

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then It is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1004720 Application #: 13DRB-70581
Project Name: HIGHLAND ADDN SOUTH
Agent: TERRA LAND SURVEYS LLC Phone #:

Your request was approved on 6-26-19 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

- TRANSPORTATION:
- ABCWUA:
- CITY ENGINEER / AMAFCA:
- PARKS / CIP:
- PLANNING (Last to sign): show / call out "Pre 1973" Needs on plat drawing


PLATS:


- 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.
 - County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.

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

3. **Project# 1009243**
13DRB-70587 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL  SBS CONSTRUCTION AND ENGINEERING, LLC agent(s) for SC CAPTIAL, LLC request(s) the above action(s) for all or a portion of Lot(s) 15-A, Block(s) 15, **MESA GRANDE ADDITION** zoned CCR-2, located on 317 WASHINGTON SE containing approximately .2125 acre(s). (K-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ADDITIONAL EASEMENT FOR DRIVE ISLE, UTILITY COMPANY SIGNATURES AND AGIS DXF.**

4. **Project# 1004720**
13DRB-70581 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL  TERRA LAND SURVEYS, LLC agent(s) for (LITTLE BIRD LIMITED PARTNERSHIP) request(s) the above action(s) for all or a portion of Lot(s) 2, 3, & 4, Block(s) K, **HIGHLAND ADDITION SOUTH** zoned SU-2 NCR, located on HAZELDINE BETWEEN BROADWAY BLVD AND COMMERCIAL ST containing approximately .2457 acre(s). (K-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO UPDATE DRAWING TO INCLUDE PRE- 1973 DEED.**

5. **Project# 1003429**
13DRB-70588 EXT OF SIA FOR TEMP
DEFR SDWK CONST CURB, INC. request(s) the above action(s) for all or a portion of **SIERRA RANCH UNIT 1** zoned RD & R-LT, located on GIBSON AND UNSER (N-8) **DEFERRED TO 7/10/13 AT THE AGENT'S REQUEST.**

6. Approval of the Development Review Board Minutes for **June 5 & 12, 2013.**
Other Matters:
ADJOURNED:

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 26, 2013
DRB Comments**

ITEM # 4

PROJECT # 1004720

APPLICATION # 13-70581

RE: Lots 3 & 4, Block K, Highland Addition South

The appropriate adjoiner reference on the plat drawing needs to include "Pre – 1973" Deed(s). Please provide a copy of the deed(s).

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 20, 2013
DRB Comments**

ITEM # 13

PROJECT # 1004720 APPLICATION # 13-70473

RE: Lots 3 & 4, Block K, Highland Addition South

Since Lot 3-A is not a part of this plat, the plat cannot show a granting of easement that is offsite (the 5.0' P.U.E.).

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 9, 2008 9:00AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City
Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1006516**
 07DRB-70030 BULK LAND VARIANCE
 07DRB-70031 MAJOR - PRELIMINARY
 PLAT APPROVAL
 07DRB-70032 MINOR - TEMP DEFR
 SWDK CONST
 07DRB-70033 SIDEWALK WAIVER
 07DRB-70034 VACATION OF PUBLIC
 EASEMENT
 07DRB-70085 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL
 BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) [Deferred from 6/27/07, 7/25/07, 7/22/07, 8/22/07 & 9/26/07, 1/30/08, & 3/5/08] **DEFERRED TO 5/14/08 AT THE AGENT'S REQUEST.**

2. **Project # 1005546**
 07DRB-00589 MAJOR-VACATION OF
 PUBLIC RIGHT-OF-WAY
 SURV TEK INC agent(s) for BLACK FARMS LLC request(s) the above action(s) for **BLACK FARMS ESTATE, UNIT 2**, zoned RA-1 located on IRVING BLVD NW between VALLEY VIEW DR NW and RIVERFRONTE DR NW. (C-13) [Deferred from 6/6/07, 9/5/07, 11/7/07 & 1/9/08] **DEFERRED TO 6/11/08 AT THE AGENT'S REQUEST.**

3. **Project# 1006833**
08DRB-70108 VACATION OF PUBLIC EASEMENT
08DRB-70111 VACATION OF PRIVATE EASEMENT
08DRB-70112 MAJOR - PRELIMINARY PLAT APPROVAL

07DRB-70254 MAJOR - SDP FOR SUBDIVISION
07DRB-70255 MAJOR - SDP FOR BUILDING PERMIT

SURV-TEK INC agent(s) for TABEL LUMBER CO request(s) the above/ referenced action(s) for all or a portion of Tracts S-1A and S-2A-2, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as Tract(s) A & B, MERIDIAN BUSINESS PARK II) together with Tract S-2A-1, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as UNSER TOWNE CROSSING) zoned IP, located on the east side of UNSER BLVD NW BETWEEN LOS VOLCANES RD NW AND INTERSTATE ROUTE 40 containing approximately 70.3629 acre(s). (J-9, J-10) *[Deferred from 3/26/08]* **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

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 from 10/10/07, 11/14/07, 12/12/07, 1/30/08, 2/27/08, 3/26/08]* **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

4. **Project# 1003916**
08DRB-70123 VACATION OF PUBLIC EASEMENT
08DRB-70124 SIDEWALK WAIVER
08DRB-70125 MINOR - TEMP DEFR SWDK CONST
08DRB-70126 MAJOR - PRELIMINARY PLAT APPROVAL

08DRB-70152 EPC APPROVED SDP FOR SUBDIVISION

ISAACSON AND ARFMAN PA agent(s) for DEL REY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES** (TBK MONTERRA DEL REAY, UNITS 1-3), zoned SU-1/ PDA, located between SAN PEDRO DR NE and LOUISIANA BLVD NE, AND BETWEEN DERICKSON AVE NE and SANTA MONICA AVE NE containing approximately 63.3836 acre(s). (D-18) *[Deferred from 4/2/08]* **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

DEKKER PERICH SABATINI agent(s) for DEL RAY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) A**, zoned SU-1 FOR MOBILE HOME PARK, located on DERICKSON BETWEEN SAN PEDRO AND LOUISIANA containing approximately 58.52 acre(s). (D-18) *[Deferred from 4/2/08]* **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

5. **Project# 1004354**
08DRB-70048 SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION**, zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) [*Deferred from 2/20/08, 3/5/08, 3/12/08, 3/19/08, 3/26/08 & 4/2/08 .]* **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

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

6. **Project# 1002270**
08DRB-70151 EPC APPROVED SDP
FOR BUILD PERMIT

TOM LUCERO ARCHITECT agent(s) for MANNY AKA request(s) the above action(s) for all or a portion of Lot(s) 2-4, Block(s) 52, **TERRANCE ADDITION** zoned SU-2 FOR CMU, located on CENTRAL AVE SE BETWEEN ASH SE AND MAPLE SE containing approximately 0.49 acre(s). (L-15) [*Deferred from 4/2/08*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR CORRECTIONS ON THE SITE PLAN AND TO PLANNING FOR LANDSCAPING – 10' LANDSCAPE BUFFER ALONG CENTRAL AND THREE COPIES.**

7. **Project# 1004677**
08DRB-70101 EPC APPROVED SDP
FOR SUBDIVISION

C DAVID DAY, MOULE & POLYZOIDES ARCHITECTS agent(s) for JAY REMBE AND/OR HIS ASSIGNS request(s) the above action(s) for all or a portion of Tract(s) 129A, 131, 133A1, 133A2, 133B, 134, AND 135A, **ALBUQUERQUE LITTLE THEATER, CALVIN HORN, AND LAGUNA SUBDIVISION**, zoned SU-1/SU-1/ ALBUQUERQUE LITTLE THEATER & SU-2/SU-1 CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE SW containing approximately 3.86 acre(s). (J-13) [*Deferred from 3/5/08, 3/19/08 & 4/2/08*] **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN.**

08DRB-70143 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for COUNTRY CLUB PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, 131, 132, 133-A-1, 133-A-2, 133-B, 134 & 135-A , 134 & 135-a, **LANDS OF ALBUQUERQUE LITTLE THEATER TBK COUNTRY CLUB PLAZA** zoned SU-2/SU-1 FOR MIXED USE, located on CENTRAL AVE SW BETWEEN SAN PASQUALE AVE SW AND LAGUNA BLVD SW containing approximately 4.7322 acre(s). (J-13)[*Deferred from 4/2/08*] **WITH THE SIGNING OF THE INFRA-STRUCTURE LIST DATED 4/9/08, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. CONDITION OF FINAL PLAT PER TRANSPORTATION:NEGOTIATION WITH UNDERLYING PROPERTY OWNERS FOR RELOCATED 28FT ACCESS EASEMENT.**

8. **Project# 1006973**
08DRB-70119 EPC APPROVED SDP
FOR BUILD PERMIT
08DRB-70120 EPC APPROVED SDP
FOR SUBDIVISION

08DRB-70058 MINOR -
PRELIMINARY/FINAL PLAT
APPROVAL

CONSENSUS PLANNING agent(s) for MIDWEST PHILLIPS EDISON AND COMPANY request(s) the above action(s) for all or a portion of Lot(s) 19 A-1, **PARADISE NORTH** zoned SU-1 FOR C-1 USES, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND SUMMER REDGE NW containing approximately 3.6 acre(s). (A-11) [Deferred from 3/12/08 & 3/26/08] **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

SURVEYS SOUTHWEST LTD agent(s) for THE PHILLIPS EDISON GROUP, LLC request(s) the above/ referenced action(s) for the Temporary Drainage Easement on Tract(s) 19A1, **PARADISE NORTH**, zoned SU-1/ C-1 USES, located on the northeast corner of UNSER BLVD NW AND MCMAHON BLVD NW containing approximately 3.6 acre(s). (A-11) **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

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

9. **~~Project#-1004720~~**
08DRB-70153 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

TERRA LAND SURVEYS agent(s) for RALPH GREEN request(s) the above action(s) for all or a portion of Lot(s) EAST 10 FT OF 2 , NORTH 97 FT OF 3, 3-A & 4, Block(s) K, **HIGHLAND ADDITION SOUTH** zoned SU-2 FOR NCR, located on BROADWAY BLVD SE BETWEEN HAZELDINE AVE SE AND SANTA FE AVE SE containing approximately 0.3882 acre(s). (K-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

10. **Project# 1004820**
08DRB-70157 VACATION OF PRIVATE
EASEMENT
08DRB-70158 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for ACI MANAGMENT LLC request(s) the above action(s) for all or a portion of Tract(s) D-1-B-2, **ADOBE WELLS SUBDIVISION** zoned C-2, located on EAGLE RANCH RD NW BETWEEN IRVING BLVD NW AND COORS BYPASS NW containing approximately 3.45 acre(s). (B-13) **WITHDRAWN AT THE AGENT'S REQUEST.**

11. **Project# 1005474**
08DRB-70163 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- CATHERINE HELLER request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, **ROSEMONT PARK ADDITION** zoned S-R, located on 11TH ST NW BETWEEN 10TH ST NW AND MOUNTAIN RD NW containing approximately 0.1608 acre(s). (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADD MAINTENANCE AND BENEFICIARY NOTE FOR 15FT ACCESS EASEMENT, AND THE CONDITION THAT THE VARIANCE FOR LOT SIZE BE APPROVED THROUGH THE ZONING HEARING EXAMINER.**
12. **Project# 1006001**
08DRB-70161 MINOR - FINAL PLAT
APPROVAL
- BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 22-A, 22-B, 22-C, **REPLAT OF TRACT 22, MESA DEL SOL INNOVATION PARK** zoned PC, located on UNIVERSITY BLVD SE BETWEEN EASTMAN AVE SE AND STRYKER SE containing approximately 15.82 acre(s). (R-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**
13. **Project# 1006200**
08DRB-70159 MINOR - FINAL PLAT
APPROVAL
- BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **REPLAT OF TRACTS 1&2, MESA DEL SOL INNOVATION PARK** zoned PC, located on CRICK AVE SE BETWEEN UNIVERSITY SE AND WATSON DR SE containing approximately 41.2085 acre(s). (Q-15, Q-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR 30FT RADIUS AT UNIVERSITY AND CRICK SE, AND TO PLANNING FOR AGIS DXF AND TO RECORD.**
14. **Project# 1007200**
08DRB-70160 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- ALPHA PROFESSIONAL SURVEYING INC agent(s) for NAOMI CASTRO request(s) the above action(s) for all or a portion of Lot(s) 14, Block(s) G, **THE PALISADES** zoned R-T, located on ALALMOGORDO DR NW BETWEEN OURAY RD NW AND WESTERN BREEZE CT NW containing approximately 0.2436 acre(s). (H-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT AND 3 FT BUILDING MAINTENANCE EASEMENT, AND TO PLANNING FOR CERTIFICATION FROM BUILDING AND SAFETY.**

15. **Project# 1007201**
08DRB-70162 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- PRECISION SURVEYS INC agent(s) for MILDRED SKENDER request(s) the above action(s) for all or a portion of Lot(s) 8, **LOS HERMANOS ADDITION** zoned R-1, located on CARLTON ST NW BETWEEN GREGOS RD NW & BELLROSE ST NW containing approximately 0.375 acre(s). (G-15)**THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

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

16. **Project# 1006767**
08DRB-70164 SKETCH PLAT REVIEW
AND COMMENT
- MULLEN HELLER ARCHITECTURE agent(s) for CUARPARRAL ELECTRIC request(s) the above action(s) for all or a portion of Lot(s) 1-A (LOT-B, LOT 1 & LOT 2), Block(s) 2, **HILL'S ACRES SUBDIVISION** zoned S-M1, located on 6TH ST NW BETWEEN MCNIGHT AVE NW AND BEZEMEK AVE NW containing approximately 0.63 acre(s). (H-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for February 13, 2008.

Other Matters: None

ADJOURNED: 10:45

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004720

AGENDA ITEM NO: 9

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED _____; DENIED _____; DEFERRED ^{1 adof} _____; COMMENTS PROVIDED _____; WITHDRAWN

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
924-3986

DATE: April 9, 2008

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 9, 2008
DRB Comments**

ITEM # 9

PROJECT # 1004720

APPLICATION # 08-70153

RE: Lots 2-4, Highland Addition South

“Portions of” Lot 2 must be documented by Deed dated prior to current Subdivision Ordinance (1973) or it must be platted (not just surveyed) – it is a violation of the ordinance to subdivide property by deed and/ or survey only.



Jack Cloud AICP, DRB Chairman
924-3880/ jcloud@cabq.gov

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
3/8/06	Highland Addition South Proj 1004720	Sketch	Comments Given

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

DRB-1004720

Item No. 17

Zone Atlas K-14

DATE ON AGENDA 3-8-06

INFRASTRUCTURE REQUIRED YES NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

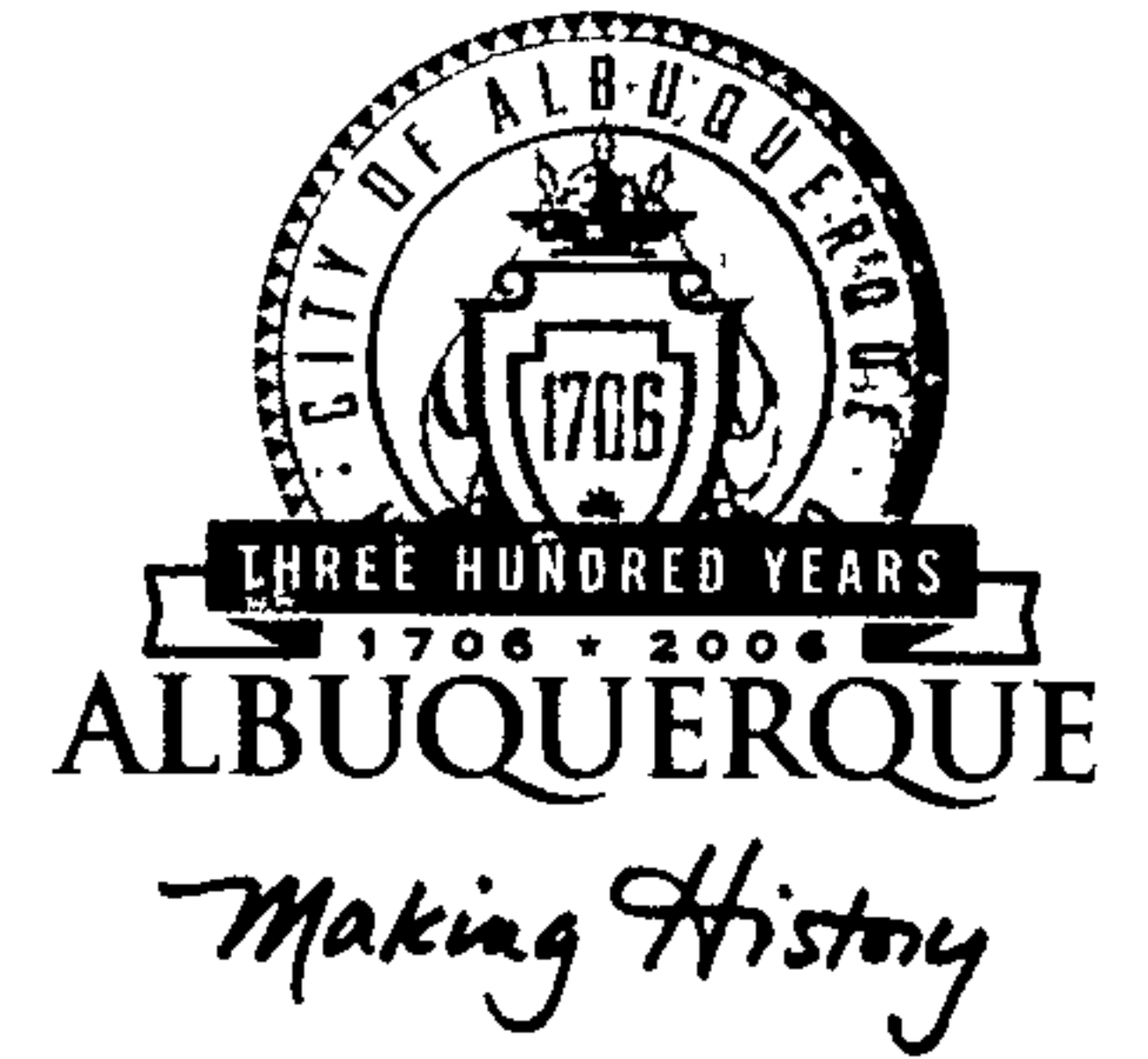
- SKETCH PLAT PRELIMINARY PLAT FINAL PLAT
 SITE PLAN REVIEW AND COMMENT SITE PLAN FOR SUBDIVISION
 SITE PLAN FOR BUILDING PERMIT

<u>No.</u>	<u>Comment</u>
------------	----------------

- 1) Is there one lot being proposed?
- 2) Where will the south lot take access from? (Broadway is not a good idea)
- 3) When was the 10' of lot 2 deeded?
- 4) What is the distance from face of curb to property line?
- 5) What is the width of abutting sidewalks? Location?

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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004720

AGENDA ITEM NO: 17

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *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: March 8, 2006





IMPACT FEES – # 1004720

Development Review Board 3/8/06 Agenda Item #17
Sketch Plat: Lot 2, 3, and 4, Block K, Highlands addition
South

No comments on the proposed subdivision.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

**CITY OF ALBUQUERQUE
Planning Department
March 8, 2006
DRB Comments**

ITEM # 17

PROJECT # 1004720 APPLICATION # 06-00262

RE: Highlands Addition South/sketch

The property is in the South Broadway sector Development Plan.

There is no adverse comment to request.



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

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

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Project #: 1004720

Application #: 13DRB-70581

Project Name: HIGHLAND ADDN SOUTH

Agent: TERRA LAND SURVEYS LLC

Phone #:

Your request was approved on 6-26-19 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): OK show/call out 'Pre 1973' Needs
on drawing

PLATS:

- 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.
 - County Treasurer's signature must be obtained prior to the recording of the plat with 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.~~

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

06/13/2013 Issued By: E08375 194443

Category Code **910**
2013 070 581

Application Number: 13DRB-70581, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: HAZELDINE BETWEEN BROADWAY BLVD AND COMMERCIAL ST

Project Number: 1004720

Applicant

DANIEL BLACKWOOD (LITTLE BIRD LIMITED PARTNERSHIP)

218 BROADWAY SE
ALBUQUERQUE NM 87107
242-6988

Agent / Contact

TERRA LAND SURVEYS, LLC

PO BOX 2532
CORRALES NM 87048
792-0513

Application Fees

APN Fee

Conflict Mgmt Fee **\$20.00**

DRB Actions **\$285.00**

TOTAL: \$305.00

City of Albuquerque Treasury
Date: 6/13/2013 Office: ANMEX
Stat ID: W5000007 Cashier: TRSDLF
Batch: 2101 Trans: 1:1
Permit: 2013070581
Receipt Num: 00135597
Payment Total: \$305.00
0901 Conflict Mgmt. Fee \$20.00
0903 DRB Actions \$285.00
Check Tendered: \$305.00

PROJECT

1004720

App #

Action

Date

13-70581

P&F
1

6-26-13

Christopher Medina

From: Christopher Medina
Sent: Wednesday, June 12, 2013 1:43 PM
To: 'Gaulden, Tim H.'
Cc: 'mesquibel@terrasurveys.net'
Subject: DRB DXF Submittal
Attachments: Final Plat for DRB Project No 1004720.pdf; DRB Proj No 1004720.dxf

Tim,

Please find attached the dxf file for DRB Project No. 1004720. The dxf file has been translated to the NAD 83 NM Central Zone State Plane Coordinate System.

Let me know if you have any questions.

Thanks

Christopher A. Medina, PS
President | Terra Land Surveys, LLC | (505) 792-0513 Office |
www.terrasurveys.net
Terra Land Surveys, LLC a client orientated surveying firm
providing a full array professional surveying and geospatial services

Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: Gaulden, Tim H. [<mailto:tgaulden@cabq.gov>]
Sent: Wednesday, June 12, 2013 1:36 PM
To: Christopher Medina
Subject: RE: Information regarding DXF submittals for DRB

Christopher, yes, that would be perfect. A DXF and a PDF emailed is actually easier for us than a hard copy. Please include all of the pages in the PDF and not just the map page....we need info from the other pages that we add into our database.

Thanks!

Tim

Tim Gaulden
GIS Coordinator
505 924-3805



From: Christopher Medina [<mailto:cmedina@terrasurveys.net>]
Sent: Wednesday, June 12, 2013 12:28 PM
To: Gaulden, Tim H.
Subject: Information regarding DXF submittals for DRB

Tim,

I was providing your name as the contact for the DXF submittals for the DRB. I was inquiring if I could email you the dxf file along with a pdf of the plat. Is that acceptable instead of a hard copy of the plat?

Thanks

Christopher A. Medina, PS
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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
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- 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)
- 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 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): TERRA LAND SURVEYS, LLC PHONE: (505) 792-0513
 ADDRESS: P.O. Box 2532 FAX: (505) 792-5233
 CITY: CORRALES STATE NM ZIP 87048 E-MAIL: Cmedina@terrasurveys.net

APPLICANT: DANIEL BLACKWOOD (LITTLE BIRD LIMITED PARTNERSHIP) PHONE: (505)-242-6988
 ADDRESS: Z18 BROADWAY SE FAX: (505) 242-6972
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: dblackwood@theevolutiongroup.com
 Proprietary interest in site: FEE SIMPLE List all owners: DANIEL BLACKWOOD & SHAUN BLACKWOOD

DESCRIPTION OF REQUEST: LOT LINE ADJUSTMENT FOR LOTS 3 AND 4 OF BLOCK K, HIGHLAND ADDITION SOUTH

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. 2, 3, AND 4 Block: K Unit: ---
 Subdiv/Addn/TBKA: HIGHLAND ADDITION SOUTH
 Existing Zoning: SU-2-NCR Proposed zoning: SU-2 MRGCD Map No ---
 Zone Atlas page(s): K14Z UPC Code: 101405733314541576

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 # 1004720

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 0.2457
 LOCATION OF PROPERTY BY STREETS: On or Near: HAZELDINE
 Between: BROADWAY BLVD and COMMERCIAL STREET
 Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: 3/20/13

SIGNATURE Christopher A Medina DATE 6/12/13
 (Print) Christopher A Medina 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>1SDRB - 70581</u>	<u>PSE</u>		<u>\$ 285.00</u>
	<u>CMF</u>		<u>\$ 20.00</u>
			\$
			\$
			\$
			\$
			Total
			<u>\$ 305.00</u>

Hearing date June 26, 2013

[Signature]
 Planner signature / date 6-13-13

Project # 1004720

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.

- 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
- 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**
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- Fee (see schedule)
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- Infrastructure list if required (**verify with DRB Engineer**)
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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**
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- Amended preliminary plat approval expires after one year**

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

Christopher A Medina
Applicant name (print)
Christopher A Medina 6/12/13
Applicant signature / date



Form revised **October 2007**

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

Application case numbers
13DRB - 70561
- - -
- - -

[Signature] 6-13-13
Planner signature / date
Project # 1004720



Supplemental form

SUBDIVISION

- Major Subdivision action
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- Vacation
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SITE DEVELOPMENT PLAN

- for Subdivision
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- Administrative Amendment (AA)
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- Decision by DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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 ADDRESS: 218 BROADWAY SE FAX: (505) 242-6972
 CITY: ALBUQUERQUE STATE: NM ZIP: 87107 E-MAIL: dblackwood@theevolution
 Proprietary interest in site: FREE SIMPLE List all owners: DANIEL BLACKWOOD & SHAUN group.com
BLACKWOOD

DESCRIPTION OF REQUEST: LOT LINE ADJUSTMENT FOR LOTS 3 AND 4 OF
BLOCK K, HIGHLAND ADDITION SOUTH

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.

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 Subdiv/Addn/TBKA: HIGHLAND ADDITION SOUTH
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 Between: BROADWAY BLVD and COMMERCIAL STREET
 Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team Date of review: 3/20/13

SIGNATURE: Christopher A Medina DATE: 6/12/13
 (Print): Christopher A Medina Applicant Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S F	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>1SDRB - 70581</u>	<u>PBF</u>	<u>---</u>	<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>---</u>	<u>CMF</u>	<u>---</u>	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
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<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
<input type="checkbox"/> F H D P. density bonus				Total
<input type="checkbox"/> F H D P. fee rebate				<u>\$ 305.00</u>

Hearing date: June 26, 2013

[Signature]
 Planner signature / date: 6-13-13

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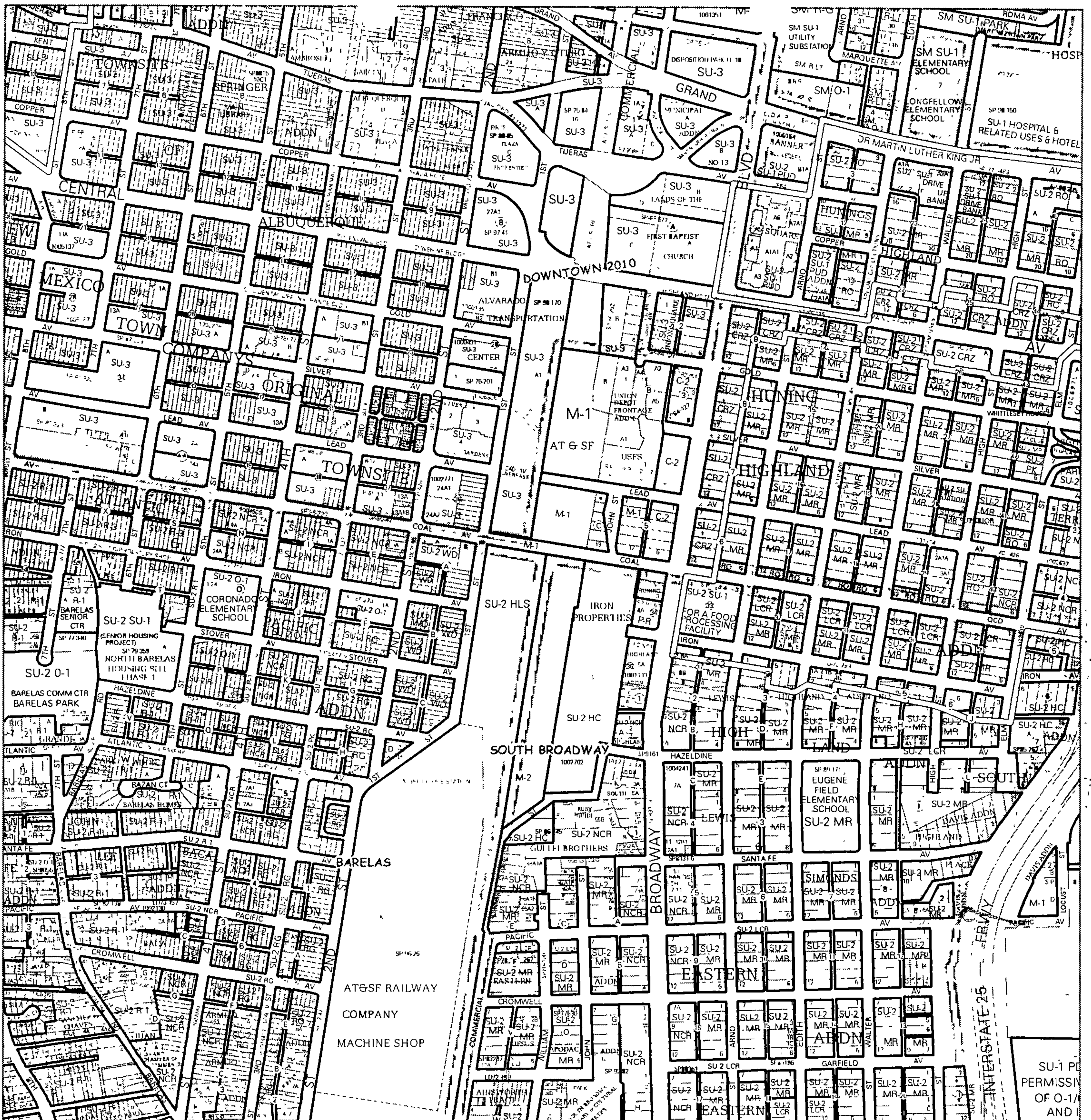
Christopher A Medina
Applicant name (print)
Christopher A Medina 6/12/13
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13DRB - 70581

[Signature] 6-13-13
Planner signature / date
Project # 1004720



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

AGIS
Albuquerque Geographic Information System

Map amended through 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page
K-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 1500 Feet

TERRA LAND SURVEYS, LLC

P.O. BOX 2532 • CORRALES, NM 87048 • OFFICE (505) 792-0513 • FAX (505) 792-5233 • terrasurveys@comcast.net

June 12, 2013

City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

RE: Request for Approval of Minor Subdivision Plat of Lots 2, 3, and 4 of Block K in Highland Addition South

To Whom It May Concern:

This letter is to inform the Development Review Board that Terra Land Surveys, LLC acting as agent for Little Bird Limited Partnership, is requesting approval of the final plat for the proposed Minor Subdivision Plat combining three existing tracts into two tracts.

The purpose of this Minor Subdivision Plat is to create two tracts by combining the north 97' of the east 10' of tract 2, the north 97' of tract 3, and the north 97' of tract 4 into two tracts.

If you have any questions or comments, please don't hesitate to contact me at 792-0513 and thank you for your time and consideration.

Sincerely,



Christopher A. Medina, PS
Terra Land Surveys, LLC

**ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lots 4-A and 4-B, Block K, Highland Addition South which is zoned as SU-2, on June 12, 2013 submitted by Daniel Blackwood, and Shawn Blackwood, Little Bird Limited Partnership, owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) propose to combine the easterly portion of Lot 2, all of lot 3, and all of lot 4 into two separate lots to be designated as lots 4-A and 4-B. This will result in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

April L. Winters, Facility Fee Planner
Name (printed or typed) and title

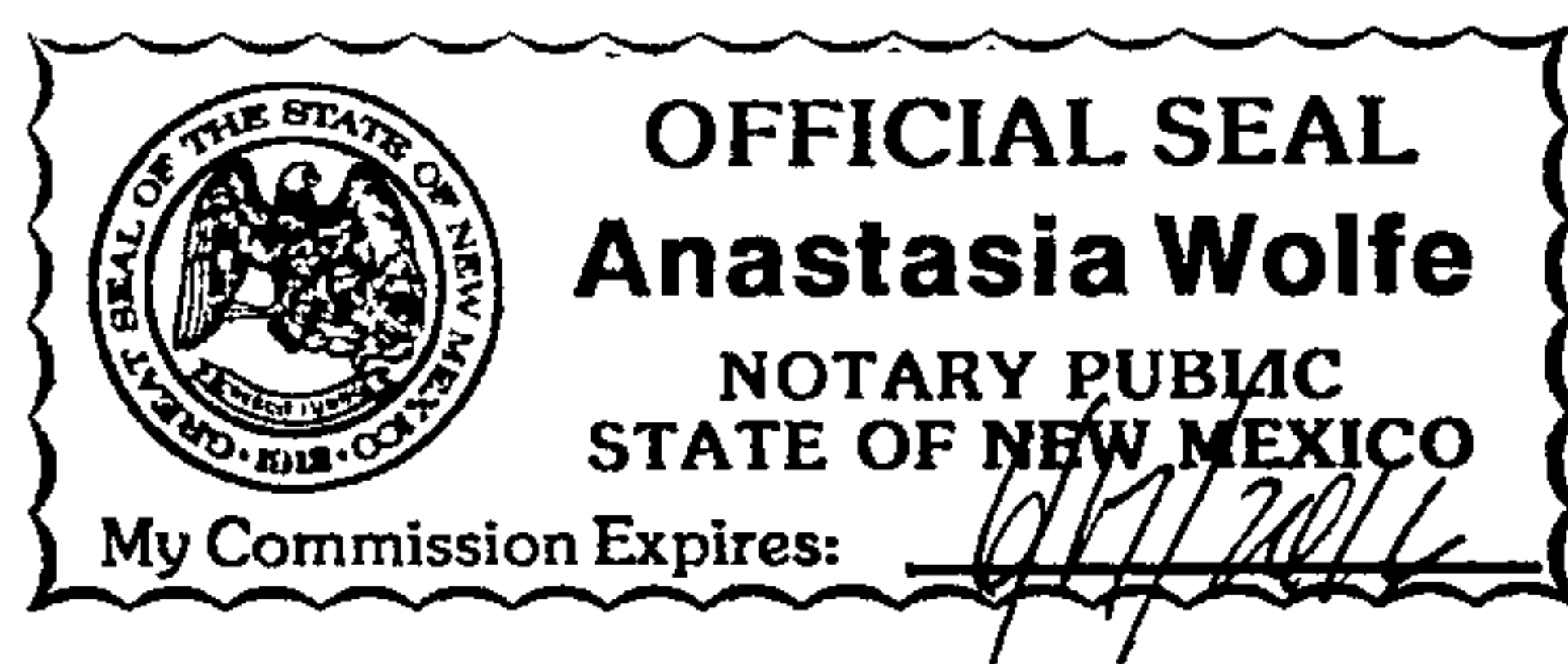
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

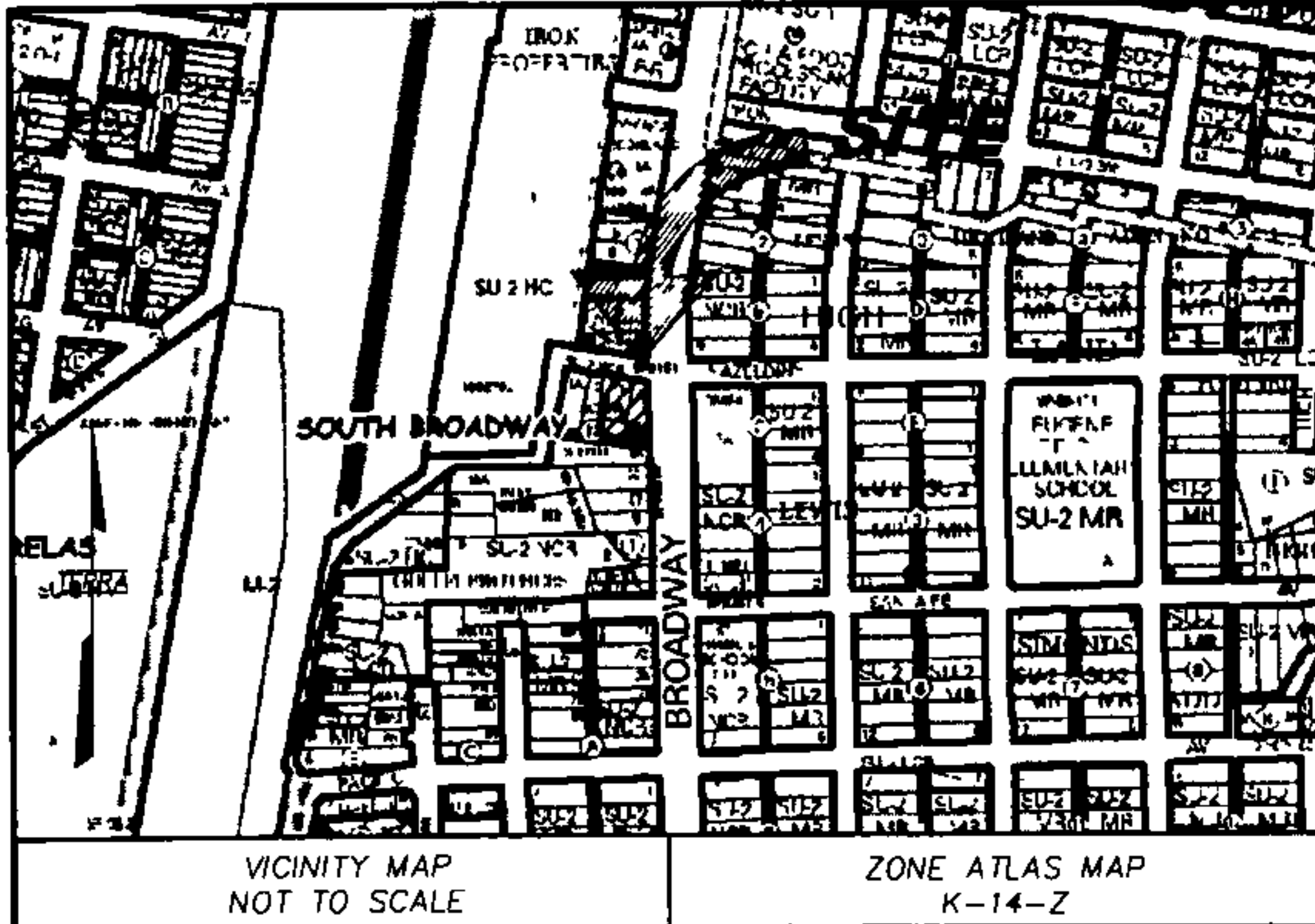
This instrument was acknowledged before me on June 12, 2013, by April L. Winters as Facility Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

Anastasia Wolfe
Notary Public

My commission expires: 6/17/2016





LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO SAID TRACT BEING COMPRISED OF AN EASTERLY PORTION OF LOT 2, ALL OF LOT 3, AND LOT 4, ALL BEING INCLUSIVE TO BLOCK K, HIGHLAND ADDITION SOUTH AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF HIGHLAND ADDITION SOUTH FILED ON APRIL 8, 1889, IN VOLUME D01 FOLIO 17, AND BEING MORE PARTICULARLY DESCRIBED BY NAD 83 NEW MEXICO CENTRAL GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS

COMMENCING AT THE POINT OF BEGINNING, BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF BROADWAY BOULEVARD S E (100' RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF HAZELDINE ROAD (60' RIGHT-OF-WAY), FROM WHENCE ALBUQUERQUE CONTROL STATION "S_K14A" BEING A FOUND ALUMINUM CAP SET IN CONCRETE, HAVING NAD 1983 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATE VALUES OF X 1 522 120 940 FEET AND Y 1 484,879 655 FEET BEARS N07°16'52"E A DISTANCE OF 1,346.59 FEET, THENCE,

S00°30'22"E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BROADWAY BOULEVARD A DISTANCE OF 96.48 FEET TO THE SOUTHEAST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED FROM WHENCE A FOUND REBAR 1/2 INCH REBAR BEARS S82°44'01"E A DISTANCE OF 0.23 FEET, THENCE, LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF BROADWAY BOULEVARD,

N82°44'01"W, ALONG THE NORTH LINE OF LOT 3-A AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF LOTS 1, 3-5 BLOCK K AND ALLEY (V-B3-37) HIGHLAND ADDITION SOUTH RECORDED WITH THE BERNALILLO COUNTY CLERKS OFFICE IN VOLUME C22, FOLIO 105 ON NOVEMBER 3, 1983 A DISTANCE OF 119.24 FEET TO A FOUND 1/2 INCH REBAR FOR THE SOUTHWEST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, THENCE

N09°19'56"E, A DISTANCE OF 97.44 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HAZELDINE ROAD AND THE NORTHWEST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, SAID POINT BEING A FOUND REBAR WITH CAP STAMPED "LS 12651", THENCE,

S81°44'05"E, ALONG SOUTH RIGHT-OF-WAY LINE OF HAZELDINE ROAD A DISTANCE OF 102.70 FEET TO THE POINT OF BEGINNING

SAID TRACT OF LAND HEREIN DESCRIBED CONTAINS 0.2457 ACRES (10,701.48 SQUARE FEET) MORE OR LESS,

FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF AN EASTERLY PORTION OF LOT 2, ALL OF LOT 3, AND ALL OF LOT 4 ALL BEING INCLUSIVE TO BLOCK K, HIGHLANDS ADDITION SOUTH, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND DO HEREBY GRANT EASEMENTS AS SHOWN HEREON, AND DEDICATE TO THE CITY OF ALBUQUERQUE ADDITIONAL RIGHT-OF-WAY IN FEE SIMPLE WITH WARRANTY COVENANTS AS SHOWN HEREON, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT

BY DANIEL BLACKWOOD LITTLE BIRD LIMITED PARTNERSHIP

ACKNOWLEDGMENT

STATE OF _____)) SS
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2013, BY DANIEL BLACKWOOD, LITTLE BIRD LIMITED PARTNERSHIP

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

BY SHAWN BLACKWOOD, LITTLE BIRD LIMITED PARTNERSHIP

ACKNOWLEDGMENT

STATE OF _____)) SS
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2013, BY SHAWN BLACKWOOD, LITTLE BIRD LIMITED PARTNERSHIP

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

**PLAT OF
LOTS 4-A & 4-B
BLOCK K, HIGHLAND ADDITION SOUTH
SITUATE WITHIN
PROJECTED SECTION 20, T. 10 N., R. 3 E., N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 2013**

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

UTILITY APPROVALS:

PUBLIC SERVICE OF NEW MEXICO _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

QWEST CORPORATION D/B/A CENTURY LINK _____ DATE _____

COMCAST _____ DATE _____

CITY APPROVALS:

CITY OF ALBUQUERQUE SURVEYOR _____ DATE _____

N/A
REAL PROPERTY DIVISION _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ALBUQUERQUE BERNALILLO COUNTY WATER MUNICIPALITY AUTHORITY _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

A M A F C A _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPT _____ DATE _____

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE # 1-014-057-333145-4-15-76
PROPERTY OWNER OF RECORD LITTLE BIRD LIMITED PARTNERSHIP

BERNALILLO COUNTY TREASURER'S OFFICE _____

INDEXING INFORMATION FOR THE COUNTY CLERK.

OWNER LITTLE BIRD LIMITED PARTNERSHIP
LEGAL LOT 4-A & 4-B, BLOCK K, HIGHLAND ADDITION SOUTH
LOCATION PROJECTED SECTION 20 T.10N R.3E. N.M.P.M.
TOWN OF ALBUQUERQUE GRANT

PURPOSE OF PLAT:

THE PURPOSE OF THIS REPLAT IS TO COMBINE AN EASTERLY PORTION OF LOT 2, ALL OF LOT 3 AND ALL OF LOT 4 INCLUSIVE TO BLOCK K HIGHLANDS ADDITION SOUTH INTO 2 SEPARATE LOTS TO BE DESIGNATED AS LOT 4-A AND LOT 4-B HEREON, DEDICATE AN 7 FOOT UTILITY EASEMENT AND DEDICATE ADDITIONAL RIGHT-OF-WAY

SUBDIVISION DATA:

CITY CASE NO _____ GROSS SUBDIVISION ACREAGE 0.2478 ACRES
ZONE ATLAS INDEX NO K-14-Z CURRENT ZONING SU-2
DATE OF SURVEY DECEMBER 2007 & FEBRUARY 2012
TOTAL NO OF LOTS EXISTING 3
TOTAL NO OF LOTS CREATED 2
TOTAL MILEAGE OF STREETS CREATED 0 MILES
TOTAL MILEAGE OF 1/2 WIDTH STREETS CREATED 0 MILES

NOTES:

- FIELD SURVEY PERFORMED IN DECEMBER 2007 & FEBRUARY 2012
- ALL DISTANCES SHOWN ARE GROUND DISTANCES
- ALBUQUERQUE CONTROL STATIONS USED
ALBUQUERQUE CONTROL STATION "S_K14A, 1973" DATA
STANDARD CITY OF ALBUQUERQUE BRASS CAP (FOUND IN PLACE)
NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=1,522,120 940 FEET Y=1,484,879 655 FEET
GROUND TO GRID FACTOR = 0.999682306 DELTA ALPHA = (-)00°13'38 11"
ALBUQUERQUE CONTROL STATION "6_K14R, 1982" DATA
STANDARD CITY OF ALBUQUERQUE BRASS CAP (FOUND IN PLACE)
NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=1,522,408 158 FEET Y=1,486,003 797 FEET ELEV = 4971.456 FEET (NAVD 1988)
GROUND TO GRID FACTOR = 0.999682048 DELTA ALPHA = (-)00°13'36 21"
- BASIS OF BEARING - NAD 83 STATE PLANE NM CENTRAL ZONE GRID BEARINGS USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO 3 (N14°19'59"E)
- CORNERS IDENTIFIED AS "SET" ARE 5/8" REBAR WITH CAP STAMPED "PS15702", AND DEPICTED AS ⊙, UNLESS OTHERWISE INDICATED
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED AS ITEM 3 ON SHEET 2 OF 2
- LOTS 4-A & 4-B ARE SUBJECT TO A SHARED SANITARY SEWER SERVICE AND MAINTENANCE AGREEMENT FILED WITH THE BERNALILLO COUNTY CLERKS OFFICE IN BOOK _____ PAGE _____ ON _____ 2013

SOLAR COLLECTOR NOTE:

NO PROPERTY WITHIN THE AREA OF THIS PLATTING SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO 15702 DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

CHRISTOPHER A. MEDINA, NMPLS NO. 15702 _____ DATE _____



TERRA LAND SURVEYS, LLC
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

ABQ

PLAT OF
 LOTS 4-A & 4-B
 BLOCK K, HIGHLAND ADDITION SOUTH
 SITUATE WITHIN
 PROJECTED SECTION 20, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 2013

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF

- A **PUBLIC SERVICE COMPANY OF NEW MEXICO** ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES
- B **NEW MEXICO GAS COMPANY** FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES
- 3 **QWEST CORPORATION D/B/A CENTURY LINK** FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES
- 4 **COMCAST** FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES

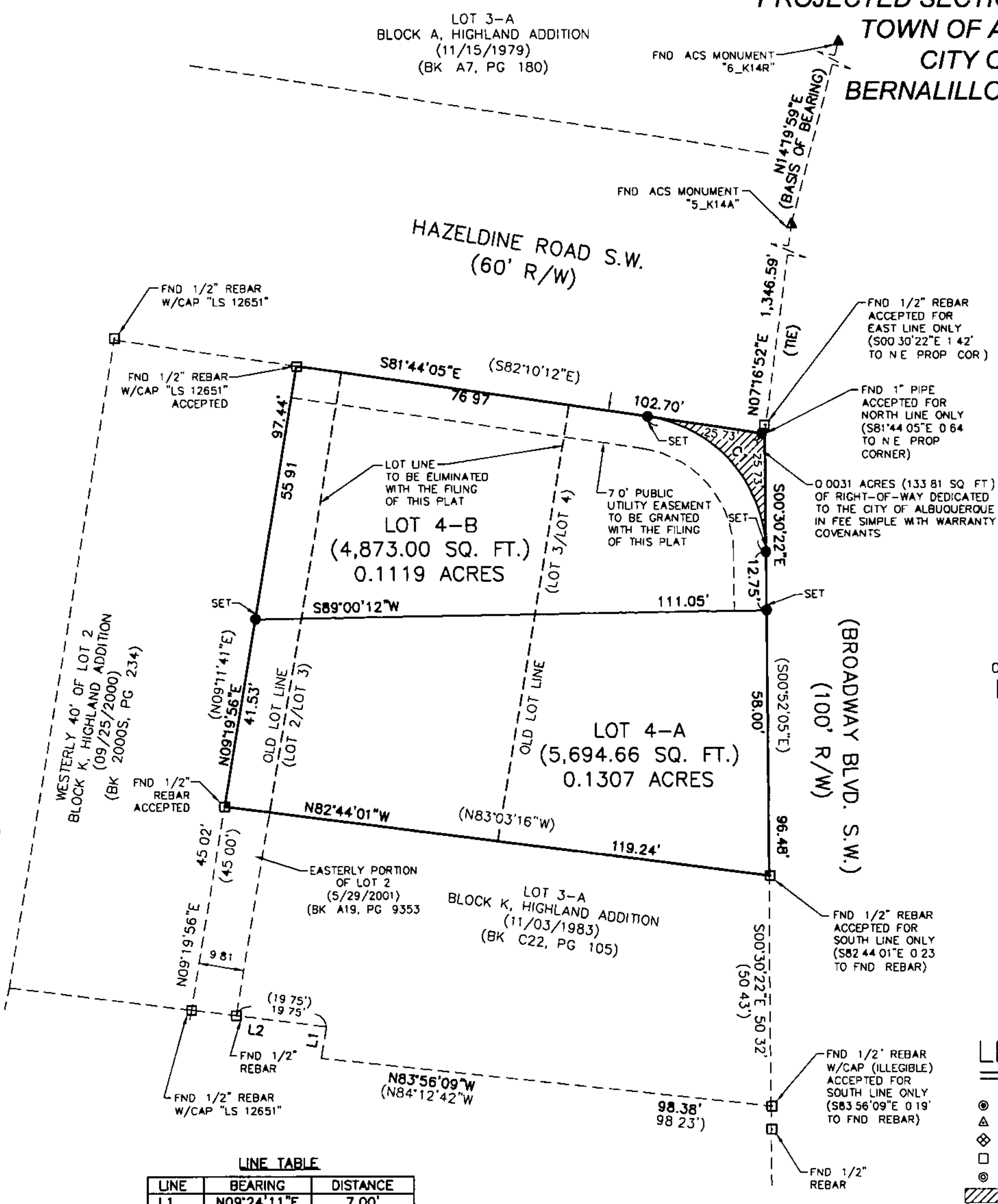
INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC), AND QWEST CORPORATION D/B/A CENTURY LINK DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM, NMGC, AND QWEST CORPORATION D/B/A CENTURY LINK DO NOT WAIVE OR RELEASE ANY EASEMENTS OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

DOCUMENTS USED FOR THE PREPARATION AND BASIS OF THIS SURVEY:

- 1 PLAT ENTITLED "HIGHLAND ADDITION SOUTH" FILED WITH THE BERNALILLO COUNTY CLERKS OFFICE ON APRIL 8, 1889 IN VOLUME D01, FOLIO 17
- 2 PLAT ENTITLED "BOUNDARY SURVEY PLAT WEST 40' OF LOT 2, BLOCK K HIGHLAND ADDITION SOUTH" FILED WITH THE BERNALILLO COUNTY CLERKS OFFICE ON SEPTEMBER 25, 2002 IN BOOK 2000S, PAGE 134
- 3 PLAT ENTITLED "REPLAT OF LOTS 1, 3-5 BLOCK K AND ALLEY (V-83-37) HIGHLAND ADDITION SOUTH" FILED WITH THE BERNALILLO COUNTY CLERKS OFFICE ON NOVEMBER 3, 1983 IN VOLUME C22, FOLIO 105
- 4 SUMMARY PLAT ENTITLED "LOT 3, BLOCK A, HIGHLAND ADDITION SOUTH" FILED WITH THE BERNALILLO COUNTY CLERKS OFFICE ON NOVEMBER 15, 1979 IN VOLUME A7, FOLIO 180
- 5 DOCUMENT ENTITLED "WARRANTY DEED" FILED WITH THE BERNALILLO COUNTY CLERKS OFFICE ON JUNE 20, 2006 IN BOOK A119, PG 688 PERTAINS TO LOTS 2 AND 3
- 6 DOCUMENT ENTITLED "QUITCLAIM DEED" FILED WITH THE BERNALILLO COUNTY CLERKS OFFICE ON AUGUST 7, 1953, IN BOOK D251, PAGE 489, AS DOCUMENT NUMBER 97845 PERTAINS TO LOT 2
- 7 DOCUMENT ENTITLED "WARRANTY DEED" FILED WITH THE BERNALILLO COUNTY CLERKS OFFICE ON JUNE 23, 2000, IN BOOK A7, PAGE 494, AS DOCUMENT NUMBER 2000060738 PERTAINS TO LOTS 2 AND 3
- 8 DOCUMENT ENTITLED "WARRANTY DEED" FILED WITH THE BERNALILLO COUNTY CLERKS OFFICE ON MAY 29, 2001, IN BOOK A19, PAGE 9353, AS DOCUMENT NUMBER 2001060947 PERTAINS TO LOT 2
- 9 DOCUMENT ENTITLED "WARRANTY DEED" FILED WITH THE BERNALILLO COUNTY CLERKS OFFICE ON MARCH 10, 2009, AS DOCUMENT NUMBER 2009025189 PERTAINS TO LOTS 2, 3, AND 4

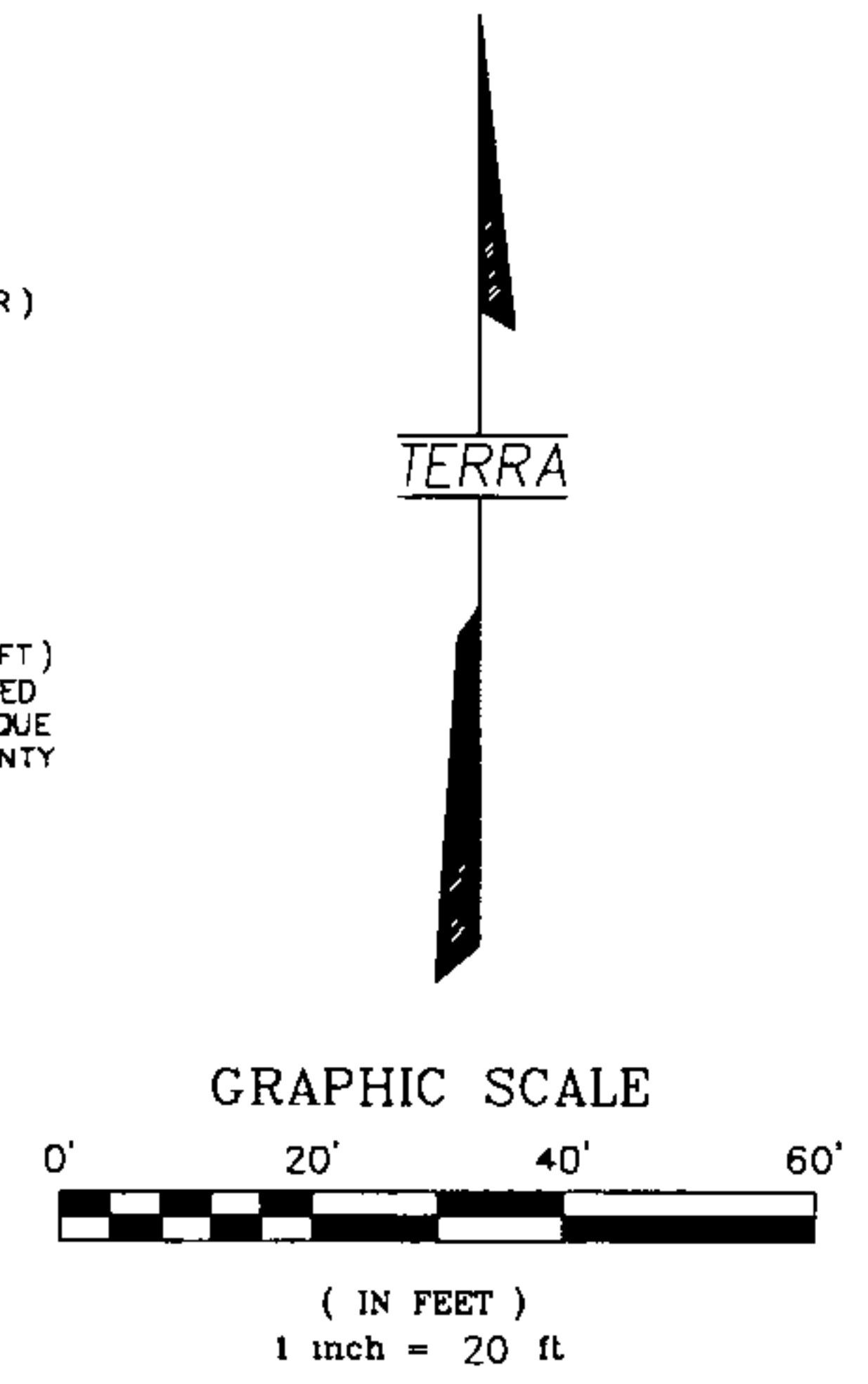


LINE TABLE

LINE	BEARING	DISTANCE
L1	N09°24'11"E	7.00'
	(N09°12'11"E)	(7.00')
L2	N82°51'16"W	29.57'
	(N83°03'16"W)	

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.00'	42.53'	81°13'43"	S41°07'14"E	39.06'

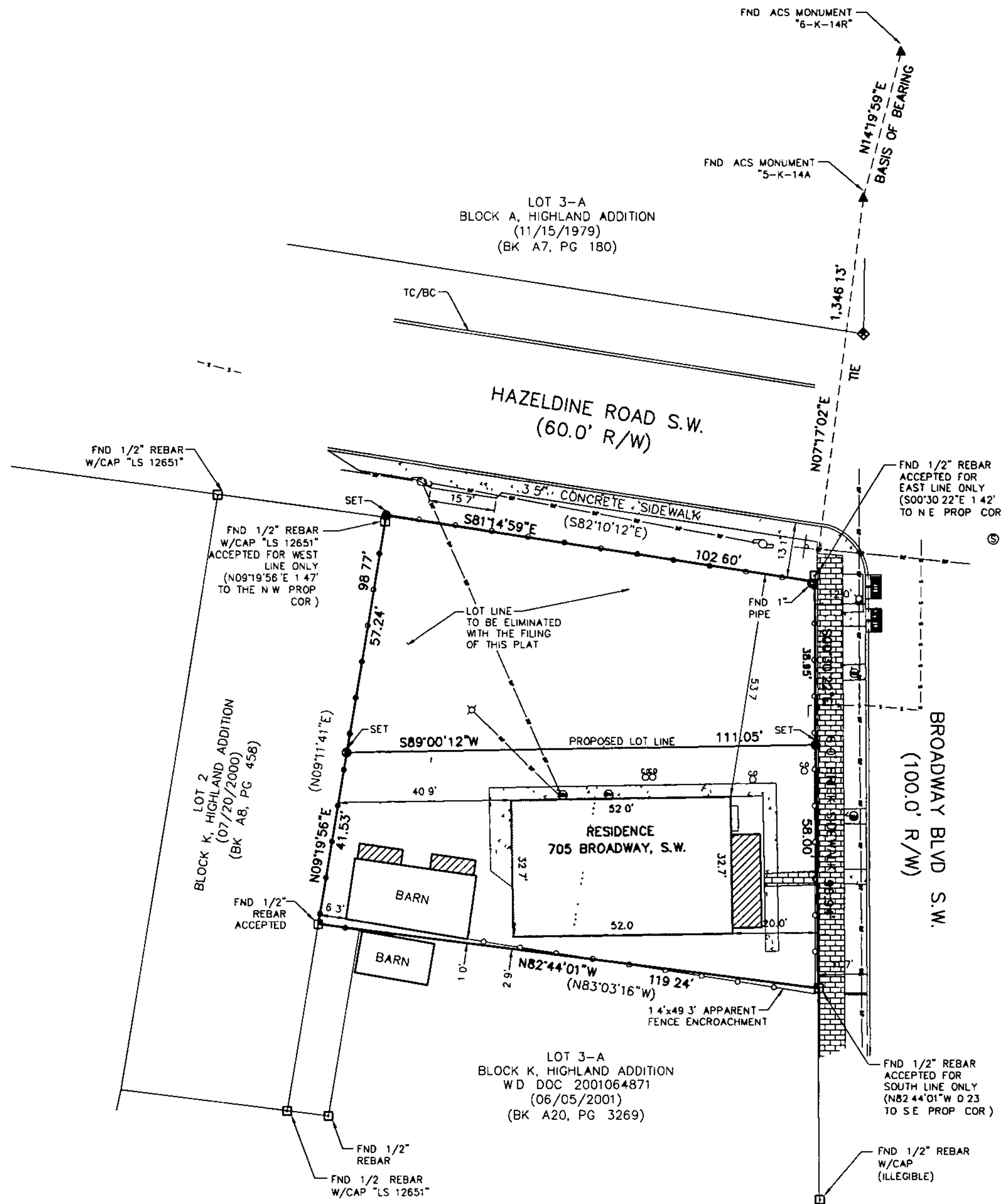


- LEGEND**
- ⊙ SET 5/8" REBAR W/CAP "C A MEDINA PLS 15702"
 - △ FOUND CONTROL MONUMENT
 - ⊕ FOUND CHISELED "X"
 - FOUND REBAR W/CAP (AS NOTED)
 - ⊙ FOUND PIPE (AS NOTED)
 - ▨ RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS

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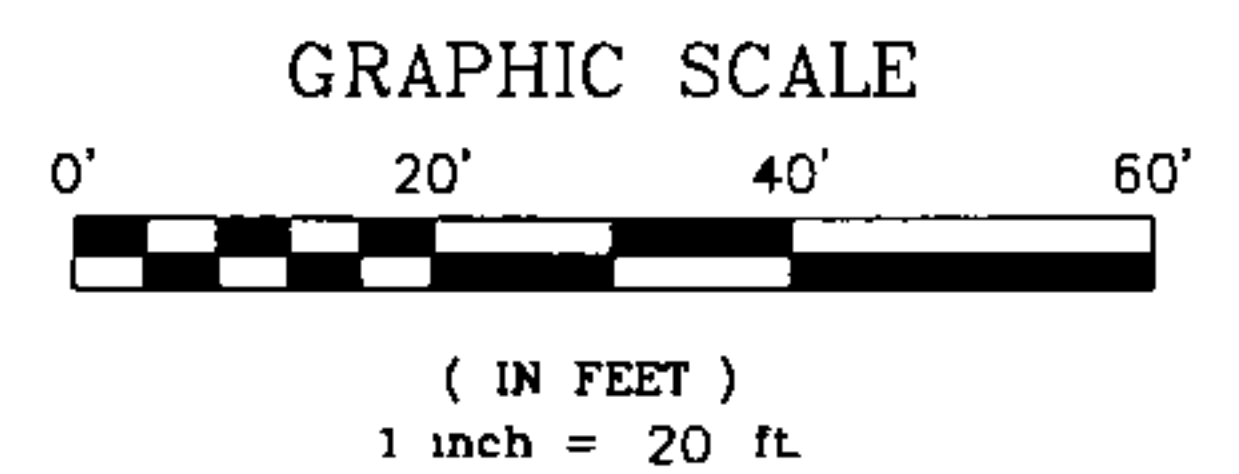
SITE PLAN

EXISTING CONDITION OF
 LOT 4-A, BLOCK K, HIGHLAND ADDITION
 APRIL 2013



LEGEND

- △ FOUND CONTROL MONUMENT
- ⊠ FOUND CHISELED "X"
- FOUND REBAR W/CAP (AS NOTED)
- ⊙ FOUND 1" PIPE (AS NOTED)
- ⊕ WATER METER
- ⊖ POWER POLE
- ⊗ LIGHT POLE
- ⊘ SIGN
- ⊙ SANITARY SEWER MANHOLE
- ⊕ SAS CLEAN OUT
- ⊖ ELECTRIC METER
- ⊗ GAS METER
- ⊘ DROP INLET
- CHAIN LINK FENCE
- +— OVERHEAD ELECTRIC LINE
- UNDERGROUND SANITARY SEWER
- CONCRETE HATCH
- ▒ BRICK HATCHING
- ▓ COVERED PORCH



TERRA LAND SURVEYS, LLC

P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

June 26. 2013



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): Terra Land Surveys, LLC PHONE: 505-792-0513
 ADDRESS: P.O. Box 2532 FAX: 505-792-5233
 CITY: Corrales STATE NM ZIP 87040 E-MAIL: Cmedina@terrasurveys.net

APPLICANT: Daniel Blackwood (Little Bird Limited Partnership) PHONE: 505-242-6998
 ADDRESS: 213 Broadway SE FAX: 505-242-6972
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: dblackwood@theevolutiongroup.com
 Proprietary interest in site: Fee simple List all owners: Daniel Blackwood & Shawn Blackwood

DESCRIPTION OF REQUEST: Lot line adjustment for lots 3 and 4 of Block K Highland Addition South

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. 2, 3 and 4 Block: K Unit: ---
 Subdiv/Addn/TBKA: Highland Addition
 Existing Zoning: SU-2 Proposed zoning: SU-2 MRGCD Map No ---
 Zone Atlas page(s): K14 UPC Code: 101405733314541576

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. # 1004720

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 0.2447
 LOCATION OF PROPERTY BY STREETS: On or Near: Hazeldine
 Between: Broadway and Commercial Street

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

SIGNATURE Christopher A Medina DATE 3/6/13
 (Print Name) Christopher A Medina Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB-70473</u>	<u>SP</u>	<u>---</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>---</u>	<u>---</u>	<u>---</u>	\$ <u>---</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>---</u>	<u>---</u>	<u>---</u>	\$ <u>---</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>---</u>	<u>---</u>	<u>---</u>	\$ <u>---</u>
<input type="checkbox"/> Case history #s are listed	<u>---</u>	<u>---</u>	<u>---</u>	\$ <u>---</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	<u>---</u>	<u>---</u>	<u>---</u>	\$ <u>---</u>
<input type="checkbox"/> F.H.D.P. density bonus	<u>---</u>	<u>---</u>	<u>---</u>	\$ <u>---</u>
<input type="checkbox"/> F.H.D.P. fee rebate	<u>---</u>	<u>---</u>	<u>---</u>	\$ <u>---</u>
Hearing date: <u>March 20, 2013</u>				Total <u>0</u>

[Signature]
 3-8-13
 Staff signature & Date

Project # ~~1004720~~ 1004720

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.**

- 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
- 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.

Christopher Medina
Applicant name (print)
Christoph A Medina 3/6/2013
Applicant signature / date



Form revised **October 2007**

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13 - DRB - 70473

[Signature] 3-8-13
Planner signature / date
Project # 1004720



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
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SIGNATURE Christopher A Medina DATE 3/6/13
 (Print Name) Christopher A Medina Applicant Agent

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
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<input checked="" type="checkbox"/> All fees have been collected	_____	_____	---	\$ _____
<input 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	_____	_____	---	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	---	\$ _____
	Hearing date <u>March 20, 2013</u>			Total <u>0</u>
	<u>3-8-13</u>			\$ _____

Staff signature & Date [Signature] Project # ~~1004720~~ 1004720

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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.**

- 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
- 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.

Christopher Medina
Applicant name (print)
Christopher A. Medina 3/6/2013
Applicant signature / date



Form revised **October 2007**

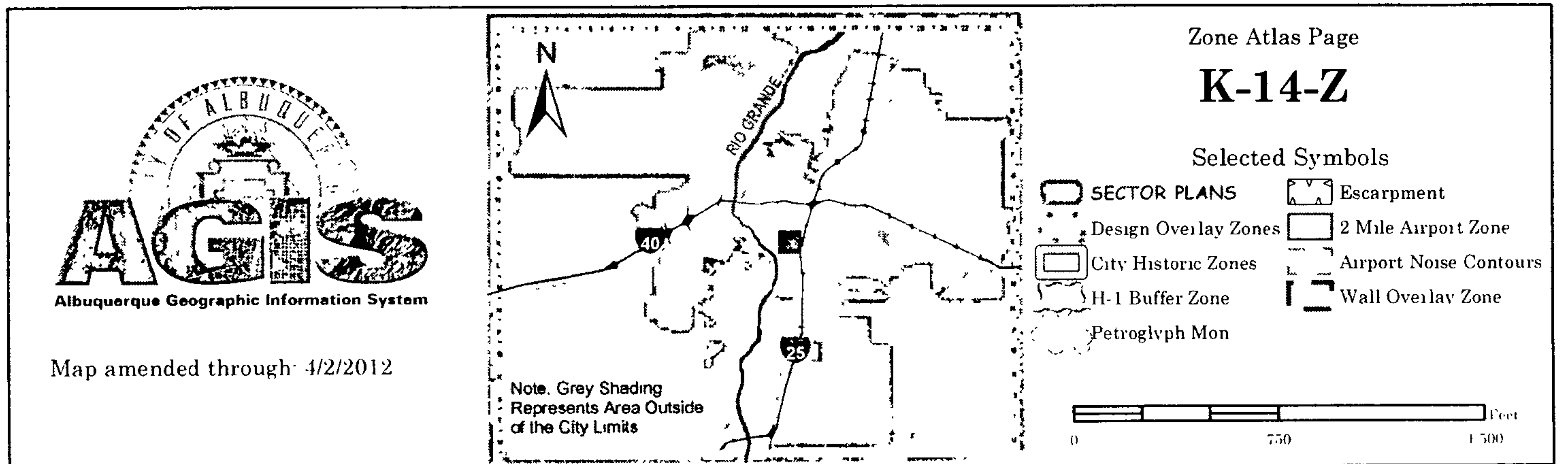
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
13 - DRB - 70473

[Signature] 3-8-13
Planner signature / date
Project # 1004720



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



TERRA LAND SURVEYS, LLC

P.O. BOX 2532 • CORRALES, NM 87048 • OFFICE (505) 792-0513 • FAX (505) 792-5233 • terrasurveys@comcast.net

March 7, 2013

City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

RE: Request for Approval of Minor Subdivision Plat of Lots 2, 3, and 4 of Block K in Highland Addition South

To Whom It May Concern:

This letter is to inform the Development Review Board that Terra Land Surveys, LLC acting as agent for Little Bird Limited Partnership, is requesting approval of the sketch plat for the proposed Minor Subdivision Plat combining three existing tracts into two tracts.

The purpose of this Minor Subdivision Plat is to create two tracts by combining the north 97' of the east 10' of tract 2, the north 97' of tract 3, and the north 97' of tract 4 into two tracts.

If you have any questions or comments please don't hesitate to contact me at 792-0513 and thank you for your time and consideration.

Sincerely,



Christopher A. Medina, PS
Terra Land Surveys, LLC

54494 800

THIS INDENTURE, Made the 10th day of May in the Year of Our Lord One Thousand Nine Hundred and sixth five, between Frieda Dolde

party of the first part, and T. Robert Dolde

the party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of ---One Dollar and other valuable considerations--- DOLLARS

lawful money of the United States of America, or hereinafter in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do hereby give, grant, release and forever quitclaim, unto the said party of the second part and to his heirs and assigns

all the parcels or parcels of land situated in the County of Bernalillo and State of New Mexico

the west forty (40) feet of Lot 8, Block 2, of the Highland Addition South

5/10/35

D 775/800

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the party of the second part, and to his heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Mary Lou Campbell

My Commission Expires Feb. 22, 1935

Frieda Dolde (SEAL) (SEAL) (SEAL)

WARRANTY DEED

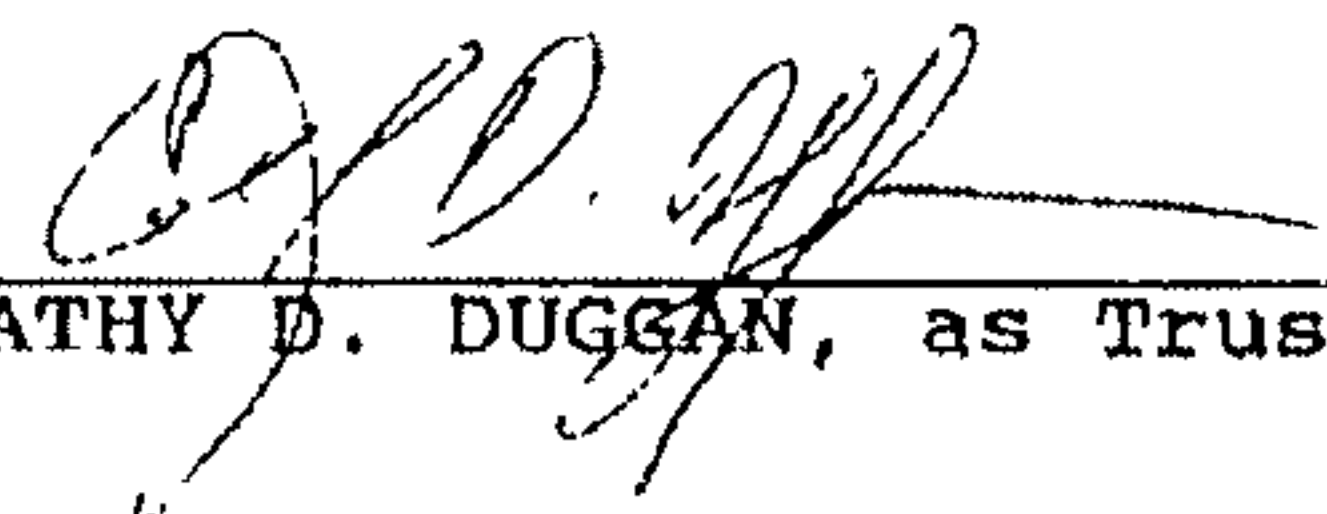
CATHY D. DUGGAN, as Trustee of the T. ROBERT DOLDE TRUST under Trust Agreement, dated April 6, 1994, for consideration paid, grants to DAVID STORKE, an unmarried man, whose address is P.O. Box 6192, Albuquerque, New Mexico 87197, the following described real estate in Bernalillo County, New Mexico:

The East Ten (10) feet of Lot numbered Two (2) and the North Ninety-seven (97) feet of Lots Three (3) and Four (4) in Block lettered "K" of HIGHLAND ADDITION SOUTH, as the same are shown and designated on the Map of said Addition, filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, on April 8, 1887.

Subject to that certain Contract with the City of Albuquerque recorded April 7, 1965 as Document No. 47817, records of Bernalillo County, New Mexico, and to taxes for the year 2000 and years thereafter.

with warranty covenants.

WITNESS her hand and seal this 21st day of June, 2000.

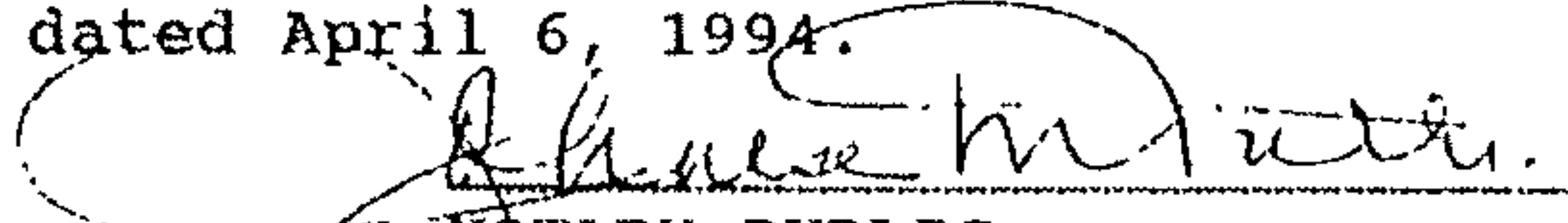

CATHY D. DUGGAN, as Trustee

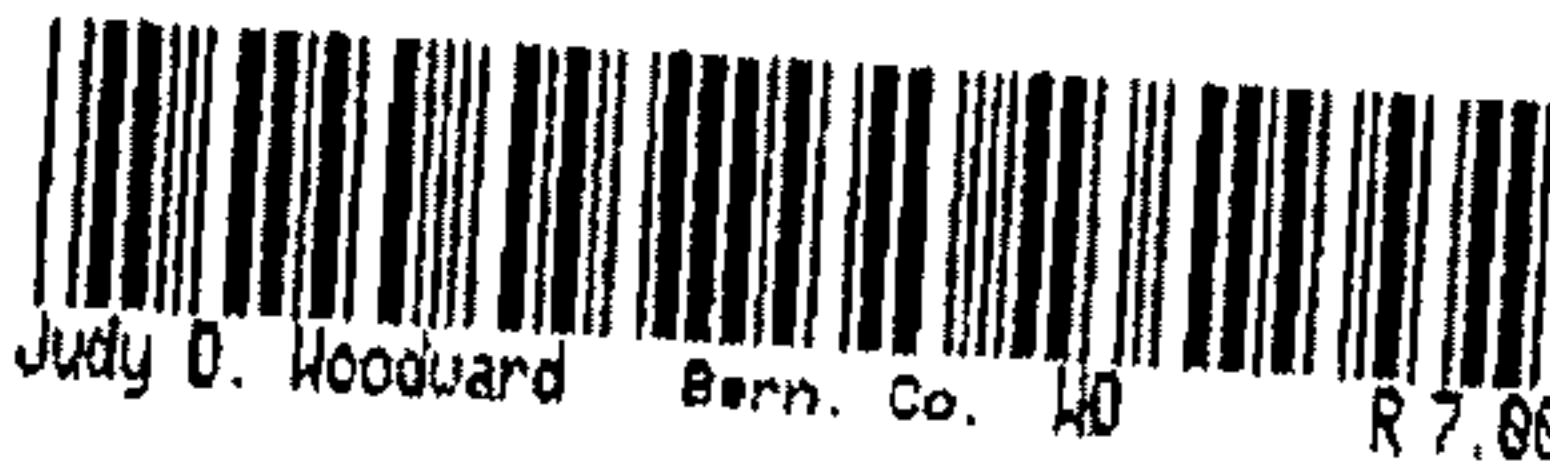
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on June 21st, 2000, by CATHY D. DUGGAN, as Trustee of the T. ROBERT DOLDE TRUST under Trust Agreement, dated April 6, 1994.

MY COMMISSION EXPIRES: 4.3.02


NOTARY PUBLIC



Judy D. Woodward

Bern. Co. 40

R 7.00

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5301891
Page: 1 of 1
06/23/2000 10:31A
Bk-A7 Pg-494

WARRANTY DEED (JOINT TENANTS)

DAVID STORKE, an unmarried man, for consideration paid, grants to JOSE MARTINEZ and TINA M. MARTINEZ, husband and wife, whose address is 731 Broadway Blvd., S.E., Albuquerque, New Mexico 87102, the following described real estate in Bernalillo County, New Mexico:

The South Forty-five feet (S.45') of the East Ten (10) feet of Lot numbered Two (2) in Block lettered "K" of HIGHLAND ADDITION SOUTH, as the same are shown and designated on the Map of said Addition, filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, on April 8, 1887.

Subject to patent reservations, restrictions and easements of record and to taxes for the year 2001 and years thereafter.

with warranty covenants.

WITNESS his hand and seal this 29th day of May, 2001.

[Handwritten signature of David Storke]

DAVID STORKE

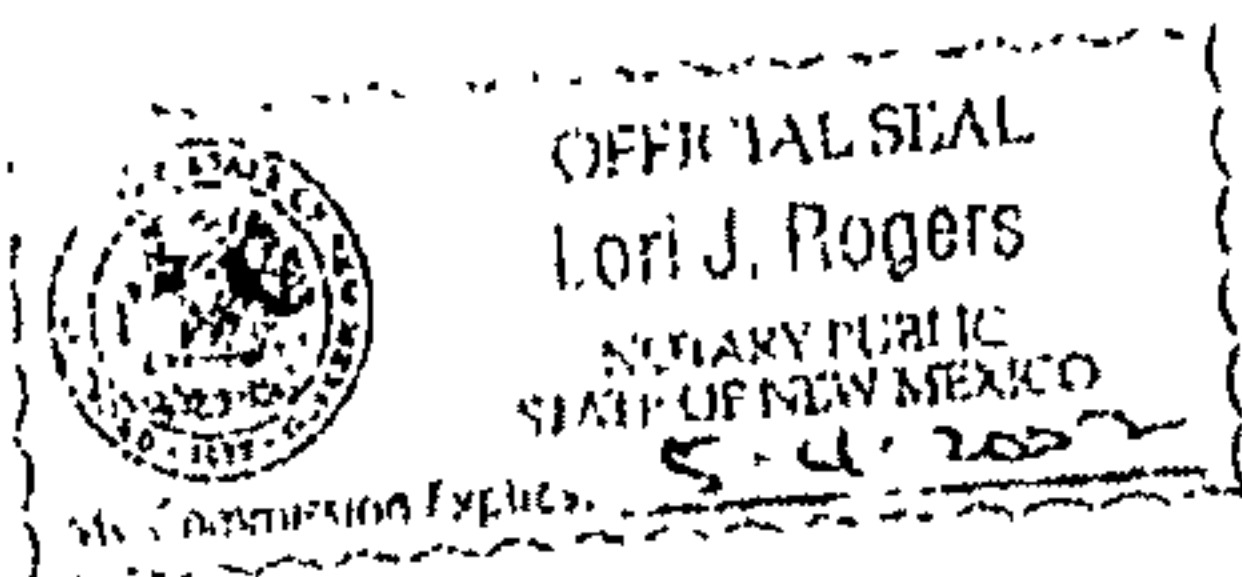
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on May 29th 2001, by DAVID STORKE, an unmarried man.

MY COMMISSION EXPIRES:

[Handwritten signature of Notary Public] NOTARY PUBLIC



Barcode with text: 2661869947, 5311928, Page: 1 of 1, 05/29/2001 12:02P, Bk-R19 Pg-9353, Mary Herrera, Bern Co. HDJT R 7.00

WARRANTY DEED (JOINT TENANTS)

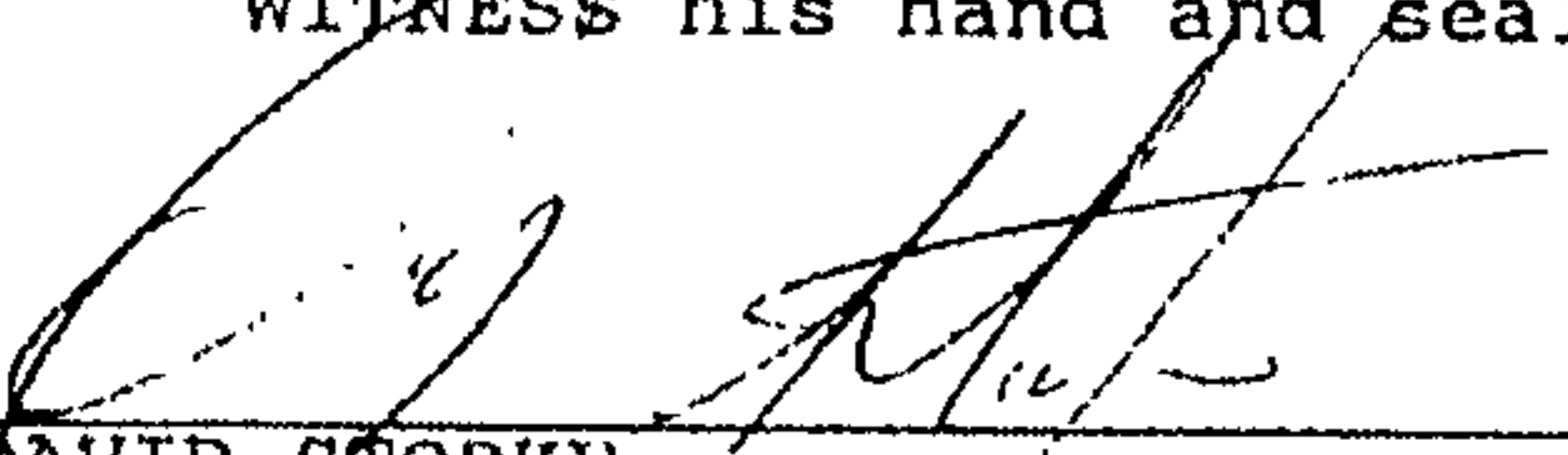
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Subject to patent reservations, restrictions and easements of record and to taxes for the year 2001 and years thereafter.

with warranty covenants.

WITNESS his hand and seal this 29th day of May, 2001.

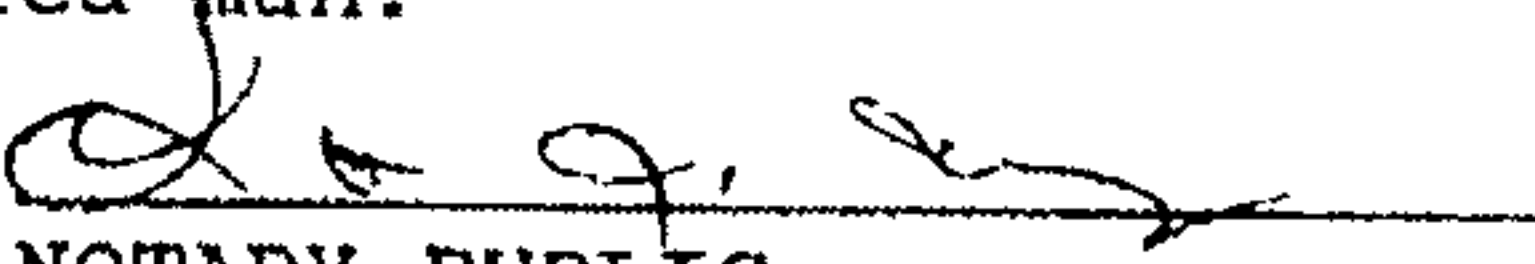

DAVID STORKE

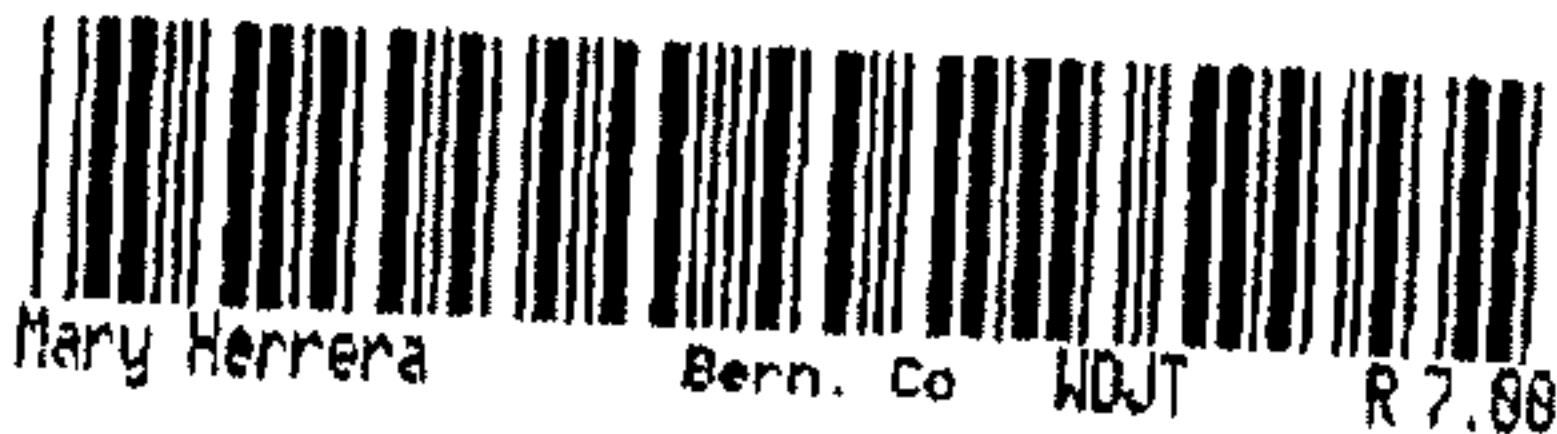
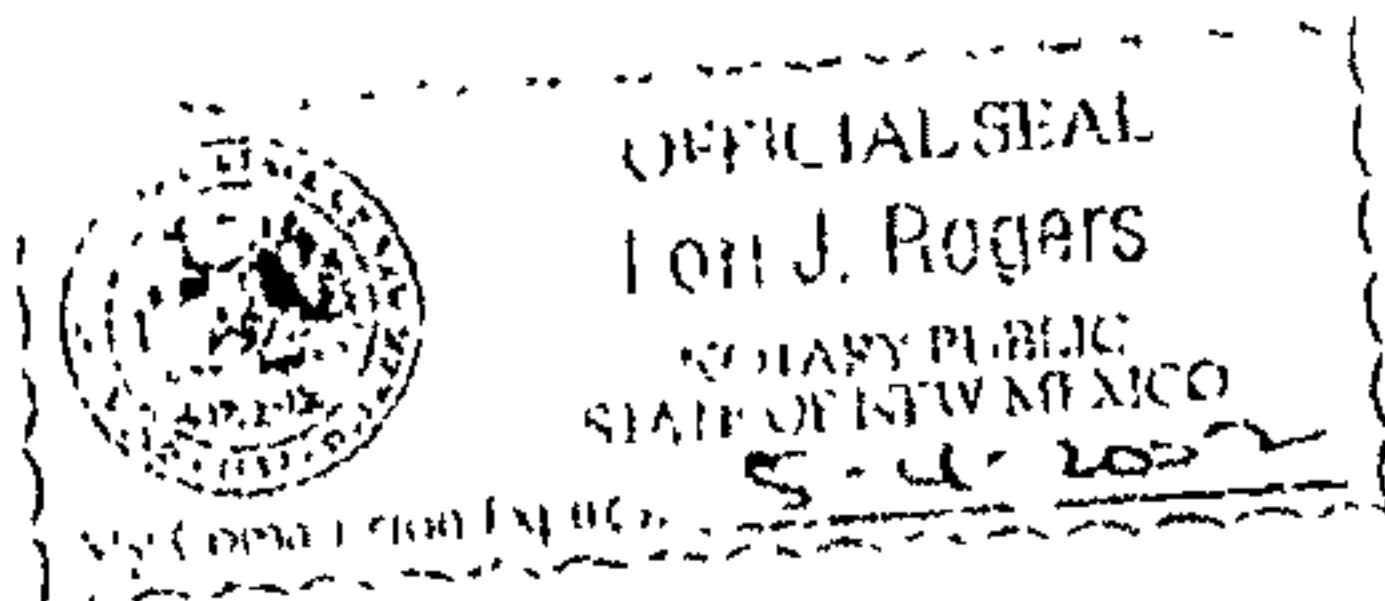
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on May 29th 2001, by DAVID STORKE, an unmarried man.

MY COMMISSION EXPIRES:


NOTARY PUBLIC



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5511920
Page: 1 of 1
05/29/2001 12:02P
Bk-R19 Pg-9353

March 20. 2013

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
- 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 2nd 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): TERRA LAND SURVEYS PHONE (505) 792-0513
 ADDRESS: P.O. Box 2532 FAX (505) 792 5233
 CITY: CORRALES STATE NM ZIP 87048 E-MAIL: TERRA SURVEYS @ COMCAST. NET

APPLICANT: RALPH GREEN PHONE: (505) 242-9267
 ADDRESS: 1114 CENTRAL AVE. SW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: JOSE & TINA MARTINEZ

DESCRIPTION OF REQUEST: REQUEST TO REPLAT THE NORTH NINETY-SEVEN FEET (97') OF THE EAST TEN FEET (10') OF LOT TWO AND THE NORTH NINETY-SEVEN FEET (97') OF LOTS THREE, 3-A, AND FOUR INTO TWO SEPERATE TRACTS WITH CORRESPONDING ACCESS 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. E. 10' LOT 2, N. 97' LOTS 3, 3-A, 4 Block: K Unit: _____
 Subdiv/Addn/TBKA: HIGHLAND ADDITION SOUTH
 Existing Zoning: SU-2 FOR NCR Proposed zoning: SU-2
 Zone Atlas page(s): K-14-Z UPC Code: 1-014-057-333145-4-15-76 MRGCD Map No 1-014-057-331138-4-15-75

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 NO. 1004720

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 4 No. of proposed lots: 2 Total area of site (acres): 0.3882
 LOCATION OF PROPERTY BY STREETS: On or Near: 705 BROADWAY BLVD SE
 Between: HAZELDINE AVE and SANTA FE AVE.

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

SIGNATURE Christopher A Medina DATE 3/25/08
 (Print) CHRISTOPHER A. MEDINA Applicant: Agent:

FOR OFFICIAL USE ONLY

- 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>08-DRB-70153</u>	<u>PEF</u>	<u>5(3)</u>	<u>\$ 285.00</u>
	<u>CME</u>		<u>\$ 20.00</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____
Hearing date <u>04/09/08</u>			Total <u>\$ 305.00</u>

Sandy Handley 03/27/08 Project # 1004720
 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
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- DXF file and hard copy of final plat data for AGIS is required.

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

- NA 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
- 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
- NA 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.

Brian A. Phillips
 Applicant name (print)
Brian Phillips 3-27-08
 Applicant signature / date



Form revised **October 2007**

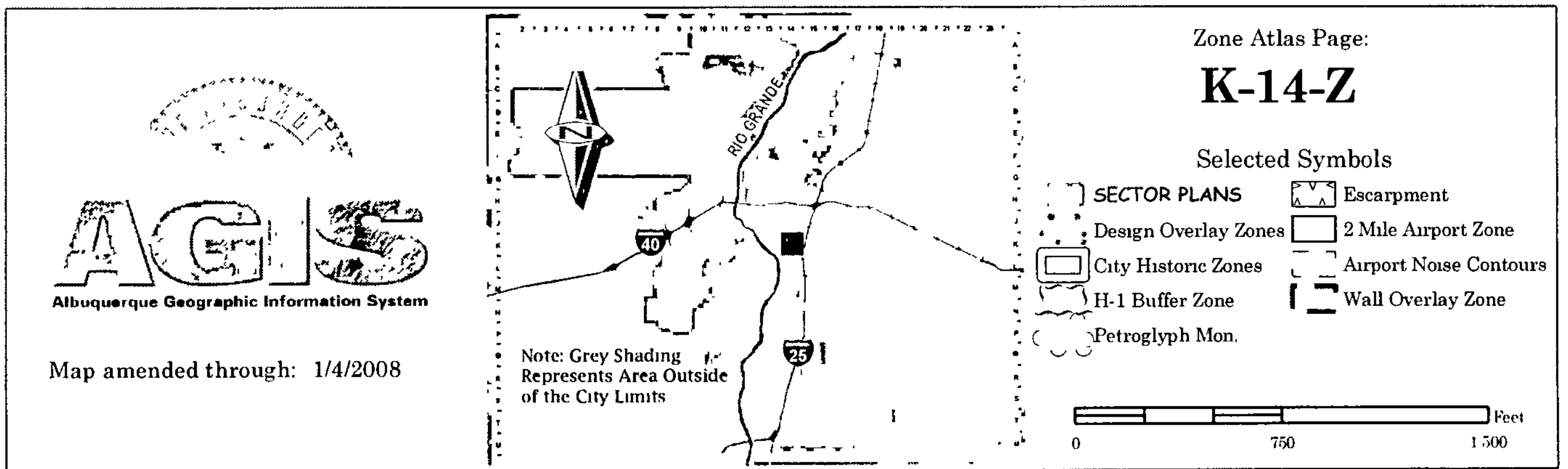
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
08DRB-70153

Sandy Herdley 03/27/08
 Planner signature / date
 Project # 1004720



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



TERRA LAND SURVEYS, LLC

P.O. BOX 2532 • CORRALES, NM 87048 • OFFICE (505) 792-0513 • FAX (505) 792-5233 • terrasurveys@comcast.net

March 25, 2008

City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

RE: Request for Approval of Minor Subdivision Plat of Lots 2, 3, 3-A and 4 of Block K in Highland Addition South

To Whom It May Concern:

This letter is to inform the Development Review Board that Terra Land Surveys, LLC acting as agent for Mr. Ralph Green, is requesting approval of the proposed Minor Subdivision Plat combining four existing tracts into three tracts, with corresponding access and utility easements.

The purpose of this Minor Subdivision Plat is to create two tracts by combining the north 97' of the east 10' of tract 2, the north 97' of tract 3, and the north 97' of tract 4 into two tracts. The third tract to be created will be by combining the southerly remainder of the east 10' of tract 2 with tract 3-A.

If you have any questions or comments please don't hesitate to contact me at 792-0513 and thank you for your time and consideration.

Sincerely,



Christopher A. Medina, PS
Terra Land Surveys, LLC

**ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lots 3-A-1, 4-A, and 4-B, Block K, Highland Addition South, which is zoned as SU-2, on March 25, 2008 submitted by Ralph Greene; Jose Martinez and Tina M. Martinez, owner of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owners are combining the four (4) original tracts, 2, 3, 3-A, and 4, into three (3) tracts, 3-A-1, 4-A, and 4-B. This will result in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature

Kizito Wijenje, Director, Capital Master Plan
Kizito Wijenje, Director, Capital Master Plan

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on March 25, 2008, by Kizito Wijenje as Director, Capital Master Plan 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

March 25, 2008

April L. Winters
Albuquerque Public Schools
915 Locust Street SE
Albuquerque, NM 87106

RE: Request for waiver from Pre-Development Facilities Fee Agreement for the Minor Subdivision Plat of Lots 2, 3, 3-A and 4 of Block K in Highland Addition South (DRB Project No. 1004720)

Dear Ms. Winters:

This letter is to inform the Albuquerque Public Schools that Terra Land Surveys, LLC acting as agent for Mr. Ralph Green, is requesting a waiver from the Pre-Development Facilities Fee Agreement for the proposed Minor Subdivision Plat combining four existing tracts into three tracts, with corresponding access and utility easements.

The purpose of this Minor Subdivision Plat is to create three tracts by combining the north 97' of the east 10' of tract 2, the north 97' of tract 3, and the north 97' of tract 4 into two tracts; The third tract to be created will be by combining the southerly remainder of the east 10' of tract 2 with tract 3-A.

If you have any questions or comments please don't hesitate to contact me at 792-0513 and thank you for your time and consideration.

Sincerely,



Christopher A. Medina, PS
Terra Land Surveys, LLC



Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

Project # (if already assigned by DRB/EPC) 1004720

Please check one:

- Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)
- Final PDFF
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)
- Waiver/Deferral
(Must provide reason for waiver/deferral)

Project Information

Subdivision Name Highland Addn South
 Legal Description Lots 2, 3, 3-A, and 4, Block K
 Location of Project (address or major cross streets) Hazeldine Ave SE and Broadway Blvd SE
 Proposed Number of Units: _____ Single-Family _____ Multi-Family _____ Total Units
 Note: A single-family unit is a single-family, detached dwelling unit.

Comments _____

Waiver Information

Property Owner Ralph Greene, Jose Martinez and Tina M. Martinez Legal Description Lots 2, 3, 3-A, and 4, Block K, Highland Addn South Zoning SU-2
 Reason for Waiver/Deferral The property owners are combining the four (4) original tracts, 2, 3, 3-A, and 4, into three (3) tracts, 3-A-1, 4-A, and 4-B. This will result in no net gain of residenital units.

Contact Information

Name Christopher A. Medina
 Company Terra Land Surveys, LLC
 Phone 792-0513
 E-mail _____

Please include with your submittal:

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

FOR OFFICE USE ONLY
 APS Cluster Albuquerque
 Date Submitted 3/25/2008
 Date Completed 3/25/2008



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.: 08DRB-70153

Project # 1004720

Project Name: HIGHLAND ADDITION SOUTH

Agent: TERRA LAND SURVEYS

Phone No.: 792-0513

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): AGIS dxf

record.

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
- Tax printout from the County Assessor.

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

Created On:

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/27/2008 Issued By: PLNSDH

*
*
*
*
*

Permit Number: 2008 070 153 **Category Code 910**

Application Number: 08DRB-70153, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: BROADWAY BLVD SE BETWEEN HAZELDINE AVE SE AND SANTA FE AVE SE

Project Number: 1004720

Applicant
Ralph Green

Agent / Contact
Terra Land Surveys

1114 Central Ave Sw
Albuquerque NM 87102
242-9267

Po Box 2532
Corrales 87048
792-0513

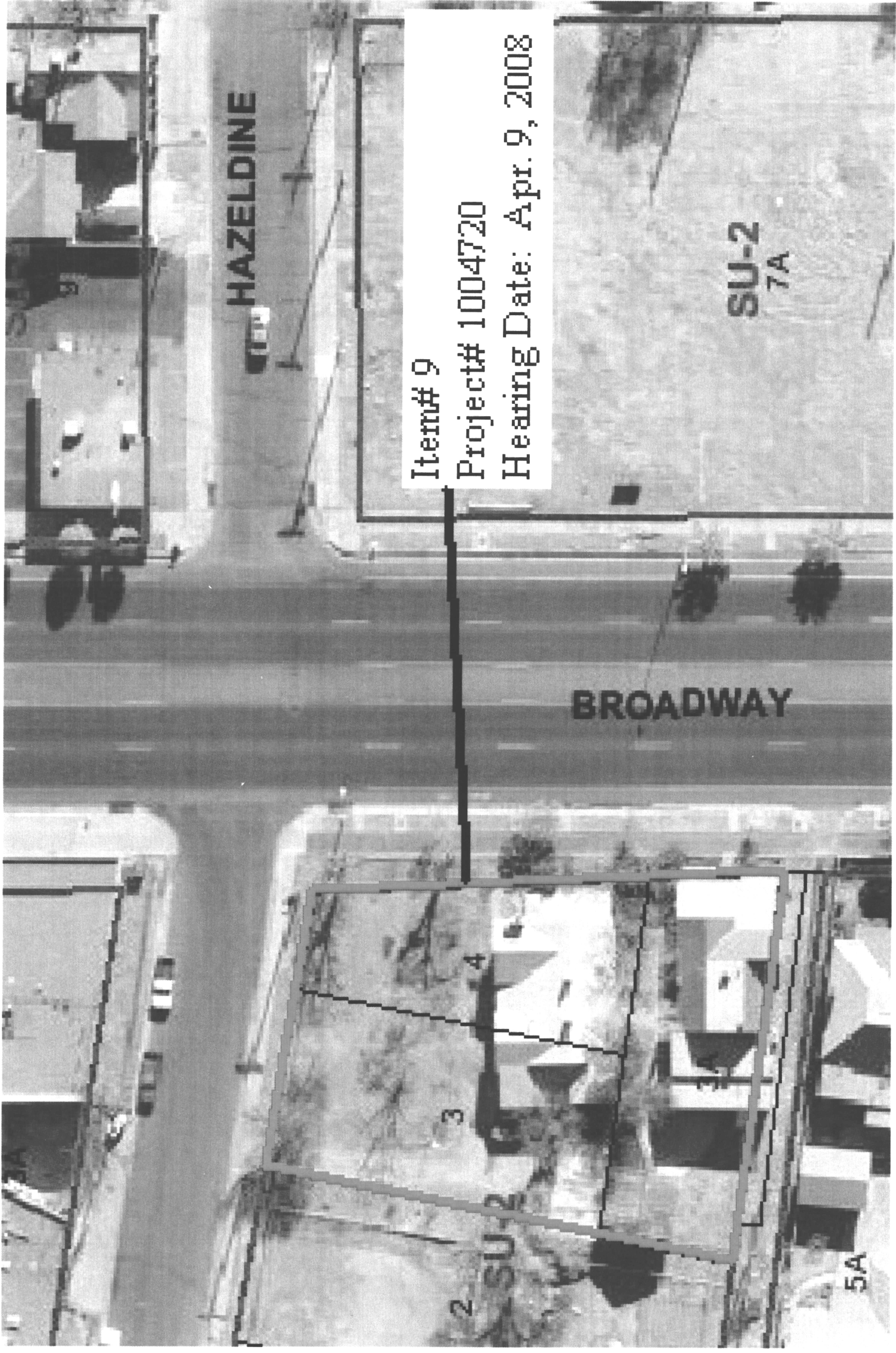
Application Fees

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

City Of Albuquerque
Treasury Division

3/27/2008 9:04AM LOC: ANNX
 WSH 008 TRANSH 0007
 RECEIPT# 00089113-00089113
 PERMIT# 2008070153 TRSDMG
 Trans Amt \$305.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$285.00
 CK \$305.00
 CHANGE \$0.00

Thank You



Item# 9
Project# 1004720
Hearing Date: Apr. 9, 2008

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION <input type="checkbox"/> Major Subdivision action <input type="checkbox"/> Minor Subdivision action <input type="checkbox"/> Vacation <input type="checkbox"/> Variance (Non-Zoning)		Supplemental form S Z ZONING & PLANNING <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)
SITE DEVELOPMENT PLAN <input type="checkbox"/> for Subdivision Purposes <input type="checkbox"/> for Building Permit <input type="checkbox"/> IP Master Development Plan <input type="checkbox"/> Cert. of Appropriateness (LUCC)		V P L A APPEAL / PROTEST of... <input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
STORM DRAINAGE <input type="checkbox"/> Storm Drainage Cost Allocation Plan		D

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

APPLICANT INFORMATION:

NAME: RALPH GREENE PHONE: 243-9267
 ADDRESS: 212 BROADWAY SE FAX: 243-9267
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: rgreene@TVL.EDU
 Proprietary interest in site: DAVID STORKE List all owners: _____
 AGENT (if any): _____ PHONE: 242-6375
 ADDRESS: 705 BROADWAY SE. FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: SUBDIVISION OF THE NORTH 97 FEET OF THE EAST 10 FEET OF LOT 2 AND THE NORTH 97 FEET OF LOTS 3 AND 4 IN BLOCK K OF HIGHLAND ADDITION SOUTH
 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. 2, 3 & 4 Block: K Unit: _____
 Subdiv. / Addn. HIGHLANDS ADDITIONS SOUTH
 Current Zoning: SU2/NCR Proposed zoning: _____
 Zone Atlas page(s): K-14 No. of existing lots: 3 No. of proposed lots: 2
 Total area of site (acres): 1/4 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. 101 405 733 314 54 576 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: BROADWAY SE & ~~HAZELDENE SE~~
 Between: HAZELDENE SE and _____

CASE HISTORY:

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

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

SIGNATURE Ralph Greene DATE 2-27-2006
 (Print) RALPH GREENE 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>06DRB - 00262</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 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>March 8, 2006</u>	_____	_____	\$ <u>0</u>

Anchen Garcia 2-27-06 Project # 1004720

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED), DR 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
 - 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.

RALPH GREENE Applicant name (print)
[Signature] 2-27-2006 Applicant signature / date



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

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

Application case numbers
 Of DRB - 00262

[Signature] 2-27-06 Planner signature / date
Project # 1004720



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

AGIS
Albuquerque Geographic Information System

Map amended through: Apr 07, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-14-Z

Selected Symbols

Feet

0 750 1,500

Ralph Greene
212 Broadway SE
Albuquerque, NM 87102

February 27, 2006

City of Albuquerque
DEVELOPMENT/ PLAN REVIEW
SUBDIVISION- D.R.B. MEETING

Dear Members,

I am in purchase contract on 705 Broadway SE. with David Storke.

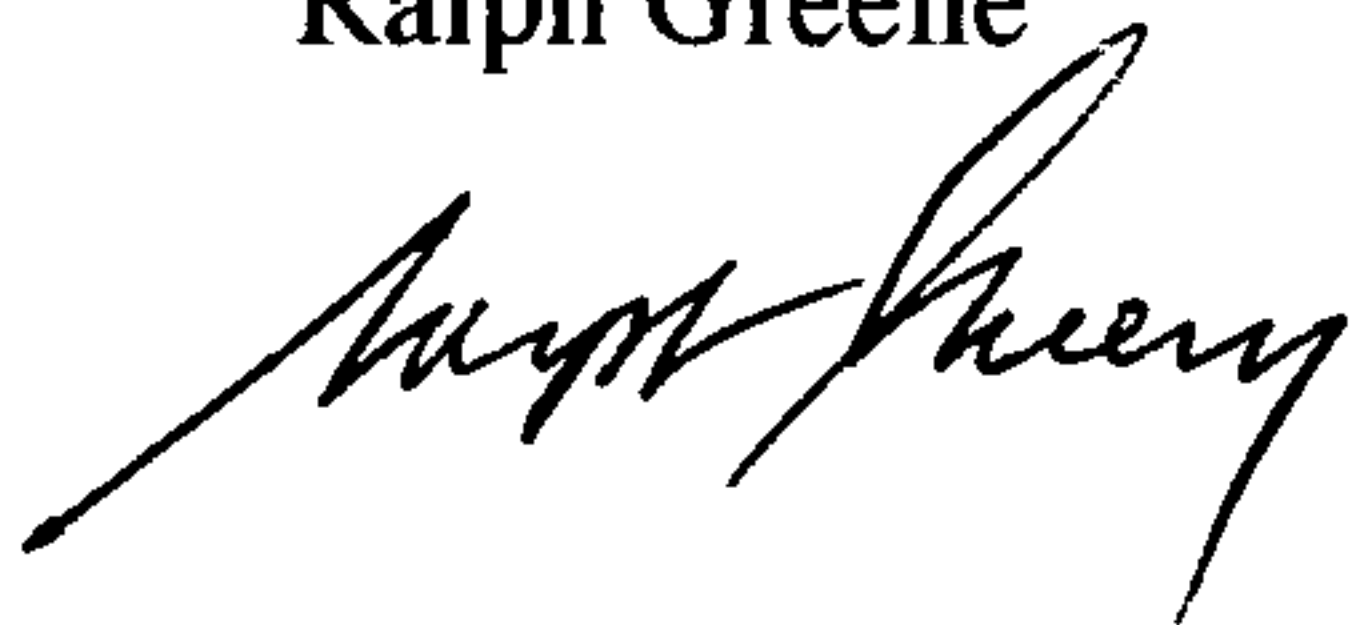
The property at 705 Broadway SE is a double lot but one legal description.

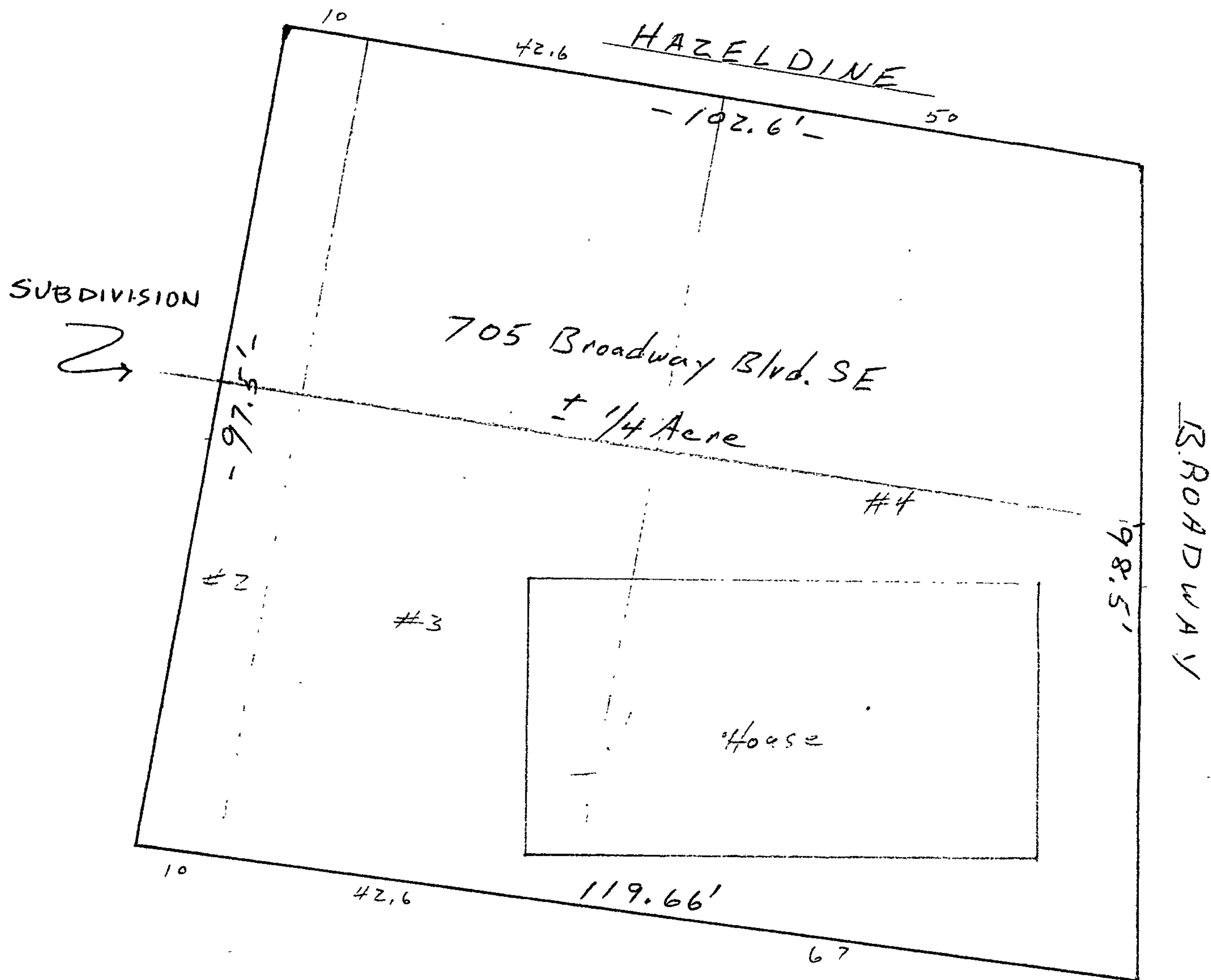
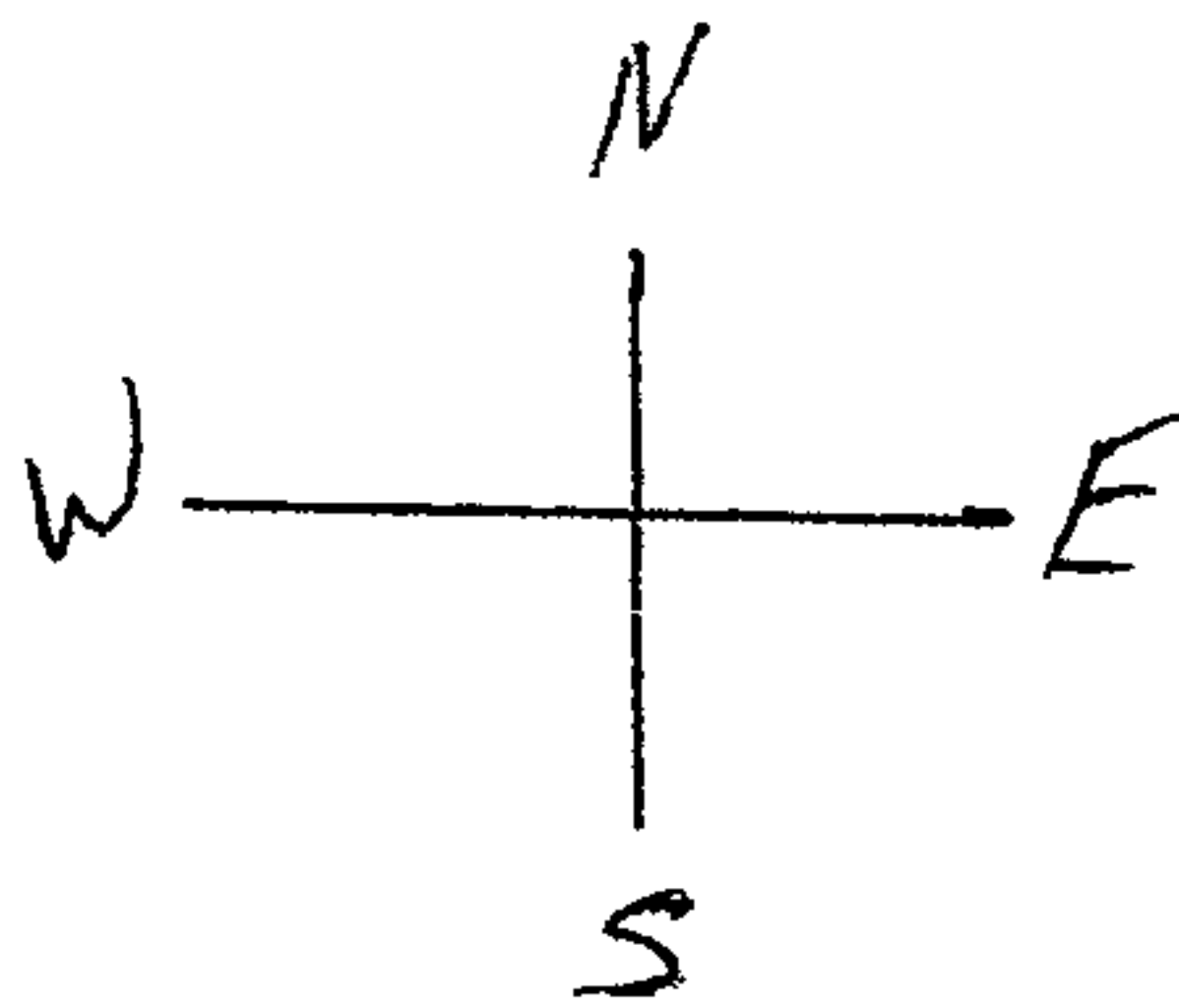
North 97 feet of the east 10 feet of lot 2 and the north 97 feet of lots 3 and 4 in block K of Highlands Additions South.

I wish to divide the lots and reconfigure the lot boundaries.

Thank you for your consideration,

Ralph Greene

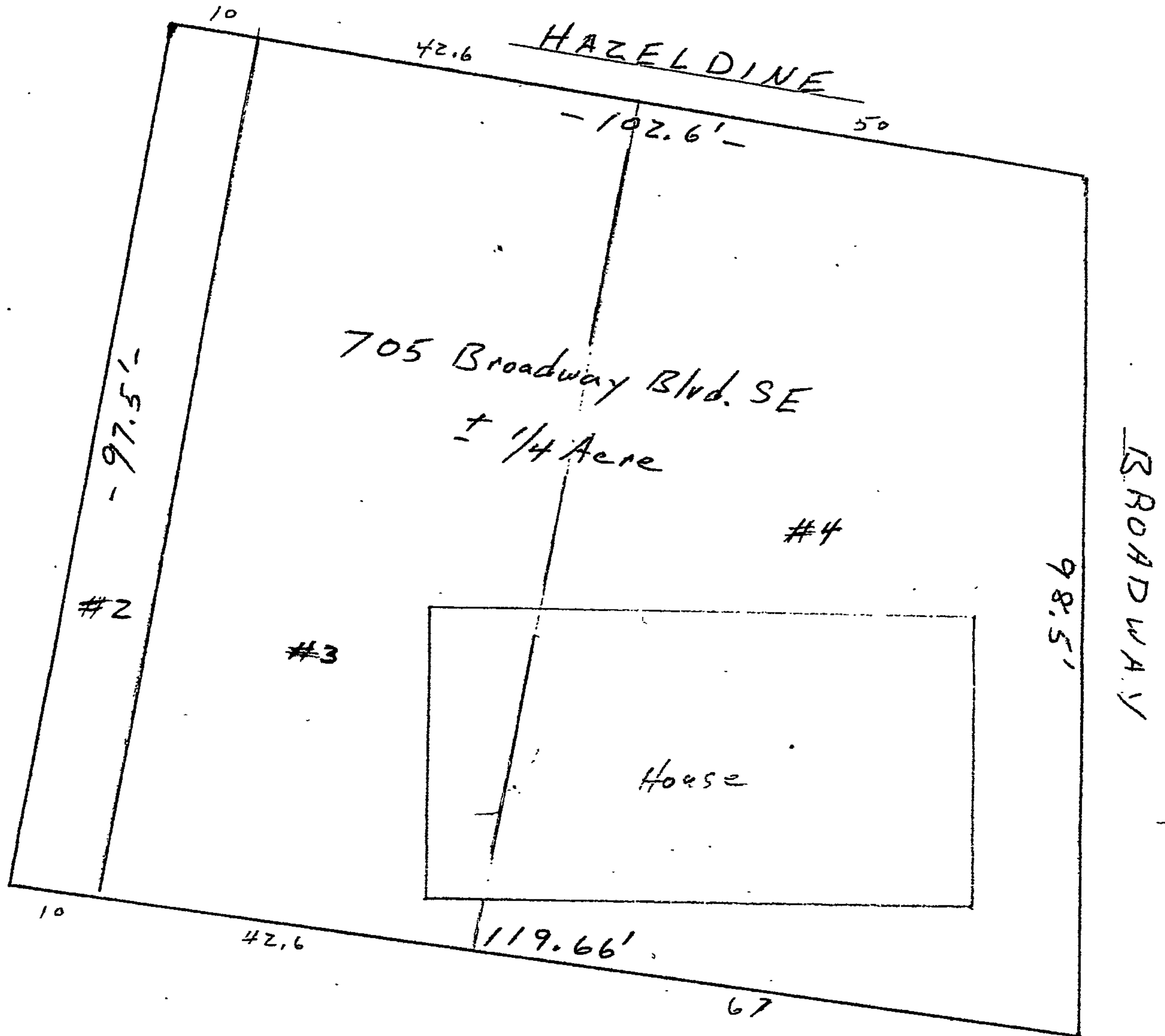
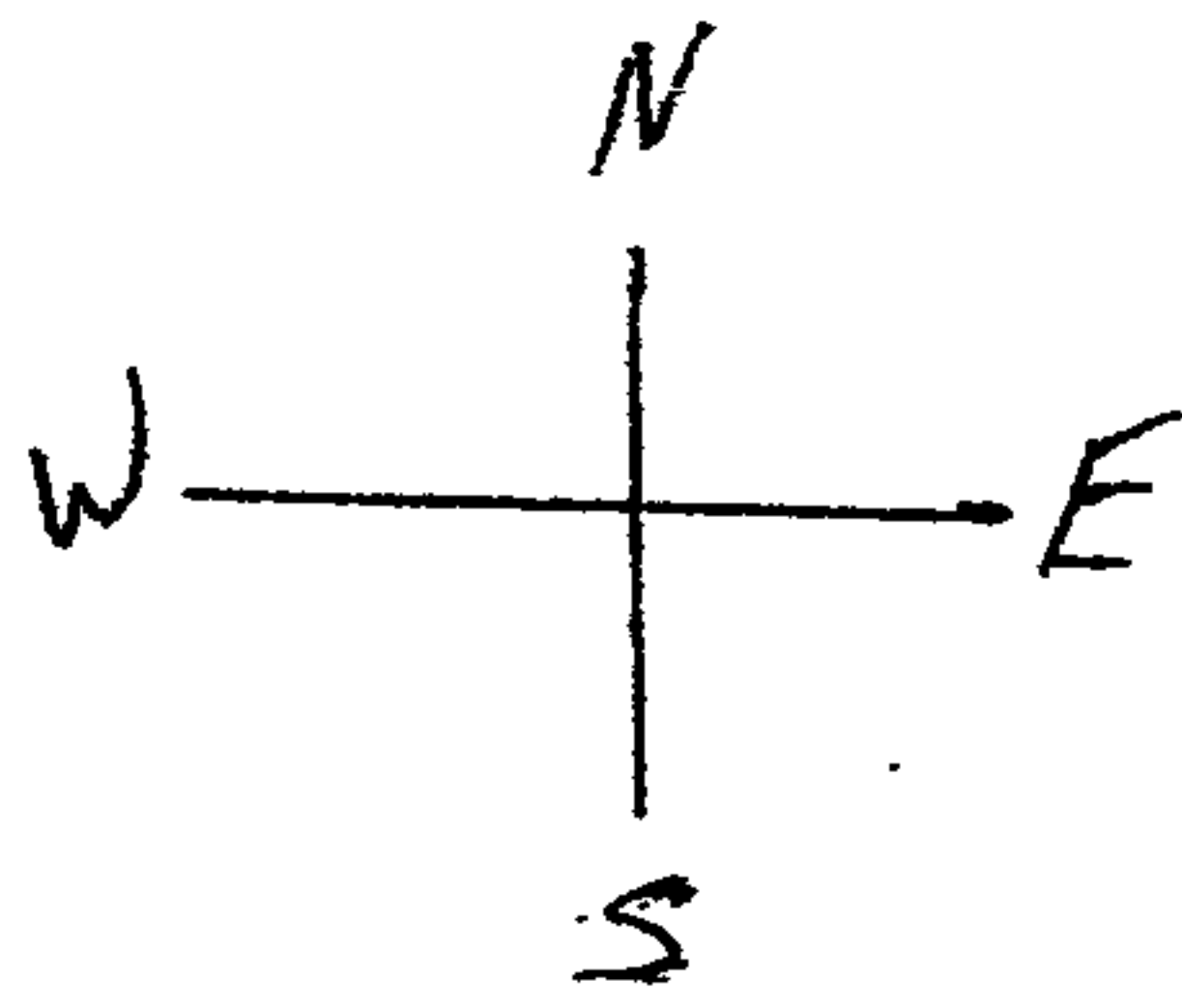
A handwritten signature in black ink, appearing to read "Ralph Greene", written in a cursive style.



The North 97 feet of the East 10 feet of Lot 2
and the North 97 feet of Lots 3 and 4 in
Block K of HIGHLAND ADDITION SOUTH

SCALE DRAWING
 $\frac{1}{16}'' = 2.59 \text{ FEET}$

705 BROADWAY SE



The North 97 feet of the East 10 feet of Lot 2
 and the North 97 feet of Lots 3 and 4 in
 Block K of HIGHLAND ADDITION SOUTH

SITE SKETCH 705 BROADWAY SE.

1/6" = 2.59 FT.