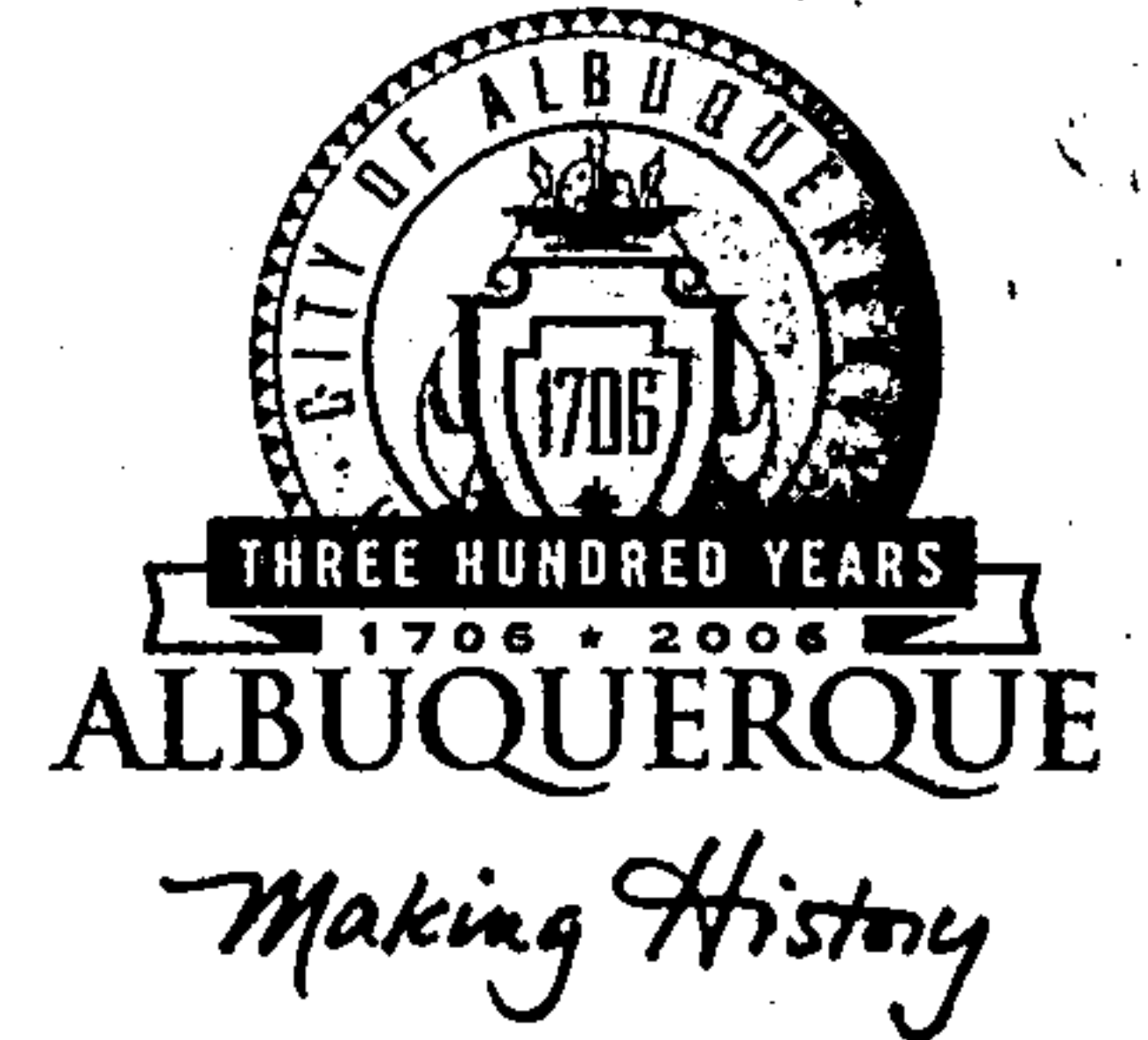


CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003748

AGENDA ITEM NO: 17

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

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *discussal* X; WITHDRAWN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: November 3, 2004



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

Development Review Board Comments

Project Number: 1003748
Application Number: 04DRB-01660

DRB Date: 11/3/04
Item Number: 17

Subdivision:

Tracts 8-E & 9-E, Lands of Hollingsworth

Zoning: RA-2

Zone Page: G-13

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:

Christina Sandoval, (DMD)

Phone: 768-3808

**DEVELOPMENT REVIEW BOARD (DRB)
CITY OF ALBUQUERQUE**

REVIEW COMMENTS

By the

UTILITY DEVELOPMENT SECTION (WATER & SEWER)

DEVELOPMENT & BUILDING SERVICES DIVISION

PUBLIC WORKS DEPARTMENT

PHONE 924-3989 Roger Green

924-3988 Nancy Musinski

D.R.B. CASE NO.: 100 3748 DATE: 11/3/04 ITEM NO.: 17

ZONE ATLAS PAGE: G-13 LOCATION: Arcadian Trail
between Van Cleave

REQUEST FOR: Sketch Plat + Griegos

COMMENTS:

1) Request a water sewer avail. statement.

2) If project needs a PH, the 4-inch line
footing your property is insufficient.

3) Plat does not show a public sewer easement
for the exist SAS on north side of your
property.

SIGNED: Nancy Musinski

DATE: 10/29/04

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
November 3, 2004
DRB Comments**

ITEM # 17

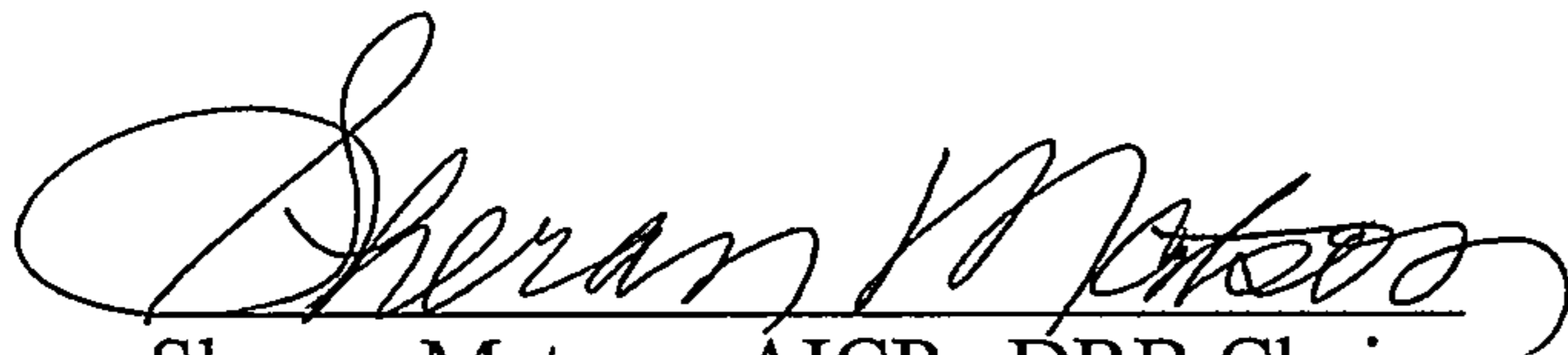
PROJECT # 10033748

APPLICATION # 04-01660

RE: Tracts 8E & 9E, Lands of Hollingsworth/sketch

RA2 zoning requires a minimum of 10,890 square feet for each lot and a minimum lot width of 75 feet. Lot 1 does not have the required square footage. Perhaps Lot 2 could contribute enough square footage. Because a sketch of existing buildings was not provided, a determination could not be made if this would be possible.

25' rear yard setback required
Existing house on Lot 2
faces Lot 3



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

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 |
| <input type="checkbox"/> | <input type="checkbox"/> | Annexation |
| <input type="checkbox"/> | <input type="checkbox"/> | County Submittal |
| V | <input type="checkbox"/> | EPC Submittal |
| <input type="checkbox"/> | <input type="checkbox"/> | Zone Map Amendment (Establish or Change Zoning) |
| P | <input type="checkbox"/> | Sector Plan (Phase I, II, III) |
| <input type="checkbox"/> | <input type="checkbox"/> | Amendment to Sector, Area, Facility or Comprehensive Plan |
| <input type="checkbox"/> | <input type="checkbox"/> | Text Amendment (Zoning Code/Sub Regs) |
| <input type="checkbox"/> | <input type="checkbox"/> | Street Name Change (Local & Collector) |
| L | A | APPEAL / PROTEST of... |
| D | <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: Sandra Davis PHONE: 505 831-4249
 ADDRESS: 1604 Arcadian trl N.W. FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: Angelo & Sandra Davis
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: Minor subdivision three lots from one tract

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. Portions of TRS B-E & 9-E Block: _____ Unit: _____
 Subdiv. / Addn. Tracts of Hollingsworth
 Current Zoning: RA-2 Proposed zoning: _____
 Zone Atlas page(s): G-13-2 No. of existing lots: 1 No. of proposed lots: 3
 Total area of site (acres): 1.0041 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: NA
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 101306037749510849 AND 1013060395489 MRGCD Map No. 34
 LOCATION OF PROPERTY BY STREETS: On or Near: Arcadian trl N.W.
 Between: Van Cleave Rd. NW and Griegos Rd

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 Sandra Davis DATE 10.22.04
 (Print) Sandra Davis 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
04DRB 01660

Action
SK

S.F. Fees
 _____ \$ -0-

Hearing date 11.3.04

Total
 _____ \$ -0-

Planner Signature 10/22/04
 Planner signature / date

Project # 1003748

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
 - Solid Waste Management Department signature on Site Plan
 - 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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - 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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

M Sandra Davis
Applicant name (print)

M Sandra Davis
Applicant signature / date

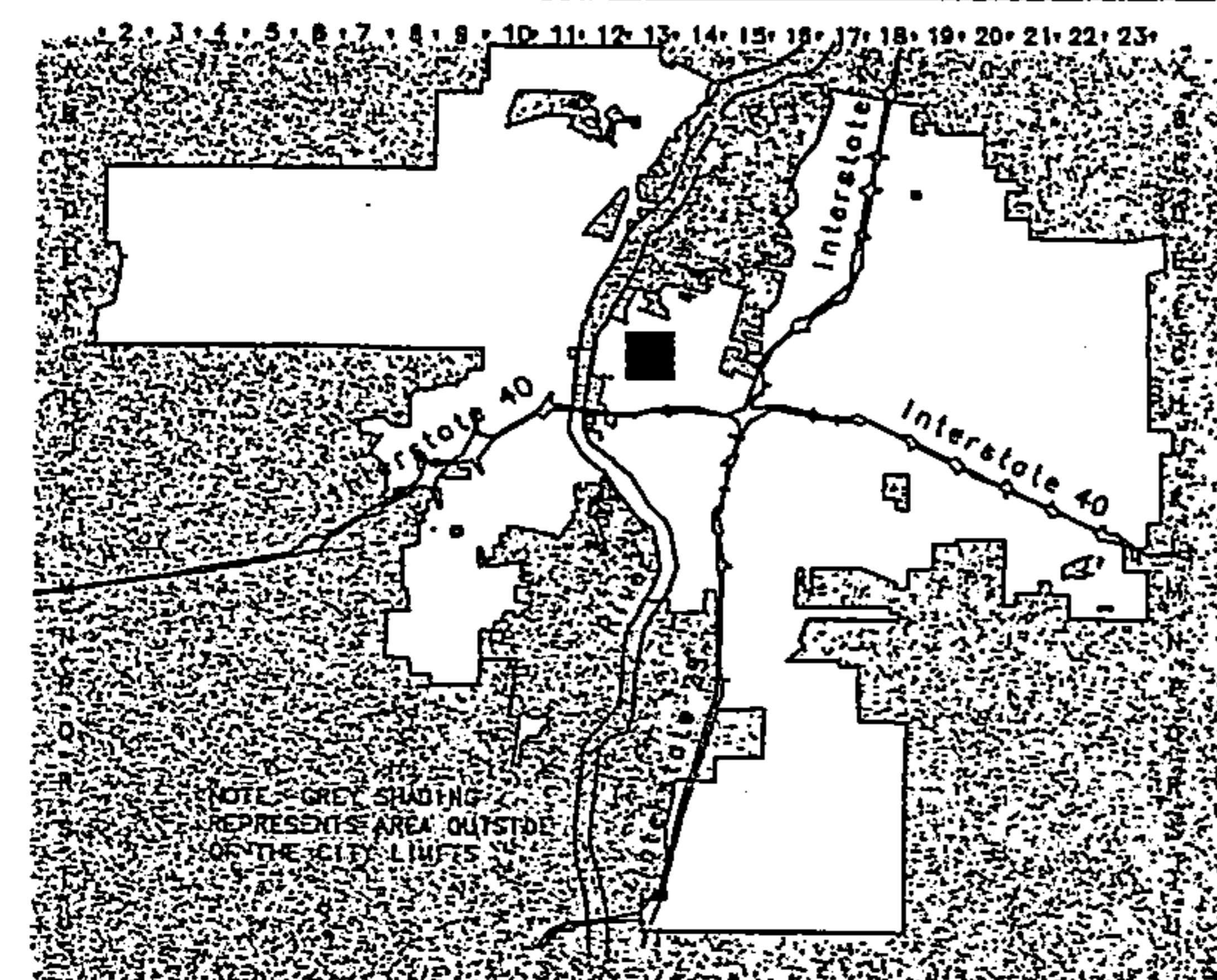
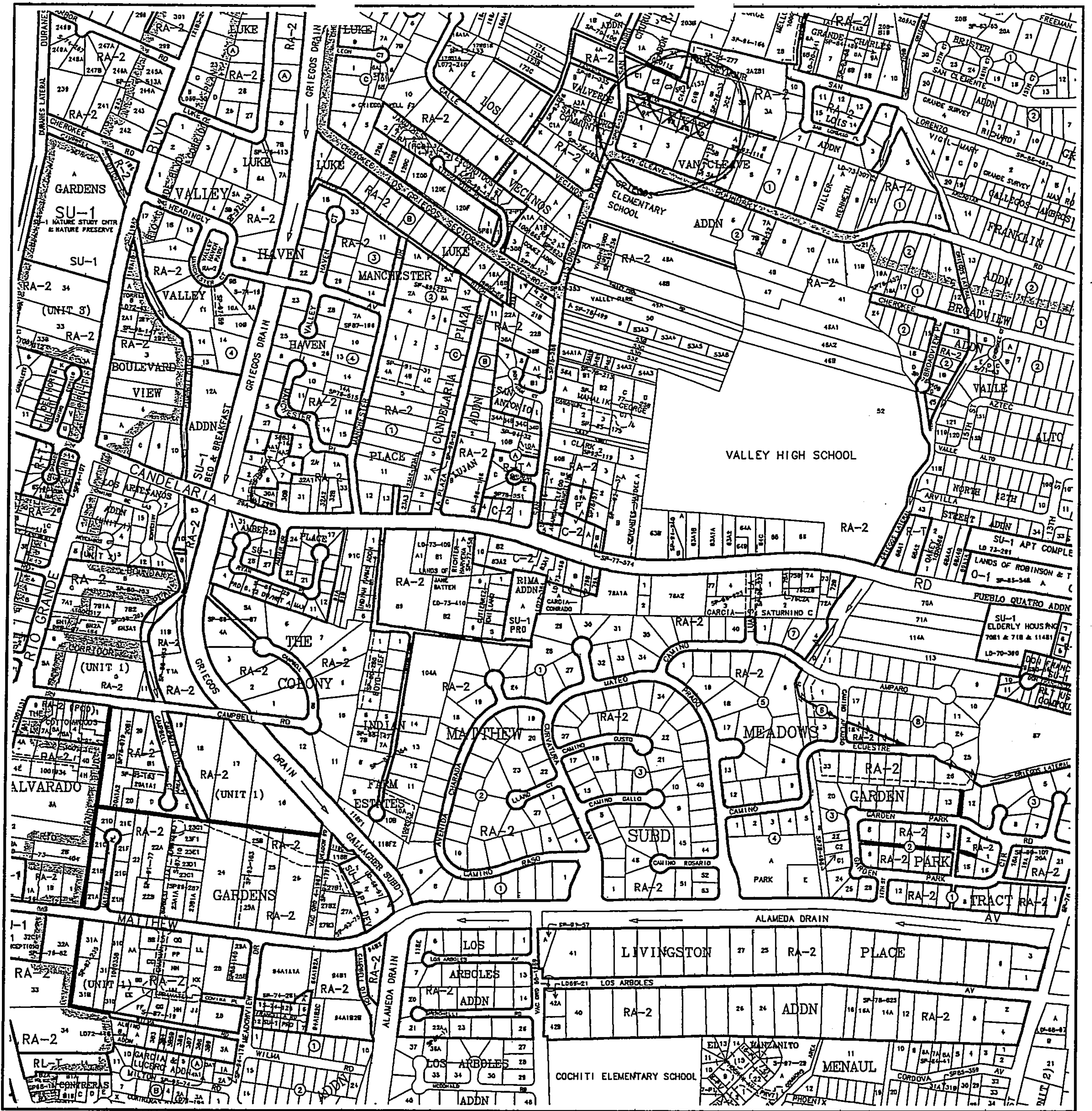


Form revised October 2004

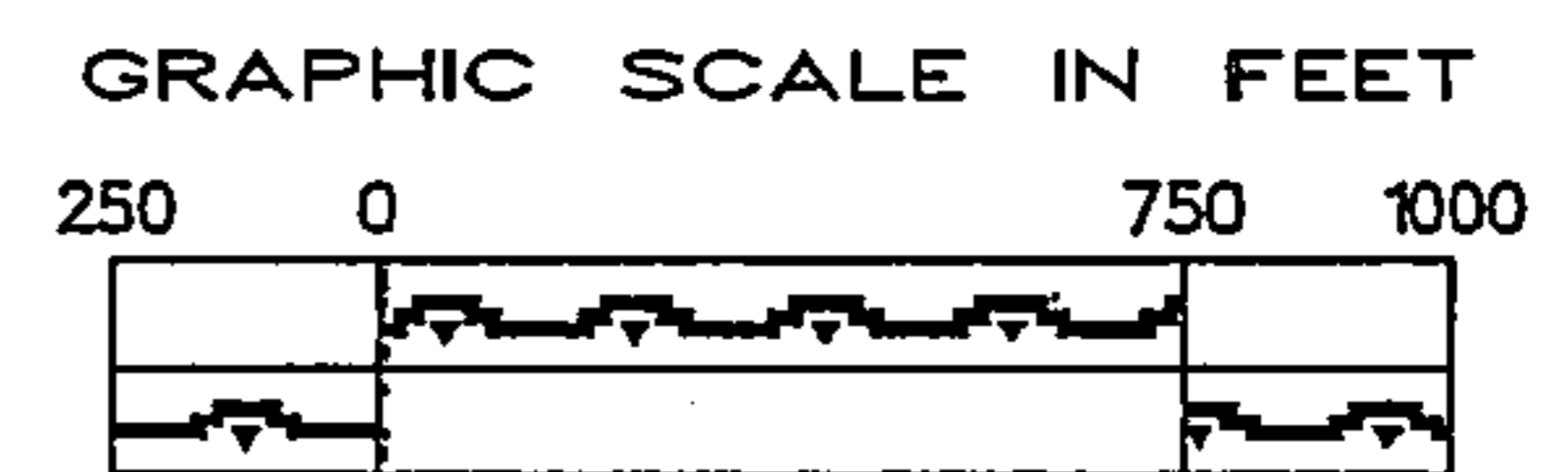
- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
04DRB - 01660

Clare Senorn 10/22/04
Planner signature / date

Project # 1003748



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



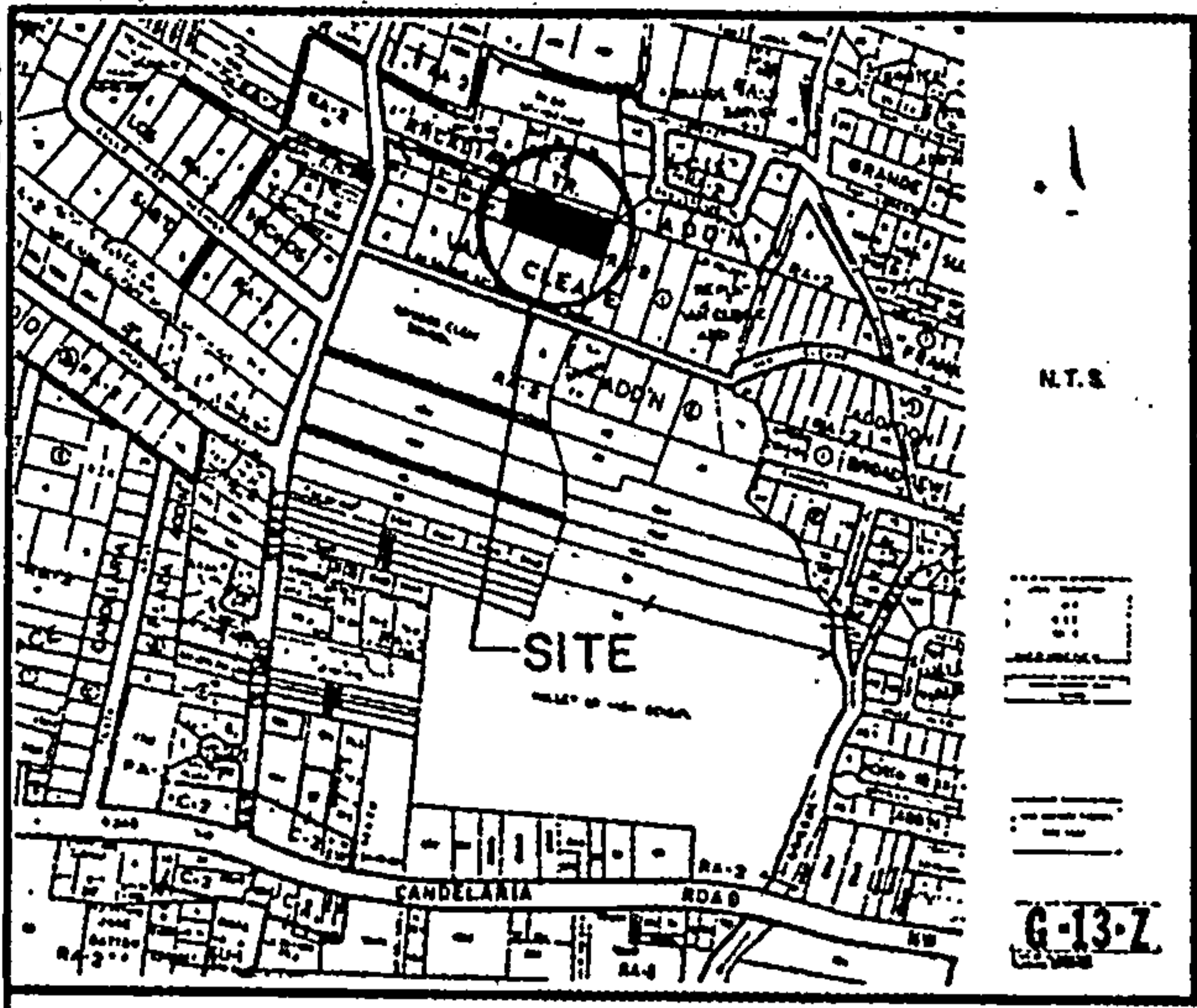
Zone Atlas Page

G-13-Z

Map Amended through July 10, 2003

We want three lots so that my daughter and family can build there first home. The other lot is to make up for the 72,000.00 in penalties for taking retirement before the age of 59 ½ so that we could buy property across from my father who has Alzheimer's. So that I could be there for my father as he was there for us.

93C-200



LEGAL DESCRIPTION AND FREE CONSENT

The undersigned owner(s) of the land hereon shown do hereby consent to the Replat of the land hereon shown:

A certain tract of land being and comprising Tracts SE and SW as shown and designated on M.R.G.C.D. Property Map No. 34 situate within Section 6, T. 10 N., R. 3 E., N.M.P.M., Albuquerque, Bernalillo County, New Mexico, and being more particularly described as follows:
 BEGINNING at the Northeast corner of said tract being a point on the South right-of-way of Arcadian Trail, N.W., being the Northwest corner of Lot 7, Block 1, VAN CLEVE ACRES as the same is shown and designated on said plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 15, 1933 in Volume D-1, folio 77; thence, from said point of beginning leaving said right-of-way S. 20° 49' 08" W., 126.33 feet to the Southeast corner; thence, N. 72° 57' 57" E., 377.25 feet to the Southwest corner; thence, N. 17° 13' 37" E., 108.33 feet to the Northwest corner, a point on the South right-of-way of Arcadian Trail, N.W.; thence, S. 72° 57' 57" E., 377.25 feet along said South right-of-way to the point of beginning and containing 1.005 acres, more or less.

and is with the free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s) thereof, and hereby grants additional public roadway easement.

Margaret Hollingsworth Watson 8/11/93
 OWNER(S) MARGARET HOLLINGSWORTH WATSON DATE

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) ss.
 COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 12th day of March, 1993, by: Margaret Hollingsworth Watson

My Commission Expires: 7/9/96
Dorothy M. Martinez
 Notary Public

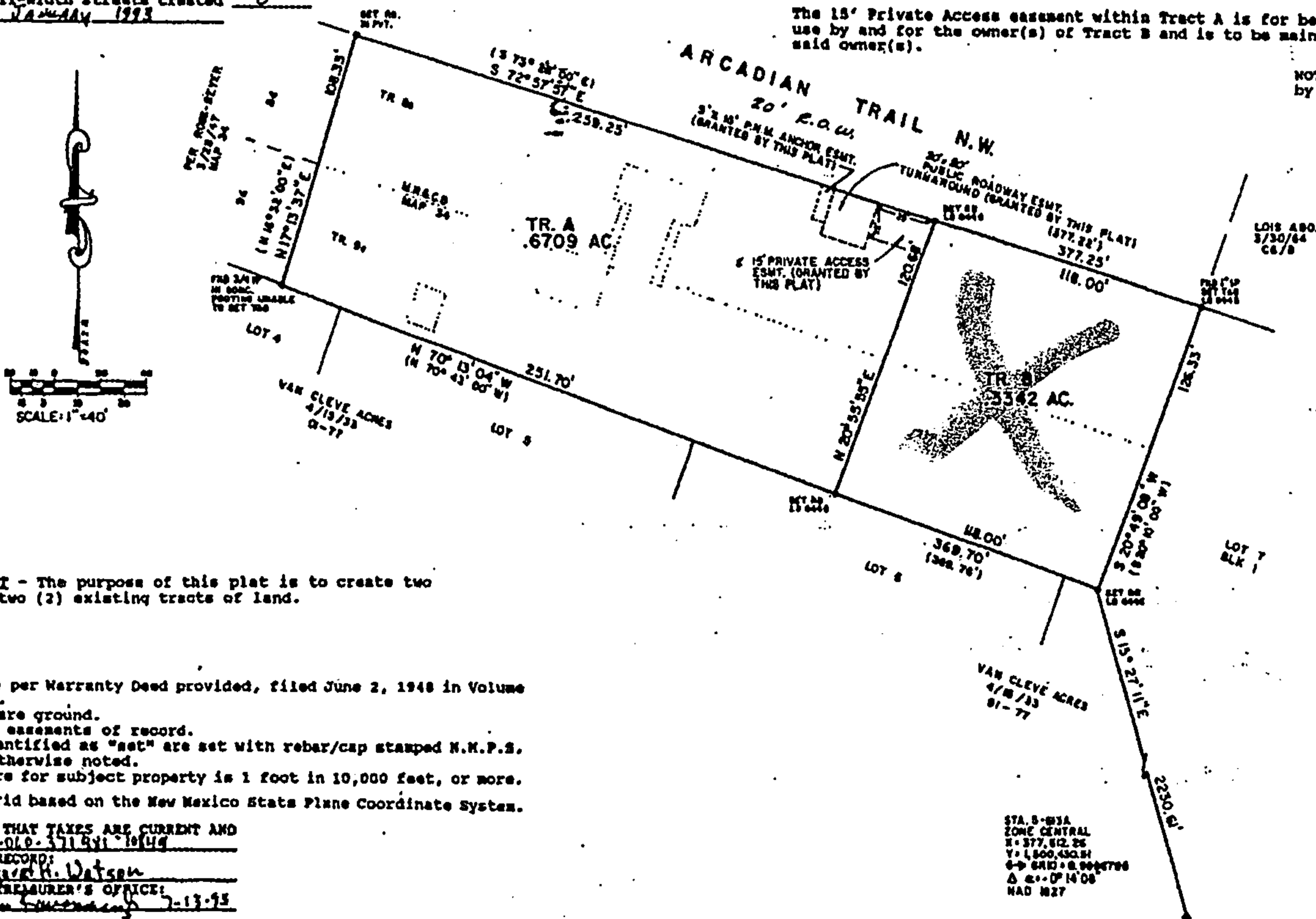
NOTE:

The 15' Private Access easement within Tract A is for benefit and use by and for the owner(s) of Tract B and is to be maintained by said owner(s).

NOTE: The public roadway turnaround easement is to be maintained by the owners/users of Tract A and B as shown hereon.

SUBDIVISION DATA

Case No. 660 91-82
 Zone Atlas Index No. G-13
 Gross Subdivision Acreage 1.005
 Total No. of Lots Created 2
 Total Mileage of Full-width Streets Created 0
 Date of Survey January 1993



DISCLOSURE STATEMENT - The purpose of this plat is to create two (2) new tract from two (2) existing tracts of land.

GENERAL NOTES:

- Bearings in () per Warranty Deed provided, filed June 2, 1948 in Volume D78, folio 661.
- All distances are ground.
- Plat shows all easements of record.
- All corners identified as "set" are set with rebar/cap stamped N.M.P.S. 6446, unless otherwise noted.
- Error of closure for subject property is 1 foot in 10,000 feet, or more.
- Bearings are grid based on the New Mexico State Plane Coordinate System.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPCS: 1-913-010-171841-18114
 PROPERTY OWNER OF RECORD:
Margaret H. Watson
 BERNALILLO COUNTY TREASURER'S OFFICE:
William C. ... 7-13-93

PLAT OF **93075292**
 TRACTS A & B
 LANDS OF HOLLINGSWORTH
 WITHIN SECTION 6, T. 10 N., R. 3 E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 1993

State of New Mexico)
 County of Bernalillo)
 The Notary Public for said County do hereby certify that

1146 JUL 14 1993
 Notary Public for Bernalillo Co. N.M.
 of record of said County No. 200
[Signature]
 Notary Public

**VOIDED
 VARIETIES**

Dorothy M. Martinez
 Notary Public
 11-9-96

Rubin Pichin 7/6/93
 Public Service Company of New Mexico
 Date

By approving this document, I/We do NOT waive or release or accept or assumed liability which may have been granted by the City/County of Albuquerque.

CITY/COUNTY APPROVALS:

Property Management N/A Date _____
 City Surveyor [Signature] Date 04/06/93
 City Water Resources Robert W. Kane Date 4-13-93
 City Engineer [Signature] Date 4-13-93
 City Engineer [Signature] Date 4-13-93
 A.N.A.P.C.A. [Signature] Date 7-07-93
 Traffic Engineer [Signature] Date _____
 Parks and Recreation [Signature] Date 4-13-93
 City Planning Director [Signature] Date 7-13-92
 JP-93-116

SURVEYOR'S CERTIFICATION
 I, Franklin E. Wilson, a registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, meets the minimum requirements of monumentation and surveys within the Albuquerque Subdivision Ordinance, and that it is true and correct to the best of my knowledge and belief.

[Signature] 7/2/93
 Franklin E. Wilson, M.M.S. No. 2443
 Date

SOUTHWEST SURVEYING CO., 2000 LAND SURV.
 333 Lomas Blvd., N.E., Albuquerque, New Mexico 87103
 (505) 247 4444

93C-200