

#20



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.: 05DRB-00732 (P&F)

Project # 1004158

Project Name: ELDER HOMESTEAD ADDITION

Agent: Rhombus PA

Phone No.: 881-6690

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/11/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

- _____
- _____
- _____

UTILITIES: _____

- _____
- _____

CITY ENGINEER / AMAFCA: _____

- _____
- _____

PARKS / CIP: _____

- _____
- _____

PLANNING (Last to sign) *To record plat*

- _____
- _____

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.
- Copy of recorded plat for Planning.

OKay

Project Number 1004158



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 11, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 1:10 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002885**
05DRB-00631 Major-Vacation of Pub
Right-of-Way
05DRB-00633 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for LA SIERRA CONSTRUCTION CO AND AMAFCA request(s) the above action(s) for all or a portion of Lot(s) 35, **OCOTILLO SUBDIVISION**, zoned R-D, located on SAND VERBENA TRAIL NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 1 acre(s).[REF:04DRB00244, 03DRB01355, 03DRB01356, 03DRB01354, 03DRB01980, 03DRB01981, 03DRB01983, 03DRB01984, 03DRB01985] (C-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

2. **Project # 1002457**
05DRB-00651 Major-Vacation of
Public Easements
05DRB-00650 Major-Preliminary Plat
Approval
05DRB-00654 Minor-Temp Defer
SDWK
05DRB-00652 Minor-Subd Design
(DPM) Variance
05DRB-00653 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for MAINSTREET PROPERTIES LLC request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X-1-A & X-1-B, GLENWOOD HILLS, UNIT 1, (to be known as **GLENWOOD LOFTS SUBDIVISION**) zoned SU-1 PRD, located on MONTGOMERY NE, between TRAMWAY BLVD NE and SUNSET CANYON DR NE containing approximately 2 acre(s). [REF: 05DRB00529] (G-23) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/6/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: AN APPROVED PUBLIC WORKS DESIGN IS REQUIRED PRIOR TO FINAL PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

05DRB-00649 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for KENNY HINKES, RE/MAX ELITE request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X1A & X2A, **GLENWOOD HILLS, UNIT 1**, zoned C-1, located on TRAMWAY BLVD NW, between MONTGOMERY BLVD NW and COMANCHE RD NW containing approximately 3 acre(s). [REF: 03EPC00157, 03EPC00156, 03EPC00180, 05EPC00177, 05EPC00178] [**David Stallworth, EPC Case Planner**] [*Deferred from 4/27/05*] (G-23) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

3. **Project # 1003364**
05DRB-00656 Major-Vacation of
Public Easements
05DRB-00657 Minor-Vacation of
Private Easements
4. **Project # 1004138**
05DRB-00658 Major-Vacation of
Public Easements
5. **Project # 1003655**
05DRB-00661 Major-Vacation of
Public Easements
05DRB-00660 Major-Vacation of Pub
Right-of-Way
05DRB-00659 Major-Preliminary Plat
Approval
05DRB-00663 Minor-Temp Defer
SDWK
05DRB-00662 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for CIRCLE K STORES INC request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 & 1-A-3, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 3 acre(s). [REF: 04DRB01409] (C-19) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 5D-1, **JOURNAL CENTER**, zoned IP, located on JEFFERSON ST NE, between TIBURON AVE NE and SUN AVE NE containing approximately 7 acre(s). (D-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

DAVID A AUBE agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16, 17 and a portion of 18, Block(s) 1, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**) zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] [*Deferred from 5/11/05*] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

6. **Project # 1004071**
05DRB-00511 Major-Bulk Land
Variance
05DRB-00512 Major-Vacation of
Public Easements
05DRB-00513 Minor-Prelim&Final Plat
Approval
- JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E**, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). *[Deferred from 4/20/05 & 5/11/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**
7. **Project # 1000692**
05DRB-00407 Major-SiteDev Plan
BldPermit
- BDA ARCHITECTS agent(s) for SIVAD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) A1A, Block(s) 1, **BEAR CANYON VILLAGE, UNIT 2**, zoned SU-1 FOR C-1, located on Burlison NE & Wyoming NE between San Antonio NE and Academy NE containing approximately 5 acre(s).*[Deferred from 4/6/05 & 4/20/05]* (E-19) **AN INFRASTRUCTURE LIST DATED 5/11/05 WAS APPROVED. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 15-DAY APPEAL PERIOD AND TO TRANSPORTATION DEVELOPMENT FOR TRAFFIC IMPROVEMENTS.**
8. **Project # 1003011**
05DRB-00439 Major-Vacation of Pub
Right-of-Way
- CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION**, zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] *[Deferred from 4/13/05 & 5/11/05]* (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/25/05.**

9. **Project # 1003634**
05DRB-00409 Major-Vacation of Pub
Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 6B, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on HIGH STREET SE, between CROMWELL SE and PACIFIC SE containing approximately 1 acre(s). [REF: 04ZHE01162, 01ZHE01165, 01ZHE01166, 04DRB01297] [*Deferred from 4/6/05 & 4/13/05 & 5/11/05*] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**

10. **Project # 1003813**
05DRB-00590 Major-Preliminary Plat
Approval
05DRB-00591 Minor-Temp Defer
SDWK

THOMPSON ENGINEERING & CONSULTING INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, Lot(s) 24 & 25, Tract(s) B, GURULE ESTATES, TOWN OF ATRISCO GRANT, PAINTED SKY SUBDIVISION, UNIT 1 (to be known as **SUNDORO SOUTH, UNIT 8**), zoned SU-2/RLT, located on LADERA DR NW, between 98TH ST NW and GAVIN RD NW containing approximately 15 acre(s). [REF: 04DRB01869] (*Deferred from 5/4/05*) (J-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/3/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT, TO REARRANGE THE LOTS ON MOLTEN PRIOR TO FINAL PLAT APPROVAL. 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 (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.

11. **Project # 1002865**
05DRB-00712 Minor-SiteDev Plan
BldPermit

JOHN KLEE agent(s) for CRAIG CORPORATION request(s) the above action(s) for all or a portion of Lot (s) 10-A, JOURNAL CENTER, PHASE 2, UNIT 1, zoned IP, located on RUTLEDGE NE, between BARTLETT NE and WASHINGTON NE containing approximately 1 acre(s). [REF: 03DRB01304] (D-17) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS AND SIDEWALK VERIFICATION AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND OUTSTANDING COMMENTS.

- 05DRB-00711 Minor-SiteDev Plan
BldPermit

JOHN KLEE agent(s) for CRAIG CORPORATION request(s) the above action(s) for all or a portion of Lot (s) 10-B, JOURNAL CENTER, PHASE 2, UNIT 1, zoned IP, located on RUTLEDGE NE, between BARTLETT NE and WASHINGTON NE containing approximately 1 acre(s). [REF: 03DRB01304] (D-17) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS, ALIGNMENT OF DRIVES AND SIDEWALK VERIFICATION AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND OUTSTANDING COMMENTS.

12. **Project # 1003212**
05DRB-00729 Minor-SiteDev Plan
BldPermit/EPC

JOHN A MENICUCCI agent(s) for GRAND AVENUE PARTNERS, A NM LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Block(s) 34, Tract(s) A-1-A-1, BROWNEWELL & LAILS HIGHLAND ADDITION, zoned SU-2 MC, located on DR MARTIN LUTHER KING JR AVE NE, between UNIVERSITY BLVD NE and PINE STREET NE containing approximately 1 acre(s). [REF: V-94-43, 04ZHE-00086, 04EPC000699] [Russell Brito, EPC Case Planner for Debbie Stover] [Deferred from 5/11/05] (K-15) DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.

13. **Project # 1004159**
05DRB-00736 Minor-SiteDev Plan BldPermit

TATE FISHBURN ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 20, **JOURNAL CENTER 2, UNIT 2**, zoned IP, located on RUTLEDGE NE, between JEFFERSON NE and NORTH DIVERSION CHANNEL containing approximately 4 acre(s). [REF: 03DRB-00996] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILD NOTES AND SIDEWALK ALONG SNAPROLL AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN, APPROVAL OF REPLAT AND INFRASTRUCTURE LANGUAGE ON THE SIGNATURE BLOCK.**

14. **Project # 1004138**
05DRB-00667 Minor-SiteDev Plan
BldPermit

DEKKER/PERICH/SABATINI agent(s) for JCC-ONE LLC request(s) the above action(s) for all or a portion of Tract(s) 5D-1 AND ALBUQUERQUE WELL SITE, **JOURNAL CENTER, TRACT 5**, zoned IP industrial park zone, located on JEFFERSON ST NE, between MASTHEAD NE and SUN NE containing approximately 6 acre(s). [REF:Z-79-80-2,S-80-26] [Deferred from 4/27/05 & 5/11/05] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

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

15. **Project # 1003778**
05DRB-00738 Minor-Amnd Prelim Plat
Approval

ADIL RIZVI agent(s) for SAHAR DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, **SHAHEEN SUBDIVISION**, NORTH ALBUQUERQUE, ACRES, UNIT 3, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 2 acre(s). [REF: 04DRB01750, 04DRB01751, 04DRB01752, 04DRB01753] (C-19) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 3/1/05 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

16. **Project # 1003861**
05DRB-00731 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for GARY & MELODIE EYSTER request(s) the above action(s) for all or a portion of Tract(s) 60-A-2, 60-B & 86-A, M.R.G.C.D. MAP 35, (to be known as **THE BOULEVARD @ RIO GRANDE**) zoned R-1, located on RIO GRANDE BLVD NW, between ZICKERT NW and INDIAN SCHOOL RD NW containing approximately 2 acre(s). [REF: ZA-29-251] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/8/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT, SUBMIT AN APPLICATION FOR WAIVER OF SIDEWALKS AND TEMPORARY DEFERRAL OF SIDEWALK PRIOR TO FINAL PLAT APPROVAL. AN APPROVED PERIMETER WALL DESIGN SHALL OCCUR PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1001031**
05DRB-00734 Minor-Prelim&Final Plat
Approval


BOHANNAN HUSTON INC agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) E-1 & E-2, **SANDIA SCIENCE & TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 11 acre(s). [REF: DRB-95-523, Z-80-96, AX-80-21, Z-95-69] (M-21) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1002935**
05DRB-00735 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOME OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 255A through 260A, **SUNDORO SUBDIVISION, UNIT 4**, zoned SU-2 RLT, located on PACAYA DR SW, between LADERA DR SW and SUNDORO PL SW containing approximately 2 acre(s). *[Listed under Project #1002644 in error]* (J-8) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003585**
05DRB-00737 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 & 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **SILVER STREET TOWNHOMES**) zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). [REF: 04DRB00168, 04DRB01958, 05DRB00087 & 00088] (K-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND TO PLANNING FOR AGIS DXF FILE, APPLICATION NUMBERS ON VACATIONS CALLED OUT AND ADDITION OF NOTE 10 FOR DEDICATION OF PUBLIC WATER/SEWER EASEMENTS.**

20. ~~Project # 1004158~~ 
05DRB-00732 Minor-Prelim&Final Plat Approval

RHOMBUS PA INC agent(s) for BARBARA SPORLEDER request(s) the above action(s) for all or a portion of Lot(s) 20, 21 & 22, Block(s) 16, **ELDER HOMESTEAD ADDITION**, zoned R-3, located on LOUISIANA BLVD SE, between ANDERSON SE and ROSS SE containing approximately 1 acre(s). (L-19) **PRELIMINARY 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

21. **Project # 1001945**
05DRB-00733 Minor-Sketch Plat or Plan

MADELINE DUNN request(s) the above action(s) for all or a portion of Tract(s) 297 and 298, **M.R.G.C.D. MAP 38**, zoned RLT, located on CARSON RD NW, between RIO GRANDE BLVD NW and ALAMEDA DRAIN containing approximately 1 acre(s). [REF: 04EPC01666] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for April 27, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR APRIL 27, 2005 WERE APPROVED.**

ADJOURNED: 1:10 P.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 11, 2005
DRB Comments**

ITEM # 20

PROJECT # 1004158

APPLICATION # 05-00732

RE: Lots 20 & 21, Block 16, Elder Homestead Addition/minor plat

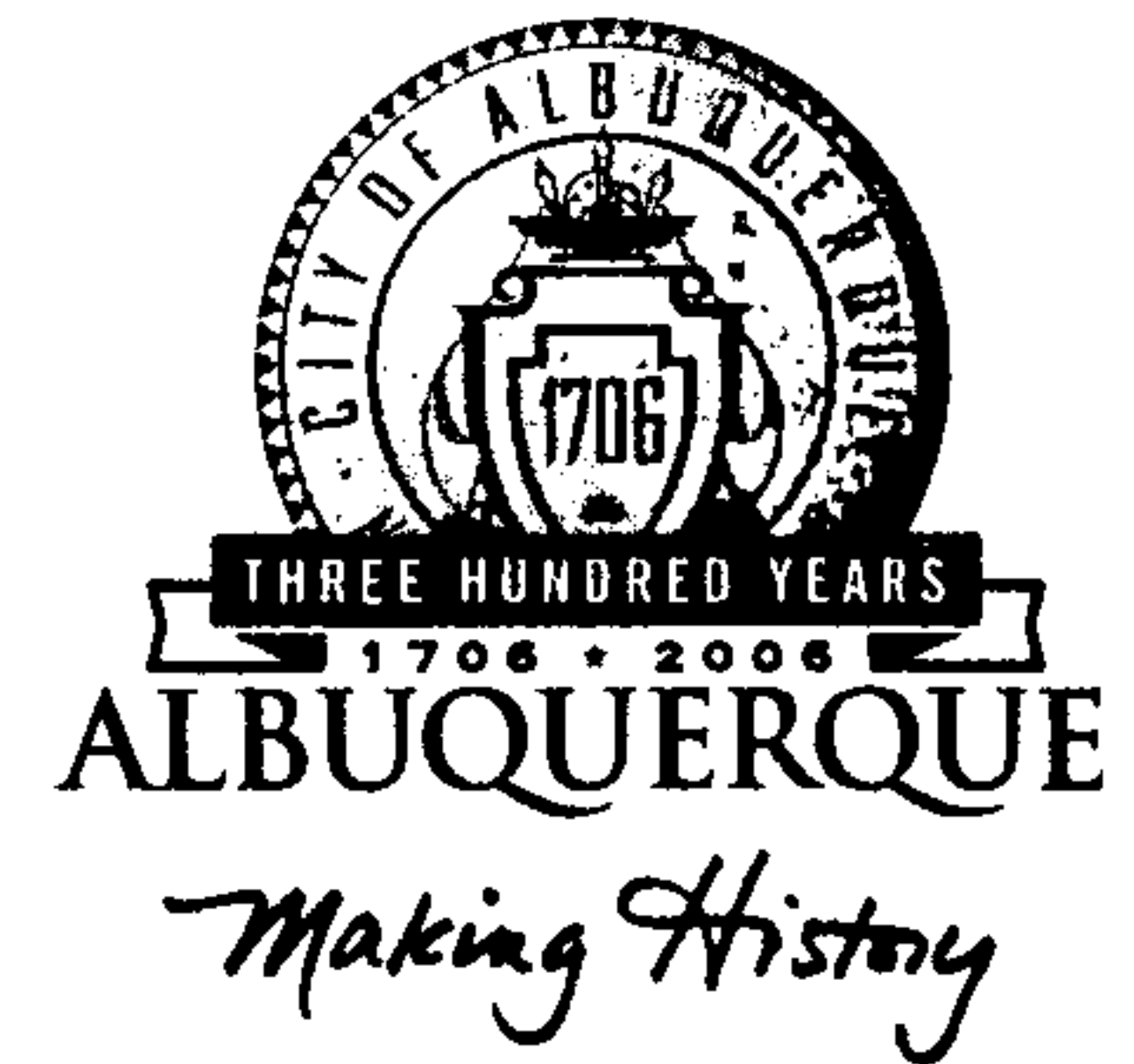
Planning has no objection as this replat improves an already existing condition with lot lines through the buildings.

Planning will record the plat. Planning will sign the 2 mylars when agent brings them in for recording.



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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004158

AGENDA ITEM NO: 20

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: May 11, 2005

Handwritten scribble

4158

DXF Electronic Approval Form

DRB Project Case #: 1004158

Subdivision Name: ELDER HOMESTEAD ADDN LTS 21A & 21B

Surveyor: CLYDE J KING

Contact Person: RITA GUETSCHOW

Contact Information:

DXF Received: 5/9/2005

Hard Copy Received: 5/9/2005

Coordinate System: Ground rotated to NMSP Grid

Signature
Approved

5/9/05
Date

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

AGIS Use Only
Copied cov **4158** to agiscov on **5/9/2005** Contact person notified on **5/9/2005**



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...**
- D** Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: BARBARA SPORLEDER PHONE: 296-8152
 ADDRESS: 2611 MESA LINDA NE FAX: NONE
 CITY: ALBUQUERQUE STATE NM ZIP 87112 E-MAIL: BLSD@COMCAST.NET
 Proprietary interest in site: OWNER List all owners: BARBARA SPORLEDER & ELLEN JEAN DAVIS
 AGENT (if any): RHOMBUS P.A. INC. PHONE: 881-6690
 ADDRESS: 2620-B SAN MATEO BLVD. NE FAX: 881-6890
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: rhombus@nmia.com

DESCRIPTION OF REQUEST: CREATE TWO LOTS OUT OF 3 LOTS (ONE WHOLE LOT & PORTIONS OF TWO OTHER ADJACENT LOTS)

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. LOT 20 (PORTION), LOT 21, LOT 22 (PORTION) Block: 16 Unit: _____
 Subdiv. / Addn. ELDER HOMESTEAD ADDITION
 Current Zoning: R-3 Proposed zoning: R-3
 Zone Atlas page(s): L-19 No. of existing lots: 3 No. of proposed lots: 2
 Total area of site (acres): 0.35 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101805651417842407 MRGCD Map No. NA
 LOCATION OF PROPERTY BY STREETS: On or Near: LOUISIANA BLVD SE
 Between: AUDERSON and ROSS

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 Celia S. Tomlinson DATE 5/2/05
 (Print) CELIA S. TOMLINSON Applicant Agent
for RHOMBUS P.A. Inc.

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>05DRB 00732</u>	<u>PEF</u>	<u>503</u>	<u>\$ 285.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>5-11-05</u>			Total <u>\$305.00</u>

[Signature] 5-3-05 Project # 1004158
 Planner signature / date

YOUR ATTENDANCE IS REQUIRED.

SKETCH PLAT REVIEW AND COMMENT

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Design elevations & cross sections of perimeter walls
 - 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**
- Remd. **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.

*CELIA S. TOMLINSON
 For RHOMBUS P.A. Inc.*

Celia S. Tomlinson

Applicant name (print)

Celia S. Tomlinson

Applicant signature / date

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



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

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

Application case numbers

05 DRB - 00732

[Signature] 5-3-05
 Planner signature / date

Project # 1004158



VISIT US! WWW.RHOMBUSPA.COM

April 11, 2005

Development Review Board
CITY OF ALBUQUERQUE
600 2ND Street NW
Albuquerque, New Mexico 87102

SUBJECT: PROPOSED REPLAT OF NORTH 40 FEET OF LOT 20, ALL OF LOT 21,
AND SOUTH 30 FEET OF LOT 22, BLOCK 16, ELDRE HOMESTEAD ADDITION
STREET ADDRESS 917-921 LOUISIANA BL SE

Ladies and Gentlemen:

This letter serves as our formal request for your consideration to allow our client, Barbara L. Sporleder, to subdivide the property on 917-921 Louisiana Boulevard SE.

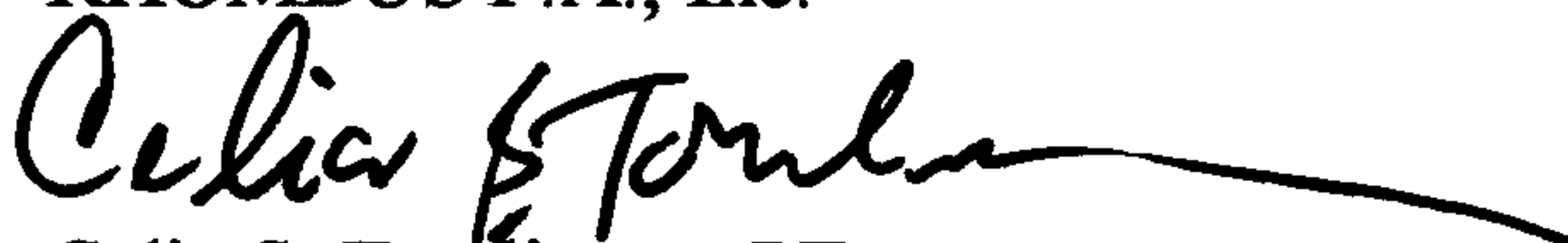
The client wishes to create two lots out of the existing three lots in order to achieve the following ends:

1. The proposed replat for two lots *will meaningfully reduce the degree of the property's already existing non-conformity with present-day zoning regulations*, i.e.:
 - a. Each new lot will contain one building;
 - b. No building will be straddling property lines;The deed was done in 1958. See attached document.
2. With one building per lot, the owner will find it easier to get a smaller loan.
3. With one building per lot, the owner will be able to sell one or both buildings.

Each building presently has a separate utility meter.

We appreciate your consideration of this request.

Sincerely,
RHOMBUS P.A., Inc.


Celia S. Tomlinson, PE

368

81045

WARRANTY DEED (Joint Tenants)

Rio Grande in.

MURRAY L. HATCHELL and LA VERNE HATCHELL, his wife, for consideration paid, grant to REX E. SHERWOOD and DOROTHY L. SHERWOOD, his wife,

as joint tenants the following described real estate in Bernalillo County, New Mexico:

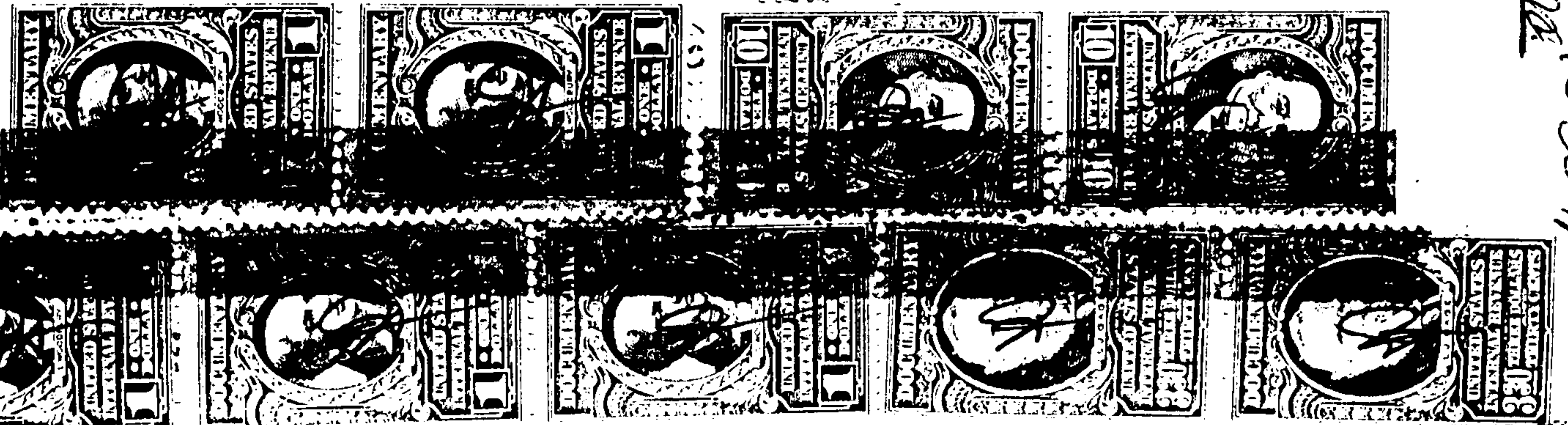
The North Forty feet (40) of Lot numbered Twenty (20), all of Lot numbered Twenty one (21), and the South Thirty feet (30) of Lot numbered Twenty two (22) in Block numbered Sixteen (16) of the ELDER HOMESTEAD ADDITION to the City of Albuquerque, New Mexico, as the same are shown and designated on the Amended Plat of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 21, 1927.

1-018-056-514-178-42407

el 10/30

Subject to zoning regulations and restrictions and easements of record, and to taxes for the year 1958 and subsequent years.

ASSESSOR'S OFFICE COUNTY OF BERNALILLO MARK J. CARILLO ASSESSOR 10-30-58



with warranty covenants.

WITNESS OUR hand and seal this 11th day of September, 1958

(Seal)

(Seal)

STATE OF NEW MEXICO, County of Bernalillo ss.

ACKNOWLEDGMENT INDIVIDUAL

On this 11th day of September, 1958, before me personally appeared Murray L. Hatchell and La Verne Hatchell, his wife,

to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal the day and year last above written.

My commission expires March 8, 1960

[Signature] Notary Public

STATE OF NEW MEXICO, County of ss.

ACKNOWLEDGMENT INDIVIDUAL

On this day of 19 before me personally appeared to me personally known, who being by me duly

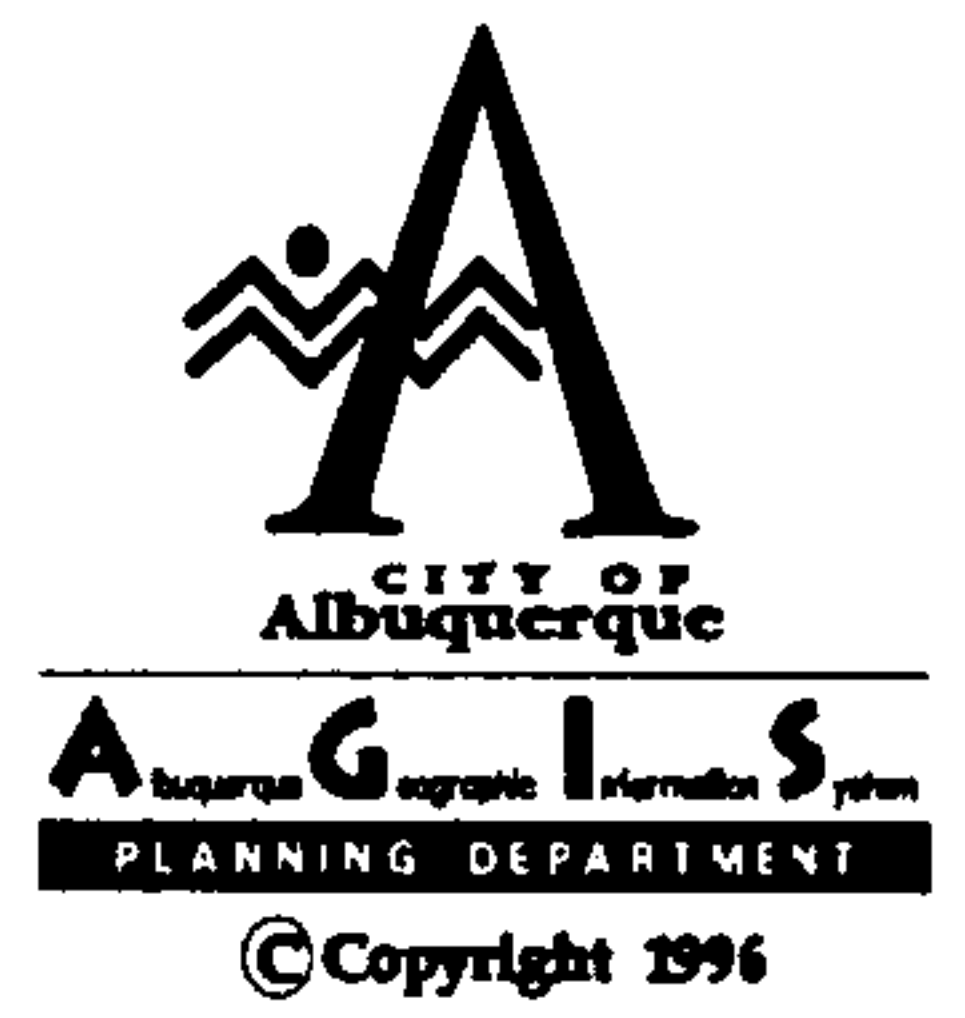
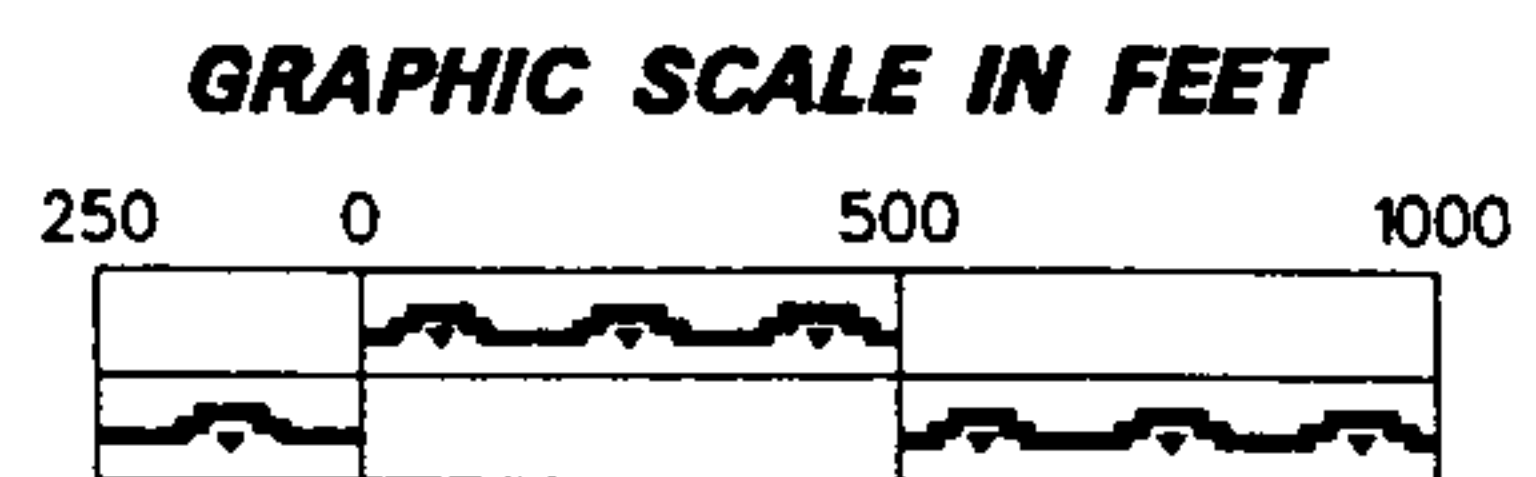
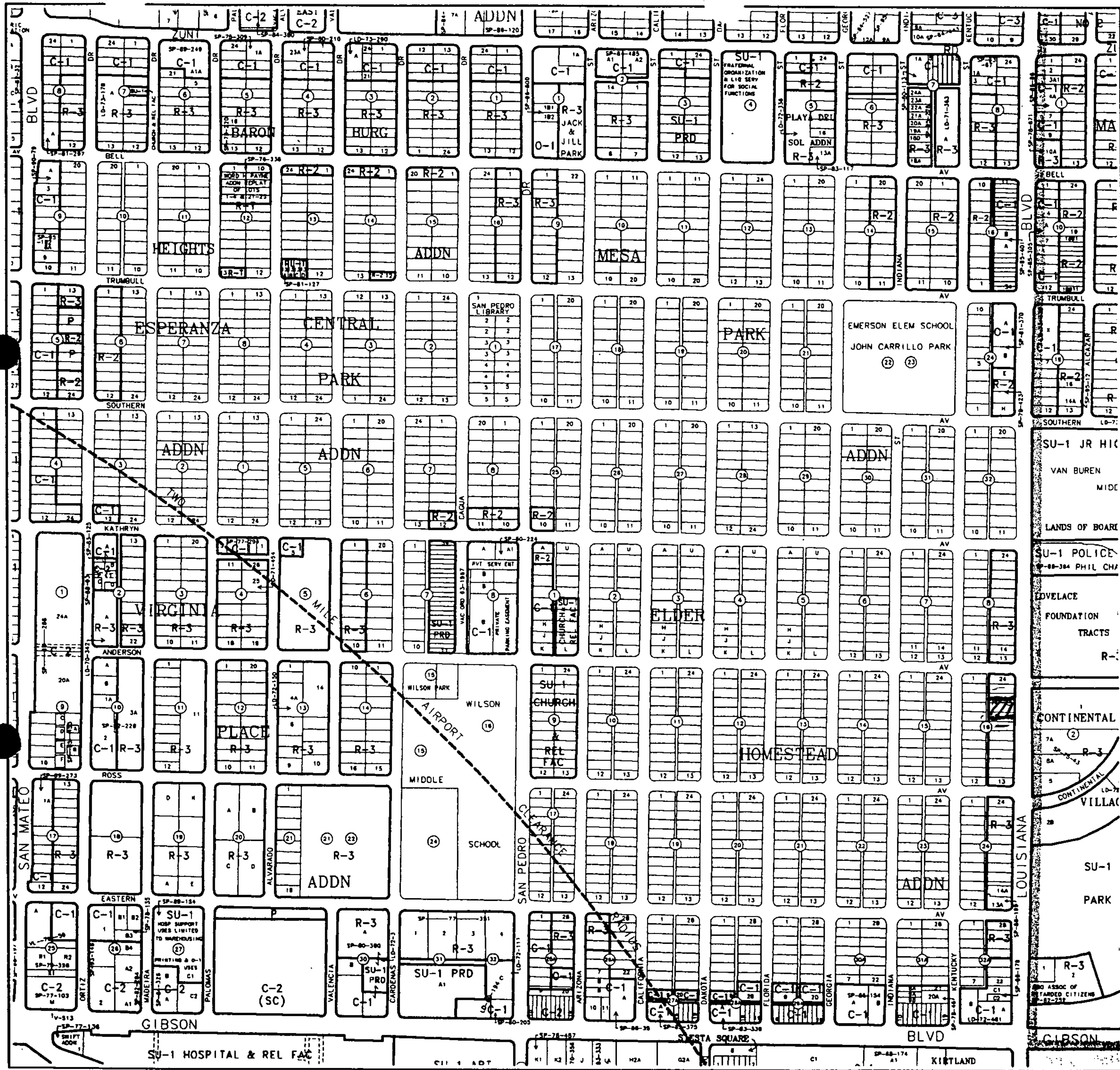


My commission expires

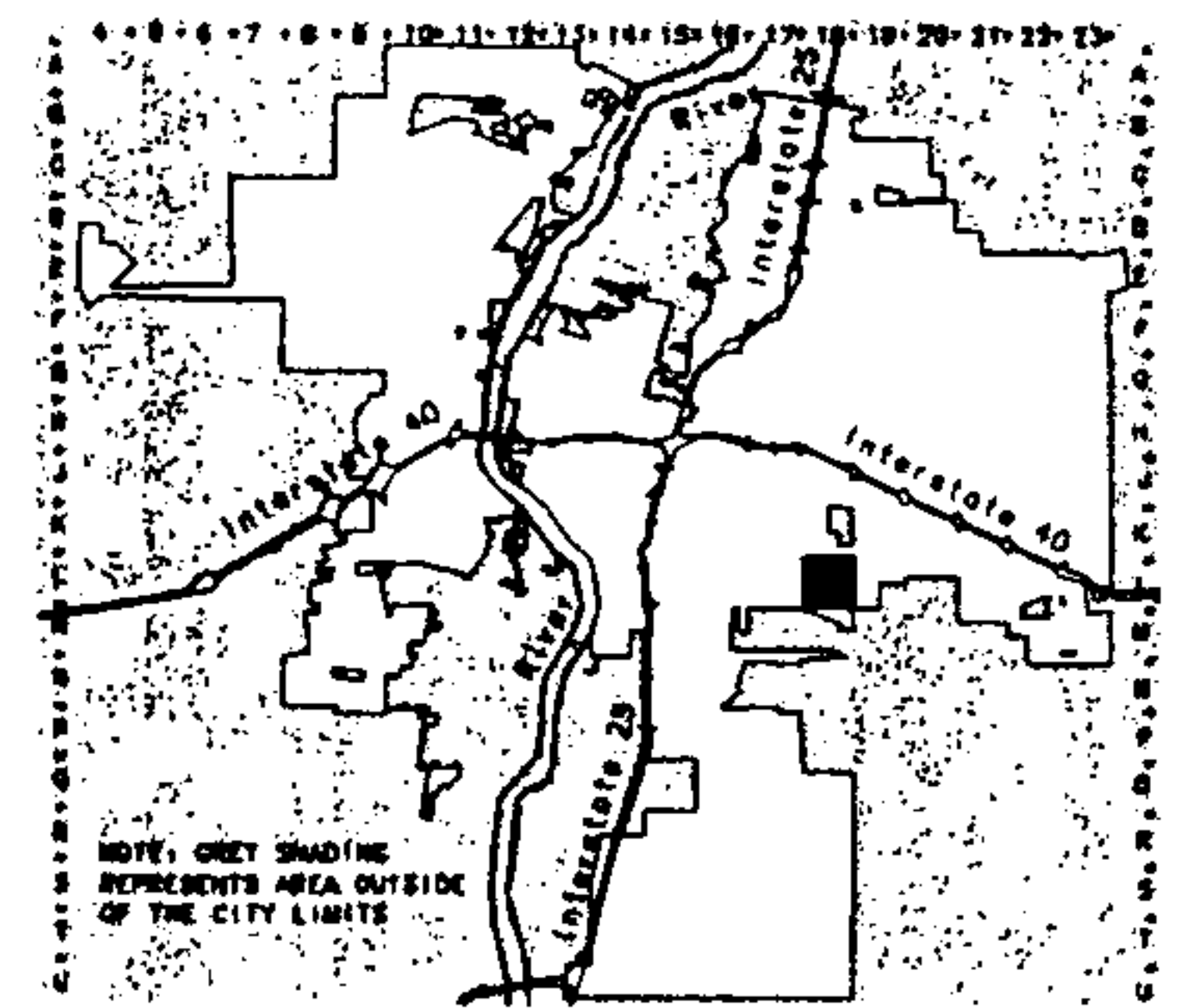
STATE OF NEW MEXICO, County of BERNALILLO, ss. I hereby certify that this instrument was filed for record on the 16th day of Sept. 1958, at 9:45 o'clock P.M., and duly recorded in Book A 442, page 268, of the Records of Deeds of said county, on this 16th day of Sept, A. D. 1958

LUCY JARAMILLO

County Clerk. Deputy. [Signature]



Map Amended through February 20, 1996



14-218 + 17-218

SU-1 JR HIC
VAN BUREN
MIDE
LANDS OF BOARD
SU-1 POLICE
88-384 PHIL CHA
LOVELACE
FOUNDATION
TRACTS
R-
CONTINENTAL
74 2
BA
5
CONTINENTAL
VILLAC
28
SU-1
PARK
R-3
ASSOC OF
STANDED CITIZENS
87-232
GIBSON

LEGAL DESCRIPTION
TION
R3E
SEC 28

UNIFORM PROPERTY CODE
1-018-088

L-18-Z

AUTHORIZATION

April 11, 2005

I hereby authorize RHOMBUS P.A. to represent me to the City of Albuquerque on matters that relate to the replatting of the North 40' Of Lot 20, all of Lot 21, and the South 30' of Lot 22, Block 16 ELDER HOMESTEAD ADDITION.



BARBARA L. SPORLEDER

Owner

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

PAID RECEIPT

APPLICANT NAME Barbara Sporleder
 AGENT Rhombus PA INC
 ADDRESS _____
 PROJECT & APP # 1004158/05 DRB 00732
 PROJECT NAME EIDER Homestead

\$ 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.

5/3/2005
 RECEIPT# 0039879 WSH 006
 Account 44 006
 Activity 49 3000
 Trans Amt
 J24 Misc
 CK
 CHANGE

City of Albuquerque
 Treasury Division



RHOMBUS P.A. CONSULTANTS
 2620 SAN MATEO NE, STE. B 881-6690
 ALBUQUERQUE, NM 87110

6100

95-219 211
 1070

DATE 5/3/05
 Treasury Division

PAY TO THE ORDER OF CITY OF ALBUQUERQUE \$ 305.00
THREE HUNDRED AND FIVE DOLLARS AND 00/100
 5/3/2005 10:39AM LOC: ANNEX
 RECEIPT# 0039879 WSH 006 DOLLARS 00/100
 Activity 3424000 VOID AFTER 15 DAYS
 \$305.00

WELLS FARGO
 Wells Fargo Bank, N.A.
 5555 Montgomery NE
 Albuquerque, NM 87109
 wells Fargo.com

[Signatures]

FOR SPORLEDER PERCAT

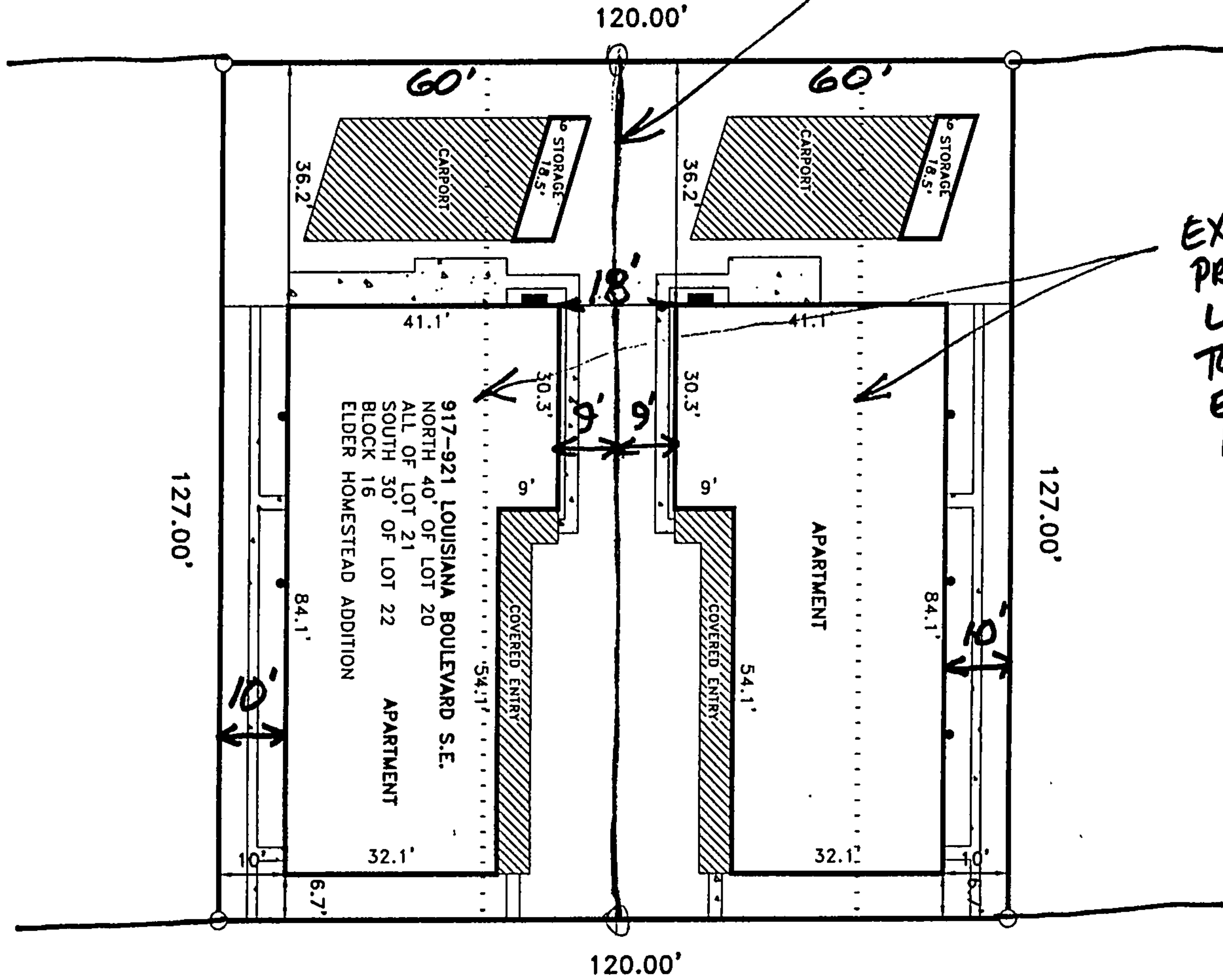
⑈006100⑈ ⑆10700219212630106060⑈

Thank You

ALLEY

16' RIGHT-OF-WAY

PROPOSED LOT LINE

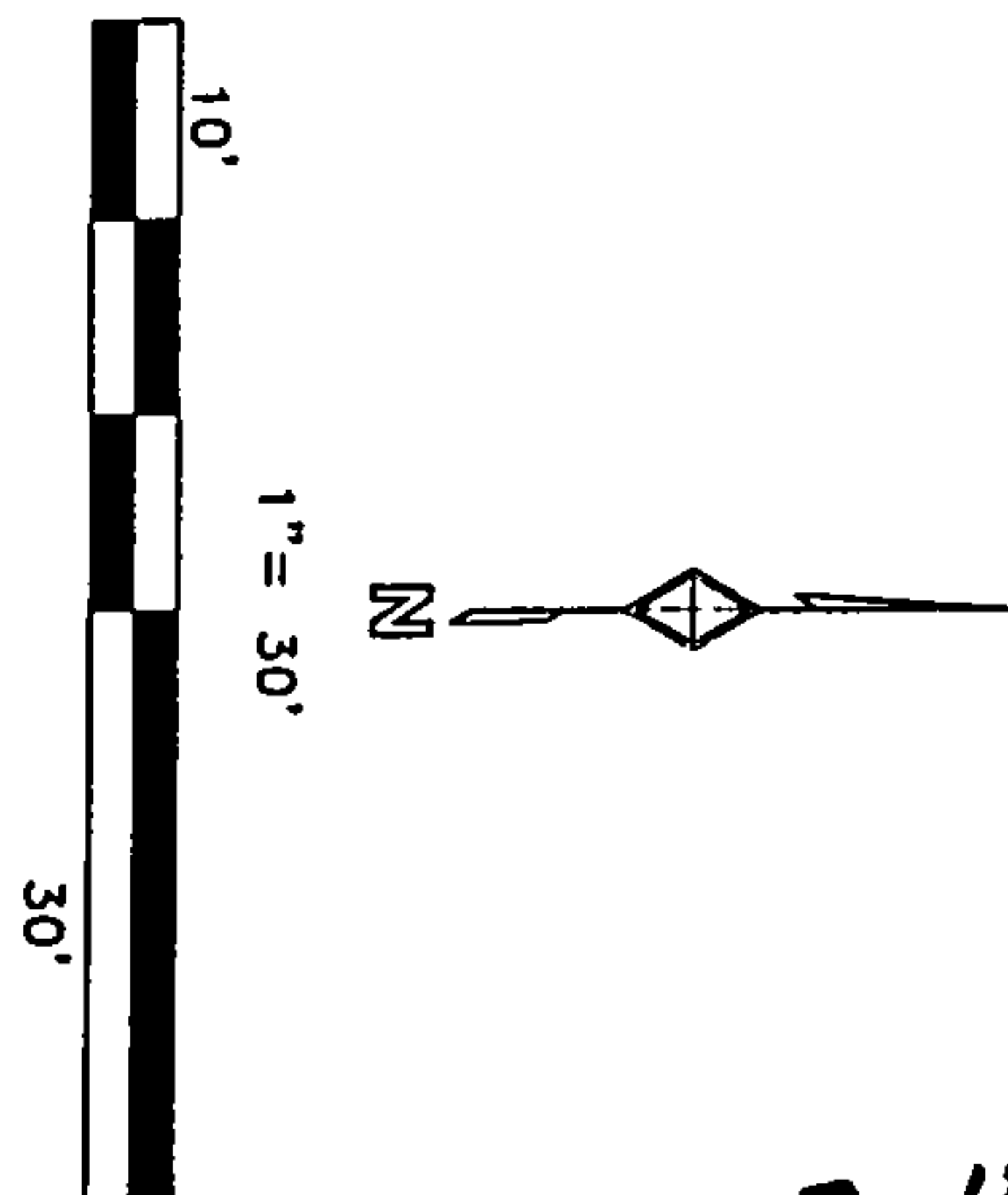


LOUISIANA BOULEVARD S.E.

80' RIGHT-OF-WAY

- LEGEND**
- EM ■ ELECTRIC METER
 - GM ● GAS METER

05-C-1-0092
JOE/RHOMBUS



917-921 LOUISIANA BLVD SE
PLOT OF EXISTING IMPROVEMENTS.