. **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 4/2/03] (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/9/03.**

10. **Project # 1002243**
03DRB-00121 Major-Preliminary Plat Approval
03DRB-00122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 463, Town of Atrisco Grant, Unit 7, (to be known as **DESERT SAGE SUBDIVISION, UNIT 3**) zoned RD (9DU/AC), located on 82ND ST SW, between SAGE RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF:02EPC01460] [DEFERRED FROM 4/2/03] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/9/03.**

11. **Project # 1000184**
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). [Deferred from 3/12/03] (K-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

03DRB-00442 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD. agent(s) for ROBERT DICKSON request(s) the above action(s) for all or a portion of Tract(s) A-7, BANNER SQUARE ADDITION, **CAMPUS LOFTS**, zoned SU-2/SU-1/PUD, located on ARNO ST NE, between COPPER AVE. NE and BROADWAY BLVD NE containing approximately 1 acre(s). [REF: 03DRB-00223/00224] [Deferred from 3/26/03] (K-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE AND THE 15-DAY APPEAL PERIOD ON THE VACATION ACTION.**

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.

12. **Project # 1002402**
03DRB-00467 Minor-SiteDev Plan
BldPermit/EPC
- LEE GAMELSKY ARCHITECTS PC agent(s) for CITY OF ALBUQUERQUE, Parks & Recreation Department, request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **U. N. M. PARCELS**, zoned SU-2 special neighborhood zone, R-2 and O-1, located on LOUISIANA AND CONSTITUTION NE, between LOUISIANA BLVD NE and PENNSYLVANIA NE containing approximately 12 acre(s). [REF: Z-68-90, 02EPC-01942, Z-83-33] [Juanita Vigil, EPC Case Planner] (J-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR VERIFICATION OF SEWER ACCOUNT AND FOR A REVISED UTILITY PLAN AND TRANSPORTATION DEVELOPMENT BECAUSE PUBLIC SIDEWALKS NEED TO BE CONTAINED WITHIN PUBLIC EASEMENTS OR RIGHT-OF-WAY.**
13. **Project # 1000074**
03DRB-00392 Minor-SiteDev Plan
Subd/EPC
03DRB-00394 Minor-SiteDev Plan
BldPermit/EPC
03DRB-00395 Minor- Prelim&Final Plat
Approval
- TIERRA WEST LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) H-3-A, LA REINA DEL LOS ALTOS, to be known as **KRISPY KREME @ SANDIA PLAZA**, zoned C-2 (SC), located on JUAN TABO BLVD NE, between JANE PL. NE and CANDELARIA NE containing approximately 9 acre(s). [REF: 02EPC-01478 & 01479] **[Russell Brito (for Len Malry) EPC Case Planner]** [Deferred from 3/19/03 and 3/26/03 and 4/2/03] (G-21) **DEFERRED AT THE BOARD'S REQUEST TO 4/9/03.**

14. **Project # 1002331**
03DRB-00265 Minor-SiteDev Plan
Subd/EPC
03DRB-00263 Minor-SiteDev Plan
BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for AMERICAN SOCIETY OF RADIOLOGIC TECHNOLOGISTS request(s) the above action(s) for all or a portion of Tract(s) A1, A2, A3, **CHANT PROPERTY ADDITION**, zoned SU-1 Industrial Development, located on CENTRAL AVE SE EAST OF CARMELLA DR SE, containing approximately 10 acre(s). [REF: 02EPC-01689, 02EPC-01686] [Deferred from 3/19/03 and 3/26/03] [Russell Brito, EPC Case Planner] (L-23) **INDEFINITELY DEFERRED ON A NO SHOW.**

03DRB-00400 Minor- Prel & Final Plat

SURVEYS SOUTHWEST LTD., agent(s) for JOHN PADILLA, request(s) the above action(s) for all or a portion of Tract(s) A-1, A-2 and A-3, **CHANT PROPERTY ADDITION**, zoned SU-1 Industrial Development, located on N.M. State Highway 333, containing approximately 10 acre(s). [REF: DRB-97-109, 02EPC-01689, 02EPC-01686, 03DRB-00263 & 00265] [Deferred from 3/19/03 and 3/26/03] (L-23) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

15. **Project # 1001871**
03DRB-00475 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA, agent(s) for RANDALL HOMES LLC request(s) the above action(s) for all or a portion of Lot(s) 28 & 29, Block(s) 12, (to be known as **DESERT HIGHLANDS @ LA CUEVA SUBDIVISION**, NORTH ALBUQUERQUE ACRES TRACT 1, UNIT 3, zoned RD (3 DU/Ac) located on MODESTO AVE NE between WYOMING BLVD NE and BARSTOW ST NE containing approximately 3 acre(s). (C-19) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002560**
03DRB-00477 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for HECTOR ALVAREZ request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 6, **CASAS SERENAS SUBDIVISION**, zoned RT, located on BELL SE, between TENNESSEE ST SE and TEXAS ST SE containing approximately 1 acre(s). [REF: ZA-87-338] (L-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR DXF FILE.**

17. **Project # 1001463**
03DRB-00479 Major-Final Plat
Approval

CLARK CONSULTING ENGINEERS agent(s) for LLAVE CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 1-5 & 6A, Block(s) 19, Tract(s) 3, Unit 3, North Albuquerque Acres (to be known as **VENTURA VILLAGE** , zoned R-D residential and related uses zone, developing area, located on VENTURA NE between HOLLY NE and VENTURA NE containing approximately 5 acre(s). [REF: 01460-01291, 01494, 02EPC00148, 02EPC10058] [Deferred from 4/2/03, agent not present.] (C-20) **DEFERRED TO 4/9/03.**

18. **Project # 1001534**
02DRB-01931 Minor-Prelim&Final Plat
Approval

CLARK CONSULTING ENGINEERS agent(s) for LLAVE CONSTRUCTION, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT 4A**, zoned RD residential zone, located on the eastside of VENTURA ST NE, between ANAHEIM AVE NE and CARMEL AVE NE containing approximately 2 acre(s). [REF: 01DRB-01446] [Deferred from 1/8/03] [Final Plat was Indefinitely Deferred] [Deferred from 4/2/03 agent was not present.] (C-20) **DEFERRED TO 4/9/03.**

19. **Project # 1002321**
03DRB-00478 Major-Final Plat
Approval

BOHANNAN HUSTON INC, agent(s) for TIBURON INVESTMENT CO request(s) the above action(s) for all or a portion of Tract(s) 8A-1, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP industrial park zone, located on WYOMING NE, between MASTHEAD NE and RUTLEDGE RD NE containing approximately 52 acre(s). [REF: 00410-01191] [Heard in error under Project #1000633 on 4/2/03, correct Project # is 1002321] (D-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR AN ADEQUATE SANITARY SEWER EASEMENT AND PLANNING FOR THE DXF FILE AND AMAFCA'S SIGNATURE.**

20. **Project # 1001934**
02DRB-01864 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC., agent(s) for WILLIAM RIORDAN request(s) the above action(s) for all or a portion of Lot(s) 4, **ALVARADO GARDENS - UNIT 1**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between MATTHEW NW and CAMPBELL NW containing approximately 3 acre(s). [DEFERRED FROM 12/18/02] [Final plat was indefinitely deferred for the SIA] [Deferred from 4/2/03 agent was not present] (G-12) **DEFERRED TO 4/9/03.**



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

F

Development Review Board Comments

Project Number: 1002560
Application Number: 03DRB-00477

DRB Date: 4/2/03
Item Number: 16

Subdivision:

Lot 1, Block 6, Casas Serenas Subdivision

Zoning: RT

Zone Page: L-9

New Lots (or units) : 1

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:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 1 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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
PLANNING DEPARTMENT
Development Review Board
4/2/03 Comments**

Item # 16

Project # 1002560

Application # 03DRB-00477

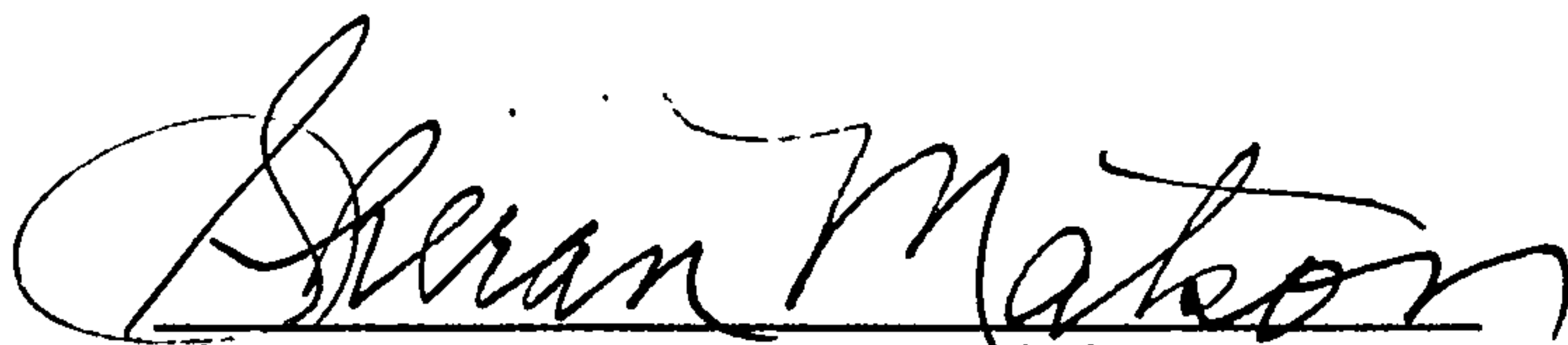
Subject: Casas Serenas Subdivision

No objection to the requested platting actions.

Per DPM amendment, Planning cannot sign the final plat until AGIS dxf file requirements are met. Take the digital file plus one hard copy of the final plat to AGIS. Once you obtain an approval slip from them, bring the plat mylar and the approval slip to the Front Counter for Planning's signature. We cannot store the mylar until you have AGIS approval as we are short of storage space.

Applicant can record the plat. Please be sure Planning gets a copy of the recorded plat to close the file.

The Project & Application #s must appear on the plat.



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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002560

Item No. 16

Zone Atlas L-19

DATE ON AGENDA 4-02-03

INFRASTRUCTURE REQUIRED () YES (x) NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- () SKETCH PLAT (x) PRELIMINARY PLAT (x) 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:



City of Albuquerque
 CITY OF ALBUQUERQUE, NEW MEXICO 87103
 PUBLIC WORKS DEPARTMENT
 DEVELOPMENT SERVICE
 HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002560

AGENDA ITEM NO: 16

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:() APP:() SIGN-OFF:(x) EXTN:() AMEND:()

ENGINEERING COMMENTS:

No adverse comment.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; 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: April 2, 2003

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION Major Subdivision action Minor Subdivision action Vacation Variance (Non-Zoning)

S P+P V

ZONING Annexation & Zone Establishment Sector Plan Zone Change Text Amendment

Supplemental form Z

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

P

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

A

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 HECTOR ALVAREZ PHONE: 888-1332

ADDRESS 8108 BELL AVE SE FAX: _____

CITY ALBU STATE NM ZIP 87108 E-MAIL: _____

Proprietary interest in site OWNER

AGENT (if any) SURVELLS SOUTHWEST, LTD PHONE: 998-0303

ADDRESS 333 LOMAS BLVD NE FAX: 998-0306

CITY ALBU STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: DIVIDE ONE EXISTING LOT INTO TWO NEW LOTS & TO DEDICATE ADDITIONAL STREET RIGHT-OF-WAY.

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 LOT 1 Block: 6 Unit: 1

Subdiv / Addn CASAS SERENAS SUBDIVISION

Current Zoning R-T Proposed zoning: _____

Zone Atlas page(s) L-19-2 No. of existing lots: 1 No. of proposed lots: 2

Total area of site (acres) 0.15496 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 1-019-056-348-456-11313 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 8108 BELL SE

Between TENNESSEE ST. SE and TEXAS ST. SE

CASE HISTORY.

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 2A-87-338

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

SIGNATURE Dan Graney DATE 3-24-03

(Print) Dan Graney _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03 DRB</u>	<u>DRB</u>	<u>53</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 checked="" 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 2 2003</u>			Total \$ <u>285.-</u>

JM 3/25/03
Planner signature / date

Project # 1002560

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

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) $145 + (70 \times 2) = 145 + 140 = 285$
- 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.

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.

Dan Graney Applicant name (print)
Dan Graney Applicant signature / date



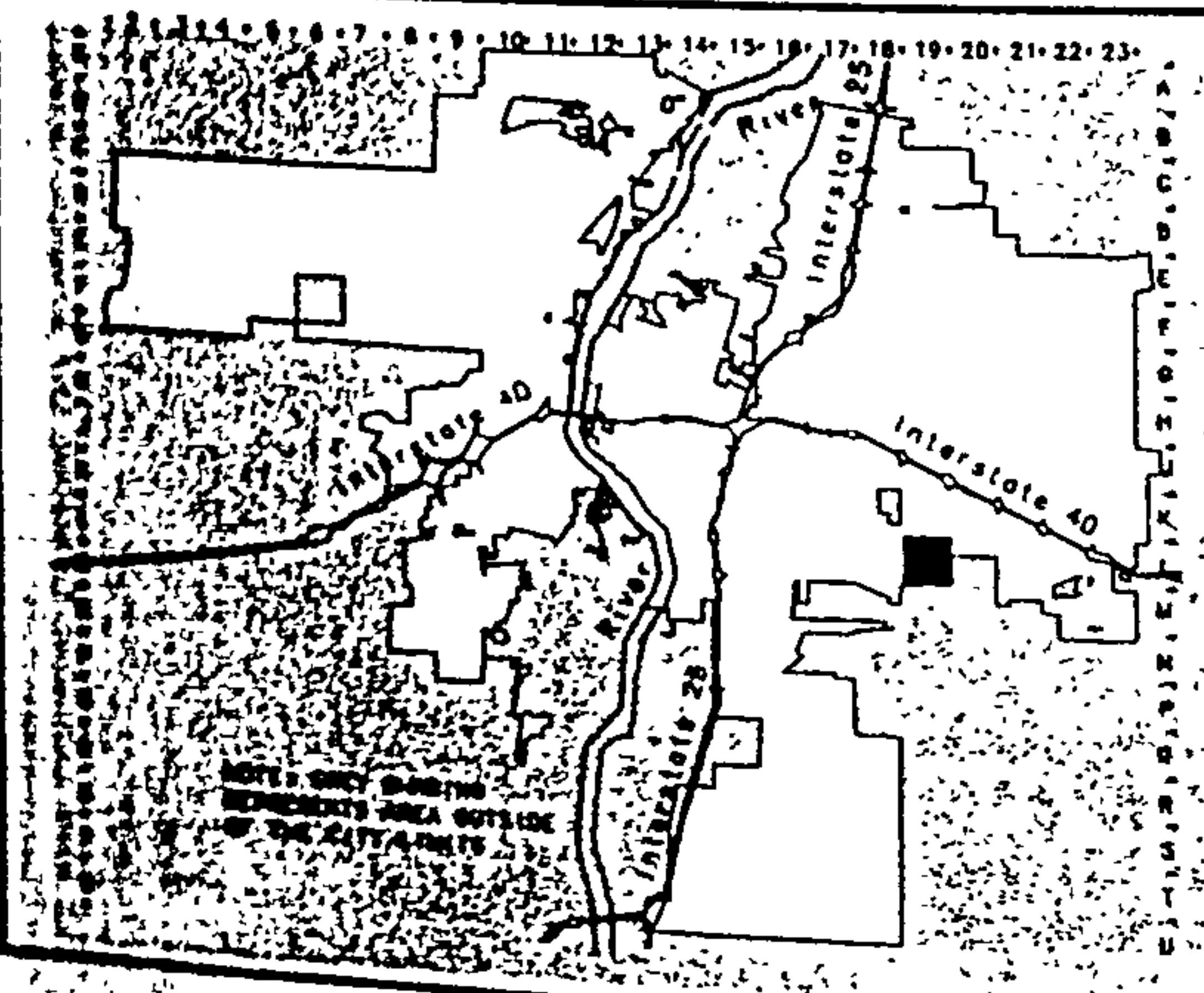
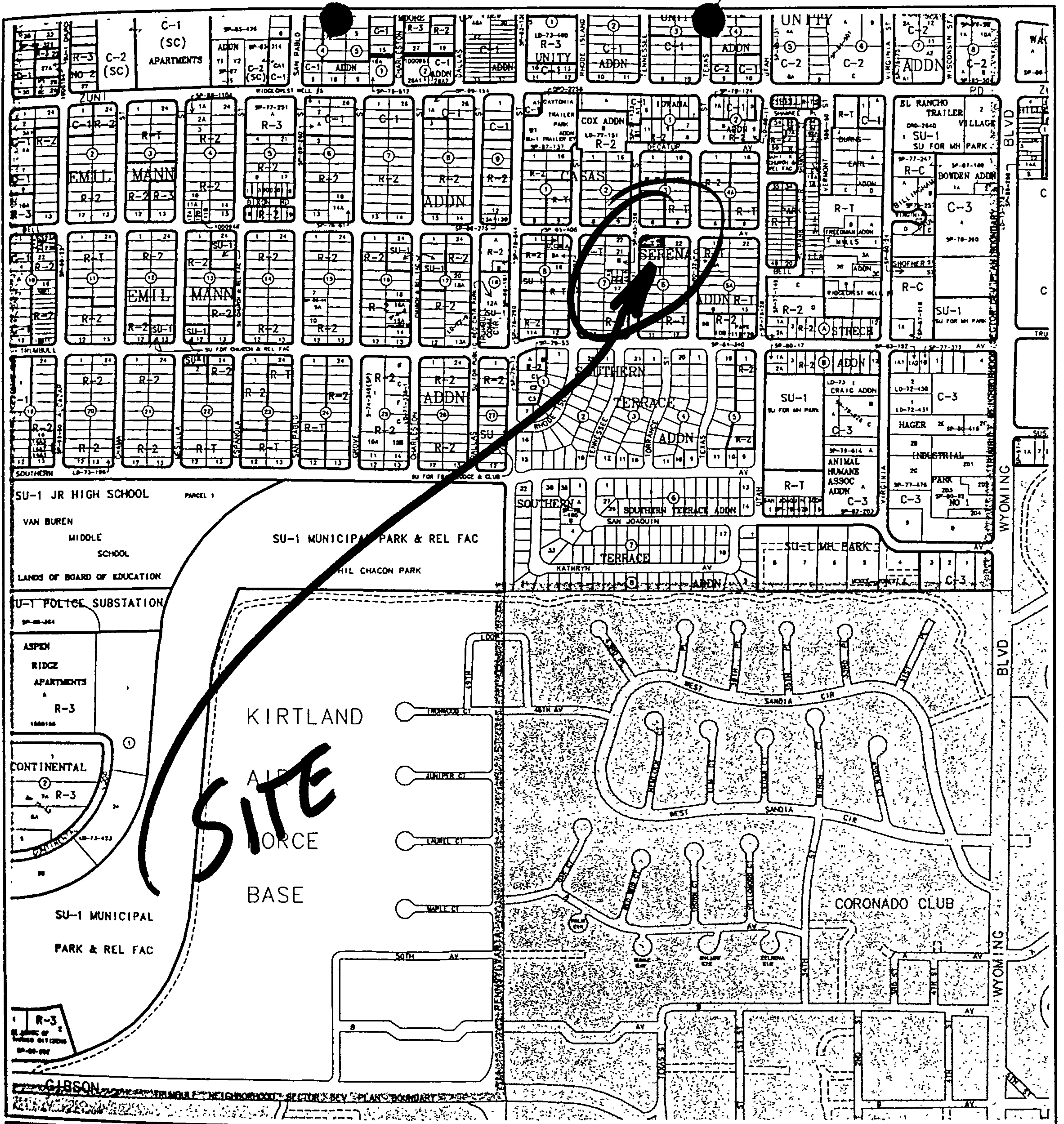
Form revised September 2001

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

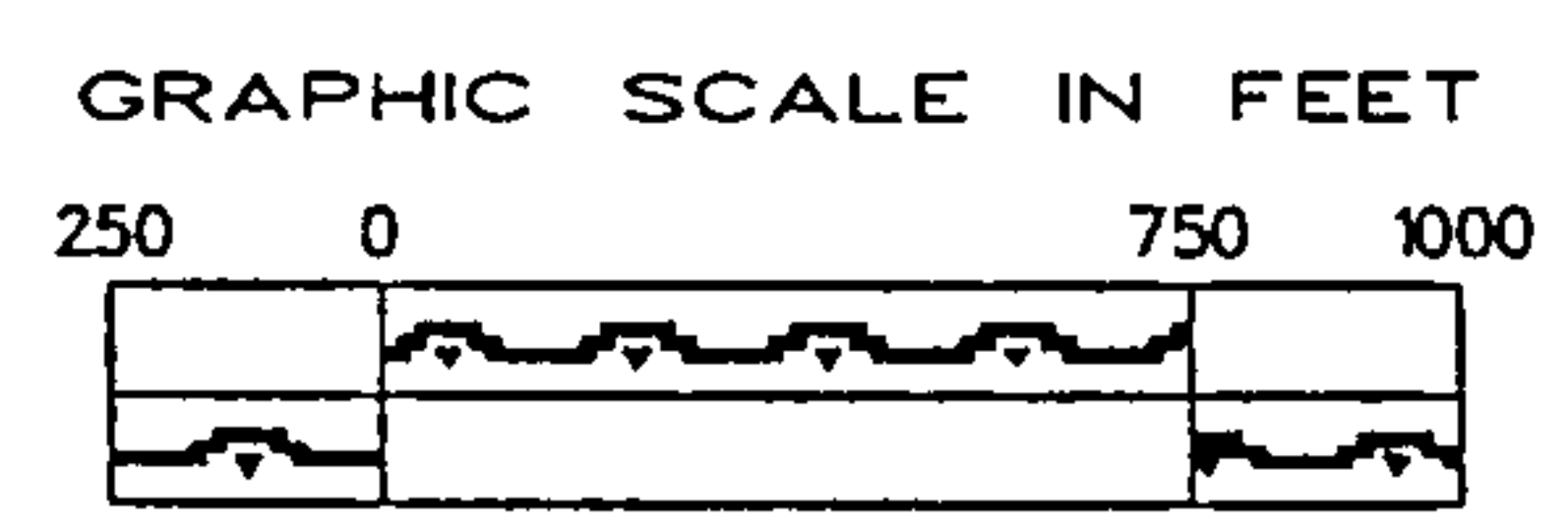
Application case numbers
03DRB - 00477

Feb 2003
Jm 3/25/03
Planner signature / date

Project # 1002560



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
© Copyright 2001



Zone Atlas Page

L-19-Z

Map Amended through July 23, 2001

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

March 24, 2003

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

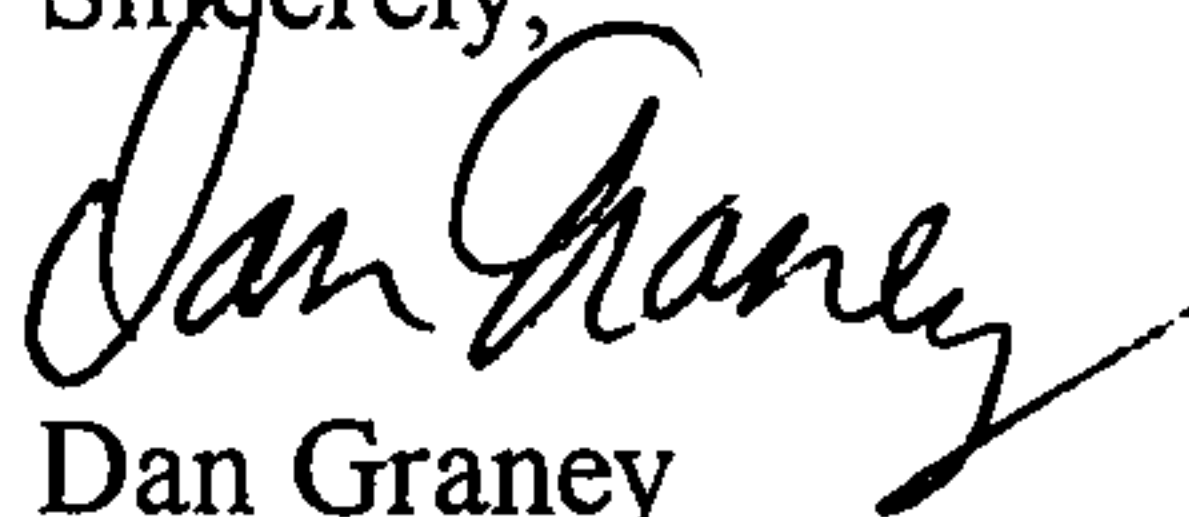
REF: LOTS 1-A & 1-B, BLOCK 6, CASAS SERENAS SUBDIVISION

Dear Board Members:

Surveys Southwest, LTD is requesting to divide One (1) existing lot into Two (2) new lots and to dedicate additional street right-of-way for the above referenced property.

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney
President

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 & 4TH 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 Hector Alvarez
AGENT Surveys SW
ADDRESS _____
PROJECT NO. 100 2560
APPLICATION NO. 03 DRB - 00477

\$ 285.- 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ _____ 441018 / 4971000 (Notification)


\$ 285.- Total amount due

HECTOR ALVAREZ
CECILIA RAMIREZ
8108 BELL AVE SE (505)266-0752
ALBUQUERQUE NM 87108-4104

03-21-03 DATE

1234
95-681/1070

PAY TO THE ORDER OF City of Albuquerque \$ 285.00
Two Hundred & Eighty Five DOLLARS 00/100

 BANK OF AMERICA
Del Norte Office
1-800-488-2265

Hector Alvarez NP

FOR _____
⑆ 1070068131⑆ 1234 276033990⑆

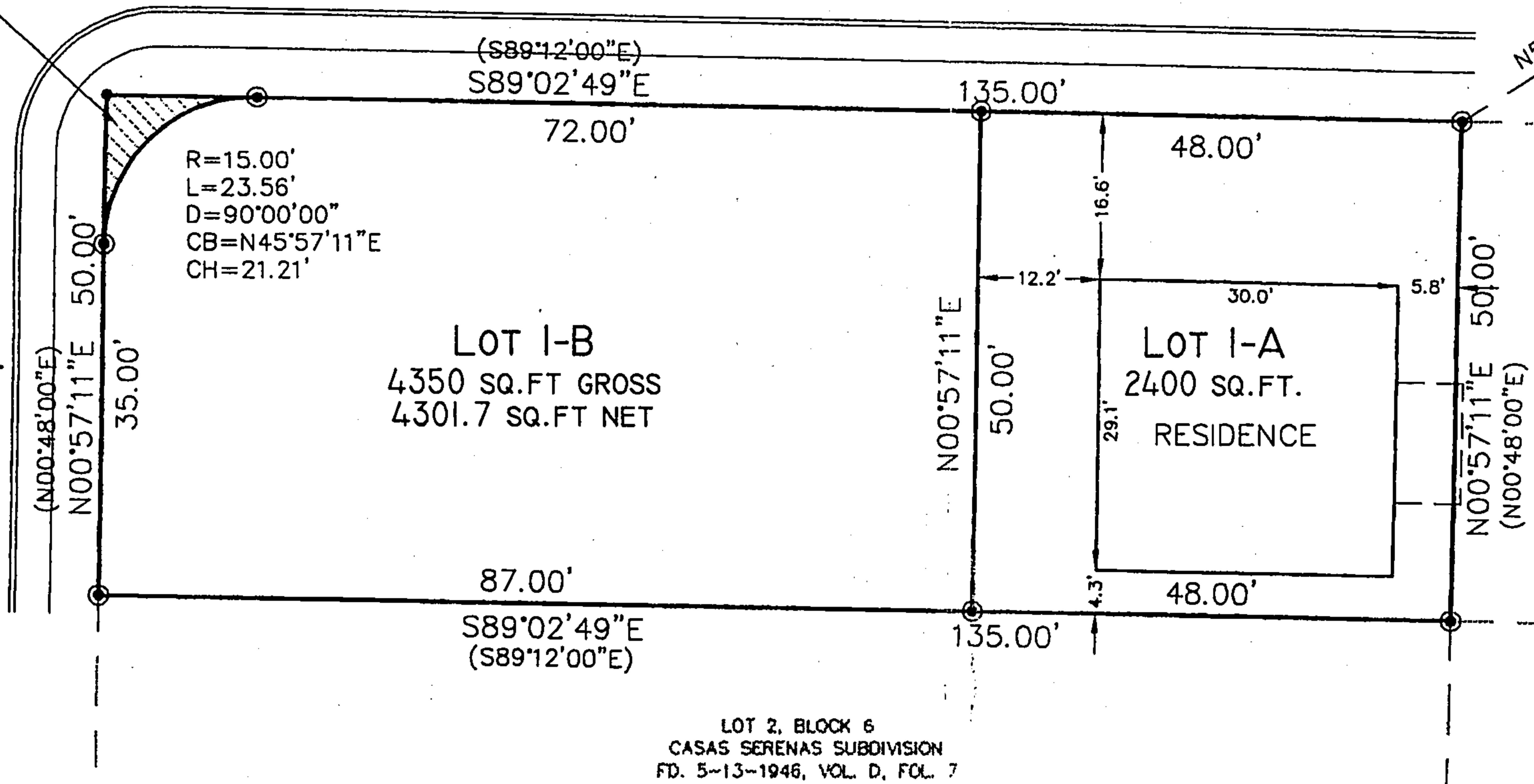
DUPLICATE
Albuquerque
Treasury Division

03/25/2003 10:30AM LOC: ANN
X
RECEIPT# 00005051 WSH 006 TRANS# 0013
Account 441006 Fund 0110
Activity 4983000 TRSKDM
Trans Amt \$285.00
J24 Misc 10/28/02 \$285.00
CK \$285.00
CHANGE \$0.00

BELL AVENUE S.E.
(50' PUBLICLY DEDICATED RIGHT-OF-WAY)

48.3 sq.ft. additional
right-of-way dedicated
by this plat

TENNESSEE STREET SE
(50' PUBLICLY DEDICATED RIGHT-OF-WAY)



LOT I-B
4350 SQ.FT GROSS
4301.7 SQ.FT NET

LOT I-A
2400 SQ.FT.
RESIDENCE

LOT 2, BLOCK 6
CASAS SERENAS SUBDIVISION
FD. 5-13-1946, VOL. D, FOL. 7

LOT 22, BLOCK 6
CASAS SERENAS SUBDIVISION
FD. 5-13-1946, VOL. D, FOL. 7

STATION: 6-K
X = 410,236.7
Y = 1,482,226
GROUND TO G
DELTA ALPHA
NEW MEXICO S
COORDINATE S
CENTRAL ZONE
NAD 1927

SURVEY

I, Gary E.
New Mexico
supervisor
and/or p
interest
Subdivis
New Mexico

Gary E. (C)
New Mexico

605
-Z