



COMPLETED 09/20/06 stt  
DRB CASE ACTION LOG (PREL & FINAL)

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-00244 (P&F)  
Project Name GRANDE HEIGHTS ADDITION  
Agent: Susan Homer.

Project # 1003793  
Phone No.: 836-5043

Project Number

1003793

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/1/06 by the DRB with delegation of signature(s) to the following departments.  
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

UTILITIES: 2 sewer accounts need to be opened  
\_\_\_\_\_  
\_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLANNING (Last to sign): ~~AGIS~~  
\_\_\_\_\_  
\_\_\_\_\_

- 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

#7



# DRB CASE ACTION LOG (PREL & FINAL)

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.

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Project # 1003793

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Agent: Susan Homer.

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### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: 2 sewer accounts need to be opened

\_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): ~~AGIS~~

\_\_\_\_\_  
 \_\_\_\_\_

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- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
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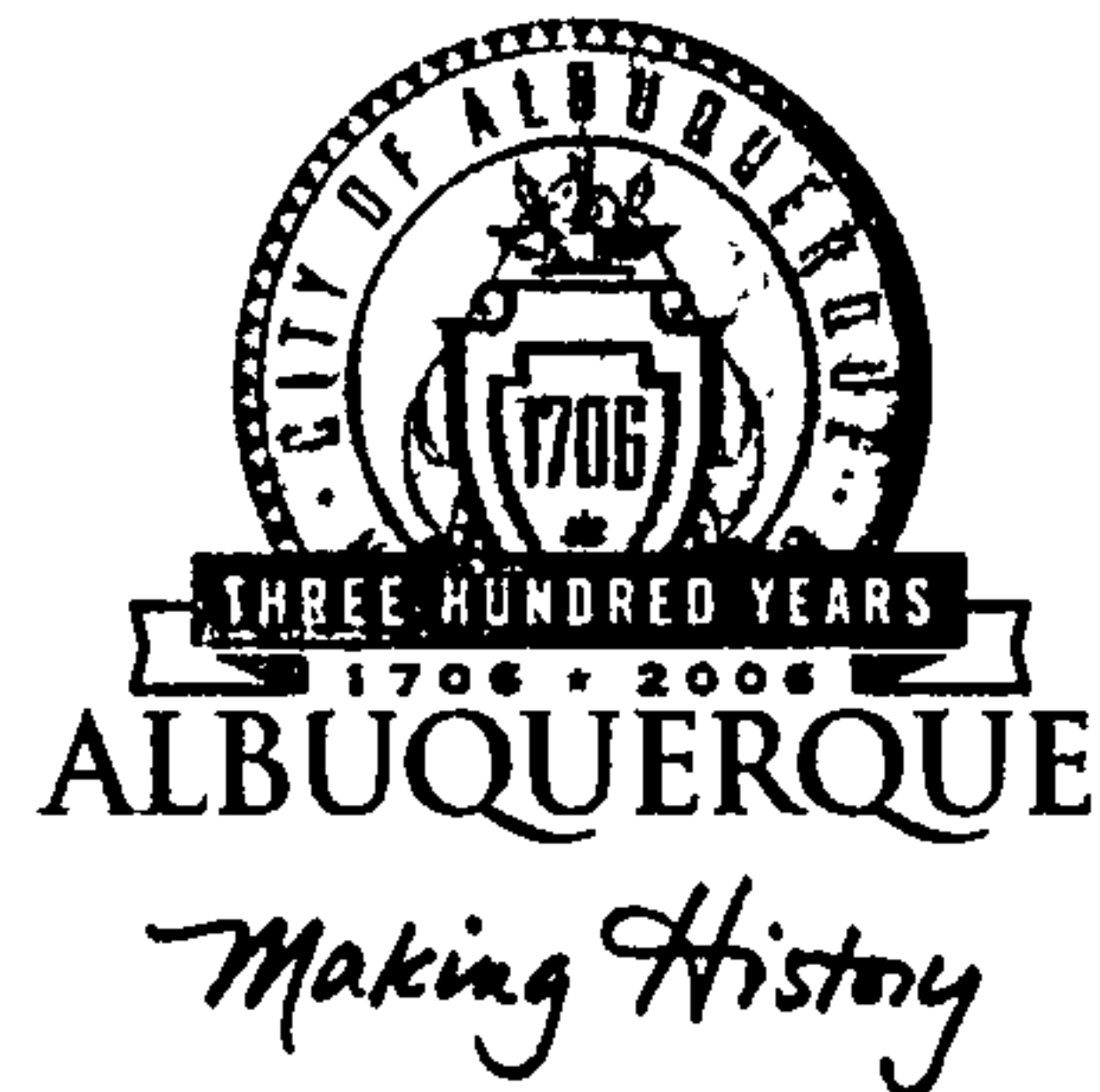
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- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

OK

Project Number 1003793



# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003793**

**AGENDA ITEM NO: 7**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

New Mexico 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

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:** March 1, 2006



PLANNING DEPARTMENT

**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

March 1, 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: 10:30 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 # 1004540**  
06DRB-00117 Major-Vacation of Pub  
Right-of-Way  
06DRB-00118 Major-Vacation of Public  
Easements

WILSON & COMPANY agent(s) for KB HOME NEW MEXICO & LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1, 4, 5, 6 & 19, Block(s) 2, 5 & 6, VOLCANO CLIFFS, UNITS 14 & 25, AND Tract(s) D, VISTA VIEJA, UNIT 2 (to be known as **BOCA NEGRA DAM SUBDIVISION**) zoned R-1 residential zone, located on 81<sup>ST</sup> STREET NW, between COMPASS DR NW and UNSER BLVD NW containing approximately 25 acre(s). [REF: 05DRB01713] (D-9,D-10) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH A CONDITION OF FINAL PLAT.**



2. **Project # 1003800**  
05DRB-01906 Major-Vacation of Pub  
Right-of-Way  
05DRB-01908 Minor-Prelim&Final Plat  
Approval  
05DRB-01907 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as LA CUEVITA OESTE) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] [Deferred from 1/11/06 & 2/1/06 & 2/15/06 & 3/1/06] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/15/06.**

**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.

3. **Project # 1001932**  
06DRB-00240 Minor-SiteDev Plan  
BldPermit/EPC

JLS ARCHITECTS agent(s) for CARE GIVERS OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) B, **WEST RIDGE SUBDIVISION, UNIT 1**, zoned SU-1, C-1, IP USES, located on OURAY RD NW, between UNSER BLVD NW and TWIN OAKS DR NW containing approximately 2 acre(s). [REF: Z-80-87, AX-80-18, 05DRB00523, 05EPC01804] [Catalina Lehner, EPC Case Planner] (G-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MINOR SITE REVISIONS AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

4. **Project # 1000184**  
06DRB-00245 Minor-SiteDev Plan  
BldPermit/EPC

DESIGN GROUP agent(s) for BELVEDERE LLC. request(s) the above action(s) for all or a portion of Lot(s) B1A, **BANNER SQUARE ADDITION**, zoned SU-2/SU-1 PUD, located on BROADWAY AVE NE, between TIJERAS AVE NE and DR. MARTIN LUTHER KING BLVD NE containing approximately 2 acre(s). [REF: DRB-94-161, LUCC-98-14, V-71-27, 06EPC-0001406, 06LUCC-00015] [David Stallworth, EPC Case Planner] (K-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3**

**COPIES OF THE SITE PLAN, DAVID STALLWORTH'S INITIALS AND A CHANGE ON THE LANDSCAPE PLAN.**

5. **Project # 1004474**  
06DRB-00243 Minor-SiteDev Plan  
Subdivision/EPC

COMMUNITY SCIENCE CORPORATION agent(s) for KB HOME NEW MEXICO request(s) the above action(s) for all or a portion of parcels of land situated within, Section 9, Township 10 North, Range 3 East, Tract(s) F-1, **LANDS OF MENAUL SCHOOLS** & an Easterly Portion of Tract(s) 1-A-1-B, all of Tract(s) 1-C and 1-A-1-A-2, and a portion of Tract(s) 1-B, zoned SU-1 FOR PRD, located on MENAUL BLVD NE, between BROADBENT PARKWAY NE and BROADBENT BLVD NE containing approximately 17 acre(s). [REF: 05EPC01568, 05EPC01569] *[Deferred from 3/1/06]* **[David Stallworth, EPC Case Planner]** (H-15) **DEFERRED AT THE BOARD'S REQUEST TO 3/8/06.**

- 06DRB-00214 Minor- Prelim&Final Plat  
Approval

COMMUNITY SCIENCES CORPERATION agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for Tract(s) F-1, 1-B, 1-A-1-A-2, 1-C, 3-A AND 1-A-1-B, **LANDS OF MENAUL SCHOOL, MRGCD MAP #36**, zoned SU-1 FOR PRD, located on MENAUL BLVD NW, between BROADBENT PARKWAY NW and BROADWAY BLVD NW containing approximately 45 acre(s). [REF: 05EPC-01568, 05EPC-01569] *[Deferred from 2/22/06 & 3/1/06]* (H-15) **DEFERRED AT THE BOARD'S REQUEST TO 3/8/06.**

6. **Project # 1004367**  
06DRB-00216 Minor-SiteDev Plan  
BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING agent(s) for DAVID ELLEN request(s) the above action(s) for Tract(s) 48 & 49, Lot(s) 63-65, M.R.G.C.D. MAP 29, **CALAVERO ADDITION**, zoned SU-1 FOR IP, located on EDITH BLVD NE, between OSUNA RD NE and TYLER RD NE containing approximately 6 acre(s). [REF: Z-99-33,AX-99-7, 05EPC01266] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 2/22/06]* (E-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/1/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

7. **Project # 1003793**  
06DRB-00244 Minor-Prelim&Final Plat  
Approval

SUSAN L. HOMER request(s) the above action(s) for all or a portion of Lot(s) 18 & 19, Block(s) A, **GRANDE HEIGHTS ADDITION**, zoned R-1, located on SEQUOIA RD NW and SEQUOIA CT NW and containing approximately 1 acre(s). [REF: 06DRB00058] (G-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO OPEN 2 SEWER ACCOUNTS.**

8. **Project # 1004282**  
06DRB-00237 Minor-Final Plat Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lot(s) A-1 & B-1, Block(s) A & B, **ALAMOSA ADDITION**, zoned R-T residential zone, located on TRUJILLO RD SW, between 62<sup>ND</sup> ST SW and BATAAN DR SW containing approximately 2 acre(s). [REF: 05DRB01061] (K-11) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

9. **Project # 1004353**  
06DRB-00238 Minor-Final Plat Approval

SURV-TEK INC agent(s) for LONGFORD AT THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 6, **SANTA FE 2 @ THE TRAILS, UNIT 2**, zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 05DRB01120, 05DRB01119, 05DRB01285] (C-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ROADWAY EASEMENT FOR TREELINE, DEDICATION OF TREELINE AND CROSS-ACCESS EASEMENTS AND TO PLANNING TO RECORD.**



10. **Project # 1004658**  
06DRB-00239 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT III A**, zoned R-D residential and related uses zone, developing area, located on VALLEJO PL NE, between HAMPTON AVE NE and CORONA AVE NE containing approximately 1 acre(s). [REF: 06DRB00086, 06DRB00087] (C-20) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

06DRB-00087 Minor-Final Plat Approval

SURV-TEK INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT III A**, zoned R-D residential and related uses zone, developing area, located on VALLEJO PLACE NE, between HAMPTON AVE NE and CORONA AVE NE containing approximately 1 acre(s). [REF: 06DRB00086, 06DRB00087] *[Final Plat Indef Deferred for the SIA on 2/15/06]* (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR THE APPLICANT MUST PROVIDE VERIFICATION THAT A NEW 8-FOOT SAS IS IN THE CENTER OF THE 15-FOOT EASEMENT.**

11. **Project # 1004669**  
06DRB-00241 Minor-Prelim&Final Plat Approval

BILLY W BACA request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) A, **JOHNSON SUBDIVISION**, zoned R-1 residential zone, located on 12<sup>TH</sup> ST NW, between AZTEC RD NW and GREIGOS RD NW containing approximately 1 acre(s). [REF: 06DRB00123,06DRB00241] (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

12. **Project # 1004359**  
06DRB-00100 Minor-Final Plat Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 17, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-01244] *[Deferred from 2/1/06 & 2/8/06 & Indef deferred from 2/15/06 for the SIA]* (H-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1004341**  
06DRB-00159 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for ENCHANTMENT HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO**) zoned R-2, located on 76<sup>TH</sup> ST NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s). [REF: 05DRB-01203, 05DRB-01634, 05DRB-01635] *[Deferred from 2/15/06 & 2/22/06]* (L-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

**THERE ARE NO SKETCH PLATS THIS WEEK. . .**

14. Approval of the Development Review Board Minutes for February 22, 2006. **APPROVAL OF THE 2/22/06 DRB MINUTES WAS DEFERRED TO 3/8/06.**

ADJOURNED: 10:30 A.M.

**CITY OF ALBUQUERQUE**  
**Planning Department**  
**March 1, 2006**  
**DRB Comments**

**ITEM # 7**

**PROJECT # 1003793 APPLICATION # 06-00244**

**RE: Grande Heights Addition/p&f**

The AGIS dxf is not approved as of 2/27/06. *OK* *(AG)*

Planning will take delegation for the AGIS dxf approval. *OK* *(AG)*

*Andrew Garcia*

---

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



#7

3793

### DXF Electronic Approval Form

DRB Project Case #: 1003793

Subdivision Name: GRANDE HEIGHTS LTS 18A & 19A BLK A

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information:

DXF Received: 2/21/2006

Hard Copy Received: 2/28/2006

Coordinate System: Ground rotated to NMSP Grid

  
Approved

2/28/06  
Date

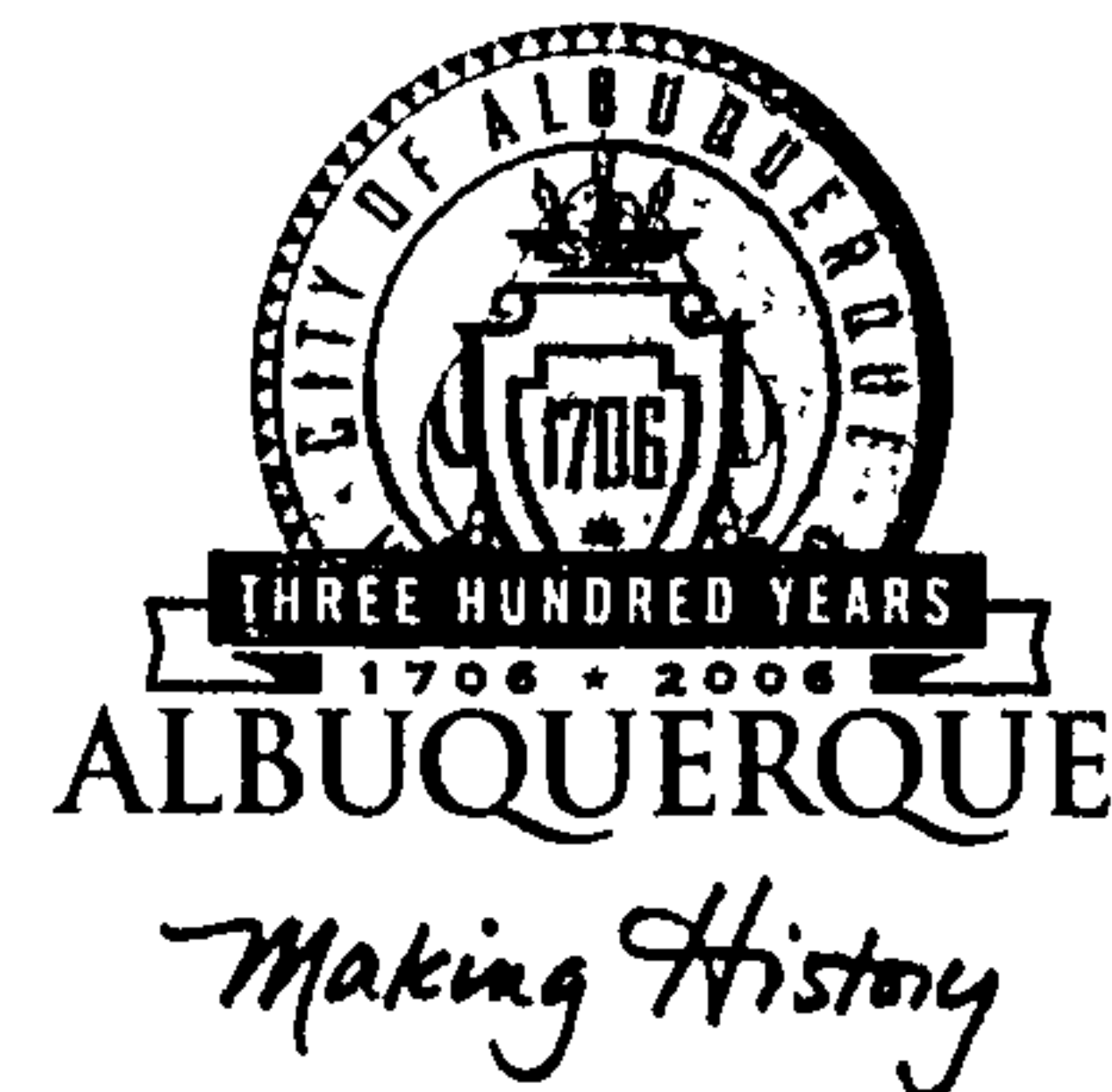
\* The DXF file cannot be accepted (at this time) for the following reason(s):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AGIS Use Only**  
Copied fc 3793 to agiscov on 2/28/2006 Contact person notified on 2/28/2006

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
1/25/06	Grade Hts Addition Proj 1003793	Sketch	Comments Given
3/1/06	Same Proj 1003793	Prel + Final	Approved

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003793**

**AGENDA ITEM NO: 13**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

New Mexico 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED *discussal* ; WITHDRAWN

www.cabq.gov

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:** January 25, 2006



**CITY OF ALBUQUERQUE**  
**Planning Department**  
**January 25, 2006**  
**DRB Comments**

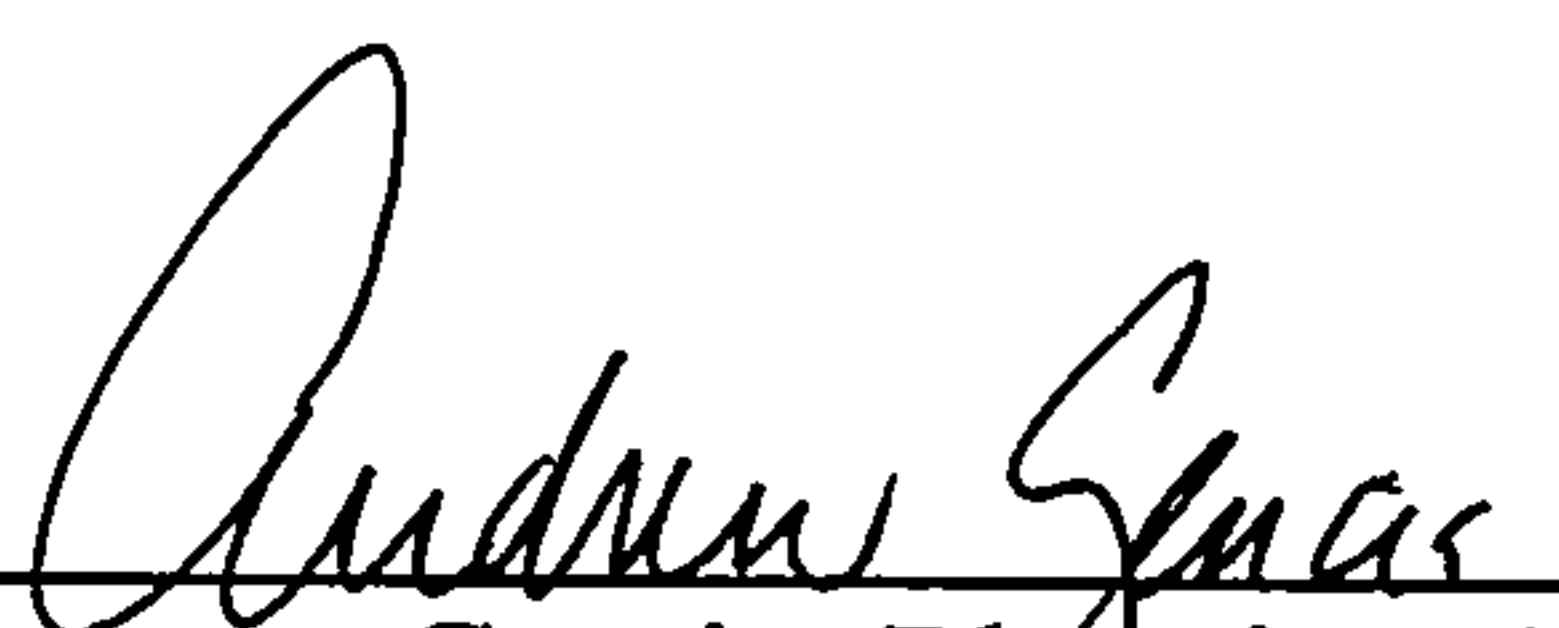
**ITEM #13**

**PROJECT # 1003793    APPLICATION # 06-00058**

**RE: Grande Heights Addition/sketch**

R-1 zoning requires a minimum lot width of 60 feet and a square footage of 6,000 square feet. If the applicant can prove that the surrounding development has occurred with lot sizes of 5,000 square feet and 50' width, the lower side may be allowed. The lot width is measured across the portion of the lot where the front of the dwelling is located.

A copy of the district court judgement declaring the property runs to the Rio Grande will be required should this application proceed.

  
\_\_\_\_\_  
Andrew Garcia, Planning Alternate  
924-3858 fax 924-3864 agarcia@cabq.gov



## **IMPACT FEES – # 1003793**

**Development Review Board 1/25/06  
Agenda Item #13  
Sketch Plat: Lots 18 & 19 of Manzano Mesa  
Southern Townhomes**

Impact Fees are not required for the changing of lot lines  
between lots 18 & 19.

**JACK CLOUD  
IMPACT FEE ADMINISTRATOR**

**CITY OF ALBUQUERQUE**  
**Planning Department**  
**January 25, 2006**  
**DRB Comments**

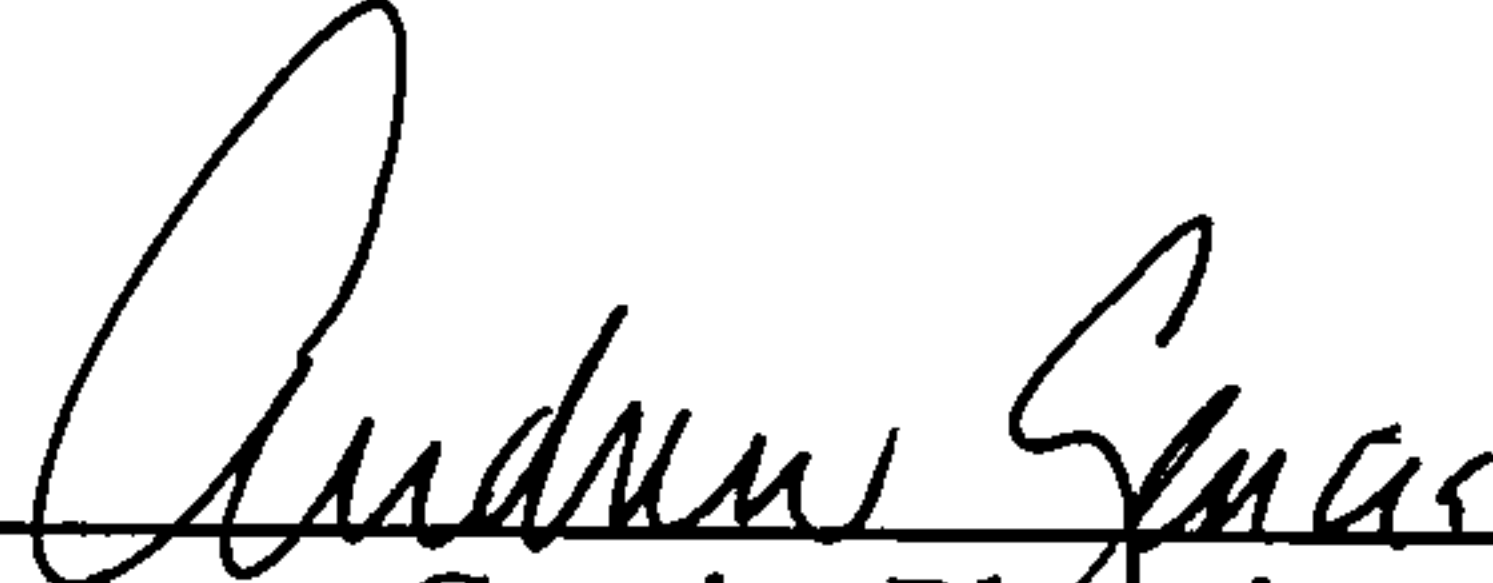
**ITEM #13**

**PROJECT # 1003793    APPLICATION # 06-00058**

**RE: Grande Heights Addition/sketch**

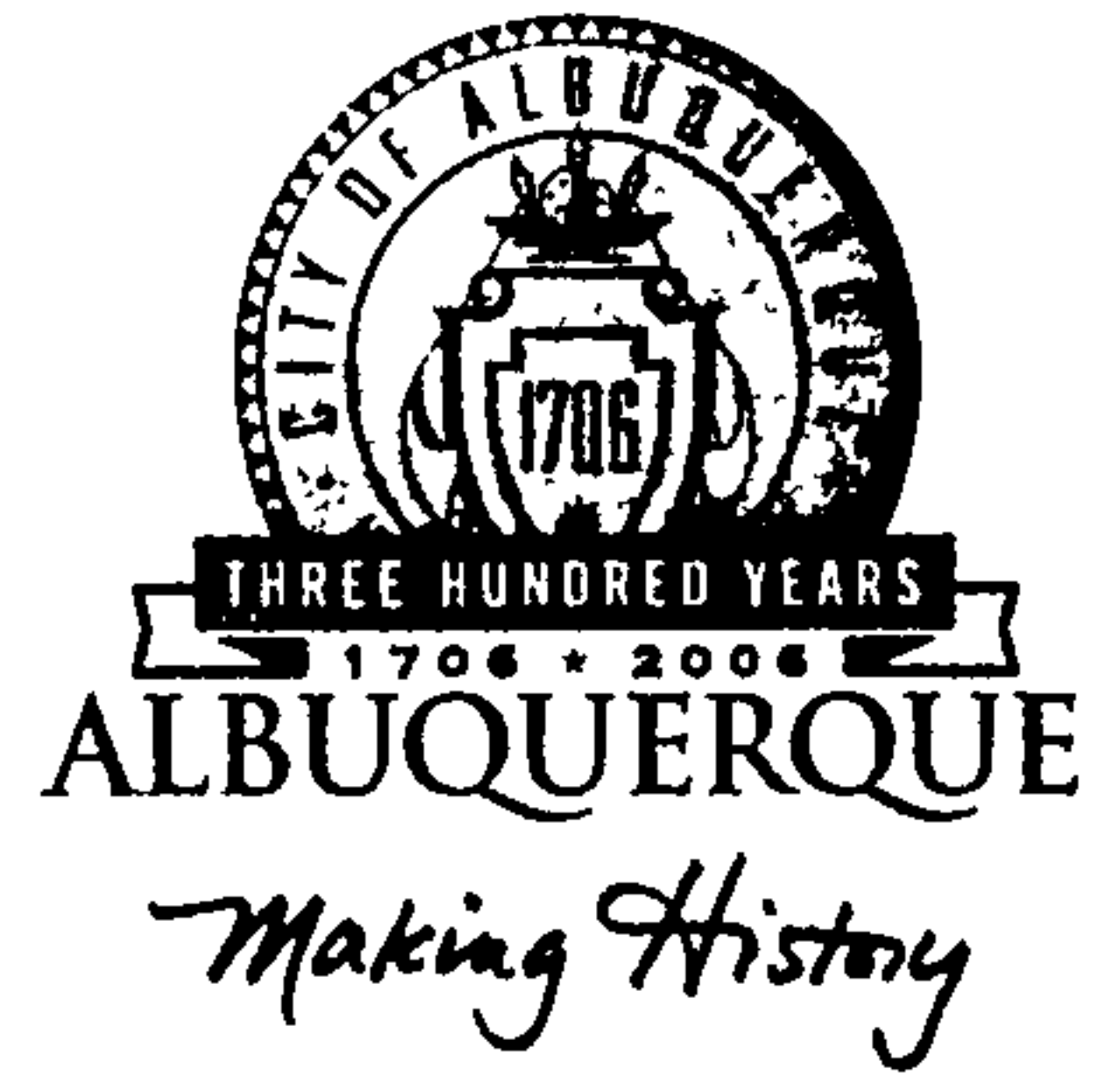
R-1 zoning requires a minimum lot width of 60 feet and a square footage of 6,000 square feet. If the applicant can prove that the surrounding development has occurred with lot sizes of 5,000 square feet and 50' width, the lower side may be allowed. The lot width is measured across the portion of the lot where the front of the dwelling is located.

~~A copy of the district court judgement declaring the property runs to the Rio Grande will be required should this application proceed.~~

  
\_\_\_\_\_  
Andrew Garcia, Planning Alternate  
924-3858 fax 924-3864 agarcia@cabq.gov



# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003793**

**AGENDA ITEM NO: 21**

**SUBJECT:**

- |                                |                                 |                                  |
|--------------------------------|---------------------------------|----------------------------------|
| <b>(01)</b> Sketch Plat/Plan   | <b>(05)</b> Site Plan for Subd  | <b>(10)</b> Sector Dev Plan      |
| <b>(02)</b> Bulk Land Variance | <b>(06)</b> Site Plan for BP    | <b>(11)</b> Grading Plan         |
| <b>(03)</b> Sidewalk Variance  | <b>(07)</b> Vacation            | <b>(12)</b> SIA Extension        |
| <b>(03a)</b> Sidewalk Deferral | <b>(08)</b> Final Plat          | <b>(13)</b> Master Dev. Plan     |
| <b>(04)</b> Preliminary Plat   | <b>(09)</b> Infrastructure List | <b>(14)</b> Cost Allocation Plan |

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

Provide court judgement along with plat.  
The Hydrology Section has no objection to the platting request.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED X; WITHDRAWN

*disussed*

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 8, 2004

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

DRB- 1003793                      Item No. 21                      Zone Atlas G-11

DATE ON AGENDA 12-8-04

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) Is there curb & gutter and sidewalk along both Sequoia Road and Sequoia Court?
- 2) A property line cannot run through the existing structure.
- 3) What is the radius of the cul-de-sac?

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

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
December 8, 2004  
DRB Comments**

**ITEM # 21**

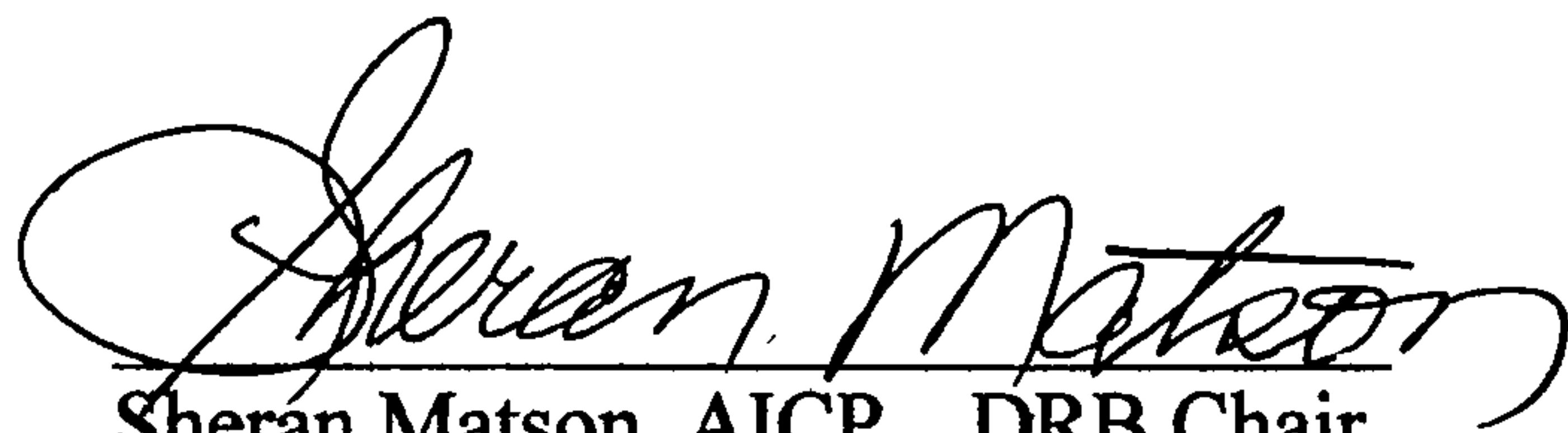
**PROJECT # 1003793**

**APPLICATION # 04-01803**

**RE: Lots 18 & 19, Block a, Grande Heights, Addition/sketch**

R-1 zoning requires a minimum lot width of 60 feet and square footage of 6,000 square feet. If the applicant can prove that surrounding development has occurred with lot sizes of 5,000 square feet and 50' width, the lower size may be allowed. The lot width is measured across the portion of the lot where the front of the dwelling is located.

A copy of the district court judgement declaring the property runs to the Rio Grande will be required should this application proceed to platting action.



Sheran Matson, AICP DRB Chair

924-3880 Fax 924-3864 [smatson@cabq.gov](mailto:smatson@cabq.gov)

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Susan L. Homer PHONE: 836-5043  
 ADDRESS: 5000 Sequoia Rd NW FAX: 836-5043  
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: 335lhomer@comcast.net  
 Proprietary interest in site: owner List all owners: Susan L. Homer  
 AGENT (if any): none PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: replat 2 lots (adjacent) by changing internal lot line (between lots 18 & 19)

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. 18 + 19 Block: A Unit: \_\_\_\_\_  
 Subdiv. / Addn. Grande Heights Addn  
 Current Zoning: R1 Proposed zoning: R1  
 Zone Atlas page(s): G11 No. of existing lots: 2 No. of proposed lots: 2  
 Total area of site (acres): 1 Density if applicable: dwellings per gross acre: 2 dwellings per net acre: 2  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? no  
 UPC No. 10110604932 05 40407 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Sequoia Rd NW at Sequoia Court NW  
 Between: \_\_\_\_\_ and \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): Project #1003793

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: 1/25/06

SIGNATURE Susan L. Homer DATE 2/19/06  
 (Print) Susan L. Homer  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	Action	S.F.	Fees
<u>06DRB - 00244</u>	<u>PSF</u>		<u>\$ 285.00</u>
	<u>CMF</u>		<u>\$ 20.00</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			Total
Hearing date <u>3-1-06</u>			\$ _____

Chester Garcia

Project # 1003793



**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) *\$325.00*
- Any original and/or related file numbers are listed on the cover application *Proj # 1003793*
- 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.

Susan L. HOMER  
Applicant name (print)  
Susan L. HOMER 2/19/06  
Applicant signature / date



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

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

Application case numbers  
06 DRB - - 00244  
- - - -  
- - - -

Andrew Gomez February 21, 2006  
Planner signature / date  
**Project # 1003793**

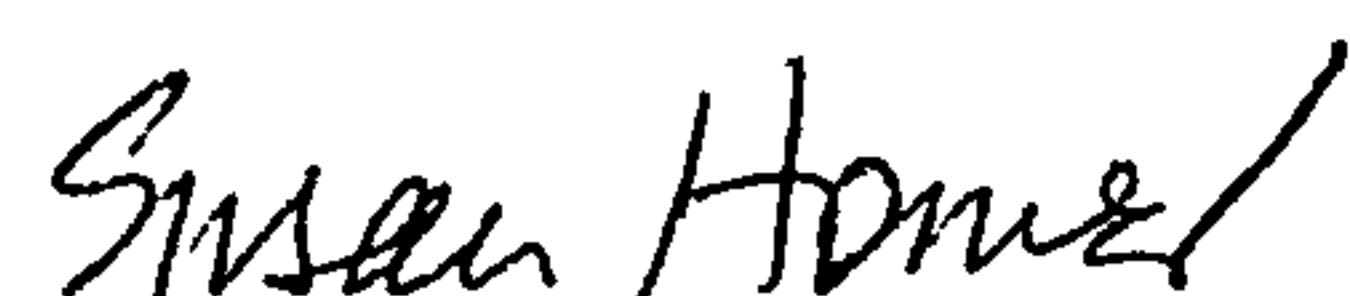
February 8, 2006

Development Review Board  
City of Albuquerque

Final Plat Review, Project # 1003793,

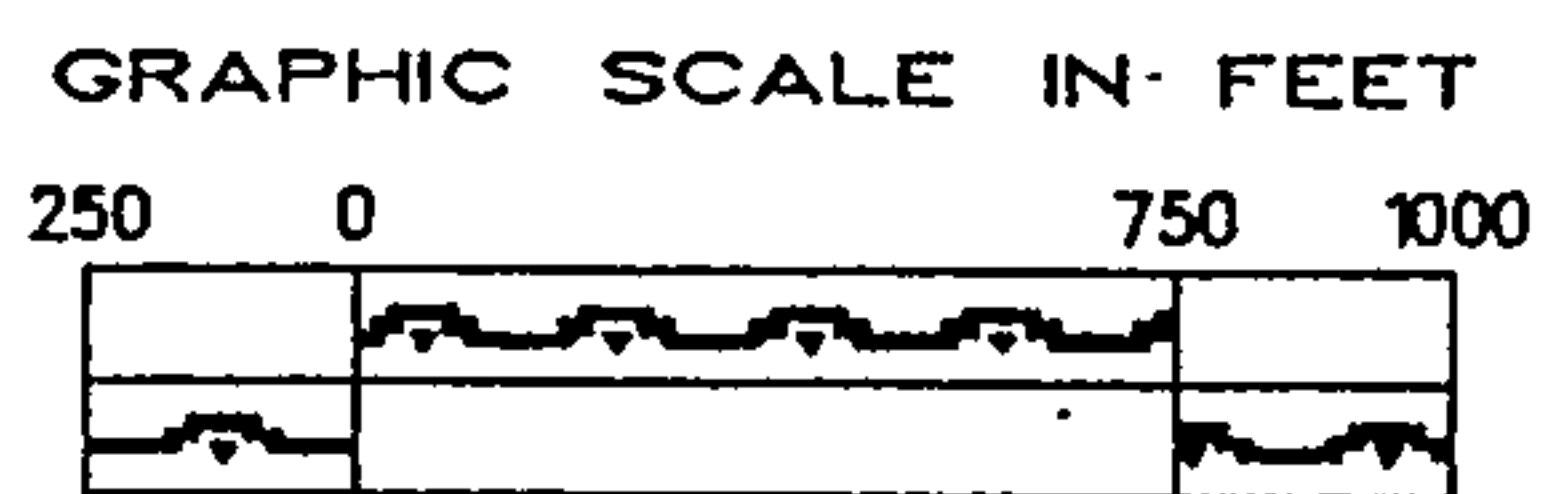
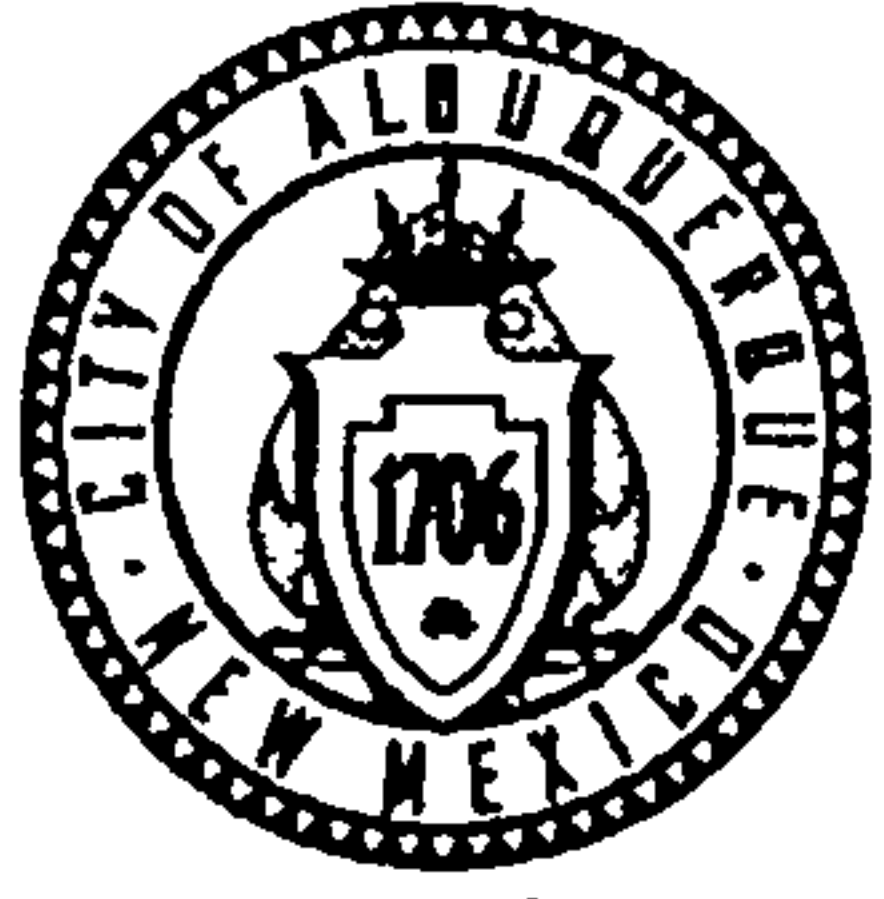
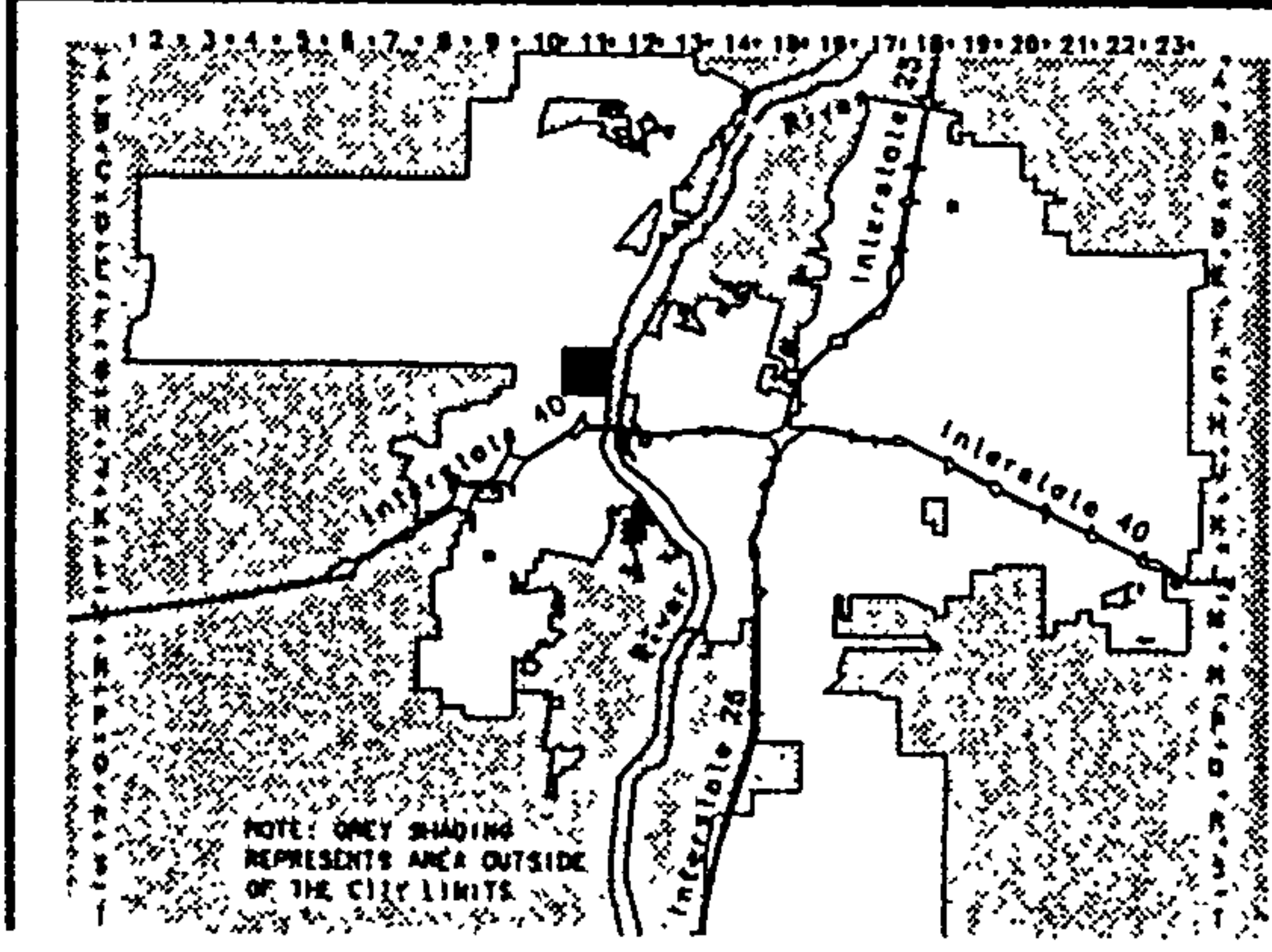
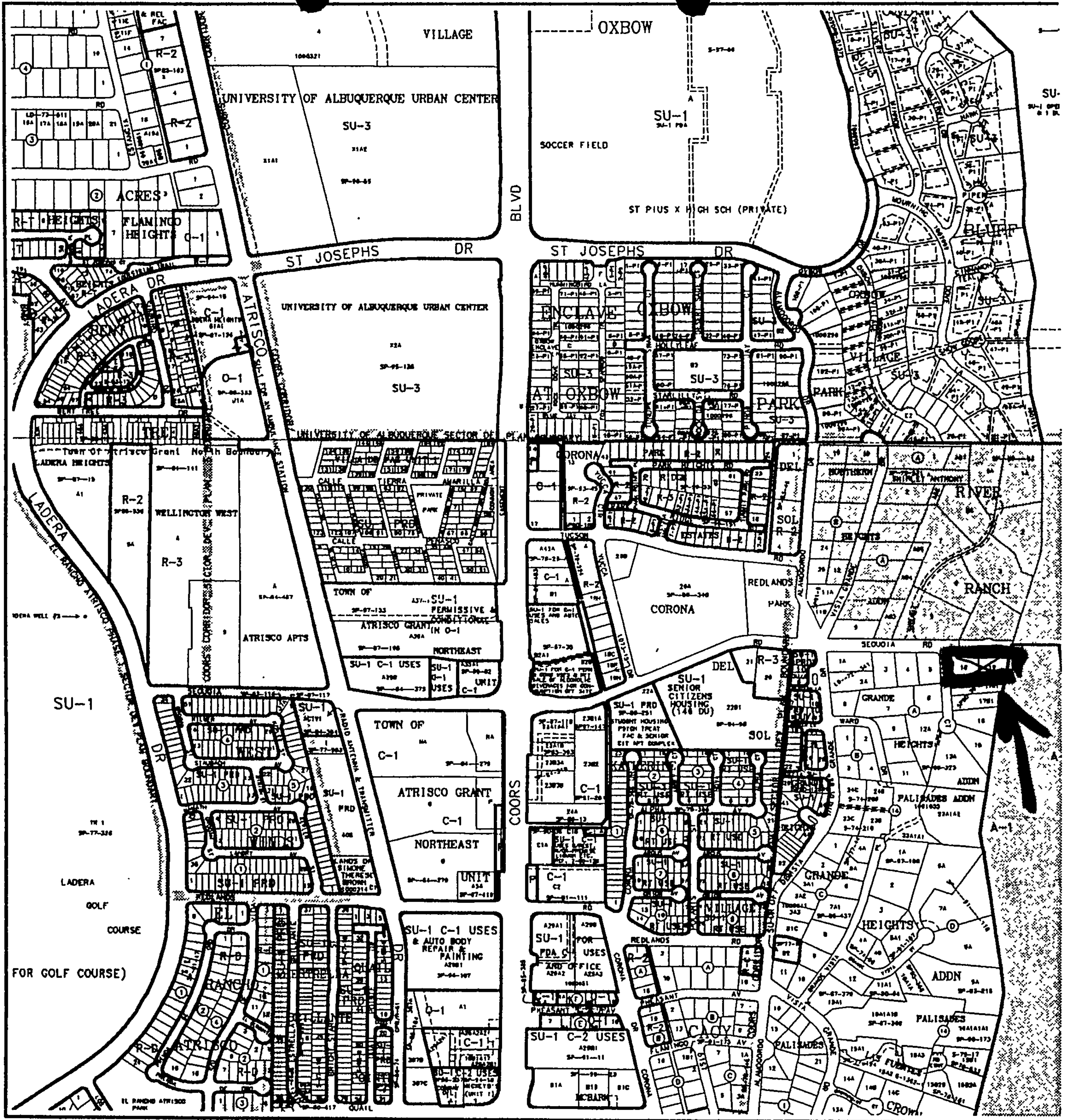
I wish to change the lot line between two adjacent lots, 18 and 19, in Block A of the Grande Heights Addition, at 5000 Sequoia Road NW. The lots are presently divided by a lot line running north-south. I wish to change the orientation of the lot line to east-west, dividing the property roughly into equal halves.

Each lot will be connected to the new sewer line recently installed in Sequoia Road during the course of the work on the San Juan / Chama Drinking Water Project.



Susan Homer  
5000 Sequoia Road NW  
Albuquerque, New Mexico 87120  
(505) 836-5043





**A G I S**  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2003

**Zone Atlas Page**  
**G-11-Z**  
Map Amended through October 01, 2003



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

PAID RECEIPT

APPLICANT NAME Susan L. Homer  
AGENT Owner  
ADDRESS 5000 Sequoia Rd NW  
PROJECT & APP # 1003793 / 06 DRB 00244  
PROJECT NAME \_\_\_\_\_

\$ 20.<sup>00</sup> 441032/3424000 Conflict Management Fee  
\$ 285.<sup>00</sup> 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.<sup>00</sup> TOTAL AMOUNT DUE

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

2/21/2006 11:56AM LOC: ANNX  
RECEIPT# 00052986 WSH 008 TRANSH 040  
Account 441006 Fund 0110  
Activity 4983000 TRSCCS  
Trans Amt \$305.00  
J24 Misc  
VI \$285.00  
CHANGE \$305.00  
\$0.00  
Counterreceipt.doc 6/21/04

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

2/21/2006 11:56AM LOC: ANNX  
RECEIPT# 00052985 WSH 008 TRANSH 0040  
Account 441032 Fund 0110  
Activity 3424000 TRSCCS  
Trans Amt \$305.00  
J24 Misc

\$20.00  
Thank You

Thank You



## CAMPSITE AGREEMENT

BETWEEN:

AUI Inc.  
P.O. Box 9825  
Albuquerque, NM 87119-9825

and

Susan Homer, Owner  
5000 Sequoia Rd NW  
Albuquerque, NM 87120

This is to confirm the verbal agreement (Agreement) between AUI Inc. (AUI) and Susan Homer, owner of the property described herein (Owner). Ms. Homer represents she is lawful owner of the Property described below and hereby warrants she is empowered to enter into this Campsite Agreement. Ms. Susan Homer further agrees to hold AUI harmless from any and all claims, suits, losses or liability arising from such representation of her authority and ownership of the Property. The substance of this Agreement concerns AUI's use of the Owner's property for a campsite storage area during the construction of the work to be performed on:

City of Albuquerque Project No.6810.02  
San Juan Chama DWP Transmission Pipeline No. 3 – Rio Grande Crossing

Owner grants AUI permission to use the portion of the Owner's property (Property) located from the approximate center of the Rio Grande, west to the eastern property line of 5000 Sequoia Road NW, Albuquerque, NM, also known as Lots 18 and 19, Block A, Grande Heights Addition.

Owner grants AUI permission to use the Property for the duration of the work required to install the 54-inch pipelines in the river and to the top of the west bluff in accordance with its contract with the City of Albuquerque [approximately through the end of April 2006]. The Property will be used by AUI for stockpiling materials and equipment storage.

Upon completion of the project, AUI agrees to vacate the Property and to restore the area to its natural appearing contour. AUI will also reseed disturbed grass areas, if any, on the Property. AUI agrees to hold the Owner harmless from any liability arising from AUI's use of the Property to the extent of AUI's negligence.

Owner agrees that if the Property is sold during the life of this Agreement, the terms of such buy/sell transaction shall stipulate that the terms of this Agreement will transfer to the new owners.

In good and valuable consideration for AUI's use of the Property, AUI agrees to furnish and install sanitary sewer lines and sewer grinder pumps as detailed below and shown on the attached sketch:

Main House

1. Install new sanitary sewer line with connection to existing line between Main House and septic tank, and new grinder pump,
2. Pump out existing septic tank and fill with sand,
3. Install one new Environment One Model 2010-74 Simplex Grinder Pump Station (or Environment One Model 2010-74 whichever Model applies to existing conditions), including electrical connection to house,
4. Install new sanitary sewer line (approx. 100 LF) extending from new grinder pump to beyond the northwest corner of Property and connecting to existing 3" City of Albuquerque sanitary sewer force main in Sequoia Rd.

Studio

1. Install new sanitary sewer line from approximately five feet west of existing Studio to new grinder pump,
2. Install one new Environment One Model 2010-74 Simplex Grinder Pump Station (or Environment One Model 2010-74 whichever Model applies to existing conditions), including electrical connection to studio,
3. Install new sanitary sewer line (approx. 100 LF) extending from new grinder pump to beyond the west Property line and connecting to existing 3" City of Albuquerque sanitary sewer force main in Sequoia Court.

to point perpendicular to Sequoia Road, 5/4

*4. AUI to extend 3" line in Sequoia Ct. from stub out at north end approximately 125 feet*  
 AUI shall be responsible for surveying and vertical and horizontal control needed for installation of the sanitary sewer lines and sewer grinder pumps as detailed above. It is understood that Owner shall be responsible for any and all City and/or County assessed fees including utility expansion fees associated with installation and connection of the sanitary sewer lines and sewer grinder pumps. AUI will assist Owner with City/County administrative efforts if needed.

If AUI should need to vacate the Property prior to the project's estimated completion date, AUI will give 30 day's written notice. Likewise, should Owner wish to terminate this Agreement, Owner shall give AUI 30 day's written notice.

The terms of this Agreement are hereby agreed to in Albuquerque, New Mexico on this 1st day of December, 2005.

AGREED TO BY:  
AUI Inc.

Owner

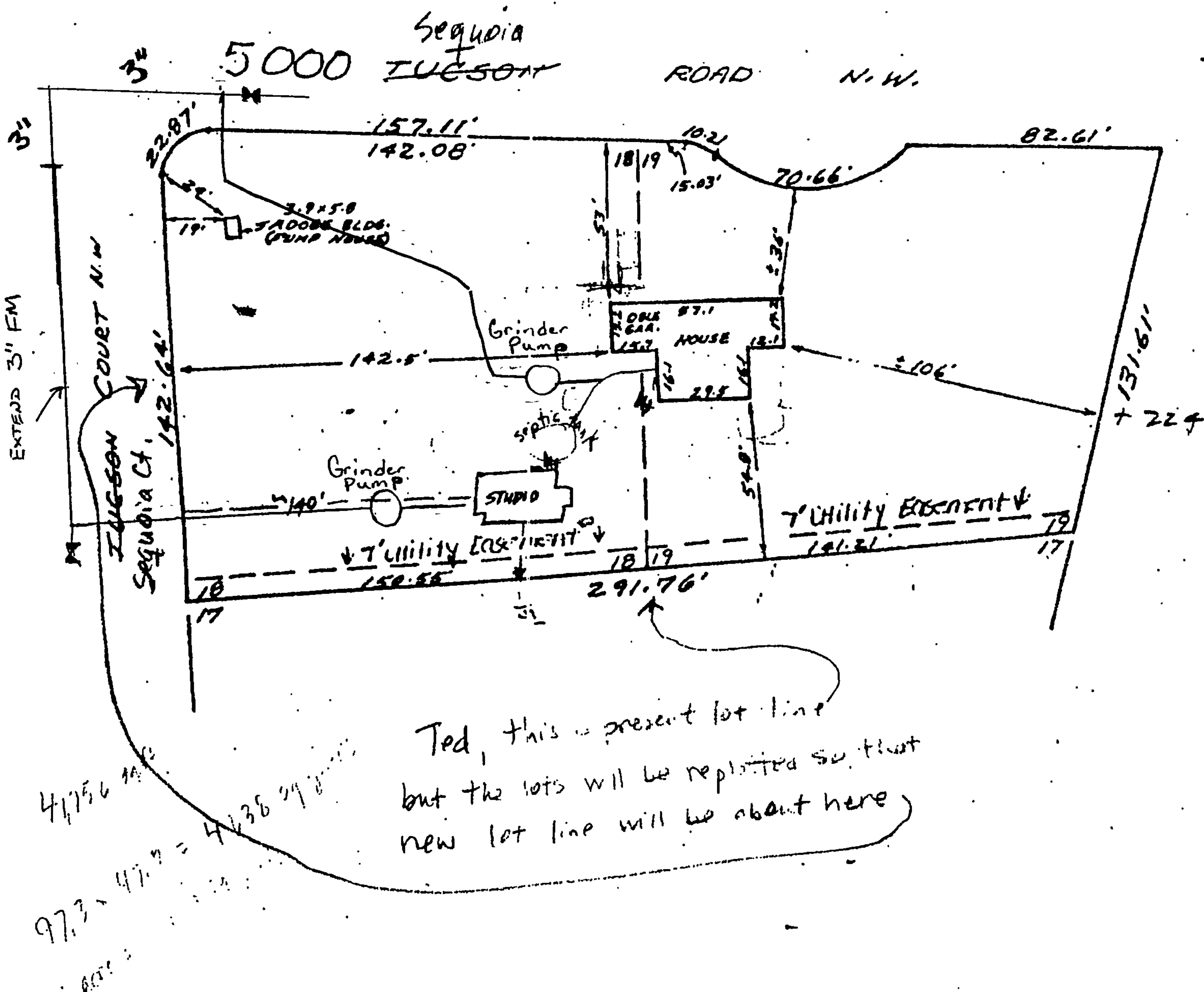
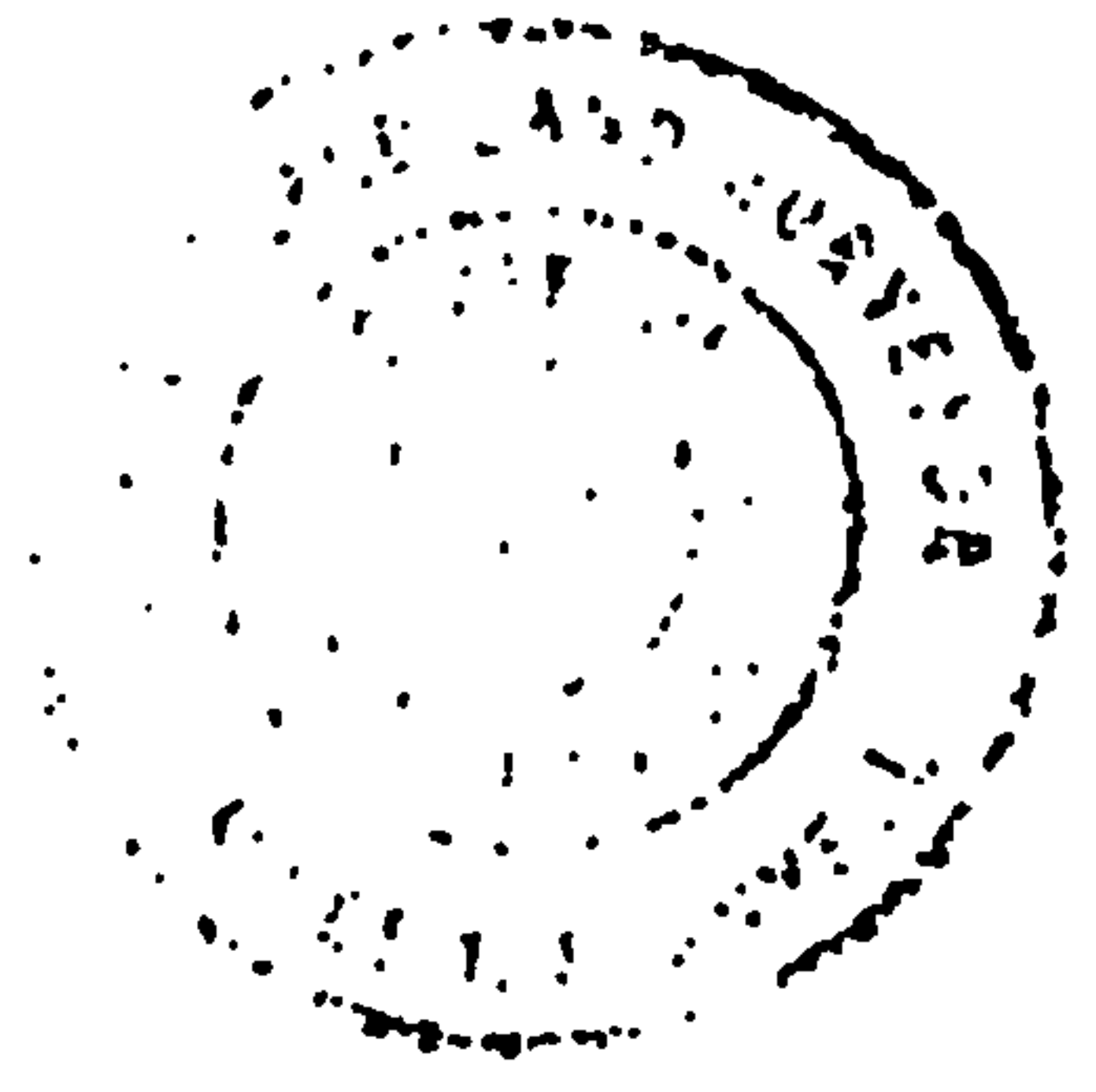
Marshall Vickers      12/1/05  
 Marshall Vickers      Date  
 Project Manager

Susan L. Homer      12/1/05  
 Susan Homer      Date

5000 Tucson Road N.W.  
1510 15th

Suan L. Homer  
Suan L. Homer

CHARLES TIM SCANNELL  
LAND SURVEYOR  
2100 Pajarito Rd., S.W.  
Albuquerque, New Mexico 87105  
(505) 877-3558  
SCALE 1" = 20' 50"



Ted, this is present lot line  
but the lots will be replotted so that  
new lot line will be about here

Unless otherwise indicated, unrecorded easements, overhang of eaves, private and community walls, driveways, steps, and other improvements subject to conformation, but not shown on the plat of record, are not covered by this certificate. This Location of Improvement does not constitute a boundary or corner survey.

I, Charles T. Scannell, New Mexico Registered Land Surveyor No. 3244, do hereby certify that I have checked the location of the buildings and improvements on the following



## CAMPSITE AGREEMENT

BETWEEN:

AUI Inc.  
P.O. Box 9825  
Albuquerque, NM 87119-9825

and

Susan Homer, Owner  
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Upon completion of the project, AUI agrees to vacate the Property and to restore the area to its natural appearing contour. AUI will also reseed disturbed grass areas, if any, on the Property. AUI agrees to hold the Owner harmless from any liability arising from AUI's use of the Property to the extent of AUI's negligence.

Owner agrees that if the Property is sold during the life of this Agreement, the terms of such buy/sell transaction shall stipulate that the terms of this Agreement will transfer to the new owners.



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to point perpendicular to Sequoia Road. SM

*4. AUI to extend 3" line in Sequoia Ct. from stub out at north end approximately 125 feet*

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If AUI should need to vacate the Property prior to the project's estimated completion date, AUI will give 30 day's written notice. Likewise, should Owner wish to terminate this Agreement, Owner shall give AUI 30 day's written notice.

The terms of this Agreement are hereby agreed to in Albuquerque, New Mexico on this 1st day of December, 2005.

AGREED TO BY:  
AUI Inc.

Owner

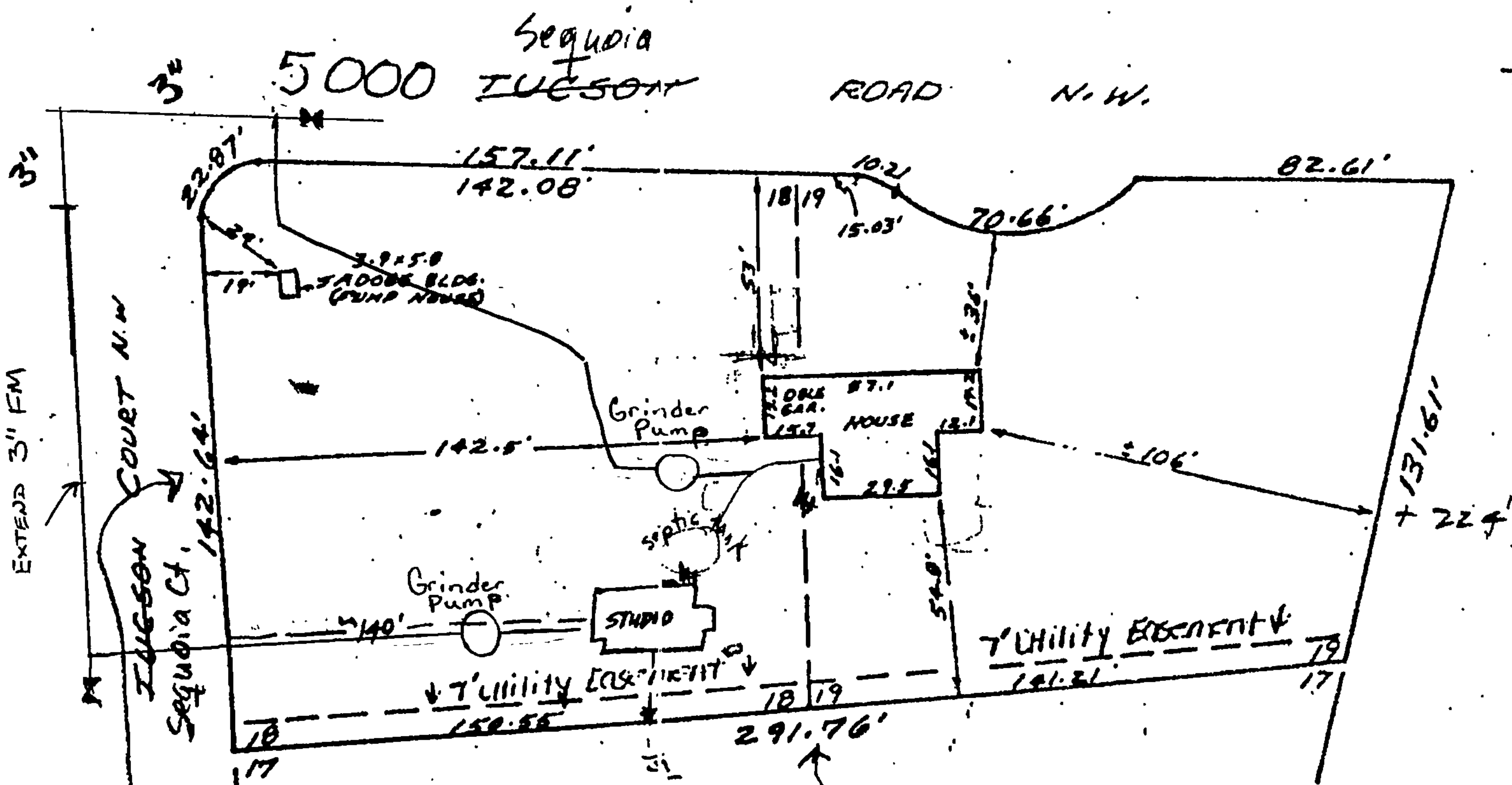
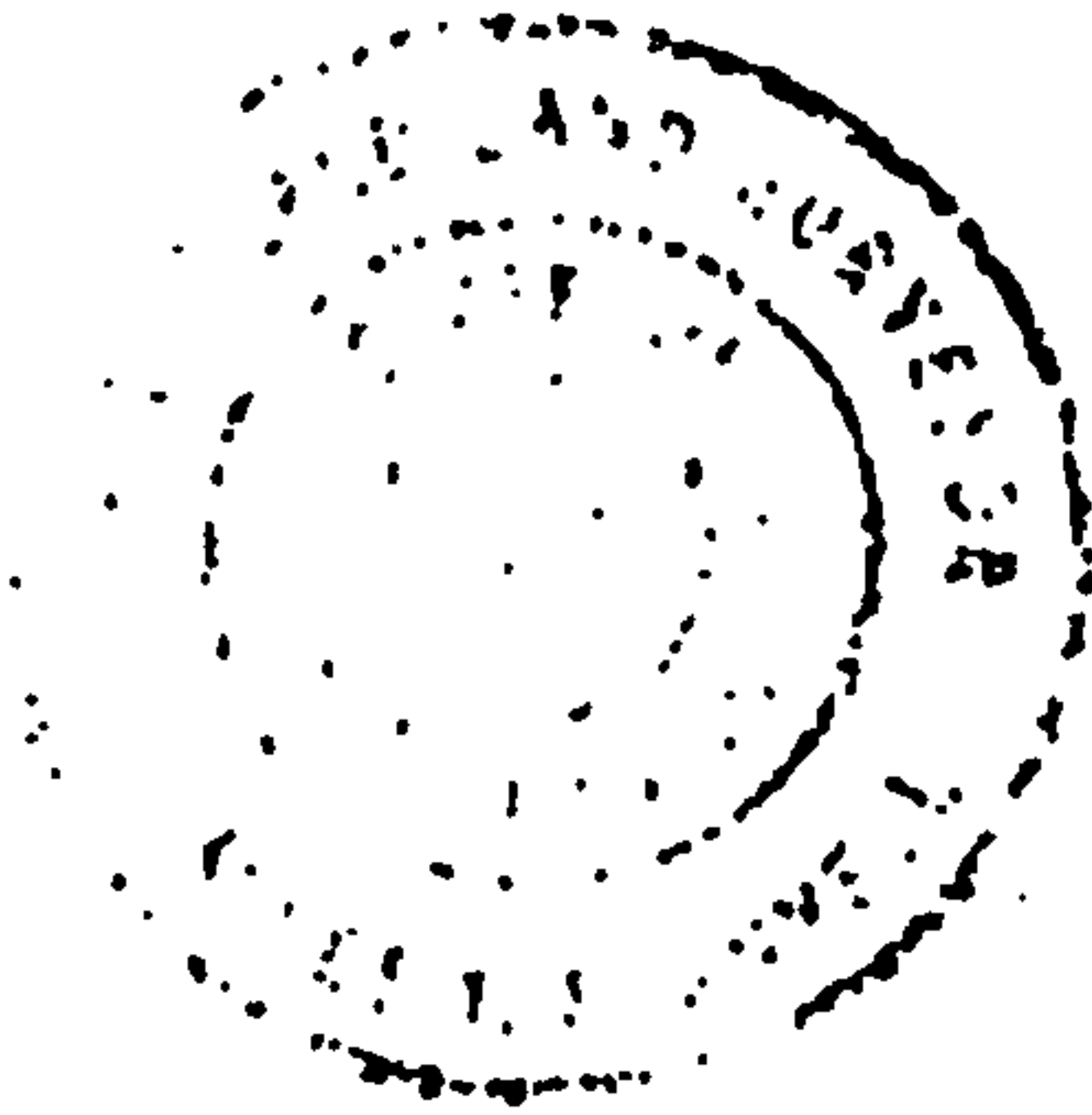
Marshall Vickers      12/1/05  
 Marshall Vickers      Date  
 Project Manager

Susan L. Homer      12/1/05  
 Susan Homer      Date

5000 Tucson Road N.W.  
 87105

*Suan L. Homer*  
Suan L. Homer

**CHARLES TIM SCANNELL**  
**LAND SURVEYOR**  
 2100 Pajarito Rd., S.W.  
 Albuquerque, New Mexico 87105  
 (505) 877-3558  
 SCALE 1"=20' 30"



Ted, this is present lot line  
 but the lots will be replatted so that  
 new lot line will be about here

41756  
 97.3 - 47.3 = 49.9  
 1 BEAR

Unless otherwise indicated, unrecorded easements, overhang of eaves, private and community walls, driveways, steps, and other improvements subject to conformation, but not shown on the plat of record, are not covered by this certificate. This Location of Improvement does not constitute a boundary or corner survey.

I, Charles T. Scannell, New Mexico Registered Land Surveyor No. 3244, do hereby certify that I have checked the location of the buildings and improvements on the following



# 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...**
- 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Susan L. Homer PHONE: 836-5043  
 ADDRESS: 5000 Sequoia Rd NW FAX: 836-5043  
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: 33s/homer@comcast.net  
 Proprietary interest in site: \_\_\_\_\_ List all owners: Susan L. Homer  
 AGENT (if any): n/a PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Sketch plat review: replat 2 lots by changing internal lot line (between lots 18 + 19)

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 of Tract No. 18 + 19 Block: A Unit: \_\_\_\_\_  
 Subdiv. / Addn. Grande Heights Addn  
 Current Zoning: R1 Proposed zoning: R1  
 Zone Atlas page(s): G11 No. of existing lots: 2 No. of proposed lots: 2  
 Total area of site (acres): 1 Density if applicable: dwellings per gross acre: 2 dwellings per net acre: 2  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? no  
 UPC No. 101106049320540407 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Sequoia Rd at Sequoia Court NW  
 Between: \_\_\_\_\_ and \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_V\_S, etc.):  
Project # 1003793 04DRB01803

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: 12/8/04

SIGNATURE Susan L. Homer DATE 1/10/06  
 (Print) Susan L. Homer  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00058</u>	<u>SK</u>	<u>2(3)</u>	<u>\$ 0.00</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	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>01/25/05</u>			Total <u>\$ 0.00</u>
<u>Sandy Handley 01/11/06</u>	Project # <u>1003793</u>			

**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.
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- 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.
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  - 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.

Susan L. Homer  
Applicant name (print)  
Susan L. Homer 1/10/06  
Applicant signature / date



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

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

Application case numbers  
06 DRB - 00058

Sandy Handley 01/11/06  
Planner signature / date  
**Project # 1003793**



January 10, 2006

Development Review Board  
City of Albuquerque

Sketch Plat Review

I wish to change the lot line between two adjacent lots, 18 and 19, in Block A of the Grande Heights Addition, at 5000 Sequoia Road NW. The lots are presently divided by a lot line running north-south. I wish to change the orientation of the lot line to east-west, dividing the property roughly into equal halves.

Each lot will be connected to the new sewer line recently installed in Sequoia Road during the course of the work on the San Juan / Chama Drinking Water Project.

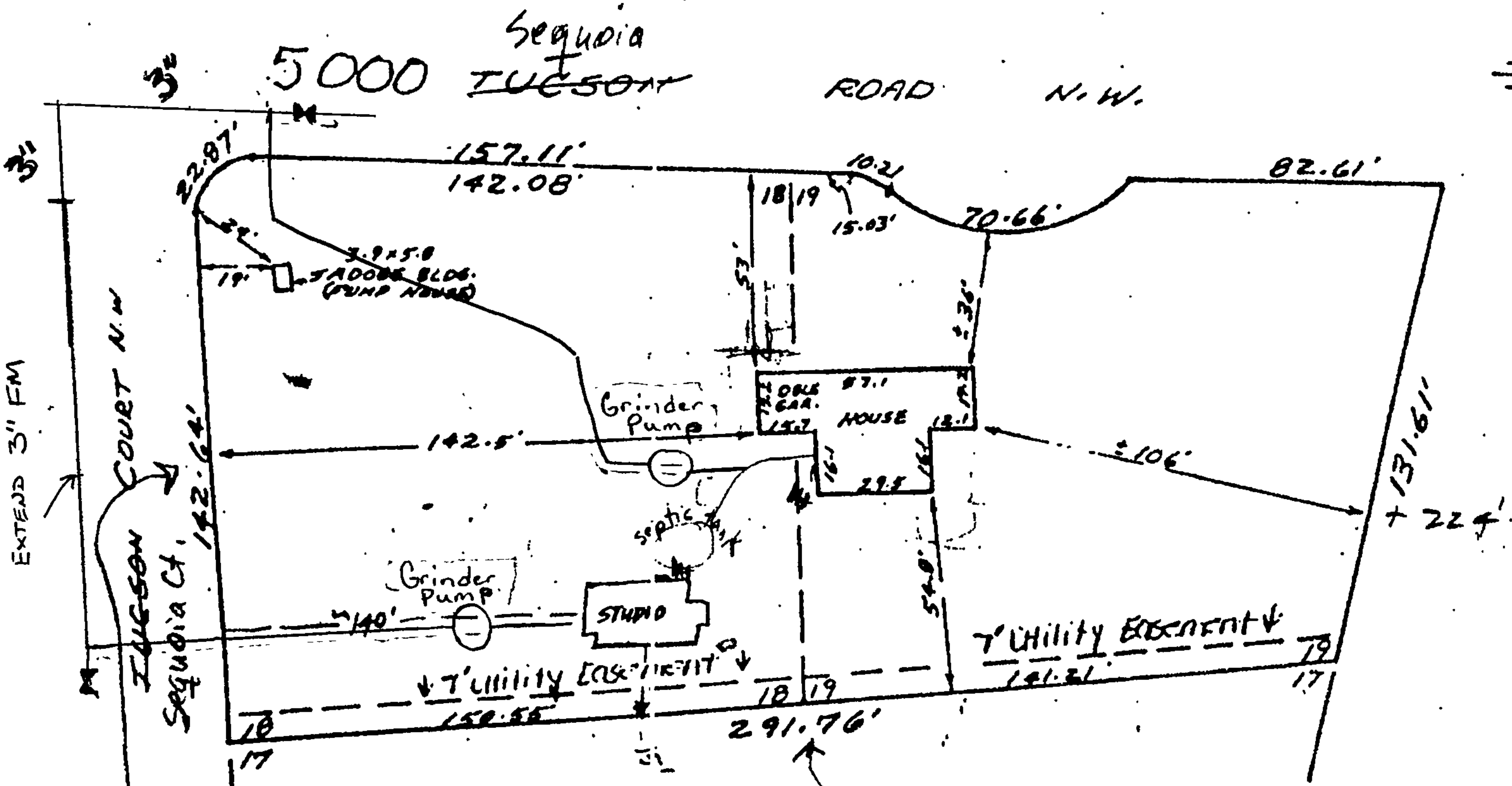


Susan Homer  
5000 Sequoia Road NW  
Albuquerque, New Mexico 87120  
(505) 836-5043  
33slhomer@comcast.net

5000 Tucson Road N.W.  
11530

Suan L. Homer  
Suan L. Homer

**CHARLES TIM SCANNELL**  
**LAND SURVEYOR**  
2108 Pajarito Rd., S.W.  
Albuquerque, New Mexico 87105  
(505) 877-3558  
SCALE 1" = 20' 50"



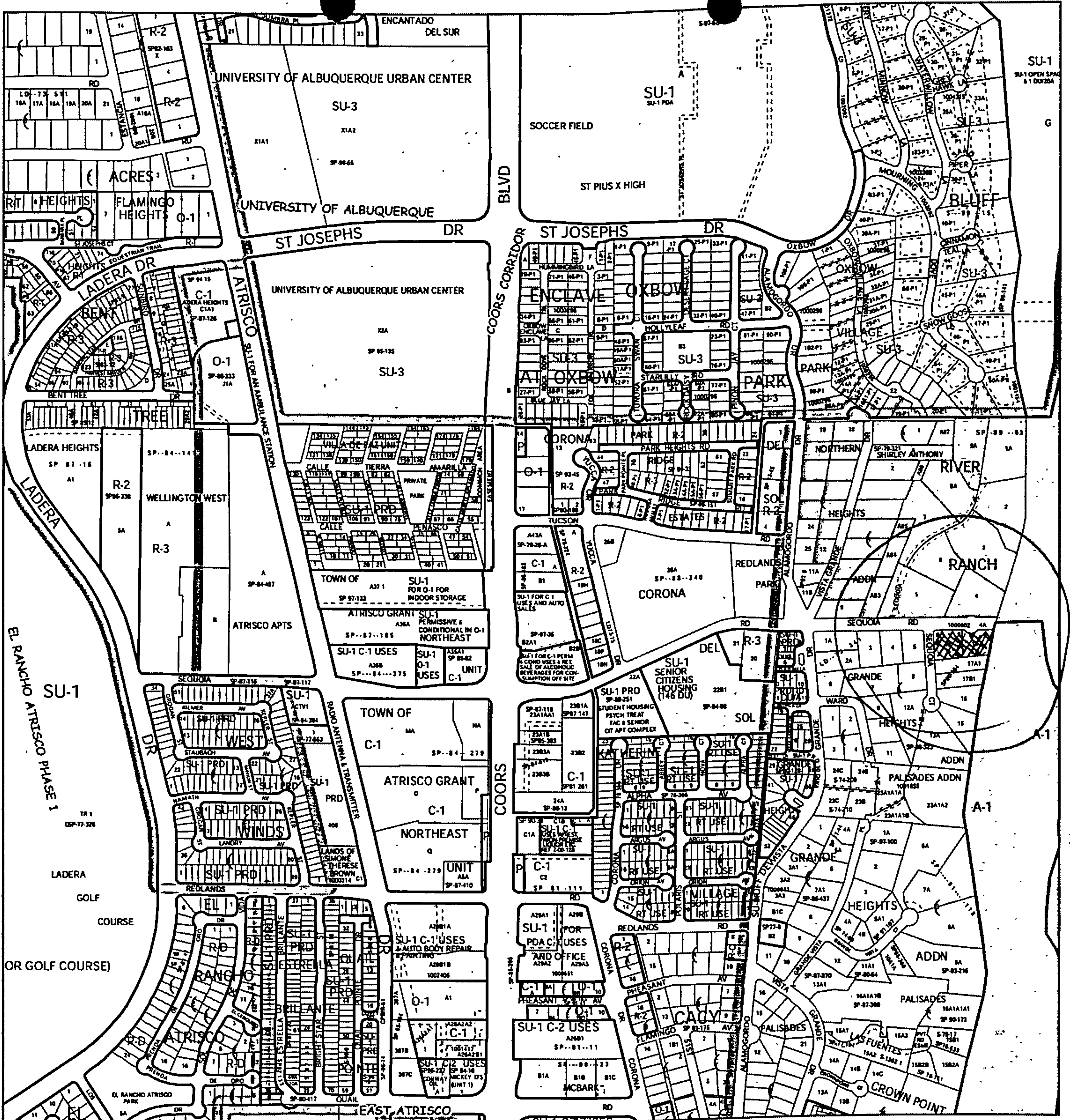
Ted, this is present lot line  
but the lots will be replatted so that  
new lot line will be about here

41,756  
97.3  
47.9 = 41,386

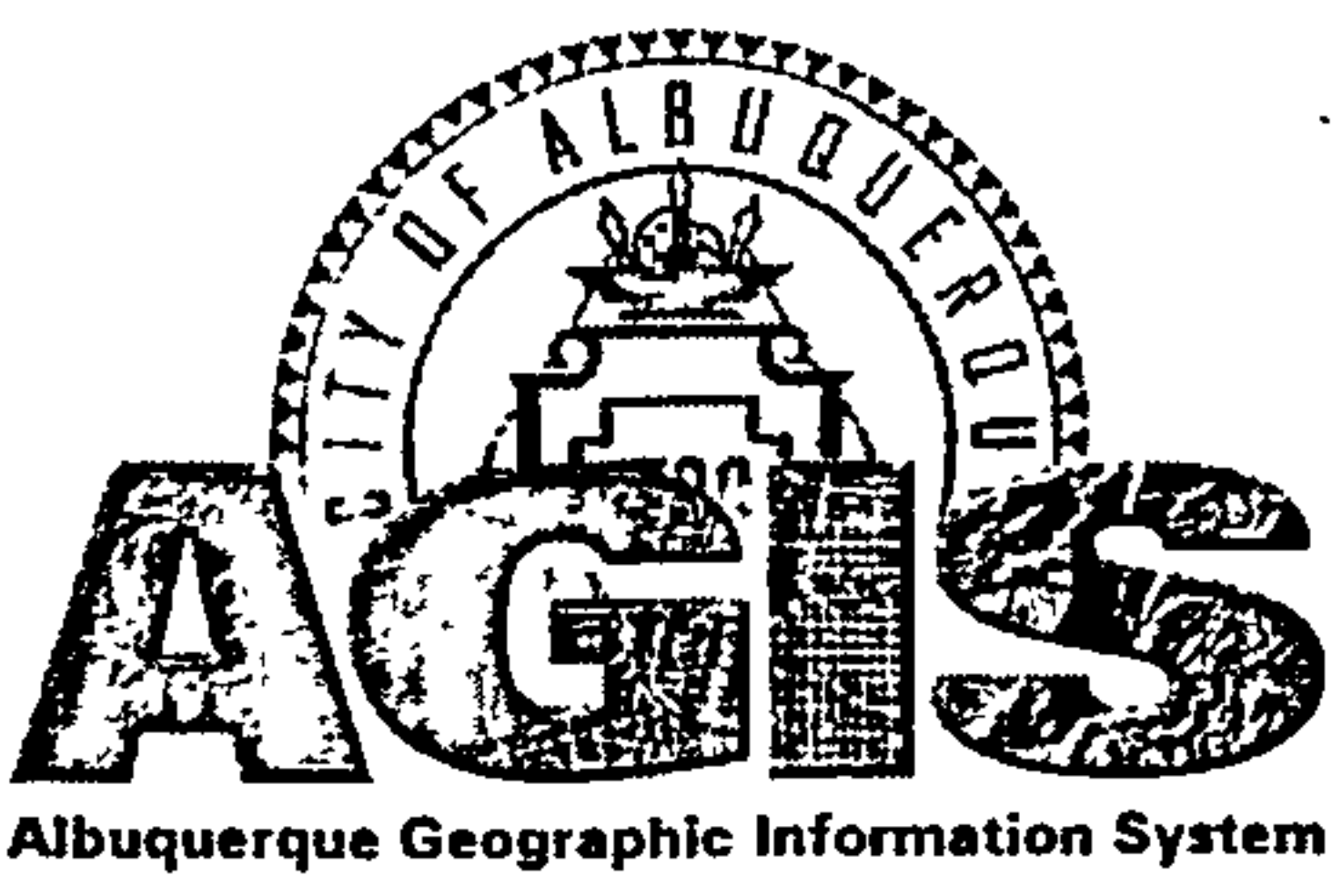
Unless otherwise indicated, unrecorded easements, overhang of eaves, private and community walls, driveways, steps, and other improvements subject to conformation, but not shown on the plat of record, are not covered by this certificate. This Location of Improvement does not constitute a boundary or corner survey.

I, Charles T. Scannell, New Mexico Registered Land Surveyor No. 3244, do hereby certify that I have checked the location of the buildings and improvements on the following

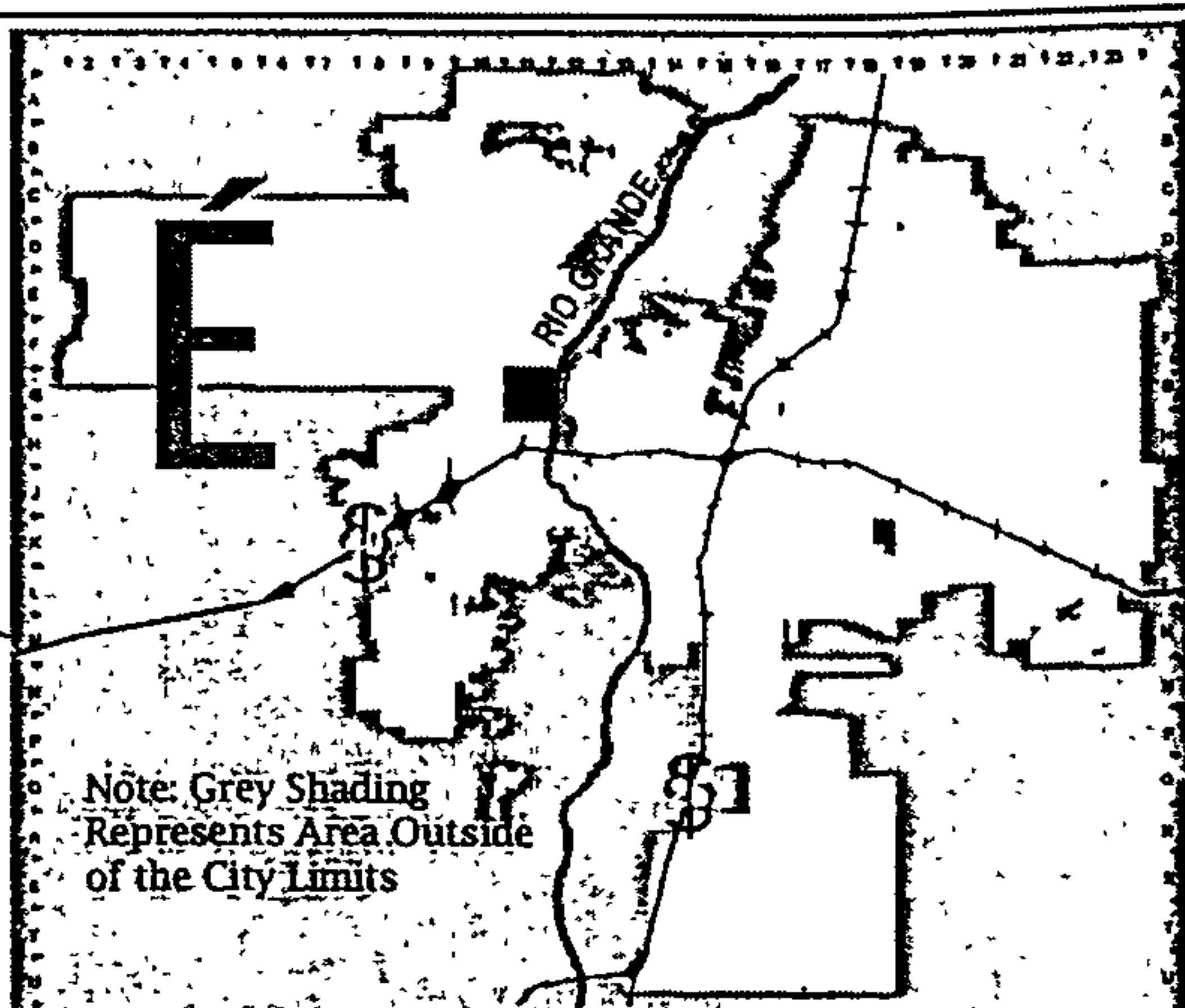




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 11/17/2005

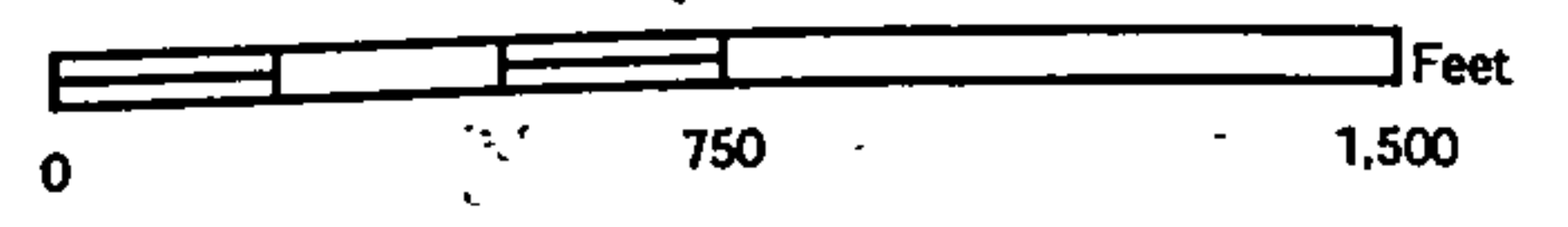


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-11-Z**

Selected Symbols

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







G11  
Lots 18 + 19  
Block A  
Grande Heights Addn.



Sequoia Ct

Sequoia





Activate By 'Clicking' on the Map

- Zoom In
- Id Parcel
- Id Site
- Pan
- Zoom Out



ReDraw Screen

Display Census Percentages:

- Hispanic
- African-American
- Asian
- Native
- Voter
- Poverty
- UnEmploy
- None

Mean Percentages

ADDRESSMATCH: |

| Radius: Quarter-Mile  Find


FULL VIEW

NEW QUERY

CITYWIDE



LAYER LEGEND


- LUST
- PARKS
- STREET NAMES
-  ZONE ATL
- CITY LIMITS
- LANDFILLS
- LANDFILL BUF
- REPRESENTATIVE DISTRICTS
- SENATE DISTRICTS

ZOOM SCALE

SMALL

TEXT SCALE

MEDIUM

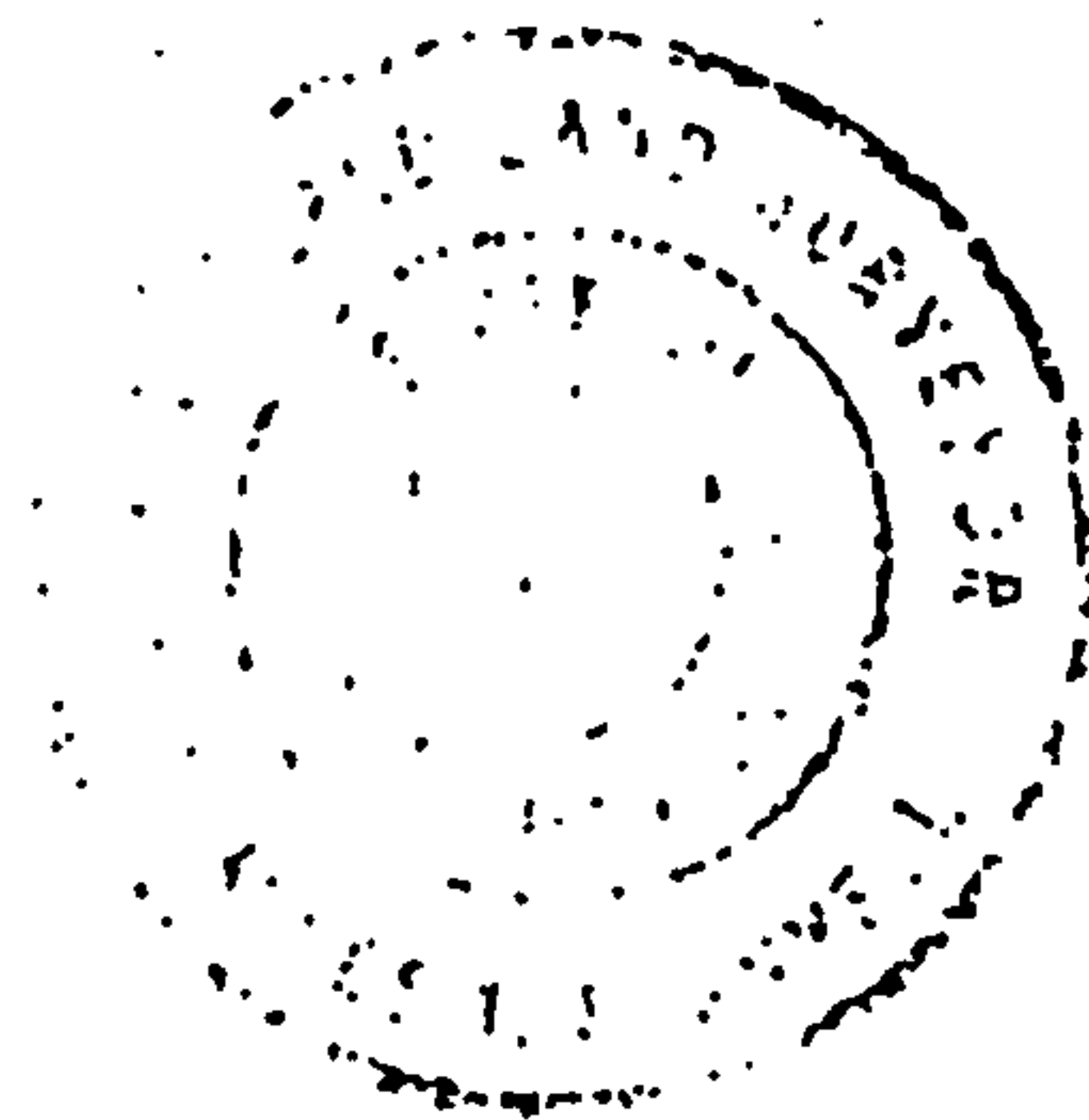
 Quarter Mile Bu



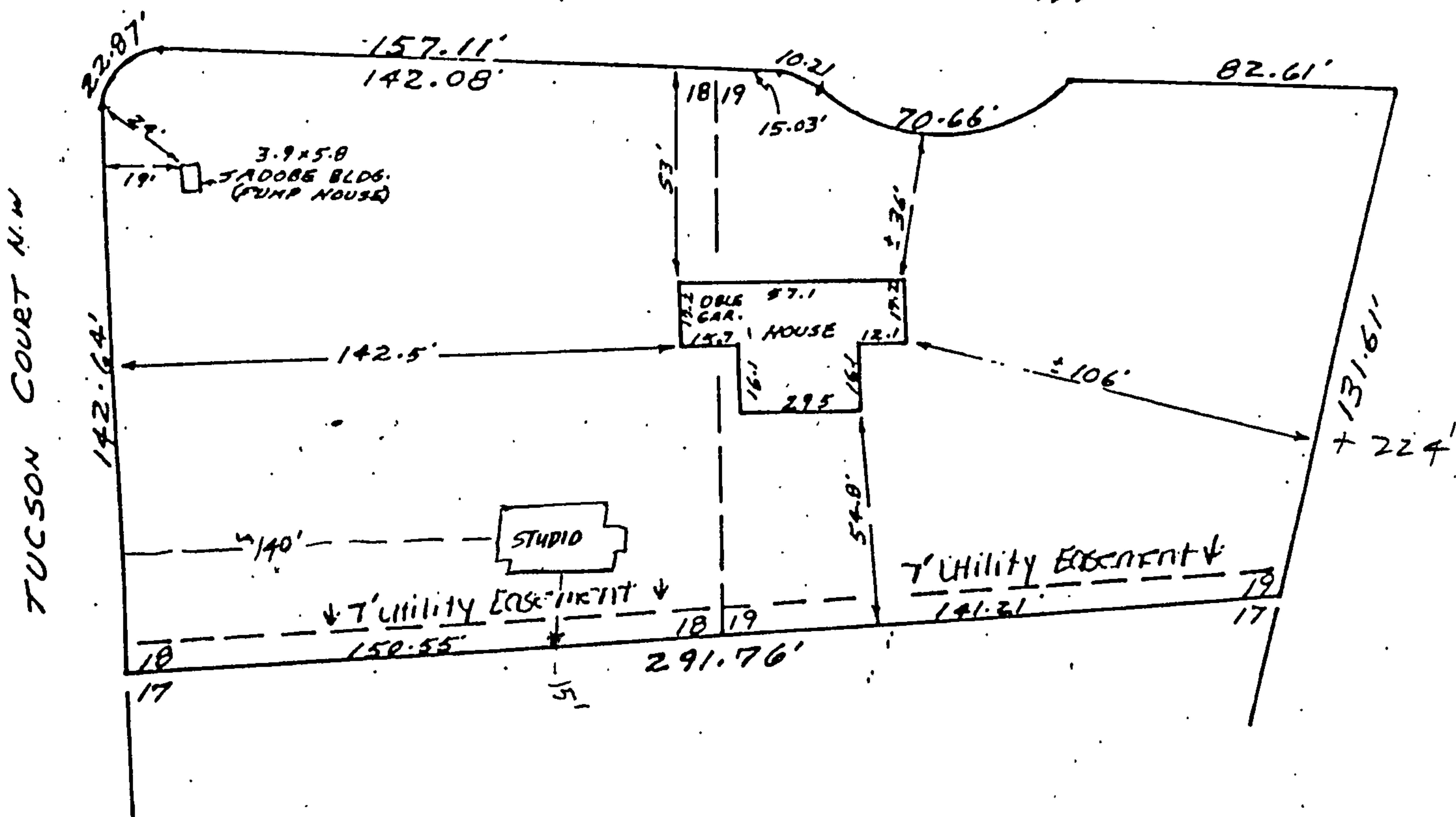
HOMER  
5000 Tucson Road N.W.  
Title 100

*Suan L. Homer*  
Suan L. Homer

CHARLES TIM SCANNELL  
LAND SURVEYOR  
2108 Pajarito Rd., S.W.  
Albuquerque, New Mexico 87105  
(505) 877-3558  
SCALE: 1" = 20' 50"



5000 TUCSON ROAD N.W.



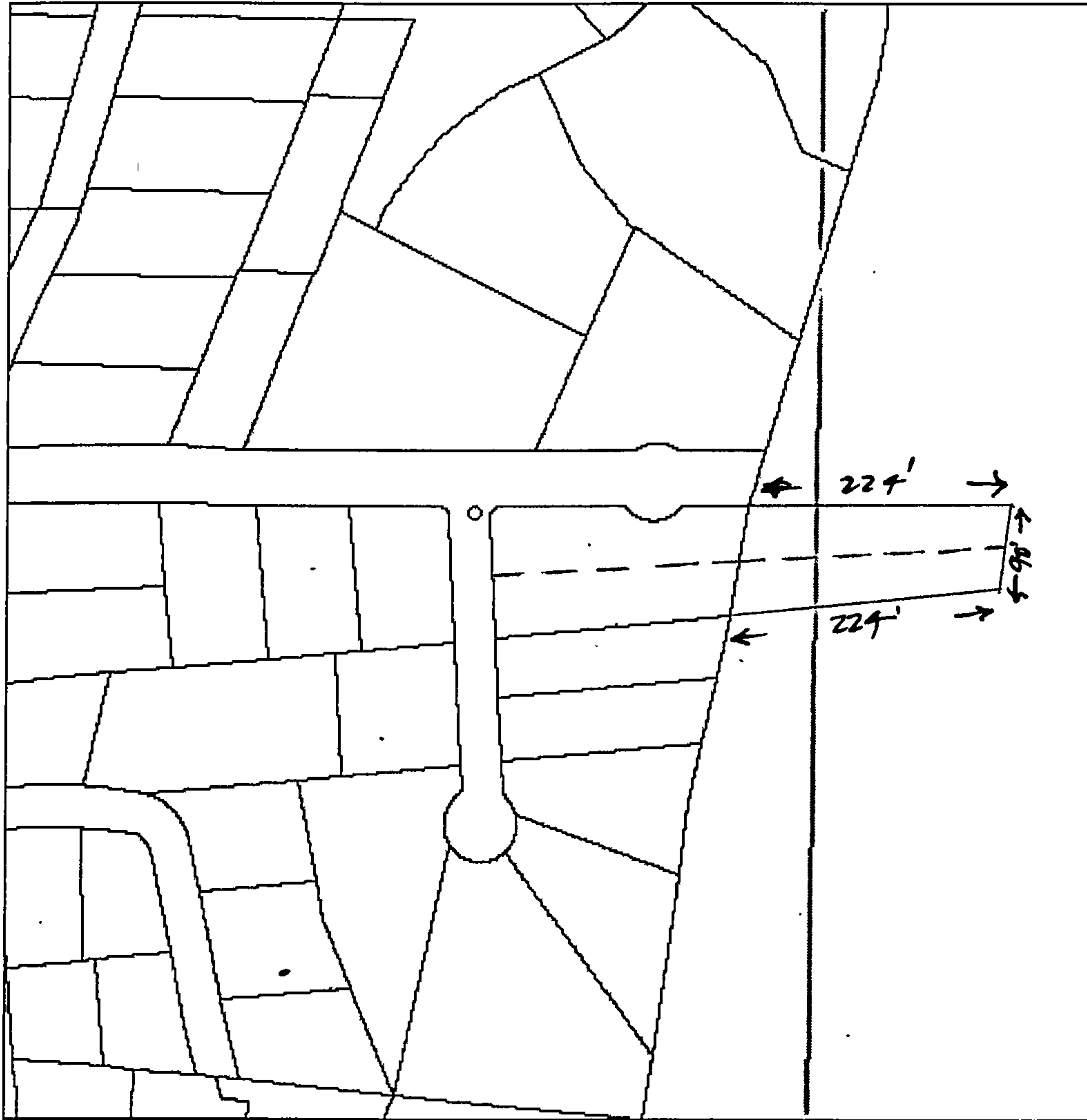
41756 sq ft  
97.3 x 47.7 = 4638 sq ft  
1 acre = 43560 sq ft

Unless otherwise indicated, unrecorded easements, overhang of eaves, private and community walls, driveways, steps, and other improvements subject to conformation, but not shown on the plat of record, are not covered by this certificate. This Location of Improvement does not constitute a boundary or corner survey.

I, Charles T. Scannell, New Mexico Registered Land Surveyor No. 3244, do hereby certify that I have checked the location of the buildings and improvements on the following described real estate: lots numbered Eighteen (18) and Nineteen (19).

Activate By 'Clicking' on the Map

- Zoom In
- Id Parcel
- Id Site
- Pan
- Zoom Out



CITYWIDE



LAYER LEGEND

- LUST
- PARKS
- STREET NAMES
- N** ZONE ATL
- CITY LIMITS
- LANDFILLS
- LANDFILL BUF
- REPRESENTATIVE DISTRICTS
- SENATE DISTRICTS

ZOOM SCALE

SMALL

TEXT SCALE

MEDIUM

**N** Quarter Mile Buffer

ReDraw Screen

Display Census Percentages:

- Hispanic
- African-American
- Asian
- Native
- Voter
- Poverty
- UnEmploy
- None

Mean Percentages

ADDRESSMATCH: |

| Radius: Quarter-Mile

**FULL VIEW**

NEW QUERY

Copyright © 2001 City of Albuquerque

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**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

**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...**

- 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Susan L. Homer PHONE: 836-5043 (home)  
 ADDRESS: 5000 Sequoia Rd NW FAX: 845-9593 (work)  
 CITY: Albuquerque STATE: NM ZIP: 87120 E-MAIL: s.l.homer@att.net  
 Proprietary interest in site: \_\_\_\_\_ List all owners: Susan L. Homer  
 AGENT (if any): n/a PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: sketch plat review - replatting of 2 lots, changing internal lot line (between lots 18 & 19)

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. 18 + 19 Block: A Unit: Grande Heights  
 Subdiv. / Addn. Grande Heights Addn.  
 Current Zoning: R1 Proposed zoning: R1 - no change  
 Zone Atlas page(s): G11 No. of existing lots: 2 No. of proposed lots: 2  
 Total area of site (acres): ~2 Density if applicable: dwellings per gross acre: <1 dwellings per net acre: <1  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? no  
 UPC No. 101106049320540407 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Sequoia Rd at Sequoia Court NW  
 Between: Sequoia Ct NW and \_\_\_\_\_

**CASE HISTORY:**

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

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

SIGNATURE Susan L. Homer DATE 11/22/04  
 (Print) Susan L. Homer  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	Action	S.F.	Fees
<u>04DR13 .01803</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>12-8-04</u>			Total <u>\$ 0</u>

[Signature] 11-24-04  
 Planner signature / date

Project # 1003793



**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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**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)
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- 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, 4 copies for internal routing.
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- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
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- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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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.

- 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.
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- 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.

Susan L. Homer  
Applicant name (print)  
Susan L. Homer  
Applicant signature / date  
11/22/04



Form revised 3/03, 8/03, 11/03 & 8/04

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

Application case numbers  
04DRB - 01803

[Signature] 11.24.04  
Planner signature / date

**Project # 100379.3**

November 22, 2004

Development Review Board  
City of Albuquerque

Sketch Plat Review

I own two adjacent lots, 18 and 19, in Block A of the Grande Heights Addition, at 5000 Sequoia Road NW. The lots are presently divided by a lot line that runs north-south. I wish to change the orientation of the lot line to east-west, dividing the total property roughly into equal halves.

The new plat will also reflect the fact that my property is bounded on the east by the Rio Grande. This boundary was recently clarified by a district court judgment in August 2003.

Each of the replatted lots will run from the river west to Sequoia Court and will be approximately half of my total property.



Susan Homer  
5000 Sequoia Road NW  
Albuquerque, New Mexico 87120  
(505) 836-5043







Activate By 'Clicking' on the Map

Zoom In  Id Parcel  Id Site  Pan  Zoom Out



CITYWIDE



LAYER LEGEND

- LUST
- PARKS
- STREET NAMES
- N** ZONE ATL
- CITY LIMITS
- LANDFILLS
- LANDFILL BUF
- REPRESENTATIVE DISTRICTS
- SENATE DISTRICTS

ZOOM SCALE

MEDIUM

TEXT SCALE

MEDIUM

**N** Quarter Mile Buffer

ReDraw Screen

Display Census Percentages:

- Hispanic  African-American  Asian  Native
- Voter  Poverty  UnEmploy  None

Mean Percentages

ADDRESSMATCH: |

| Radius: Quarter-Mile |

**FULL VIEW**

NEW QUERY

Copyright © 2001 City of Albuquerque







