



COMPLETED 03/27/07 JP DRB CASE ACTION LOG

REVISED 9/28/05

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.: 0700276
Project Name: Landscaping 21A TRUS
Agent: Alvin H. Hageman

Project # 1003121
Phone No.: 249.3378

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3.14.07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: add beneficiaries & Maintenance language for private water/sewer service lines and access easement

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): AGIS dxp record

- 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.
- 3 copies of the approved site plan. Include all pages.**
- 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.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number

1003121

#14



DRB CASE ACTION LOG

REVISED 9/28/05

PHF

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.: 0700276
Project Name: Kandasa 21A TRUS
Agent: Alcrist Digham

Project # 1003121
Phone No.: 249.3378

Project Number

1003121

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3.14.07 by the DRB with delegation of signature(s) to the following departments.
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- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

OK

3121

DXF Electronic Approval Form

DRB Project Case #: 1003121

Subdivision Name: ZIA TRUST--TRACTS A & B

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 3/26/2007

Hard Copy Received: 3/26/2007

Coordinate System: Ground rotated to NMSP Grid


Approved

03-26-2007
Date

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

AGIS Use Only
Copied fc **3121** to agiscov on **3/26/2007** Contact person notified on **3/26/2007**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 14, 2007

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, 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. HEARING IMPAIRED USERS MAY CONTACT HER 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 ADMINISTRATIVE ASSISTANT 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.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 10:50 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1000376**
07DRB-00190 Major-One Year SIA

TIERRA WEST LLC agent(s) for BUILDERS INVESTMENTS CO. OF NEW MEXICO LTD request(s) the above action(s) for Lot(s) 1-117, Unit 1 & Lot(s) 1-35, Unit 2, **PARADISE SKIES, UNITS 1 & 2**, zoned RT, located on BANDELIER DR NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 23 acre(s). [REF: 03DRB-00188, 06DRB-00359] (A-11) **ONE YEAR SIA WAS APPROVED.**

2. **Project # 1002739**
07DRB-00172 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) B-1, Parcel 2-D, LANDS OF RIO BRAVO ROSNER (to be known as **ANDERSON HEIGHTS, UNIT 1**) zoned RD/R-LT, located on 118TH ST SW, between GIBSON BLVD SW and DENNIS CHAVEZ BLVD SW containing approximately 248 acre(s). (N-8/P-8) **TWO YEAR SIA WAS APPROVED.**

3. **Project # 1000965**
07DRB-00192 Major-One Year SIA

BOHANNAN HUSTON INC. agent(s) for ANDALUCIA DEVELOPMENT CO., INC. request(s) the above action(s) for TRACTS B & 2, LANDS OF RAY GRAHAM III (to be known as **VALLE PARAISO SUBDIVISION @ ANDALUCIA @ LA LUZ**) zoned SU-1 PRD (5DU/AC), located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 05DRB-00270] (F-11) **ONE YEAR SIA WAS APPROVED.**

4. **Project # 1002330**
07DRB-00195 Major-Two Year SIA

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JENNIFER LIN request(s) the above action(s) for all or a portion of Tract(s) G-2-A & G-2-B, **MONTGOMERY COMPLEX**, zoned SU-1 FOR C-2 USES, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00401, 03DRB-00402, 03DRB-00347][Deferred from 3/14/07] (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 3/21/07.**

5. **Project # 1005387**
07DRB-00198 Major-Vacation of Pub
Right-of-Way

SURVEYS SOUTHWEST LTD, agent(s) for CENTURION PROPERTIES LLC, request(s) the above action for all or a portion of abutting Lot(s) 1-7 and 13-19, Block(s) 28, **NEW MEXICO COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3, located on 7TH St SW between Gold Ave SW and Silver Ave SW. (K-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A CONDITION OF FINAL PLAT: SANITARY SEWER EASEMENT IS RETAINED.**

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

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

6. **Project # 1000624**
07DRB-00264 Minor-SiteDev Plan
BldPermit

DON DUDLEY, ARCHITECT agent(s) for RIO GRANDE PROPERTIES, KEITH CHESHIRE request(s) the above action(s) for all or any portion of Lot(s) 30 & 31, Block(s) 0000, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP located at the intersection of ALAMEDA PARK DR NE and PASEO ALAMEDA NE containing approximately 2 acre(s). (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STANDARD DRAWING NOTES AND PLANNING FOR 3 COPIES AND TO RECORD THE PLAT.**

7. **Project # 1005348**
07DRB-00270 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for SOLEDAD DEVELOPMENT GROUP LLC request(s) the above action(s) for all or any portion of Tract(s) 9, **LADERA BUSINESS PARK, UNIT 1**, zoned SU-1 FOR LIGHT INDUSTRIAL located on LA MORADA PL NW, between 98TH ST NW and UNSER BLVD NW containing approximately 7 acre(s). [This case heard under Project #1005416 in error] (H-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR COMMENTS THAT WERE PROVIDED ON 3/14/07 AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

8. **Project # 1001523**
07DRB-00208 Minor-Amnd SiteDev Plan
Subd
07DRB-00207 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or a portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1 FOR LIGHT INDUSTRIAL USES, located on UNSER BLVD NW, between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [*Deferred from 2/28/07*] (H-9) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS WITHDRAWN AT THE AGENT'S REQUEST. THE PRELIMINARY AND FINAL PLAT WAS INDEFINITELY DEFERRED.**

9. **Project # 1003794**
07DRB-00181 Minor-SiteDev Plan
Subd/EPC
07DRB-00182 Minor-SiteDev Plan Bldg
Permit/EPC
07DRB-00183 Minor-Prelim&Final Plat
Approval

PETERSON - 98TH CENTRAL LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, ROW 1, UNIT A, WEST OF WESTLAND (to be known as **VOLCANO POINT SHOPPING CENTER**) zoned SU-2 PCA, located on 98th ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 5 acre(s). [REF: 06EPC-01587] [**Maggie Gould, EPC Case Planner**] [*Deferred from 2/21/07 & 3/07 07*] (K-9) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATE 3/14/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/12/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

10. **Project # 1003801**
07DRB-00222 Minor-SiteDev Plan
BldPermit/EPC

CARLISLE SHOPS LLC request(s) the above action(s) for all or any portion of Lot(s) 28A, Block(s) A, **ALTURA ADDITION**, zoned SU-1 FOR C-1 WITH EXCLUSIONS located on CARLISLE BLVD NE between INDIAN SCHOOL RD NE and HANNETT AVE NE containing approximately 1 acre(s). [REF: 07EPC00012, 05EPC00745, 04EPC01821] [**Anna DiMambro, EPC Case Planner**] [*Deferred from 3/07/07*] (J-16) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

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

11. **Project # 1004073**
07DRB-00275 Minor-Subd Design
(DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or any portion of Lot(s) 1, 2 and 15-18, Block(s) 21, **JUAN TABO HILLS, UNIT 1**, zoned R-D residential and related uses zone, developing area located on KELSO CT SE and EASY GOER RD SE, containing approximately 2 acre(s). [REF: 05DRB01854] [*Deferred from 03/14/07*] (M-21) **DEFERRED AT THE AGENT'S REQUEST TO 03/21/07.**

12. **Project # 1005412**
07DRB-00269 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for RON AKIN request(s) the above action(s) for all or any portion of Tract(s) 60-A-1, M.R.G.C.D. MAP 35, **LANDS OF AKIN**, zoned R-1 located on EL NIDO CT NW, between RIO GRANDE BLVD NW and the ALAMEDA DRAIN containing approximately 1 acre(s). (H-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR WATER AND SEWER ACCOUNTS AND TRANSPORTATION DEVELOPMENT FOR ACCESS EASEMENT TO TRACT A AND 3 FOOT PUBLIC ROADWAY EASEMENT ALONG RIO GRANDE BLVD NW.**

13. **Project # 1003673**
07DRB-00272 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for MOCK ASSOCIATES INC request(s) the above action(s) for all or any portion of Lot(s) 6-P1, **OAKLAND SOUTH**, zoned R-D, located on BLACK OAK CT NE , between BARSTOW ST NE and VENTURA ST NE and containing approximately 1 acre(s) (C-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF THE GRADING PLAN AND PLANNING TO RECORD.**

14. Project # 1003121
07DRB-00276 Minor-Prelim&Final Plat
Approval

STEWART INGHAM agent(s) for ZIA TRUST INC request(s) the above action(s) for all or any portion of Tract(s) 19, M.R.G.C.D. MAP 36 (to be known as **TRACTS A & B, LANDS OF ZIA TRUST**) zoned R-1 located on FORAKER NW between LOS TOMASES NW and 8TH ST NW containing approximately 1 acre(s). [REF: 07 DRB00135] (H-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT TO ADD BENEFICIARY AND MAINTENANCE LANGUAGE FOR PRIVATE WATER AND SEWER SERVICE LINES AND ACCESS EASEMENT AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

15. **Project # 1005137**
07DRB-00205 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for FRANK VENAGLIA request(s) the above action(s) for all or a portion of Lot(s) 13-24 with vacated portion of Park Ave SW, Block(s) 21, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3 SPECIAL CENTER ZONE, located on GOLD ST SW, between 7TH ST SW and 8TH ST SW containing approximately 1 acre(s). [REF: 06DRB-01534] [*Indef deferred from 2/28/07*] (K-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE.**

16. **Project # 1002345**
07DRB-00232 Minor-Prelim&Final Plat
Approval

LAND DEVELOPMENT CONSULTANTS LLC agent(s) for KARSTEN HOMES request(s) the above action(s) for all or any portion of Lot(s) 3 & 8, **BROADWAY INDUSTRIAL CENTER, UNITS 1 & 3**, zoned SU-2/HM located on KARSTEN CT SE between WOODWARD RD SE and SAN JOSE AVE SE containing approximately 18 acre(s). [REF: S-97-76] [Deferred from 3/07/07 & 03/14/07] (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 03/21/07.**

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

17. **Project # 1005403**
07DRB-00235 Minor-Sketch Plat or Plan

INTEGRATED DESIGN & ARCHITECTURE agent(s) for J & J REAL ESTATE PARTNERSHIP request(s) the above action(s) for Tract(s) 12A1A & 12A1B on **M.R.G.C.D. MAP 35**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW between CONTRERAS PL NW and EL NIDO CT NW containing approximately 2 acre(s).] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1000271**
07DRB-00266 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for GRACE INVESTMENT CORPORATION request(s) the above action(s) for all or any portion of Lot(s) A-1-A, Block(s) 25, **MESA VERDE ADDITION**, zoned C-2 located on WYOMING BLVD NE, between COPPER AVE NE and MARQUETTE AVE NE containing approximately 1 acre(s). [REF: 00DRB-00229] (K-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003128**
07DRB-00278 Minor-Sketch Plat or Plan

JOSH SKARSGARD agent(s) for BANDELIER EQUITIES LTD CO request(s) the above action(s) for all or any portion of Lot(s) 1-5, Block(s) 11, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned R-D located on SAN PEDRO DR NE , between PASEO DEL NORTE NE and PALOMAS AVE NE containing approximately 6 acre(s). [REF: 05DRB01424] [Deferred from 03/14/07] (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 03/21/07.**

20. **Project # 1005410**
07DRB-00265 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for JOHN & CYNTHIA MECHENBIER request(s) the above action(s) for all or any portion of Lot(s) 4 & 5, **RICHFIELD PARK**, zoned IP located on ALAMEDA BLVD NE between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). (C-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1005413**
07DRB-00271 Minor-Sketch Plat or Plan

CHAMISA CONSTRUCTION INC request(s) the above action(s) for all or any portion of Lot(s) 11-12, Block(s) 5, **UNIVERSITY HEIGHTS**, zoned SU-2 DR and SU-2 RTD located on HARVARD SE between YALE SE and GIRARD SE containing approximately 1 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1005415**
07DRB-00274 Minor-Sketch Plat or Plan

JACK'S HIGH COUNTRY INC agent(s) for LAWRENCE SEGURA request(s) the above action(s) for all or any portion of Section 12, Township 10 North, Range 2 East (to be known as **LANDS OF LAWRENCE SEGURA**) zoned RA-2 located on CARLOTA NW between GABALDON RD NW and LOS LUCEROS NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for March 7, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR 03/07/07 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003121

AGENDA ITEM NO: 14

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

P.O. Box 1293

A cross lot drainage easement is required.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) **(FP)** TO: **(UD)** ~~(UD)~~ (TRANS) (PRKS) **(PLNG)**

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MARCH 14, 2007

**CITY OF ALBUQUERQUE
Planning Department
March 14, 2007
DRB Comments**

ITEM # 14

Project # 1003121 Application # 07-00276

RE: Tract 19, MRGCD Map 36, /p&f

The APS Pre Development Facility Fee Agreement has been recorded.

AGIS dxf is not approved.

Planning will take delegation for the AGIS dxf approval and to record the plat.



Andrew Garcia, Planning Alternate
924-3858 Fax 924 3864 agarcia@cabq.gov

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
12/17/03	Las Somas Pray 1003121	Sketch Plot	Comments given
2/14/07	MRYCO Tract 19 Pray 1003121	Sketch Plot	Comments given
3/14/07	same	Prel Final	Approved

**DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet**

DRB- 1003121 Item No. 12 Zone Atlas H-14

DATE ON AGENDA 2-14-07

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

<u>No.</u>	<u>Comment</u>
1)	A copy of the 22' private access easement is needed.
2)	A copy of the plat to the south is also needed.
3)	Is there a drivepad on the Foraker cul-de-sac?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003121

AGENDA ITEM NO: 12

SUBJECT:

Sketch Plat

ACTION REQUESTED:

REV/CMT: (X) APPROVAL: () SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

A cross lot drainage easement is required.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED *discussed* ~~X~~; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: FEBRUARY 14, 2007

**CITY OF ALBUQUERQUE
Planning Department
February 14, 2007
DRB Comments**

ITEM # 12

Project # 1003121 Application # 07-00135

RE: Tract 19, M.R.G.C.D. Map 36

The residential subdivider must comply with City Council Resolution R-06-74 regarding Pre-Development Facility Fee Agreements with the Albuquerque Public Schools (APS) prior to DRB approval of any residential platting actions.



Andrew Garcia, Planning Alternate
924-3858 Fax 924 3864 agarcia@cabq.gov





IMPACT FEES – # 1003121

Development Review Board 2/14/07 Agenda Item #11
Sketch Plat: Tract 19, MRGCD Map 36

11/12

Impact Fees are not applicable on the proposed subdivision based on the existing dwellings.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
December 17, 2003
Comments**

Item # 33

Project # 1003121

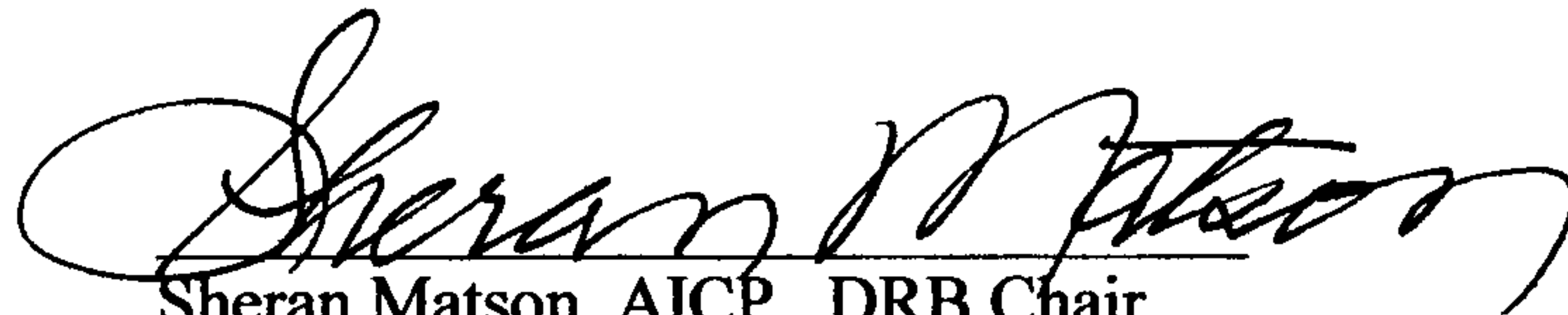
Application # 03DRB-02029

RE: Lot 19, MRGCD Map 36/sketch

Only one residence is allowed per lot in R-1 Zoning.

Be sure to follow the required R-1 setbacks.

It's unclear where the lot lines are.



Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov



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

Project Number: 1003121
Application Number: 03DRB-02029

DRB Date: 12/17/03
Item Number: 33

Subdivision:

Lots 19, MRGCD MAP 36

Zoning: R-1

Zone Page: H-14

New Lots (or units) : 2

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 2 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: CS
Christina Sandoval, (DMD)

Phone: 768-3808



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: 1003121

AGENDA ITEM NO: 33

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:

Need cross-lot drainage easements.

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: December 17, 2003

discussed



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB- 1003121 Item No. 33 Zone Atlas H-1A

DATE ON AGENDA 12-17-03

INFRASTRUCTURE REQUIRED () YES () 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
(1)	NEED TO SHOW ADJOINING LOTS THAT HAVE ACCESS TO EASEMENT FROM LOS TOMASES DR. - NEED TO SHOW THIS EASEMENT & WIDTH
(2)	CROSS ACCESS EASEMENT WILL BE NEEDED BETWEEN LOTS 2 & 3
(3)	DUE LOT 1 TAKE ACCESS USING THE 22' PRIVATE EASEMENT?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:



Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

DRB Project # (if already assigned) 1003121

Please check one:

Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

Project Information

Subdivision Name Merged Map 36

Location of Project (address or major cross streets) 3001 Foxaker NW

Proposed # of Units: 1 Single-Family Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

Contact Information

Name Stewart Ingham

Company _____

Phone 249-3378 (c)

E-mail secondus@comcast.net

Please include with your submittal:

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include DRB project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

FOR OFFICIAL USE ONLY

APS Cluster Valley
Preliminary PDFF Date Submitted 2/20/07
Preliminary PDFF Date Completed _____

Final PDFF Date Submitted 2/20/07
Final PDFF Date Completed 2/26/07

DRB Project #

1003121

APS Cluster

Valley

- If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

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

4. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

5. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

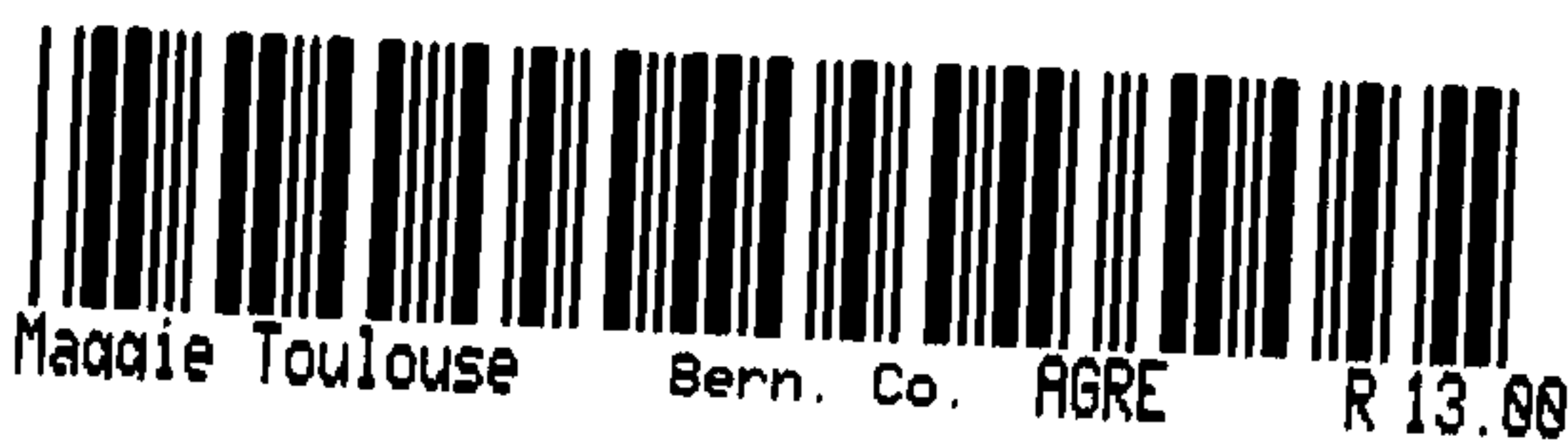
6. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

7. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

Shelley McGuire
Signature

Shelley McGuire / IRA OFFICER
Name (typed or printed) and title

Zia Trust Inc. as custodian for Stewart Ingham
Developer *IRA*



2007035630
6618577
Page: 2 of 3
03/06/2007 10:42A
Bk-A133 Pg-5566

Rev 11/3/06

DRB Project # 1003121
APS Cluster Valley

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

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

for Zia Trust Inc. as custodian for Stewart Indiana IRA ("Developer") effective as of this 14 day ~~of January~~ February 2007 and pertains to the subdivision commonly known as

Lot 19, MRCD Map 36

(the "Subdivision".) The following individual lots comprise the subdivision:
[List lots by street address; Lots which will be used for multi-family residences should be marked "multifamily- ___ units" with the number of units filled in.]

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

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

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

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

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

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools.

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

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

1003121
Valley



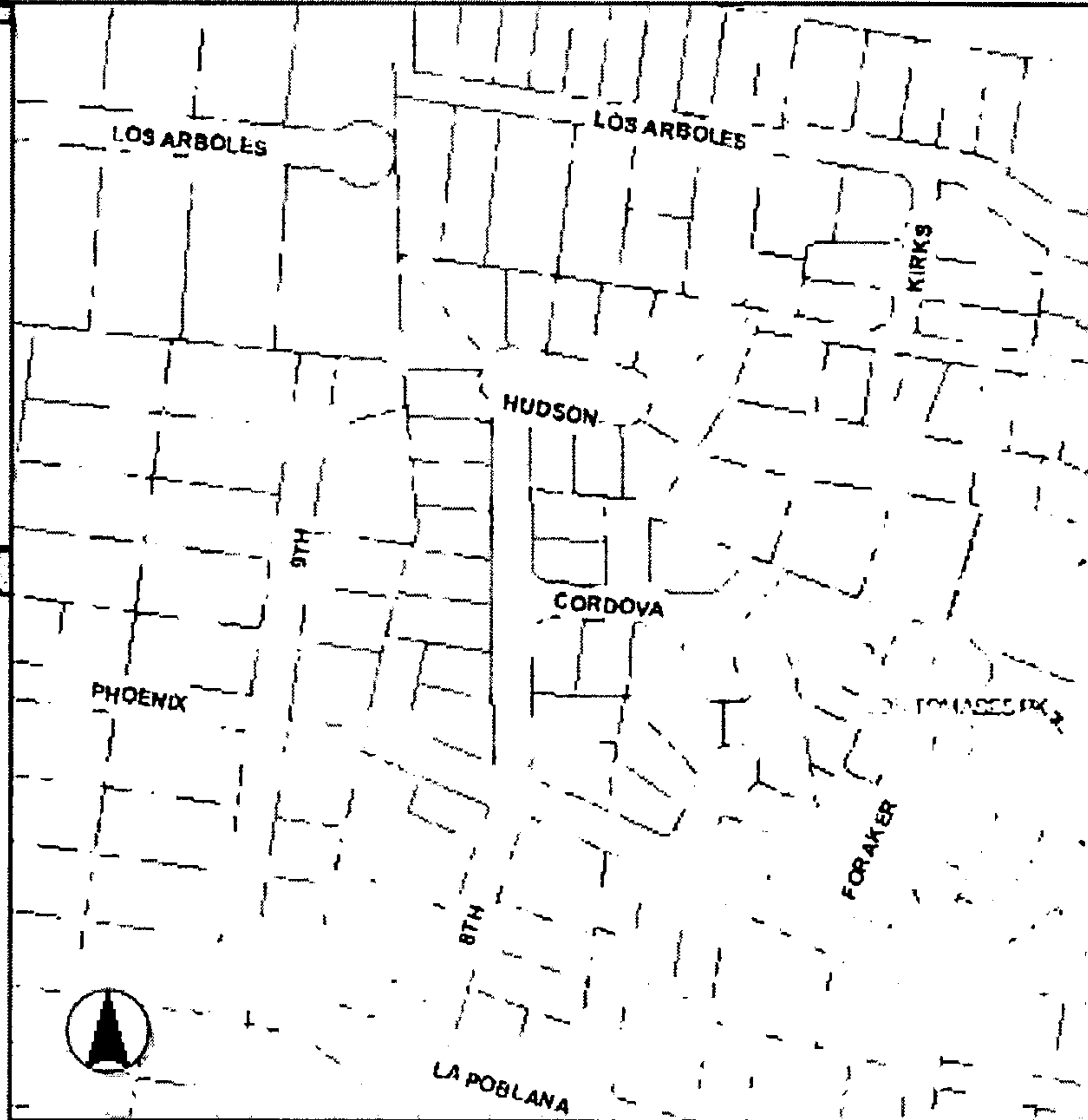
Bernalillo County Property Viewer

id#	Owner	Site Address
184912	ZIA TRUST INC CUSTODIAN FOR STEWART A INGHAM	3001 FORAKER 10' PL NW

1 matching record.

Record 1

TAXYR	2006
UPC#	101405922048821704
Owner	ZIA TRUST INC CUSTODIAN FOR STEWART A INGHAM
Mail Address	6301 INDIAN SCHOOL RD NE SUITE 890
Legal Desc	MAP 36 TR19
Site Address	3001 FORAKER PL NW
SalesDoc	2003193037
Valclass	RES
TaxDist	A1AM
Rolltype	RP
Propclass	R
Full land Value	26900
Agric.land	0
Full Building Value	104400
Full Total Value	131300
Taxable (1/3 Full Value)	43763
Head of Family	0
Veteran Exempt	0
Other Exempt	0
Total Exempt	0
Net	-----



Bernalillo County - GIS



Zoom In

R-06-74

Condition of Final Plat Beginning November 1, 2006.

Developer must include on the residential subdivision final plat this statement:

" The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded at [insert recording information here]."

Bern. Co. on March 6, 2007, Doc. No 2007035630

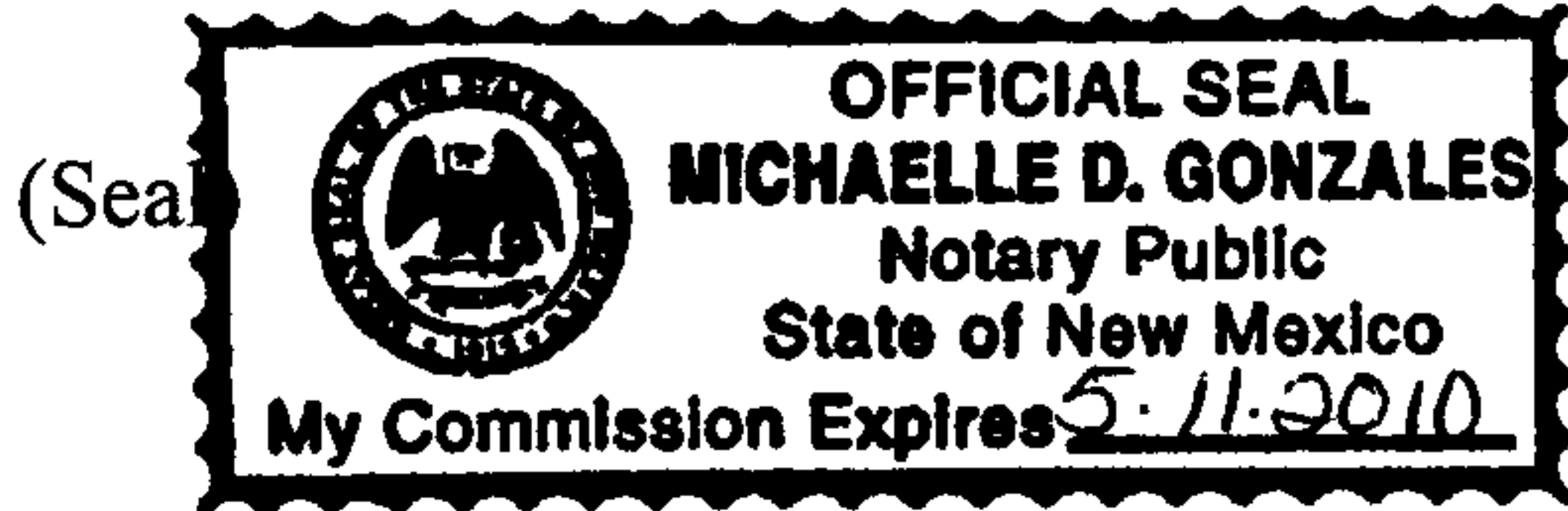
Contacts at APS:

- Kizito Wijenje 848-8875
- Brad Winter 765-5950
- Betty King 842-4514

DRB Project # 1003121
APS Cluster Valley

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 2-14-07, by Shelley McGuire as IRA Officer of Zia Trust, Inc, a corporation.



Michaelle D. Gonzales
Notary Public
My commission expires: May 11, 2010

ALBUQUERQUE PUBLIC SCHOOLS

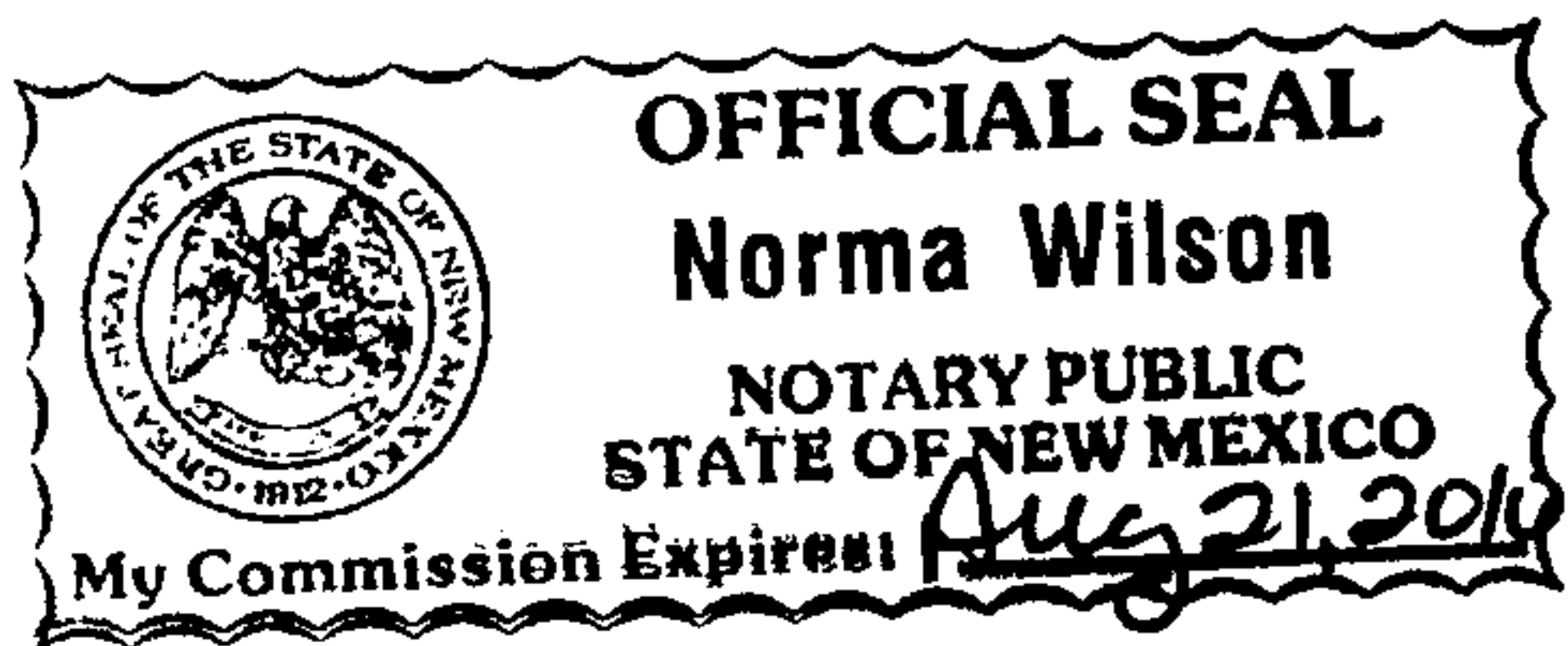
By: Brad Winter
Signature

BRAD WINTER EXECUTIVE DIRECTOR FACILITIES
Name (typed or printed) and title

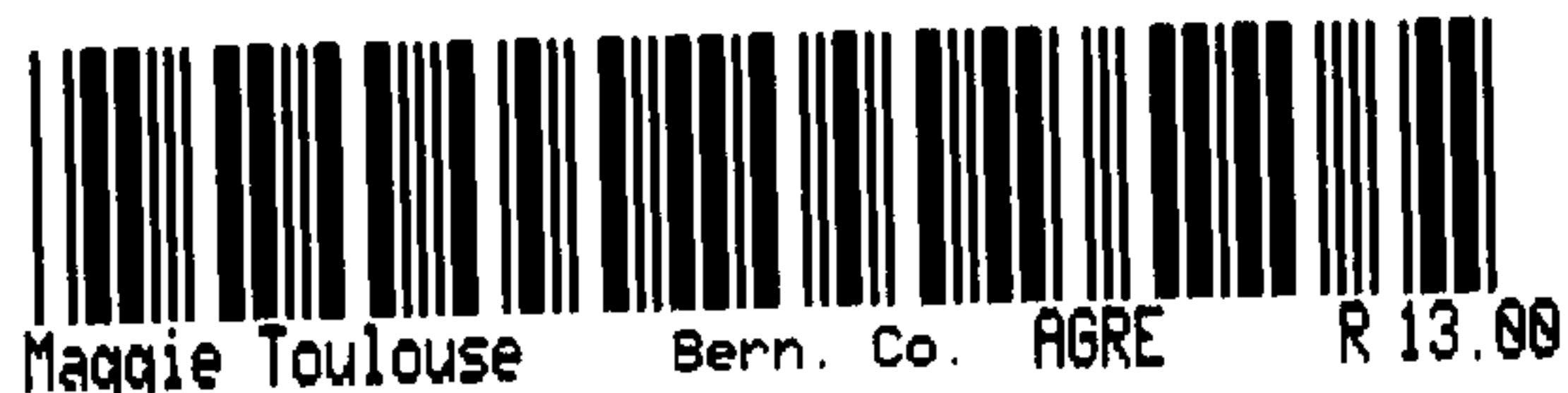
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 2-23-07 by BRAD WINTER as EXECUTIVE DIRECTOR FACILITIES of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)



Norma Wilson
Notary Public
My commission expires: Aug 21, 2010



2007035630
6618577
Page: 3 of 3
03/06/2007 10:42A
Bk-A133 Pg-5566

Rev 11/3/06

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- 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/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...
- D Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Zia Trust Inc. as custodian for Stewart Ingham PHONE: 249-3378
 ADDRESS: P.O. Box 30928 FAX: 217-0466
 CITY: Albuq. STATE NM ZIP 87190 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

AGENT (if any): Stewart Ingham PHONE: _____
 ADDRESS: 2516 Chanate SW FAX: 873-9599
 CITY: Albuq. STATE NM ZIP 87105 E-MAIL: secondus@comcast.net

DESCRIPTION OF REQUEST: Subdivision of Property - PRELIMINARY & FINAL PLAT APPROVAL

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. 19 Block: _____ Unit: _____
 Subdiv. / Addn. MRGCD map 36 TBK TRACTS A&B LANDS OF ZIA TRUST
 Current Zoning: R-1 Proposed zoning: _____
 Zone Atlas page(s): H-14 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 6633 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? _____
 UPC No. 101405922.048821704 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Foraker NW
 Between: Los Tomasas NW and Eighth St NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____

01DRB00139

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

SIGNATURE Shelley McGuire, Ina Officer DATE _____
 (Print) Shelley McGuire for Zia Trust, Inc. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers
01DRB 00276

Action
P&F
CME

S.F. Fees
5(3) \$ 285.00
 \$ 20.00

Total
 \$ 305.00

Hearing date 03/14/07

Sandy Handley 03/06/07
 Planner-signature / date

Project # 1003121

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

YOUR ATTENDANCE IS REQUIRED.

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

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 LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- 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
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) 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
- Copy of recorded SIA
- 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.
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- 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
- 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.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- 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

Stewart Ingham IRA
By Shelley McGuire
Title: IRA Officer

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

Applicant name (print)
3/6/07
Applicant signature / date

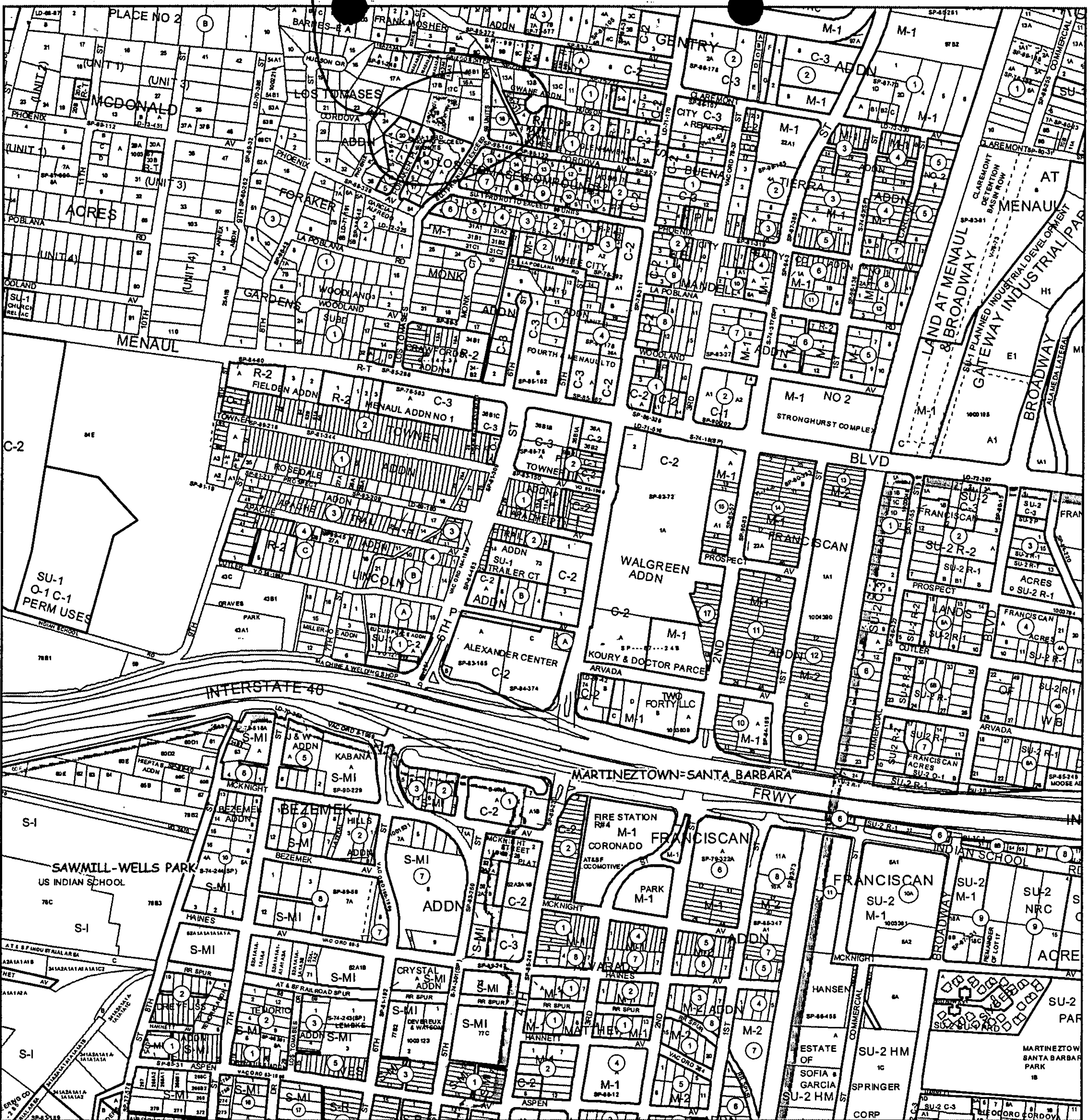


Form revised APRIL 2006

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

Application case numbers
07DRB - 00276

Sandy Handley 03/06/07
Planner signature / date
Project # 1003121



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

AGIS
Albuquerque Geographic Information System

Map amended through: 5/1/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-14-Z

Selected Symbols

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

0 750 1,500
Feet

February 6, 2007

To: Development Review Board

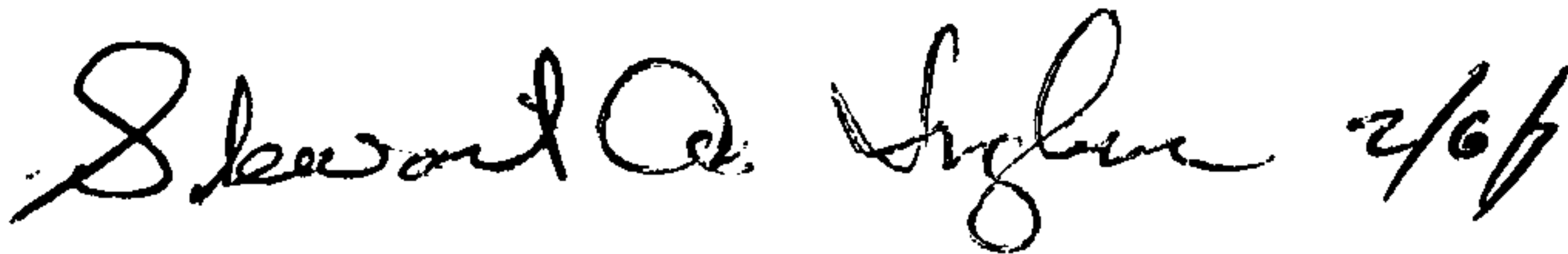
From: Trust of Stewart Ingham

Ref: Development / Subdivision of Property at 3001 Foraker N.W.

This letter is to explain the proposed subdivision of the property at 3001 Foraker N.W. with legal description Tract 19 on M.R.G.C.D. Map 36 within Section 8, Township 10 North, Range 3 East, City of Albuquerque, Bernalillo County, New Mexico.

This property was purchased with the idea that subdividing would be feasible considering the lots on Foraker leading up to this property were also subdivided into very small parcels. We propose to set aside as an easement the western portion of the proposed south lot to allow access to the north lot and as a utility easement. Sewer and gas for the existing structure have already been installed in this portion. The water line for the existing structure is currently installed running east to Los Tomases through the neighbor's property with no documented easement. This fact was not disclosed on purchase or by title search. This neighbor has already threatened to revoke his consent for this line even though he was the party who installed it. We propose installing water meters for both properties in this easement. Hopefully this action will avoid further conflict with this neighbor. Your consideration of this proposal is appreciated.

Sincerely,
Trust of Stewart Ingham



Stewart Ingham

**ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services**

PAID RECEIPT

APPLICANT NAME ZIA TRUST INC
 AGENT STEWART INGHAM
 ADDRESS 2516 CHANATE SW
 PROJECT & APP # 1003121/07 DRB 00276
 PROJECT NAME TRABE LANDS OF ZIA TRUST

City of Albuquerque
Treasury Division

3/6/2007 12:09PM LOC: ANNX
 REC'D WITH 0007298 USH 007 TRANSH 0031
 ACCOUNT 441006 FUND 0110
 ACTIVITY 4983000 TRBEJA
 Trans Amt \$305.00
 J24 Misc \$285.00
 CK \$305.00
 CHANGE \$0.00

Thank You

- \$ 20.⁰⁰ 441032/3424000 Conflict Management Fee
- \$ 285.⁰⁰ 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ _____ 441018/4971000 Public Notification
- \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study
- \$ 305.⁰⁰ TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

Z. INC. 4013 SILVER AVE. SE 505-980-5273 ALBUQUERQUE, NM 87108		2993 95-219/1070 585 1351126930
PAY TO THE ORDER OF <u>City of Albuq.</u>		DATE <u>3-6-07</u> City of Albuquerque Treasury Division
<u>Three Hundred Five Dollars + $\frac{00}{100}$</u>		<u>\$ 305.00</u> DOLLARS)031
FOR <u>Subdivision Charge</u>		Account: 441032 Fund: 0110 Activity: 24000 TRBEJA Trans Amt: \$305.00 J24 Misc: \$20.00
WELLS FARGO Wells Fargo Bank, N.A. New Mexico wellsfargo.com		
00000002993 107002192 1351126930		

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- 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/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D** Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Zia Trust Inc. as custodian for Stewart Ingham IRA PHONE: 249-3378 - Stewart
 ADDRESS: P.O. Box 30928 FAX: 217-0466
 CITY: Albuquerque STATE NM ZIP 87190 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____
 AGENT (if any): Stewart Ingham PHONE: 249-3378 cell 873-9599
 ADDRESS: 2516 Chanate SW FAX: 873-4162
 CITY: Albuquerque STATE NM ZIP 87105 E-MAIL: secondus@comcast.net

DESCRIPTION OF REQUEST: Subdivision of Property

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. 19 Block: _____ Unit: _____
 Subdiv. / Adn. MRGCD map 36
 Current Zoning: R-1 Proposed zoning: _____
 Zone Atlas page(s): H-14 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 6633 Acres 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? _____
 UPC No. 101405922046321704 MRGCD Map No. 36
 LOCATION OF PROPERTY BY STREETS: On or Near: Foraker NW
 Between: Los Tomases NW and Eighth Street NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____

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

SIGNATURE Shelley McGuire, CISP DATE 2-5-07
 (Print) ORA OFFICER / Shelley McGuire Applicant Agent
Stewart Ingham Stewart Ingham

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>07DRB - 00135</u>	<u>SK</u>	<u>33</u>	<u>\$ 0.00</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	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>2-14-07</u>			Total <u>\$ 0.00</u>

Shelley McGuire 2-6-07
 Planner-signature / date

Project # 100 3121

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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- Letter briefly describing, explaining, and justifying the request
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- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
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Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

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- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
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- Property owner's and City Surveyor's signatures on the Mylar drawing
- Copy of recorded SIA
- 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.
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- 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.
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- Fee (see schedule)
- 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.

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 - 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.

Zia Trust, Inc. as custodian for Stewart Ingham IRA

Shelley McGuire, CRP
 _____ Applicant name (print)
Shelley McGuire
 _____ Applicant signature / date



Form revised 8/04, 1/05, 10/05 & NOV 06

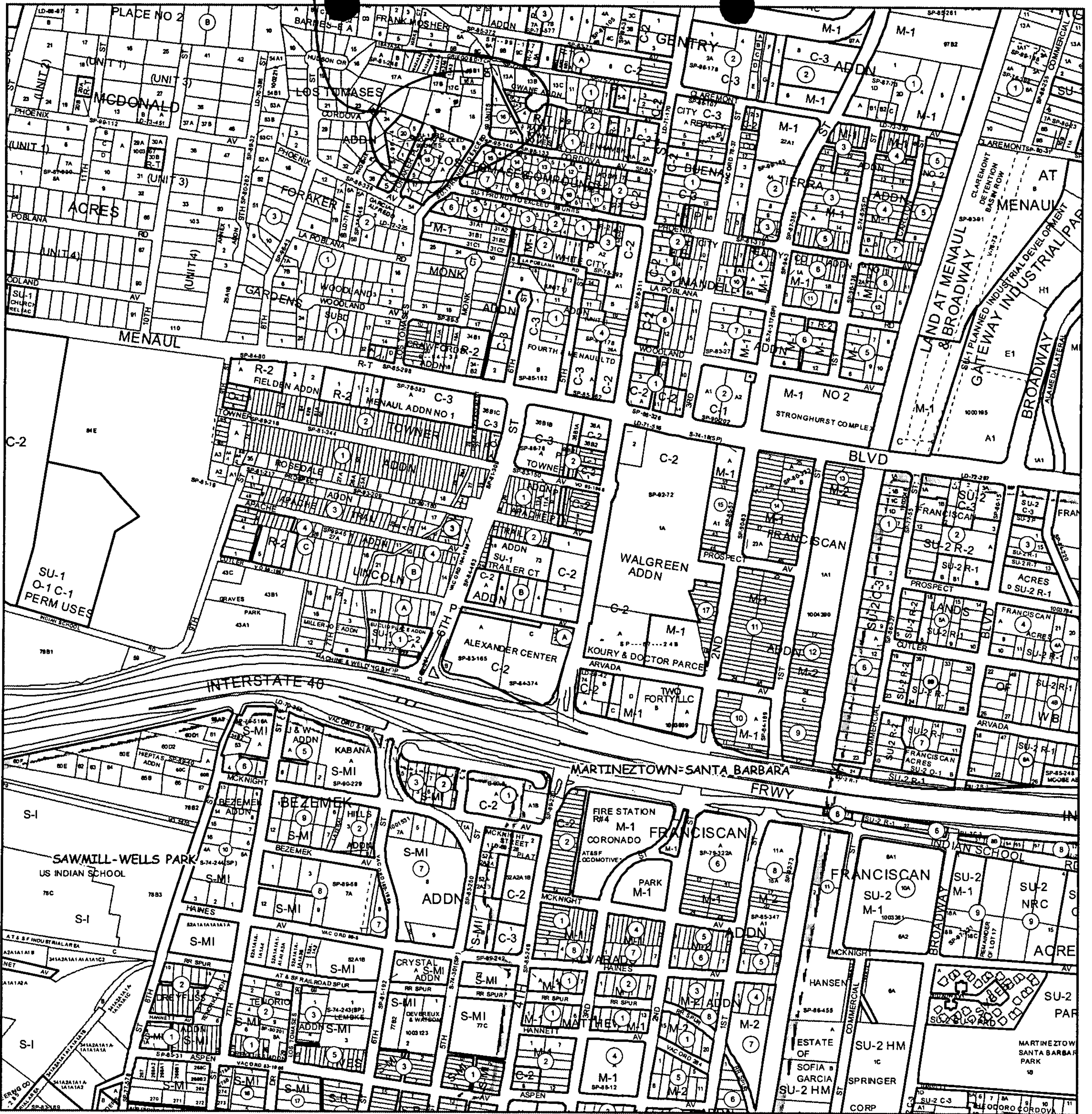
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 07DRB - 00135

Joseph Rivera 2-6-07
 _____ Planner signature / date

Project # 1003121

51K



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

Albuquerque Geographic Information System

Map amended through: 5/1/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-14-Z

Selected Symbols

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

0 750 1,500 Feet



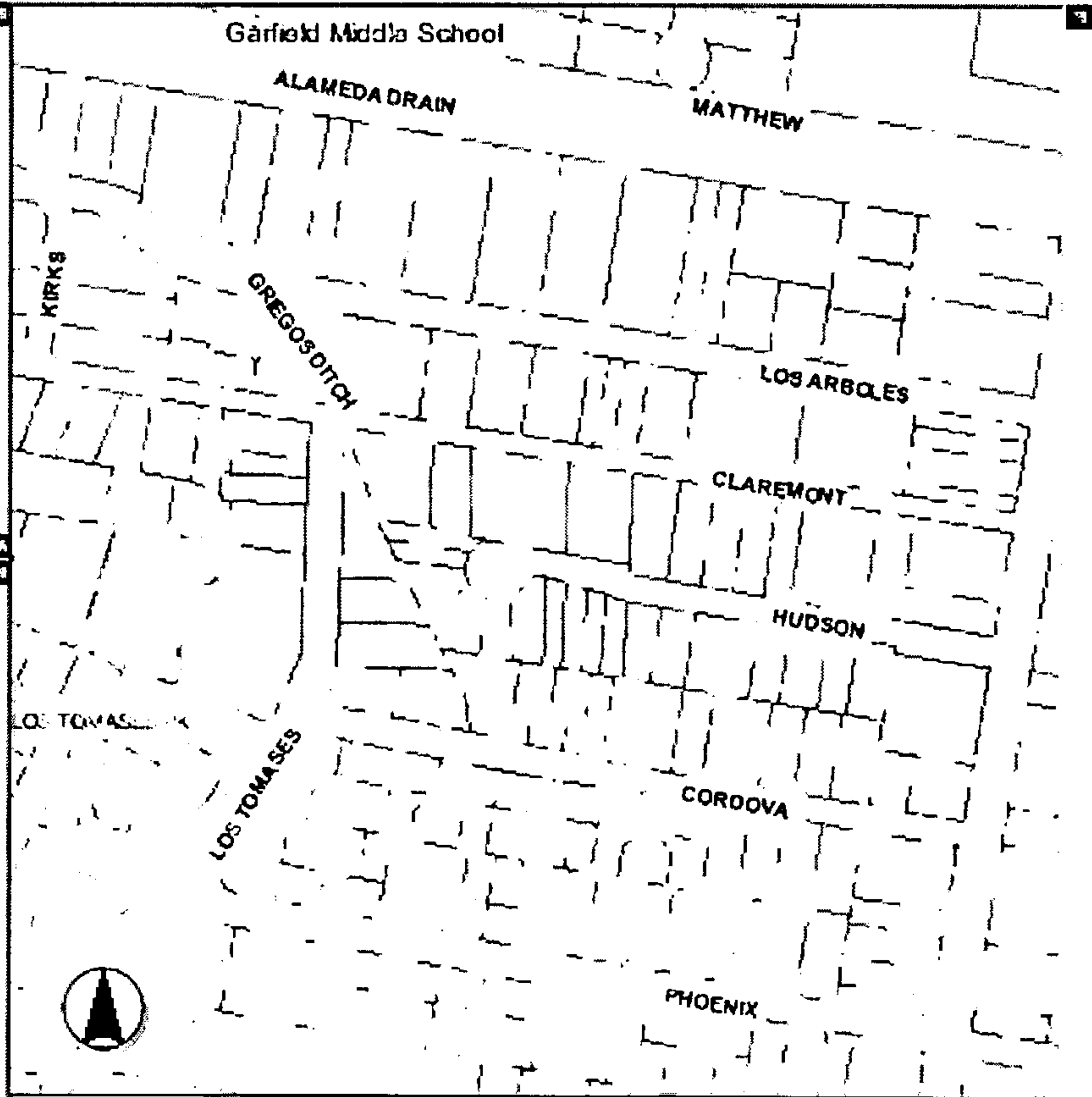
Bernalillo County Property Viewer

id#	Owner	Site Address
184912	ZIA TRUST INC CUSTODIAN FOR STEWART A INGHAM	3001 FORAKER 10' PL NW

1 matching record.

Record 1

TAXYR	2006
UPC#	101405922048821704
Owner	ZIA TRUST INC CUSTODIAN FOR STEWART A INGHAM
Mail Address	6301 INDIAN SCHOOL RD NE SUITE 890
Legal Desc	MAP 36 TR19
Site Address	3001 FORAKER PL NW
SalesDoc	2003193037
Valclass	RES
TaxDist	A1AM
Rolltype	RP
Propclass	R
Full land Value	26900
Agric.land	0
Full Building Value	104400
Full Total Value	131300
Taxable (1/3 Full Value)	43763
Head of Family	0
Veteran Exempt	0
Other Exempt	0
Total Exempt	0
Net	-----



Bernalillo County - GIS



Pan

February 6, 2007

To: Development Review Board

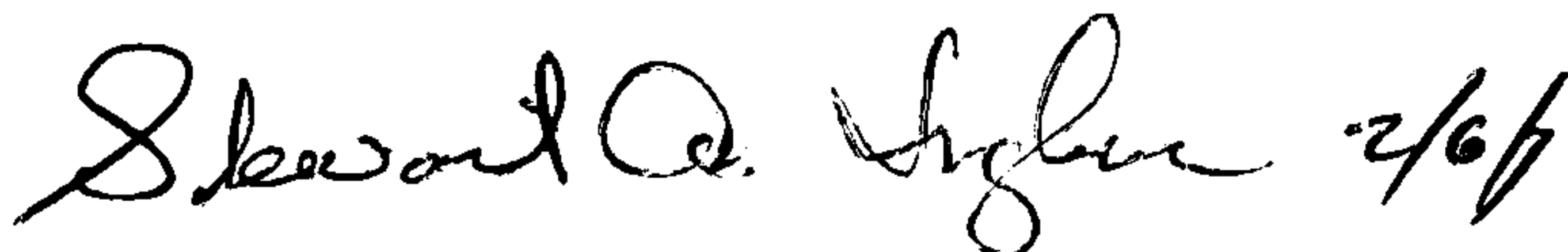
From: Trust of Stewart Ingham

Ref: Development / Subdivision of Property at 3001 Foraker N.W.

This letter is to explain the proposed subdivision of the property at 3001 Foraker N.W. with legal description Tract 19 on M.R.G.C.D. Map 36 within Section 8, Township 10 North, Range 3 East, City of Albuquerque, Bernalillo County, New Mexico.

This property was purchased with the idea that subdividing would be feasible considering the lots on Foraker leading up to this property were also subdivided into very small parcels. We propose to set aside as an easement the western portion of the proposed south lot to allow access to the north lot and as a utility easement. Sewer and gas for the existing structure have already been installed in this portion. The water line for the existing structure is currently installed running east to Los Tomases through the neighbor's property with no documented easement. This fact was not disclosed on purchase or by title search. This neighbor has already threatened to revoke his consent for this line even though he was the party who installed it. We propose installing water meters for both properties in this easement. Hopefully this action will avoid further conflict with this neighbor. Your consideration of this proposal is appreciated.

Sincerely,
Trust of Stewart Ingham



Stewart Ingham

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

- Major Subdivision action
- Minor Subdivision action **SK**
- 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
- County Submittal
- EPC Submittal
- 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/Sub Regs)

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

- Decision by: DRB, EPC, JCC, Planning Director or Staff, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: 2SOLT PALCZA / STEWART INGHAM PHONE: 873.4162
 ADDRESS: 2500 CHANATE SW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87105 E-MAIL: _____
 Proprietary interest in site: CONTRACTED OWNER
 AGENT (if any): 2SOLT PALCZA PHONE: 243.1262
 ADDRESS: 315 14th ST NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: palcza@surp.com

DESCRIPTION OF REQUEST: to subdivide land at 3015 1/2 Los Tomases.
SK to propose

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. 19 Block: _____ Unit: _____
 Subdiv. / Addn. MRGCD MAP 36
 Current Zoning: R-1 Proposed zoning: R-1
 Zone Atlas page(s): H-14-2 No. of existing lots: 1 No. of proposed lots: 3
 Total area of site (acres): 0.6633 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. 101405922048821704 MRGCD Map No. 36
 LOCATION OF PROPERTY BY STREETS: On or Near: 3015 LOS TOMASES & FORAKER NW
 Between: LOS TOMASES NW and FORAKER NW

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: _____
 SIGNATURE [Signature] DATE 12/01/03
 (Print) 2SOLT PALCZA Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB-02029</u>	<u>SK</u>	<u>S3</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" 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 17 2003</u>				Total \$ <u>0</u>

[Signature] 12/2/03
 Planner signature / date

Project # 1003121

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

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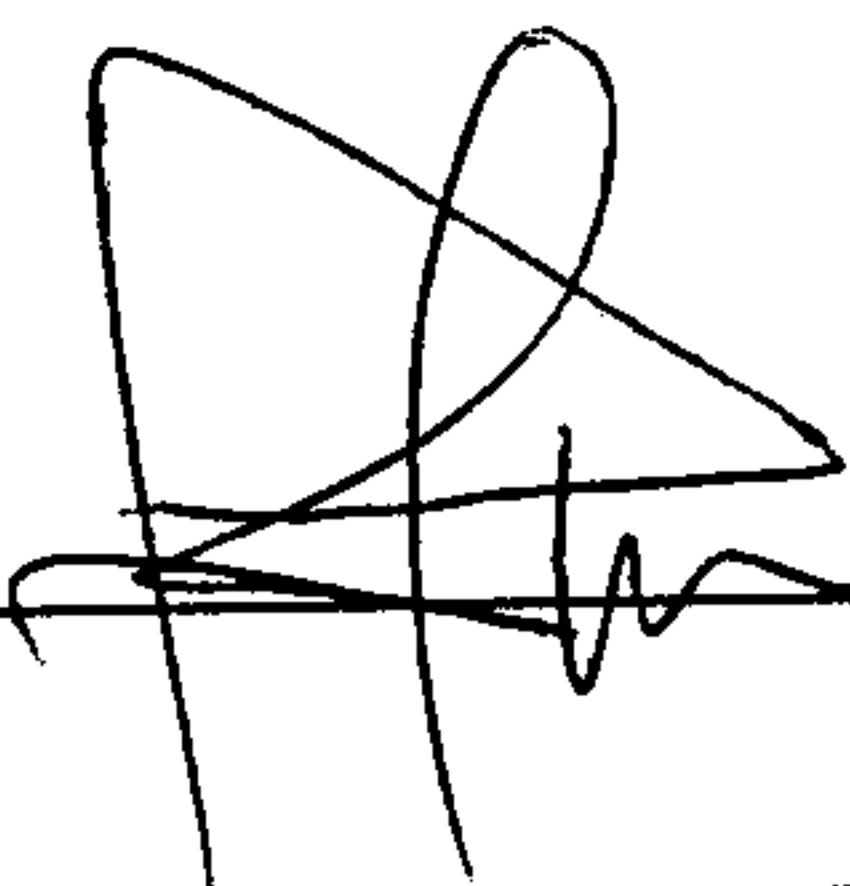
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 Applicant name (print) **ZSOLT PALCZA**
 Applicant signature / date **12/2/03**



Form revised 3/03, 8/03 and 11/03

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

Application case numbers
03 DRB - 02029

JAM **12/2/03**

 Planner signature / date
Project # 1003121

Zsolt Palcza
315 14th St. NW
Albuquerque, NM-87104

December 1, 2003

Sheran Matson
DRB Chairperson
Development Services Division
600 2nd St. NW, 3rd Floor
Albuquerque, NM 87102

RE: Request for Sketch Plat.
Z.S.P.

Dear Ms. Matson:

This letter is in regard to the property located at 3015 1/2 Los Tomases Drive NW. The legal description is: Lot 19, MRGCD MAP 36, Zone map page: H14. The lot is 0.6633 acre and has one existing 1500SQ.F. house and another 450SQ.F. guest house with additional unfinished structures added to it. The main entrance to the existing property is from Foraker Place.

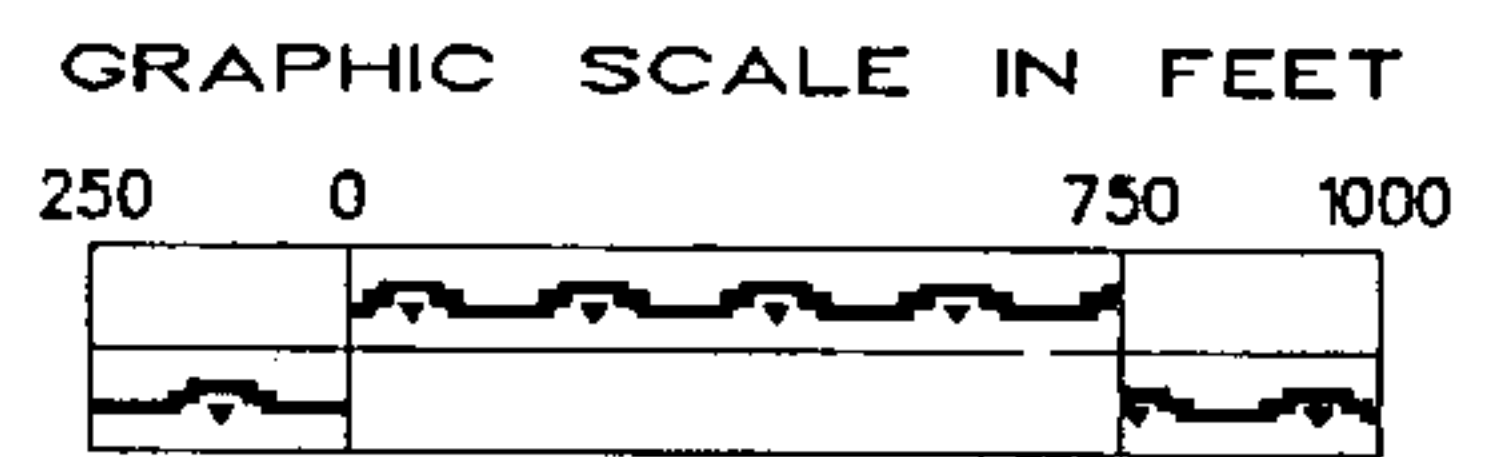
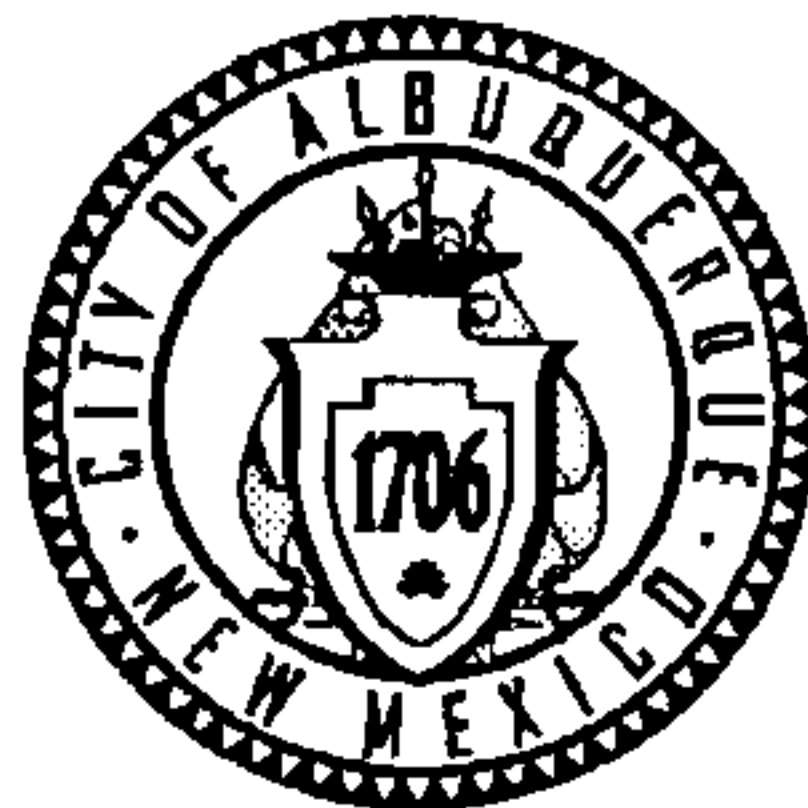
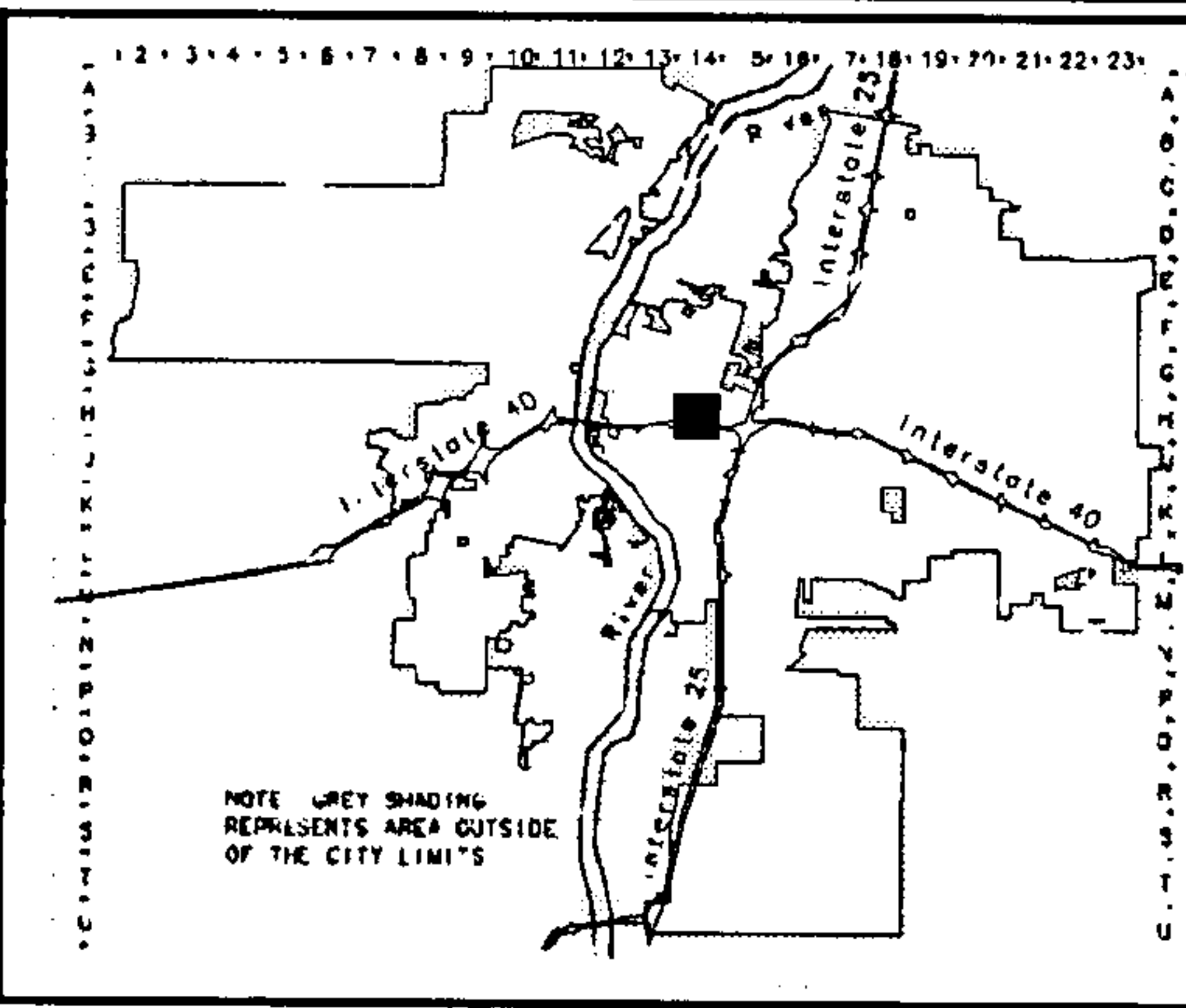
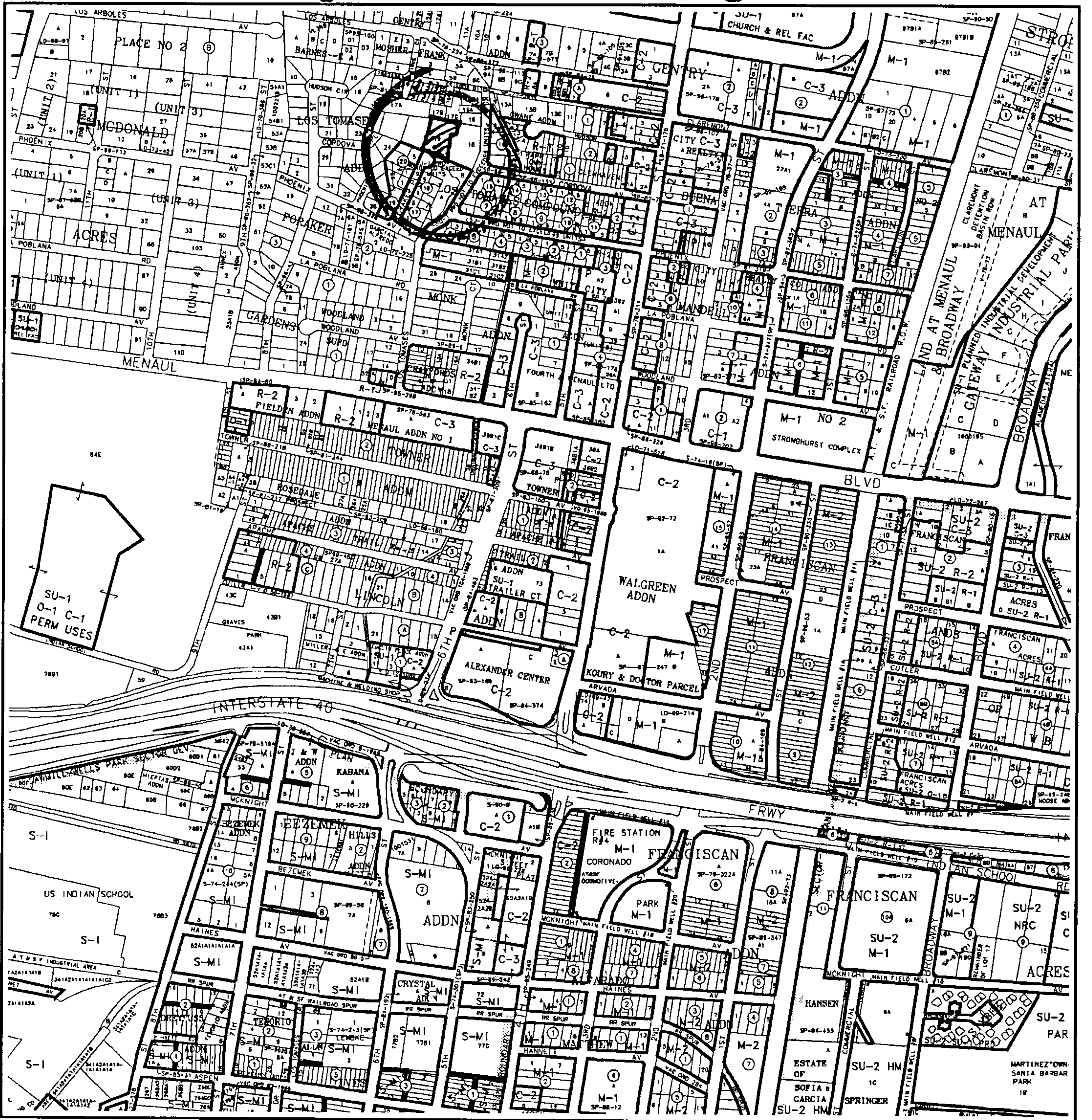
I would like to subdivide the land into three lots as follows:

- Lot 1: 10,887SQ.F with the existing 1500SQ.F. residence
- Lot 2: 7,670SQ.F with a new residence and garage
- Lot 3: 10,025SQ.F with new residence and garage and guest house.

The entrance to Lot 1 would remain from Foraker Place, the entrance to Lot 2 and Lot 3 would be in the middle of the north side of the property, through an easement from Los Tomases Drive.

This is a preliminary plan. With your help, we are hoping to learn more about the development process. Thank you for your consideration.


Zsolt Palcza



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2003

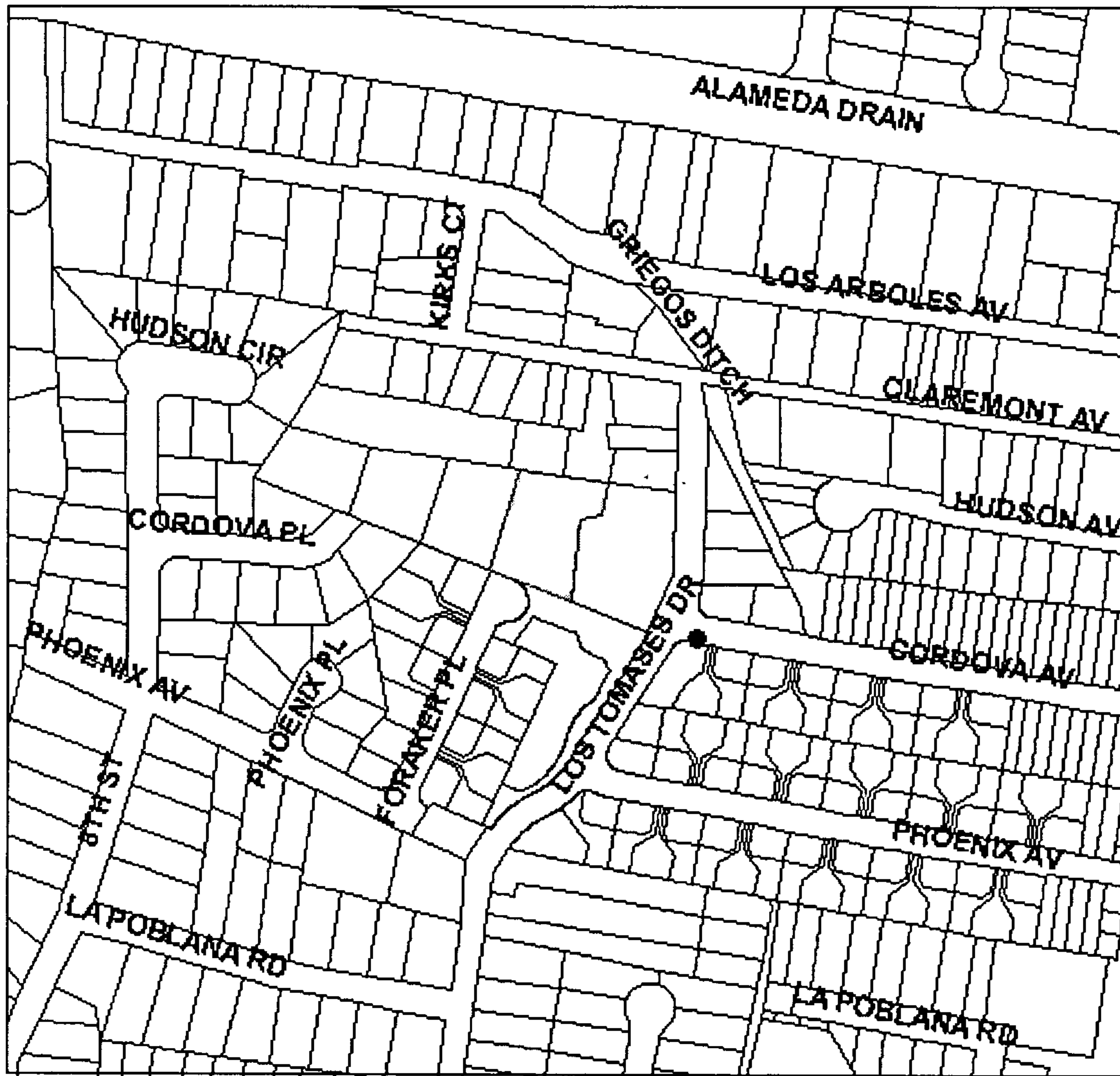
Zone Atlas Page

H-14-Z

Map Amended through November 01, 2003

Activate By 'Clicking' on the Map

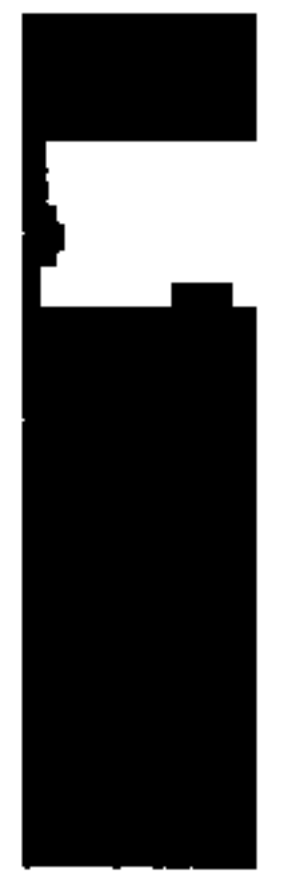
⌂ Zoom In ⌂ Id Address ⌂ Pan ⌂ Zoom Out



ReDraw Screen

1999 AIR PHOTO (Metro Area Coverage)

CITY



LAY

- STREE
- PARK
- CITY
- ZONE
- NBR B
- COM
- WATE
- SEWE
- STOR
- ZONIN
- LOT N
- ZIP CO
- COUN
- FLOO
- PARC
- CONT
- SENA
- REPRE
- COUN
- PARC
- CRIMI
- PUBLI
- LAND
- 1960 C

ZO

TE
M

PROX

Selected Address: 3015 LOS TOMASES DR NW
Zoning: R-1
Lot/Block/Subd: 19 , 0000 , MRGCD MAP 36
Council District/Name: TWO , V GRIEGO
County Commission: 1
Rep District/Sen District: 11 , 13
Nbr Assoc: NEAR N VALLEY R
Zoning: R-1
Voter Pct: 187
High Sch District: VALLEY
Mid Sch District: GARFIELD
Elem Sch District: COCHITI
ZoneMap Page: H14
Jurisdiction: CITY
Police Beat: 236/VALLEY
Flood Zone: Nothing Selected
Comm Plan Area: NORTH VALLEY
UPC #: 101405922048821704
Owner Name: SANTILLANES ROSALINA K
Owner Street Adress: 3015 LOS TOMASES
Owner City/State/Zip: ALBUQUERQUE / NM / 87107 NM
Note: Accuracy for Owner info cannot be guaranteed correct.
Please check with the Bernalillo County Assessor for official data.
NEW GIS QUERY

Par/Zoom

x,y: 4.10925,2.55906
dx,dy: 0.00000,0.00000

dist: 0.00000

