



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-70135	Project # 1004727
Project Name: LANDS OF BACA AND CHAVEZ	
Agent: GARCIA/KRAEMER & ASSOC.	Phone No.: 242-5566

Your request was approved on 3/19/08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: - verify adequate R-O-W per comments

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
 - Tax printout from the County Assessor.
 - 3 copies of the approved site plan. Include all pages.**
 - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
 - Property Management's signature must be obtained prior to Planning Department's signature.**
 - AGIS DXF File approval required.**
 - Copy of recorded plat for Planning.**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 19, 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# 1000029**
08DRB-70094 VACATION OF PUBLIC EASEMENT
08DRB-70095 MAJOR - FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for ARBOLERA DE VIDA request(s) vacation of certain roadway and turn around easments, and platting of Tract(s) 2-A 2-D & 2-E, **ARBOLERA DE VIDA** zoned S-M1, located on the north side of BELLAMAH AVE NW BETWEEN 19TH ST NW AND MILL POND RD NW containing approximately 15.5243 acre(s). (H-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**
- 2. Project# 1007068**
08DRB-70090 VACATION OF PUBLIC RIGHT-OF-WAY
08DRB-70091 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

COMMUNITY SCIENCES CORP agent(s) for JAMES S SANDERS request(s) vacation of the abandoned acequia right-of-way adjoining Lot K, and platting of the abandoned acequia together with Lot K, **ALVARADO GARDENS Unit(s) 2**, zoned RA-2, located on the east side of TRELIS DR NW BETWEEN ORO VISTA RD NW AMD CASTANEDA RD NW containing approximately 0.3441 acre(s). (G-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT SIGN-OFF, MRGCD SIGN OFF AND TO RECORD.**

3. **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 and 3/12/08] **DEFERRED TO 3/26/08 AT THE AGENTS' REQUEST.**

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

4. **Project# 1006819**
08DRB-70134 MINOR - EPC
APPROVED SDP FOR BUILDING
PERMIT
08DRB-70136 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DFA, LLC request(s) the above action(s) for all or a portion of Lot(s) 8, 9-A, 10-A & 11-A, Block(s) C, **SOUTH BROADWAY ACRES Unit(s) 1**, zoned SU-2 HM, located on BROADWAY BLVD SE BETWEEN WESMECO DR SE AND BETHEL DR SE containing approximately 4.43 acre(s). (M-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO THE CITY ENGINEER FOR 3 COPIES OF THE SITE PLAN. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA.**

5. **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] **DEFERRED TO 4/2/08 AT THE AGENT'S REQUEST.**

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

6. **Project# 1001115**
08DRB-70121 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for CHAVEZ PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1-A, **LANDS OF PARKING COMPANY OF AMERICA**, zoned C-3, located on YALE BLVD SE BETWEEN RANDOLPH SE AND UNIVERSITY SE containing approximately 15.8726 acre(s). (M-15) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project# 1002800**
08DRB-70130 MINOR - TEMP DEFR
SWDK CONST
08DRB-70131 EXT OF SIA FOR TEMP
DEFR SDWK CONST
- MARK GOODWIN AND ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 12, Tract(s) 1, **QUIVERA ESTATES SUBDIVISION Unit(s) 3**, zoned RD, located on MODESTO AVE NE & GLENDALE AVE NE BETWEEN WYOMING BLVD NE AND BARSTOW ST NE containing approximately 13.9766 acre(s). (B-19) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE. A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
8. **Project# 1004727**
08DRB-70135 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- GARCIA/KRAEMER & ASSOC. agent(s) for ELADIO F & ETNA L CHAVEZ request(s) the above action(s) for all or a portion of Lot(s) 2, Tract(s) 84B, **LANDS OF BACA AND CHAVEZ**, zoned RA-2, located on GRIEGOS NW BETWEEN SAN ISIDRO AND RIO GRANDE containing approximately 0.7791 acre(s). (F-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR VERIFICATION OF ADEQUATE RIGHT-OF-WAY, INDICATION OF WALL, AGIS DXF AND A COPY OF THE RECORDED PLAT.**
9. **Project# 1005243**
08DRB-70133 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- HIGH MESA CONSULTING GROUP agent(s) for BROADSTONE TOWNE CENTER LLC request(s) the above action(s) for all or a portion of **UNPLATTED LANDS WITHIN SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.**, zoned SU-1/PRD & SU-1 FOR C-2 PERMISSIVE USES, located on GIBSON BLVD SE BETWEEN UNIVERSITY BLVD SE AND BUENA VISTA DR SE containing approximately 16.751 acre(s). (L-15) **THE PRELIMINARY/FINAL PLAT WAS APPROVED.**
10. **Project# 1006882**
08DRB-70132 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- BARELAS CDC agent(s) for VERA MONTOYA request(s) the above action(s) for all or a portion of Lot(s) 11 & 2, Block(s) 4, **SANTA FE ADDITION**, zoned SU-2 R-1, located on SANTA FE AVE SW BETWEEN 8TH ST SW AND 9TH ST SW containing approximately 0.254 acre(s). (K-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY RE-LOCATION, UTILITIES SIGNATURES, AGIS DXF AND A COPY OF THE RECORDED PLAT, AND TO TRANSPORTATION FOR VERIFICATION OF IMPROVEMENTS AND 20 FOOT RADIUS.**

11. **Project# 1007062**
08DRB-70127 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for
ARCHDIOCESE OF SANTA FE request(s) the above
action(s) for all or a portion of Tract(s) 50 - 52, **TBK**
TRACT A, SOUTH SAN JOSE PARISH, zoned SU-2/
MR, located on BROADWAY BLVD SE BETWEEN
ETHLYN AVE SE AND SAN JOSE AVE SE containing
approximately 6.8196 acre(s). (M-14) **THE**
PRELIMINARY/FINAL PLAT WAS APPROVED.

12. Approval of the Development Review Board Minutes for February 6, 2008.

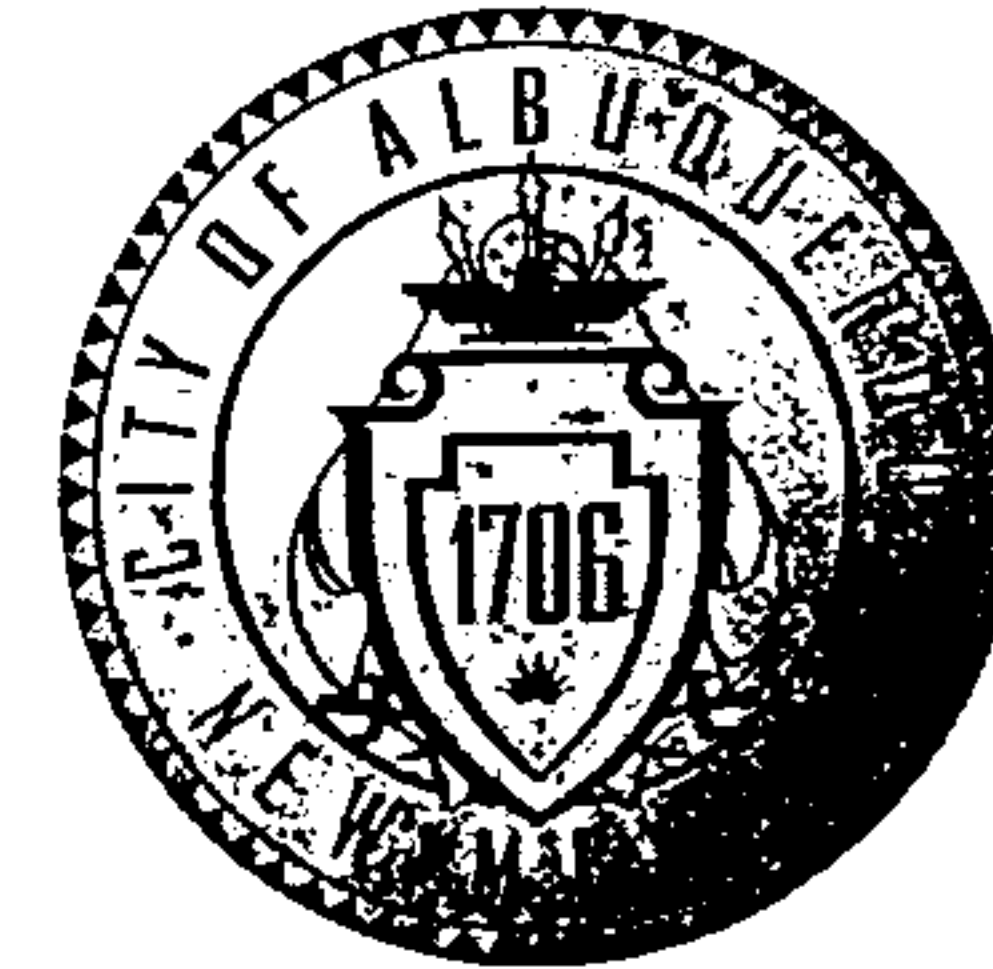
Other Matters: PROJECT # 1006879 Application # 08-70046 Preliminary/Final Plat Approval:

PRECISION SURVEYS INC agent(s) for ANSELMO C'DE BACA request(s) the above action(s) for all
or a portion of Lot(s) 23 & 24 TBKA 23-A & 24-A, Block(s) 5, **BELMONT PLACE**, zoned R-1,
located on BELLROSE AVE NW BETWEEN 6TH AND PUBLIC AVE 5TH STREET NW containing
approximately 0.1627 acre(s). (G-14)

**THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO
PLANNING FOR VERIFICATION OF GARAGE REMOVAL.**

ADJOURNED: 9:50

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004727

AGENDA ITEM NO: 8

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

MRGCD must sign plat.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; 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: March 19, 2008

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 19, 2008
DRB Comments**

ITEM # 8

PROJECT # 1004727

APPLICATION # 08-70135

RE: Tract 84B & Lot 2, Lands of Baca and Chavez

For future reference, please revise solar note to be specific to this type of request, i.e. use the words "THIS PLAT" and not "REQUESTED FINAL ACTION" and do not use the words "OR SITE DEVELOPMENT PLAN FOR SUBDIVISION" at the end of the note.



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

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
5/10/06	Lansing/Bacat Chasey Proj 1004727	Sketch	Comments Given
11/22/06	Same Proj 1004727	Sketch	Comments Given



IMPACT FEES

Development Review Board 11/22/06

Project Number: 1004727

Agenda Item Number: 15

Site: Lands of Baca & Chavez

Lot/s: 2 Zoned R-2

Subdividing this parcel into two separate parcels will not require impact fees at this time. However, at the time a permit is issued for a new home impact fees will be required. Using an average of 2000sf of heated area the estimated impact fees for a new home are as follows:

1. Public Safety Facilities for the Eastside: \$552.00
2. Parks, Trails, Open Space for the N. Valley: \$3,260.00

Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees may be paid at a rate of 67% if permits are obtained by December 29, 2006

JACK CLOUD
IMPACT FEE ADMINISTRATOR



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004727

AGENDA ITEM NO: 15

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

discussed

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED X; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: NOVEMBER 22, 2006

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1004727 Item No. 14 Zone Atlas F-13

DATE ON AGENDA 5-10-06

INFRASTRUCTURE REQUIRED (X)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No. Comment

- 1) Griegos is a collector and requires bikelanes.
- 2) Applicant will need to provide a x-section of the street to evaluate infrastructure and right-of-way dedication requirements.
- 3) Which way is the lot being split?
- 4) How does tract 92A have access?
- 5) Who has rights to the 16' access easement?

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

DEVELOPMENT REVIEW BOARD
UTILITY DEVELOPMENT
Standard Comment Sheet

DRB-1004727

Item No. 14

Zone Atlas F-13

DATE ON AGENDA 5/10/06

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE: N/A

TYPE OF APPROVAL REQUESTED: () ANNEXATION

SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT

() SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION

() SITE PLAN FOR BUILDING PERMIT

Comments:

1. Record mapping shows that there are no sewer service lines in Griego Street for proposed lot to connect to. The existing sewer line is a 24" diameter. No new connections are allowed, therefore new lots can not be created. A subdivision of the lot can not be approved without owner constructing a new 8" sewer line.

If you have any questions or comments please call Roger Green at 924-3989.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004727

AGENDA ITEM NO: 14

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: May 10, 2006

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 10, 2006
DRB Comments**

ITEM # 14

PROJECT # 1004727

APPLICATION # 06-00600

RE: Lands of Baca & Chavez/sketch

In order to subdivide the subject property, it appears a zone change is required because of the 75' minimum lot width requirements of RA2 zoning.

Also, 2 residences are not allowed on one lot in RA2 and most other residential zones in the City. As they stand now, they are non-conforming but existing. Any proposal to subdivide, etc, the property will require making sure the 2 existing residences are on separate lots or demolishing one of the residences.

Perhaps the owner is wanting to separate the 2 residences onto 2 lots. The application is not clear.



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



IMPACT FEES – # 1004727

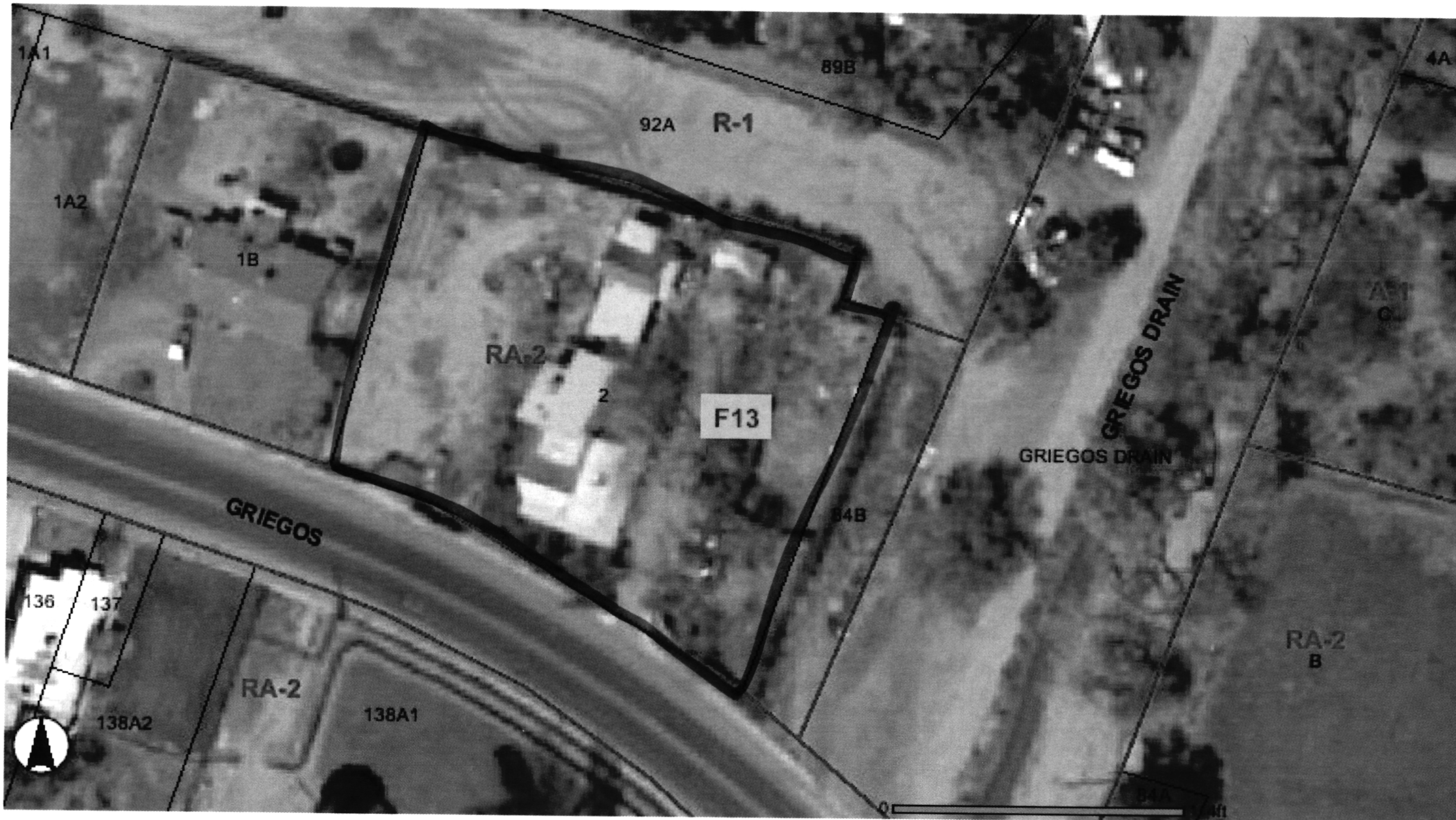
Development Review Board 5/10/06
Agenda Item #14
Sketch Plat: Lot 2 Lands of Baca & Chavez

The separation of lot 2 into two lots will not require Impact Fees at this time. However, Impact Fees will be required if time a permit is issued for a new home. Using an average of 2000sf of heated building area, the estimated impact fees are as follows.

1. Public Safety Facilities for the Eastside are approximately \$552.00
2. Parks, Recs., Trails and Open Space for the North Valley are approximately \$3,260.00

Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees may be paid at a rate of 67% if permits are obtained by December 29, 2006.

JACK CLOUD
IMPACT FEE ADMINISTRATOR



#19

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/11/2008 Issued By: E08375

Permit Number: 2008 070 135

Category Code 910

Application Number: 08DRB-70135; Minor - Preliminary/ Final Plat Approval

Address:

Location Description: GRIEGOS NW BETWEEN SAN ISIDRO AND RIO GRANDE

Project Number: 1004727

Applicant

Eladio F & Etna L Chavez

2007 Griegos Nw
Albuquerque NM 87107

Agent / Contact

Garcia/Kraemer & Assoc.

200 Lomas Blvd Nw Suite 1111
Albuquerque NM 87102

bilybomon@hotmail.com

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

3/11/2008 12:00PM LOC: ANNX
WS# 007 TRANS# 0022
RECEIPT# 00095590-00095590
PERMIT# 2008070135 TRSMSP
Trans Amt \$305.00
Conflict Manag. Fee \$20.00
DRB Actions \$285.00
VI \$305.00
CHANGE \$0.00

Thank You



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D** Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): GARCIA / KRAEMER + ASSOCIATES PHONE: 242-5566
 ADDRESS: 200 LOMAS NW SUITE 1111 FAX: 242 9028
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: bilybomon@hotmail.com

APPLICANT: ELADIO F + ETNA L. CHAVEZ PHONE: _____
 ADDRESS: 2007 GRIEGOS NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: _____

Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: APPROVAL OF LOT SPLIT PRELIMINARY / FINAL
MINOR SUBDIVISION ACTION

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

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

Lot or Tract No. LOT 2 + TRACT 84B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: LANDS OF BACA + CHAVEZ
 Existing Zoning: RA-2 Proposed zoning: RA-2
 Zone Atlas page(s): F-13 UPC Code: 101306120920231004 MRGCD Map No 31

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
06 DRB 01631 see also Project 1004659 ZHE (withdrawn)

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): .7791
 LOCATION OF PROPERTY BY STREETS: On or Near: 2007 GRIEGOS NW
 Between: GRIEGOS DRAIN and RIO GRANDE BLVD

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: 11/06

SIGNATURE William Kraemer DATE 3/11/08
 (Print) WILLIAM L. KRAEMER Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>DRB - 70135</u>	<u>P3F</u>		\$ <u>285.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
				Total
				\$ <u>305.00</u>

Hearing date March 19, 2008

Kent 3/11/08
 Planner signature / date

Project # 1004727

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

- N/A* 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- N/A* 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
- OK* Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- N/A* Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- N/A* Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

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

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

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

Amended preliminary plat approval expires after one year

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

WILLIAM KRAEVEN
Applicant name (print)
William Kraeven 3/11/08
Applicant signature / date



Form revised October 2007

[Signature] 3/11/08
Planner signature / date
Project # 1004727

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
08DRB - - 2013S

GARCIA/KRAEMER & ASSOCIATES

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

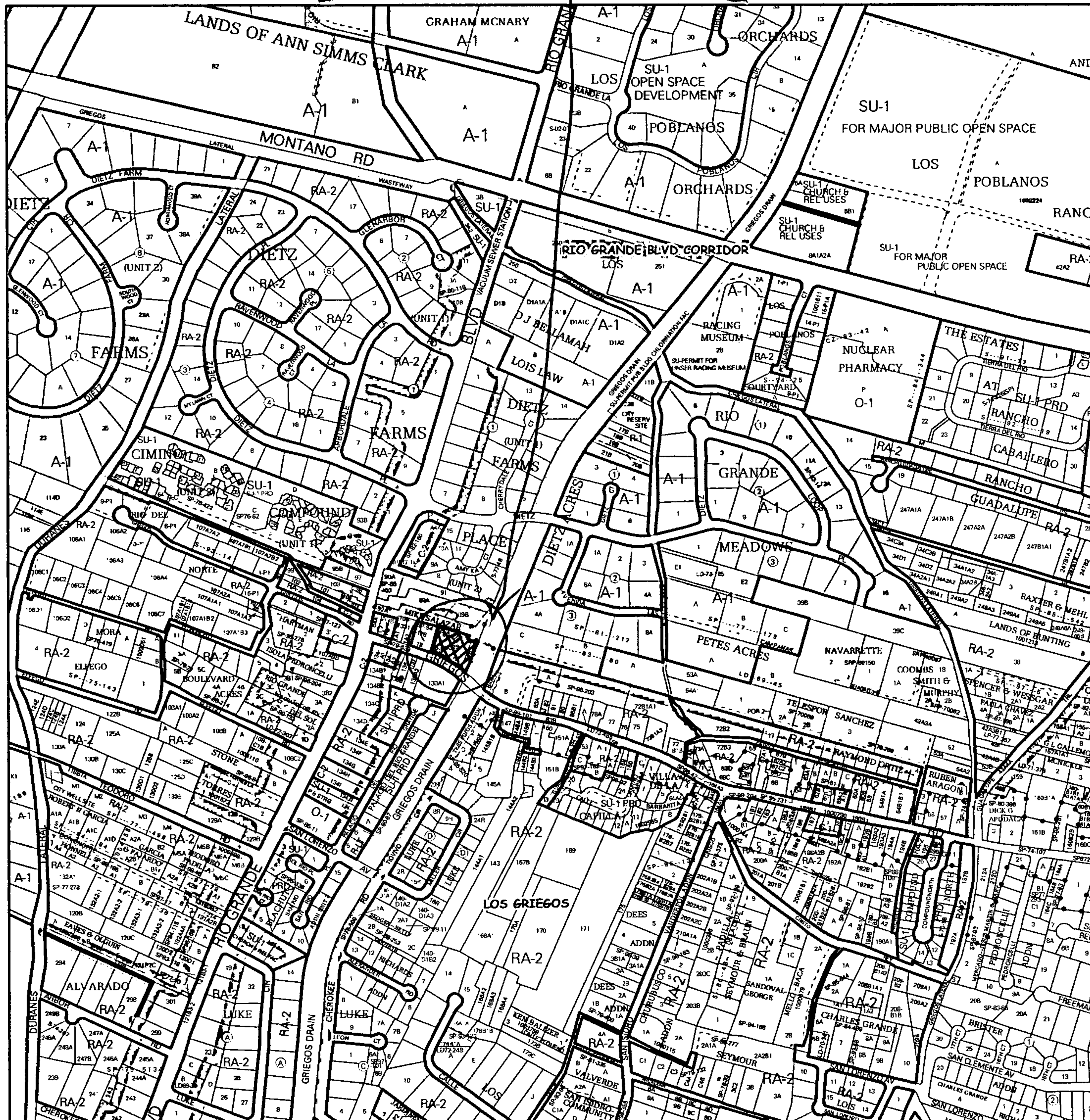
March 11, 2008

REASON FOR REQUEST
Project #1004727

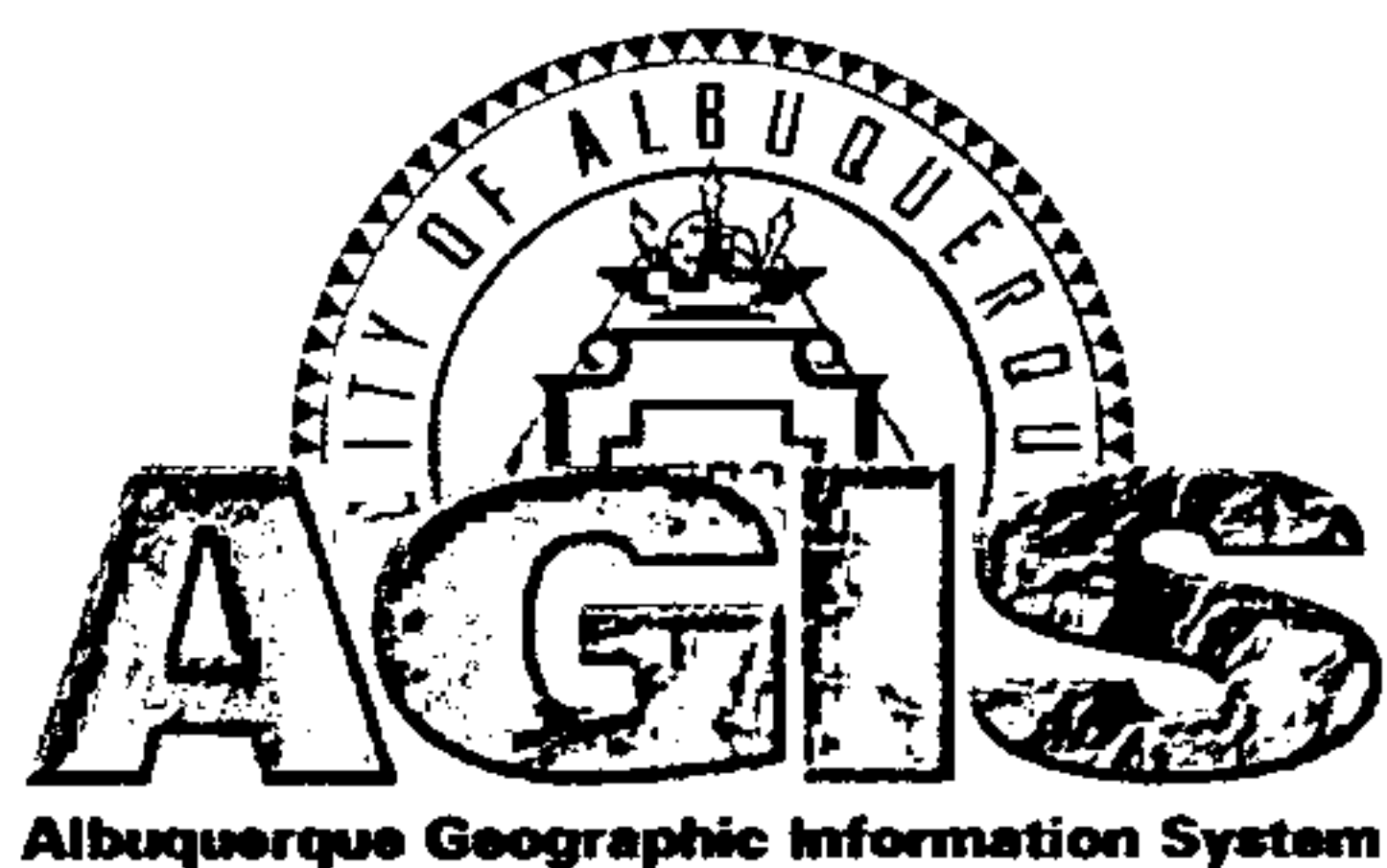
This is a request for preliminary/final plat approval of a minor subdivision action by the City of Albuquerque DRB. There are two existing lots; Lot 2 Lands of Baca & Chavez, and Tract 84B, MRGCD map # 31. The property is zoned RA-2. The new plat will also result in only two lots (2-A & 2-B), although it will allow for a new single family residence to be constructed on Lot 2-A, which is not possible without the new plat. APS has granted a waiver of the pre development facilities fee.

The new lots meet the minimum lot requirements of the RA-2 zone. The property line between the two new lots is such that no variances will be needed. The existing accessory structure will not be used as a separate residence.

William Kraemer

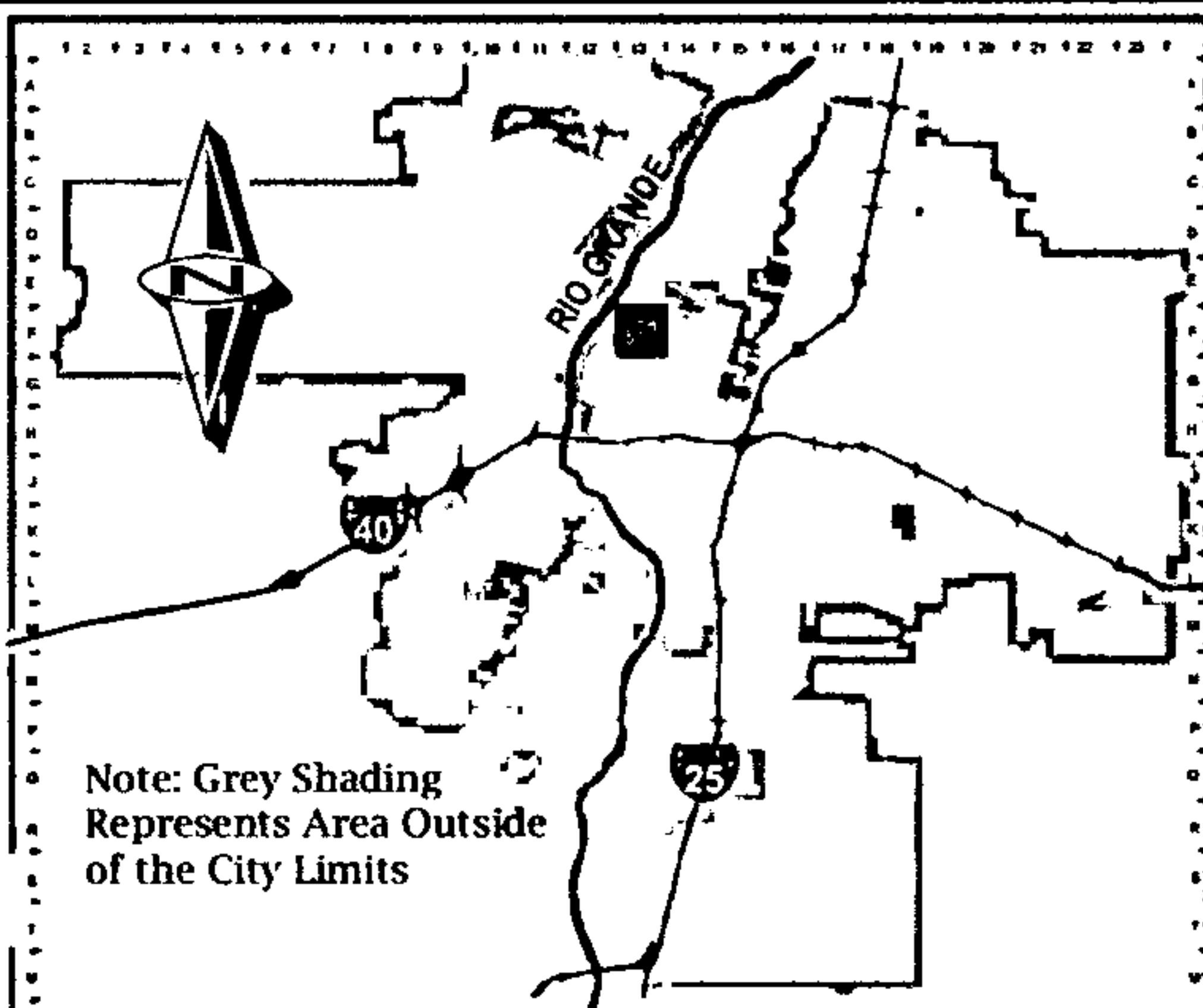


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: 1/4/2008



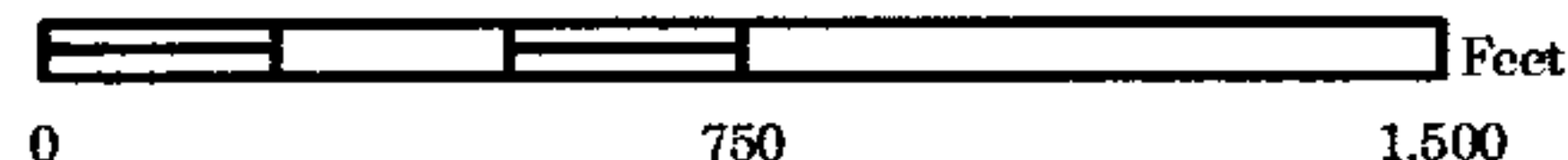
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

F-13-Z

Selected Symbols

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

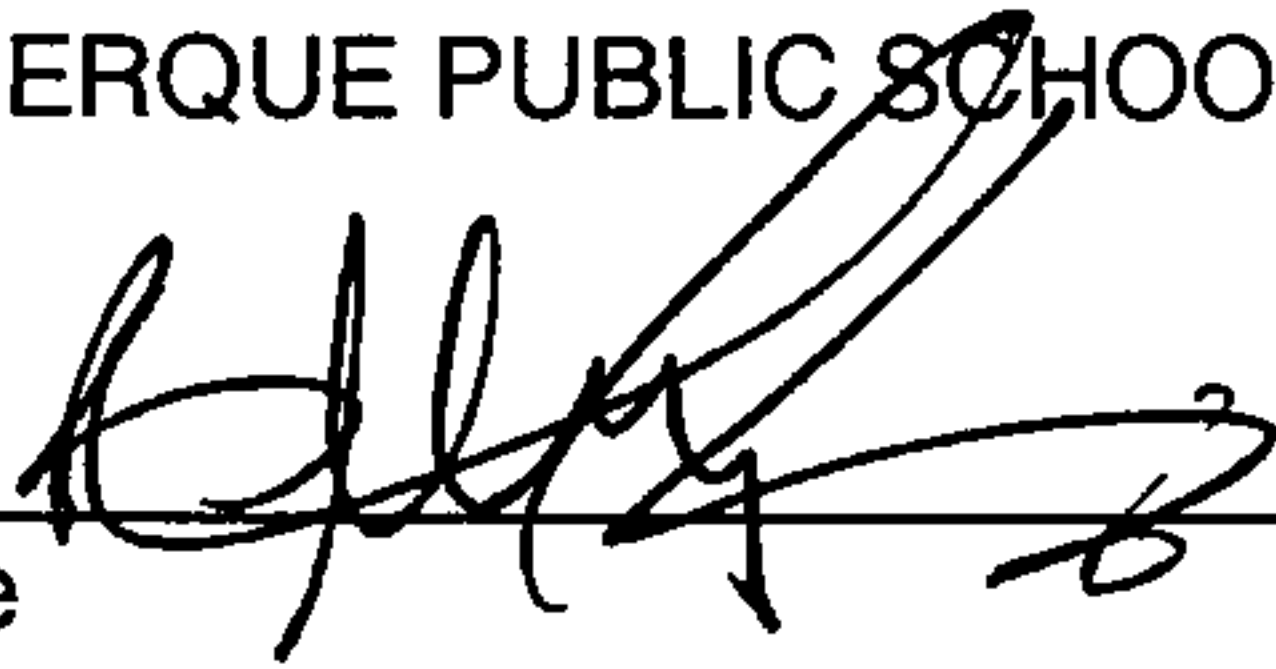


**ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lots 2-A and 2-B, Lands of Baca and Chavez, which is zoned as RA-2, on March 4, 2008 submitted by Eladio R and Etna Chavez, owner of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner is incorporating Tract 84-B MRGCD Map 31 within lot 2-B, and creating lot 2-A.

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature



Betty King, Planner, Capital Master Plan

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 3-4-08, by Betty King as Planner, 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

Doc# 2008027838

03/11/2008 11:28 AM Page: 1 of 1
WAIVER: \$9.00 M. Toulouse, Bernalillo County





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) 1004727

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 Lands of Baca and Chavez
 Legal Description Lots 2-A and 2-B, Lands of Baca and Chavez
 Location of Project (address or major cross streets) 2007 Griegos NW
 Proposed Number of Units: 1 Single-Family _____ Multi-Family 1 Total Units
 Note: A single-family unit is a single-family, detached dwelling unit.

Comments _____

Waiver Information

Property Owner Eladio R. and Etna L. Chavez Legal Description Lots 2-A and 2-B, Lands of Baca and Chavez Zoning RA-2
 Reason for Waiver/Deferral the property owner is incorporating Tract 84-B MRGCD Map 31 within lot 2-B, and creating lot 2-A.

Contact Information

Name William Kraemer
 Company Garcia/Kraemer & Associates
 Phone 242-5566
 E-mail billybomon@hotmail.com

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)

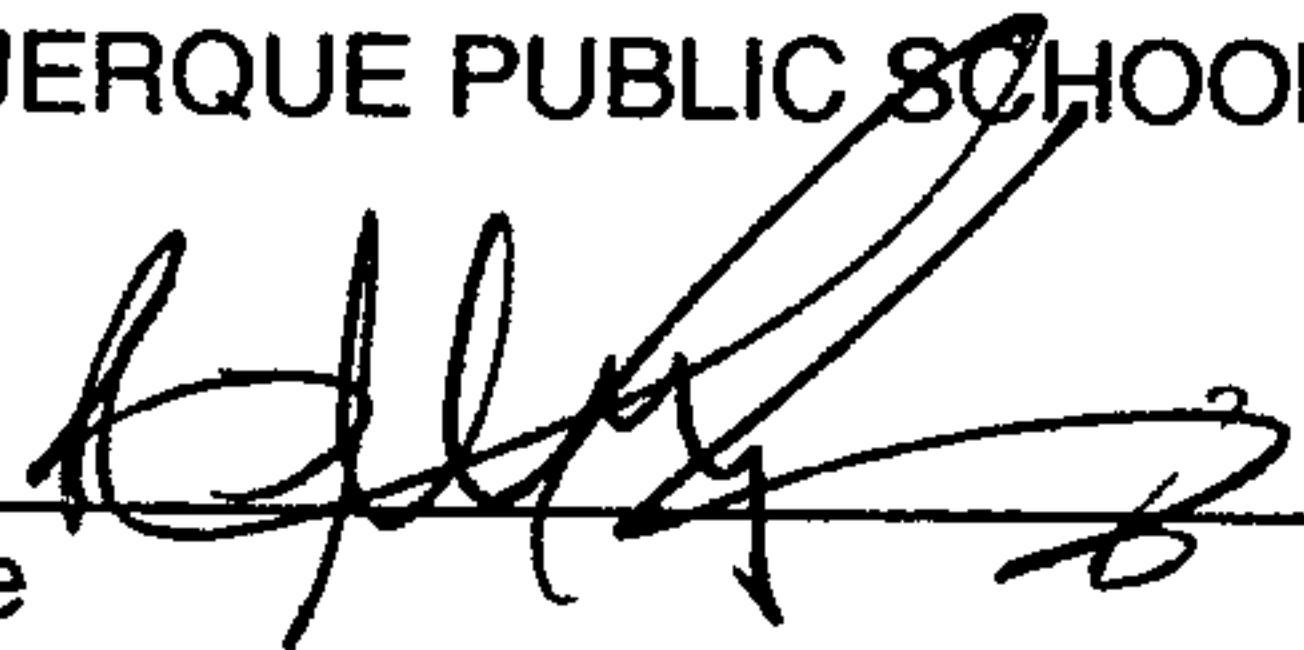
FOR OFFICE USE ONLY
 APS Cluster Valley
 Date Submitted 3/3/2008
 Date Completed 3/4/2008

**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 2-A and 2-B, Lands of Baca and Chavez, which is zoned as RA-2, on March 4, 2008 submitted by Eladio R and Etna Chavez, owner of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner is incorporating Tract 84-B MRGCD Map 31 within lot 2-B, and creating lot 2-A.

ALBUQUERQUE PUBLIC SCHOOLS

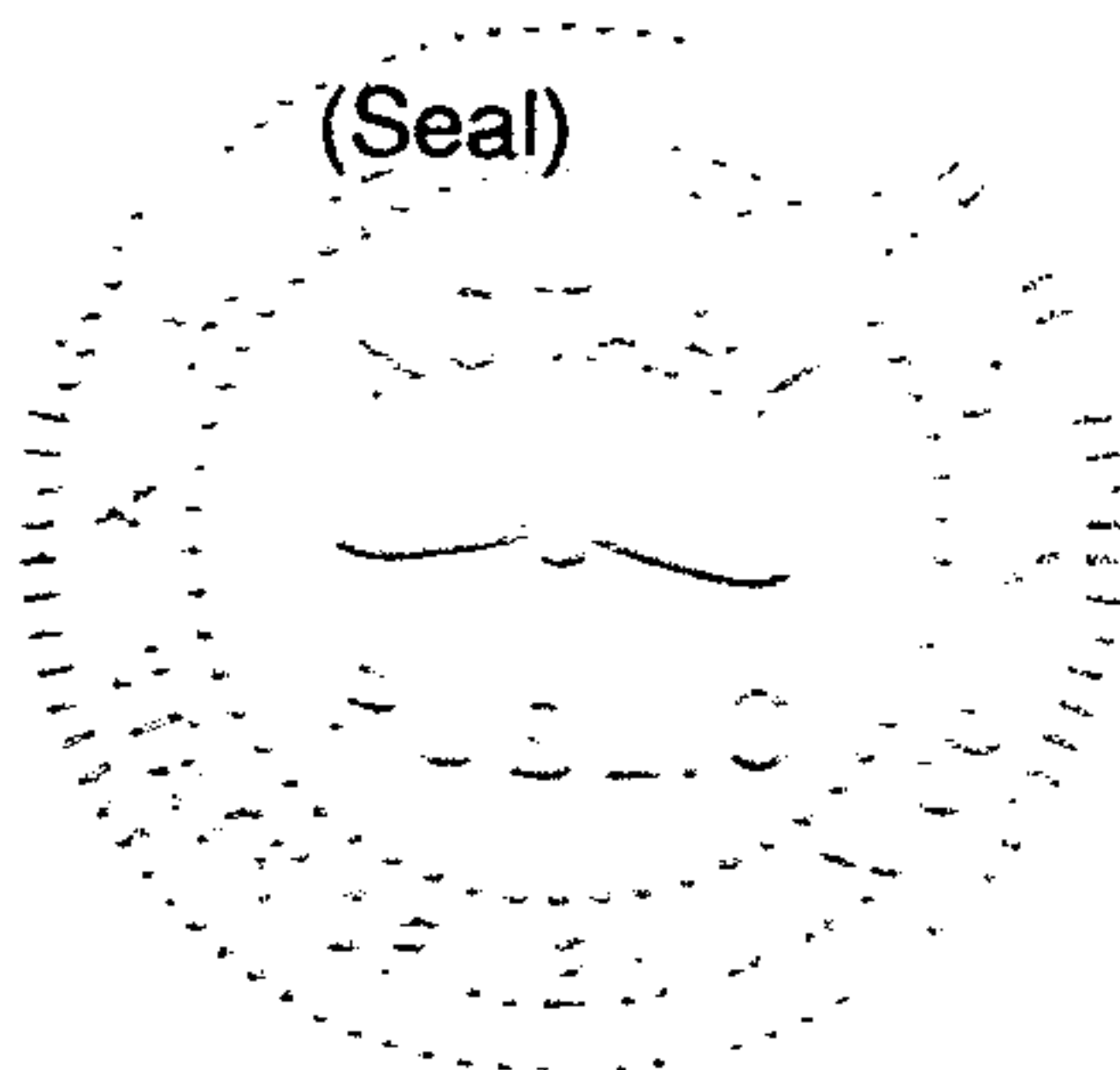
By: _____
Signature



Betty King, Planner, Capital Master Plan

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 3-4-08, by Betty King as Planner, 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.



April L. Winters
Notary Public

My commission expires: May 18, 2011

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: ELADIO CHAVEZ PHONE: 315 3086
 ADDRESS: 2007 GRIEGOS NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): GARCIA/KRAEMER + ASSOCIATES PHONE: 242 5566
 ADDRESS: 200 LOMAS NW SUITE 1111 FAX: 242 9028
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW

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 Block: _____ Unit: _____
 Subdiv. / Addn. LANDS OF BACA & CHAVEZ
 Current Zoning: RA-2 Proposed zoning: RA-2
 Zone Atlas page(s): F-13 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): .7913 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 1 013 061 209 202 31004 MRGCD Map No. 31
 LOCATION OF PROPERTY BY STREETS: On or Near: 2007 GRIEGOS NW
 Between: GRIEGOS DRAIN and RIO GRANDE BLVD

CASE HISTORY: DIETZ NW

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
Project # 1004659 & 1004727

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

SIGNATURE William Kraemer DATE 11/14/06
 (Print) WILLIAM KRAEMER Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB-01631</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ 0.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #'s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #'s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>11/22/06</u>			Total <u>\$ 0.00</u>

Sandy Handley 11/14/06
 Planner signature / date

Project # 1004727

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

WILLIAM KRAMER
Applicant name (print)

William J Kramer 11/14/06
Applicant signature / date

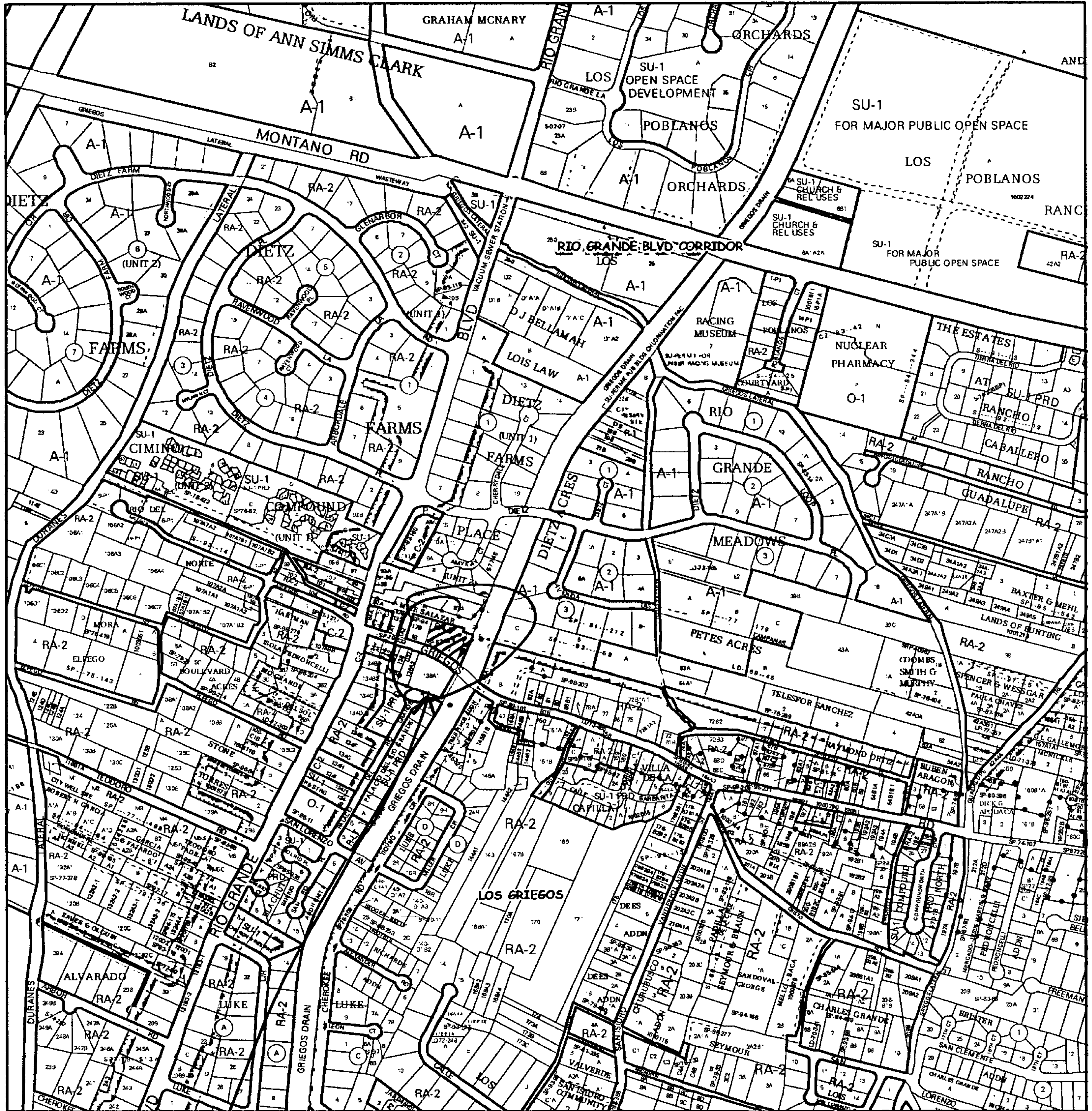


Form revised 8/04, 1/05, 10/05 & NOV 06

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


Application case numbers
06 DRB- - 01631
 - - -
 - - -

Sandy Handley 11/14/06
 Planner signature / date
Project # 1004727



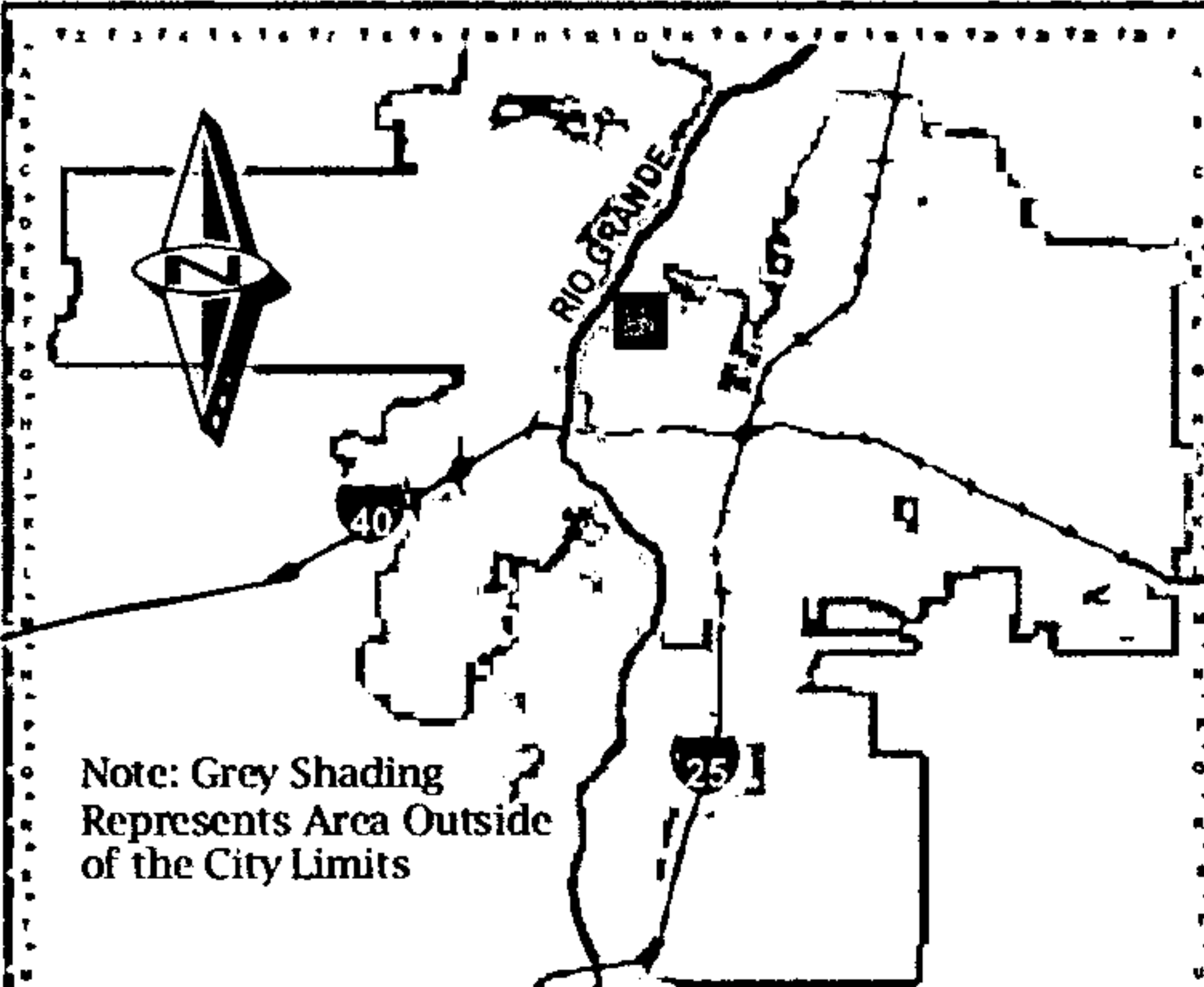
For more current information and more details visit: <http://www.cabq.gov/gis>

SUBJECT



Albuquerque Geographic Information System

Map amended through: 10/25/2006



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-13-Z

Selected Symbols

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

0 750 1,500 Feet

GARCIA/KRAEMER&ASSOCIATES

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

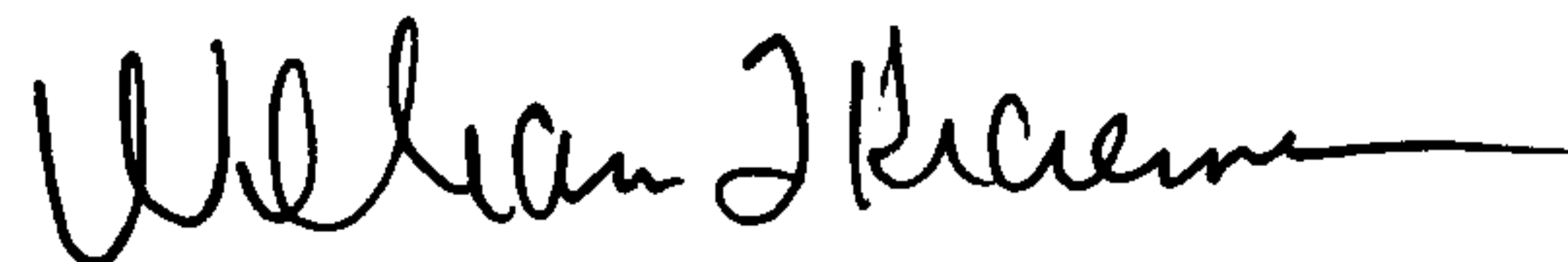
November 14, 2006

**REASON FOR REQUEST
2007 Griegos NW--Sketch Plat**

The applicant is the owner of Lot 2 Lands of Baca & Chavez together with Tract 84-B MRGCD Map #31, zoned RA-2. Applicant would like to split this property into two (2) lots which conform to the size requirements of the existing RA-2 zoning in order to build a residence for his daughter. There is currently a non conforming second residence on the property which will be converted to accessory living quarters by removing the kitchen.

The existing lot is large enough and has adequate frontage on Griegos, to meet the area and frontage requirements of the RA-2 zone. The east property line jogs around the existing residence so that the new residence can be built without requiring a VARIANCE.

This property was previously the subject of SKETCH PLAT review. We hope that issues relating to R.O.W. width on Griegos, sewer service to the new lot and conversion of the non-conforming second residence can be resolved to allow this lot split to proceed.



SITE SKETCH
LOT 2 LANDS OF BACA & CHAVEZ
AND TRACT 84 B, M.R.G.C.D. MAP NO. 31

TR. 92A
M.R.G.C.D. MAP #31
NOT PLATTED

BRASS CAP "14-F13"
(D IN PLACE)
MEXICO STATE PLANE
DINATE SYSTEM
TRIAL ZONE)(NAD 1927)
5441.56
36888.54
ND TO GRID FACTOR=0.99967997
1/ALPHA=-0°14'23"

FOUND REBAR
W/CAP 7002

LOT 1-B
LANDS OF BACA & CHAVEZ
9/29/1994

11285 SQ. FT.
0.2591 ACRES

18038 SQ. FT.
0.4141 ACRES

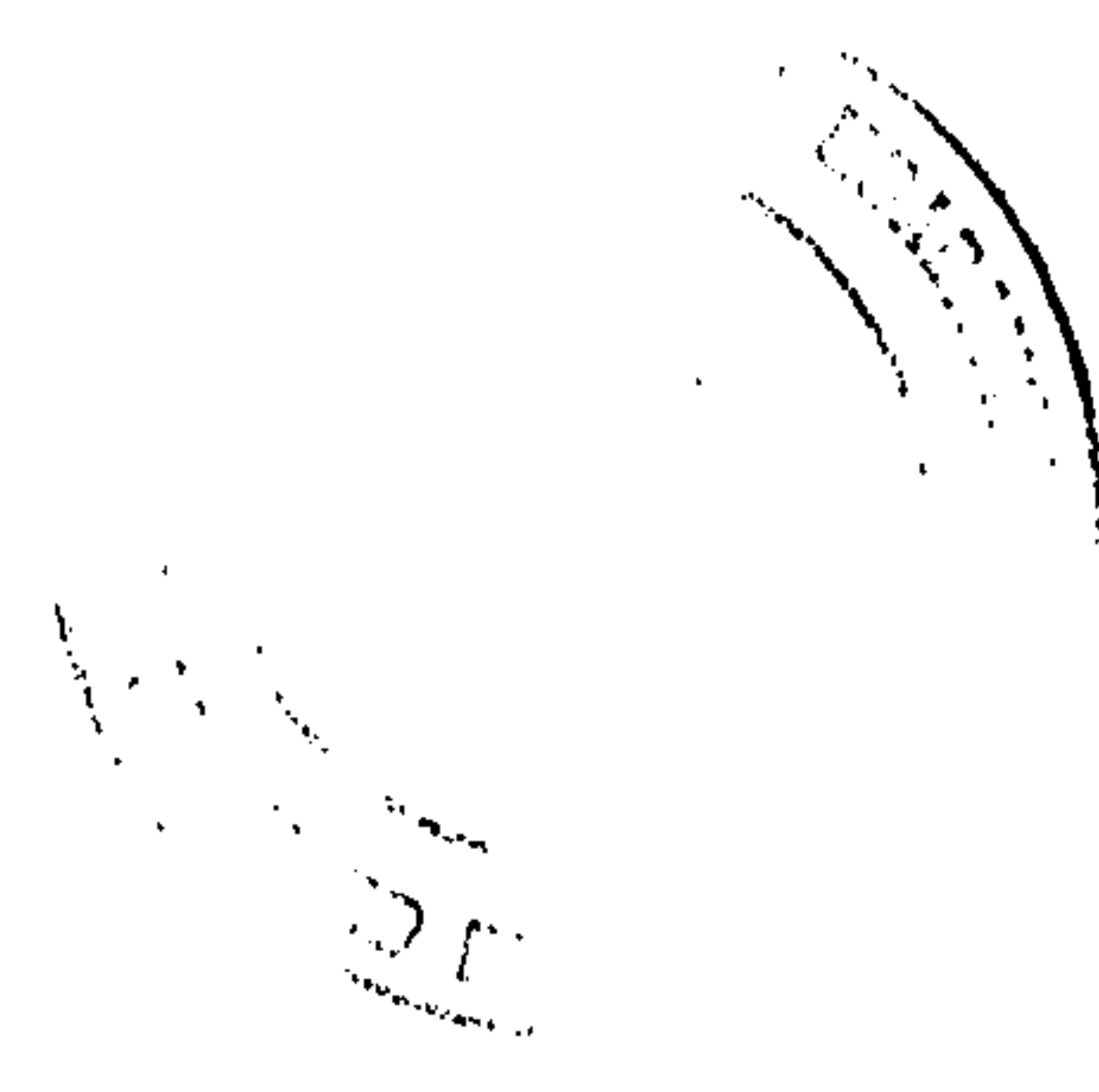
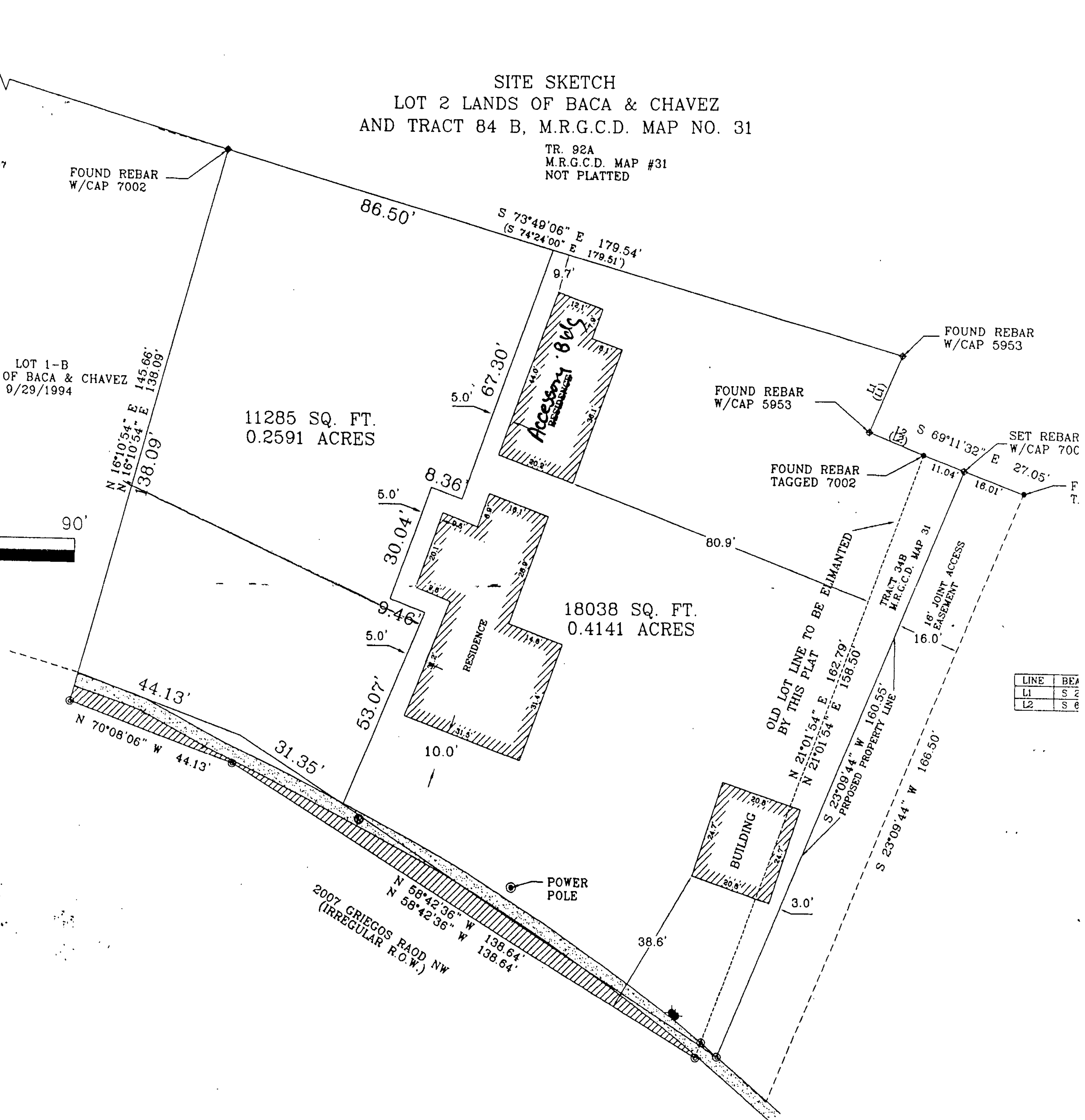
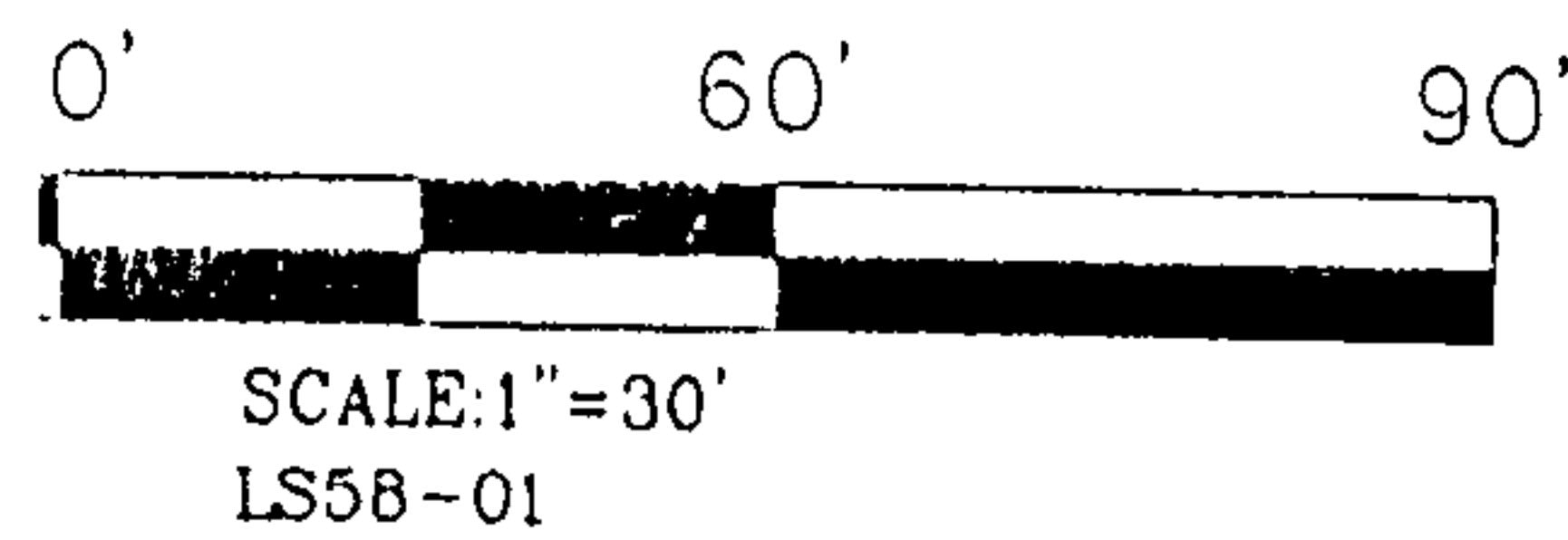
FOUND REBAR
W/CAP 5953

FOUND REBAR
W/CAP 5953

FOUND REBAR
TAGGED 7002

SET REBAR
W/CAP 700

LINE	BEA
L1	S 2
L2	S 16



Sketch Plat

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

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)
- 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:

NAME: ETNA & ELADIO CHAVEZ PHONE: 345-3086
 ADDRESS: 2007 GRIEGOS Rd NW FAX: NA
 CITY: Albuq. STATE: NM ZIP: 87107 E-MAIL: NA
 Proprietary interest in site: _____ List all owners: ETNA & ELADIO CHAVEZ
 AGENT (if any): N/A PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE: _____ ZIP: _____ E-MAIL: _____

DESCRIPTION OF REQUEST: a variance 15' to required 75' lot width

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 Block: _____ Unit: _____
 Subdiv. / Adn. LANDS OF BACA & CHAVEZ
 Current Zoning: RA-2 Proposed zoning: /
 Zone Atlas page(s): F13 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 0.7045 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. 101306120820031004 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: GRIEGOS ST NW
 Between: RIO GRANDE BLVD NW and GRIEGOS PRAIN

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 Eladio Chavez Etna Chavez DATE 4/24/06
 (Print) ELADIO CHAVEZ Etna Chavez Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>06PRB-00600</u>	<u>SK</u>	<u>5(3)</u>	<u>\$0.00</u>
_____	_____	_____	\$_____
_____	_____	_____	\$_____
_____	_____	_____	\$_____
_____	_____	_____	\$_____
Hearing date <u>05/10/06</u>			Total <u>\$0.00</u>

Sandy Handberg 05/01/06

Project # 1004727

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- ___ 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.

ELADIO F CHAVEZ 5/1/06
 Applicant name (print)
Eladio F Chavez 5/1/06
 Applicant signature / date

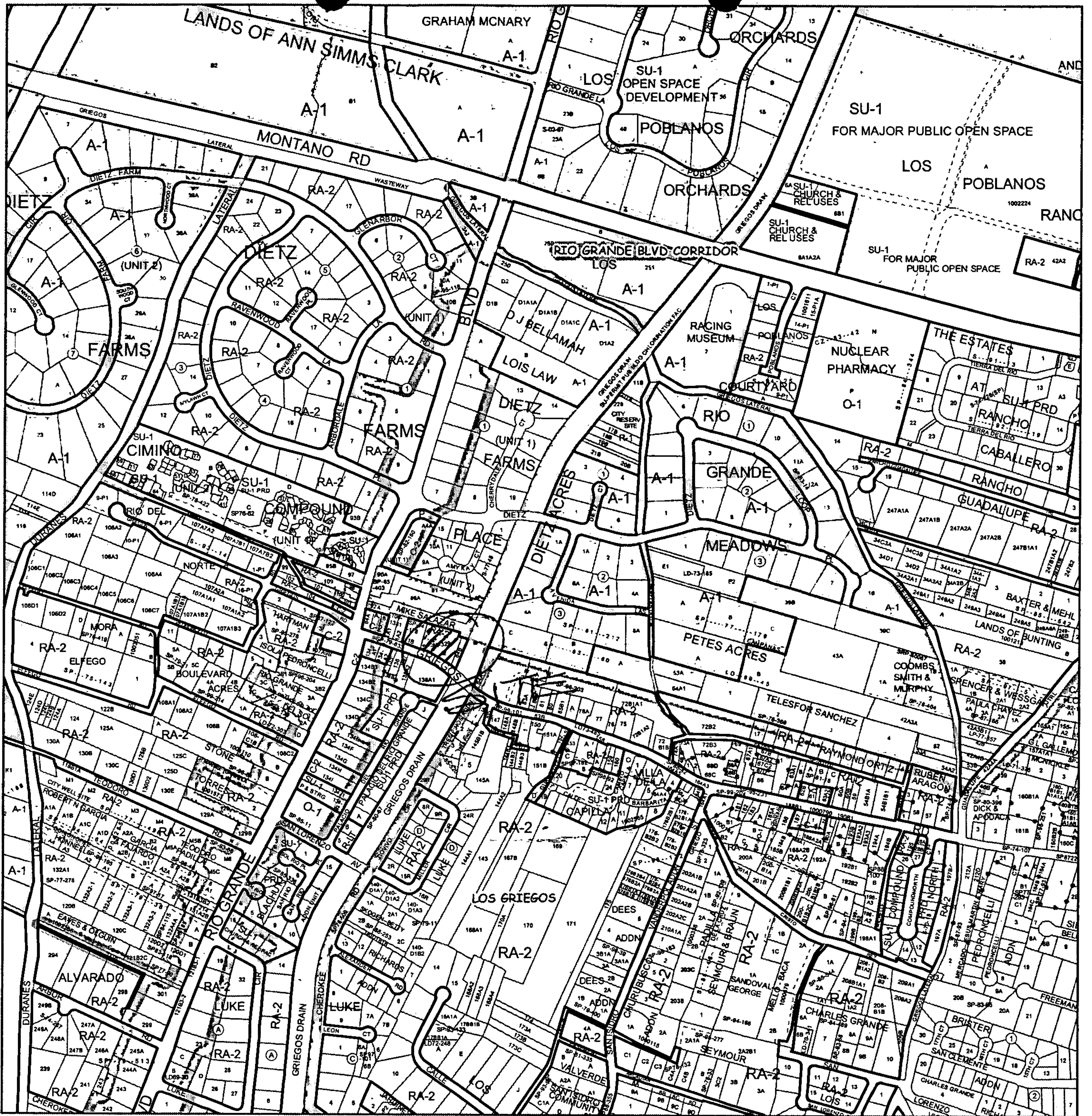


Form revised 8/04, 1/05 & 10/05

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

Application case numbers
06 DRB _____ 00600 _____
 _____ - _____
 _____ - _____

Sandy Handley 05/01/06
 Planner signature / date
Project # 1004727



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

Albuquerque Geographic Information System

Map amended through: 11/2/2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-13-Z

Selected Symbols

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

0 750 1,500 Feet

MAY 01, 2006

Albuquerque Planning & Zoning Comm.

My wife & I own property and home located on Griegos Road near Rio Grand Blvd. It is known at the Assessor's office as "Lands of BACA & CHAVEZ - Lot 2 Tract 86-B MRGCD MAP 31. It is presently zoned RA-2.

I want to donate a portion on the western end to my daughter, Carmen Humphrey on which to build a home for herself and her daughter. Under present zoning the boundary (east) would come within a foot of my home, the required 75' frontage.

Therefore, I am requesting a variance to allow a 60 ft. lot in which to build her home. I don't foresee any opposition to this request from the neighborhood - several have responded in favor.

Two similar 60' lots to the west have

been approved by the City Council.
It eliminates a vacant and unsightly
view to the public.

Sincerely,

Eladio J. Duran
2007 Griego Rd NW
Albany, NM 87107
Ph. 345-3086

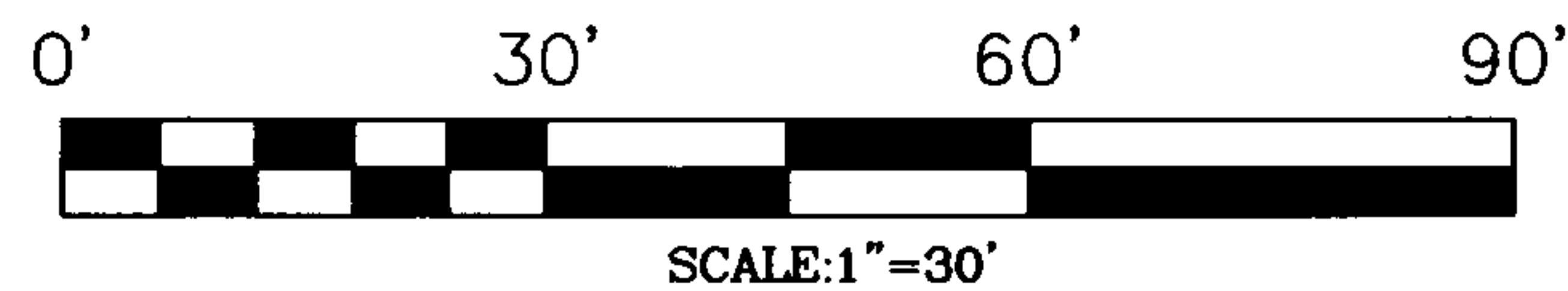
SITE SKETCH

S 06°55'23" W 1404.10'

ACS BRASS CAP "14-F13"
(FOUND IN PLACE)
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
(CENTRAL ZONE)(NAD 1927)
X=375441.58
Y=1508688.54
GROUND TO GRID FACTOR=0.99967997
DELTA/ALPHA=-0°14'23"

TR. 92A
M.R.G.C.D. MAP #31
NOT PLATTED

LOT 1-B
LANDS OF BACA & CHAVEZ
9/29/1994



FOUND REBAR
W/CAP 7002

N 73°49'08" W 179.54'
(N 74°24'00" W 179.51')

FOUND REBAR
W/CAP 5953

FOUND REBAR
W/CAP 5953

SET REBAR
W/CAP 7002

FOUND REBAR
TAGGED 7002

FOUND REBAR
TAGGED 7002

N 16°10'54" E 145.66'
S 16°10'54" W 138.09'

87.6'

77.8'

80.9'

11.04'

18.01'

N 70°08'06" W 44.13'

33.9'

AREA ENCROACHES UPON
THE R/W OF GRIEGOS

POWER
POLE

N 58°42'38" W 138.64'
N 58°42'36" W 138.64'
(IRREGULAR R.O.W.)

OLD LOT LINE TO BE ELIMINATED
BY THIS PLAT

N 21°01'54" E 162.79'
N 21°01'54" E 158.50'

S 23°09'44" W 160.55'
PROPOSED PROPERTY LINE

S 23°09'44" W 166.50'

TRACT 34B
M.R.G.C.D. MAP 31

16' JOINT ACCESS
EASEMENT

LINE	BEARING	DISTANCE
L1	N 23°42'09" E	21.21'
L2	S 67°55'03" E	14.96'

751

