

#12



COMPLETED 10/15/07 stt  
DRB CASE ACTION LOG (PREL & FINAL)

REVISED 10/08/07

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.: 07DRB-70286

Project # 1004414

Project Name: GIBSON TRACT A

Agent: SURVEYS SOUTHWEST LTD

Phone No.: 998-0303

Your request was approved on 10/10/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: x access not (east lot has access)

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- 
- 

UTILITIES:

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- 
- 

CITY ENGINEER / AMAFCA:

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- 
- 

PARKS / CIP:

- 
- 
- 

PLANNING (Last to sign):

- 
- 
- 

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. - ch
- Copy of recorded plat for Planning.

Created on \_\_\_\_\_



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

October 10, 2007 9:00 a.m.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Angela Gomez, Administrative Assistant

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA  
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 ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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

- A. Call to Order 9:00 A.M. Adjourned: 11:30
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

**NOTE:** IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project# 1004071**  
07DRB-70245 BULK LAND VARIANCE  
07DRB-70246 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for all or a portion of Tract(s) C, **ANCIENT MESA**, zoned SU-1, SU-2 FOR SCHOOL AND SU-1, SU-2 FOR OPEN SPACE, located on RAINBOW RD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 143.32 acre(s). [REF: 05DRB-00511, 00512 AND 00513, 07DRB-00367] (C-9) **THE BULK LAND VARIANCE WAS APPROVED FOR TRACT C-2 ONLY. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/10/07, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. CONDITIONS OF FINAL PLAT: (1) REALIGNMENT OF RAINBOW TO CONFORM TO VHSDP; (2) EXECUTION OF DEVELOPMENT AGREEMENT WITH THE ABCWUA.**

2. **Project# 1004540**  
07DRB-70256 VACATION OF PUBLIC  
EASEMENT  
07DRB-70257 VACATION OF PUBLIC  
RIGHT-OF-WAY

WILSON AND COMPANY INC agent(s) for KB HOME NEW MEXICO/LONGFORD HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 19, Block(s) 2 Unit 14, Lot(s) 4, 5 & 6, Block(s) 2, Lot(s) 1, Block(s) 5, Unit 25, **VOLCANO CLIFFS** & Tract(s) D, **VISTA VIEJA, Unit 2**, zoned SU-2, SU-1 FOR PARK, located on ATRISCO DR NW BETWEEN UNSER BLVD NW AND SCENIC RD NW containing approximately 23.7 acre(s). (D-9 & D-10) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. CONDITION OF FINAL PLAT: PROVIDE RIGHT OF WAY PER VHSDP.**

3. **Project# 1006833**  
07DRB-70254 MAJOR - SDP FOR  
SUBDIVISION  
07DRB-70255 MAJOR - SDP FOR  
BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/14/07.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND  
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

4. **Project# 1006801**  
07DRB-70240 MINOR - SDP FOR  
BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT COMPANY, LTD request(s) the above action(s) for all or a portion of Tract(s) C, **BRUNACINI AT ATRISCO BUSINESS PARK**, zoned IP, located on LOS VOLCANES RD NW BETWEEN UNSER BLVD NW AND COORS BLVD NW containing approximately 22.5074 acre(s). (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/24/07.**
5. **Project# 1004873**  
07DRB-70283 EPC APPROVED SDP  
FOR BUILD PERMIT

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM, LLC request(s) the above action(s) for all or a portion of Tract(s) 23 & 24, **INNOVATION PARK**, zoned PC, located on STRYKER RD SE AND UNIVERSITY BLVD NORTHBOUND AND UNIVERSITY BLVD SOUTHBOUND containing 4.5 acre(s) (R-16, R-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/17/07.**
6. **Project# 1000771**  
07DRB-70281 EPC APPROVED SDP  
FOR BUILD PERMIT

DEKKER PERICH SABATINI agent(s) for H R RENTAL PROPERTIES INC request(s) the above action(s) for all or a portion of Tract(s) C, **COTTONWOOD POINTE SUBDIVISION to be known as Eagle Vista Apartments**, zoned SU-1 FOR R-2, C-2 AND IP, located on EAGLE RANCH RD NW AND IRVING BLVD NW containing approximately 6.76 acre(s). (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 10/17/07.**
7. **Project# 1005410**  
07DRB-70292 MINOR - SDP FOR  
BUILDING PERMIT

MECHENBIER CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **RICHFIELD PARK SUBDIVISION**, zoned IP, located on ALAMEDA BLVD NE BETWEEN JEFFERSON NE AND WASHINGTON NE containing approximately 2 acre(s). (C-  
**DEFERRED AT THE AGENT'S REQUEST TOMMR 10/24/07.**

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

8. **Project# 1002565**  
07DRB-70293 EXT OF SIA FOR TEMP  
DEFR SDWK CONST  
07DRB-70294 SIDEWALK WAIVER
- RONALD BROWN agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of **VILLA DE LA CAPILLA SUBDIVISION**, zoned SU-1/ PRD, located on GRIEGOS RD NW BETWEEN RIO GRANDE BLVD NW AND SAN ISIDRO NW (F-13) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
9. **Project# 1002315**  
07DRB-70284 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- JACKS HIGH COUNTRY INC agent(s) for KEYSTONE HOMES request(s) the above action(s) for all or a portion of Lot(s) 33, **WILDERNESS SUBDIVISION AT HIGH DESERT Unit(s) 2**, zoned SU-2 HD-R-R, located on ALOLA GRANDE PL NE BETWEEN WILDLANDS PL NE AND HIGH DESERT PL NE containing approximately 0.4385 acre(s). (F-23) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD, FOR AGIS DFX AND TO INDICATE APPLICATION NUMBER ON THE PLAT.**
10. **Project# 1003597**  
07DRB-70285 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- ABQ ENGINEERING INC agent(s) for RON NELSON request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1-D-1-A & 1-E-1-A, **ALBAN HILLS**, zoned SU-1 FOR C-2, located on COORS NW BETWEEN LA ORILLA NW AND BRIAN MEADOWS PL NW containing approximately 4.95 acre(s). (D-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE AND TO RECORD.**
11. **Project # 1000469**  
06DRB-01416 Minor-Extension of  
Preliminary Plat
- ABQ ENGINEERING INC agent(s) for UNSER WEST TENANCY - JACK CLIFFORD request(s) the above action(s) for all or a portion of **Tract(s) L-1-C, ATRISCO BUSINESS PARK**, zoned IP, located on UNSER NW, between BLUEWATER NW and LOS VOLCANES NW containing approximately 2 acre(s). [REF: 05DRB-01556] (K-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. ~~Project# 1004414~~  
07DRB-70286 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for PHILLIP SHEETS request(s) the above action(s) for all or a portion of Lot(s) 1, **GIBSON TRACT A**, zoned R-2, located on SAN CLEMENTE AVE NW BETWEEN 4TH ST NW AND SAN LORENZO NW containing approximately 0.1784 acre(s). (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR CROSS ACCESS NOTE.**

13. **Project# 1006855**  
07DRB-70291 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for DEBORAH LARNTZ request(s) the above action(s) for all or a portion of Lot(s) E 140' OF LOT 1 & E 140' OF THE N 30' OF LOT 2, Block(s) 17, **MONKBRIDGE ADDITION**, zoned C-3, located on VERANDA RD NW 4TH ST NW AND CANDELARIA NW containing approximately 0.2571 acre(s). (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR 20 FOOT RADIUS.**

14. **Project# 1006733**  
07DRB-70288 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
07DRB-70290 SIDEWALK WAIVER

SURVEYS SOUTHWEST LTD agent(s) for STEPHAN TAYS request(s) the above action(s) for all or a portion of Tract(s) 242, **OLD TOWN GARDENS ADDITION**, zoned R-1, located on MOUNTAIN RD NW BETWEEN RIO GRANDE BLVD NW AND CONSUELO LANE NW containing approximately 0.72 acre(s). (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION. SIDEWALK WAIVER WAS DENIED.**

15. **Project# 1005539**  
07DRB-70279 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for MGME DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 5, **VOLCANO CLIFFS SUBDIVISION, Unit(s) 26, (to be known as Tierra Buena Estates)**, zoned SU-2 SRLL, located on KIMMICK DR NW BETWEEN ROSA PARKS RD NW AND VALIENTE RD NW containing approximately 3.62 acre(s). (C-11) **DEFERRED AT THE AGENT'S REQUEST TO 10/17/07.**

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

16. **Project# 1006845**  
07DRB-70280 SKETCH PLAT REVIEW  
AND COMMENT
- RICHARD LOVATO, NMOC agent(s) for CARLOS MATA request(s) the above action(s) for all or a portion of Tract(s) 3, **GARDEN ACRES ADDITION**, zoned R-1, located on GRIEGOS RD NW BETWEEN GUADALUPE TRAIL NW AND GRANDE DR NW containing approximately 0.75 acre(s). [REF: DRB99-272] (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project# 1006853**  
07DRB-70287 SKETCH PLAT REVIEW  
AND COMMENT
- WAYJOHN SURVEYING INC agent(s) for DON DEAN request(s) the above action(s) for all or a portion of Lot(s) 5-8, Block(s) 54, **RAYNOLD'S ADDITION**, zoned SU-2 FOR R-1, located on IRON AVE SW BETWEEN 12TH ST SW AND 11TH ST SW containing approximately 0.3265 acre(s). (K-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project# 1006854**  
07DRB-70289 SKETCH PLAT REVIEW  
AND COMMENT
- BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 1-4, OS-1& 2, **THE TRAILS Unit(s) 4**, zoned SU-1 FOR OPEN SPACE & SU-2 - SRLL, SRSL, TC, UC & UR, containing approximately 35.11 acre(s). (C-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

**Approval of the Development Review Board Minutes for September 15, 2007 were approved.**

**ADJOURNED: 11:30**

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
October 10, 2007  
DRB Comments

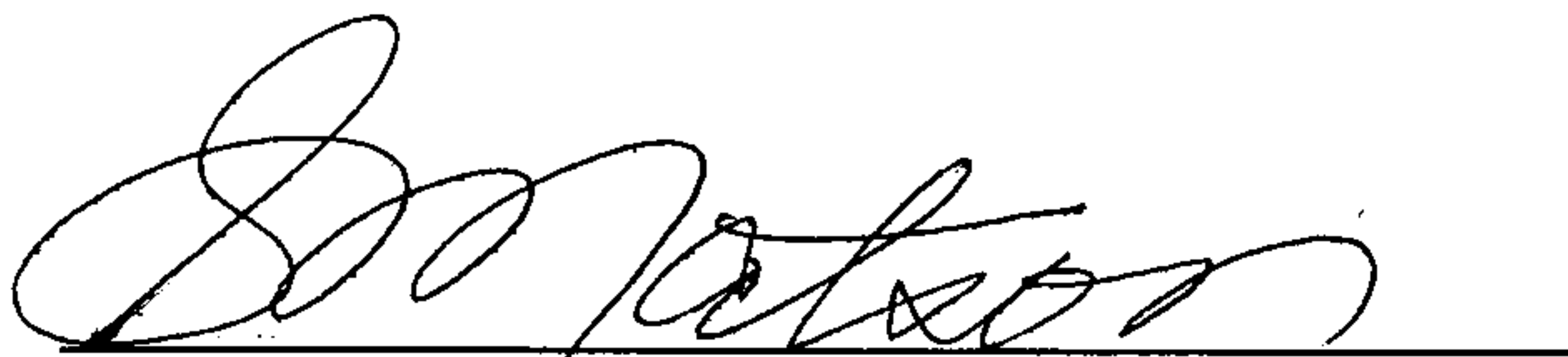
ITEM # 12

PROJECT # 1004414      APPLICATION # 07-70286

RE: Lot 1, Gibson Tract A/minor plat

No objection to the requested re-plat.

Please provide Planning with a copy of the recorded plat to close the file.



Sheran Matson, AICP  
DRB Chair  
924-3880 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: 1004414**

**AGENDA ITEM NO: 12**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

A cross lot drainage easement is required.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

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

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

505-924-3986

**DATE:** OCTOBER 10, 2007

0

**4414**

### DXF Electronic Approval Form

DRB Project Case #: 1004414

Subdivision Name: GIBSON TRACT A LOTS 1A & 1B

Surveyor: MITCH REYNOLDS

Contact Person: SARAH AMATO

Contact Information: 998-0303

DXF Received: 10/2/2007

Hard Copy Received: 10/2/2007

Coordinate System: Ground rotated to NMSP Grid

  
Approved

10-2-2007  
Date

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

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#### AGIS Use Only

Copied fc 4414 to agiscov on 10/2/2007 Contact person notified on 10/2/2007

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
9/21/05	Gibson Subdivision Proj 1004414	Sketch	Comments given
1/24/07	San Clemente Subd Proj 1004414	Sketch	Comments " given "
07/25/07	GIBSON SUBDIVISION 1004414		



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
July 25, 2007  
DRB Comments

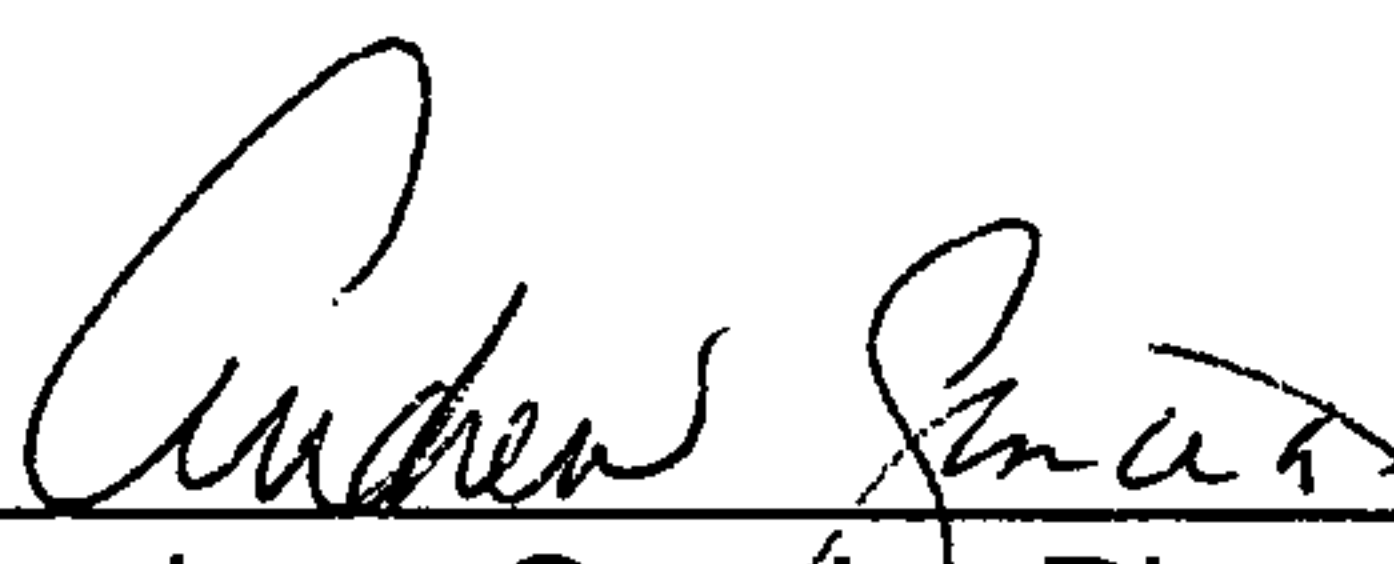
Item # 22

Project # 1004414

Application # 07-70130

RE: Tract A, Lot 1, Gibson Subdivision/sketch

Planning has no adverse comments to this request.

  
\_\_\_\_\_  
Andrew Garcia, Planning Alternate  
924-3858 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: 1004414**

**AGENDA ITEM NO: 22**

**SUBJECT:**

Sketch Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

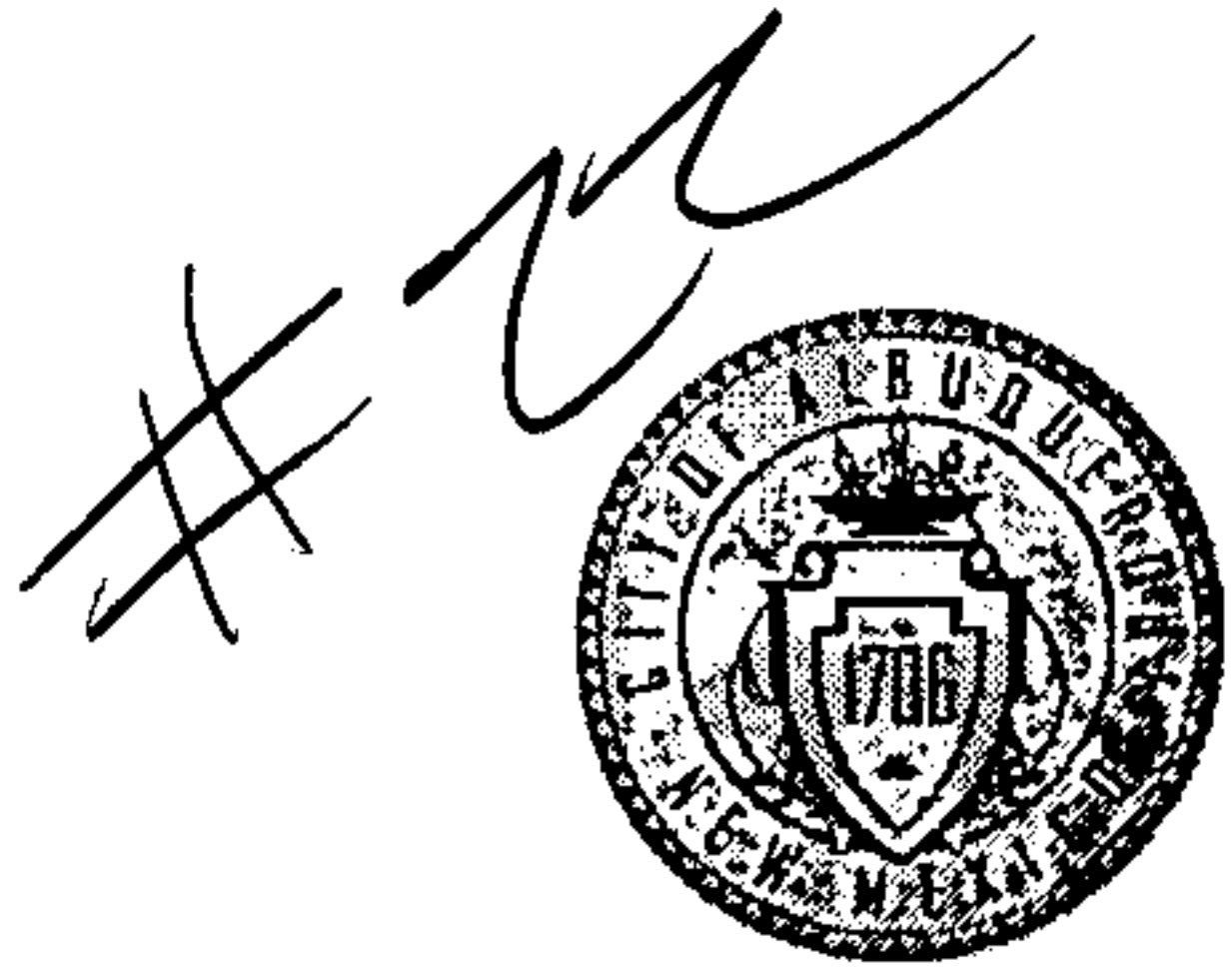
APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED *discussed* X; WITHDRAWN \_\_

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

**DATE:** JULY 25, 2007  
505-924-3986

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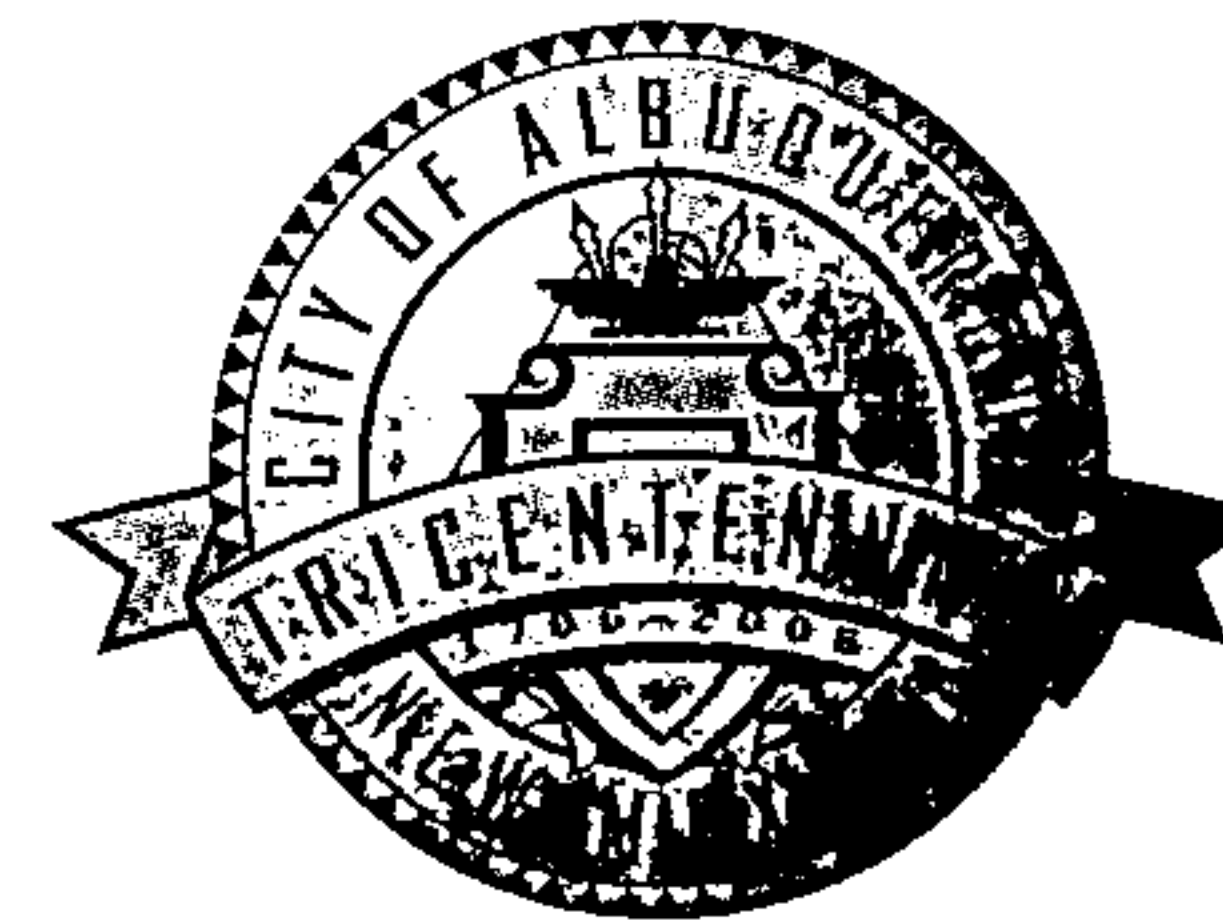
## IMPACT FEES – # 1004414

Development Review Board 7/25/07 Agenda Item #22  
Sketch Plat: Tract A, Lot 1, Gibson Subdivision

Construction of a new single family residence on a vacant lot within the proposed subdivision will require payment of Impact Fees. Based on a townhouse size of approximately 1,000 square feet, it is estimated that impact fees will total approximately \$1,906.

JACK CLOUD  
IMPACT FEE ADMINISTRATOR

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004414**

**AGENDA ITEM NO: 13**

**SUBJECT:**

Sketch Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved infrastructure list is required for Preliminary Plat approval.  
An approved drainage report must be on file prior to Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

*discussal*

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

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

**DATE:** JANUARY 24, 2007



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

DRB- 1004414                      Item No. 13                      Zone Atlas G-14

DATE ON AGENDA 1-24-07

INFRASTRUCTURE REQUIRED  YES ( ) NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

- SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT  
( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION  
( ) SITE PLAN FOR BUILDING PERMIT

<u>No.</u>	<u>Comment</u>
1)	Infrastructure per DPM is required.
2)	Isn't San Clemente a public street?
3)	The cul-de-sac will need to be completed.
4)	Where are the hammerhead turnarounds at the ends of Tracts M, J and E?
5)	Who benefits from Tracts B and D?
6)	Is a gate still being proposed?
7)	A trip generation map is needed to evaluate infrastructure requirements.

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



# 13  
1004414  
01/24/2007

G14

SAN CLEMENTE

R-2

ALAMODA DRIVE

99999

305 14

267 18

C

247

27 223

212 15

15301

19271

SU-1

23

227

21 132

99999

20275

99999

24 243

26

33 100

239 25

23 129

99999

30 235

34 205

99999

99999

1  
21

210

208

208

202  
7

8  
200

325  
7

319

300

303

14

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217

17  
215

209  
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19  
207

20  
203

314

312

3060

R-2

218

27

R-1

26



## IMPACT FEES

Development Review Board 1/24/07

Project Number: 1004414

Agenda Item Number: 13

Site: San Clemente Subdivision

Tract: A, Lots 1-8

Zoned: R-2

Subdividing 2.247 acres into 26 townhouse lots will not require payment of Impact Fees at this time. However, Impact Fees will be required at the time a building permit is issued for each townhome on each lot. Using an average of 2000sf of heated building area the estimated impact fees are as follows.

1. Public Safety Facilities for the Eastside: \$552.00
2. Parks, Recs., Trails, for the N. Valley area: \$3260.00

JACK CLOUD  
IMPACT FEE ADMINISTRATOR

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
January 24, 2006  
DRB Comments**

**ITEM # 13**

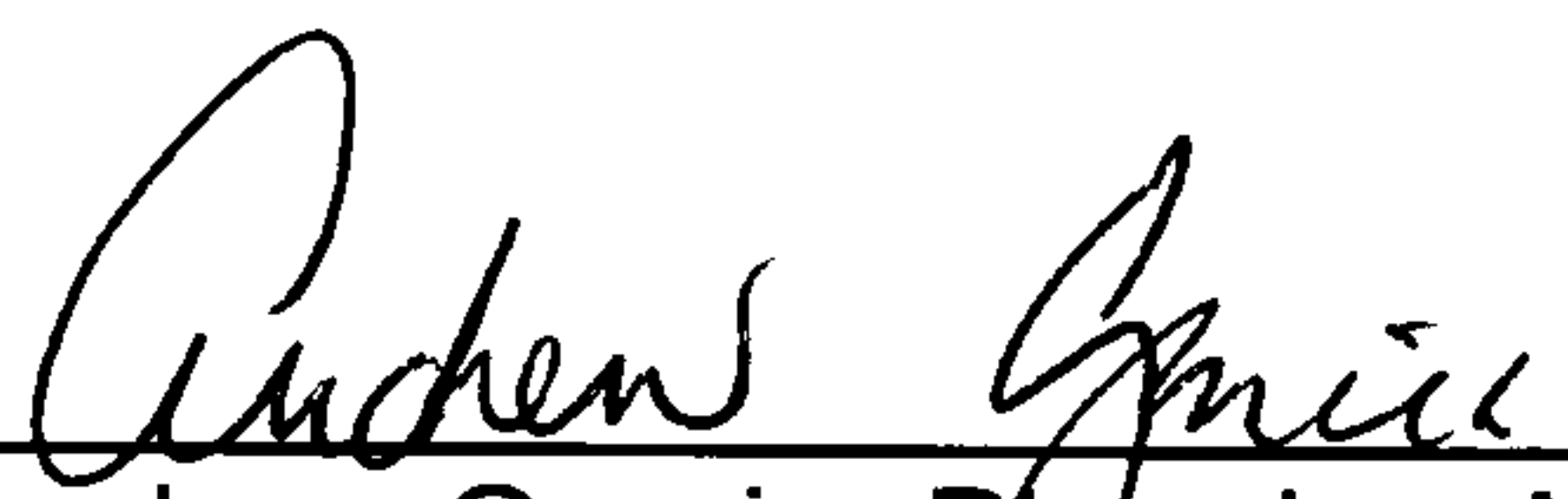
**PROJECT # 1004144**

**APPLICATION # 07-00047**

**RE: Lot 1-8, Tract A, San Clemente Subdivision/sketch**

The residential subdivider must comply with City Council Resolution R-06-74 regarding Pre-Development Facility Fee Agreements with the Albuquerque Public Schools (APS) prior to DRB approval of any residential platting actions.

The minimum lot width for townhomes is 22 feet, and the minimum lot size is 2200 square feet.

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

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

DRB- 1004414                  Item No. 20                  Zone Atlas G-14

DATE ON AGENDA 9-21-05

INFRASTRUCTURE REQUIRED  YES ( ) NO

CROSS REFERENCE: \_\_\_\_\_  
 \_\_\_\_\_

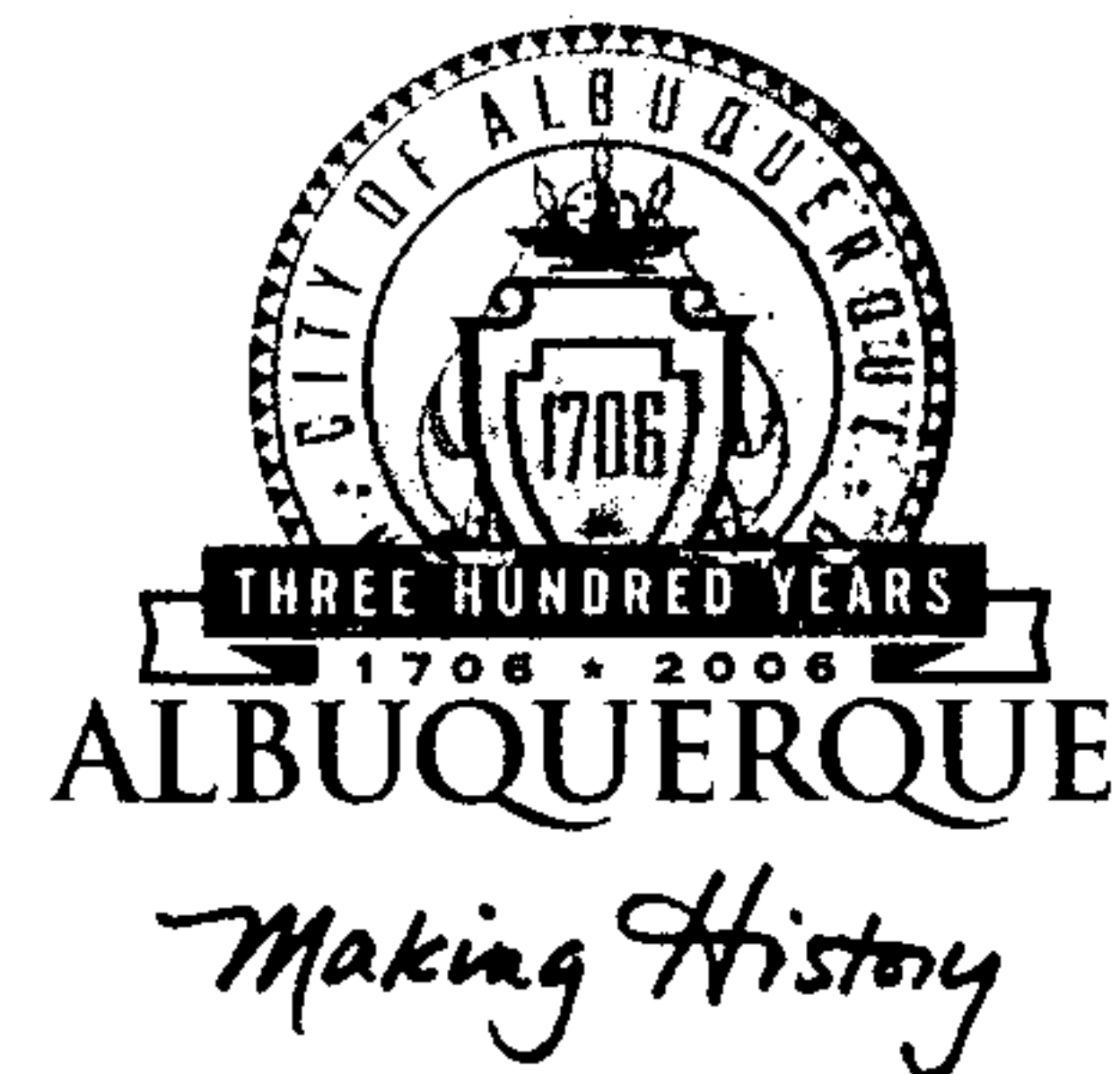
**TYPE OF APPROVAL REQUESTED:**

- SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT
- ( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION
- ( ) SITE PLAN FOR BUILDING PERMIT

No.	Comment
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- 1) Where is tract "I"?
- 2) The location of the proposed gate is going to require more right-of-way. Suggest moving the entrance further east where this can be accommodated.
- 3) San Clemente will need to be vacated to allow for a private road.
- 4) A trip distribution and cross section of San Clemente will be needed to evaluate infrastructure requirements.
- 5) Has fire and solid waste approved the hammerheads and the gated community idea?
- 6) Infrastructure per the DPM will be required.

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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004414**

**AGENDA ITEM NO: 20**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

P.O. Box 1293

An approved drainage report is required for Preliminary Plat approval.  
An approved infrastructure list is required for Preliminary Plat approval.

Albuquerque

**RESOLUTION:**

New Mexico 87103

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED *discussal* X; 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:** September 21, 2005

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
September 21, 2005  
DRB Comments**

**Item # 20**

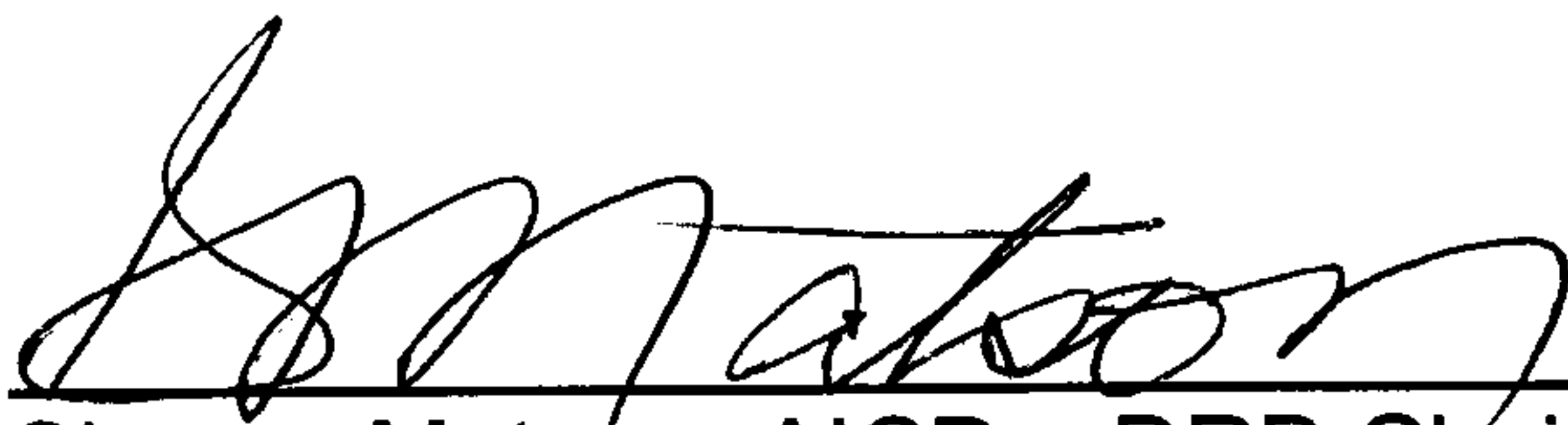
**Project # 1004414**

**Application # 05-01417**

**RE: Gibson Subdivision/sketch**

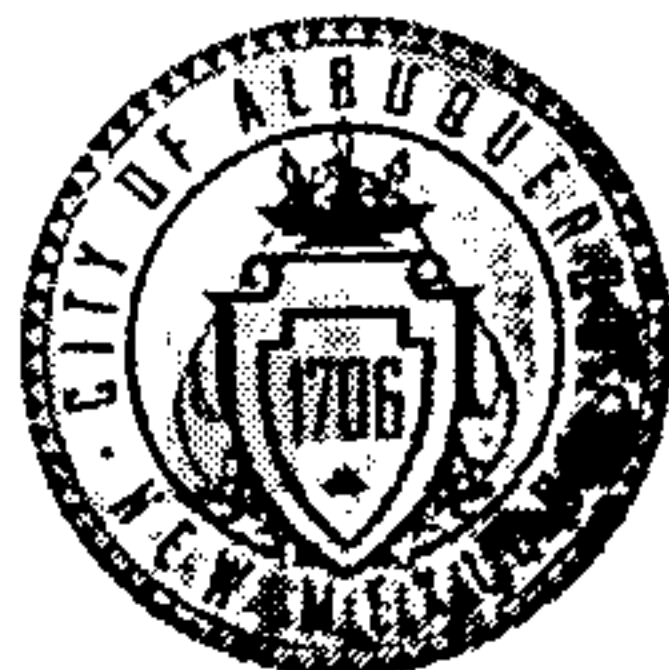
There is no objection to this request.

Request meets lot size requirement for R-2 zone.



---

Sheran Matson, AICP DRB Chair  
924-3880 fax 924.3864 smatson@cabq.gov



## IMPACT FEES – # 1004414

Development Review Board 9/21/05 Agenda Item #20  
Sketch Plat: Tracts 1 through 8, and Gibson Tract A, Gibson  
Subdivision

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size of approximately 2,000 square feet, it is estimated that impact fees will total approximately \$1,296 if a building permit is obtained by December 30, 2005, \$2,554 if a permit is obtained prior to December 29, 2006, and \$3,812 thereafter.

JACK CLOUD  
IMPACT FEE ADMINISTRATOR





**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

10/02/2007 Issued By: PLNABG

**Permit Number: 2007 070 286** **Category Code 910**

**Application Number:** 07DRB-70286, Minor- Preliminary/ Final Plat Approval

**Address:**

**Location Description:** SAN CLEMENTE AVE NW BETWEEN 4TH ST NW AND SAN LORENZO NW

**Project Number:** 10044 14

**Applicant**

Phillip Sheets

P.O. Box 6901  
Albuquerque, NM 87187  
610-4104

**Agent / Contact**

Tierra West Llc  
Ronald Bohannon  
5571 Midway Park Pl Ne  
Albuquerque, NM 87109

twllc@tierrawestllc.com

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$285.00
<b>TOTAL:</b>		<b>\$305.00</b>

City Of Albuquerque  
Treasury Division

10/2/2007 10:49AM LOC: ANNX  
WS# 007 TRANS# 0033  
RECEIPT# 00038752-00088752  
PERMIT# 2007070286 TRSMSP  
Trans Amt \$305.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$285.00  
CK \$305.00  
CHANGE \$0.00

Thank You

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
October 10, 2007  
DRB Comments**

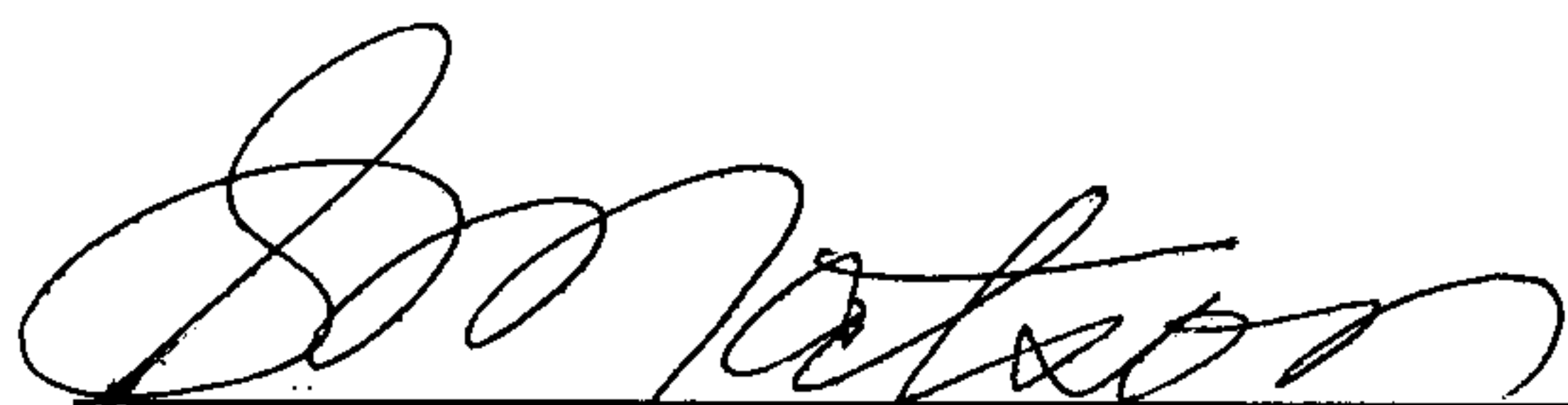
**ITEM # 12**

**PROJECT # 1004414      APPLICATION # 07-70286**

**RE: Lot 1, Gibson Tract A/minor plat**

No objection to the requested re-plat.

Please provide Planning with a copy of the recorded plat to close the file.

A handwritten signature in black ink, appearing to read 'S. Matson', written over a horizontal line.

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

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
October 10, 2007  
DRB Comments**

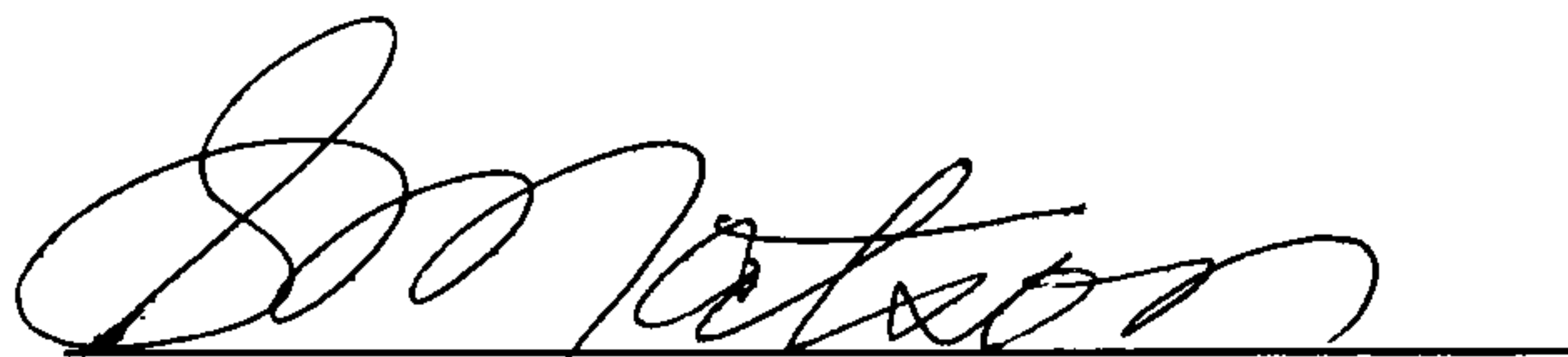
**ITEM # 12**

**PROJECT # 1004414          APPLICATION # 07-70286**

**RE: Lot 1, Gibson Tract A/minor plat**

No objection to the requested re-plat.

Please provide Planning with a copy of the recorded plat to close the file.

A handwritten signature in black ink, appearing to read 'Sheran Matson', written over a horizontal line.

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



Supplemental form

**SUBDIVISION**

- Major Subdivision action
- Minor Subdivision action **PRELIM / FINAL**
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- 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:**

Professional/Agent (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303  
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306  
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

APPLICANT: PHILLIP SHEETS PHONE: 610-4104  
 ADDRESS: P.O. BOX 6901 FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87197 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: DIVIDE ONE EXISTING LOT INTO TWO NEW LOTS & GRANT EASEMENTS

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

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

Lot or Tract No. LOT 1 Block: N/A Unit: N/A  
 Subdiv/Addn/TBKA: GIBSON TRACT A  
 Existing Zoning: R-2 Proposed zoning: N/A  
 Zone Atlas page(s): G-14-Z UPC Code: 1-014-060-419-367-10916 MRGCD Map No N/A

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): PROJ # 1004414

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 0.1784 AC

LOCATION OF PROPERTY BY STREETS: On or Near: SAN CLEMENTE AVE NW  
 Between: 4<sup>th</sup> STREET NW and SAN LORENZO AVE NW

Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team . Date of review: 7/25/07

SIGNATURE Dan Graney DATE 9.26.07  
 (Print) Dan Graney Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

- 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>07DRB - 70286</u>	<u>P, F</u>	<u>5(3)</u>	<u>\$ 285.00</u>
_____	<u>CMP</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>10-2-07</u>			Total <u>\$ 305.00</u>

Andrew Garcia 10-2-07  
 Planner signature / date

Project # 1004414

**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined.
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

- 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**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers 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.

Dan Graney  
Applicant name (print)

Dan Graney  
Applicant signature / date

9-26-07



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

Application case numbers

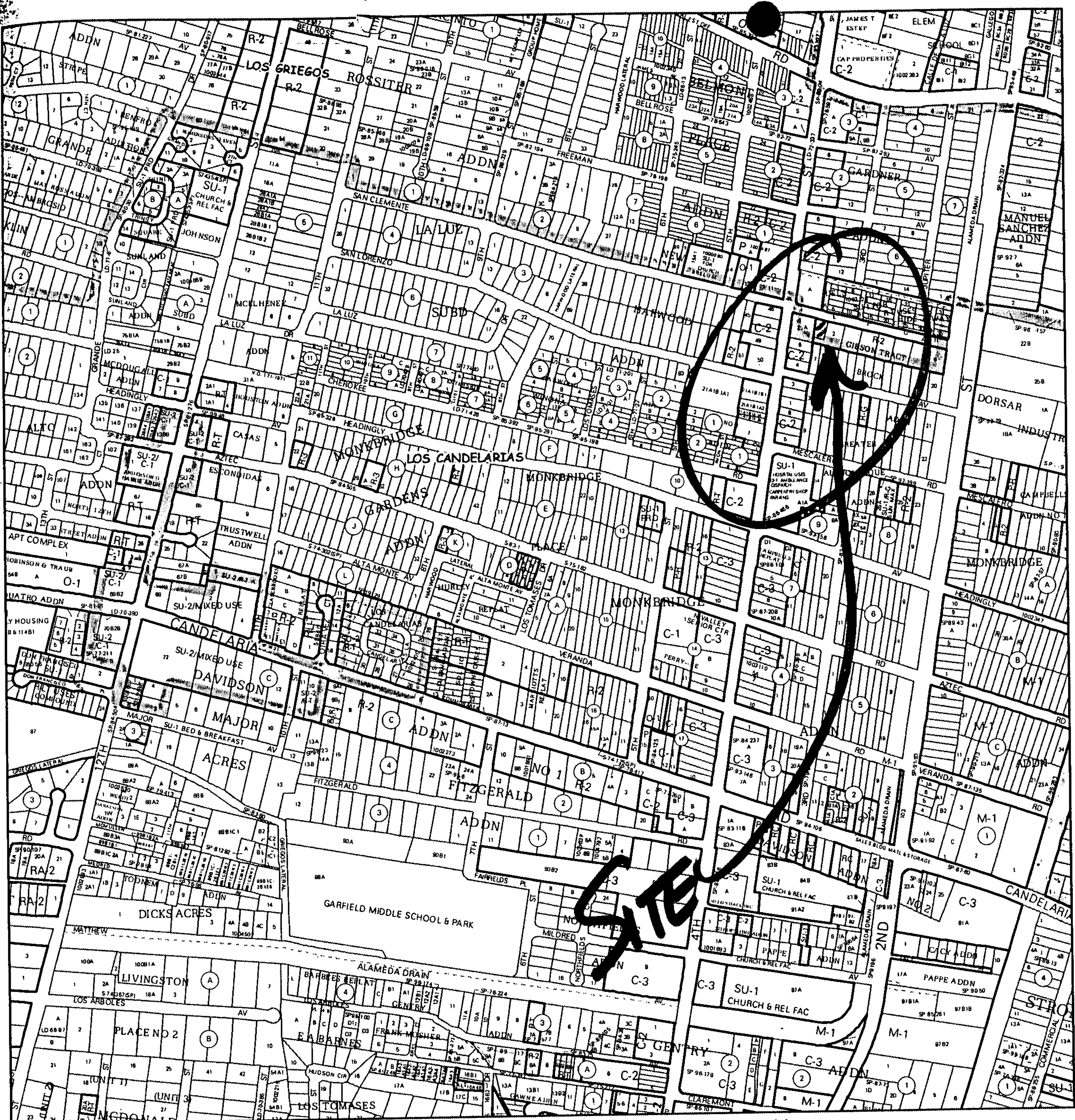
07 DRB - - 70286

Form revised 4/07

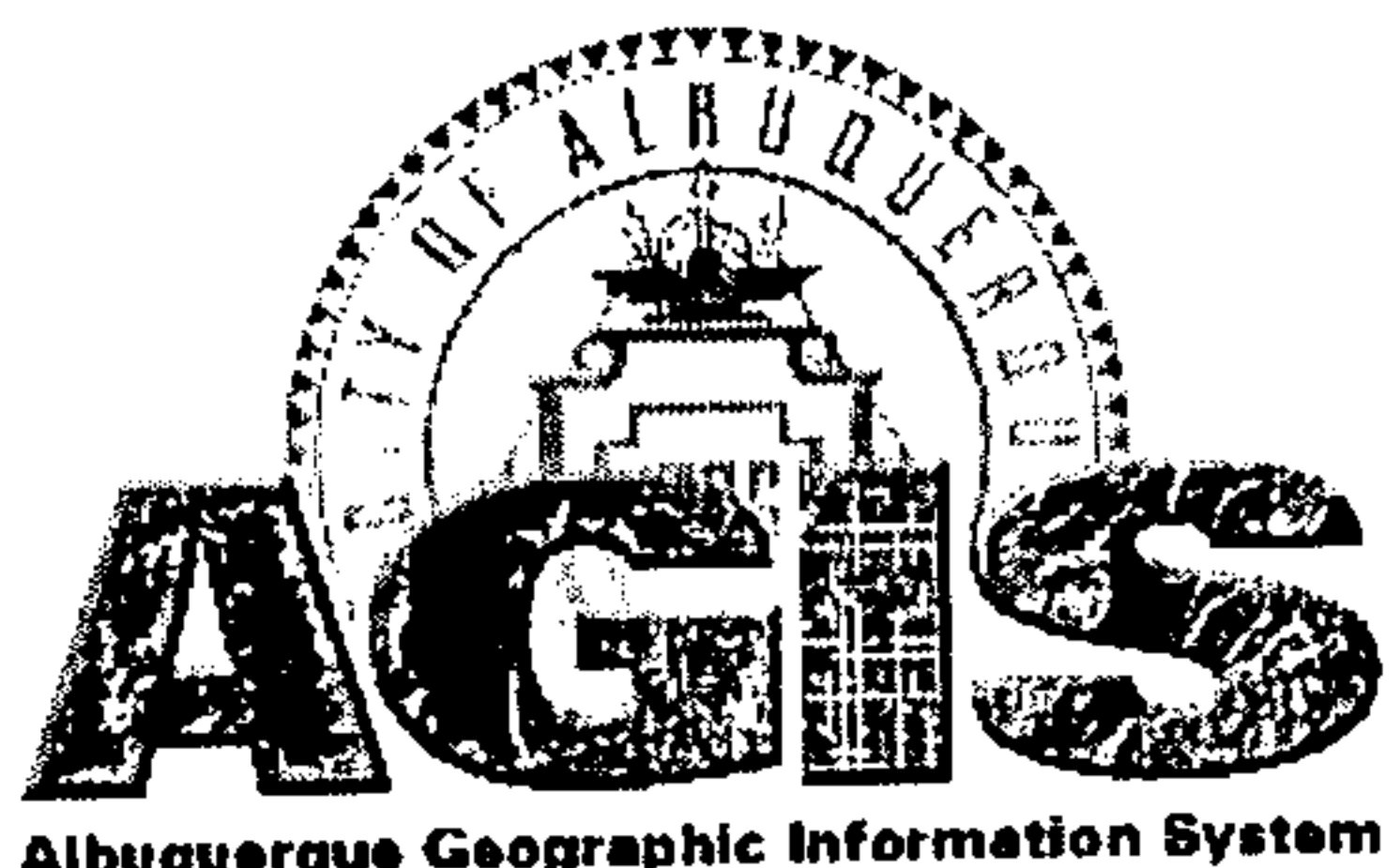
Andrew [Signature]  
Planner signature / date

10-2-07

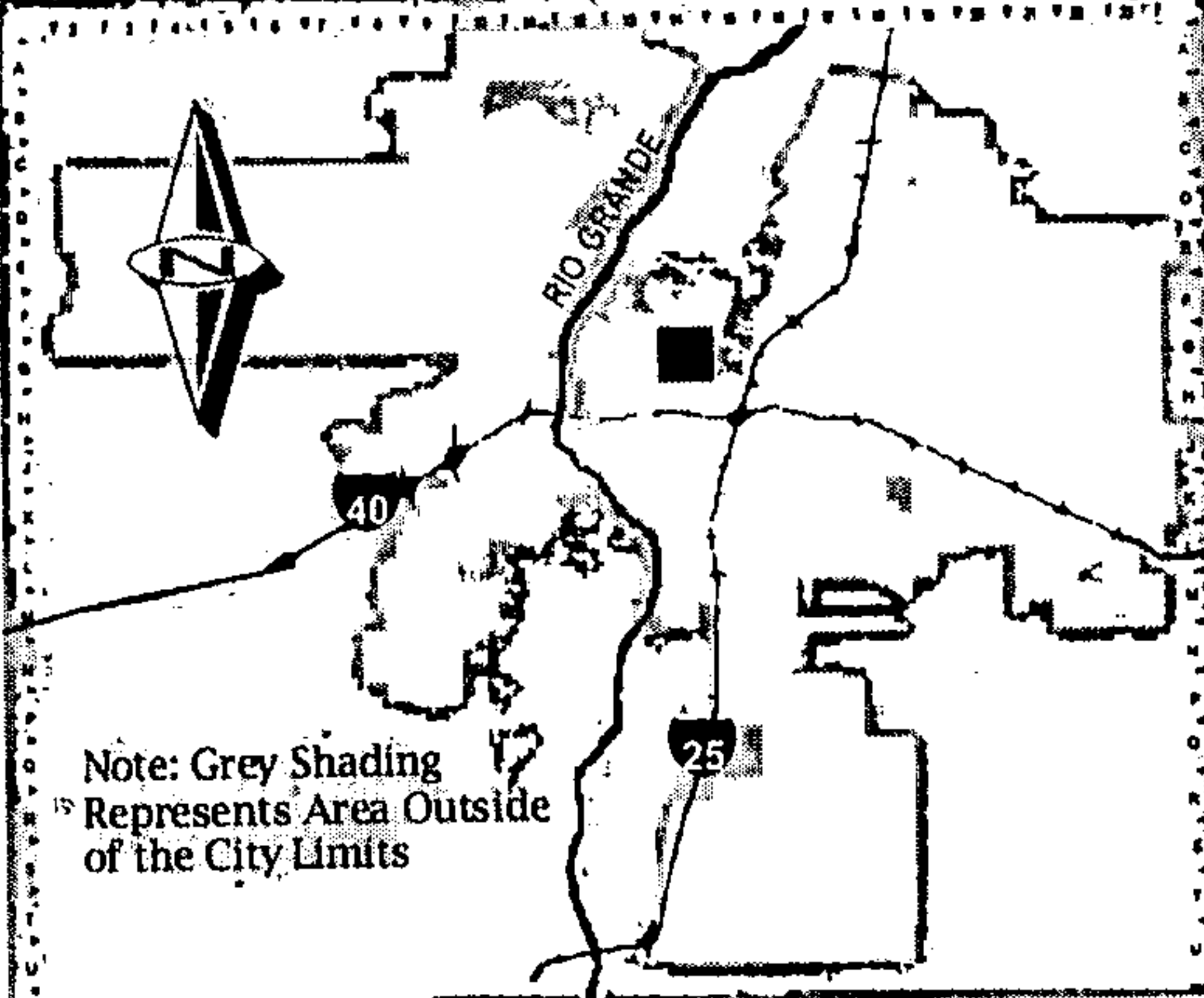
Project # 1004414



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



Map amended through: 10/25/2006



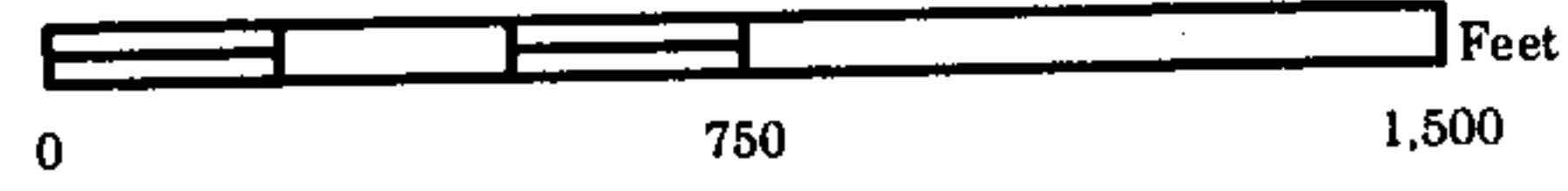
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

**G-14-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



# *Surveys Southwest, Ltd*

*333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 998-0303 \* Fax 998-0306*

---

September 26, 2007

DEVELOPMENT REVIEW BOARD MEMBERS  
PLAZA DEL SOL  
600 SECOND STREET NW  
ALBUQUERQUE, NM 87102

REF: PROJECT #1004414 – LOTS 1-A & 1-B, GIBSON TRACT A

Dear Board Members:

The purpose of the above referenced replat is to create an additional lot for construction of a residential townhouse.

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney  
President



EXHIBIT B

FINAL  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico,

and PHILIP D. & PAMELA J. SHEETS, OWNERS ("Developer") effective as of this 26<sup>th</sup> day of SEPTEMBER, 2007, and pertains to the subdivision commonly known as GIBSON TRACT A, and more particularly described as LOTS 1-A & 1-B, GIBSON TRACT A, PROJECTED SECTION 5, T10N, R3E, N.M.P.M., TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

(the "Subdivision".) The following individual lots comprise the subdivision:

*[List lots by street address and new legal description; Lots which will be used for multi-family residences should be marked "multifamily- \_\_\_ units" with the number of units filled in.]*

Doc# 2007139972

10/02/2007 09:41 AM Page: 1 of 3  
AGRE R: \$13.00 M. Toulouse, Bernalillo County



WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

Project #

1004414

APS Cluster

Valley

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
  - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
  - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
  - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
5. This contract shall be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."
6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

Philip D. Sheets owner  
Pamela J. Sheets owner  
Signature

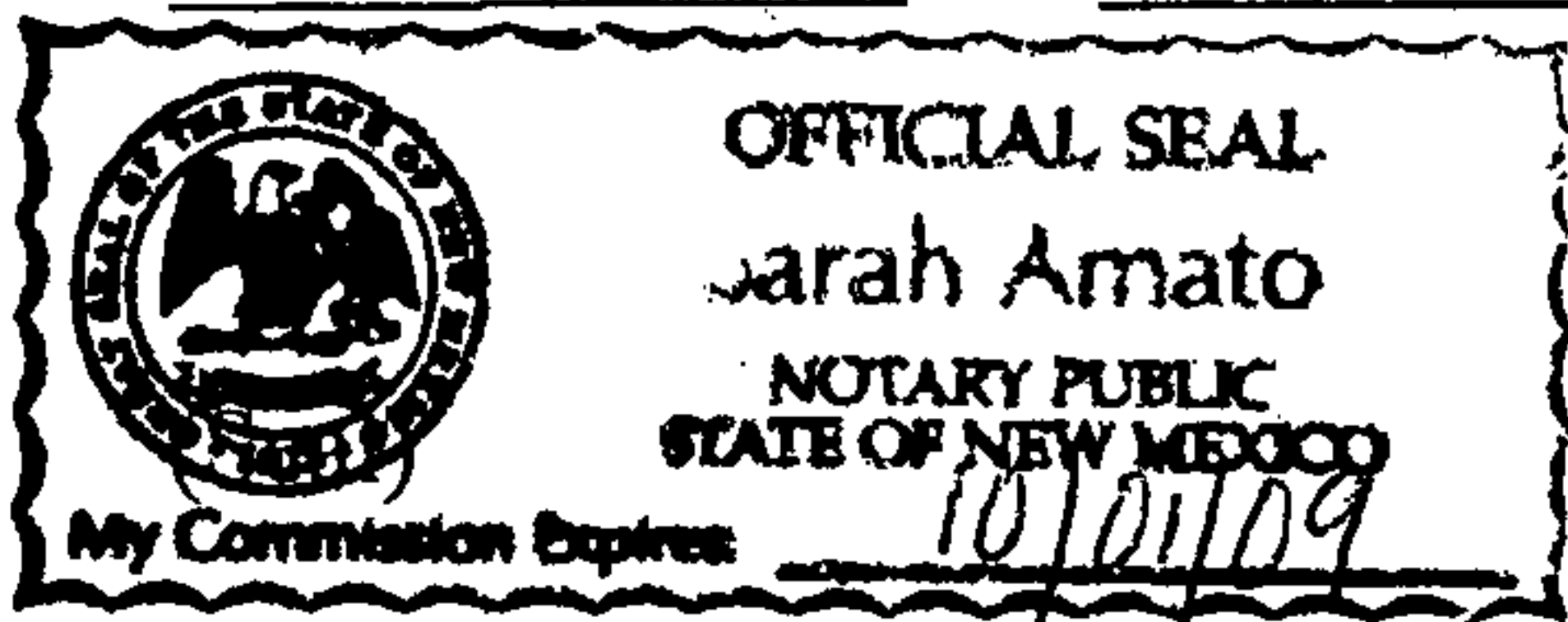
Project # 1004414  
APS Cluster Valley

Philip D. Sheets / Pamela J. Sheets  
Name (typed or printed) and title

~~Developer~~

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on SEPTEMBER 26, 2007, by PHILIP D. & PAMELA J. SHEETS as OWNERS of \_\_\_\_\_ a corporation.



Sarah Amato  
Notary Public  
My commission expires: 10/01/07

ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]  
Signature

BETTY KING, PLANNER, APS CMP  
Name (typed or printed) and title

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on September 28, 2007, by Betty King as Planner, APS, CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

April L. Winters  
Notary Public  
My commission expires: May 18, 2011

SAN CLEMENTE AVENUE N.W.  
50' RIGHT-OF-WAY

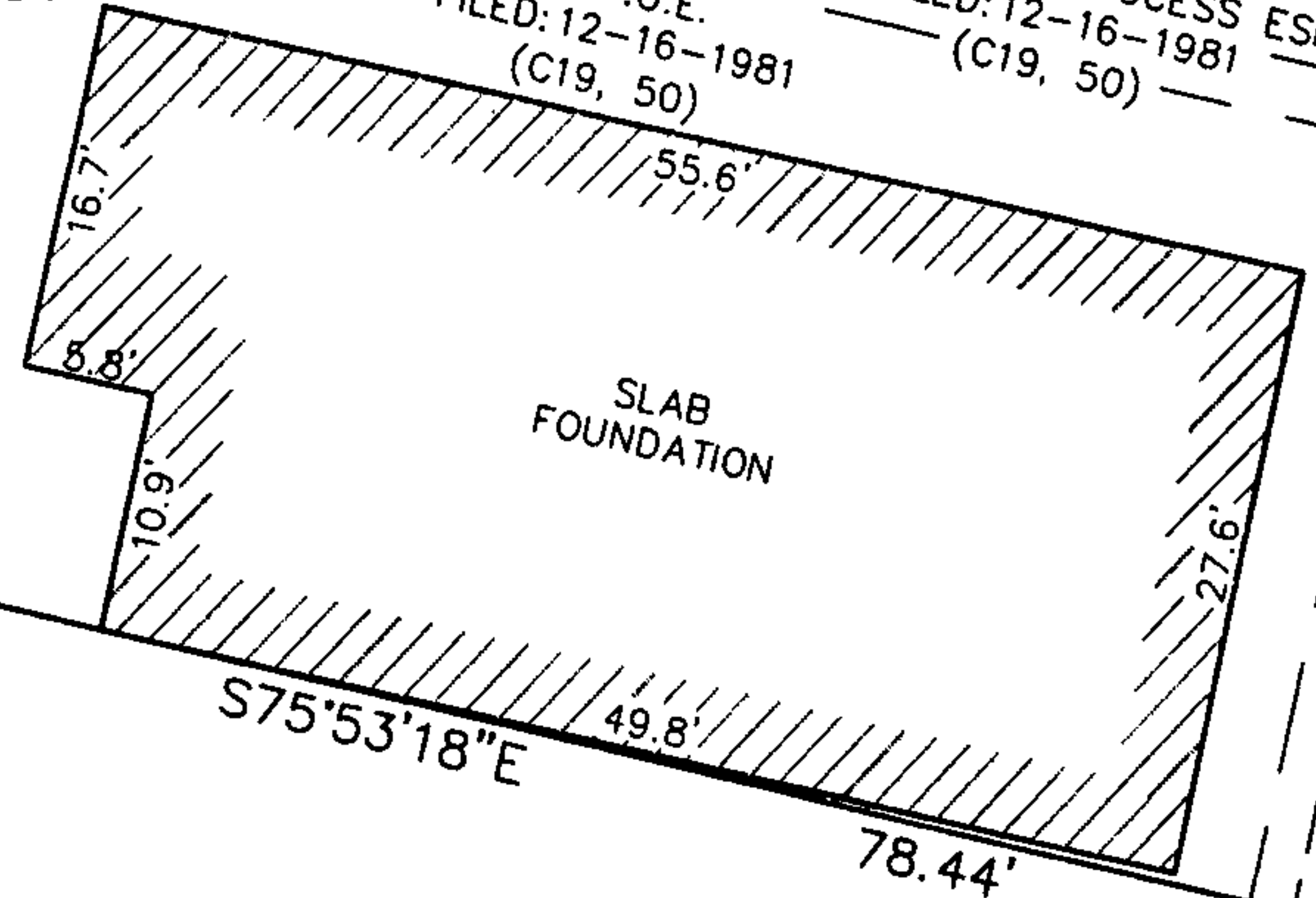
CURB

(S76°10'00"E)  
S75°53'29"E

LOT 1-A  
0.0769 ACRES

7' P.U.E.  
FILED: 12-16-1981  
(C19, 50)

24' PARKING & ACCESS ESMT.  
FILED: 12-16-1981  
(C19, 50)



82.00'

10' PRIVATE SANITARY SEWER  
& WATER P.U.E. EASEMENT  
(GRANTED BY THIS PLAT)

41.76'

100.00'

TRACT 25-A  
P.G.C.D. MAP No. 33

(N08°57'00"E)  
N09°13'42"E

LOT 1-B  
0.1016 ACRES

26' PARKING & ACCESS ESMT.  
FILED: 12-16-1981  
(C19, 50)

EDGE OF ASPHALT  
58.24'  
S14°06'42"W  
(S13°50'50"W)

ASPHALT

LOT 2, TRACT A  
GIBSON TRACT A  
FILED: 12-16-1981  
(C19, 50)

BLOCK WALL

EDGE OF ASPHALT  
N75°53'18"W  
(N76°10'00"W)  
73.46'

LOT 2, TRACT A  
GIBSON TRACT A  
FILED: 12-16-1981  
(C19, 50)

ASPHALT

EDGE OF ASPHALT

RET. WALL

CURB

S42°15'46"E  
1031.02'



Supplemental form

**SUBDIVISION**

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- 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 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:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: Philip D. Sheets PHONE: (505) 610-4104

ADDRESS: P.O. Box 6901 FAX: \_\_\_\_\_

CITY: Albuquerque STATE N.M. ZIP 87197-6901 E-MAIL: \_\_\_\_\_

Proprietary interest in site: owner List all owners: Pamela J. Sheets

DESCRIPTION OF REQUEST: subdivide one lot into 2 lots for town home development

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

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

Lot or Tract No. Lot #1, Tract A Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: Gibson subdivision

Existing Zoning: R-2 Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): G-14-Z UPC Code: 101406041936710916 MRGCD Map No 33

**CASE HISTORY:**

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

07 ZHE - 00628 project 1005571

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No

No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 7,773 sq. ft.

LOCATION OF PROPERTY BY STREETS: On or Near: San Clemente Ave. NW

Between: North 4th. Street NW and 2nd. Street NW

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

SIGNATURE Philip D. Sheets DATE July 16, 2007  
 (Print) Philip D. Sheets Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB 70130</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ 0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>7-25-07</u>			Total <u>\$ 0</u>

07DRB KLSIS 7/16/07 Project # 1004414

Planner signature / date

**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

**Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers 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.

Philip D. Sheets  
 Applicant name (print)  
Philip D. Sheets July 16, 2007  
 Applicant signature / date



Form revised 4/07

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

Application case numbers  
070213 - 70130  
 - -  
 - -

Yu Sis 7/13/07  
 Planner signature / date  
**Project # 1004414**

Del's Hide-A-Way Park, LTD  
Philip D. Sheets  
P.O. Box 6901  
Albuquerque, New Mexico 87197-6901  
(505) 610-4104

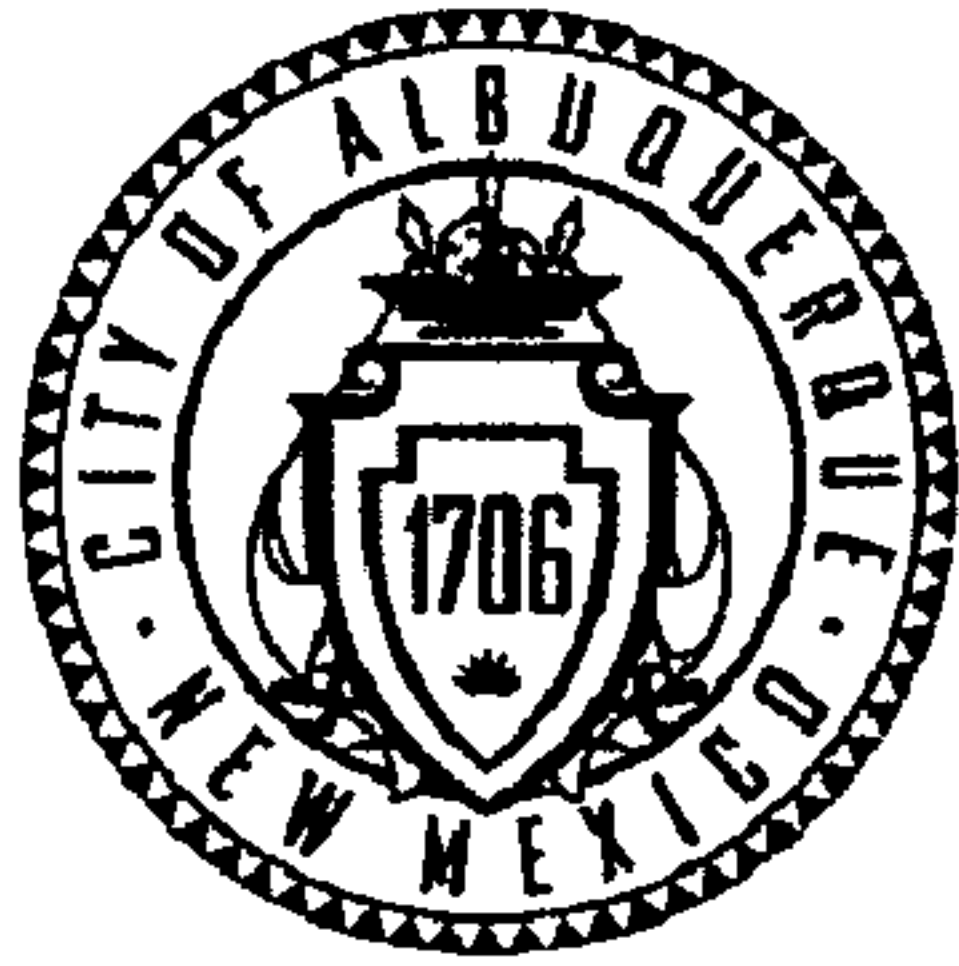
July 16, 2007

Sheran Matson, AICP  
DRB Chair  
City of Albuquerque  
Planning Department

This is a request to subdivide the property at 214 San Clemente Ave N.W. into 2 lots. One lot, which is under construction, of 3,289 sq. ft., and one lot of 4,482 sq. ft., which would be developed with two proposed town homes that will each be approximately 978 sq. ft. each. The building code changes if 3 units are developed on one R-2 lot, which would place unnecessary hardship on me.

Respectfully Yours

Philip D. Sheets



CITY OF ALBUQUERQUE  
OFFICE OF THE ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

**PHILIP & PAMELA SHEETS** request(s) a special exception to Section 14. 16. 2. 11. (E). (1): a VARIANCE of 2' to the 15' front yard setback area requirement for a proposed dwelling on all or a portion of Lot(s) 1, Gibson Subdivision, zoned R-2 and located at **214 SAN CLEMENT AVE NW (G-14)**

Special Exception No: ..... **07ZHE - 00628**  
Project No: ..... **1005571**  
Hearing Date: ..... 06-19-07  
Closing of Public Record: ..... 06-19-07  
Date of Decision: ..... **06-27-07**

**STATEMENT OF FACTS:** The applicants, Philip & Pamela Sheets, request a variance of two feet to the fifteen foot front yard setback area requirement for a proposed dwelling. The applicant intends to build three attached town homes, one of which is under construction and will be approximately 1561 sq ft., and two proposed town homes that will each be approximately 978 sq ft. The applicant presented sufficient argument as to the exceptionality of his property so as to warrant approval of this request. The yellow sign was posted. There was no opposition to this request at the hearing nor is there any opposition noted in the file.

Based on all of the testimony and a review of the entire file, it is determined that there is substantial evidence to make the following findings and conclusions:

**FINDINGS AND CONCLUSIONS:** I find that this parcel is exceptional as compared to other parcels in the vicinity and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

**DECISION:** Approved.

**If you wish to appeal this decision, you may do so by 5:00 p.m., on July 12, 2007 in the manner described below:**

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the



**07ZHE – 00628**  
**(continued)**

**June 27, 2007**

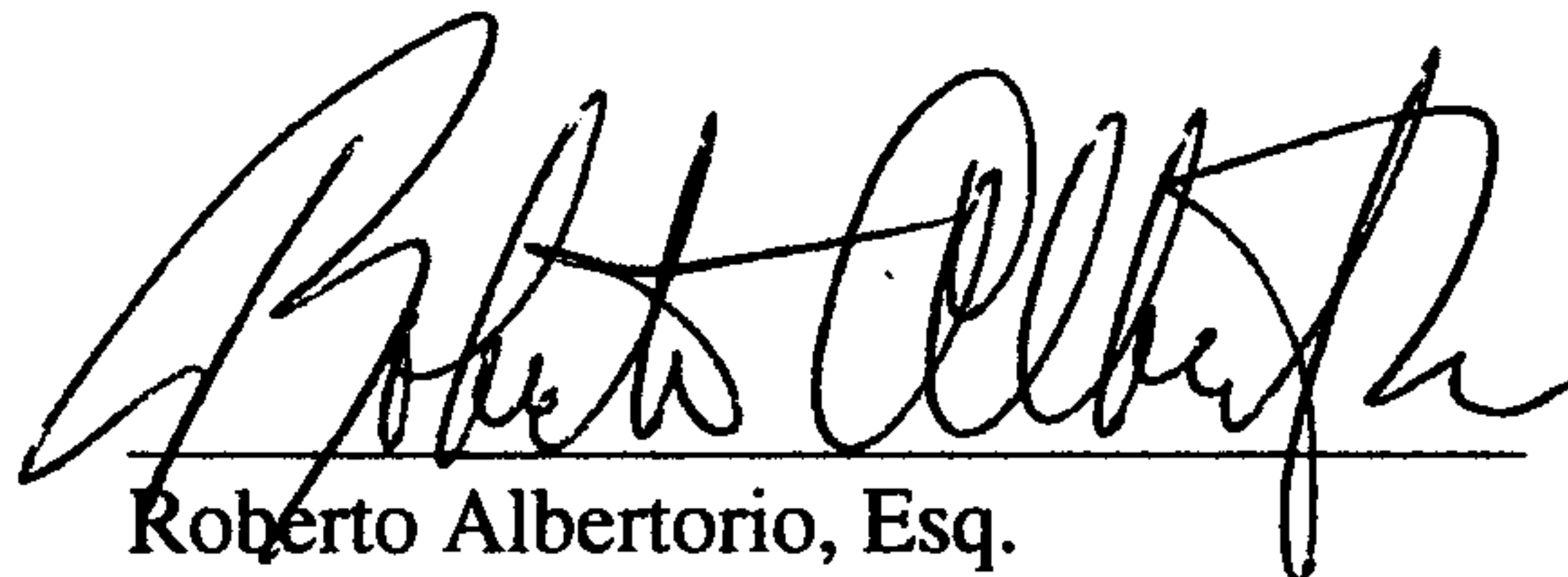
reason for appeal and a copy of the Zoning Hearing Examiner's decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Department shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

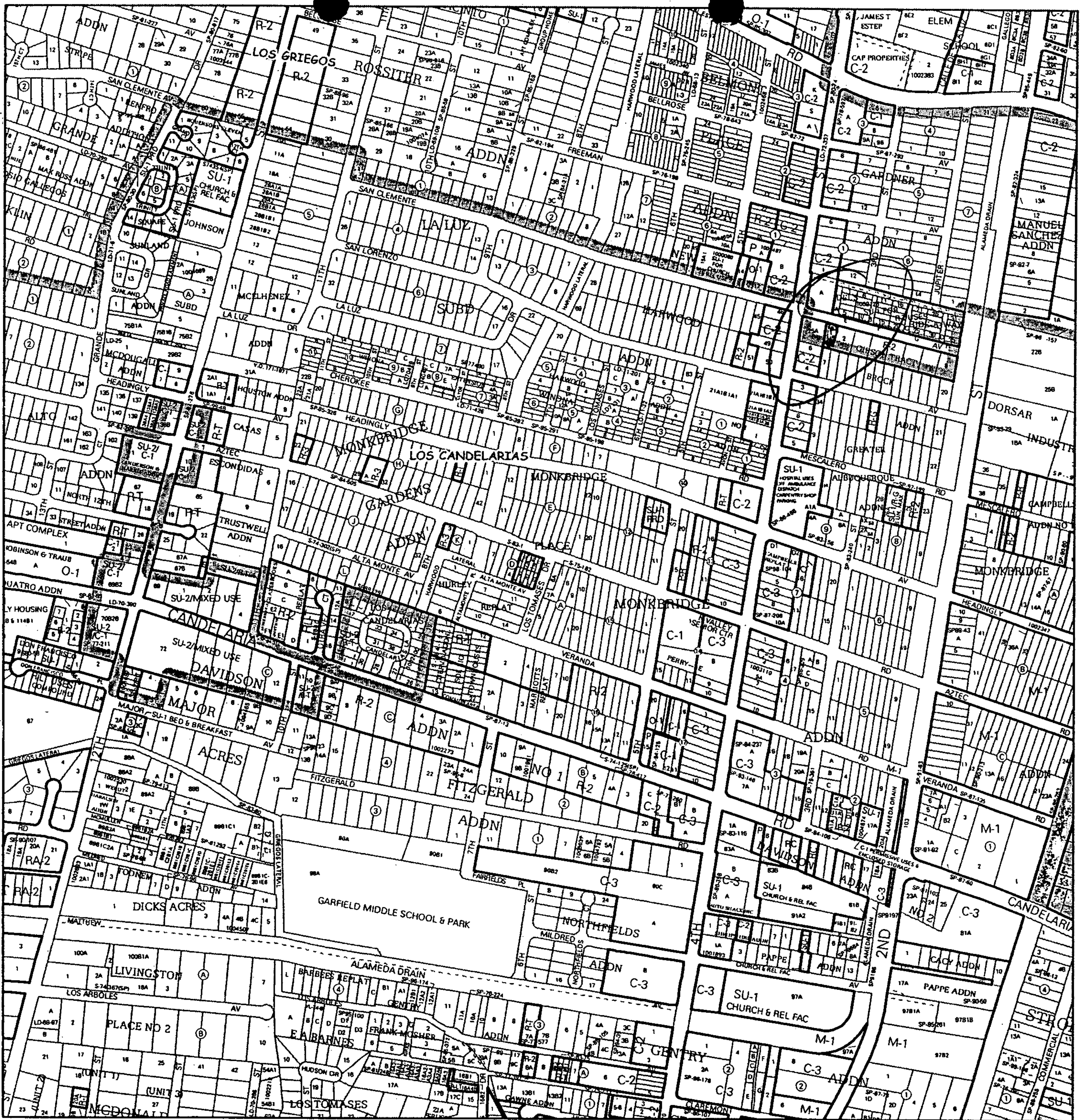
You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement (2)  
ZHE File (2)  
Philip & Pamela Sheets, P O Box 6901, 87197-6901



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 5/17/2007

Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-14-Z**

Selected Symbols

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

0                      750                      1,500  
Feet

# 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...
- 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 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: JOSE RODRIGUEZ PHONE: 440-5104  
 ADDRESS: 504 LOUISIANA BLV. FAX: 268-232-2518  
 CITY: ALB STATE NM ZIP 87108 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER AGENT List all owners: \_\_\_\_\_  
 AGENT (if any): QUICKDRAW ENG PHONE: 898-0389  
 ADDRESS: P.O BOX 729 FAX: 897-0384  
 CITY: CORRALES STATE NM ZIP 87048 E-MAIL: QUICKDRAWENGR@AOL.COM

DESCRIPTION OF REQUEST: SUBDIVISION INTO TOWNHOUSE  
TBK San Clemente Subdivision

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. A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. LOTS 1 THRU 8 OF THE SUB. PLAT GIBSON TRACT A  
 Current Zoning: R-2 Proposed zoning: R-2  
 Zone Atlas page(s): 6-14-2 No. of existing lots: 8 No. of proposed lots: 26  
 Total area of site (acres): 2.247 Density if applicable: dwellings per gross acre: 15.13 dwellings per net acre: 20.73  
 Within city limits?  Yes.  No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 101406042736310917 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or near: SAN CLEMENTE AVEN NW  
 Between: NORTH 4TH STREET NW and ALAMEDA DRAIN NW

### CASE HISTORY:

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

05 DRB-01417

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team? Date of review: 1/16/07

SIGNATURE [Signature] DATE \_\_\_\_\_  
 (Print) \_\_\_\_\_ 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>07 DRB - 00047</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ 0.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>01/24/07</u>			Total <u>\$ 0.00</u>

[Signature] 01/16/07  
 Planner signature / date

Project # 1004414

**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
- \_\_\_ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- \_\_\_ 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.
- \_\_\_ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- \_\_\_ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- \_\_\_ Property owner's and City Surveyor's signatures on the Mylar drawing
- \_\_\_ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- \_\_\_ Fee (see schedule)
- \_\_\_ Any original and/or related file numbers are listed on the cover application
- \_\_\_ Infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**

**DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- \_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
- \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- \_\_\_ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- \_\_\_ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year

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

Jose Esquivel 11/16/07  
Applicant name (print)  
[Signature] 11/16/07  
Applicant signature / date



Form revised 8/04, 1/05, 10/05 & NOV 06

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

Application case numbers  
 07DRB - 00047  
 \_\_\_\_\_  
 \_\_\_\_\_

Sandy Handley 01/16/07  
Planner signature / date  
**Project # 1004414**



**QuikDraw**  
**Engineering, L.L.C.**  
Post Office Box 729  
Corrales, New Mexico 87048  
505-898-0389WK 505-8970389FAX  
quikdrawengr@aol.com

City of Albuquerque  
One Stop Shop  
Attn: DRB Chair

January 16, 2007

Re: Re-plat of Gibson Tract A, Section 5

Please find drawings for re-plat for the project San Clemente Subdivision.

The scope of the project is to subdivide 2.247 acres into 26 townhouse lots within Lots 1 through 8, Gibson Tract "A", Zone atlas G-14-2.

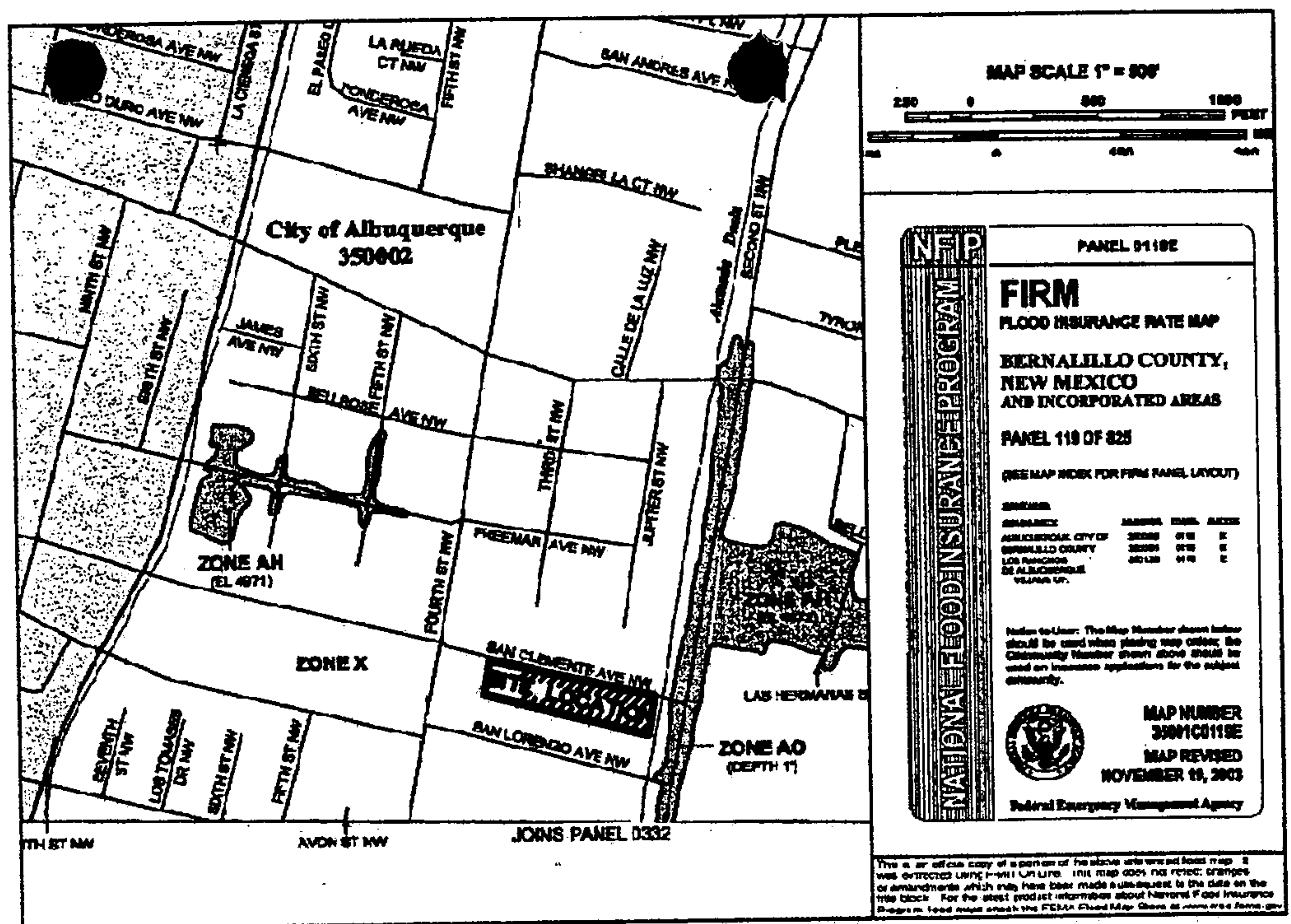
Respectfully Submitted,

Lyle C. Losack, P.E.

Owner / QDE, LLC

Cc: File / Jose Rodriguez

"B"



N 13°21'18" E (GRID)  
BASIC ON BEARINGS

VICINITY MAP

G-14-Z

35001C0119E

SA

AS PER M.R.G.C.D.  
DWG. #304  
R.C. #857



# 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

- |                            |                            |  |
|----------------------------|----------------------------|--|
| <input type="checkbox"/> S | <input type="checkbox"/> Z | <b>ZONING &amp; PLANNING</b>   |
|                            |                            | <input type="checkbox"/> Annexation  |
|                            |                            | <input type="checkbox"/> County Submittal  |
|                            |                            | <input type="checkbox"/> EPC Submittal   |
|                            |                            | <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)                                       |
|                            |                            | <input type="checkbox"/> Sector Plan (Phase I, II, III)  |
|                            |                            | <input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan                             |
|                            |                            | <input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)   |
|                            |                            | <input type="checkbox"/> Street Name Change (Local & Collector)  |
| <input type="checkbox"/> L | <input type="checkbox"/> A | <b>APPEAL / PROTEST of...</b>  |
| <input type="checkbox"/> D |                            | <input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals |

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: Mega III Limited Partnership PHONE: (505) 293-8040  
 ADDRESS: 13212 Mountain Shadow Road, N.E. FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE N.M. ZIP 87111 ~~Agent~~ Paul J. Skrak  
 Proprietary interest in site: owners List all owners: Barney Barnett, Conley Defferding  
 AGENT (if any): Philip D. Sheets PHONE: (505) 410-3703  
 ADDRESS: P.O. Box 6901 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE N.M. ZIP 87197 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Subdivision of 2.247 ACRES in to 26 Town house lots and a number of Tracts

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

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

Lot or Tract No. Lots 1 thru 8 Gibson Tract "A" Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Gibson Subdivision

Current Zoning: R-2 Proposed zoning: R-2

Zone Atlas page(s): G-14-Z No. of existing lots: 8 No. of proposed lots: 26

Total area of site (acres): 2.247 Density if applicable: dwellings per gross acre: 15.13 dwellings per net acre: 20.73

Within city limits?  Yes.  No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No

UPC No. \_\_\_\_\_ MRGCD Map No. 33

LOCATION OF PROPERTY BY STREETS: On ~~or near~~ San Clemente Avenue

Between: North 4th Street and Alameda Drain

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):  
DRB Project No. 1002123, DRB Application No. 05 DRB-00981

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

SIGNATURE Philip D. Sheets DATE \_\_\_\_\_

(Print) Philip D. Sheets \_\_\_\_\_ Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB-01417</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	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>09/21/05</u>	_____	_____	<u>\$ 0.00</u>

Sandy Sandley 09/13/05  
 Planner signature / date

Project # 1004414

**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, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

**DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**Infrastructure list if required (verify with DRB Engineer) NO INTERNAL ROUTING**  
**DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year

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

Philip D. Sheets  
Applicant name (print)  
Philip D. Sheets 9/13/05  
Applicant signature / date



Form revised 8/04 & 1/05

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

Application case numbers  
05DEB - 0147

Sandy Handley 09/13/05  
Planner signature / date  
Project # 1004414



**Del's Hide-A-Way, Ltd.  
and  
Mega III Limited Partnership  
PO Box 6901  
Albuquerque, NM 87106-6901  
(505) 410-3703**

September 12, 2005

Sheran Matson, AICP  
DRB Chair  
Planning Department  
City of Albuquerque  
600 2<sup>nd</sup> St. NW  
Albuquerque, New Mexico 87103

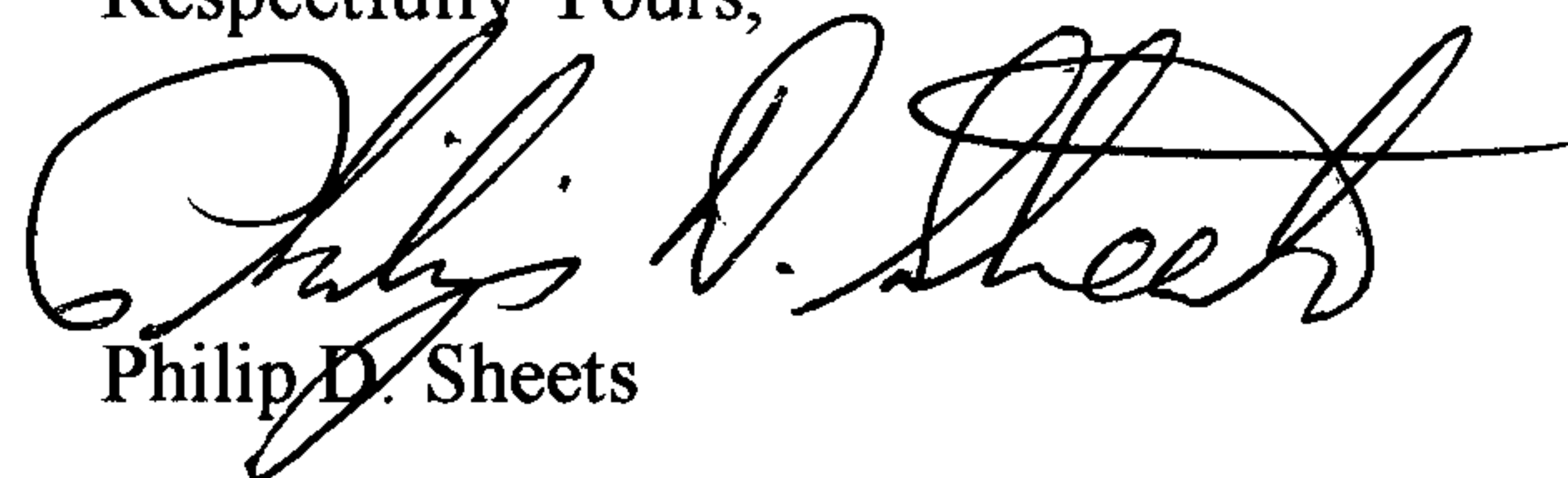
Dear Ms. Matson;

It is the wish of the owners of the property on the south side of San Clemente Avenue, East of Fourth Street, to subdivide into 26 Townhouse lots, using the house plans that have been approved on the North side of the Street. We would like to make this property into a Gated Compound with 61 Townhouses and 8 apartments.

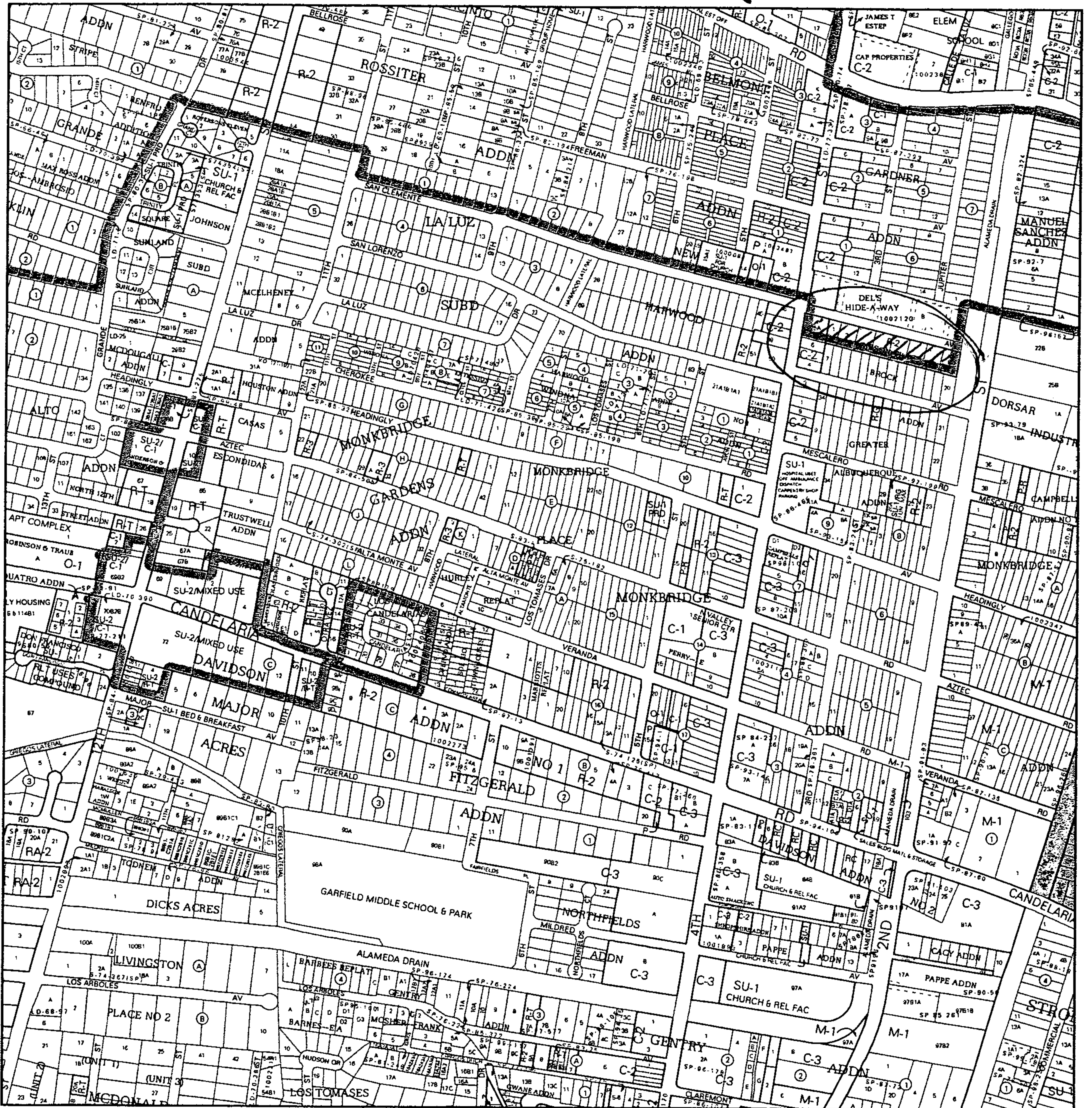
We would like to obtain the Permits to build a back steel wall/fence and the gateway as soon as possible. We would also like to obtain all the permits for all the Townhouses before the end of the year.

Thank you for your time and consideration.

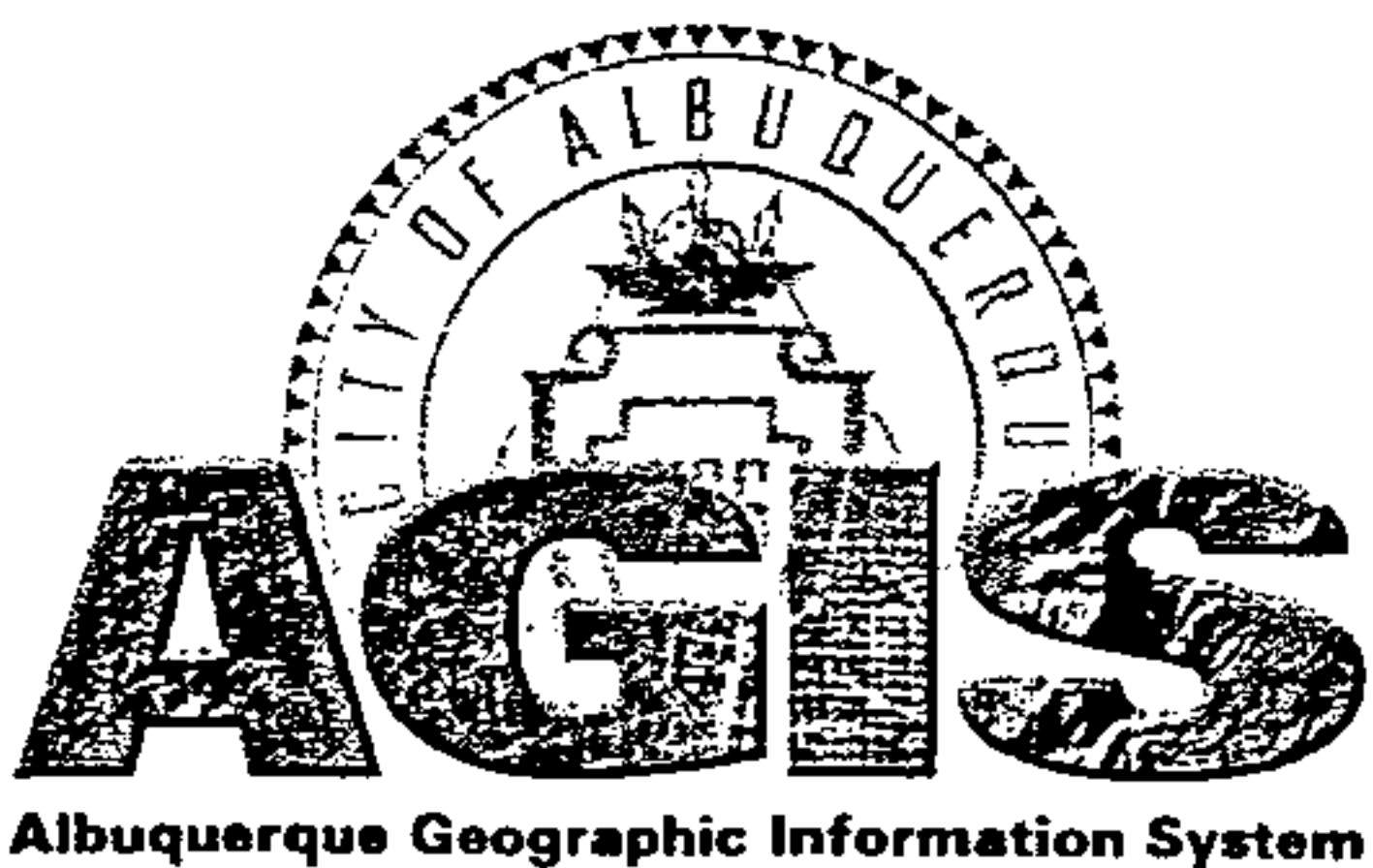
Respectfully Yours,



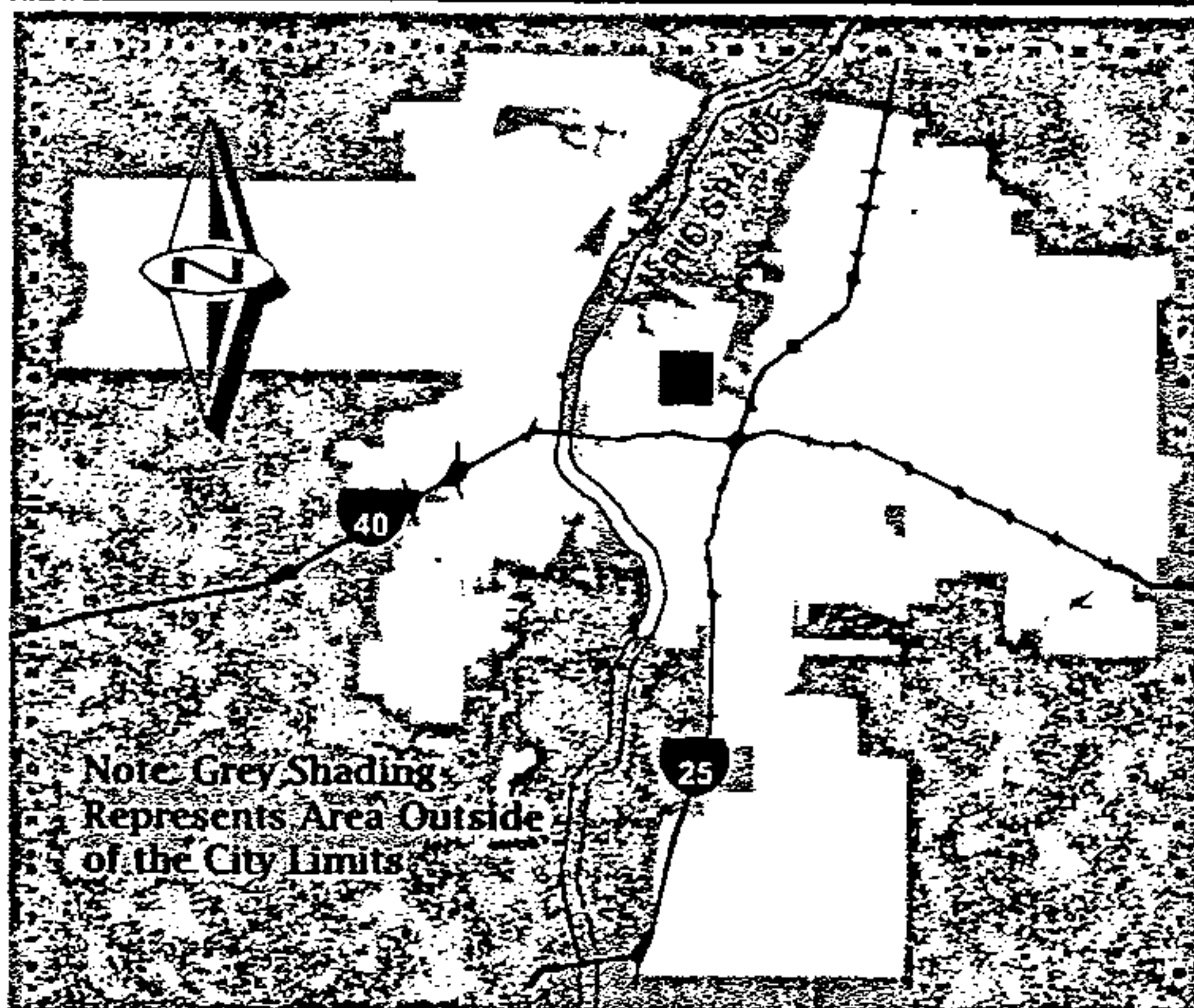
Philip D. Sheets



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



Map amended through: Apr 07, 2005



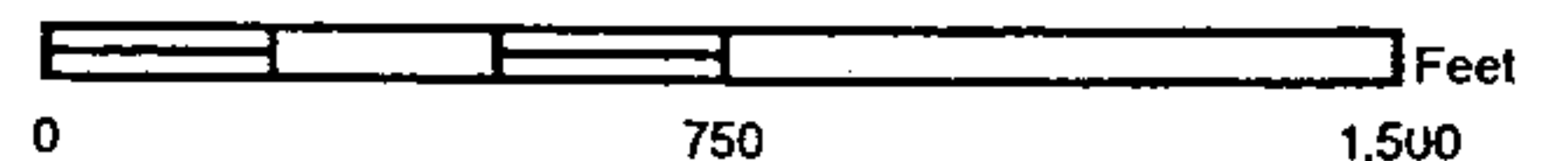
Note: Grey Shading Represents Area Outside of the City Limits

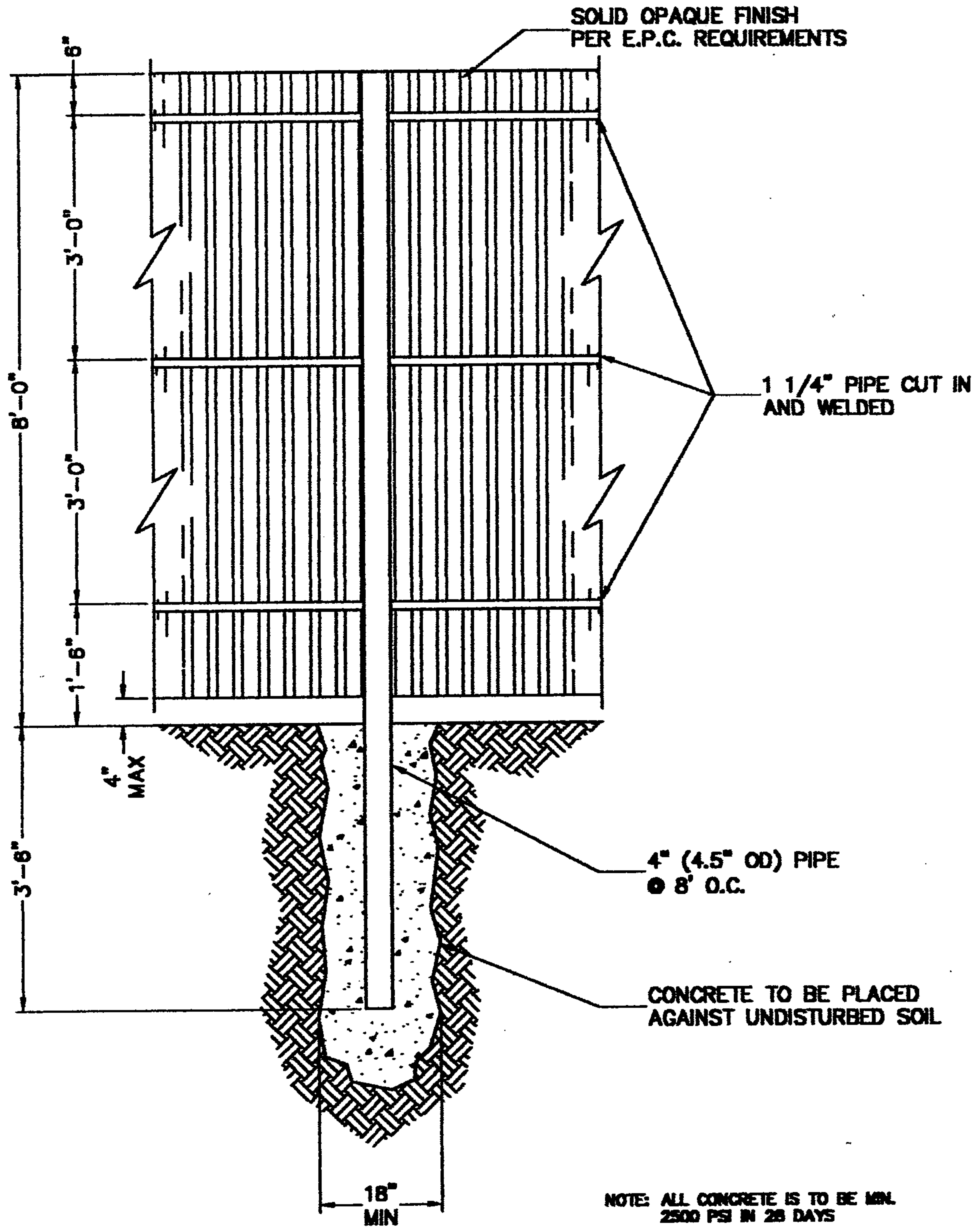
Zone Atlas Page:

# G-14-Z

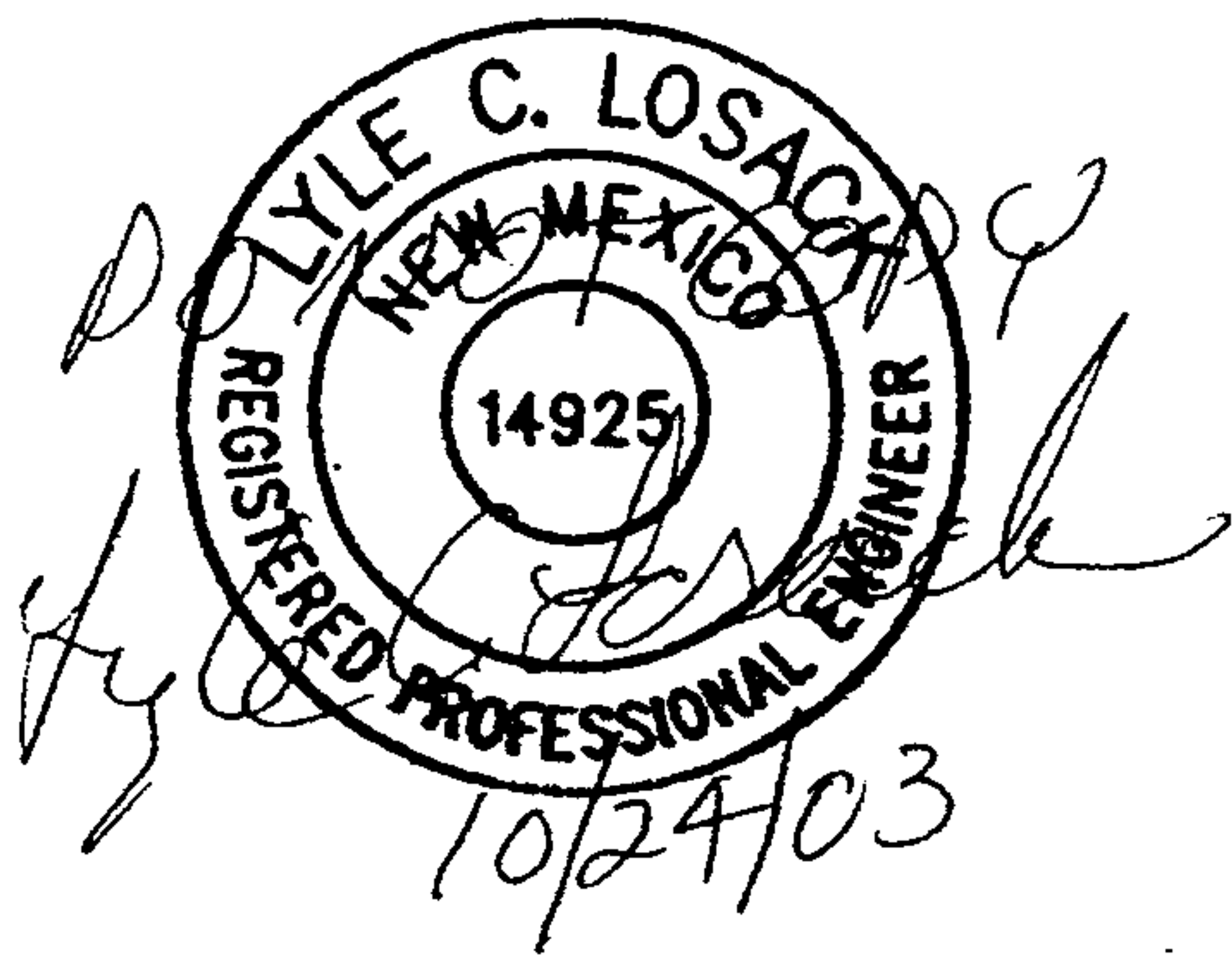
Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

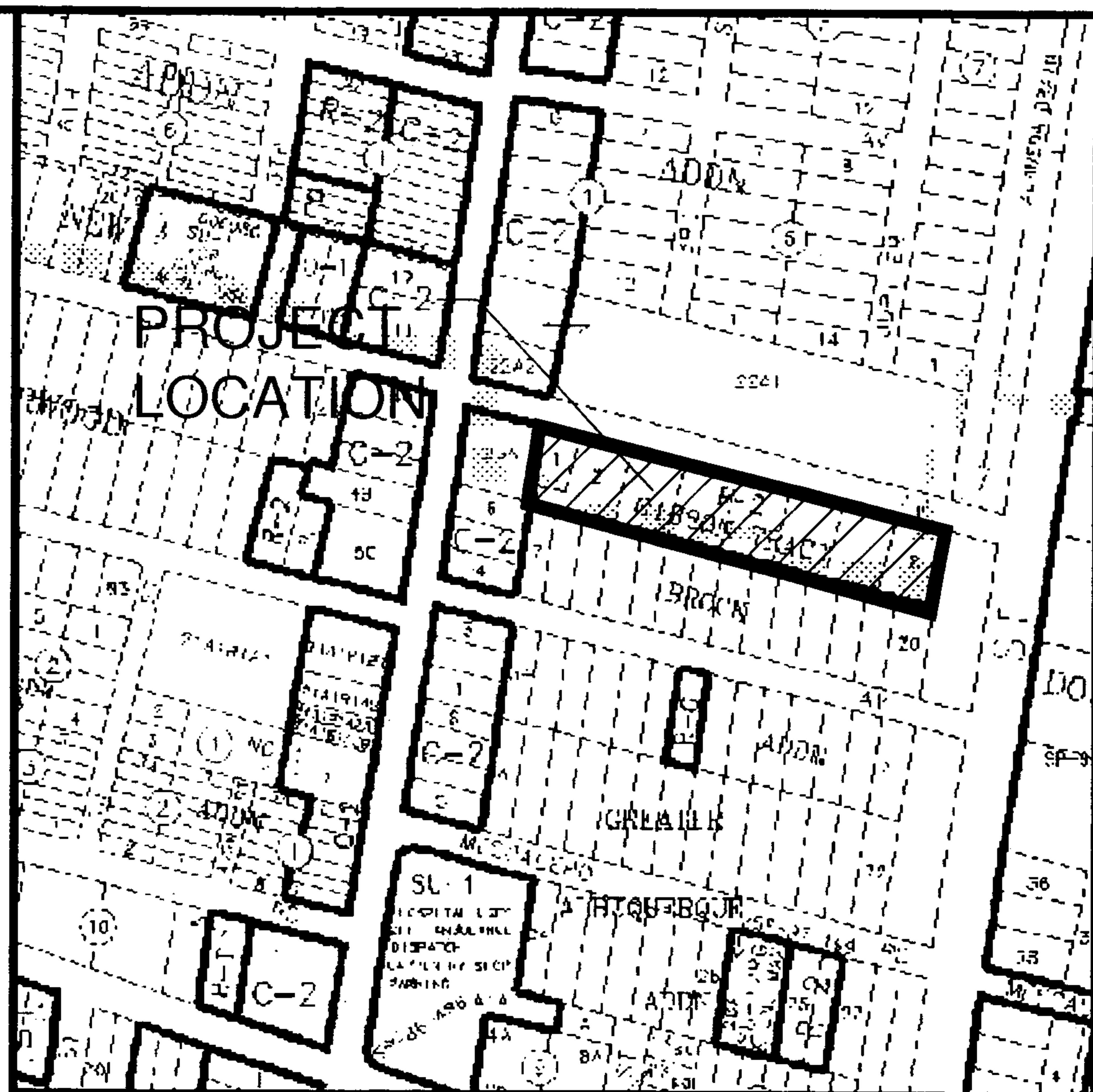




NOTE: ALL CONCRETE IS TO BE MIN. 2500 PSI IN 28 DAYS



TITLE: <b>8FT PERIMETER FENCE</b>		<b>QuikDraw</b> ENGINEERING, L.L.C.  P.O. Box 729 Corrales, NM 87048 Office (505) 898-0389 Fax (505) 897-0389
DEL'S HIDE-A-WAY PARK		
4326 4th STREET ALBUQUERQUE, NEW MEXICO		
DATE:	11/03	
SCALE:	N.T.S.	
DESIGNED:	LCL	
DRAWN:	PJM	



VICINITY MAP

G-14-Z

NOTES

PROPOSED TRACTS , TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "J", "K", "L", "M", "N", AND "P", TO BE CONVEYED TO DEL'S HIDE-A-WAY HOMEOWNERS ASSOCIATION AND THE MAINTENANCE OF THE TRACTS WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

TRACTS "E", "J" AND "M" WILL BE BURDENED BY A 25 FOOT PUBLIC SANITARY SEWER, WATERLINE, AND PRIVATE ACCESS EASEMENTS.

TRACTS "E" , "J". AND "M" ARE BURDENED BY A 25' PUBLIC WATER LINE AND SEWER EASEMENTS DEDICATED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA). TRACTS "E", "J", AND "M" TO BE PAVED.