


6. **Project# 1002202**
15DRB-70070 – SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT
15DRB-70120 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

MODULUS ARCHITECTS & HUITT-ZOLLARS, INC.
agents for WINROCK PARTNERS LLC requests the
referenced/ above action for a portion of Parcel A-1-A-1-A,
WINROCK CENTER ADDITION zoned SU-3, located
on the east side of LOUISIANA BLVD NE between I-40
and INDIAN SCHOOL RD NE. (J-19) *[Deferred from 2/25/15,
3/11/15]* **THE SITE DEVELOPMENT PLAN FOR BUILDING
PERMIT WAS APPROVED WITH FINAL SIGN-OFF
DELEGATED TO WATER AUTHORITY AND TO
PLANNING FOR TRANSPORTATION, PARKS AND
PLANNING COMMENTS. THE PRELIMINARY/FINAL
PLAT WAS DEFERRED TO 4/8/15.**


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

7. **Project# 1010205**
15DRB-70110 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL  

ARCH & PLAN LAND USE CONSULTANTS agent(s) for
HPH FUND 1 D7 LLC request(s) the above action(s) for all
or a portion of Block(s) 85-D, **PRINCESS JEANE
ADDITION** zoned O-1, located on LOMAS BLVD
BETWEEN BETTS ST AND MORRIS ST containing
approximately 2.75 acre(s). (J-21) *[Deferred from 3/18/15]*
INDEFINITELY DEFERRED.

8. **Project# 1009046**
15DRB-70117 MAJOR - FINAL PLAT
APPROVAL 

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for
SAWMILL CROSSING, LLC request(s) the above action(s)
for all or a portion of Tract(s) B, **SAWMILL CROSSING**
zoned SU-2, located on ASPEN BETWEEN 12TH AND
RIO GRANDE containing approximately 4.2 acres. (H-13)
**THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH
FINAL SIGN OFF DELEGATED TO PLANNING FOR
NOTATION OF OWNERSHIP AND MAINTENANCE OF
TRACTS 'E' AND 'F'.**

9. **Project# 1004589**
15DRB-70122 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

PRECISION SURVEYS INC agent(s) for ONEIDA
REALTY CORPORATION request(s) the above action(s)
for all or a portion of Block(s) 79, Tract(s) B, **SNOW
HEIGHTS ADDITION** zoned C-1, located on JUAN
TABO NE BETWEEN CANDELARIA RD NE AND
CLAREMONT AVE NE containing approximately 1.298
acre(s). (H-21) **THE PRELIMINARY/FINAL PLAT WAS
APPROVED WITH FINAL SIGN OFF DELEGATED TO
TRANSPORTATION FOR DIMENSIONAL EXHIBIT AND
SIDEWALK COMMENTS, AND TO PLANNING FOR
PARKING CALCULATIONS, JOINT SIGN PREMISES
AGREEMENT, DRAINAGE EASEMENT AND
VERIFICATION OF SEPARATE WATER ACCOUNTS.**



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): Precision Surveys, Inc. PHONE: 505.856.5700
 ADDRESS: PO Box 90636 FAX: 505.856.7900
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: larry@presurv.com

APPLICANT: Onerda Realty Corporation PHONE: 218.722.0816
 ADDRESS: 306 West Superior, Ste. 1605 FAX: _____
 CITY: Duluth STATE MN ZIP 55802-1887 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Final Plat Approval for lot split of Tract B, Block 79, Snow Heights Addition into two new Tracts B-1 and B-2

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. Tract B Block: 79 Unit: _____
 Subdiv/Addn/TBKA: Snow Heights Addition
 Existing Zoning: C-1 Proposed zoning: same MRGCD Map No N/A
 Zone Atlas page(s): H-21 UPC Code: 102105951347312206

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
1004589

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 1.2980 ac. +/-
 LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo, NE
 Between: Candelaria Rd., NE and Claremont Avenue, NE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE March 11, 2015
 (Print Name) Cynthia L. Abeyta Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

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>15DRB - 70122</u>	<u>P&F</u>	___	\$ <u>285.00</u>
_____	<u>CMF</u>	___	\$ <u>20.00</u>
_____	_____	___	\$ _____
_____	_____	___	\$ _____
_____	_____	___	\$ _____

Hearing date March 25, 2015 Total \$ 305.00

[Signature] 3-17-15
 Staff signature & Date

Project # 1004589

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.**

- N/A 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- N/A 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
- N/A 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
- N/A 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.

Cynthia L. Abeyta

Cynthia L. Abeyta Applicant name (print)
03.11.2015
Cynthia L. Abeyta Applicant signature / date



Form revised October 2007

[Signature] **3-13-15**
Planner signature / date
Project # 1004589

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

Application case numbers
15DRB - 20122



5571 Midway Park Place, NE
Albuquerque, NM 87109

505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

March 17, 2015

Mr. Jack Cloud, Chair
Development Review Board
Planning Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

**RE: REQUEST APPROVAL TO REPLAT EXISTING TRACT B, BLOCK 79, SNOW HEIGHTS
ADDITION INTO TWO NEW TRACTS B-1 AND B-2, BLOCK 79
ZONE ATLAS MAP: H-21-Z**

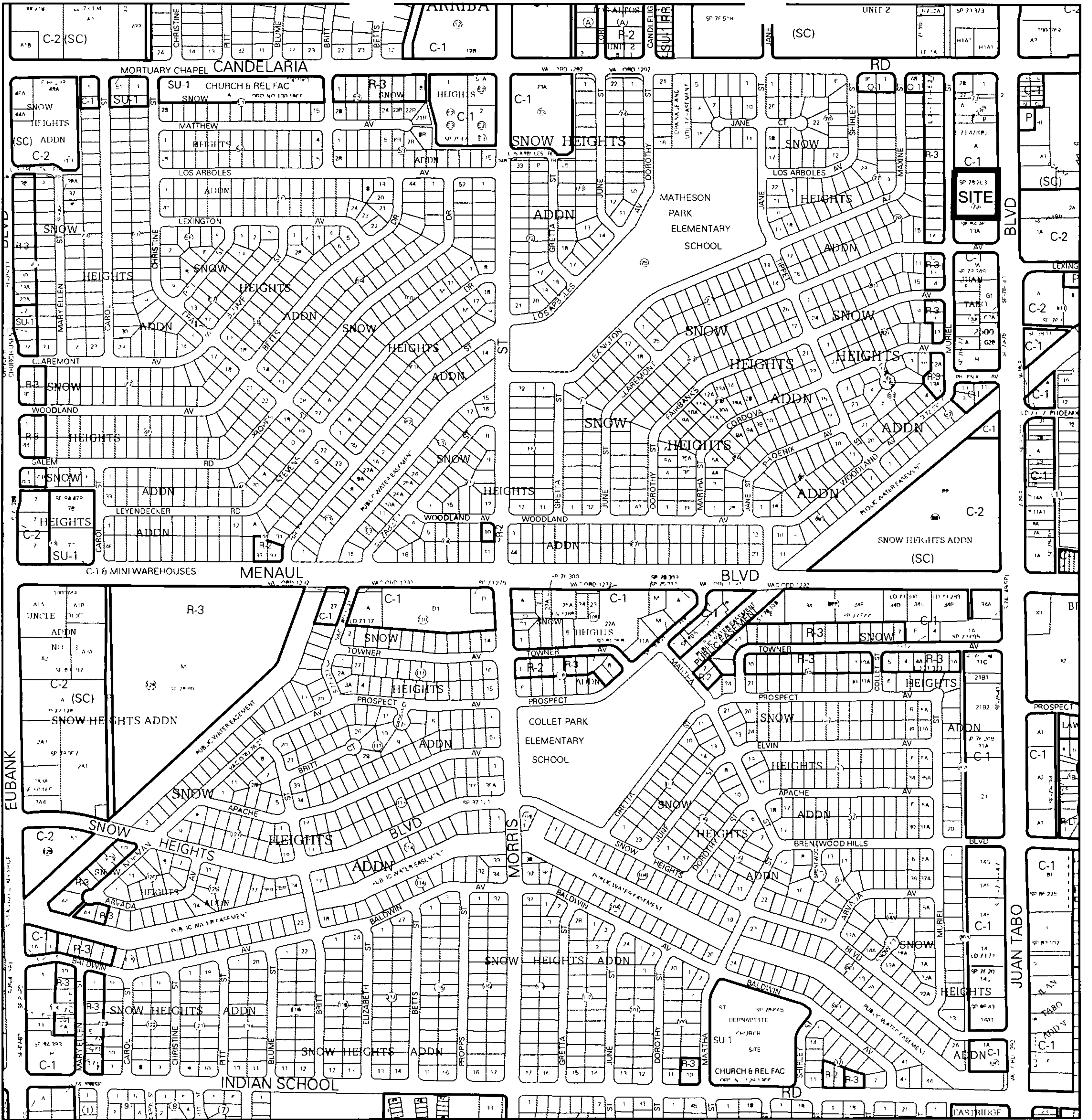
Dear Mr. Cloud,

On behalf of our client, Oneida Realty Corporation, we request DRB approval of a replat for a proposed subdivision of the referenced property. The tracts are located on Juan Tabo, NE, between Candelaria Road, NE and Claremont Avenue, NE as shown on the attached zone atlas page.

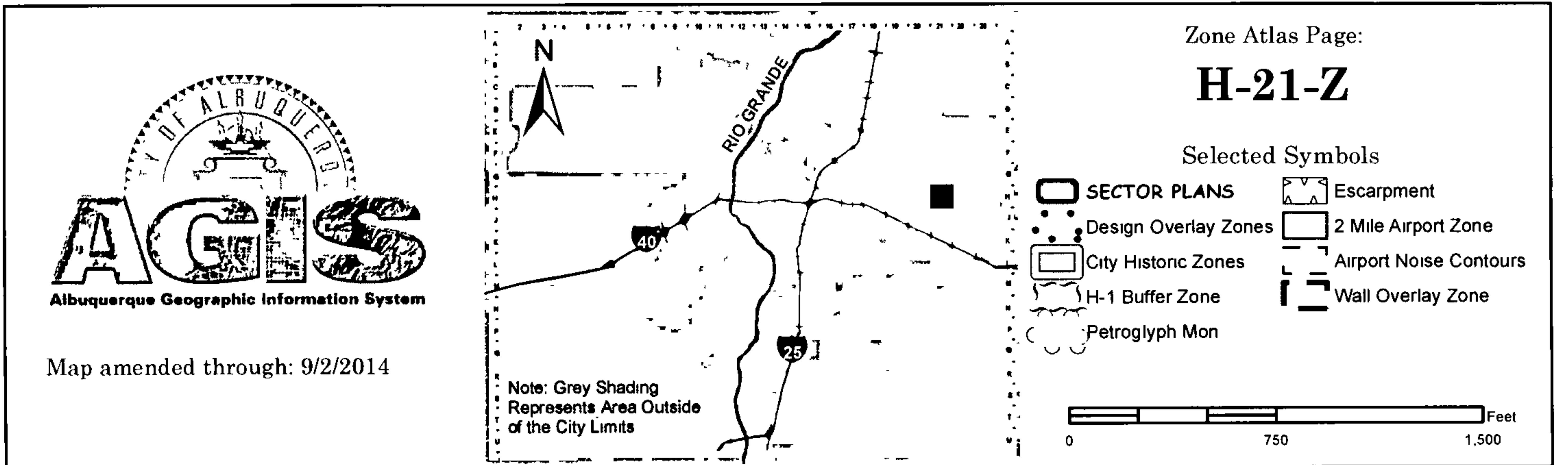
Sincerely,

A handwritten signature in black ink, appearing to read 'Larry W. Medrano', is written over a large, stylized circular flourish.

Larry W. Medrano, PS, CFedS
President
Precision Surveys, Inc.



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



PROJECT #

1004589

March 25. 2015

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