

2. **Project # 1004769**
13DRB-70678 MINOR-PRELIMINARY/
FINAL PLAT APPROVAL

JIM BRUSKAS agent(s) for LORENZO M MORENO request(s) the above action(s) for all or a portion of Lot(s) 25 & 25-A, Block(s) 109, **SNOW HEIGHTS ADDITION** zoned C-1, located on MENAUL BETWEEN JUAN TABO AND MORRIS containing approximately .4521 Acre(s). (H-21) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT SIGN-OFF, COPY OF VACATION ORDINANCE, UTILITY COMPANY SIGNATURES, AND AGIS DXF.**
3. **Project # 1008630**
13DRB-70682 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HUITT-ZOLLARS, INC., agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or A portion of Tract(s) C. **MANZANO MESA** zoned C-2, Located on JUAN TABO SE BETWEEN SOUTHERN BLVD AND HORSESHOE TRL SE containing Approximately 3 acre(s). (L-21) **INDEFINITELY DEFERRED.**
4. **Project # 1008926**
13DRB-70684 MINOR – PRELIMINARY/
FINAL PLAT APPROVAL

THE SURVEY OFFICE agent(s) for FRANCISCO J LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 316A, Block(s) 3. **TOWN OF ATRISCO GRANT, TBKA: LOPEZ WEST SBD** zoned R-1, located on EUCARIZ AND BRIDGE containing approximately 2.0938 acre(s). (L-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY COMPANY SIGNATURES AND AGIS DXF.**
5. **Project # 1009835**
13DRB-70683 MINOR – PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for T & L MANAGEMENT LLC request(s) the above action(s) for All or a portion of Lot(s) 37, 38-41, Tract(s) 8, **PALISADES ADDITION** zoned R-3, located on ATRISCO & ALAMAGORDO NW containing approximately 1.6 acre(s). (H-11) **INDEFINITELY DEFERRED.**
6. **Project # 1007316**
13DRB-70675 MINOR – PRELIMINARY/
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for TARGET CORPORATION request(s) the above action(s) for all or apportion of Tract(s) A-1, **HUNT-SPECTRUM DEVELOPMENT SITE** zoned SU-2 MU-UPT, located on LOUISIANA BETWEEN INDIAN SCHOOL AND UPTOWN LOOP containing approximately 7.3573 acre(s). (J-19) **DEFERRED TO 10/16/13.**
7. Other Matters: None
ADJOURNED



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 7, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 12:15 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000575**
06DRB-00665 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for all or a portion of Tract(s) B, **PRESBYTERIAN HOSPITAL, MAIN CAMPUS, PHASE 1**, zoned SU-2, SU-1 for Hospital & Related Uses, located on SILVER AVE SE, between LEAD AVE SE and CEDAR ST SE. [REF: 01EPC-01561] (K-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

06DRB-00743 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for all or a portion of Tract(s) 8-A, **PRESBYTERIAN HOSPITAL, MAIN CAMPUS PHASE 1**, zoned SU-2, SU-1 for Hospital & Related Uses,, located on SILVER AVE NE, between LEAD AVE NE and CEDAR ST NE containing approximately 2 acre(s). [REF: 06DRB-00665] (K-15) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

2. Project # 1004496

06DRB-00667 Major-Preliminary Plat
Approval

06DRB-00668 Major-Vacation of Pub
Right-of-Way

06DRB-00669 Major-Vacation of Public
Easements

06DRB-00671 Minor-SiteDev Plan
Subd/EPC

06DRB-00670 Minor-Sidewalk Waiver

GARCIA/KRAEMER & ASSOCIATES agent(s) for TRAMWAY ASSOCIATES INC request(s) the above action(s) for all or a portion of Lot(s) 1, 1A & 1B, Block(s) J & K, CENAROCA ADDITION (to be known as **THE BLUFFS AT ENCANTADO**) zoned SU-1, RT, located on TRAMWAY BLVD NE, between SKYLINE RD NE and ENCANTADO RD NE containing approximately 3 acre(s). [REF: 05EPC-01805, 06EPC-00138] [**Stephanie Shumsky, EPC Case Planner**] [*Deferred from 6/7/06*] (K-23/L-23) **DEFERRED AT THE AGENT'S REQUEST TO 6/14/06.**

3. Project # 1004880

06DRB-00643 Major-Vacation of Pub
Right-of-Way

WADE JACKSON agent(s) for S & S TREZZA LLC request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 4, **ROSITA ADDITION**, zoned C-2, located on COORS BLVD NW, between BICE RD NW and ILIFF RD NW containing approximately 1 acre(s). (H-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITIONS: 9-FEET FROM FACE OF CURB ON BICE ROAD IS REQUIRED, A LETTER FROM NMDOT IS REQUIRED AT FINAL PLAT CONCURRING IN THE VACATION ACTION, THE WATER AND STORM DRAIN EASEMENTS ALONG COORS MUST BE RETAINED.**

4. **Project # 1004877**
06DRB-00634 Major-Vacation of Pub
Right-of-Way
06DRB-00635 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 3 and Lot(s) 1-9, Block(s) 4, **MANDELL ADDITION NO 2**, zoned M-1, located on WOODLAND AVE NW, between 4TH ST NW and 2ND ST NW containing approximately 4 acre(s). *[Deferred from 5/31/06 & 6/7/06]* (H-14) **DEFERRED AT THE BOARD'S REQUEST TO 6/14/06.**

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

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

5. **Project # 1004921**
06DRB-00752 Minor-Volcano Heights
Sector Development Plan Boundaries

SIGNE RICH agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for BOUNDARIES INCLUDING **VOLCANO CLIFFS, LA CUENTISTA, VISTA VIEJA AND THE TRAILS**, zoned R-1, RD and C-2, containing approximately 3,500 acre(s). (C-8, C-12, G-8, G-9 & E-10) **THE DEVELOPMENT REVIEW BOARD RECOMMENDS APPROVAL OF THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN BOUNDARIES, AS PRESENTED, TO THE ENVIRONMENTAL PLANNING COMMISSION.**

6. **Project # 1004532**
06DRB-00741 Minor-SiteDev Plan
BldPermit/EPC

FANNING BARD TATUM ARCHITECTS agent(s) for ASHCROFT REAL ESTATE & DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B-1, MESA DEL NORTE ADDITION (to be known as **LOUISIANA PLACE**, zoned SU-2, R-2 & O-1, located on LOUISIANA BLVD NE, between CONSTITUTION BLVD NE and SUMMER AVE NE containing approximately 5 acre(s). [REF: 05EPC-01693] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 6/7/06]* (J-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/14/06.**

7. **Project # 1004676**
06DRB-00746 Minor-SiteDev Plan
BldPermit/EPC
06DRB-00745 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for ALEXANDER SAMUELS REALTY GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) A-2-A, RIDGEVIEW VILLAGE, UNIT 1, and Tract(s) E, LANDS OF ZOLIN/KUNATH (to be known as **VILLAGE CENTER**) zoned SU-1 for C-1, SU-1 for MIXED USE, located on UNSER BLVD NW NW, between NIGHT WHISPER DR NW and CALLE PERRO RD NW containing approximately 3 acre(s). **[David Stallworth, EPC Case Planner]** *[Deferred from 6/7/06]* (A-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**

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

8. **Project # 1001218**
06DRB-00735 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for DALE ARMSTRONG request(s) the above action(s) for all or a portion of Tract(s) 4, **LANDS OF LAFARGE**, zoned M-1, located on CARMONY RD NE, between EDITH BLVD NE and YALE BLVD NE containing approximately 6 acre(s). (G-15) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A SIDEWALK ISSUE.**

9. **Project # -1004769**
06DRB-00734 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for RAYMOND KO request(s) the above action(s) for all or a portion of Lot(s) 25, 26-A, Block(s) 109, with the southerly 22 feet of Menaul Blvd, **SNOW HEIGHTS ADDITION**, zoned C-1, located on MENAUL BLVD NE, between MORRIS ST NE and TOWNER AVE NE containing approximately 1 acre(s). [REF: 06DRB00370] (H-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/7/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: DEDICATION OF RIGHT-OF-WAY ALONG MENAUL SHALL OCCUR ON THE PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

10. **Project # 1001304**
06DRB-00749 Minor-Prelim&Final Plat
Approval

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) 17-A, 17-B, 17-C and 15-A, Block(s) 18, **PEREA ADDITION**, zoned R-1, located on 14TH ST NW, between ROMA AVE NW and FRUIT AVE NW containing approximately 1 acre(s). [REF: 06DRB-00574] (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DRY UTILITIES SIGNATURES AND TO RECORD THE PLAT.**

11. **Project # 1001685**
06DRB-00736 Minor-Vacation of Private
Easements

GREAT BASIN ENGINEERING agent(s) for SMITHS FOOD & DRUG CENTERS INC request(s) the above action(s) for all or a portion of Tract(s) 1B-2, **PARADISE NORTH**, zoned SU-1 FOR IP, located on MCMAHON BLVD NW, between GOLF COURSE RD NW and BANDALIER NW containing approximately 8 acre(s). [REF: 04EPC01349, 04EPC01590, 04ZHE01924, 05DRB01349, 05DRB01350] (A-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

12. **Project # 1004773**
06DRB-00750 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for PASEO PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 12, 13, 20 & 21, Block(s) 18, **NORTH ALBUQUERQUE ACRES, UNIT B** (to be known as **PASEO PLACE**) zoned SU-1 for M-1, located on HOLLY AVE NE, between PASEO DEL NORTE NE and SAN PEDRO DR NE containing approximately 4 acre(s). [REF: 06DRB-00377] (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13. **Project # 1004804**
06DRB-00751 Minor-Prelim&Final Plat
Approval

JESUS SANDOVAL agent(s) for ALEX MCLUSSEr request(s) the above action(s) for all or a portion of Lot(s) 10 & 11A, Block(s) 8, **CASAS SERENAS**, zoned R-2, located on PENNSYLVANIA SE, between TRUMBULL SE and BELL SE containing approximately 1 acre(s). *[Deferred from 6/7/06]* (L-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**

14. **Project # 1004918**
06DRB-00744 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON agent(s) for REGENTS OF UNM AND COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO, TRUSTEE, request(s) the above action(s) for all or a portion of Tract(s) 4 & 9, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on I-25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,295 acre(s). (Q-16, R-15, R-16, R-17, S-14 & S-15) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDING OF BULK PLAT BEFORE FINAL PLAT, A PUBLIC ROADWAY EASEMENT IN-LIEU OF PRIVATE ACCESS EASEMENT, THE NAMING OF STREET D AND TO PLANNING FOR AGIS DXF FILE.**

15. **Project # 1004909**
06DRB-00717 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B, **JOURNAL CENTER**, zoned IP, located on JEFFERSON NE, between HEADLINE NE and JOURNAL CENTER NE containing approximately 9 acre(s). *[Deferred from 5/31/06 & 6/7/06]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 6/14/06.**

16. **Project # 1004920**
06DRB-00748 Minor-Prelim&Final Plat
Approval

JORDAN AND GALLEGOS INC agent(s) for VIRGINA KILIKUSKIE request(s) the above action(s) for all or a portion of Lot(s) 47 & 48, Block(s) 19, **NETHERWOOD PARK ADDITION**, zoned R-3, located on CUTLER AVE NW, between GIRARD BLVD NW and MENAUL BLVD NW containing approximately 1 acre(s). (H-16) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS-SECTION AND RADIUS OF GIRARD AND PLANNING FOR AGIS DXF FILE, CORRECTION OF ZONING ON THE PLAT AND TO RECORD THE PLAT.**

17. **Project # 1004917**
06DRB-00742 Minor-Prelim&Final Plat
Approval

JACK'S HIGH COUNTRY INC agent(s) for DONALD & BARBARA DELGADO ROMERO request(s) the above action(s) for all or a portion of Lot(s) 6, **ZICKERT ADDITION**, zoned RA-2 residential and agricultural zone, located on ZICKERT PLACE NW, between DURANES RD NW and ZICKERT RD NW containing approximately 1 acre(s). (H-12) **PRELIMINARY AND FINAL PLAT DENIED DUE TO LOT SIZE.**

18. **Project # 1004320**
06DRB-00682 Minor-Prelim&Final Plat
Approval

JACKS HIGH COUNTRY INC agent(s) for INSPIRATION RESEARCH EXCHANGE LLC request(s) the above action(s) for all or a portion of Tract(s) E-2, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PKWY SE, between GIBSON AVE SE and RESEARCH AVE SE containing approximately 4 acre(s). *[Deferred from 5/24/06 & 5/31/06]* (M-21) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

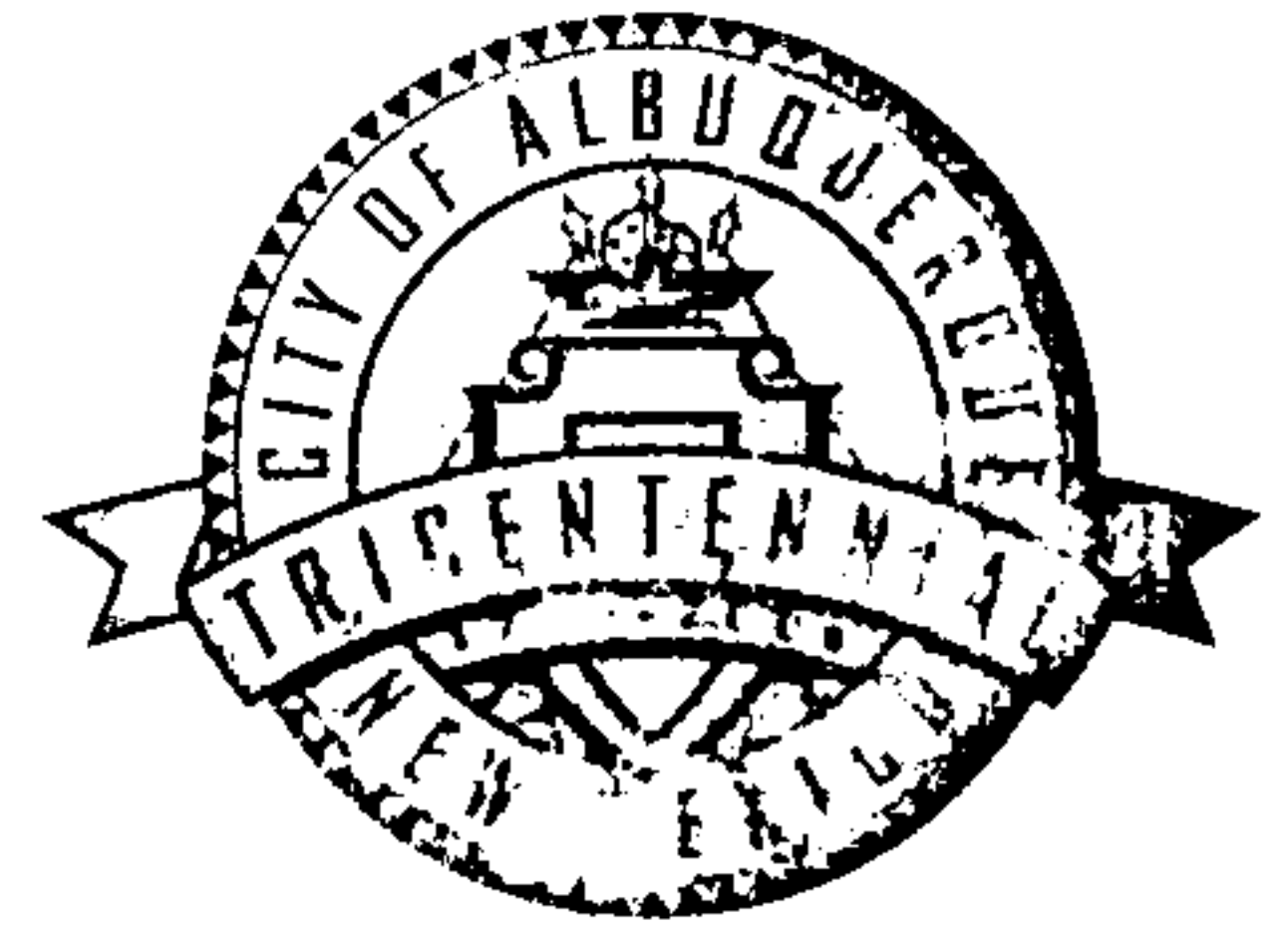
NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

19. **Project # 1004919**
06DRB-00747 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for MURPHY PROPERTIES LLC request(s) the above action(s) for Tract(s) 127-B, 128-B, 129-B-1, 129-B-2, 131, 131-A, **MRGCD MAP 32** and Lot(s) 15 of **EASTVALE ADDITION** and a portion of vacated GALLEGOS LATERAL, zoned M-1 light manufacturing zone, located on 2ND ST NW, between HILTON AVE NW and MONTANO RD NW containing approximately 6 acre(s). (F-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for May 31, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 31, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:15 P.M.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004769

AGENDA ITEM NO: 9

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

signed I.L. F.P. indef

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: June 7, 2006

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**June 7, 2006
DRB Comments**

ITEM # 9

PROJECT # 1004769

APPLICATION # 06-00734

RE: LOTS 25, 26-A, Block 109 w/s 22' of Menaul Blvd/ p&f

AGIS dxf is approved and on file.

Applicant may file the plat provided Planning receives a recorded copy for the Planning file.



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

4769

DXF Electronic Approval Form

DRB Project Case #: 1004769

Subdivision Name: SNOW HEIGHTS BLOCK 109 LOT 26A1

Surveyor: MITCH REYNOLDS

Contact Person: SARAH AMATO

Contact Information: 998-0303

DXF Received: 5/26/2006

Hard Copy Received: 5/26/2006

Coordinate System: Ground rotated to NMSP Grid


Approved

05.26.2006
Date

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

AGIS Use Only
Copied fc **4769** to agiscov on **5/26/2006** Contact person notified on **5/26/2006**

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
3/29/06	Snow Hts Addition	Sketch	Index deposited on a no show
	Proj 1004769		Needs to <u>call</u> <u>Chau</u> to get on agenda and pay \$500 fee.
6/7/06	Same Proj 1004769	Phel Final	

*Index
deferred on
a no show
\$50000
done*

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

DRB- 1004769 Item No. 12 Zone Atlas H-21

DATE ON AGENDA 3-29-06

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

No. Comment

- 1) What are the widths and locations of the sidewalks abutting both proposed lots?
- 2) What is the distance from face of curb to the property line? (Dedication may be required)

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- 1004769

Item No. 12

Zone Atlas H-21

DATE ON AGENDA 03/29/06

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE:

TYPE OF APPROVAL REQUESTED: () ANNEXATION

SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT

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

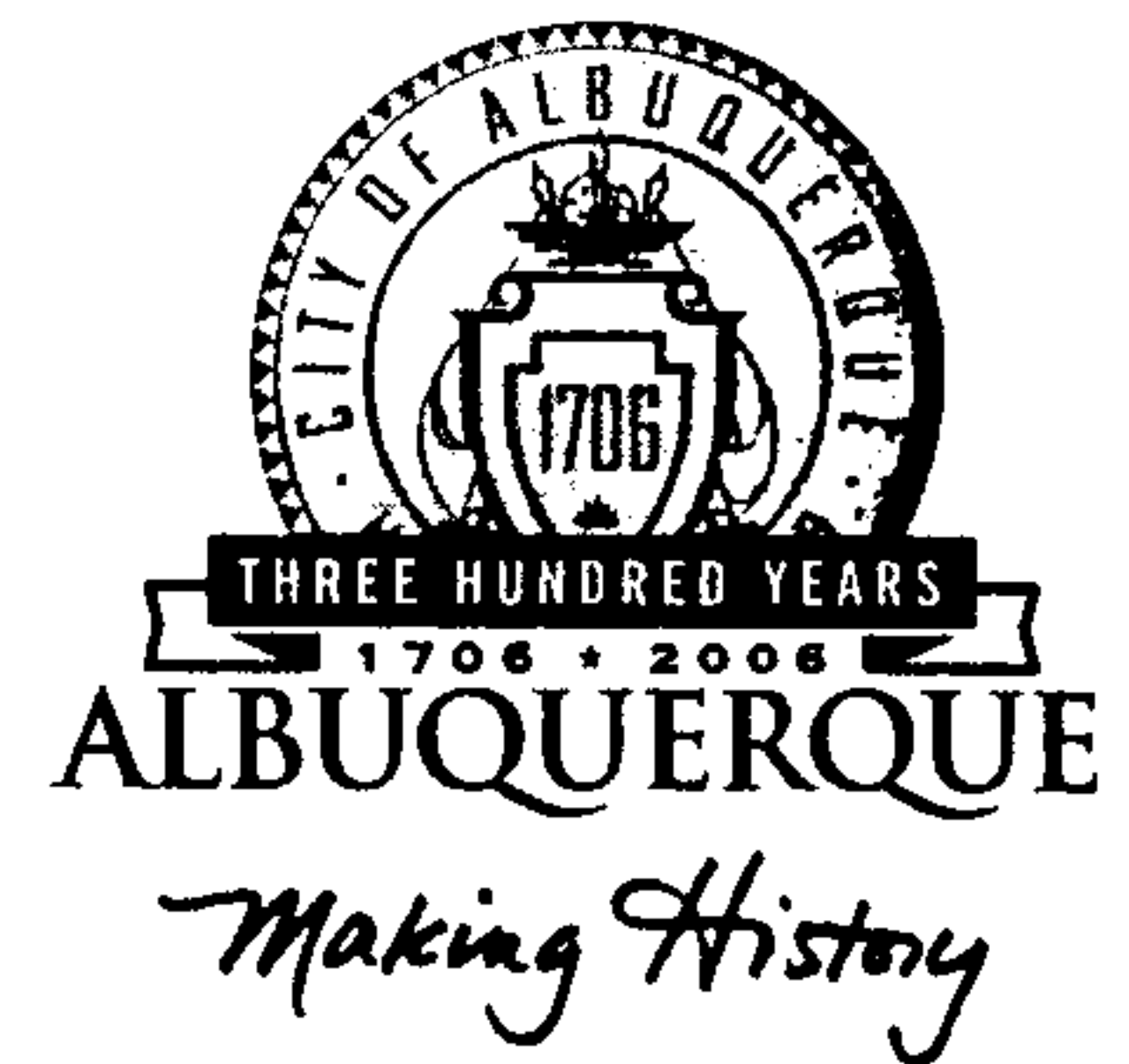
() SITE PLAN FOR BUILDING PERMIT

Comments:

1. Before plat approval, it will be necessary to have an SIA for installation of a fire hydrant. The water line in Manual Boulevard is on the North side of the street and it will be necessary to cross Manual Blvd. with new fire hydrant leg and install the new fire hydrant on the South side of the road. The reason for this requirement is that that Manual is a divided highway and there no immediate fire hydrants on the South side of this roadway.

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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004769

AGENDA ITEM NO: 12

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 ____; 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 29, 2006

CITY OF ALBUQUERQUE
Planning Department
March 29, 2006
DRB Comments

ITEM #12

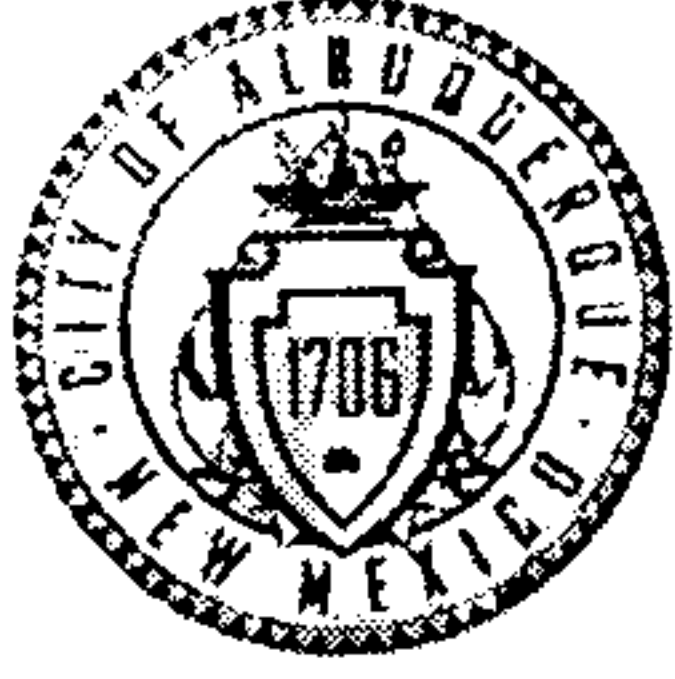
PROJECT # 1004769 APPLICATION # 06-00358⁷⁰

RE: Snowheights Addition/sketch

Planning has no adverse comments to this request assuming the property is still vacant.



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



IMPACT FEES – # 1004769

Development Review Board 3/29/06

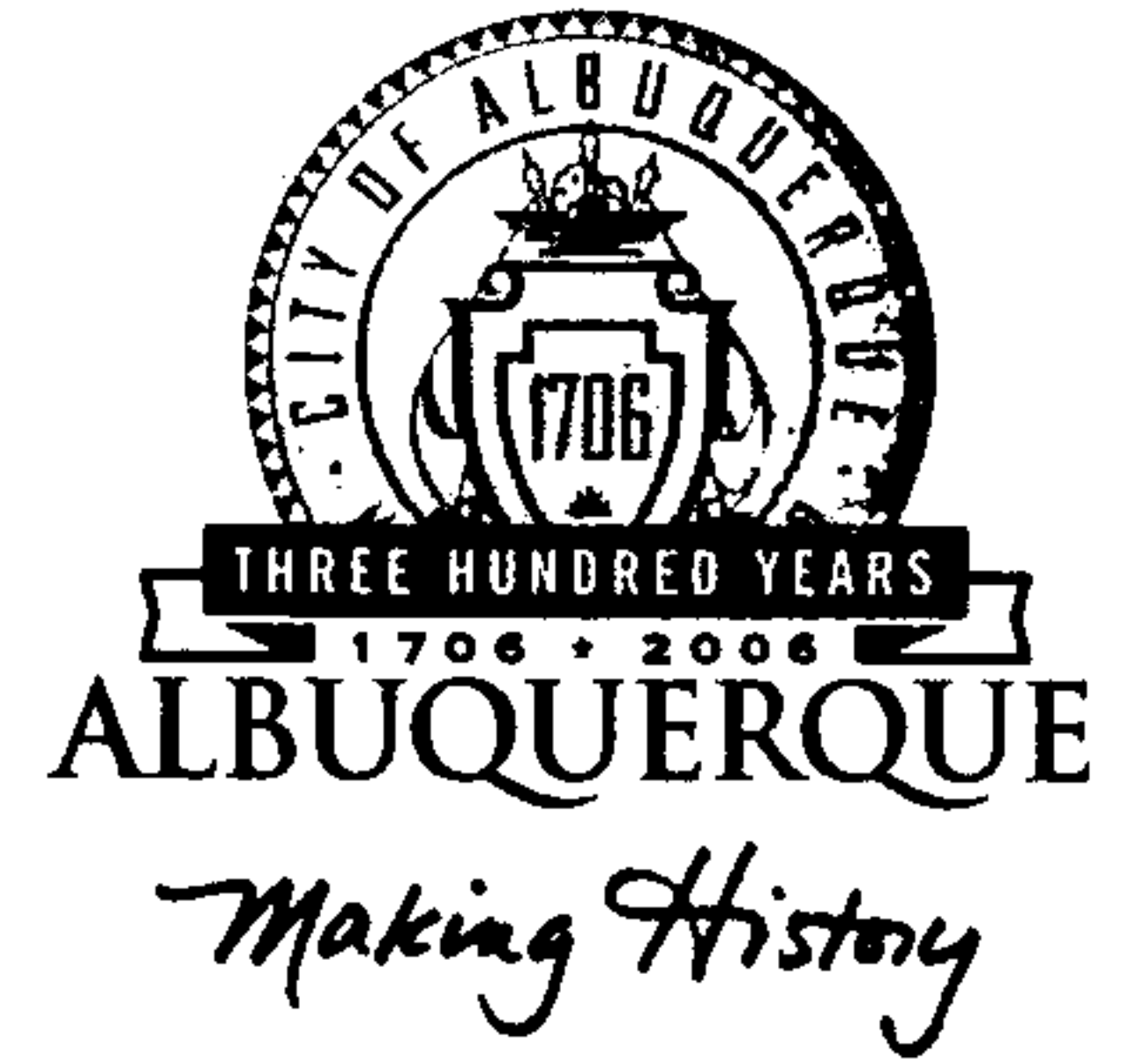
Agenda Item #12

Sketch Plat: Snowheights Addition

The consolidation of lots 25 & 26 into one lot will not require Impact Fees at this time. However, Impact Fees may be assessed at the time a building permit is issued. These fees will be for Public Safety Facilities only, according to the size of building.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004769

AGENDA ITEM NO: 12

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 ^{no show} ; COMMENTS PROVIDED ____; 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 29, 2006

DEVELOPMENT REVIEW BOARD
UTILITY DEVELOPMENT
Standard Comment Sheet

DRB- 1004769

Item No. 12

Zone Atlas H-21

DATE ON AGENDA 03/29/06

INFRASTRUCTURE REQUIRED YES ()NO

CROSS REFERENCE:

TYPE OF APPROVAL REQUESTED: () ANNEXATION

SKETCH PLAT ()PRELIMINARY PLAT ()FINAL PLAT

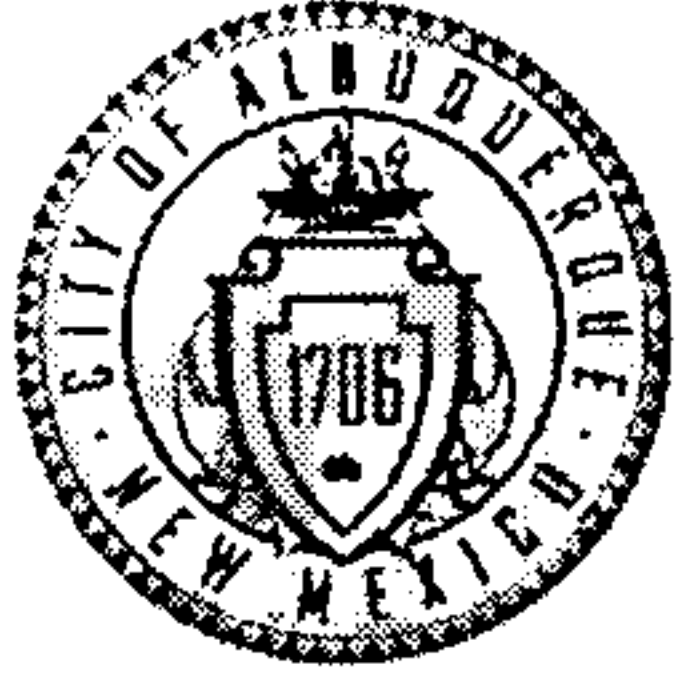
()SITE PLAN REVIEW AND COMMENT ()SITE PLAN FOR SUBDIVISION

()SITE PLAN FOR BUILDING PERMIT

Comments:

1. Before plat approval, it will be necessary to have an SIA for installation of a fire hydrant. The water line in Manual Boulevard is on the North side of the street and it will be necessary to cross Manual Blvd. with new fire hydrant leg and install the new fire hydrant on the South side of the road. The reason for this requirement is that that Manual is a divided highway and there no immediate fire hydrants on the South side of this roadway.

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



IMPACT FEES – # 1004769

Development Review Board 3/29/06

Agenda Item #12

Sketch Plat: Snowheights Addition

The consolidation of lots 25 & 26 into one lot will not require Impact Fees at this time. However, Impact Fees may be assessed at the time a building permit is issued. These fees will be for Public Safety Facilities only, according to the size of building.

JACK CLOUD
IMPACT FEE ADMINISTRATOR



12

CITY OF ALBUQUERQUE
Planning Department
March 29, 2006
DRB Comments

ITEM #12

PROJECT # 1004769 APPLICATION # 06-00353

70

RE: Snowheights Addition/sketch

Planning has no adverse comments to this request assuming the property is still vacant.



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

COMMISSION ORDINANCE NO. 1292

CITY COMMISSION
December 10, 1957
V-153 (~~153~~)

COMMISSION ORDINANCE NO. 1292

AN ORDINANCE TO CLOSE AND VACATE
PORTIONS OF CERTAIN STREETS LYING
WITHIN THE EXTERIOR BOUNDARIES OF
SNOW HEIGHTS ADDITION, TOWIT:

1. The southerly 22 feet of Menaul Boulevard, NE, between Moon Street, NE, and Parsifal Street, NE, and between a point 436.41 feet east of the easterly right-of-way lines of Eubank Boulevard, NE, and Juan Tabo Boulevard, NE.
2. The northerly 22 feet of Menaul Boulevard, NE, between Juan Tabo Boulevard, NE, and the public easement along the northwest side of Block Eighty-eight (88) of Snow Heights Addition, and between Carol Street, NE, and Eubank Boulevard, NE.
3. The southwesterly 22 feet of Snow Heights Circle, NE, between Parsifal Street, NE, and Snow Heights Boulevard, NE.
4. The westerly 22 feet of Eubank Boulevard, NE, between Snow Heights Boulevard, NE, and Indian School Road, NE.
5. The easterly 22 feet of Eubank Boulevard, NE, between Indian School Road, NE, and a point 693.99 feet north of the northerly right-of-way line of Snow Heights Boulevard, NE.
6. The westerly 22 feet of Juan Tabo Boulevard, NE, between Indian School Road, NE, and Candelaria Road, NE.
7. The southerly 22 feet of Candelaria Road, NE, between Morris Street, NE, and Juan Tabo Boulevard, NE, reserving and excepting therefrom the existing rights-of-way for any and all cross streets, and drainage easements.

AND DECLARING AN EMERGENCY.

WHEREAS certain portions of streets in Snow Heights Addition to the City of Albuquerque, New Mexico, have not been utilized in any manner by the City, are not needed, are of no value to the City, and the utilization and maintenance of the same by the City would be burdensome and in excess of the benefits therefrom; and

westerly ten (10) feet of Snow Heights Circle, NE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALBUQUERQUE, NEW MEXICO:

Section 1. That the following described portions of streets located within the exterior boundaries of Snow Heights Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the Plats thereof filed in the Office of the Clerk of Bernalillo County, New Mexico, on November 4, 1953, November 30, 1953, and December 31, 1953, to-wit:

1. The southerly 22 feet of Menaul Boulevard, NE, between Moon Street, NE, and Parsifal Street, NE, and between a point 436.41 feet east of the easterly right-of-way line of Eubank Boulevard, NE, and Juan Tabo Boulevard, NE, as per Plat filed November 30, 1953, and December 31, 1953.
2. The northerly 22 feet of Menaul Boulevard, NE, between Juan Tabo Boulevard, NE, and the public easement along the northwest side of Block Eighty-eight (88) of Snow Heights Addition, and between Carol Street, NE, and Eubank Boulevard, NE, as per Plat filed November 4, 1953.
3. The southwesterly 22 feet of Snow Heights Circle, NE, between Parsifal Street, NE, and Snow Heights Boulevard, NE, excepting and reserving an underground easement across and beneath the southwesterly ten (10) feet thereof for power and telephone uses and purposes, as per Plat filed November 30, 1953.
4. The westerly 22 feet of Eubank Boulevard, NE, between Snow Heights Boulevard, NE, and Indian School Road, NE, as per Plat filed November 30, 1953.
5. The easterly 22 feet of Eubank Boulevard, NE, between Indian School Road, NE, and a point 693.99 feet north of the northerly right-of-way line of Snow Heights Boulevard, NE, as per Plat filed December 31, 1953.
6. The westerly 22 feet of Juan Tabo Boulevard, NE, between Indian School Road, NE, and Candelaria Road, NE, as per Plats filed November 4, 1953, and December 31, 1953.
7. The southerly 22 feet of Candelaria Road, NE, between Morris Street, NE, and Juan Tabo Boulevard, NE, as per Plat filed November 4, 1953.

and the same hereby are vacated and closed, excluding the right-of-way of any and all cross streets and alleys, sewer and water and drainage easements.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 25, 2013
DRB Comments**

ITEM # 2

PROJECT # 1004769

APPLICATION # 12-70678

RE: Lots 25 & 26A, Block 109, Snow Heights Addition

A copy of the Vacation Ordinance 1292 [12-23-57] needs to be provided for the file, and Property Management needs to sign off on the plat for final approval.

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



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:

BRUSKAS

Professional/Agent (if any): Jim Bruskas - Caldwell Banker PHONE: 720.8800
 ADDRESS: 8200 Carmel NE Suite 103 FAX: 237.8587
 CITY: Albuquerque STATE nm ZIP 87122 E-MAIL: Jim.Bruskase@gmail.com

APPLICANT: LORENZO M. MORENO PHONE: 888-5959
 ADDRESS: 7800 PHOENIX NE FAX: _____
 CITY: ALB STATE NM ZIP 87110 E-MAIL: L.MORENO@SERI.NM.gov
 Proprietary interest in site: OWNER List all owners: Lorenzo & Yolanda Moreno

DESCRIPTION OF REQUEST: CONSOLIDATE 2 LOTS INTO 1

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 25 & Lot 26-A Block: 109 Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: C-1 Proposed zoning: C-1 MRGCD Map No _____
 Zone Atlas page(s): H-21-2 UPC Code: 102105929026142217

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
NONE

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 0.4521 Manual
 LOCATION OF PROPERTY BY STREETS: On or Near: Admiral Morris and Juan Tabo
 Between: Morris and Juan Tabo Blvd

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

SIGNATURE [Signature] DATE 9/9/13
 (Print Name) LORENZO M. MORENO 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>13DRB-70678</u>	<u>P&F</u>		<u>\$215.00</u>
	<u>CMF</u>		<u>\$20.00</u>
			\$
			\$
			\$
			\$
Total			<u>\$235.00</u>

Hearing date September 25, 2013

[Signature] 9-11-13
 Staff signature & Date

Project # 1004769

Revised: 4/2012

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

- ___ 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
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- 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**
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 - ___ 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.

Lorenza M. Moreno
Applicant name (print)

[Signature]
Applicant signature / date 9/19/13



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

Application case numbers	
13DRB -	70678

Form revised **October 2007**

[Signature] 9-11-13
Planner signature / date

Project # 1004769



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
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- Administrative Amendment/Approval (AA)
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Professional/Agent (if any): Jim Bruskas - Caldwell Banker PHONE: 720.8800

ADDRESS: 3200 Carmel NE Suite 103 FAX: 237.8587

CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: Jim.Bruskase@gmail.com

APPLICANT: LORENZO M. MORENO PHONE: 888-5959

ADDRESS: 7800 PHOENIX NE FAX: _____

CITY: ALB STATE NM ZIP 87110 E-MAIL: LMORENO@SERI.NM

Proprietary interest in site: OWNER List all owners: Lorenzo & Yolanda Moreno

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Lot or Tract No. Lot 25 & Lot 26-A Block: 109 Unit: _____

Subdiv/Addn/TBKA: _____

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Zone Atlas page(s): H-21-2 UPC Code: 102105929020142217

CASE HISTORY:

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

NONE

CASE INFORMATION:

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No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 0.4521 Merand

LOCATION OF PROPERTY BY STREETS: On or Near: Merand and Juan Tabo

Between: Merand and Juan Tabo Blvd

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

SIGNATURE [Signature] DATE 9/9/13

(Print Name) LORENZO M. MORENO Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
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Application case numbers	Action	S.F.	Fees
<u>13DRB-70678</u>	<u>P&F</u>	_____	<u>\$215.00</u>
_____	<u>CMF</u>	_____	<u>\$20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>September 25, 2013</u>			Total <u>\$235.00</u>

Revised: 4/2012

[Signature] 9-11-13
Staff signature & Date

Project # 10047109

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

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

Lorenzo M. Moreno
Applicant name (print)

[Signature]
Applicant signature / date

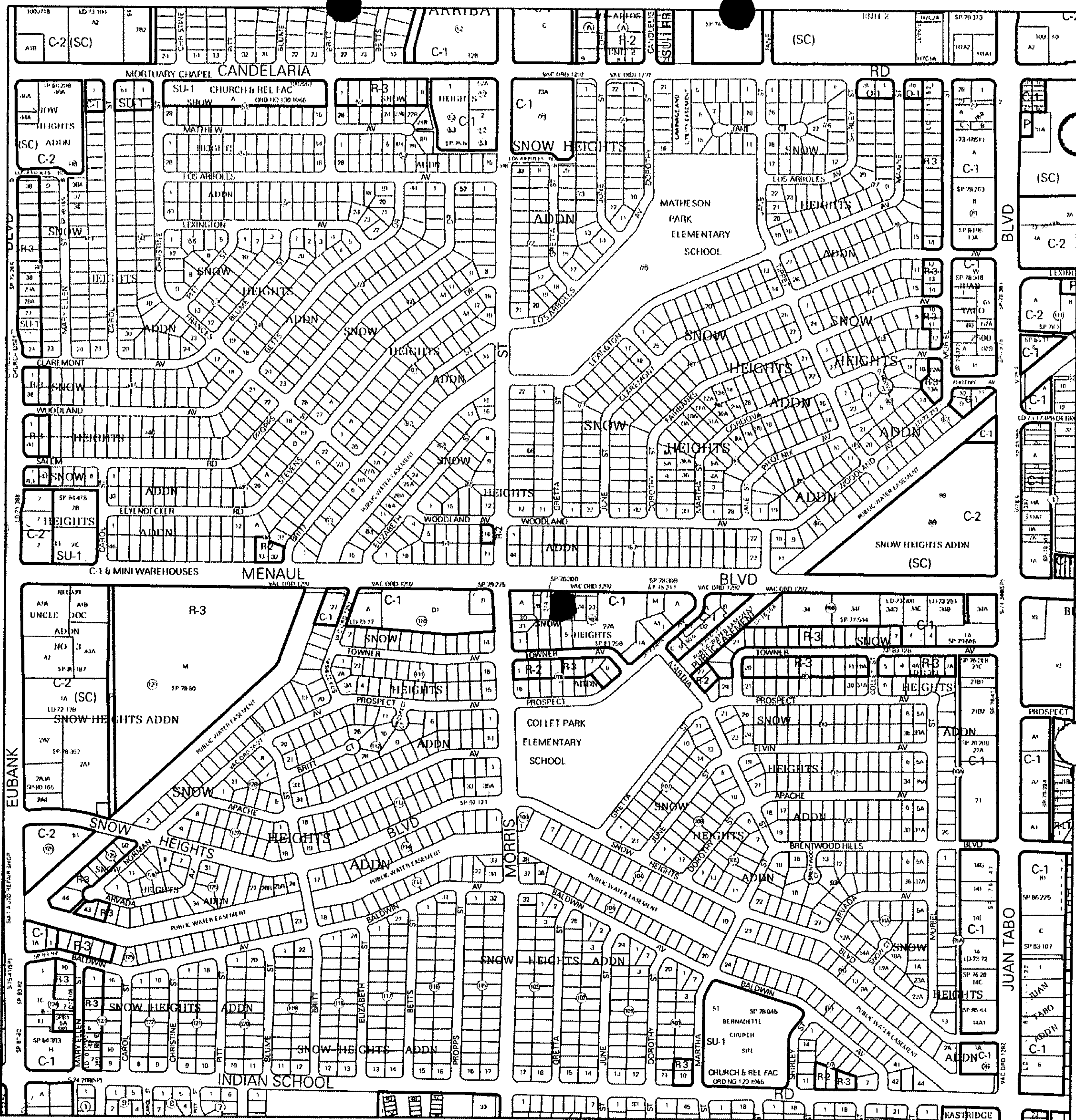


Form revised October 2007

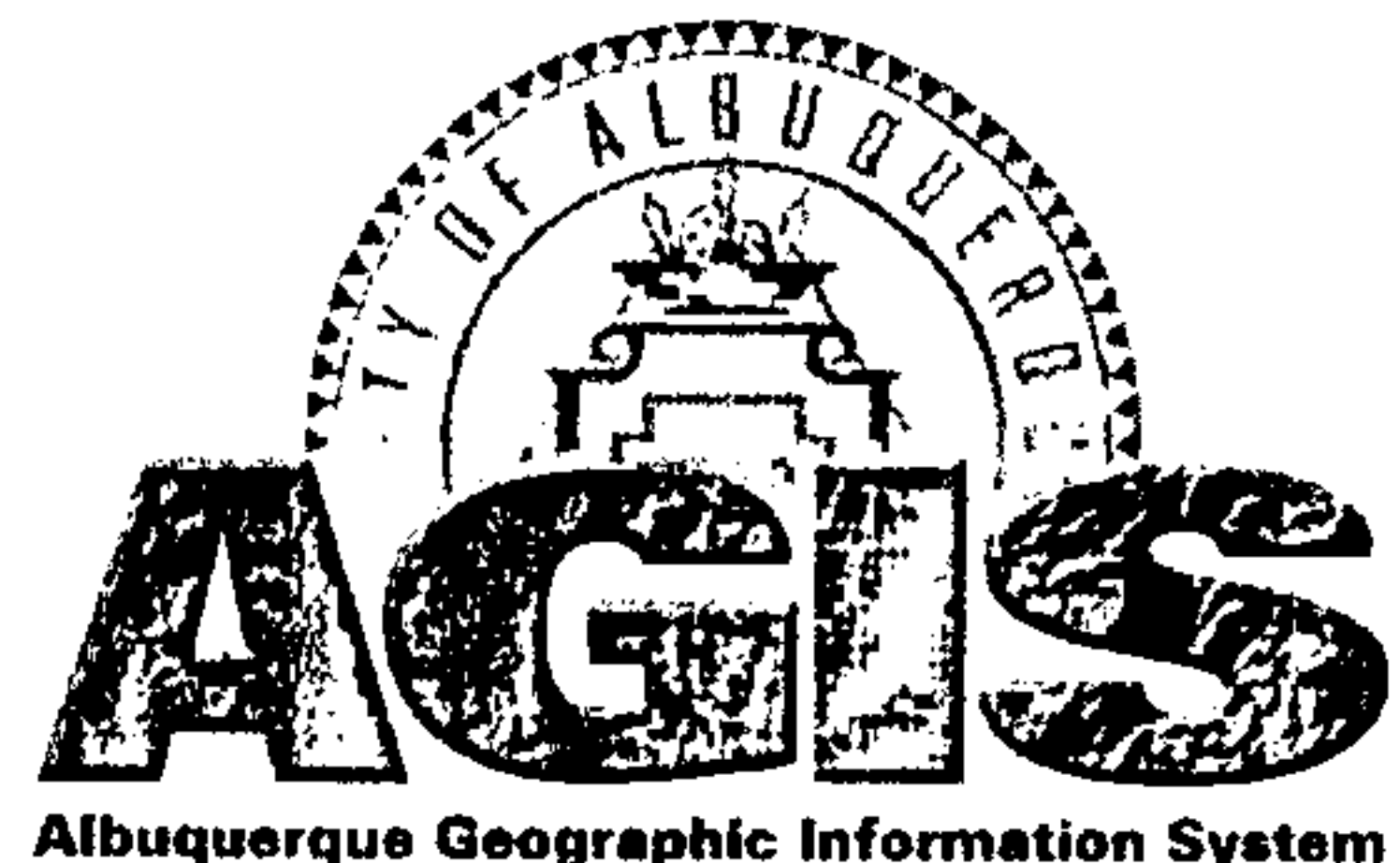
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 13DRB - 70678

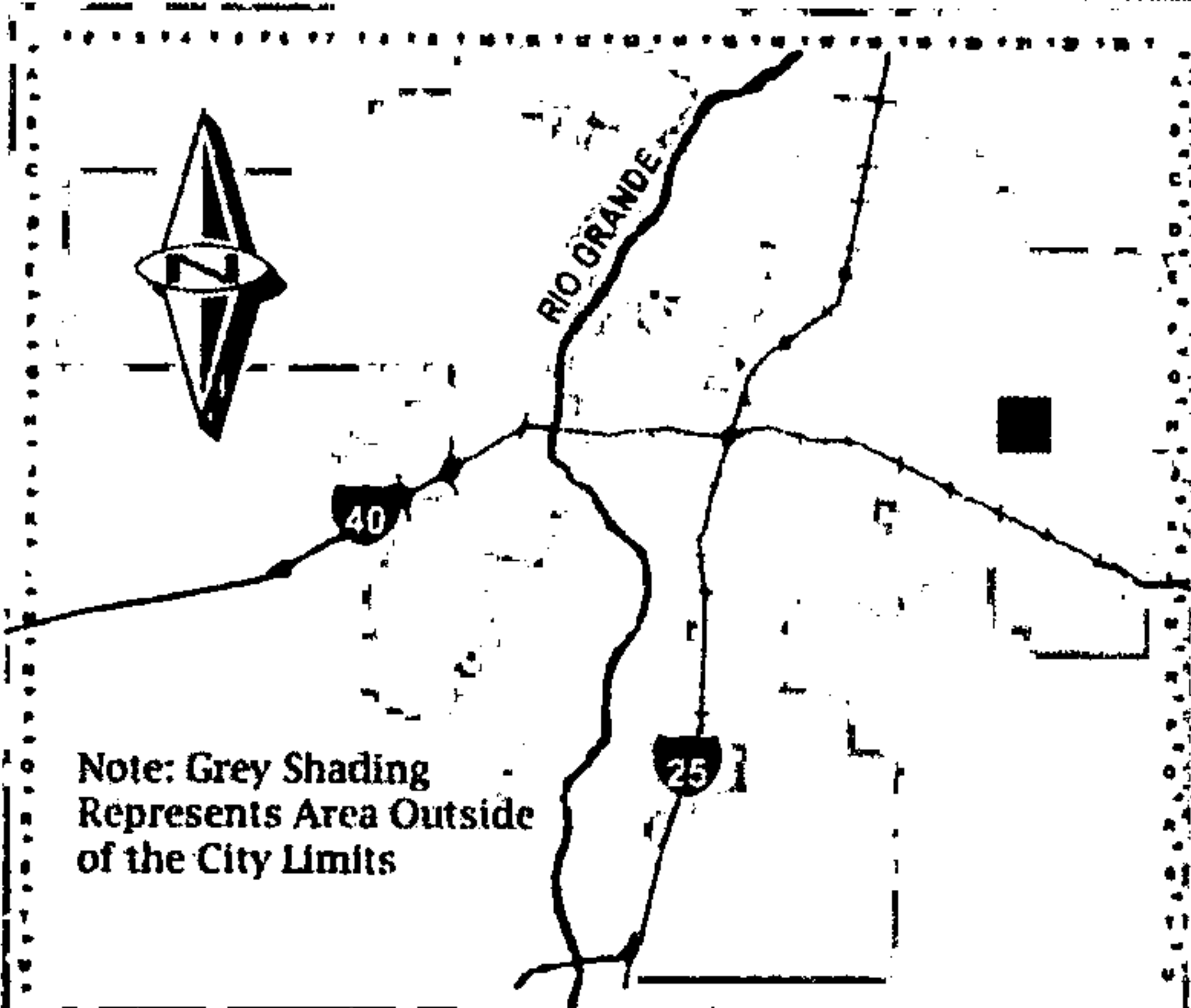
[Signature] 9-11-13
 Planner signature / date
 Project # 1004769



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



Map amended through: 1/24/2011



Note: Grey Shading Represents Area Outside of the City Limits

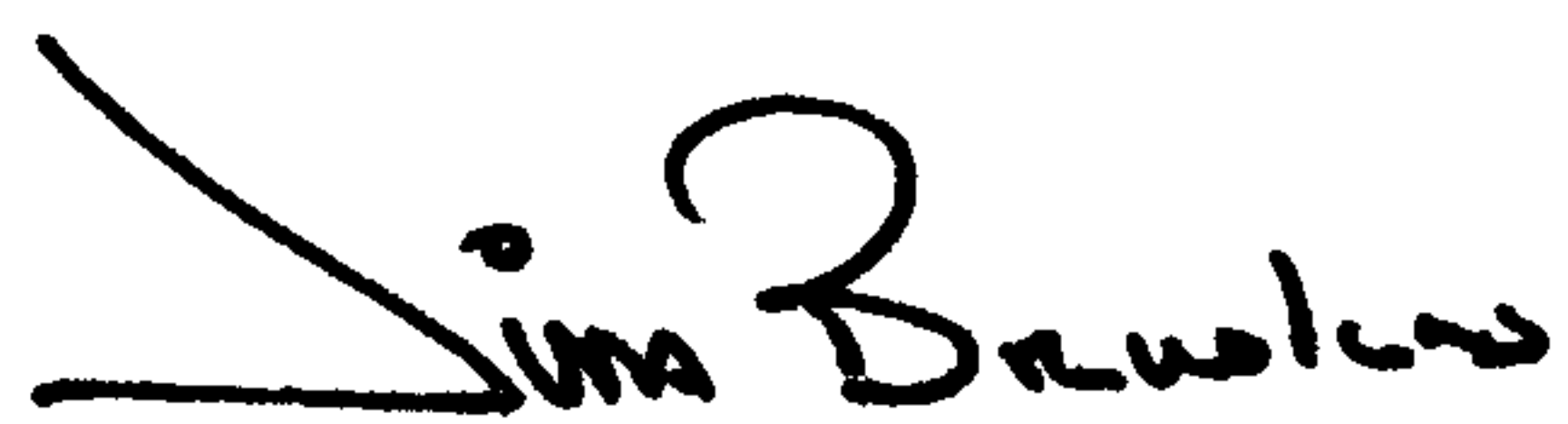
Zone Atlas Page:
H-21-Z

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

The Purpose of This Plat is to
combine Lots '25" and "26-A" into
one Lot.


Coldwell Banker
8200 Carmel NE Suite 103
Alb NM 87122
505.729 8800

CENTURY LINE

DATE

COMCAST

DATE

CITY APPROVALS:

David P. Acosta
CITY SURVEYOR

9-11-13
DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

DATE

ABCWUA

DATE

PARKS AND RECREATION DEPARTMENT

DATE

AMAFCA

DATE

CITY ENGINEER

DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT

DATE

REAL PROPERTY DIVISION

DATE

SURVEYORS CERTIFICATION

I, TIMOTHY MARTINEZ, NEW MEXICO PROFESSIONAL SURVEYOR NO. 13982, 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 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 BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTERED FOR PROFESSIONAL ENGINEERS AND SURVEYORS.

Tim

TIM S. MARTINEZ, NMPS #13982

DATE 9-9-13



13024B.DWG
9-9-13
TM

TM SURVEYING

TIM MARTINEZ - NMPS# 13982

1130 LA VEGA ROAD
BOSQUE FARMS, NEW MEXICO 87068
PHONE: (505) 869-0711

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OR
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IN

INTLY,
BEEN

September 25. 2013

Current DRC
Project Number: _____

FIGURE 12

Claire

Date Submitted: 5/26/06

Date Site Plan Approved: MA

Date Preliminary Plat Approved: 06-07-06

Date Preliminary Plat Expires: 06-07-07

DRB Project No.: 0608B-00734

DRB Application No.: 1004769

#9 ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

LOT 26-A-1, BLOCK 109, SNOW HEIGHTS ADDITION

LOT 26-A & 25, BLOCK 109, SNOW HEIGHTS ADDITION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the Infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
			<u>FIRE HYDRANT</u>	<u>MENAU BLVD</u>	<u>SOUTH SIDE OF ROAD</u>				

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							City User Dept. Signature		Date	

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

Dan Graney
NAME (print)

Surveys Southwest, Ltd
FIRM

Dan Graney 5-26-06
SIGNATURE date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 6/7/06
DRB CHAIR - date

[Signature] 6-7-06
TRANSPORTATION DEVELOPMENT - date

[Signature] 6/7/06
UTILITY DEVELOPMENT - date

[Signature] 6/7/06
CITY ENGINEER - date

[Signature] 6/7/06
PARKS & GENERAL RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

PRELIM / FINAL
V

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: RAYMOND KO PHONE: 301-1042
 ADDRESS: 1805 AVENIDA ALTURAS NE FAX: _____
 CITY: ALBU STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): SURVEYS SOUTHWEST LTD PHONE: 998-0303
 ADDRESS: 333 LOMAS (BLVD) NE FAX: 998-0306
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: ELIMINATE THE LOT LINE BETWEEN TWO EXISTING LOTS & TO ADD A PORTION OF THE VACATED R-O-W OF MENAUL NE TO CREATE ONE

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

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

Lot or Tract No. LOTS 25 & 26-A Block: 109 Unit: N/A
 Subdiv. / Addn. TOGETHER W SOUTHERLY 22' OF MENAUL BLYD, SNOW HEIGHTS ADD
 Current Zoning: C-1 Proposed zoning: N/A
 Zone Atlas page(s): H-21-2 No. of existing lots: 2 No. of proposed lots: 1
 Total area of site (acres): 0.4536 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No but site is within 5 miles of the city limits.) Within 1000FT of a landfill? N/A
 UPC No. 1-021-059-290-261-42217 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: MENAU (BLVD) NE
 Between: MORRIS ST. NE and TOWNER AVE NE

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 00370

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

SIGNATURE Dan Graney DATE 5-25-06
 (Print) Dan Graney _____ 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>06 DRB 00734</u>	<u>P&E</u>	<u>5(3)</u>	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>06/07/06</u>			Total \$ _____

Sandy Handley 05/26/06 Project # 1004769

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.

Dan Graney
Dan Graney

Applicant name (print)

5-25-06

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 - 00734

Sandy Handley 05/26/06
Planner signature / date

Project # 1004769

Surveys Southwest, Ltd

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

May 26, 2006

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

REF: LOT 26-A-1, BLOCK 109, SNOW HEIGHTS ADDITION

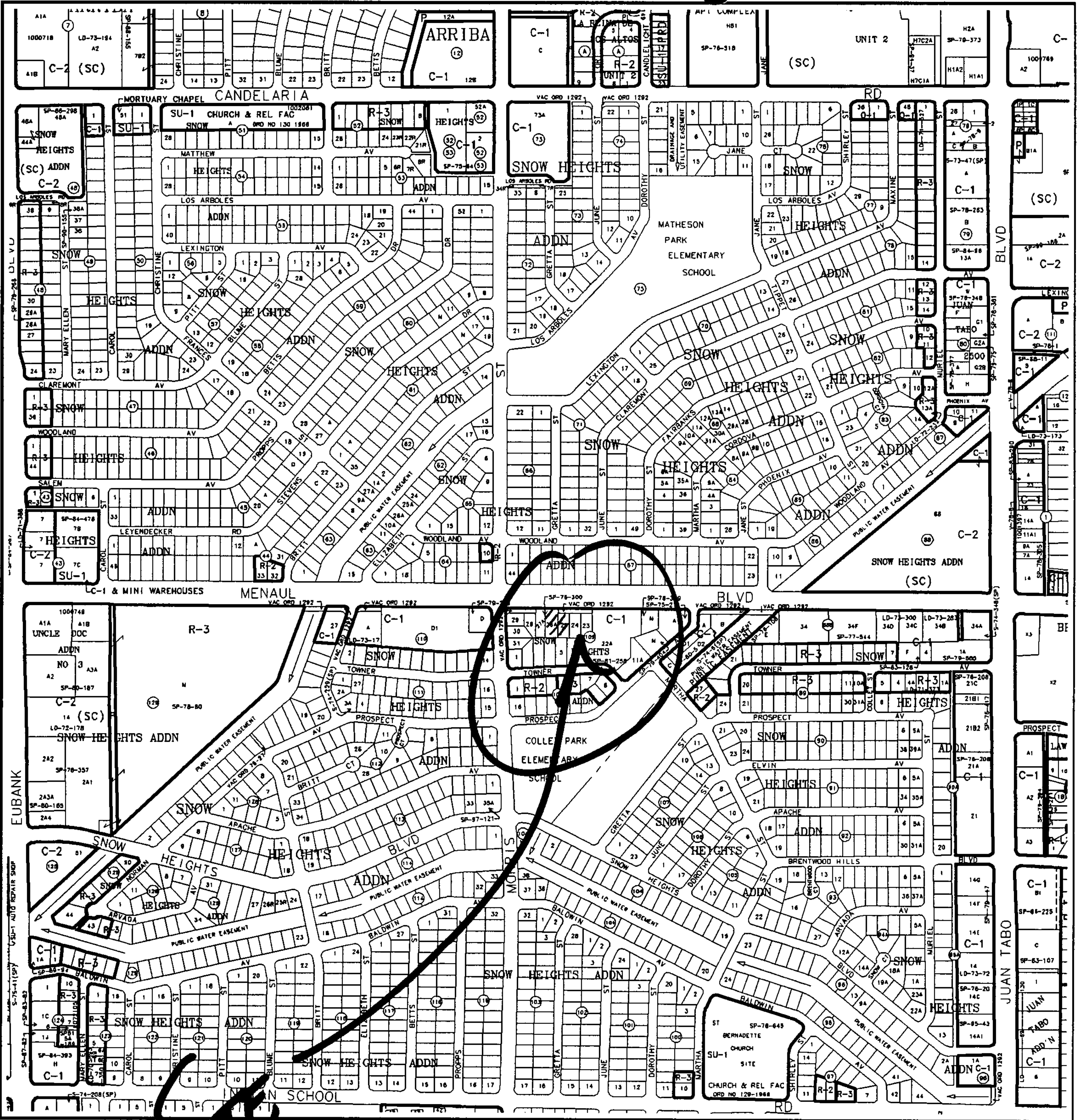
Dear Board Members:

The purpose of the above referenced replat is to eliminate lot lines to create One (1) new lot to develop a duplex building for commercial use.

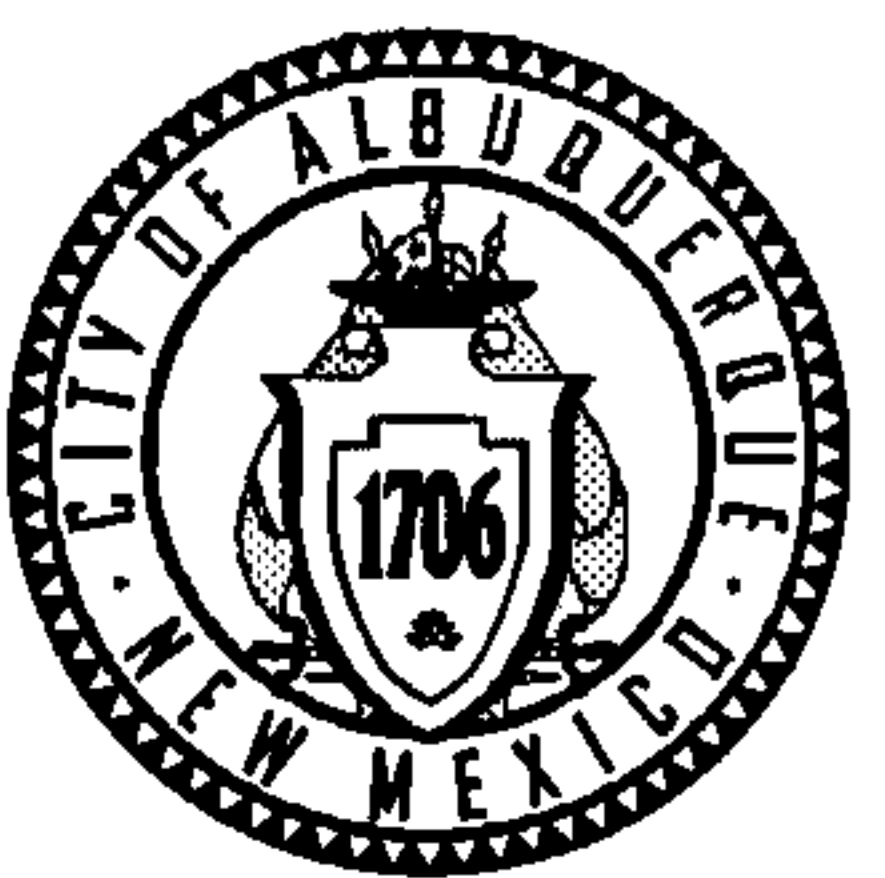
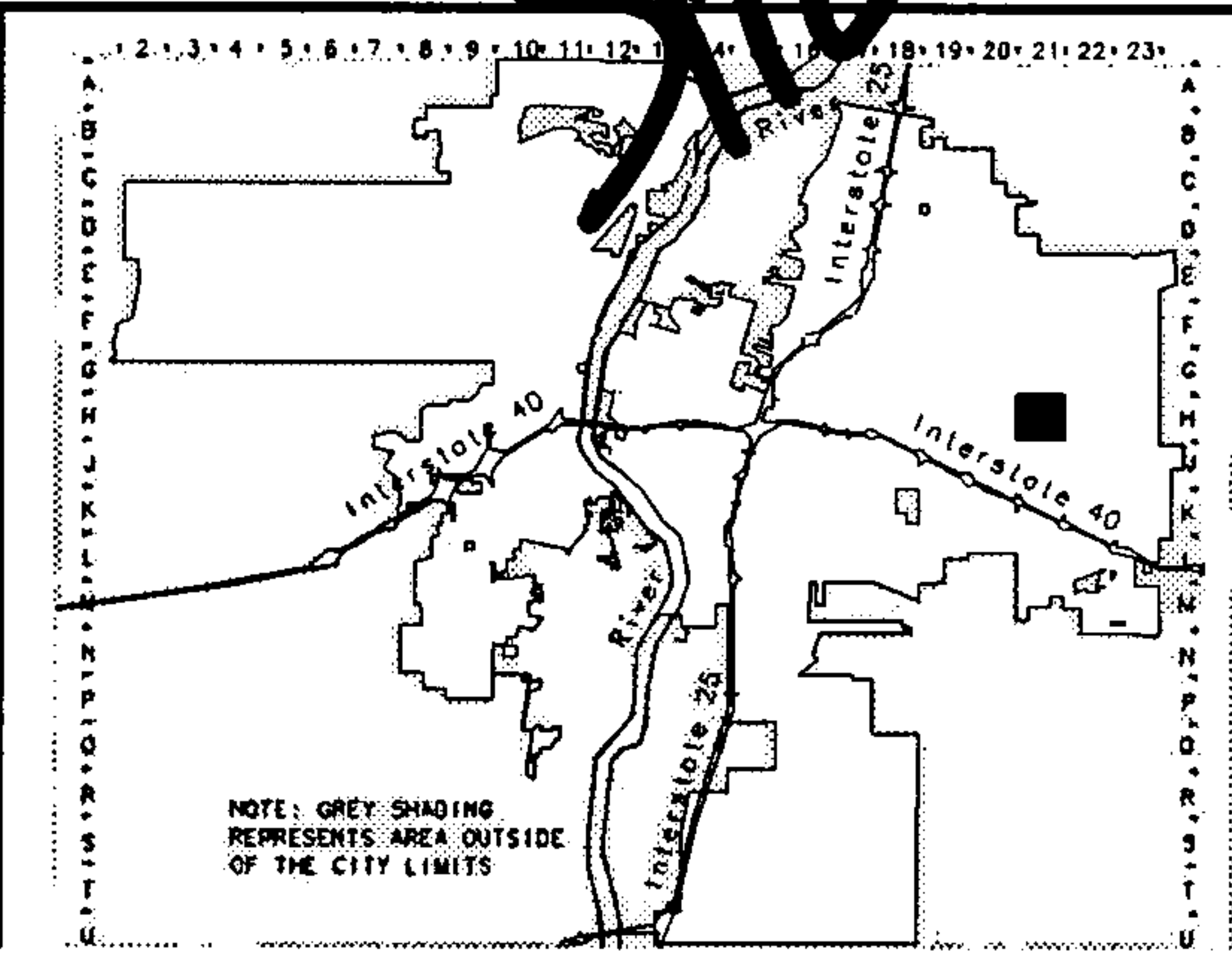
If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President



STC



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2004

Zone Atlas Page

H-21-Z

Map Amended through August 03, 2004

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

PAID RECEIPT

APPLICANT NAME RAYMOND KO
AGENT SURVEYS SOUTHWEST LTD
ADDRESS 333 LOMAS BLVD NE
PROJECT & APP # 1004769 / 06 DRB00734
PROJECT NAME LT 26-A-1, BLK 109 SNOW HEIGHTS ADDITION

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 215.00 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 235.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

5/26/06
RECEIVED
ACCOUNT
ACTIVITY
TRANS
J24 MIS

HOW CHI R KO
OR SHAO PING C KO
4208 MENAUL BLVD NE
ALBUQUERQUE, NM 87110

DATE 5/25/06
City of Albuquerque
Treasury Office

PAY TO THE ORDER OF City of Albuquerque
Two Hundred Thirty-Five + 00/100

RECEIPT# 00058486
Account 441032
Activity 3424000
Trans AMT \$235.00
J24 Misc

3507
95-681/1070

5/26/06 8:31 AM
CORONADO OFFICE
BANKWEST 1-800-488-2265

003507 107006813 283087740

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action **SK**
- 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: Ko, How - CHI PHONE: 301-1042
 ADDRESS: 1805 Avenida Alturas, N.E FAX: _____
 CITY: Albuquerque, NM STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: INFORMATION FOR REPLAT

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

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

Lot or Tract No. LOT 25526 Block: 109 Unit: _____
 Subdiv. / Addn. SNOW HEIGHTS ADDITION
 Current Zoning: C-1 Proposed zoning: _____
 Zone Atlas page(s): H 21 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): 0.47 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. 1021 059290 261 42217 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: MENAW NE
 Between: MORRIS NE and PROSPECT

CASE HISTORY:

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

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

SIGNATURE [Signature] DATE 3/21/06
 (Print) Ko, How - CHI 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>DRB - 00370</u>	<u>SK</u>	<u>53</u>	\$ <u>0</u>
<input 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>3-29-06</u>			Total \$ <u>0</u>

Ki Sis

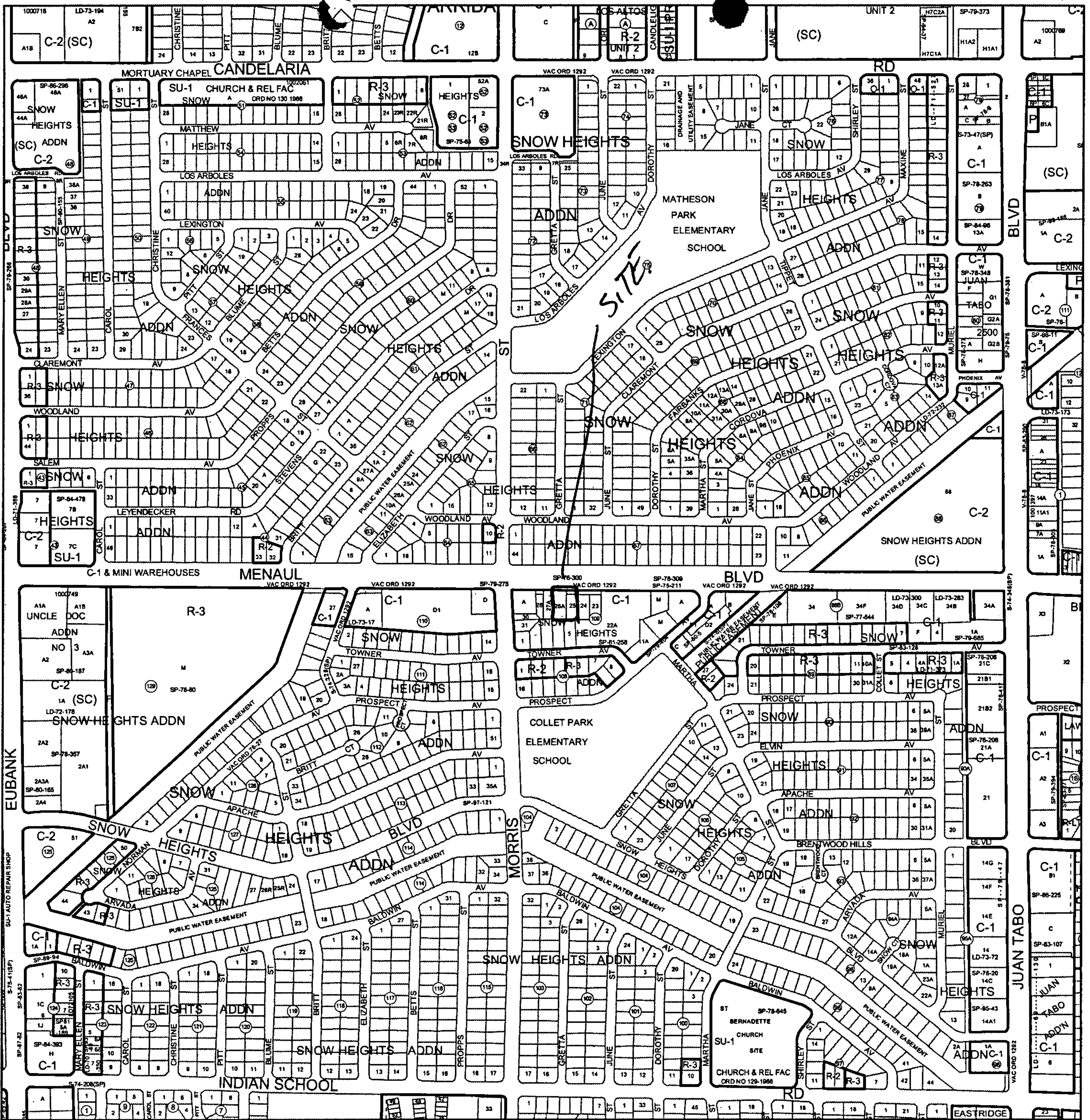
Project # 1004769

To Whom it may concern:

3/21/06

Raymond K. I am requesting the
consolidation of lot 25 + 26A into one
lot, the lot address at 10412 Menaul Blvd, N.E
Abb. Nm. 87110.

A.



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

AGIS
Albuquerque Geographic Information System

Map amended through: 11/2/2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-21-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

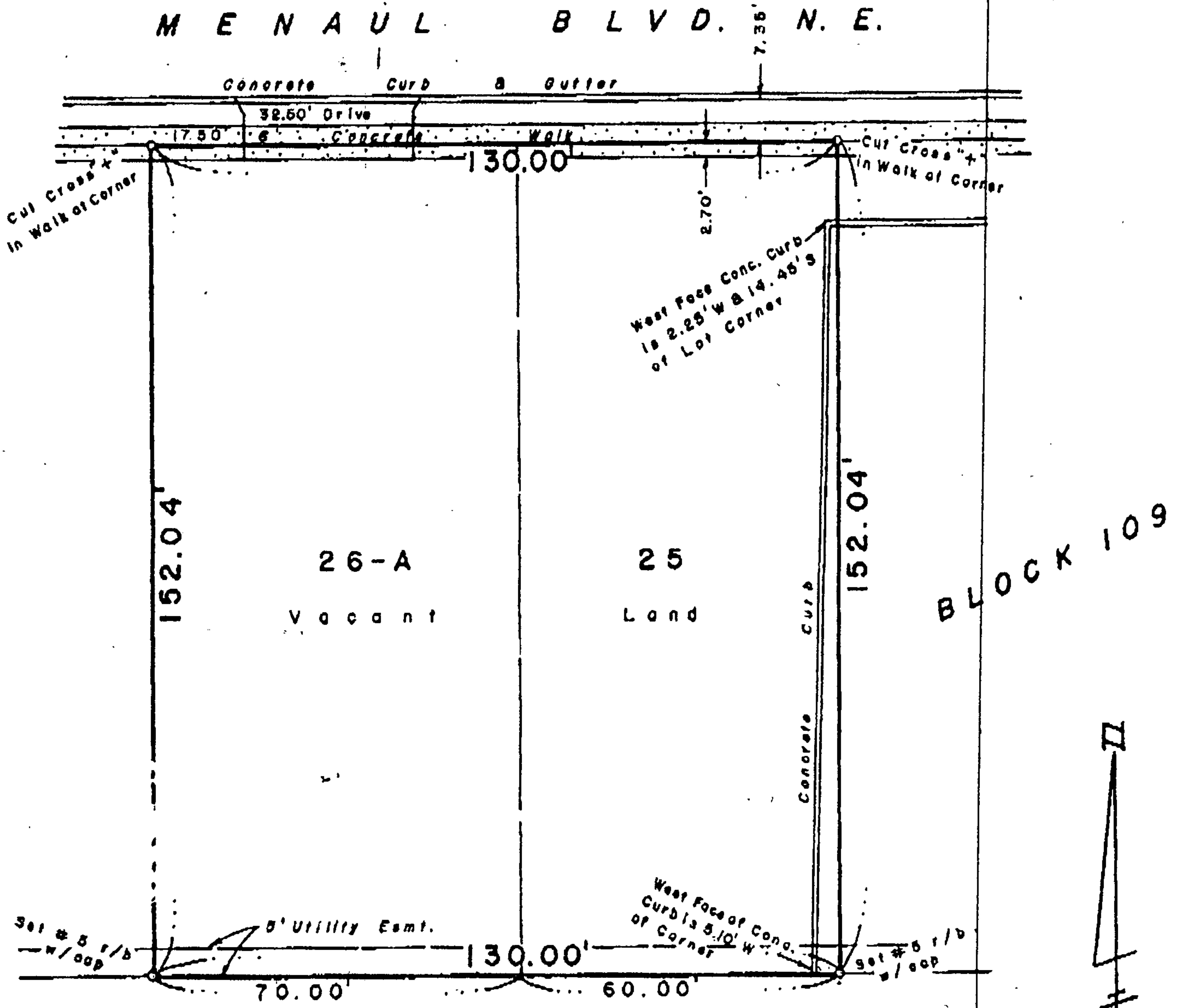
CERTIFICATE OF SURVEY OF

Lot numbered Twenty-five (25) in Block numbered One hundred nine (109) of the Plat of Blocks 88-B to 129, inclusive, of SNOW HEIGHTS, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the said Plat, filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 31, 1953 in Plat Book D1, page 112.

TOGETHER WITH:

Lot numbered Twenty-six-A (26-A) of the Replat of Lots 26 and 27 in Block numbered One hundred nine (109) of SNOW HEIGHTS ADDITION, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the said Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico on July 30, 1976 in Plat Book B11, page 162.

Along with the Southerly Twenty-two feet (22.00') of Menaul Boulevard lying adjacent to the above described lots, which was vacated by the City of Albuquerque Ordinance No. 1292, and filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on December 23, 1957.



Note: Compare all points before building and at once report any difference

Scale: 1" = 30'
Order No. 85-798
Book 8, Page 41

SURVEYOR'S CERTIFICATE

State of New Mexico }
County of Bernalillo } s.s.

I, Carl R. Harrington, licensed under the laws of the State of New Mexico, do hereby certify that I have surveyed the above described property and that the plat hereon drawn is a correct representation of said Survey, and is true and correct to the best of my knowledge and belief.

Given under my hand and seal at Albuquerque, New Mexico on this 11th day of SEPTEMBER, 1985

Carl R. Harrington
7909

Carl R. Harrington, New Mexico Licensed Surveyor No. 7909