

#11



Completed
11/5/04
[Signature]

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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.: <u>04DRB-01529 (P&F)</u>	Project # <u>1003700</u>
Project Name: <u>COUNTRY CLUB ADDITION</u>	
Agent: <u>Wayjohn Surveying Inc.</u>	Phone No.: <u>255-2052</u>

Project Number

1003700

Your request for (SDP for SUB), (SDP for BP), **(FINAL PLATS)** (MASTER DEVELOP. PLAN), was approved on 10/13/04 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: Cashin been

PLANNING (Last to sign): [Signature] 11/1/04

- Planning must record this plat. Please submit the following items:**
- The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
 - Include 3 copies of the approved site plan along with the originals.**
 - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
 - Property Management's signature must be obtained prior to Planning Department's signature.**
 - AGIS DXF File approval required.** OK
 - Copy of recorded plat for Planning.**

#11



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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.: 04DRB-01529 (P&F)
Project Name: COUNTRY CLUB ADDITION
Agent: Wayjohn Surveying Inc.

Project # 1003700
Phone No.: 255-2052

Project Number

1003700

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 10/13/04 by the DRB with delegation of signature(s) to the following departments
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TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: Cashin Luccin

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- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

OK

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1003700

Subdivision Name: Country Club - Lots F1 and F2 Block 5

Surveyor: Thomas D. Johnston

Company/Agent: Wayjohn Surveying


Contact Person: _____ E-mail: _____

Phone: 255-2052 Fax: _____

DXF Received Date: ~~10/7/2004~~ 10/15/04

Hard-Copy Date: 10/7/2004

Coordinate system: NMSP Grid (NAD 83) NMSP Grid (NAD 27) Ground rotated to NMSP Grid Other


Approved

10/15/04
Date

*The dxf file cannot be accepted at this time for the following reason(s):
1st hardcopy lists wrong monument - TIE puts plat about 7 feet NE of apparent location
Should be 2-K15

AGIS Use Only

Copied cov3700 to agiscov on 10/15/04. Contact person notified on 10/15/04



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 13, 2004 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: 11:10 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

1. **Project # 1001218**
04DRB-01432 Major-Vacation of Public Easements
04DRB-01433 Minor-Prelim&Final Plat Approval
04DRB-01434 Minor-Vacation of Private Easements
SURVEYS SOUTHWEST, LTD agent(s) for DALE ARMSTRONG request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, **LANDS OF LAFARGE**, zoned M-1 light manufacturing zone, located on EDITH BLVD NE, near CARMONY RD NE containing approximately 15 acre(s). [REF: 01EPC00690, 01EPC00689, 01DRB00581] *(Deferred from 10/13/04)* (G-15) **DEFERRED AT THE AGENT'S REQUEST TO 10/27/04.**

2. **Project # 1003604**
04DRB-01452 Major-Preliminary Plat
Approval
04DRB-01453 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for TERRY CORLIS request(s) the above action(s) for all or a portion of Tract(s) 217-220, TOWN OF ATRISCO GRANT AIRPORT UNIT, (to be known as **MYRA MESA ESTATES SUBDIVISION** zoned R-2, C-2, located on 68th ST NW, between HANOVER RD NW and GLEN RIO RD NW containing approximately 20 acre(s). [REF: Z-79-109, Z-79-108, PROJECT 1003538 and PROJECT 1003481] (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/13/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/30/04 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1003594**
04DRB-01445 Major-Vacation of Public
Easements
04DRB-01444 Major-Preliminary Plat
Approval
04DRB-01446 Minor-Sidewalk Waiver
04DRB-01447 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B & 3, VENTANA RANCH WEST, (to be known as **VENTANA MESA SUBDIVISION**) zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW AND VENTANA WEST PARKWAY NW containing approximately 32 acre(s).[REF: 04DRB01199] (B-8/B-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/13/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/16/04 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1003685**
04DRB-01449 Major-Vacation of Public Easements
04DRB-01448 Major-Preliminary Plat Approval
04DRB-01450 Minor-Sidewalk Waiver
04DRB-01451 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **WESTERN SHADOWS SUBDIVISION @ VENTANA RANCH WEST**, zoned R-LT residential zone, located on VENTANA RIDGE RD NW AND VENTANA WEST PARKWAY NW containing approximately 30 acre(s). (B-8) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/13/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT THAT A VARIANCE SHALL BE REQUESTED FOR A SETBACK FROM FACE OF CURB TO THE PROPERTY LINE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003610**
04DRB-01251 Major-Preliminary Plat Approval
04DRB-01252 Minor-Temp Defer SDWK
04DRB-01469 Minor-Sidewalk Waiver

WILSON & CO. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT (to be known as **ARROWWOOD HILLS SUBDIVISION, UNIT 1**), zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE RD SW containing approximately 29 acre(s). [REF: 1001594, 02DRB-01621 & 01622, 1003231, 04DRB-00137, 04DRB-00261, 00262 & 00263] *[Deferred from 9/8/04, 9/22/04 & 9/29/04]* (N-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/13/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/11/04 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1001926**
04DRB-01393 Major-Preliminary Plat Approval
04DRB-01394 Major-Final Plat Approval

TIERRA WEST, LLC agent(s) for JD HOME, INC & JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 225, **MUSTANG MESA SUBDIVISION, TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned R-2, located on 72ND PL NW, between INTERSTATE 40 WEST and GLEN RIO RD NW containing approximately 5 acre(s). [REF: 03DRB01224, 03DRB01115] *(Deferred from 10/6/04) (J-10)* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/13/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/15/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

- 04DRB-01335 Minor-Sidewalk Waiver
04DRB-01334 Minor-Temp Defer SDWK

MARVIN R KORTUM agent(s) for JEFF DORWART, JD HOMES request(s) the above action(s) for all or a portion of Lot(s) 225-A, **MUSTANG MESA SUBDIVISION, TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned R-2 residential zone, located on GLEN RIO RD NW, between 72ND ST NW and 72ND PL NW containing approximately 5 acre(s). [REF: 03DRB-01225, 03DRB-00674, 04DRB-00329, 03DRB-01475] (Was Indef. Deferred 9/15/04) (J-10) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project # 1003591**
04DRB-01384 Major-Preliminary Plat Approval
04DRB-01386 Minor-Sidewalk Waiver
04DRB-01387 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 31A-1-A, **SUN GATE ESTATES**, zoned R-LT residential zone, located on 98TH ST SW, between BLAKE RD SW and OPEN RANGE AVE SW containing approximately 45 acre(s). [REF: 04DRB-01185] *[Deferred from 10/6/04] (N-9)* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/13/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/9/04 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

8. **Project # 1000874**
04DRB-01516 Minor-SiteDev Plan
BldPermit/EPC
04DRB-01514 Minor-Prelim&Final Plat
Approval
04DRB-01515 Minor-Vacation of Private
Easements
- PRECISION SURVEYS INC agent(s) for THE BEACH LAND ACQUISITION LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-A, **RENAISSANCE CENTER III**, zoned SU-1 FOR C-2, located on DESERT SURF CIRCLE NE, between ALEXANDER BLVD NE and MONTANO RD NE containing approximately 7 acre(s). [REF: 04EPC01213, AA-97-42, DRB-97-8, Z-99-116] [Elvira Lopez, EPC Case Planner] [Deferred from 10/13/04] (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 10/20/04.**

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

9. **Project # 1002224**
04DRB-00938 Minor-Prelim&Final Plat
Approval
- ISAACSON & ARFMAN, PA agent(s) for CITY OF ALBUQUERQUE, PARKS & RECREATION DEPARTMENT, OPEN SPACE DIVISION, request(s) the above action(s) for all or a portion of Tract(s) 1A1, 1A2, 6B2, 8A1A2B1 AND 218B, M.R.G.C.D. MAP #31 AND 39B1, 39C1, 39D1, 39E1, 41A1, 42A1, 73A1, 173A, 174A, 175A AND 176A1, M.R.G.C.D. MAP #32, **POBLANOS RANCH**, zoned MAJOR PUBLIC OPEN SPACE, located on MONTANO RD NW, between GRIEGO DRAIN and TIERRA VIVA SUBDIVISION (south of Anderson Fields) containing approximately 48 acre(s) [REF: 03DRB-01172, 03EPC-00695, 04DRB-00335, 02EPC-01482, 02DRB-01425](Was Indef. Deferred on 6/23/04)(F-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ADD 20 FOOT WIDE PUBLIC WATER LINE EASEMENT FOR EXISTING WATER LINE BETWEEN OLD ADOBE ROAD AND MONTANO AND TO ADD/RETAIN PUBLIC WATER/SEWER EASEMENTS TO SOUTHEAST CORNER OF TRACT 42A2 AND TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE. FOR THE RECORD: THE INFRASTRUCTURE LIST FOR PROJECT #1002948 WAS REVISED AND APPROVED PER CITY HYDROLOGY.**

10. **Project # 1002948**
04DRB-01504 Minor-Extension of Preliminary Plat
- ISAACSON & ARFMAN PA agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Tract(s) A1 and 171A1BA, **LANDS OF JACK F CULLY**, zoned RA-2, located on ADOBE RD NW, between GUADALUPE TRAIL NW and OPEN SPACE containing approximately 6 acre(s). [REF: 03DRB01485, 03DRB01486, 03DRB01487, 03EPC01736] (F-14) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
11. ~~Project # 1003700~~
04DRB-01529 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for RIVERA INVESTMENTS request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) F, **COUNTRY CLUB ADDITION**, zoned SU-2, MD-1, located on ASH ST NE, between DR MARTIN LUTHER KING JR BLVD NE and UNIVERSITY BLVD NE containing approximately 1 acre(s). (K-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE.**
12. **Project # 1003701**
04DRB-01530 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for BRUCE PONDER request(s) the above action(s) for all or a portion of Lot(s) 56, **PLEASANT ACRES**, zoned R-1, located on TYRONE AVE NW, between 2ND STREET NW and CARLTON ST NW containing approximately 1 acre(s). (F-15) **PRELIMINARY PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
13. **Project # 1003702**
04DRB-01531 Minor-Prelim&Final Plat Approval
- RHOMBUS PA agent(s) for WOLVERINE LLC request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block(s) 2, **BRIGHTWOOD ADDITION**, zoned M-2 heavy manufacturing zone, located on 2ND ST NW, between CONSTITUTION AVE NW and ASPEN AVE NW containing approximately 1 acre(s). (J-14) **PRELIMINARY PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

14. **Project # 1003703**
04DRB-01533 Minor-Sketch Plat or Plan
- THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13-16 and 19 & 20, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **EAGLE ROCK ESTATES SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. **Project # 1003698**
04DRB-01525 Minor-Sketch Plat or Plan
- SAM PORTER agent(s) for STEPHANIE BULLINGTON request(s) the above action(s) for all or a portion of Lot(s) 11, Block(s) 18, **BROWNEWELL & LAILS, HIGHLAND ADDITION**, zoned SU-2, MD-1, located on MAPLE ST NE, between TIJERAS NE and UNIVERSITY NE containing approximately 1 acre(s). (K-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. **Project # 1003699**
04DRB-01528 Minor-Sketch Plat or Plan
- BRASHER & LORENZ agent(s) for VANTAGE HOMES request(s) the above action(s) for all or a portion of Tract(s) B & C, Block(s) 2 & 7, **WELLS SANDIA MANOR**, zoned SU-1 FOR PRD, located on TRIMBLE BLVD NE, between ARCADIA RD NE and INTERSTATE 40 containing approximately 6 acre(s). [REF: Z-96-25, DRB-97-165, Z-78-3] (L-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. ADJOURNED: 11:10 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DRB COMMENTS
OCTOBER 13, 2004**

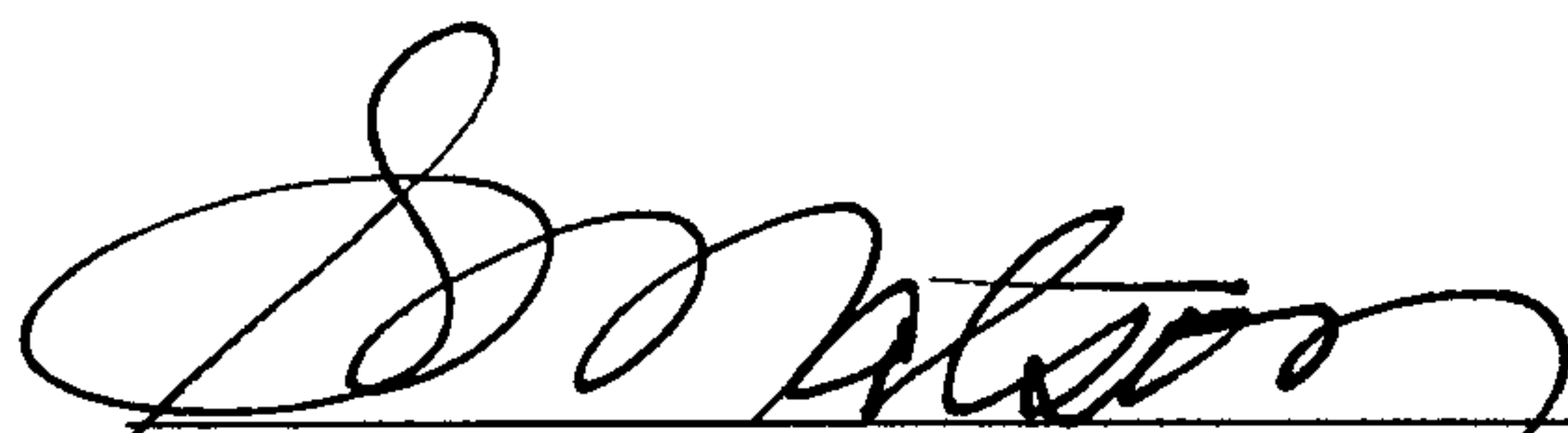
ITEM # 11

PROJECT # 1003700 APPLICATION # 04-01529

RE: Block 5, Tract F, Country Club Addition/minor plat

Since this property lies within the boundaries of the University Neighborhoods Sector Plan and is zoned SU2-MD-2, the lot sizes as proposed are permissive as long as townhouses are built on the property.

~~AGIS dxf is approved. Applicant may file the plat provided a recorded copy is given to Planning to close the file.~~



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



K

10/13/04

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

Development Review Board Comments

Project Number: 1003700
Application Number: 04DRB-01529

DRB Date: 10/13/04
Item Number: 11

Subdivision:

Block 5, Tract F, Country Club Addition

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

Zoning: SU-2, MD-1

Zone Page: K-15

New Lots (or units) : 1

Parks and Recreation Comments:

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

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

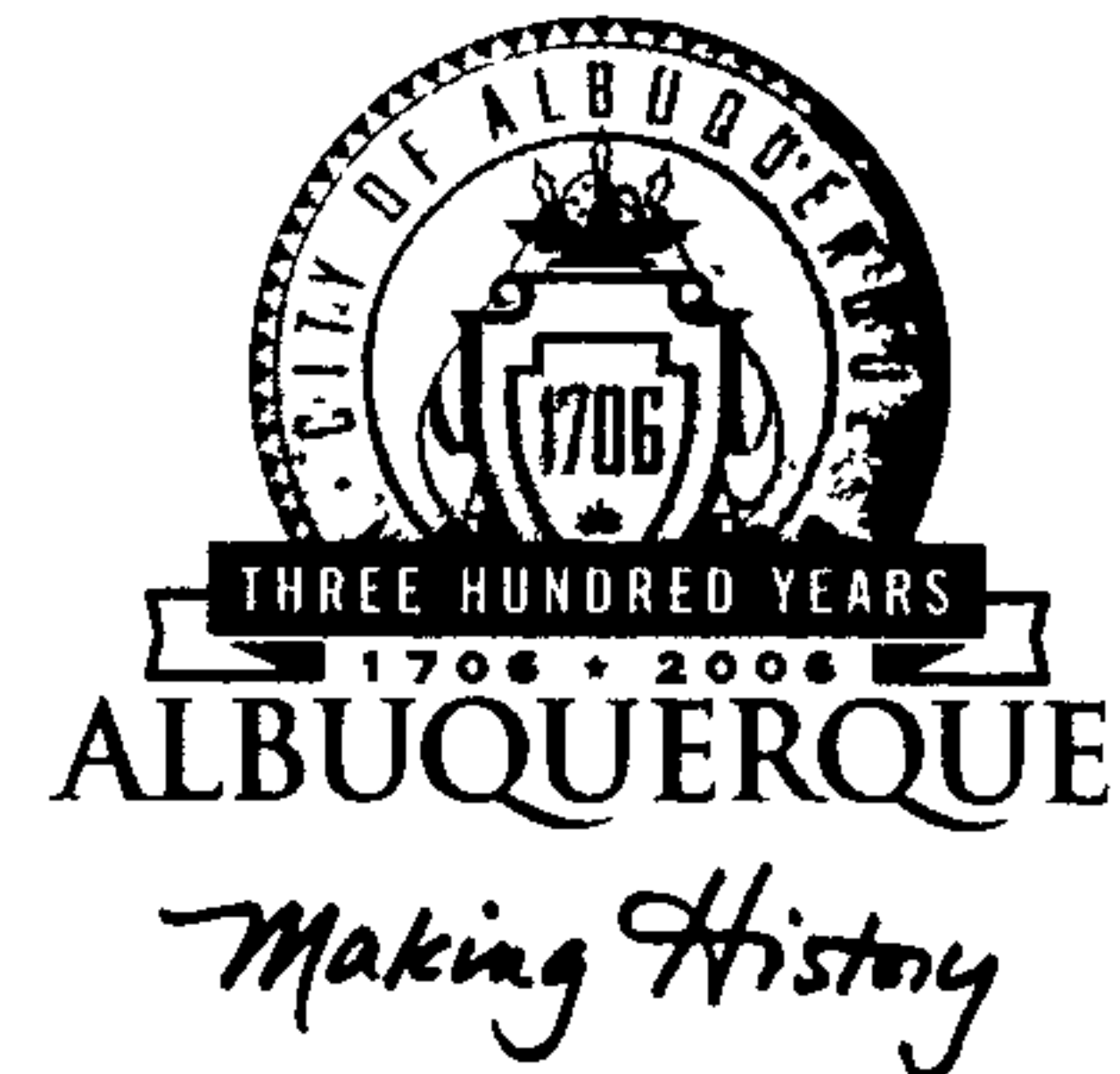
The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed:

Christina Sandoval, (DMD)

Phone: 768-3808

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003700

AGENDA ITEM NO: 11

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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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: October 13, 2004

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION	Supplemental form S	ZONING	Supplemental form Z
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of...	A
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC,	
<input type="checkbox"/> ...for Building Permit		LUCC, Planning Director or Staff,	
<input type="checkbox"/> IP Master Development Plan		ZHE, Zoning Board of Appeals	
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L		

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: RIVERA INVESTMENTS (FRED RIVERA) PHONE: 244-3800
 ADDRESS: 1020 LOMAS BLVD NW FAX: 244-3808
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): WAYJOHN SURVEYING INC. PHONE: 255-2052
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJOHN SURV@AOL.COM

DESCRIPTION OF REQUEST: PRELIMINARY / FINAL MINOR PART TO DIVIDE ONE LOT INTO TWO LOTS FOR INTERNAL ROUTING

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. F Block: 5 Unit: _____
 Subdiv. / Addn. COUNTRY CLUB ADDITION
 Current Zoning: SU-2 MD-1 Proposed zoning: SAME
 Zone Atlas page(s): K-15 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 0.1424 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
 Within city limits? Yes. No, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. 1 015 057 332 419 12501 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: ASH STREET NE
 Between: DR. MARTIN LUTHER KING, JR. BLVD and UNIVERSITY BLVD NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): V-144

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____
 DATE 9-28-04

SIGNATURE [Signature] DATE _____
 (Print) THOMAS D. JOHNSTON Applicant Agent

Form revised September 2001

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 01529</u>	<u>P&F</u>	<u>503</u>	\$ <u>285.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>10-13-04</u>			Total \$ <u>305.00</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				

[Signature] 10-5-04
 Planner signature / date

Project # 1003700

- SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application

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

- MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - SIA financial guaranty verification
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

- MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Fee (see schedule)
 - 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. Pending**

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

THOMAS D. JONUSTW (4484)
Applicant name (print)

[Signature]
Applicant signature / date



Form revised MARCH 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
04DRB- _____ -01529

Bobbie Ford 10-5-04
Planner signature / date

Project # 1003700



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

October 5, 2004

Ms. Sheran Matson
Development Services
Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Dear Ms. Matson:

I am submitting a preliminary and final minor subdivision plat on behalf of my client, Rivera Investments. My client seeks to replat one existing lot into two lots. The existing lot is vacant, but the public infrastructure adjacent to the property is in place. The client desires to replat the lot into two parcels and to grant a common private access easement to meet transportation requirements.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read 'T. Johnston', written over a horizontal line.

Thomas D. Johnston, PS

enc.

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

PAID RECEIPT

APPLICANT NAME Rivera INVEST.
 AGENT Way John Surveying
 ADDRESS 330 Louisiana NE
 PROJECT & APP # 100 3700 / 04 DRB 01529
 PROJECT NAME Country Club Addn

- \$ 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.**

RECEIPT # 00032463 WSH 007 ACCOUNT # 441032 ACTIVITY # 4983000 TRANS # 0016 TRSLJS \$305.00 \$20.00	WAYJOHN SURVEYING, INC. 11108 HUME AVE. NE. 505-255-2052 ALBUQUERQUE, NM 87112 CITY OF ALBUQUERQUE HUNDRED FIVE AND NO/100 BANK OF AMERICA 01111 NM FOR <u>PAST SUBMITTAL</u>	11327 95-32-1070 DATE: <u>9/28/04</u> ***DUPLICATE*** City Of Albuquerque Treasury Division \$ <u>305.00</u> DOLLARS	10/5/2004 11:23AM LOC: ANNX RECEIPT# 00032464 WSH 007 TRANS# 0016 Account 441006 Fund 0110 Activity 4983000 Trans Amt. \$305.00 \$285.00 \$20.00 CHANGE \$0.00
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