

#12



# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 06DRB-01397 (P&F)  
Project Name: MAJOR ACRES  
Agent: Garcia Kraemer & Associates

Project # 1004465  
Phone No: 242-5566

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/4/06 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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UTILITIES: \_\_\_\_\_  
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CITY ENGINEER / AMAFCA: \_\_\_\_\_  
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PARKS / CIP: \_\_\_\_\_  
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PLANNING (Last to sign): he card [signature]  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**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: 11/08/06
- Tax printout from the County Assessor.

- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

—OK

Project Number

1004465

#12



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- TRANSPORTATION: \_\_\_\_\_
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- UTILITIES: \_\_\_\_\_
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- PLANNING (Last to sign): he core
- \_\_\_\_\_
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- \_\_\_\_\_

Project Number

1004465



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

OK



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

October 4, 2006

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 11:10 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1002473**  
06DRB-01329 Major-Two Year SIA

D. R. HORTON HOMES request(s) the above action(s) for **DESERT VISTA SUBDIVISION**, zoned RD (6DU/AC), located on VENTURA ST NE, between CORONA AVE NE and SIGNAL AVE NE containing approximately 16 acre(s).[REF: 05DRB-01472] (C-20) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**



2. **Project # 1005029**  
06DRB-01234 Major-Preliminary Plat  
Approval  
06DRB-01235 Major-Vacation of Public  
Easements  
06DRB-01236 Minor-Temp Defer SDWK

06DRB-01398 Minor-Subd Design (DPM)  
Variance

ADVANCED ENGINEERING agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B & J, THE CROSSING and Tract(s) R, STORMCLOUD SUBDIVISION, UNITS 3 & 4 (to be known as **STORMCLOUD SUBDIVISION UNITS 4 & 5**) zoned SU-2 for R-LT, located on TIERRA PINTADA BLVD NW west of UNSER BLVD NW and LADERA NW containing approximately 55 acre(s). [REF: 06DRB-01045] *[Deferred from 9/20/06 & 10/4/06]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

ADVANCED ENGINEERING agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B & J, THE CROSSING and Tract(s) R, STORMCLOUD SUBDIVISION, UNITS 3 & 4 (to be known as **STORMCLOUD SUBDIVISION UNITS 4 & 5**) zoned SU-2 for R-LT, located on TIERRA PINTADA BLVD NW west of UNSER BLVD NW and LADERA NW containing approximately 55 acre(s). [REF: 06DRB-01045] *[Deferred from 10/4/06]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

3. **Project # 1004091**  
06DRB-00942 Major-Preliminary Plat  
approval  
06DRB-00943 Minor- Temp Deferral of  
Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). *[Deferred from 7/26/06 & 8/2/06 & 8/9/06 & 8/16/06 & 8/23/06 & 9/20/06]* (A-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/4/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/28/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: TRACT A MUST HAVE LEGAL ACCESS. P-1 LOT DESIGNATIONS, MAINTENANCE AND BENEFICIARIES OF ALL EASEMENTS, PUBLIC WATER AND SEWER EASEMENTS SHALL BE DEDICATED TO THE CITY OF ALBUQUERQUE, IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS).**

4. **Project # 1005031**  
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/25/06.**

06DRB-01017 Major-Preliminary Plat Approval  
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/25/06.**

06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06 & 9/27/06 & 10/4/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/25/06.**

5. **Project # 1004428**  
06DRB-01121 Major-Vacation of Public Easements  
06DRB-01119 Major-Preliminary Plat Approval  
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118<sup>TH</sup> ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/27/06 & 10/4/06]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/18/06.**

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

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

6. **Project # 1004167**  
06DRB-01367 Minor-SiteDev Plan  
Subd/EPC
- 06DRB-01357 Minor-Prelim&Final Plat  
Approval  
06DRB-01358 Minor-Vacation of Private  
Easements
7. **Project # 1002580**  
06DRB-01370 Minor-Amnd SiteDev Plan  
BldPermit
- CONSENSUS PLANNING agent(s) for LA ORILLA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-10, **BOSQUE PLAZA**, zoned C-1 (SC) located on COORS BLVD NW, between LA ORILLA RD NW and MONTANO PLAZA NW containing approximately 12 acre(s). [REF: 06EPC-01357, 06EPC-01358] [**Catalina Lehner, EPC Case Planner**] [*Deferred from 9/27/06*](E-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**
- SURV-TEK INC agent(s) for LA ORILLA GROUP, JIM & CHRISTEN SHULL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 10-B, **BOSQUE PLAZA**, zoned C-1 (SC) neighborhood commercial zone, located on COORS BLVD NW, between LA ORILLA RD NW and MONTANO PLAZA NW containing approximately 3 acre(s). [REF: 05DRB-00821, 05DRB-01042, 06DRB-01367] [*Deferred from 9/27/06*] (E-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
- DAVID GREEN agent(s) for DUSTYN LADEWIG request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, Block(s) 5 (to be known as (**TRACT A, NORTH ALBUQUERQUE ACRES**)) zoned IP, located on SAN DIEGO ST NE NE, between SAN MATEO ST NE and PAN AMERICAN FRWY NE containing approximately 2 acre(s). [REF: 03DRB-00566] [*Deferred from 9/27/06 & 10/4/06*] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**



8. **Project # 1004644**  
06DRB-01189 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of, THE TRAILS, UNIT 2, SANTA FE 3, (to be known as **THE TRAILS, UNIT 9A**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [*Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/25/06.**

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

9. **Project # 1005106**  
06DRB-01392 Minor-Sidewalk Waiver

LORETTA NARANJO LOPEZ agent(s) for MARY LOU NARANJO request(s) the above action(s) for all or a portion of Lot(s) B, SORIDA ADDITION, **LANDS OF ARTHUR NARANJO**, zoned RA-2 residential and agricultural zone, located on DURANES RD NW, between LOS LUCERO RD NW and GUADALUPE TR NW containing approximately 2 acre(s). [REF: 06DRB-01251] [*Deferred from 10/4/06*] (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

10. **Project # 1003886**  
06DRB-01387 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for HOMESITE FIVE LTD request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3 residential zone, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY DR NE containing approximately 52 acre(s). [REF: 06DRB-00861] (J-20) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE, TO CHANGE THE PUBLIC WATER AND SEWER EASEMENTS TO CITY OF ALBUQUERQUE DEDICATION AND TO RECORD THE PLAT.**

11. **Project # 1004940**  
06DRB-00794 Minor- Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for SIGNATURE J HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 30, 31 & 32 (to be known as **CHAMISA ENCANTADA**) zoned R-D residential and related uses zone, developing area, located on GRAYSON RD NW, between DUSKFIRE DR NW and TARRINGTON DR NW containing approximately 1 acre(s). *[Was Indef deferred from 6/14/06, was Indef deferred from 7/19/06]* (J-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR OPEN SPACE NOTE, CERTIFICATION OF GRADING PLAN, GREEN TAGS FOR SIDEWALK AND TO PLANNING TO RECORD.**

12. ~~Project # 1004465~~  
06DRB-01397 Minor-Prelim&Final Plat Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for AMY HENKEL request(s) the above action(s) for all or a portion of Lot(s) 9, **MAJOR ACRES**, zoned R-1, located on MAJOR AVE NW, between 12<sup>TH</sup> ST NW and 10<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: 05DRB-01541] (G-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1001182**  
06DRB-01388 Minor-Prelim&Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES OF NM request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, (to be known as **LOTS 29-A P-1 & 30-A P-1, BLUEWATER POINTE SUBDIVISION**), zoned RD-RLT, located on BLUEWATER RD NW, between EL SHADDAI ST NW and KETCH DR NW containing approximately 1 acre(s). [REF: 05DRB-01069] (K-9) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**



14. **Project # 1005167**  
06DRB-01391 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST agent(s) for ELFEGO & DELORES VALDEZ request(s) the above action(s) for all or a portion of Lot(s) 15, **RICE DURANES ADDITION #1**, zoned R-2, located on DURANES RD NW, between RICE AVE NW and RIO GRANDE BLVD NW containing approximately 1 acre(s). [REF: DRB-94-113] (H-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO WORK ON WATER AND SEWER ACCOUNT ISSUES.**

15. **Project # 1005064**  
06DRB-01390 Minor-Prelim&Final Plat  
Approval

ALPHA PROFESSIONAL SURVEYING agent(s) for STEVEN RESTAINO request(s) the above action(s) for all or a portion of Lot(s) 38-A-2, M.R.G.C.D. MAP #32, **LANDS OF STEVEN RESTAINO**, zoned R-1, located on GUADALUPE TRAIL NW, between SANDIA RD NW and MONTANO NW containing approximately 1 acre(s). (F-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

16. **Project # 1005172**  
06DRB-01399 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for UBALDO MENDOZA request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 3, **FAIRGROUND ADDITION**, zoned C-3, located on FLORIDA ST SE, between CENTRAL AVE SE and COCHITI RD SE containing approximately 1 acre(s).(K-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADIUS DEDICATION AT THE CORNER OF FLORIDA AND COCHITI AND TO PLANNING TO RECORD.**

17. **Project # 1004901**  
06DRB-00689 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING agent(s) for RIVERA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A-1, Block(s) 29, HUNING CASTLE ADDITION (to be known as HUNING CASTLE TOWNHOMES) zoned R-3, located on ALCALDE PLACE SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). *[Was Indefinitely deferred 5/24/06 for grading and drainage plan and infrastructure list] [Deferred from 9/20/06 & 9/27/06]* (K-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/4/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: THE GRADING AND DRAINAGE PLAN SHALL BE APPROVED, IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

18. **Project # 1004606**  
06DRB-01354 Major-Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 11, THE TRAILS, UNIT 2 (to be known as VALLE VISTA AT THE TRAILS, UNIT 2) zoned R-D, located on WOODMONT NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 12 acre(s). *[Deferred from 9/27/06 & 10/4/06]* (C-9) **THE ABOVE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

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

19. **Project # 1005170**  
06DRB-01395 Minor-Sketch Plat or Plan

JOHN & ANITA MCDONOUGH request(s) the above action(s) for all or a portion of Lot(s) 30-A, THOMAS VILLAGE ESTATES, PHASE II, zoned RA-2, located on LA MANCHA NW, between DON QUIXOTE NW and CALLE DE DEBORAH NW containing approximately 1 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED**

**AND COMMENTS WERE GIVEN.**

- 20. Project # 1005168**  
06DRB-01393 Minor-Sketch Plat or Plan

DIANNE COHEN request(s) the above action(s) for all or a portion of Lot(s) 12A & 13A, Block(s) 20, **PARKLAND HILLS ADDITION**, zoned R-1, located on PERSHING BLVD SE, between RIDGECREST SE and ALISO DR SE containing approximately 1 acre(s). (L-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 21. Project # 1005169**  
06DRB-01394 Minor-Sketch Plat or Plan

ALPHA PROFESSIONAL SURVEYING INC agent(s) for UNM REAL ESTATE DEPARTMENT request(s) the above action(s) for portions of SECTIONS 10 & 11, T9NA3E, **UNM AIRPORT PARCEL**, zoned M-2, located on IRA SPRECHER RD SE, between LOS PICAROS SE and the ALBUQUERQUE INTERNATIONAL AIRPORT containing approximately 447 acre(s). (P-16, P-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 22. Project # 1005171**  
06DRB-01396 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for PARCEL D, WESTLAND NORTH (to be known as **GRASSLANDS**) zoned SU-2, R-2, located on ARROYO VISTA BLVD NW, between LADERA DR NW and TIERRA PINTADA BLVD NW containing approximately 63 acre(s). (J-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for September 27, 2006. **THE DRB MINUTES FOR SEPTEMBER 27, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:10 A.M.





14

SU-2 13

12

11

10TH

# 12  
# 1004465  
10-04-2006

G14

JOR



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
October 4, 2006  
DRB Comments**

**ITEM # 12**

**PROJECT #1004465**

**APPLICATION # 06-01397**

**RE: Lot 9, Major Acres/p&f**

Planning has no objection to the requested platting action.

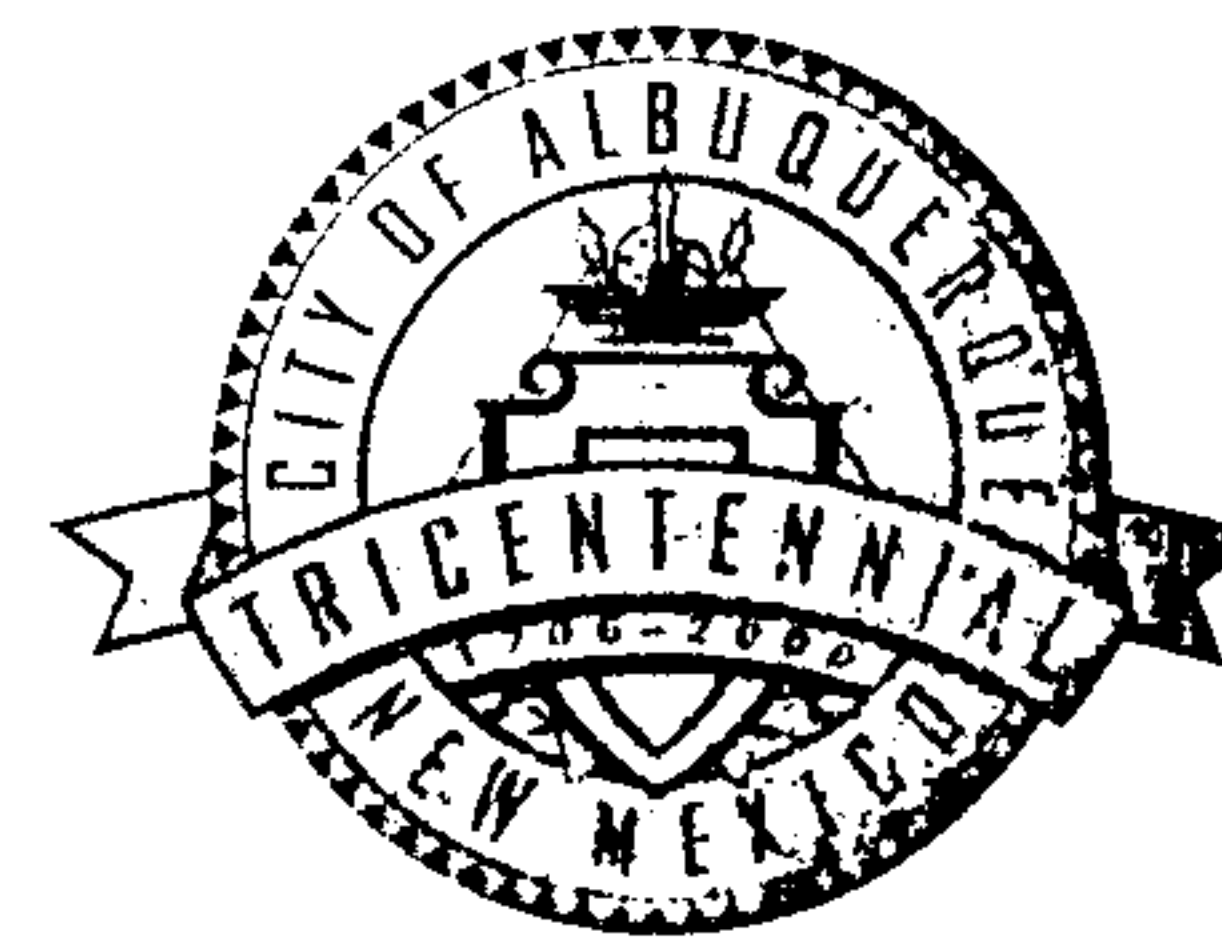
Planning will take delegation to record the plat.



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Andrew Garcia, Planning Alternate  
924-3858 Fax 924-3864 [agarcia@cabq.gov](mailto: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: 1004465**

**AGENDA ITEM NO: 12**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

P.O. Box 1293

No adverse comments.

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:**

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

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

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

**DATE:** OCTOBER 4, 2006

#12

4465

### DXF Electronic Approval Form

DRB Project Case #: 1004465

Subdivision Name: MAJOR ACRES LOTS 9A & 9B

Surveyor: THOMAS D JOHNSTON

Contact Person: THOMAS D JOHNSTON

Contact Information: 255-2052

DXF Received: 9/28/2006

Hard Copy Received: 9/28/2006

Coordinate System: NMSP Grid (NAD 27)

  
Approved

09.28.2006  
Date

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

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

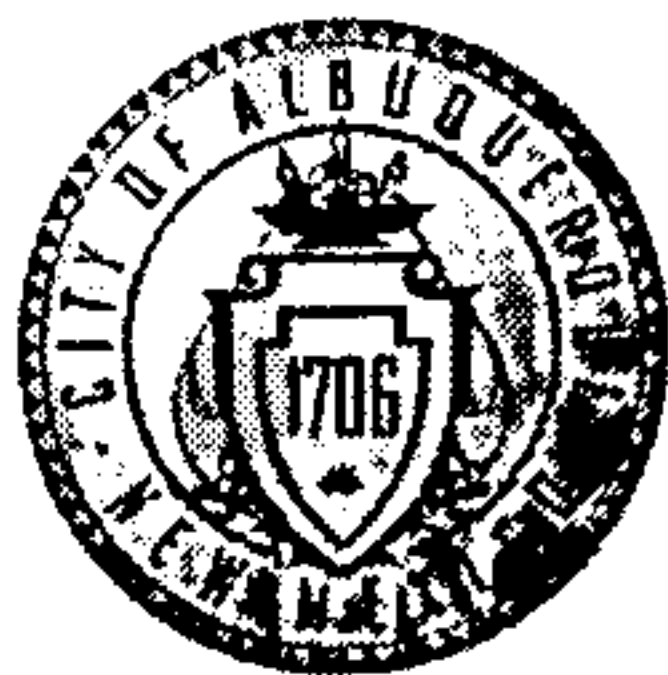
#### AGIS Use Only

Copied fc 4465 to agiscov on 9/29/2006 Contact person notified on 9/29/2006



PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
10/12/05	Majors Access Proj# 1004465	Sketch Plan	Comments given
10/4/06	Same Proj 1004465	Prel. L. Final	Approved



## IMPACT FEES – # 1004465

Development Review Board 10/12/05 Agenda Item #26  
Sketch Plat: Lot 9, Major Acres 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  
October 12, 2005  
DRB Comments**

**Item # 26**

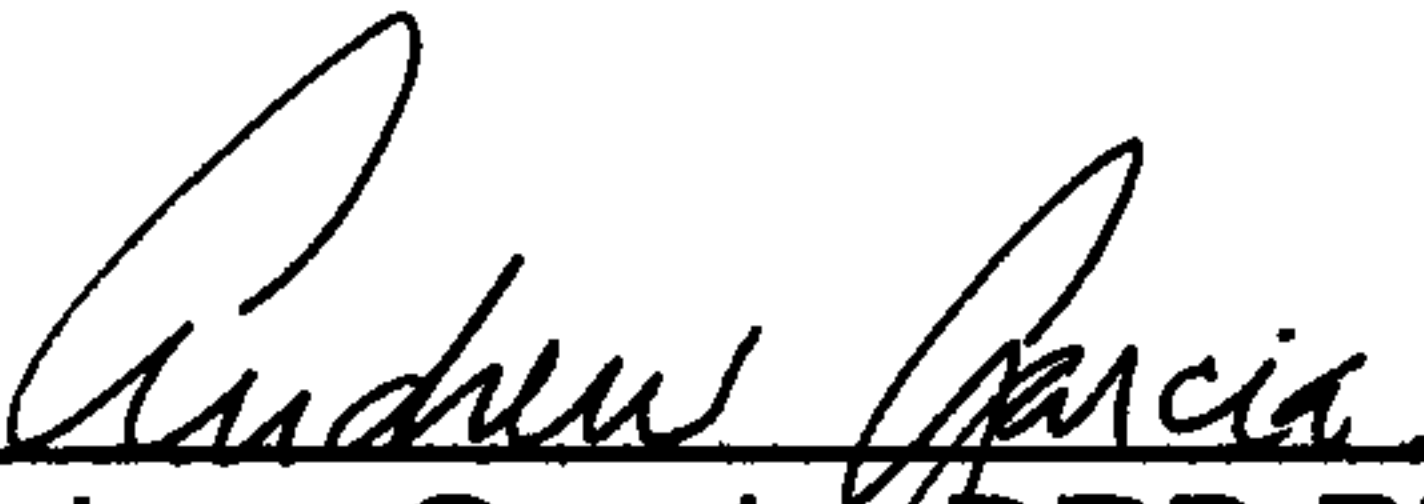
**Project # 1004465**

**Application # 05-01541**

**RE: Lot 9, Major Acres/sketch**

The request appears to meet the minimum lot size requirements of the R-1 zone in the Zoning Code for this neighborhood.

Where is the front of the existing residence and where is its street access?

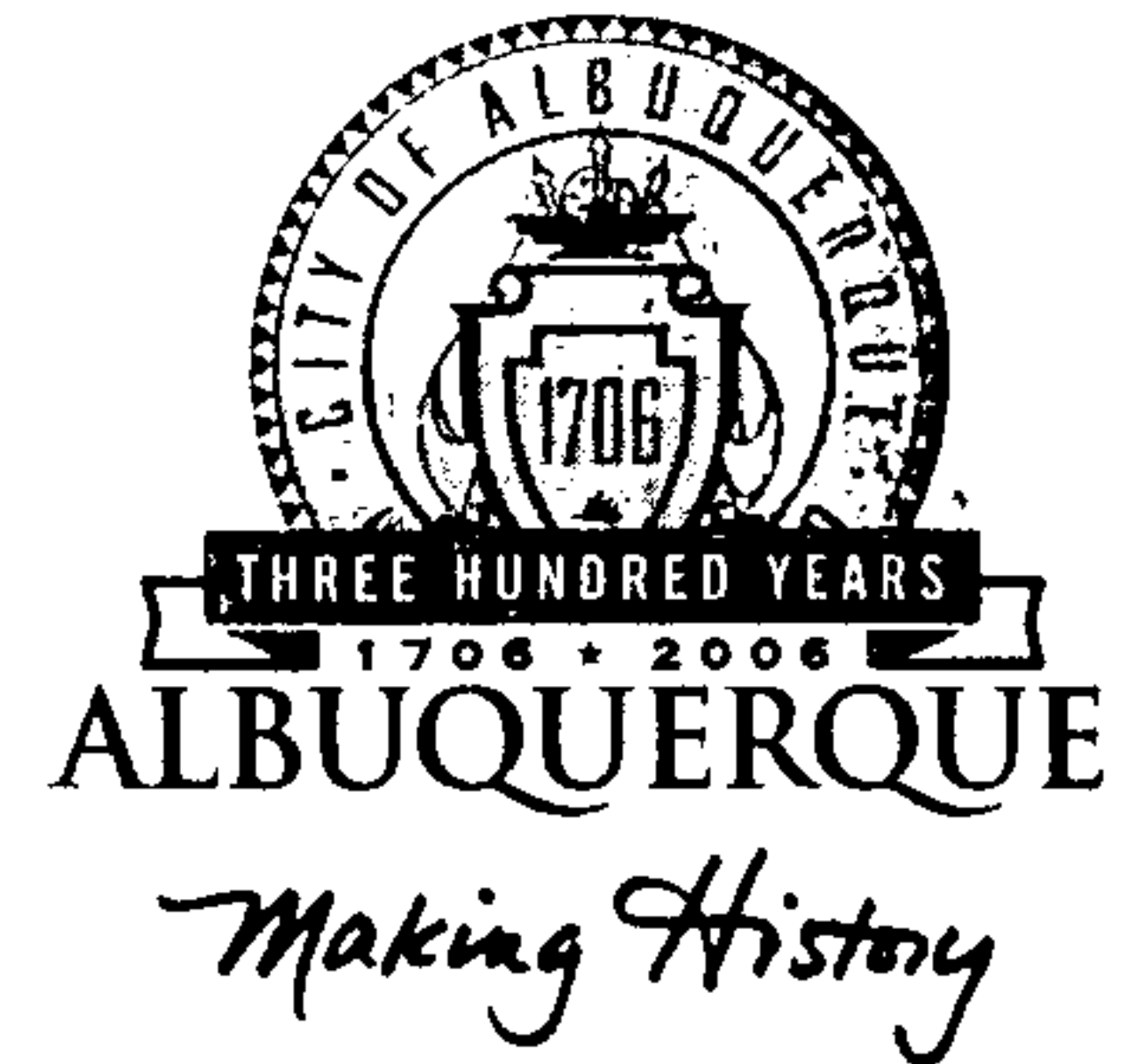
  
\_\_\_\_\_  
Andrew Garcia, DRB Planning Alternate  
924-3858 Fax 924-3864 agarcia@cabq.gov







# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004465**

**AGENDA ITEM NO: 26**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

REV/CMT:(**x**) APP:(**0**) SIGN-OFF:(**0**) EXTN:(**0**) AMEND:(**0**)

P.O. Box 1293

**ENGINEERING COMMENTS:**

An approved drainage plan is required for Preliminary Plat approval.

Albuquerque

New Mexico 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED *discussed* **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:** October 12, 2005

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- 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: AMY HENKEL PHONE: 2550565  
 ADDRESS: 1005 MAJOR AVE NW FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: SOLE OWNER  
 AGENT (if any): GARCIA / KRAEMER + ASSOC PHONE: 242 5566  
 ADDRESS: 200 LOMAS NW #1111 FAX: 242 9028  
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: PRELIMINARY & FINAL PLAT

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 9 (1005 MAJOR) Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Adn. MAJOR ACRES  
 Current Zoning: R-1 Proposed zoning: R-1  
 Zone Atlas page(s): G-14 No. of existing lots: 1 No. of proposed lots: 2  
 Total area of site (acres): .39 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? \_\_\_\_\_  
 UPC No. 101 406 011 816 530 708 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: MAJOR AVE NW  
 Between: 12<sup>th</sup> St NW and 10<sup>th</sup> St

**CASE HISTORY:**

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

Project# 1004465 05DRB 01541

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

SIGNATURE William Kraemer DATE 9/26/06  
 (Print) WILLIAM KRAEMER \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB-01397</u>	<u>798</u>	<u>563</u>	\$ <u>285.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>cmf</u>		\$ <u>20.00</u>
<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				\$ <u>305</u>

Hearing date 10/4/06

in SIS 9/26/06

Project # 1004465



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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

- \_\_\_ Preliminary Plat reduced to 8.5" x 11"
- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Copy of previous D.R.B. approved infrastructure list
- \_\_\_ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- \_\_\_ Any original and/or related file numbers are listed on the cover application

**Extensions are not reviewed through internal routing.**  
Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

- \_\_\_ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- \_\_\_ Design elevations & cross sections of perimeter walls **3 copies**
- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- \_\_\_ Property owner's and City Surveyor's signatures on the Mylar drawing
- \_\_\_ Copy of recorded SIA
- \_\_\_ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- \_\_\_ Any original and/or related file numbers are listed on the cover application

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

WILLIAM KRAEMER  
Applicant name (print)  
William J Kraemer  
Applicant signature / date  
9/26/06

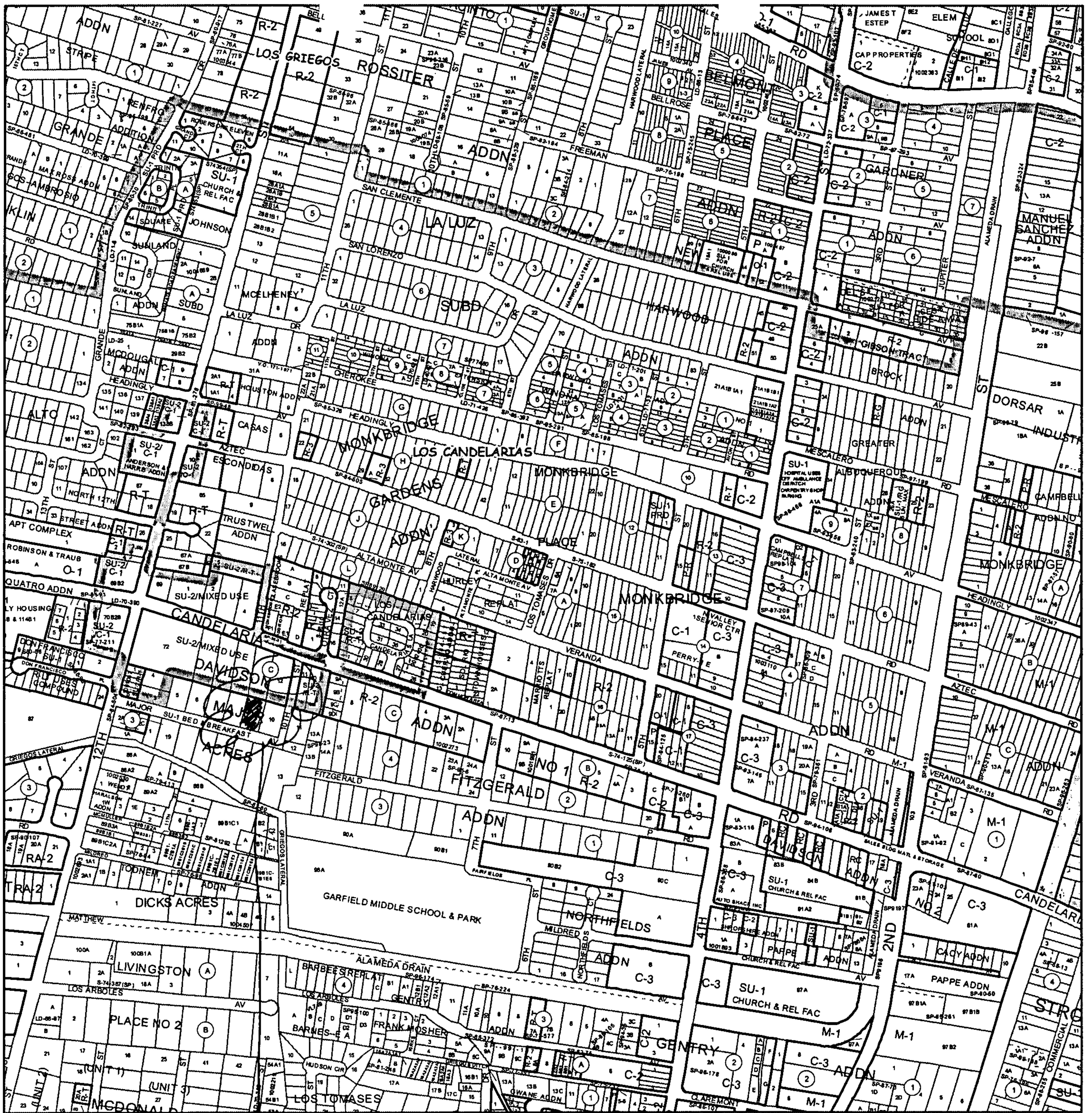


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
06223 - 01397

Form revised 8/04, 1/05 & 10/05  
K. S. 9/26/06  
Planner signature / date  
**Project #** 1004465





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

Albuquerque Geographic Information System

Map amended through: 5/1/2006

**SUBJECT**

Note: Grey 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



**GARCIA/KRAEMER&ASSOCIATES**

Wells Fargo Bank Building  
200 Lomas N.W., Suite 1111  
Albuquerque, NM 87102  
(505) 242 5566  
Fax (505) 242 9028

September 26, 2006

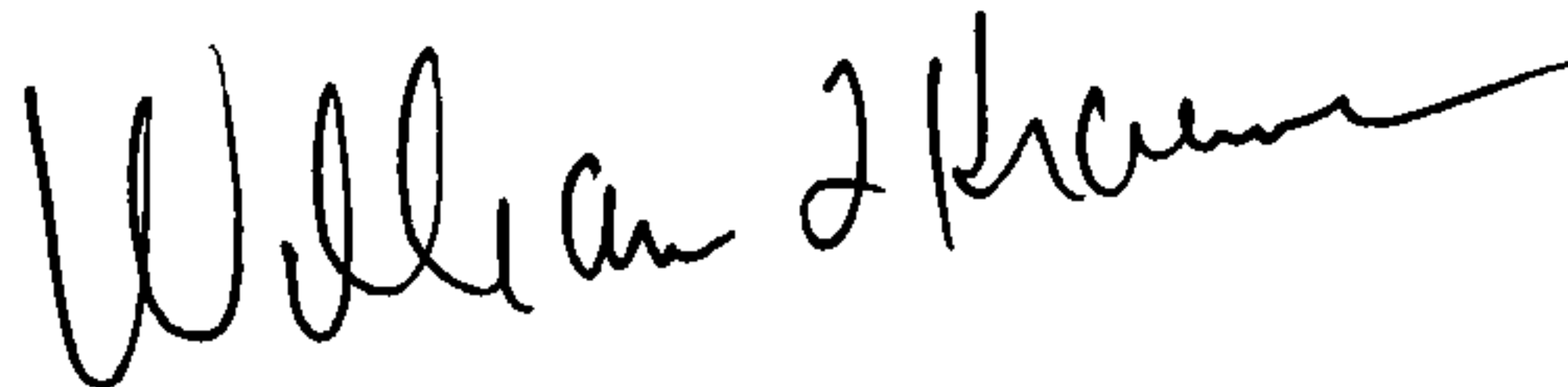
**REASON FOR REQUEST  
1005 Major NW—Preliminary/Final Plat**

The applicant is the owner of Lot 9 Major Acres zoned R-1, a 100'x170' residential lot originally platted in 1938. The existing lot is developed with a small one bedroom house. At Sketch Plat we received comments on a proposed three lot subdivision but, applicant decided to split the parcel into two (2) lots which conform to the size requirements of the existing R-1 zoning.

The 17,000 square foot lot far exceeds the current minimum R-1 lot area of 5,000 square feet. Splitting this lot into two would allow densification of the existing neighborhood without impacting the quality of life therein. This would allow infill development in compliance with the Planned Growth Strategy and widely accepted planning trends. The subject property is adjacent to the Village Center of Los Candelarias and is also part of the Near North Valley neighborhood which is currently in the process of developing its own Sector Plan.

The existing lot has 100 feet of frontage on Major St. The PLAT proposes access to lot 9-B via a twenty two private access easement along the west side of the property that allows existing trees to remain. Upon development of a residence on lot 9-B, the existing drive way will be relocated to the easement to also serve lot 9-A. The new access easement would also allow for extension of utilities to the lot 9-B.

We request approval of the preliminary/final plat.



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

**PAID RECEIPT**

APPLICANT NAME AMY HENKEL  
 AGENT GARCIA / KRAEMER  
 ADDRESS \_\_\_\_\_  
 PROJECT & APP # 10044 65 / OLD 03 - 01397  
 PROJECT NAME MAJOR ACRES

\$ 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.**

City Of Albuquerque  
Treasury Division

City Of Albuquerque  
Treasury Division

9/26/2006 11:44AM LOC: ANNX  
 RECEIPT# 00069013 WS# 007 TRANS# 0032  
 Account 441036 Fund 0110  
 Counterreceipt.doc 6/21/04  
 Activity 3424000 TRSCXG  
 Trans Amt \$305.00  
 J24 Misc \$285.00  
 VI \$305.00  
 CHANGE \$0.00

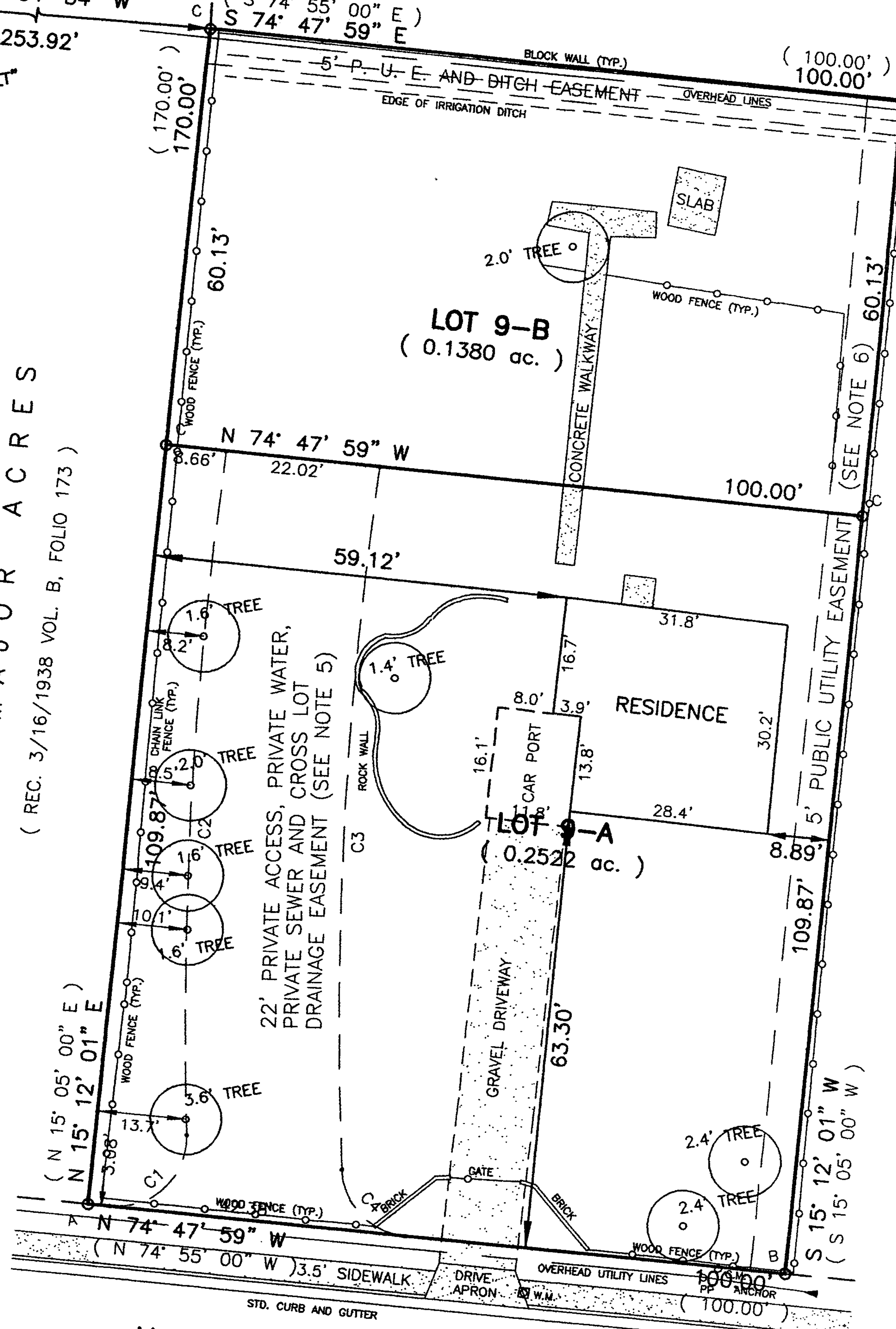
9/26/2006 11:43AM LOC: ANNX  
 RECEIPT# 00069012 WS# 007 TRANS# 0032  
 Account 441032 Fund 0110  
 Activity 3424000 TRSCXG  
 Trans Amt \$305.00  
 J24 Misc \$20.00

Thank You

Thank You

"6-G13A RESET"  
75,498.02  
500,656.54  
9996802  
-00°14'22"  
MEXICO STATE  
GRID, CENTRAL  
(NAD 1927)

LOT 8, MAJOR ACRES  
( REC. 3/16/1938 VOL. B, FOLIO 173 )



LOT 10, MAJOR ACRES  
( REC. 3/16/1938 VOL. B, FOLIO 173 )

MAJOR AVENUE, N.W.  
( 50' R.O.W. )



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- 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: AMY HENKEL PHONE: 345 8351  
 ADDRESS: 1005 MAJOR NW FAX: \_\_\_\_\_  
 CITY: ALBUQ STATE NM ZIP 87107 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): GARCIA / KRAEMER + ASSOCIATES PHONE: 242 5566  
 ADDRESS: 200 LOMAS NW SUITE 1111 FAX: 242 9028  
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW  
1 existing lot to be split into 3 lots with private access  
 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 9 (1005 MAJOR) Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. MAJOR ACRES  
 Current Zoning: R-1 Proposed zoning: R-1  
 Zone Atlas page(s): G-14 No. of existing lots: 1 No. of proposed lots: 3  
 Total area of site (acres): 3900 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: 9  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? \_\_\_\_\_  
 UPC No. 101 406 011 816 530 708 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: MAJOR AVE NW  
 Between: 12<sup>th</sup> SE NW and 10<sup>th</sup> SE

**CASE HISTORY:**

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

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

SIGNATURE William Kraemer DATE 9/30/05  
 (Print) William J Kraemer \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 01541</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ - 0 -</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 type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ - 0 -</u>

Hearing date 10/12/05

Kim Sims 9/30/05  
 Planner signature / date

Project # 100 4465



**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.
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- 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.

WILLIAM KRAEMER  
Applicant name (print)  
William Kraemer 9/30/05  
Applicant signature / date



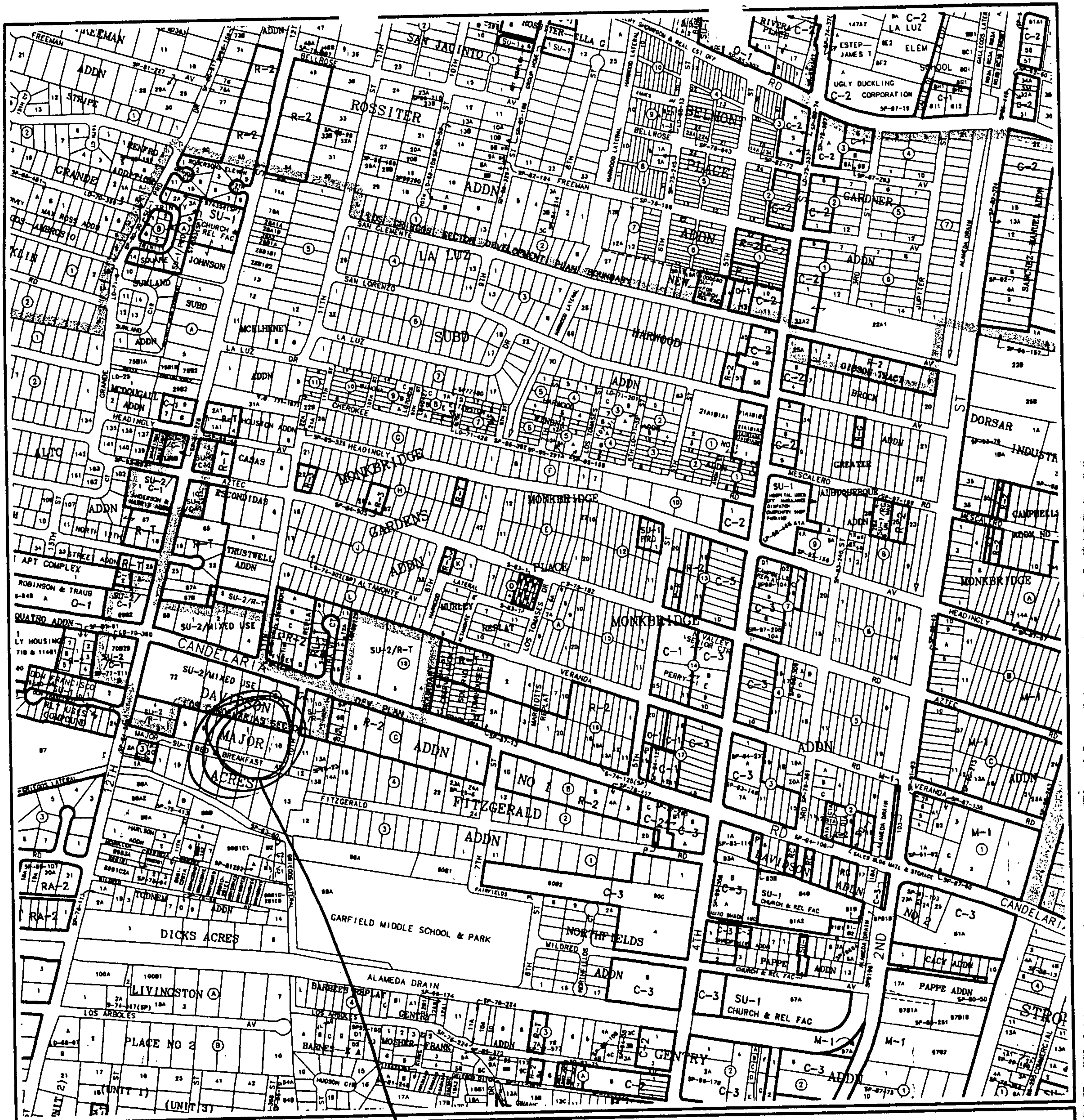
Form revised 8/04 & 1/05

K. Sims 9/30/05  
Planner signature / date

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
05DRB- -01541

**Project # 1004465**





SUBJECT



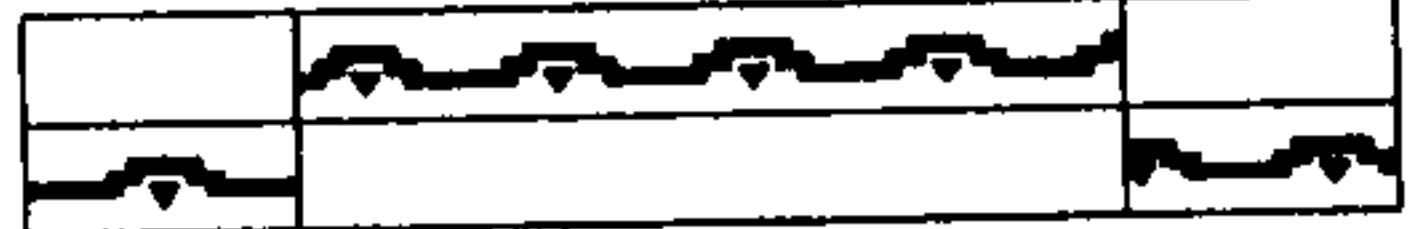
CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

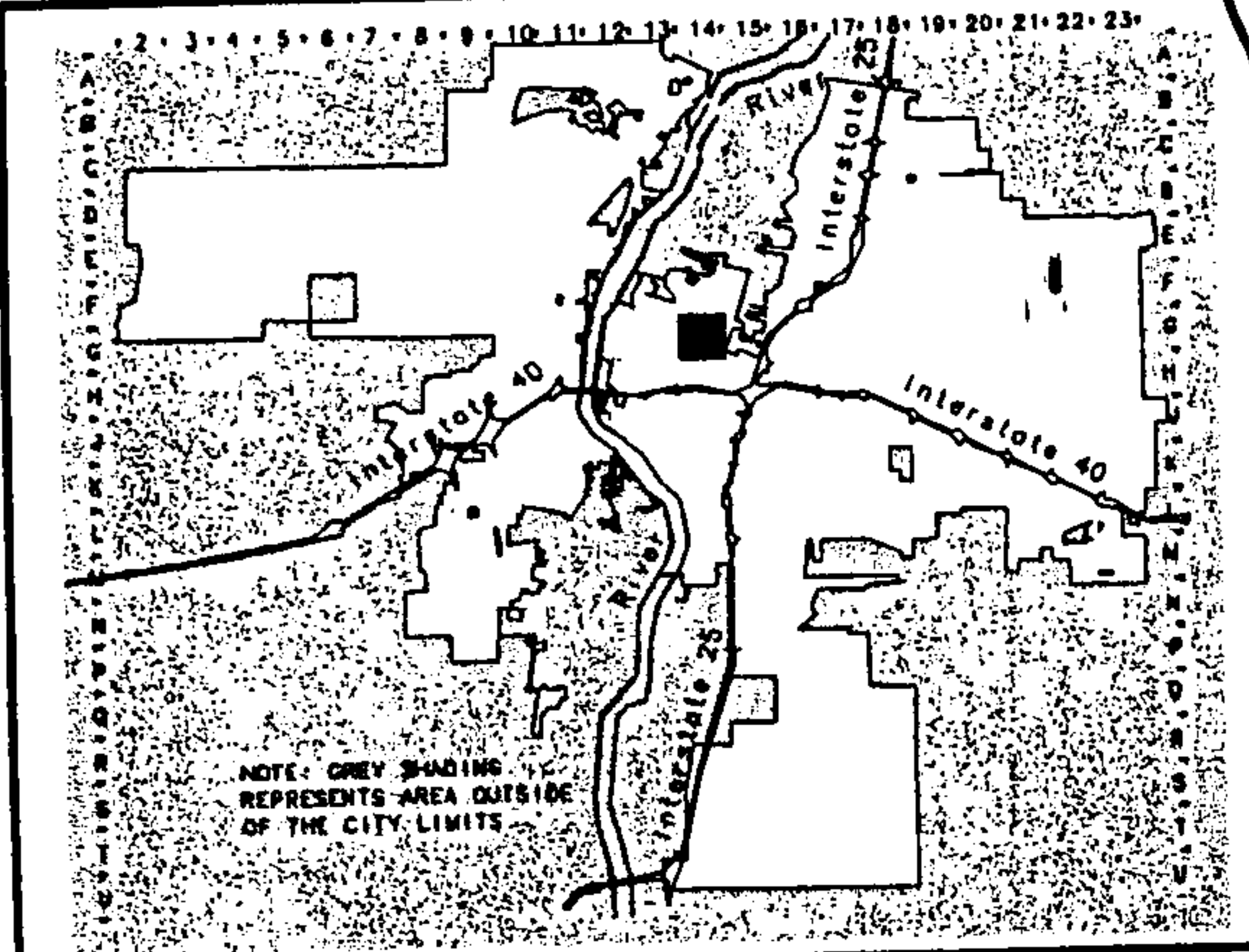
250 0 750 1000



Zone Atlas Page

G-14-Z

Map Amended through April 03, 2002



NOTE: GREY SHADING  
REPRESENTS AREA OUTSIDE  
OF THE CITY LIMITS



**GARCIA/KRAEMER&ASSOCIATES**

Wells Fargo Bank Building  
200 Lomas N.W., Suite 1111  
Albuquerque, NM 87102  
(505) 242 5566  
Fax (505) 242 9028

September 30, 2005

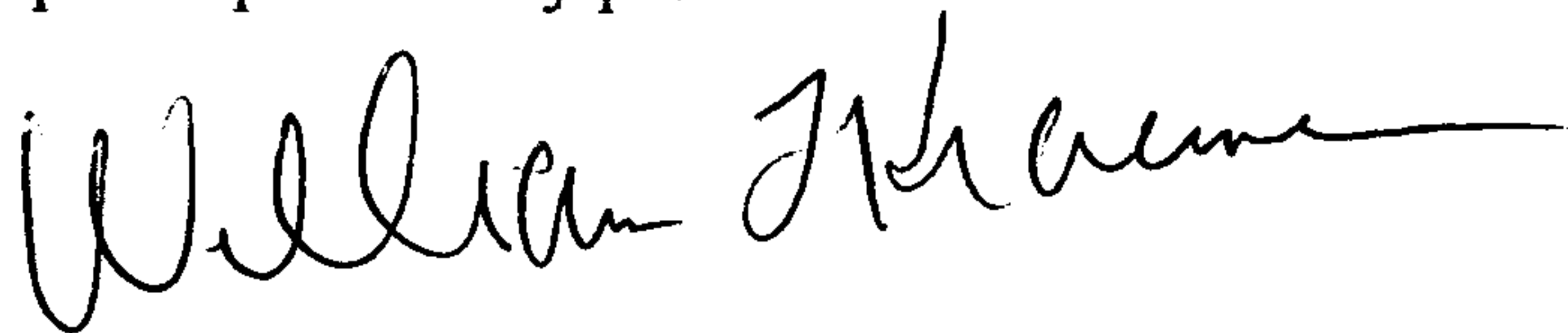
**REASON FOR REQUEST  
1005 Major NW--Sketch Plat**

The applicant is the owner of Lot 9 Major acres zoned R-1, a 100'x170' residential lot originally platted in 1938. The existing lot is developed with a small one bedroom house. Applicant would like to split her parcel into three (3) lots which conform to the size requirements of the existing R-1 zoning.

The 17,000 square foot lot far exceeds the current minimum R-1 lot area of 5,000 square feet. Splitting this lot into three would allow densification of the existing neighborhood without impacting the quality of life therein. This would allow infill development in compliance with the Planned Growth Strategy and widely accepted planning trends. The subject property is adjacent to the Village Center of Los Candelarias and is also part of the Near North Valley neighborhood which is currently in the process of developing its own Sector Plan.

The existing lot has 100 feet of frontage on Major St. , which is not sufficient to allow subdivision into three lots with frontage on Major. The SKETCH PLAT proposes access to the two rear lots via a twenty four private access easement running along the west side of the property. The existing drive way might be relocated to the easement although it could remain in place to serve proposed LOT 9A. We anticipate leaving the utilities which serve the existing residence in place and would of course establish easements for same. The new access easement would also allow for extension of utilities to the new lot at the rear of the site.

We request comments on this request to determine the feasibility of the proposed Sketch Plat and to identify any problems or alternative solutions, before we retain the services of a surveyor to prepare a preliminary plat.





# SANDIA LAND SURVEYING

6705 GISELE NE.  
ALBUQUERQUE, N.M. 87109  
(505) 828-0858

# IMPROVEMENT LOCATION REPORT

LOT 9  
MAJOR ACRES  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JOB NO.:  
369-03

DATE:  
4-15-2003

SCALE:  
1"=30'

NOTE: THIS IS NOT A SURVEY FOR USE BY A  
PROPERTY OWNER FOR ANY PURPOSE

THIS IS TO CERTIFY:

TO TITLE COMPANY: STEWART-TITLE LLC

TO UNDERWRITER: \_\_\_\_\_

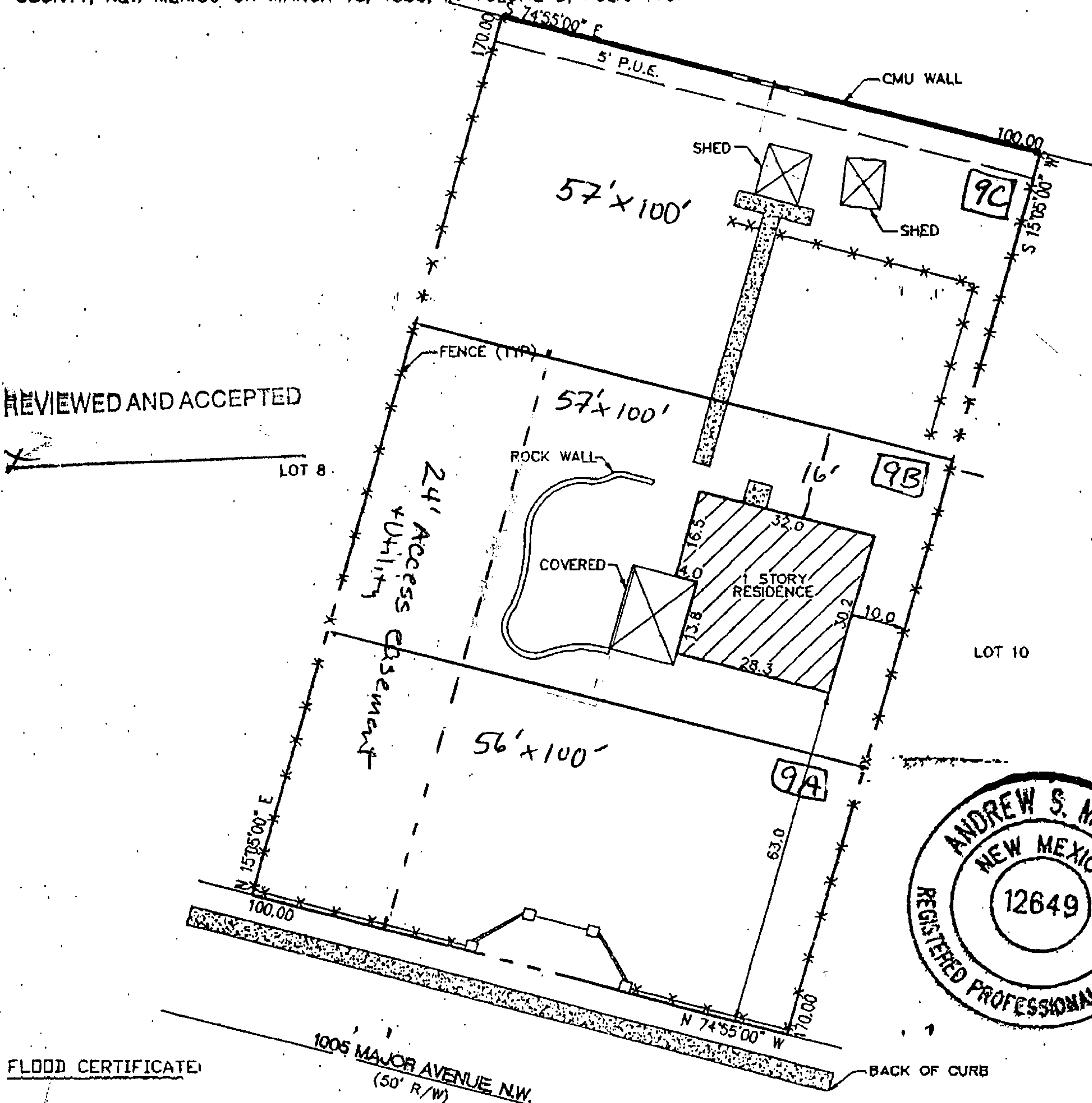
TO LENDER: NEW MEXICO EDUCATORS FCU that on APRIL 15TH 2003, A.S. MEDINA  
N.M.P.S. No. 12649 made an inspection of the premises situated at LOT 9, MAJOR ACRES, ALBUQ.  
BERNALILLO County, New Mexico briefly described as (Address if applicable) 1005 MAJOR AVENUE, N.W.

PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat (include filing information if plat is filed).  
SEE LEGAL DESCRIPTION

NOTE: The error of closure is less than one foot of error for every 20,000 feet along the perimeter of the legal description provided.  
Easements shown hereon are as listed in the Title Commitment No. 0302069117 provided by the Title Company. Improvement location is based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.

### LEGAL DESCRIPTION

LOT NUMBERED NINE (9), OF THE PLAT OF MAJOR ACRES, A SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 16, 1938, IN VOLUME B, FOLIO 173.



REVIEWED AND ACCEPTED



### FLOOD CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD BOUNDARY IN ACCORDANCE WITH HUD FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAP DATED SEPTEMBER 20, 1996. ZONE 'X', COMMUNITY PANEL NO. 350002 0332 D.

I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:

- Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas, or oil pipe lines on or crossing said premises (show location, if none visible, so indicate): \*
- Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises: \*
- Evidence of cemeteries or family burial grounds located on said premises (show location): \*
- Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location): \*
- Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs in common or joint garages: \*
- Apparent encroachments. If the building, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location): \*
- Specific physical evidence of boundary lines on all sides: SEE ABOVE SKETCH
- Is the property improved? (If structure appears to encroach or appears to violate set back lines, show approximate distances): YES
- Indications of recent building construction, alterations or repairs: SEE ABOVE SKETCH
- Approximate distance of structure from at least two lot lines must be shown. SEE ABOVE SKETCH

\* NOT APPLICABLE, UNLESS INDICATED OTHERWISE ON THE ABOVE SKETCH

*ASM*

Surveyor, Andrew S. Medina  
SANDIA LAND SURVEYING

N.M.P.S. No. 12649