

#13



COMPLETED 12/19/06 stt
DRB CASE ACTION LOG (PREL & FINAL PLAT)
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.: 06DRB-01684 (P&F)
Project Name: Nichols & Bowden Addition
Agent: Jack's High Country

Project # 1003441
Phone No.: 898-3707

Your request for (SDP for SUB), (SDP for BR), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/13/06 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: _____

PLANNING (Last to sign): heard



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.

OK

Project Number 1003441

#13



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REVISED 9/28/05

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OK

Project Number

1003441



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 13, 2006, 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. Adjourned: 11:15 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- Project # 1005255**
06DRB-01629 Major-Vacation of Pub
Right-of-Way
DAC ENTERPRISES INC agent(s) for J C PETERSON & JAMES A PETERSON request(s) the above action(s) for Lot(s) A-1 of Block(s) 15 & Lot(s) C-1 of Block(s) 10, **VISTA LARGA ADDITION**, located on HARVARD DR NE, between HANNETT AVE NE and STANFORD NE. (J-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH A CONDITION OF FINAL PLAT: UNM MUST CONCUR WITH THE VACATION REQUEST PRIOR TO FINAL PLAT APPROVAL.**

2. **Project # 1005257**
06DRB-01638 Major-SiteDev Plan
BldPermit

DESIGN 2 FUNCTION LLC agent(s) for EEEEC, LLC request(s) the above action(s) for all or a portion of Lot(s) 3A1C, Block(s) A, **INTERSTATE INDUSTRIAL TRACT, UNIT 2**, zoned IP industrial park zone, located on GULTON CT NE, between OSUNA RD NE and NORTH DIVERSION CHANNEL containing approximately 1 acre(s). (E-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

3. **Project # 1003572**
06DRB-01626 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO., request(s) the above action(s) for Tract(s) A-4, Block(s) 0000, Unit 2, **JOURNAL CENTER, PHASE 2**, zoned IP, located between RUTLEDGE RD NE and SNAPROLL NE containing approximately 3 acre(s). [*Deferred from 12/13/06*] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 1/17/06.**

07

4. **Project # 1003364**
06DRB-01639 Major-Vacation of Public
Easements

GARCIA/KRAEMER & ASSOCIATES agent(s) for PR INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A-1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES UNIT 3**, zoned SU-2 FOR MIXED USE, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 1 acre(s). [REF: 05DRB-01210] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT: THE EXISTING WATER LINE SHALL BE RELOCATED AND IN SERVICE PRIOR TO FINAL PLAT APPROVAL.**

5. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub
Right-of-Way
06DRB-01539 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06 & 12/13/06]* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**

6. **Project # 1002739**
06DRB-01621 Major-Vacation of Public
Easements
06DRB-01622 Major-Vacation of Pub
Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] *[Deferred from 12/6/06 & 12/13/06]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 12/20/06.**

- 06DRB-01635 Minor-Amnd Prelim Plat
Approval
06DRB-01636 Minor-Sidewalk Waiver
06DRB-01637 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for PARCELS 7 & 8A, **ANDERSON HEIGHTS, UNIT 5**, zoned RD, R-LT, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and COLOBEL AVE SW containing approximately 69 acre(s). [REF: 05DRB-01832, 05DRB-01834, 05DRB-01835] *[Deferred from 11/29/06 & 12/6/06 & 12/13/06]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 12/20/06.**

7. **Project # 1004428**
06DRB-01121 Major-Vacation of Public
Easements
06DRB-01119 Major-Preliminary Plat
Approval
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/27/06 & 10/4/06 &*

10/18/06 & 11/1/06 & 11/29/06 & 12/13/06] (P-9)
DEFERRED AT THE AGENT'S REQUEST TO 1/10/07.

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.

8. **Project # 1003272**
06DRB-01682 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for AMERI CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2-B-2, **ALBUQUERQUE WEST, UNIT 2**, zoned SU-1 FOR PDA, C-3, R-2, located on HIGH ASSETS WAY NW, between ALL SAINTS RD NW and PASEO DEL NORTE NW containing approximately 1 acre(s). [REF: 06DRB-00941] *[Deferred from 12/13/06]* (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 12/20/06.**

9. **Project # 1005247**
06DRB-01686 Minor-SiteDev Plan Subd

SURVEYS SOUTHWEST LTD agent(s) for GILBERT LOVATO, K KAM INC request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 10, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on OAKLAND AVE NE, between SAN MATEO BLVD NE and EAGLE AVE NE containing approximately 1 acre(s). [REF: 06DDRB-01605] (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING SPACES PER LOT AND PLANNING FOR SITE PLAN FOR SUBDIVISION CHECK LIST, MAXIMUM BUILDING HEIGHT AND SETBACKS AND FAR, PLAT APPROVAL AND 3 COPIES OF THE SITE PLAN.**

10. **Project # 1005130**
06DRB-01687 Minor-SiteDev Plan
BldPermit/EPC

JLS ARCHITECTS agent(s) for NEW COVENANT CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 7A & 25, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on HOLLY AVE NE between WYOMING BLVD NE and LOUISIANA NE containing approximately 3 acre(s). [REF: Z-99-29, DRB-96-19] [**Petra Morris, EPC Case Planner**] [*Deferred from 12/13/06*] (C-19) **DEFERRED AT THE BOARD'S REQUEST TO 12/20/06.**

11. **Project # 1004976**
06DRB-01548 Minor-SiteDev Plan
Subd/EPC
06DRB-01549 Minor-SiteDev Plan
BldPermit/EPC

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1, B-1, C-1 & C-2, **BLACK ARROYO DAM**, zoned C-2, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 12 acre(s). [REF: 06EPC-00424, 06EPC-00425] [**Catalina Lehner, EPC Case Planner**] [*Deferred from 11/1/06 & Indef deferred 11/8/06 & Indef deferred 12/13/06*] (A-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

12. **Project # 1001999**
06DRB-01689 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING AND CONSULTING, LLC agent(s) for MIGUEL MELENDEZ request(s) the above action(s) for LOTS 13-A-1, 13-A-2 & 13-A-3, **RAYNOLD'S ADDITION**, zoned SU-2 FOR MFR, located on 11TH ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 1 acre(s). [REF: 06DRB-01871] (K-13) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1003441**
06DRB-01684 Minor-Prelim&Final Plat
Approval

JACK'S HIGH COUNTRY INC agent(s) for KEITH LEE LLC request(s) the above action(s) for all or a portion of Lot(s) 15 - 18, **NICHOLS AND BOWDEN ADDITION**, zoned SU-2/RC, located on LOMAS BLVD NW, between KELEHER AVE NW and 8TH ST NW containing approximately 1 acre(s). (J-14) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

14. **Project # 1005267**
06DRB-01673 Minor-Prelim&Final Plat
Approval

LLOYD GOLDRICK AIA agent(s) for WILLIAM A SEGO request(s) the above action(s) for all or a portion of Block(s) G, Tract(s) 3-A CASHWAY BUILDING MATERIALS INC. (to be known as **ALLWOODS SUBDIVISION**) zoned C-3 heavy commercial zone, located on HARDWARE DR NE, between MCLEOD RD NE and LUMBER NE containing approximately 3 acre(s). (C-3) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR 16-INCH WELL COLLECTOR LOCATION AND PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

15. **Project # 1003757**
06DRB-01522 Minor- Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for CREAMLAND LLC request(s) the above action(s) for Lot(s) 1-12, Block(s) 4, FRANCISCAN ADDITION and Lot(s) 1-7, Block(s) 2, ALVARADO ADDITION and Lot(s) 1-7, Block(s) 7, ALVARADO ADDITION and VACATED HAINES AVE RIGHT-OF-WAY (to be known as **TRACT A, LANDS OF CREAMLAND LLC**) zoned M-1 light manufacturing zone, located on MCKNIGHT AVE NW, between 2ND ST NW and 3RD ST NW containing approximately 3 acre(s). [REF: 04DRB-01688] [*Final Plat Indef deferred for SIA 10/25/06*] (H-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

16. **Project # 1003551**
06DRB-01665 Minor-Prelim&Final Plat
Approval

HARRIS SURVEYING INC., agent(s) for NAYLOR REALTY, request(s) the above action(s) for all or a portion of Lot(s) 1-13, **LA CUEVA ESTATES**, zoned RD, located on Glendale Ave NE between Barstow Ave NE and Wyoming Blvd NE, containing approximately 4 acre(s). [REF: 05DRB-01183] [Deferred from 12/6/06] (B-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK FOR REMOVAL OF BOX WITH PURPOSE OF PLAT FROM THE TOP OF MYLAR AND TO RECORD THE PLAT.**

17. **Project # 1005250**
06DRB-01613 Minor-Prelim&Final Plat
Approval

JOSE RODRIGUEZ request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Block T-1, **CARLOS REY SUBDIVISION**, zoned R-2 residential zone, located on CHURCHILL RD SW, between COORS BLVD SW and BATAAN DR SW containing approximately 1 acre(s). [Deferred from 11/15/06 & 11/22/06 & 11/29/06 & 12/6/06] (K-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/13/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/4/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

18. **Project # 1005270**
06DRB-01679 Minor-Sketch Plat or Plan

CLAUDIO VIGIL ARCHITECTS request(s) the above action(s) for all or a portion of Lot(s) 9,10,23 & 24, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned IP, located on BALLOON FIESTA PARKWAY NE, between PAN AMERICAN FREEWAY NE and SAN MATEO BLVD NE containing approximately 5 acre(s). (B-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

19. **Project # 1005257**
06DRB-01688 Minor-Sketch Plat or Plan

ARIF AMERIHI request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) 242C, **MAYO ROSS ADDITION**, zoned SU-2/NCR, located on EDITH BLVD NE, between LOMAS BLVD NE and MOUNTAIN RD NE containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for December 6, 2006. **THE DRB MINUTES FOR DECEMBER 6, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 13, 2006
DRB Comments

ITEM # 13

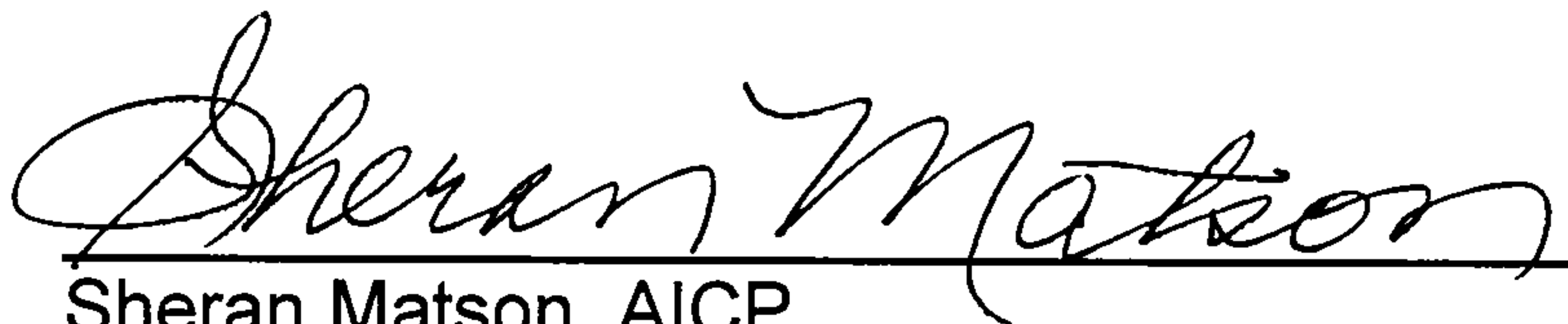
PROJECT # 1003441

APPLICATION # 06-01684

RE: Lots 15-18, Nichols & Bowden Addition/minor plat

No objection to the requested replat.

Planning will take delegation to record the plat.



Sheran Matson, AICP

DRB Chair

924-3880 fax 924-3864 smatson@cabq.gov

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003441

AGENDA ITEM NO: 13

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

No adverse comments.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: DECEMBER 13, 2006

#13

3441

DXF Electronic Approval Form

DRB Project Case #: 1003441

Subdivision Name: NICHOLS & BOWDEN LOT 15A

Surveyor: ANTHONY L HARRIS

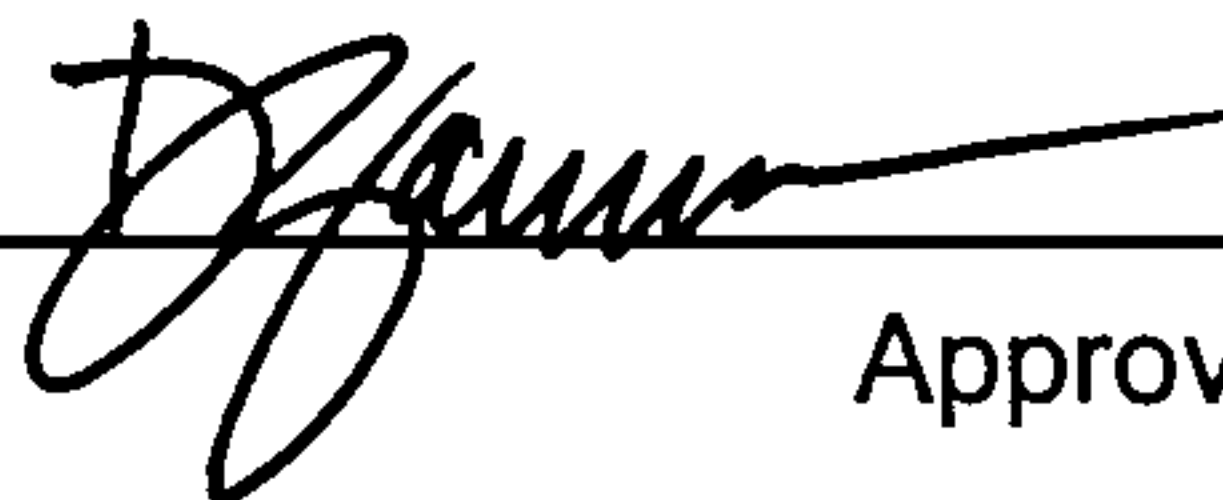
Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 12/6/2006

Hard Copy Received: 12/6/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

12-6-2006
Date

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

AGIS Use Only

Copied fc 3441 to agiscov on 12/8/2006 Contact person notified on 12/8/2006

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION		Supplemental form	
<input checked="" type="checkbox"/> Major Subdivision action	<input type="checkbox"/> Minor Subdivision action	S	Z
<input type="checkbox"/> Vacation	<input type="checkbox"/> Variance (Non-Zoning)	V	ZONING & PLANNING
SITE DEVELOPMENT PLAN		P	<input type="checkbox"/> Annexation
<input type="checkbox"/> for Subdivision Purposes	<input type="checkbox"/> for Building Permit	L	<input type="checkbox"/> County Submittal
<input type="checkbox"/> IP Master Development Plan	<input type="checkbox"/> Cert. of Appropriateness (LUCC)	A	<input type="checkbox"/> EPC Submittal
STORM DRAINAGE		D	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			<input type="checkbox"/> Sector Plan (Phase I, II, III)
			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
			<input type="checkbox"/> Street Name Change (Local & Collector)
			APPEAL / PROTEST of...
			<input type="checkbox"/> 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: Keith Lee LLC PHONE: _____

ADDRESS: 920 Lomas Blvd N.W FAX: _____

CITY: Albuquerque STATE NM ZIP 87102-1954 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

AGENT (if any): Jack's High Country Inc. (Jack Spilman Pres.) PHONE: 878-3707

ADDRESS: 8953 2nd N.W FAX: _____

CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____

DESCRIPTION OF REQUEST: The purpose of this plat is to eliminate the lot lines shown, dedicate additional right of way to the city of Albuquerque, and grant any easements as shown

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

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

Lot or Tract No: Lots 15 and 16 and portions of lots 17 and 18 Block: _____ Unit: _____

Subdiv./Addn. Nichols and Bowden addition

Current Zoning: SU-1 SU-2 for RC Proposed zoning: _____

Zone Atlas page(s): J-14 No. of existing lots: 3 No. of proposed lots: 1

Total area of site (acres): 0.5198 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. 101405804714332706 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Lomas Blvd N.W.

Between: Keleher Ave. N.W. and Eighth St. N.W.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX_Z, V, S, etc.): _____

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

SIGNATURE Jack A. Spilman DATE 12/05/06

(Print) Jack Spilman _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB-01684</u>	<u>P&E</u>	<u>5(3)</u>	<u>\$ 215.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CME</u>	_____	<u>\$ 20.00</u>
<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	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>12/13/06</u>			Total <u>\$ 235.00</u>

Sandy Handley 12/05/06 Project # 1003441

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 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
 - 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.
 - 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

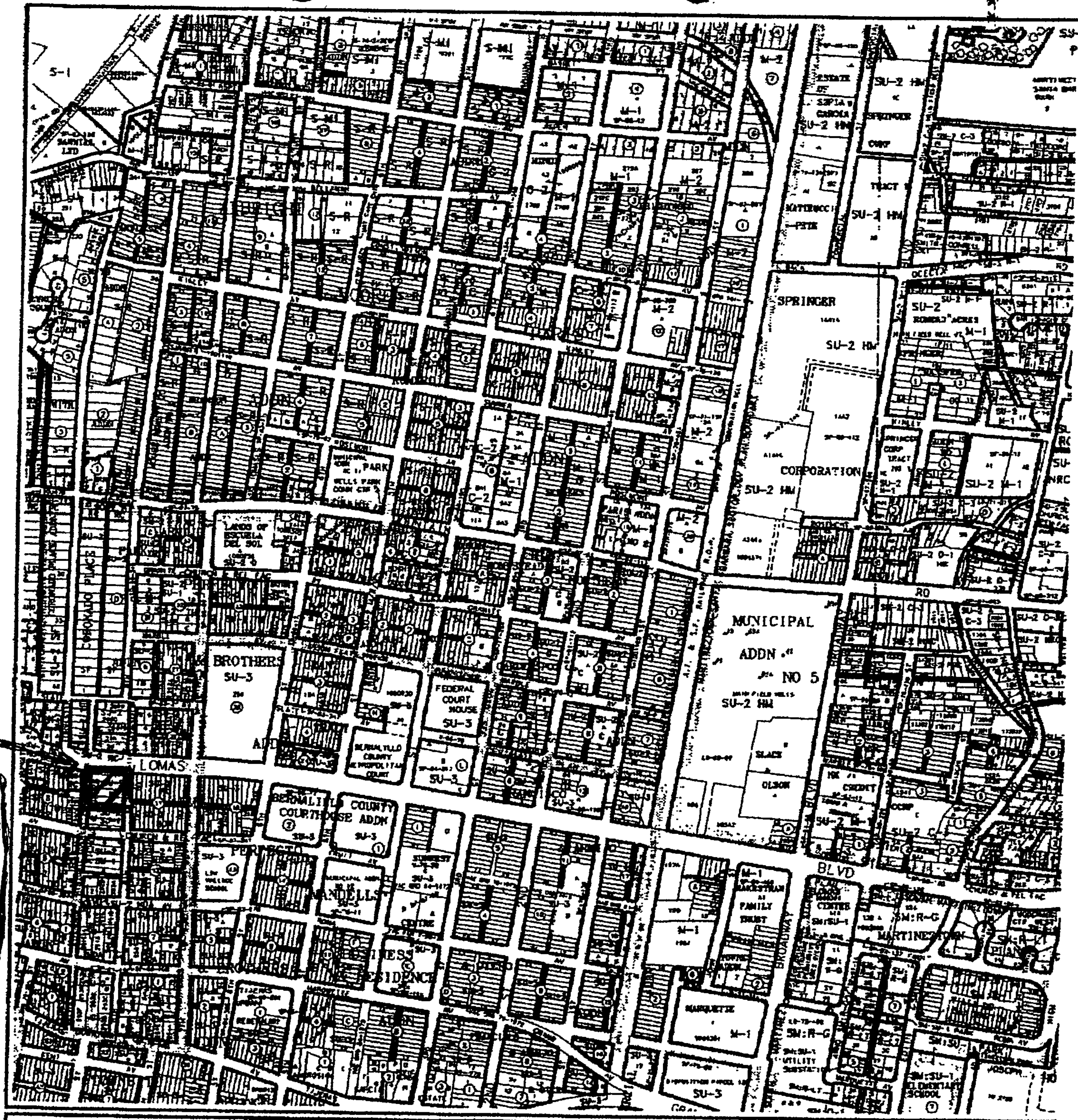
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Jack Spilman Applicant name (print)
Jack A. Spilman 12/05/06 Applicant signature / date

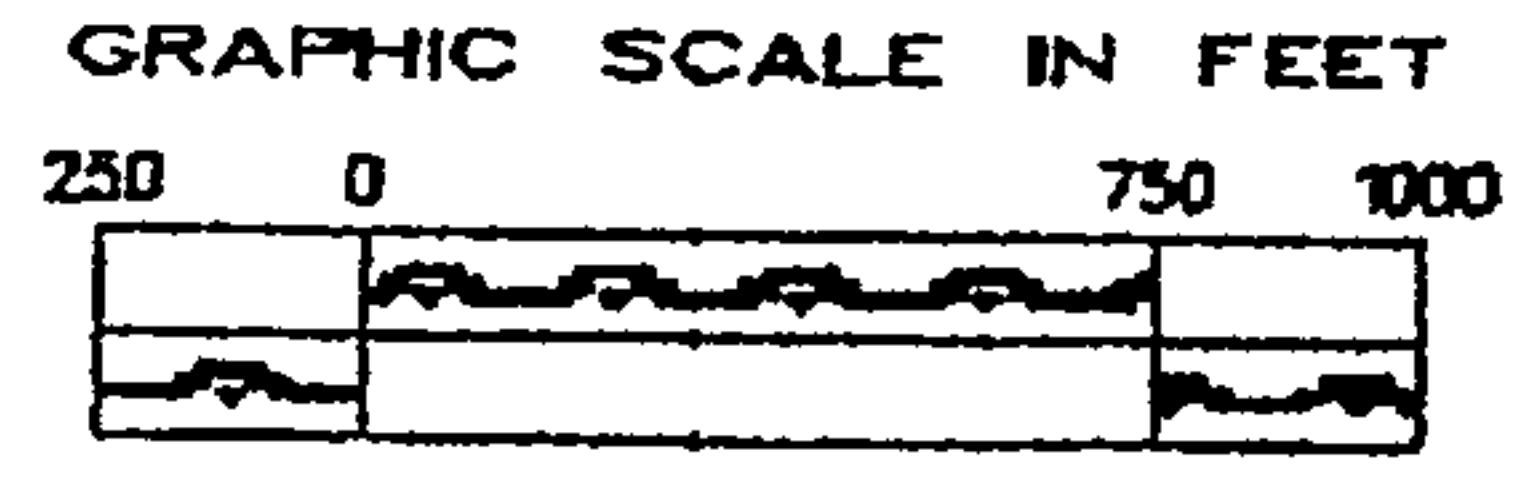
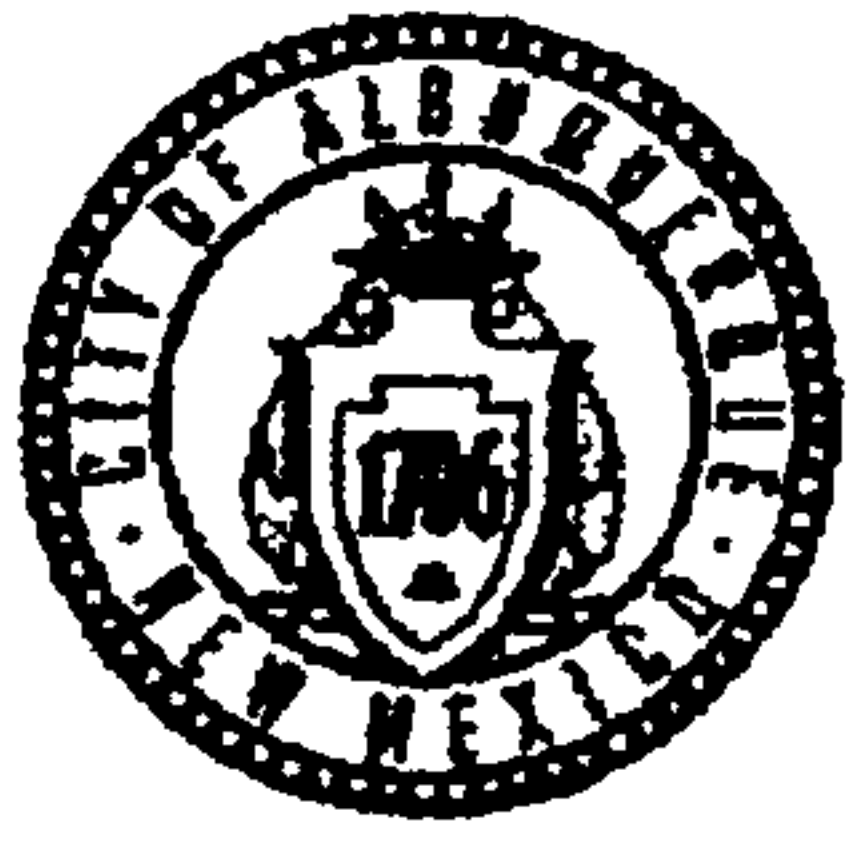
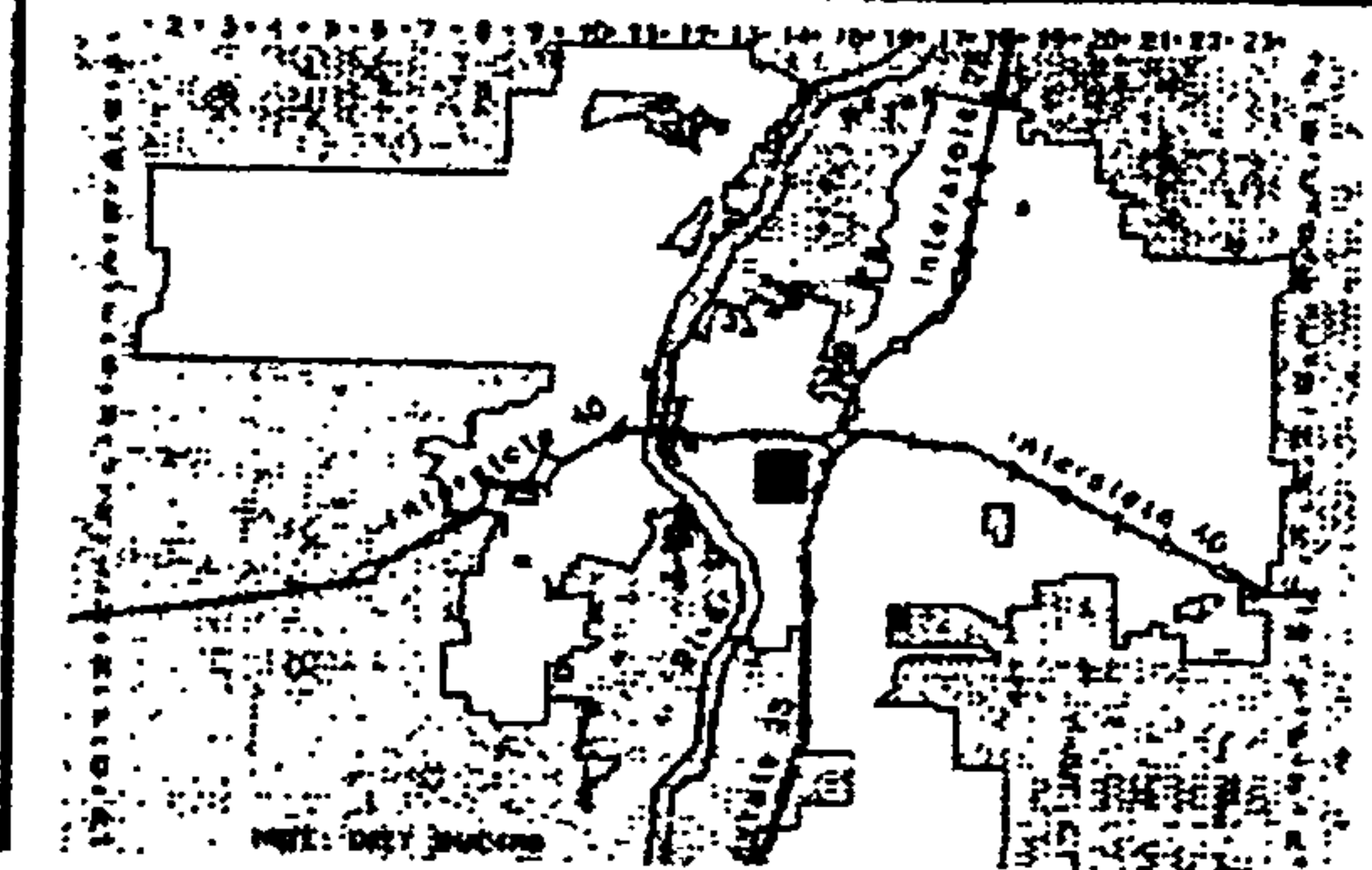


Form revised 8/04, 1/05 & 10/05

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
06DEB - _____ - 01684
- Sandy Dowdley 12/05/06 Planner signature / date
- Project # 1003441**



SITE



Albuquerque Geographic Information System
PLANNING DEPARTMENT

Zone Atlas Page
J-14-Z

890-0645

LETTER OF AUTHORIZATION

Subject Property: *Plat of Lot 15-A*

*Nicks and Bowden Addition, within
Sect 17, Township 10 North, Range 3 East NMPM
City of Blue Springs, Bern Co. N.M.*

I, the undersigned owner of subject property, hereby designate JACK'S HIGH COUNTRY, INC. to be my authorized representative agent for the processing and recording of planning, zoning or appeals actions on this property.

Keth Lee LLC

Bill Bongard, Member

Owner

12/1/06

Date

Jacks High Country, Inc.
8953 Second St. NW
Albuquerque, NM 87114

To: CITY OF ALBUQUERQUE, DEVELOPMENT REVIEW BOARD

Reference: Lots 15 and 16 and portions of Lots 17 and 18, Nichols and Bowden Addition

Subject: Purpose of Plat

The purpose of this plat application is to eliminate the lot lines shown, dedicate additional right of way to the City of Albuquerque, and grant any easements as shown.

(K. Lee, LLC)

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. COMPRISING ALL OF LOTS 15 AND 16 AND PORTIONS OF LOTS 17 AND 18, NICHOLS & BOWDEN ADDITION, FILED MARCH 4, 1882, IN VOLUME R1, FOLIO 16, RECORDS OF THE STATE OF NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER (A SCRIBE ON CONCRETE FOUND IN PLACE) OF THE PARCEL HEREIN DESCRIBED, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF LOMAS BOULEVARD N.W. AND THE WESTERLY RIGHT-OF-WAY LINE OF EIGHTH STREET N.W., FROM WHENCE THE ALBUQUERQUE CONTROL SURVEY MONUMENT "17-J14" BEARS N. 23 deg. 49' 12" W, 61.26 FEET DISTANT;

THENCE S. 01 deg. 15' 40" W., 119.03 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF EIGHTH STREET N.W. TO THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF LOT 14, NICHOLS & BOWDEN ADDITION, FILED MARCH 4, 1882, IN VOLUME R1, FOLIO 16, RECORDS OF THE STATE OF NEW MEXICO;

THENCE N. 86 deg. 53' 56" W., 185.67 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 14, NICHOLS & BOWDEN ADDITION, AND ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF KELLEHER AVENUE N.W.;

THENCE N. 02 deg. 54' 39" E., 126.53 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF KELLEHER AVENUE N.W. TO THE NORTHWEST CORNER OF PARCEL HEREIN DESCRIBED, SAID POINT BEING THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF KELLEHER AVENUE N.W. AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF LOMAS BOULEVARD N.W., AND ALSO BEING A POINT ON CURVE;

THENCE SOUTHEASTERLY, 182.45 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF LOMAS BOULEVARD N.W. ON THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2894.92 FEET, A CENTRAL ANGLE OF 03 deg. 36' 40" AND A CHORD WHICH BEARS S. 84 deg. 31' 30" E., 182.42 FEET) TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, SAID PARCEL CONTAINS 0.5148 ACRES MORE OR LESS.

*Nichols and Bowden addition
802 Lomas Blvd N.W*

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

PAID RECEIPT

APPLICANT NAME KEITH LEE LLC
AGENT JACK'S HIGH COUNTRY INC
ADDRESS 8953 2nd NW
PROJECT & APP # 1003441/06DRB 01084
PROJECT NAME LT.#15-A NICHOLS & BOWDEN ADDITION

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 215.00 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
\$ 235.00 TOTAL AMOUNT DUE

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

12/5/2006
RECEIPT# 00070377
Account 441032
Activity 4983000
Trans Amt
J24 Misc

KEITH LEE, LLC
920 COMAS BLVD. NW
ALBUQUERQUE, NM 87102-1954

BANK OF AMERICA
01125 NM
95-32-1070

5026
12/1/2006

Thank You
PAY TO THE
ORDER OF

City of Albuquerque

Two Hundred Thirty-Five and 00/100

City of Albuquerque

\$ **235.00
DUPLICATE
City of Albuquerque
Treasury Division

DOLLARS

12/5/2006 11:13AM
RECEIPT# 00070377 WSH 006 TR
Account 441006 Fund 01
Activity 4983000
Trans Amt \$235.00
J24 M
TRSEJA
\$215.00
\$235.00
\$0.00

MEMO

⑈005026⑈ ⑆107000327⑆ 004272057829⑈

Thank You

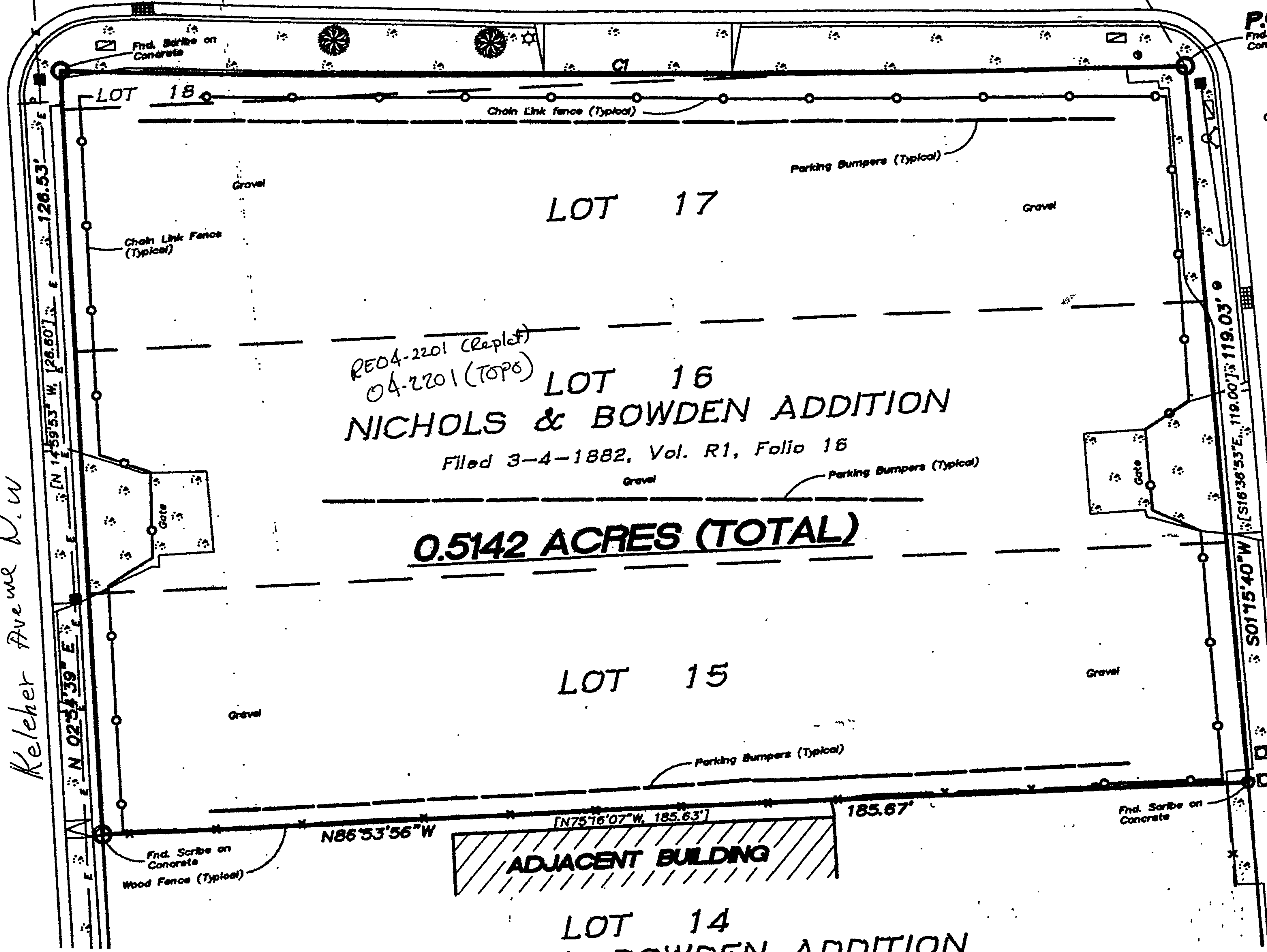
KELLEHER AVENUE N.W.
(60' R/W)

Kelleher Avenue N.W.

Lomas N.W. (100' R/W)

STREET N.W.

8th



*REC-2201 (Replot)
04-2201 (TOPS)*

LOT 16
NICHOLS & BOWDEN ADDITION
Filed 3-4-1882, Vol. R1, Folio 16

0.5142 ACRES (TOTAL)

ADJACENT BUILDING

LOT 14
BOWDEN ADDITION

POB
Fnd. Scribe on Concrete

Fnd. Scribe on Concrete

Chain Link Fence (Typical)

Chain Link fence (Typical)

Parking Bumpers (Typical)

126.53'

126.60'

1459.53' W, 126.60' E

N 02°34'39" E

185.67'

N 86°33'56" W

185.67'

119.00'

S 01°15'40" W

S 16°36'53" E, 119.00' E

119.03'

119.00'

S 01°15'40" W

S 16°36'53" E, 119.00' E

Fnd. Scribe on Concrete
Wood Fence (Typical)

Fnd. Scribe on Concrete



13A3
305

12
1001999
12/13/2006

309
13A2

K13

315
13A1

15
99999

11TH

1100 1100 1100 1100

