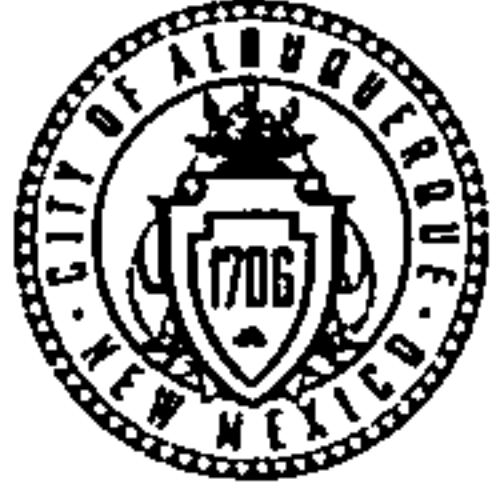


#14



Complete Ag
8/16/07

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 07DRB-70121 (P&F)

Project # 1004907

Project Name: CORONADO PLACE ADDITION

Agent: SURVEYS SOUTHWEST

Phone No: 998-0303

Project Number

1004907

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/18/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: — DEDICATIONS ok

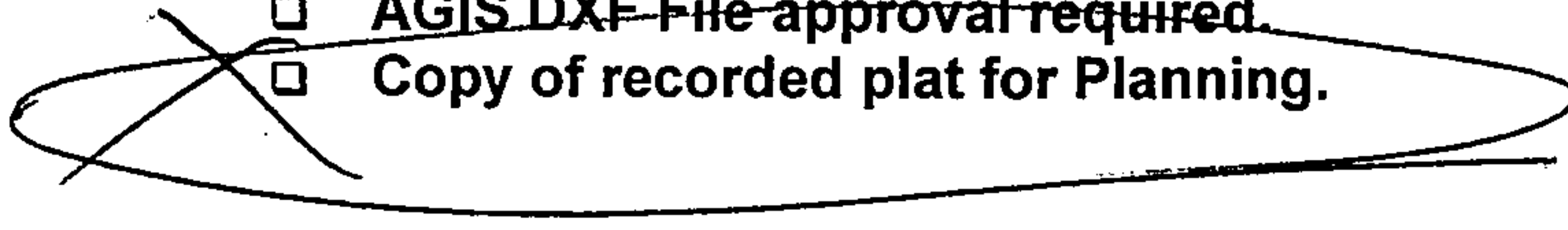
UTILITIES: _____

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.**



#14



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: **07DRB-70121 (P&F)**

Project # **1004907**

Project Name: **CORONADO PLACE ADDITION**

Agent: **SURVEYS SOUTHWEST**

Phone No: **998-0303**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/18/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: DEDICATIONS
- _____
- _____
- _____
- _____

- 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.
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 - 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.**

Project Number

1-004907



**DEVELOPMENT REVIEW BOARD
Action Sheet**

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

July 18, 2007

9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Sandra Handley, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
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:
- 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# 1002858**
07DRB-70068 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Parcel A-1 & I-1, **MESA @ ANDERSON HILLS, UNIT 2**, zoned SU-1, C-1 & R-2, located on DENNIS CHAVEZ BLVD SW between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35.43 acre(s). (P-9) **THE TWO YEAR SIA EXTENSION WAS APPROVED.**

2. **Project# 1002856**
07DRB-70069 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Parcel 1, **THE MEADOWS @ ANDERSON HILLS**, zoned RLT, located on DENNIS CHAVEZ BLVD SW between UNSER BLVD SW and 98TH SW containing approximately 48.0729 acre(s). (P-9) **THE TWO YEAR SIA EXTENSION WAS APPROVED.**
3. **Project # 1000945**
07DRB-00621 Major-Two Year SIA

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for EAGLE ROCK PROPERTIES LLC request(s) the above action(s) for all or any portion of Lot(s) 22, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP located on EAGLE ROCK AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF:06DRB-00710] [Deferred from 6/13/07] (C-18) **TWO-YEAR SIA EXTENSION WAS WITHDRAWN AT THE AGENT'S REQUEST.**
4. **Project# 1005464**
07DRB-70082 VACATION OF PUBLIC
RIGHT-OF-WAY

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 32, Tract(s) A, **NORTH ALBUQUERQUE ACRES**, zoned R-LT, located on PALOMAS AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately 0.73 acre(s). [Deferred from 7/18/07] D-19) **DEFERRED AT THE BOARD'S REQUEST TO 08/15/07.**
5. **Project# 1003445**
07DRB-70083 VACATION OF PUBLIC
RIGHT-OF-WAY

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC, request(s) the above action(s) for all or a portion of Tract(s) B-1-A, C-1-A, D-1-A, Lot(s) 10-A-2, Tract(s) B, Block(s) D, **ALBUQUERQUE WEST, UNIT 1** and **RICHLAND HILLS, UNIT 1**, zoned SU-1 / PDA to include C-3 uses, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW, containing approximately 39.9074 acre(s). [07DRB-00261] (C-12) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
6. **Project# 1002962**
07DRB-70084 VACATION OF PUBLIC
EASEMENT

BOHANNAN HUSTON INC agent(s) for CANTATA @ THE TRAILS INC, request(s) the above action(s) for all or a portion of Tract(s) 4- 0S, **THE TRAILS UNIT 2** (to be known as **CANTATA @ THE TRAILS**) zoned SU-2 UR, located on OAKLAND RIDGE ST NW and WOODMONT AVE NW containing approximately 5.0749 acre(s). [07DRB-00613] (C-9) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] [Deferred from 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/01/07.**

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

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) [Deferred from 8/9/06, 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/01/07.**

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

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/01/07.**

8. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). [Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/22/07.**

8.A Project# 1000976
07DRB-70042 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70044 MINOR - TEMP DEFR
SWDK CONST

ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT CO.,INC.**, zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s). [Deferred from 07/11/07 & 7/18/07] (M-10 & N-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

07DRB-70107 MINOR - SDP FOR
SUBDIVISION

CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION**, zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). [Deferred from 07/11/07 & 7/18/07] (M-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

**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.

9. Project# 1002651
07DRB-70125 AMENDED SDP FOR BP

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for DEVALMONT VINEYARDS INC request(s) the above action(s) for all or a portion of Lot(s) 25-A, Tract(s) A, Block(s) 15, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on I-25 NORTH BOUND FRONTAGE RD NE BETWEEN CARMEL AVE NE AND CORONA AVE NE [REF: DRB-93-78] [Deferred from 7/18/07] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

10. Project# 1005355
07DRB-70119 EPC APPROVED SDP
FOR BUILD PERMIT

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, **MESA DEL SOL**, zoned PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE SE AND BOBBY FOSTER SE (R-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO PROVIDE ACCESS ALONG EASEMENT ACCESS WITH BENEFICIARIES & MAINTANCE RESPONSIBILITIES DEFINED ON THE BULK LAND PLAT AND TO PLANNING FOR A 15 DAY APPEAL PERIOD, CATALINA LEHNER'S INITIALS AND FOUR COPIES OF THE PLAN, ONE TO BE INCLUDED IN THE MASTER PLAN FILE.**

ERSTMAN
AVE.

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

11. **Project# 1002092**
07DRB-70120 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for THOMAS M BOHLMAN request(s) the above action(s) for all or a portion of Lot(s) 14P-1 & 25P-1, **OXBOW BLUFF SUBDIVISION** zoned SU-3, located on SILVERY MINNOW LANE NW BETWEEN WATERWILLOW LANE NW AND OXBOW NW containing approximately 1.2255 acre(s). (F-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

12. **Project# 1003087**
07DRB-70118 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 94 & 95, **WATERSHED SUBDIVISION**, and zoned SU-2 FOR PDA, located on SANDWATER RD NW BETWEEN WATERSHED DR NW AND MESA RAIN RD NW containing approximately 0.3815 acre(s). (H-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

13. **Project# 1004707**
07DRB-70123 VACATION OF PRIVATE
EASEMENT
07DRB-70124 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 269 & 270 together with 68th St tract, **TOWN OF ATRISCO LAND GRANT**, zoned C-2, located on HANOVER RD NW BETWEEN 68TH ST NW & I-40 containing approximately 4.0714 acre(s). (J-10) **THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 07/18/07, THE PRELIMINARY AND FINAL PLAT WAS APPROVED.**

14. **Project# 1004907**
07DRB-70121 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for RUTH ROSENSTEIN request(s) the above action(s) for all or a portion of Lot(s) 20 & 21, **CORONADO PLACE ADDITION**, zoned SU-2/ RC, located on FORRESTER ST NW BETWEEN MOUNTAIN RD NW AND 8TH ST NW containing approximately 0.1362 acre(s). (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATIONS AND TO PLANNING FOR A COPY OF THE RECORDED PLAT.**

15. **Project# 1005208**
07DRB-70127 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ROSS HOWARD COMPANY agent(s) for PEDRO & MAGGIE MEJIA request(s) the above action(s) for all or a portion of Tract(s) 27-A-1-C-1 & 27-A-1-C-2-A, M.R.G.C.D. Map 40, zoned SU-2/R-1, located on CROMWELL AVE SW BETWEEN 8th ST SW AND ALBUQUERQUE RIVERSIDE DRAIN containing approximately 0.1751 acre(s). (K-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATIONS AND TO PLANNING FOR A COPY OF THE RECORDED PLAT.**

15.A **Project# 1004919**
07DRB-70073 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**) zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). [Deferred from 06/27/07, 07/11/07 & 7/18/07] [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

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

16. **Project# 1006618**
07DRB-70122 SKETCH PLAT REVIEW
AND COMMENT

KEITH MACDUFFEE agent(s) for RICHARD FOX request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 5, **TRACTION PARK & CITY ELECTRIC ADDITION**, zoned R-LT, located on NEW YORK AVE SW BETWEEN CENTRAL AVE SW AND RIO GRANDE BLVD NW containing approximately 0.14 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project# 1006626**
07DRB-70126 SKETCH PLAT REVIEW
AND COMMENT

ADRIAN PEDROZA request(s) the above action(s) for all or a portion of Tract(s) 23 ,24 & 139, **ATRISCO GRANT, UNIT 6**, zoned R-1, located on GONZALES SW AND CHURCHILL SW containing approximately 2.4 acre(s). (K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. ADJOURNED: 10:35 AM

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 18, 2007
DRB Comments**

ITEM # 14

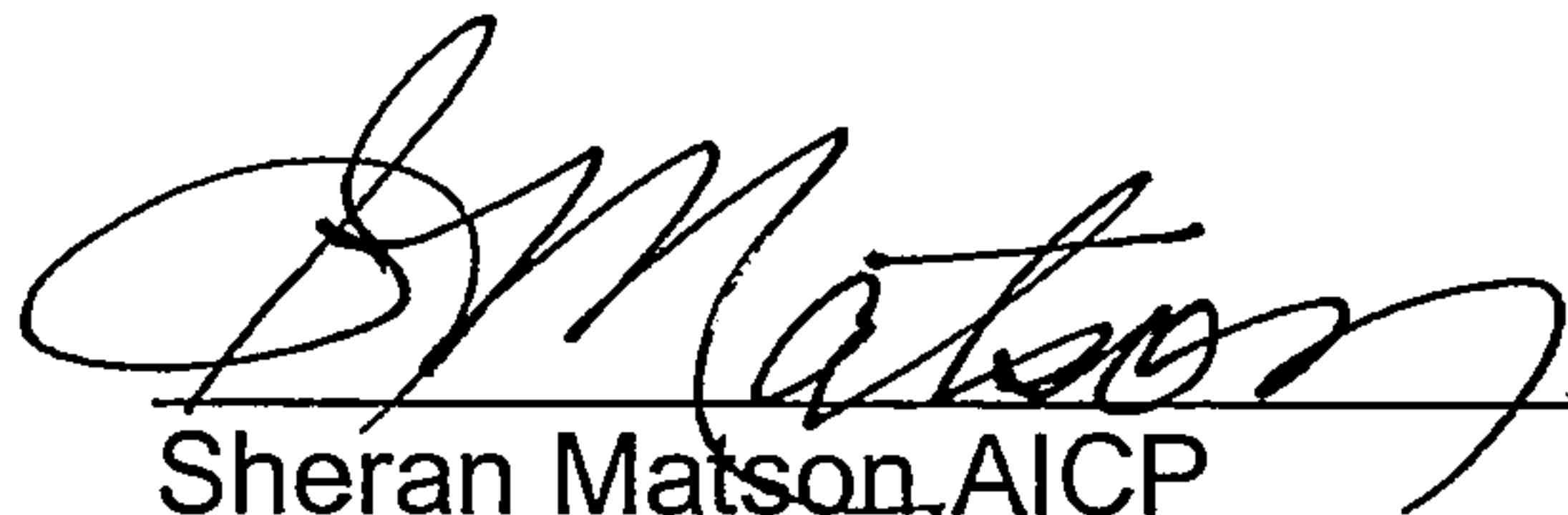
PROJECT # 1004907

APPLICATION # 07-70121

RE: Lots 20 & 21, Coronado Place Addition/minor plat

Planning requested supporting documents from the agent justifying the proposed lot alignment. There is a 1905 plat involved as well as other paper documents. The ownership doesn't line up with the lot lines as shown in AGIS.

Agent may record the plat if Planning receives a paper copy for the file.



Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004907

AGENDA ITEM NO: 14

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

No adverse comments.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

505-924-3986

DATE: JULY 18, 2007

0



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004707

AGENDA ITEM NO: 13

SUBJECT:

Final Plat
Preliminary Plat
Vacation of Private Easement

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

Infrastructure List comments.
An approved grading and drainage plan dated 10-23-06 is on file for Preliminary Plat approval.
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.
No objection to vacation request.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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


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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

505-924-3986

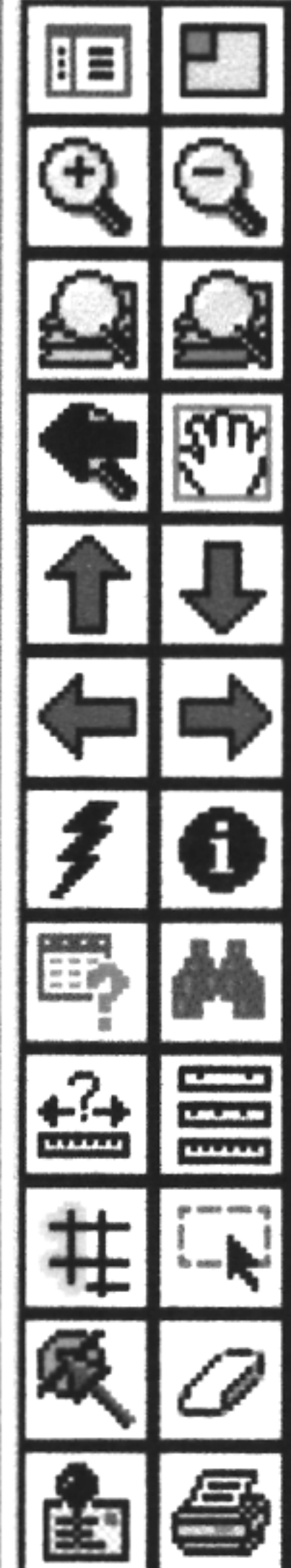
DATE: JULY 18, 2007


(J-10/D042)



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2006 AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

Refresh Map

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Help:

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Print Map [Help](#)

Click Create Print Page, then use the menu's File-Print to send the map to your printer.

Title to display on Map:

ArcIMS HTML Viewer Map


Create Print Page

Printer resolution: 300 dpi

Size of Page: 11x8.5 17x11 D Size E Size

(Pixels: Width Height)

Pan [SEARCH](#) [REFRESH](#) [HELP](#) [MAIN GIS PAGE](#) [CONTACT](#)



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE

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 Auto Refresh

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- Hidden group/layer, click for visible
- Visible group/layer, click to hide.
- Layer not visible at this scale

MOUNTAIN

FORRESTER

EDENFIELD PROPERTIES

J14

22, 23, 24, 25, 26

21, 20A, 21A

19, 18

58A S-MR, 57A

S-MR C2

0 45'

ZONING

Rec	ZONING	DESCRIPTION
1	SU-2	RC

Identify
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CITY OF ALBUQUERQUE
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- Map layer.
- Hidden group/layer, click for visible
- Visible group/layer, click to hide.

Ownership

ZONING		
Rec	ZONING	DESCRIPTION
1	SU-2	RC

Identify
SEARCH
REFRESH
HELP
MAIN GIS PAGE
CONTACT

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 18, 2007
DRB Comments**

ITEM # 14

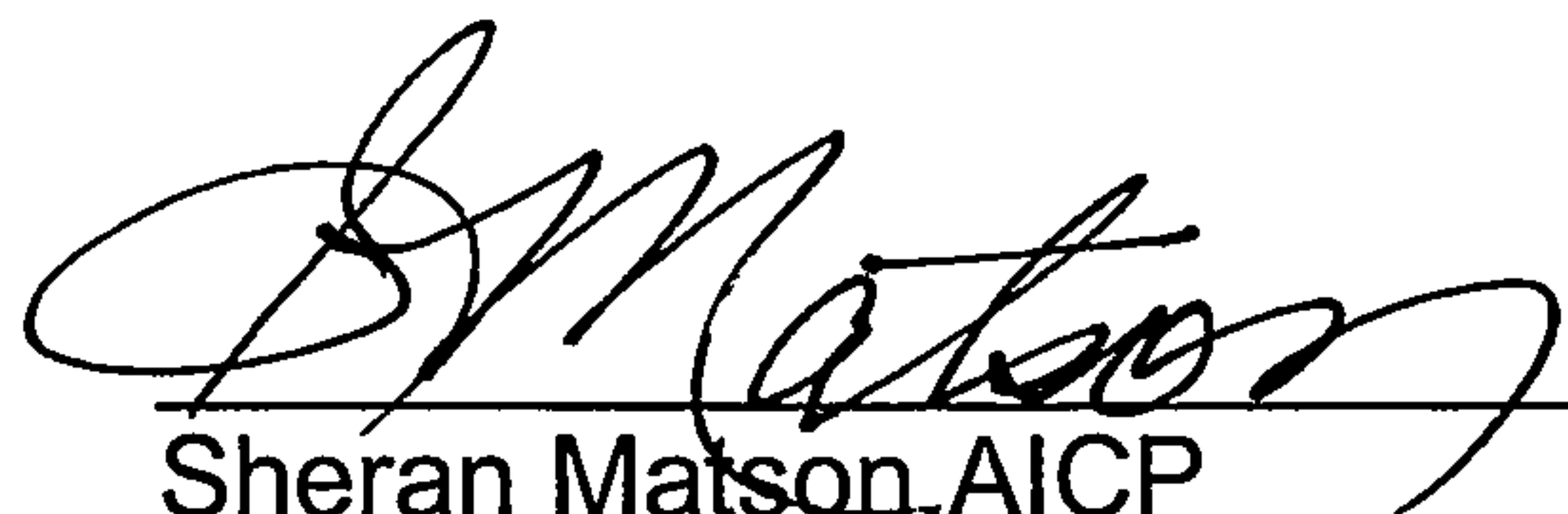
PROJECT # 1004907

APPLICATION # 07-70121

RE: Lots 20 & 21, Coronado Place Addition/minor plat

OK
Planning requested supporting documents from the agent justifying the proposed lot alignment. There is a 1905 plat involved as well as other paper documents. The ownership doesn't line up with the lot lines as shown in AGIS.

Agent may record the plat if Planning receives a paper copy for the file.



Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004907

AGENDA ITEM NO: 14

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

No adverse comments.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

505-924-3986

DATE: JULY 18, 2007

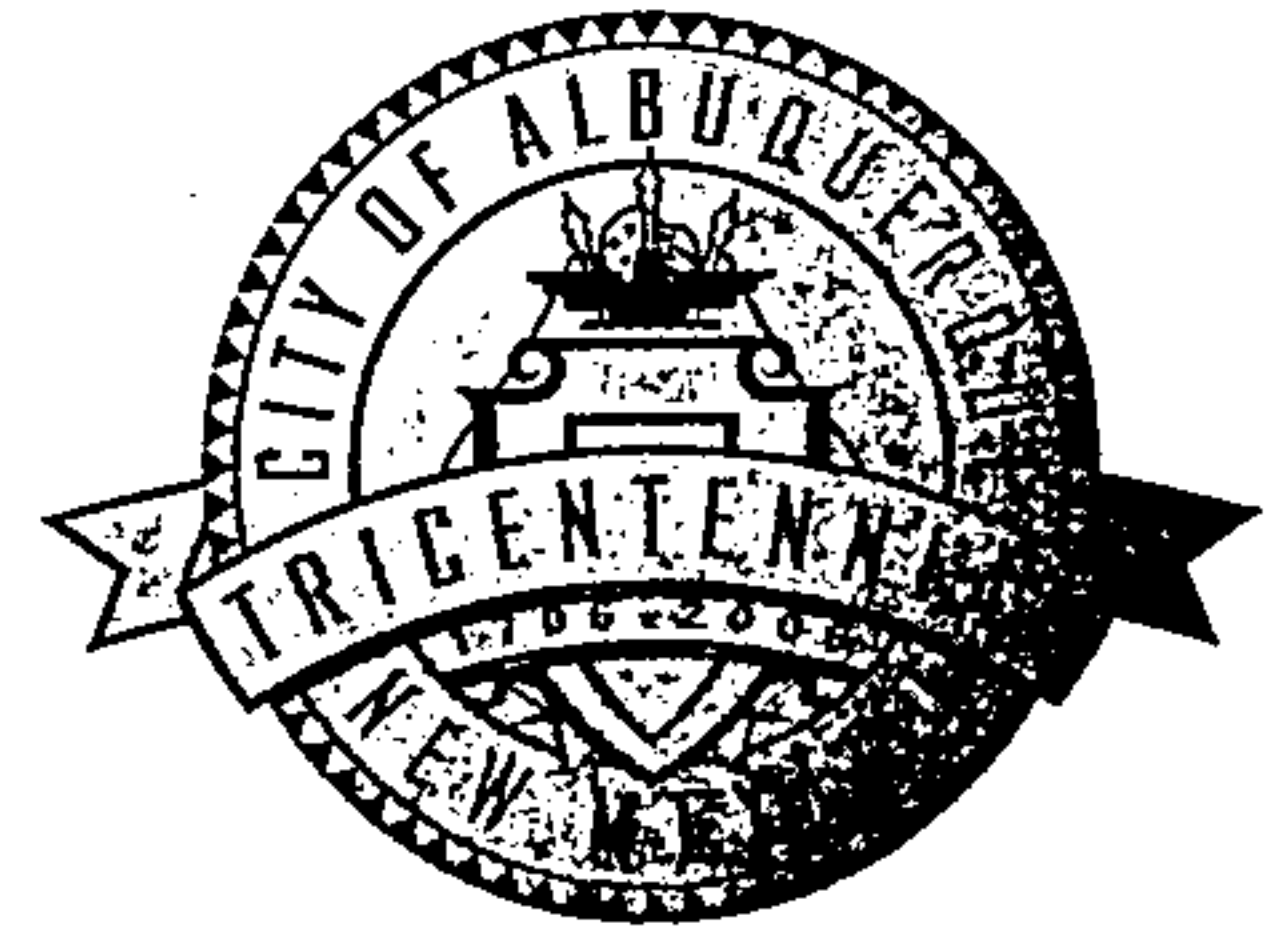
0

#18

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
1/31/07	Coronado Place	Sketch	Comments given
	Proj 1004907		

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004907

AGENDA ITEM NO: 18

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

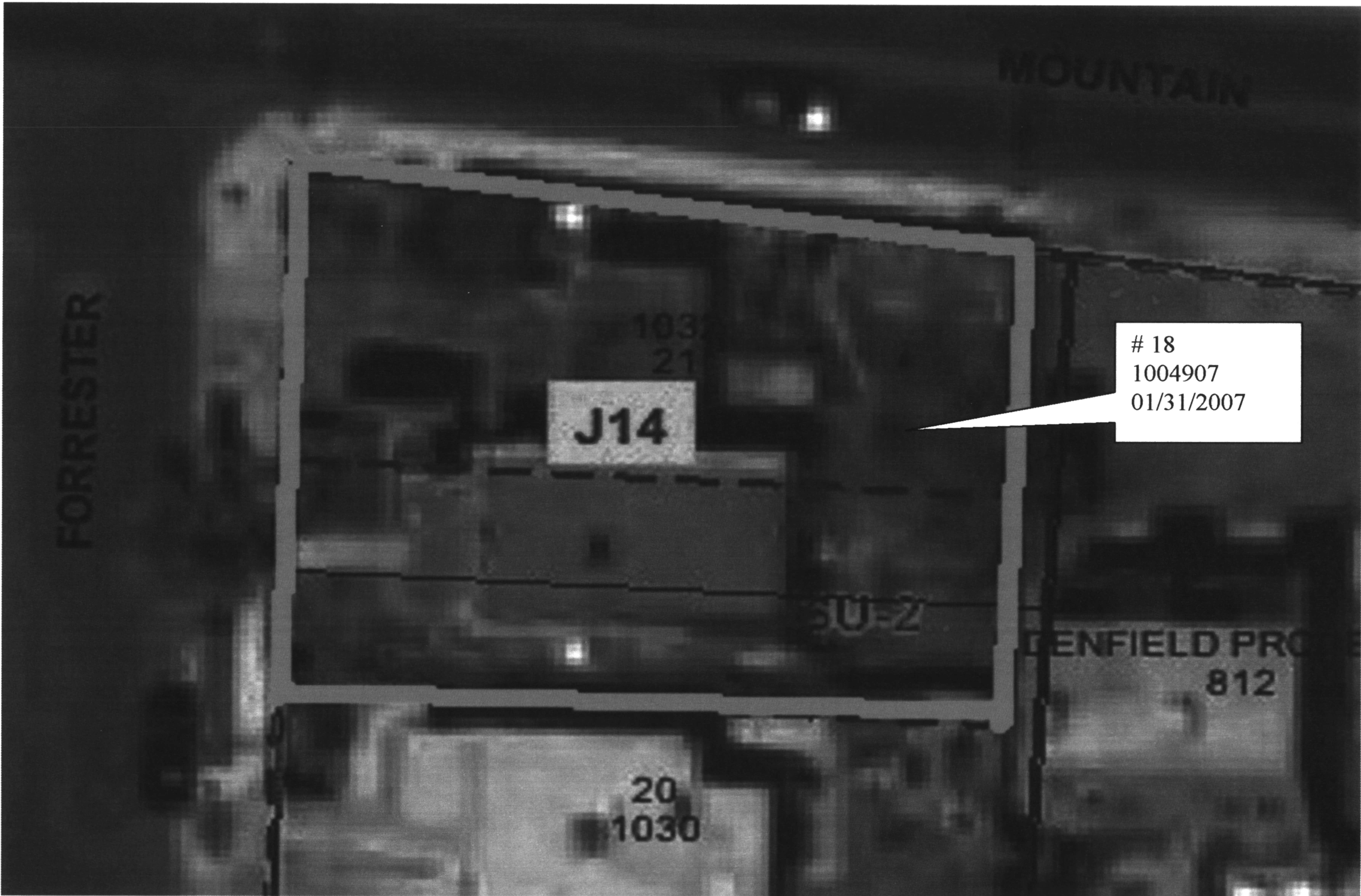
RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED *discussal* 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: JANUARY 31, 2007



18
1004907
01/31/2007

FORRESTER

MOUNTAIN

103
21

J14

SU-2

DENFIELD PRO
812

20
1030



IMPACT FEES – # 1004907

Development Review Board 1/31/07 Agenda Item #18
Sketch Plat: Lots 20 & 21, Coronado Place Addition

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size of approximately 2,000 square feet, it is estimated that impact fees will total approximately \$1,332.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 31, 2007
DRB Comments

ITEM # 18

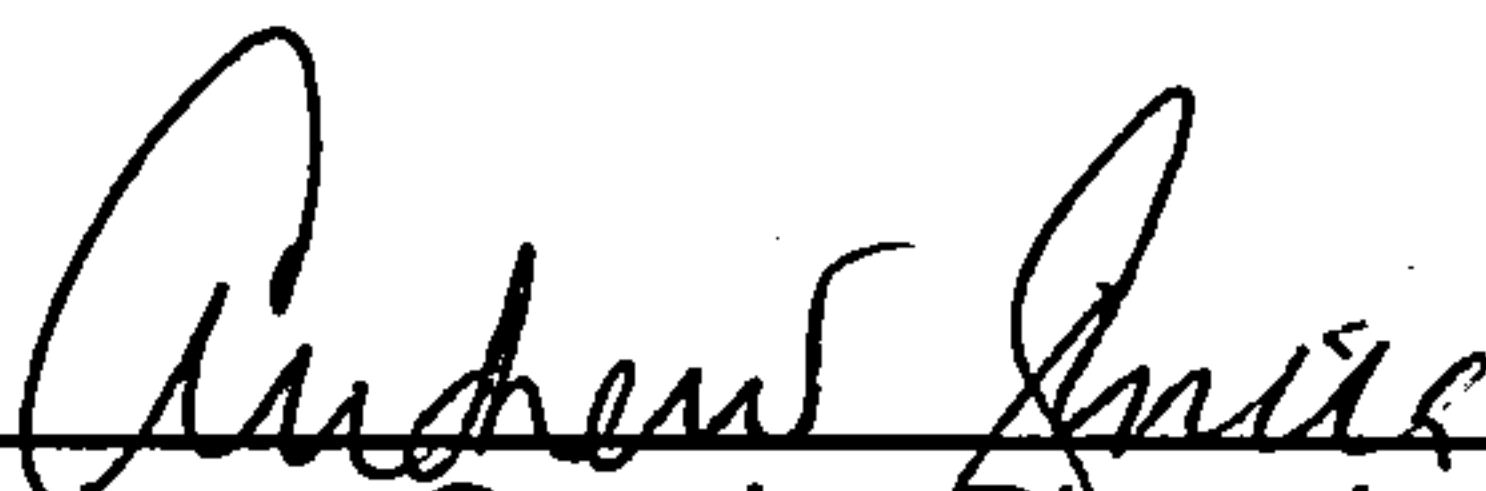
PROJECT # 1004907

APPLICATION # 06-00078

Re: Lots 20 & 21, Coronado Place Addition/sketch

In letter
~~Is the property going to be residential or commercial?~~

If the use is residential, the subdivider must comply with City Council Resolution R-06-74 regarding Pre-Development Facility Fee Agreements with the Albuquerque Public Schools (APS) prior to DRB approval of any residential platting actions



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

#14

4907

DXF Electronic Approval Form

DRB Project Case #: 1004907

Subdivision Name: CORONADO PLACE LOTS 21A & 21B

Surveyor: MITCH REYNOLDS

Contact Person: SARAH AMATO

Contact Information: 998-0303

DXF Received: 7/6/2007

Hard Copy Received: 7/6/2007

Coordinate System: Ground rotated to NMSP Grid

 Approved

07.11.2007 Date

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

AGIS Use Only

Copied fc 4907 to agiscov on 7/11/2007 Contact person notified on 7/11/2007

#14

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

07/10/2007 Issued By: PLNABG

Permit Number: 2007 070 121

Category Code 0910

Application Number: 07DRB-70121, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: FORRESTER ST NW BETWEEN MOUNTAIN RD NW AND 8TH STREET NW

Project Number: 1004907

Applicant

Ruth Rosenstein

811 12th Street Nw
Albuquerque, NM 87102
248-9808

Agent / Contact

Surveys Southwest Ltd
Dan Graney
333 Lomas Blvd Ne
Albuquerque, NM 87102

dmgraney@swsurvey.com

Application Fees

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

7/10/2007 11:38AM LOC: ANNX
 RECEIPT# 00084669 WSH 007 TRANSH 0021
 Account 441006 Fund 0110 TRSMSP
 Activity 4983000 \$305.00
 Trans Amt \$285.00
 J24 Misc \$305.00
 CK \$0.00
 CHANGE

City Of Albuquerque
Treasury Division

City Of Albuquerque
Treasury Division

7/10/2007 11:38AM LOC: ANNX
 RECEIPT# 00084668 WSH 007 TRANSH 0021
 Account 441032 Fund 0110 TRSMSP
 Activity 3424000 \$305.00
 Trans Amt \$305.00
 J24 Misc \$20.00

Thank You



Supplemental form

SUBDIVISION

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

PRELIM/FINAL
V

SITE DEVELOPMENT PLAN

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

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)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

L A
D

APPEAL / PROTEST of...
Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

Professional/Agent (if any): SURVELS SOUTHWEST, LTD PHONE: 998-0303
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

APPLICANT: RUTH ROSENSTEIN PHONE: 246-9608
 ADDRESS: 811 12th STREET NW FAX: 246-9608
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: DIVIDE ONE EXISTING LOT & A PORTION OF ONE LOT INTO TWO NEW LOTS. (PRELIM/FINAL)

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. NORTHERLY 10' OF THE WESTERLY 85' OF LOT 20 E Block: N/A Unit: N/A
 Subdiv/Addn/TBKA: THE WESTERLY 85' OF LOT 21, CORDONADO PLACE ADDITION
 Existing Zoning: SU-2 / RC Proposed zoning: N/A
 Zone Atlas page(s): J-14-2 UPC Code: 1-014-058-033-292-34827 MRGCD Map No N/A
1-014-058-033-296-34826

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): PROJ# 1004907

CASE INFORMATION:

Within city limits? Yes ONE EXISTING Within 1000FT of a landfill? NO
 No. of existing lots: LOT & PORTION OF ONE LOT No. of proposed lots: 2 Total area of site (acres): 0.1362 AC.
 LOCATION OF PROPERTY BY STREETS: On or Near: FORRESTER ST. NW
 Between: MOUNTAIN ROAD NW and 8th STREET NW

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

SIGNATURE Dan Graney DATE 7-05-07
 (Print) Dan Graney 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
0707B 70121

Action
B/F
CMF

Form revised 4/07

S.F.	Fees
<u>SL3)</u>	\$ <u>285.00</u>
	\$ <u>20.00</u>
	\$ _____
	\$ _____
	\$ _____
Total	\$ <u>305.00</u>

Hearing date 7-18-07

Li Ses 7/10/07
Planner signature / date

Project # 1004907

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.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year

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

 Dan Graney
 Dan Graney
 Applicant name (print)
 7-05-07
 Applicant signature / date

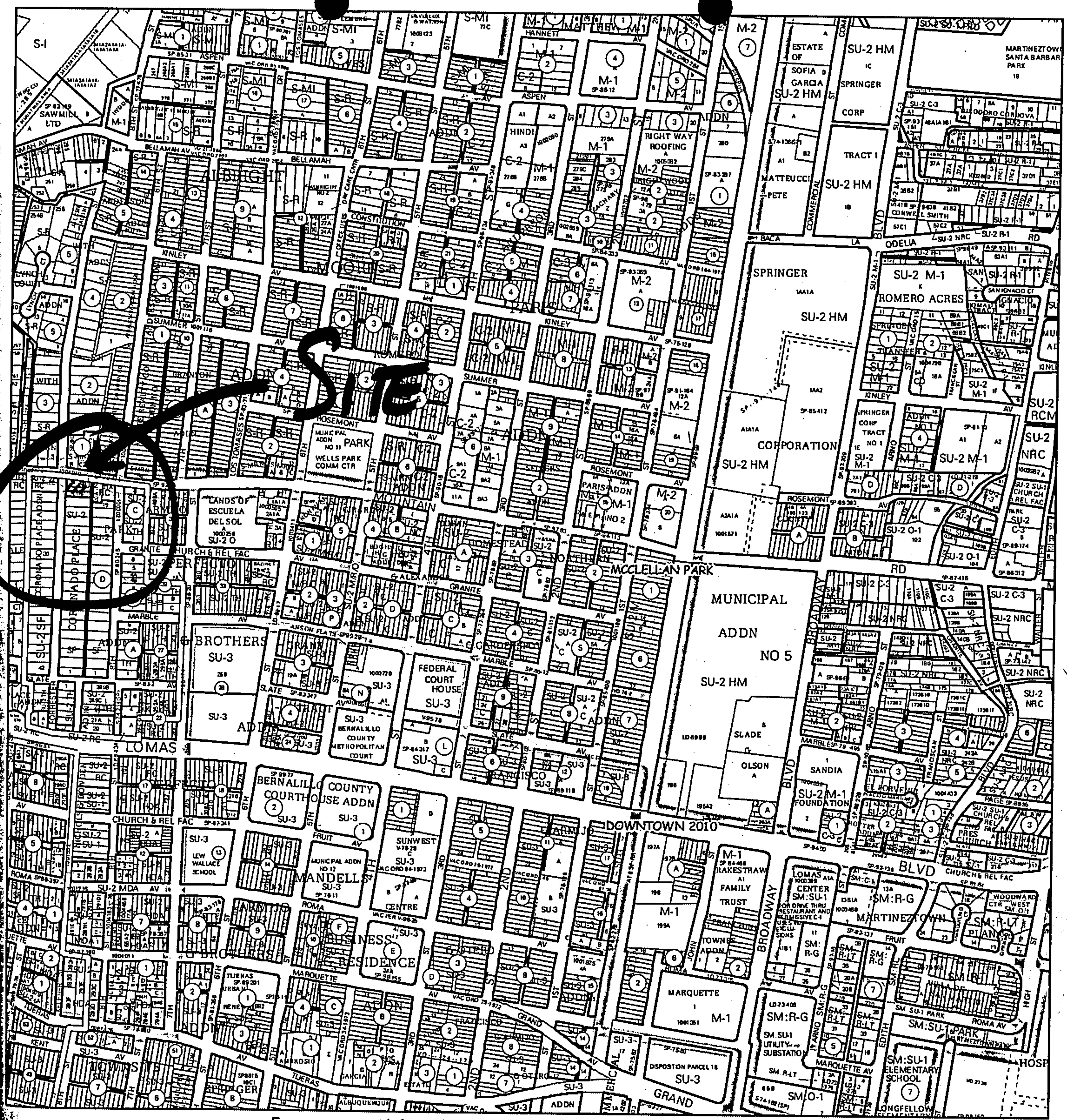


Form revised 4/07

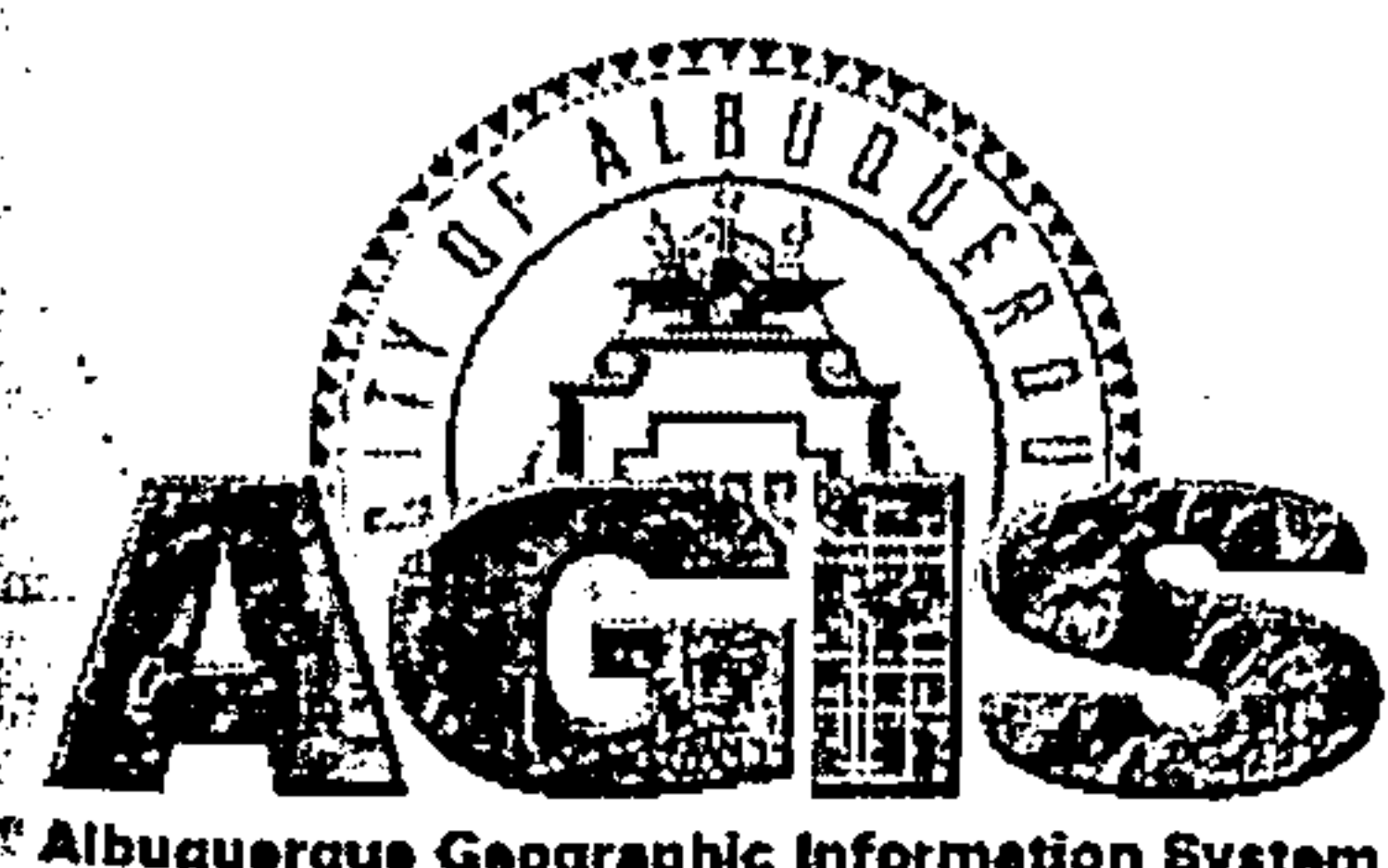
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 07DRB - 070121

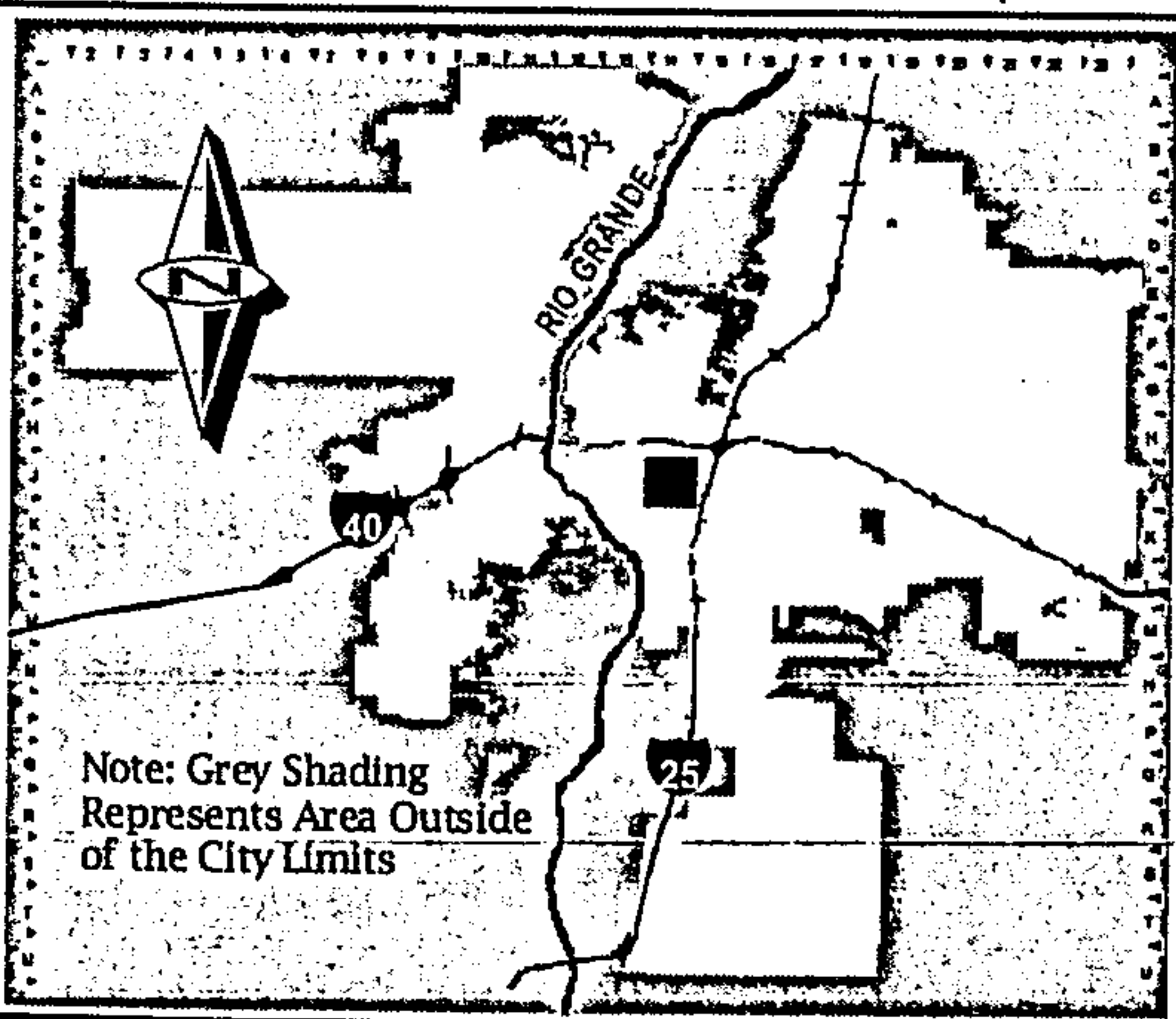
 Vic S... 7/10/07
 Planner signature / date
 Project # 1004907



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



Map amended through: 10/25/2006

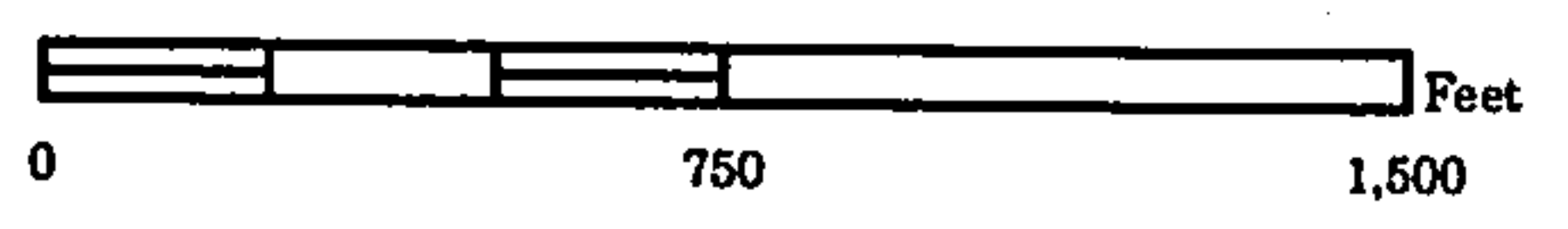


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-14-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



Surveys Southwest, Ltd

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

July 5, 2007

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

REF: LOTS 21-A & 21-B, CORONADO PLACE ADDITION

Dear Board Members:

The purpose of the above referenced replat is to create One (1) new building lot for residential development.

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

Sincerely,

Dan Graney
President

EXHIBIT B
FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and RUTH ROSENSTEIN ("Developer") effective as of this 3RD day of JULY, 2007, and pertains to the subdivision commonly known as CORONADO PLACE ADDITION, and more particularly described as LOTS 21-A & 21-B, CORONADO PLACE ADDITION, PROJECTED SECTION 17, T10N, R3E, N.M.P.M., TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

(the "Subdivision".) The following individual lots comprise the subdivision:
[List lots by street address and new legal description; Lots which will be used for multi-family residences should be marked "multifamily- ___ units" with the number of units filled in.]

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

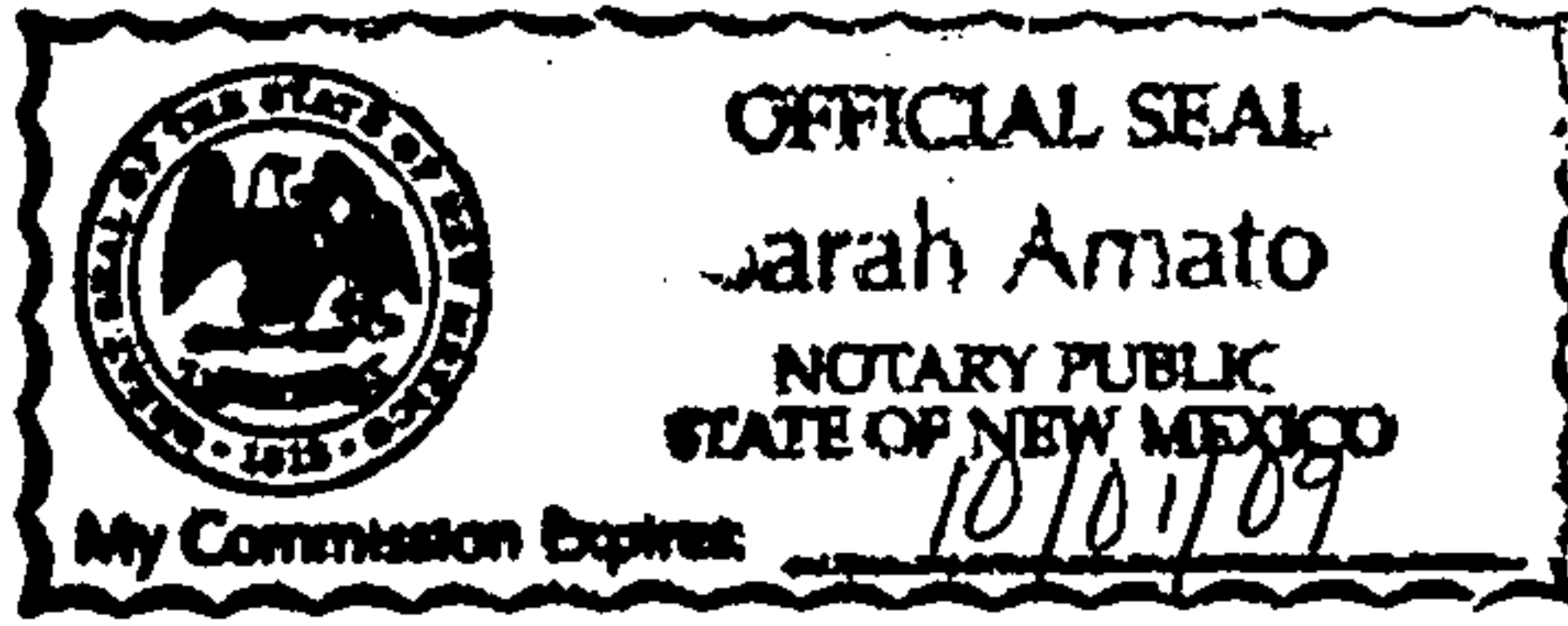
THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
 - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
 - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
5. This contract shall be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."
6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

[Signature]
Signature
RUTH ROSENSTEIN, OWNER
Name (typed or printed) and title



Developer
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on JULY 3RD, by RUTH ROSENSTEIN, OWNER of _____, a corporation.

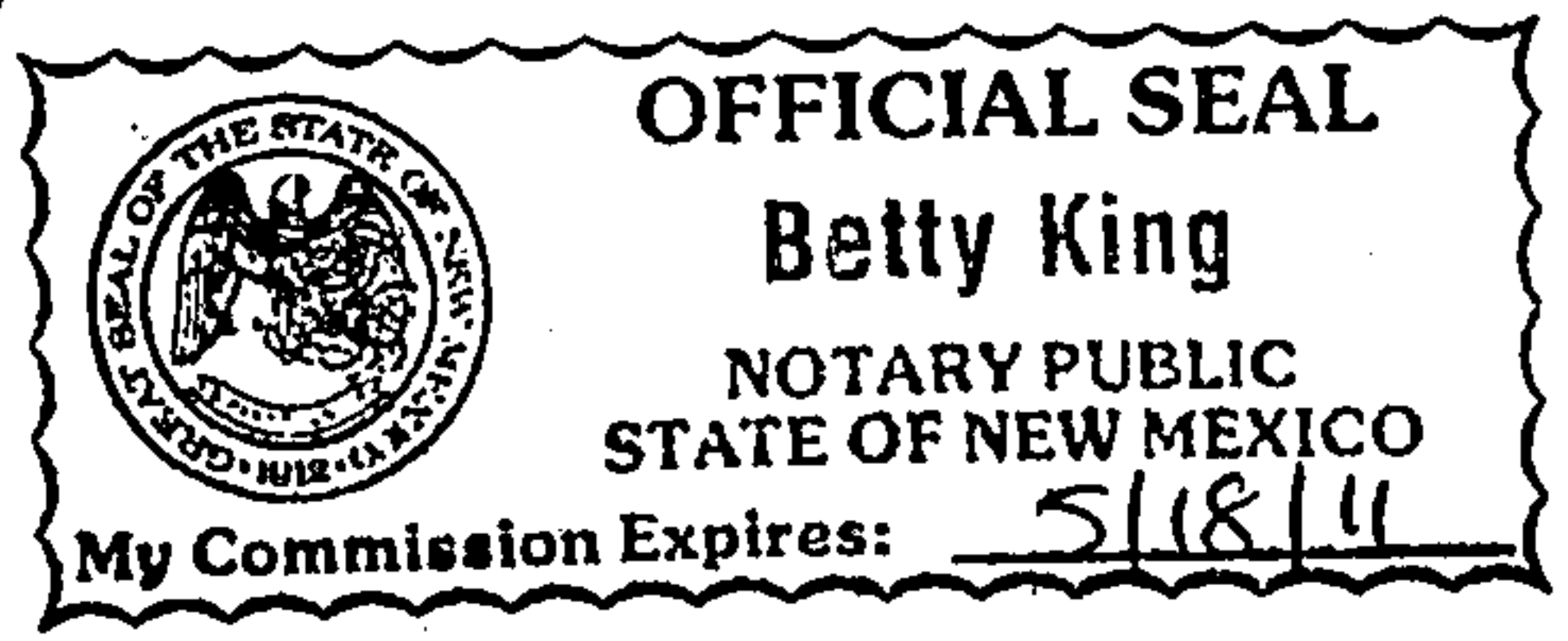
(Seal) [Signature]
Notary Public
My commission expires: 10/01/09

ALBUQUERQUE PUBLIC SCHOOLS
By: [Signature]
Signature

Kizito Wijenje, Director, Capital Master Plan
Name (typed or printed) and title
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on July 5, 2007, by Kizito Wijenje as Director, CMP 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) [Signature]
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
- V** EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- P** 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: RUTH ROSENSTEIN PHONE: 246-9608
 ADDRESS: 811 12TH ST. NW FAX: 242-2186
 CITY: ALB. STATE: NM ZIP: 87102 E-MAIL: RRVROSE@EARTHLINK.NET
 Proprietary interest in site: _____ List all owners: RUTH ROSENSTEIN
 AGENT (if any): owner PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: SPLIT LARGE LOT INTO TWO SMALLER

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. 20 & 21 Block: _____ Unit: _____
 Subdiv. / Addn. CORONADO PLACE ADDITION
 Current Zoning: SU-2 RC Proposed zoning: —
 Zone Atlas page(s): J-14 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): .135 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. 101405803329234827 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: FORRESTER ST. NW
 Between: MOUNTAIN ROAD NW and LOMAS BLVD. AVZ NW

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 [Signature] DATE 1/23/07
 (Print) RUTH ROSENSTEIN Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB</u>	<u>5K</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>00078</u>			\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ <u>0</u>

Hearing date January 31, 2007

[Signature] 1/23/07
 Planner signature / date

Project # 1004907

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.

RUTH ROSENSTEIN
 Applicant name (print)
[Signature]
 Applicant signature / date



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

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

Application case numbers
 07 D12 B- _____ -00078
 _____ - _____ - _____
 _____ - _____ - _____

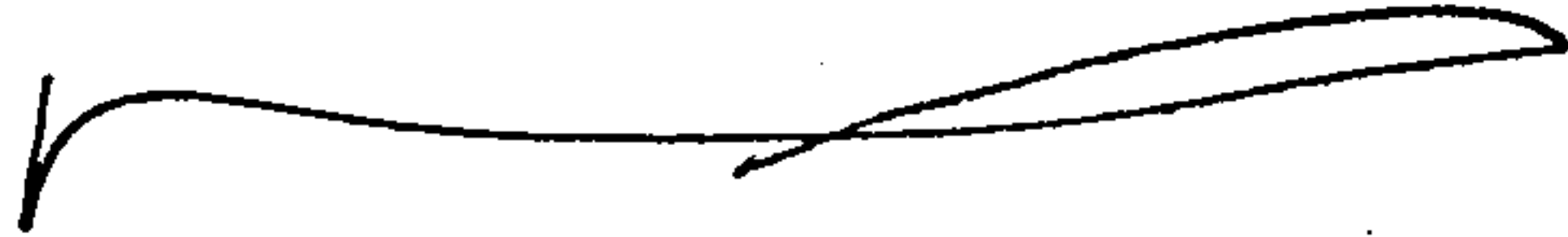
Andrew Smith 1/23/07
 Planner signature / date
Project # 1004907

To: DRB
Re: Sketch Plat Review
Date: 1.23.07

I desire to divide the existing lot into two residential lots. There are currently two addresses on the existing lot which consists of a portion of Lot 20 and all of Lot 21 in the Coronado Place Addition. When the lot is divided, each lot will exceed the minimum required size for the DNA requirements of 2,000 sq. ft. The existing original house was constructed between 1905 and 1926 on a portion of lot 20 in the narrow regular lot size consistent with the architectural character of the Eight and Forrester Historic Overlay Zone. An addition, which spans across both lots 20 and 21, was built in 1979. This addition is to be removed to restore the original house and lot size as appropriate in scale with the 8th and Forrester neighborhood. This action has already been approved by the LUCC. A second lot, with frontage on Mountain Road, will then be created on Lot 21. The intention for this new lot is to build a duplex with a residence and office or a single family house.

Thank you for your attention to this request.

Sincerely,



Ruth Rosenstein Property Owner
811 12 Street Street NW
Albuquerque NM 87102
246-9608

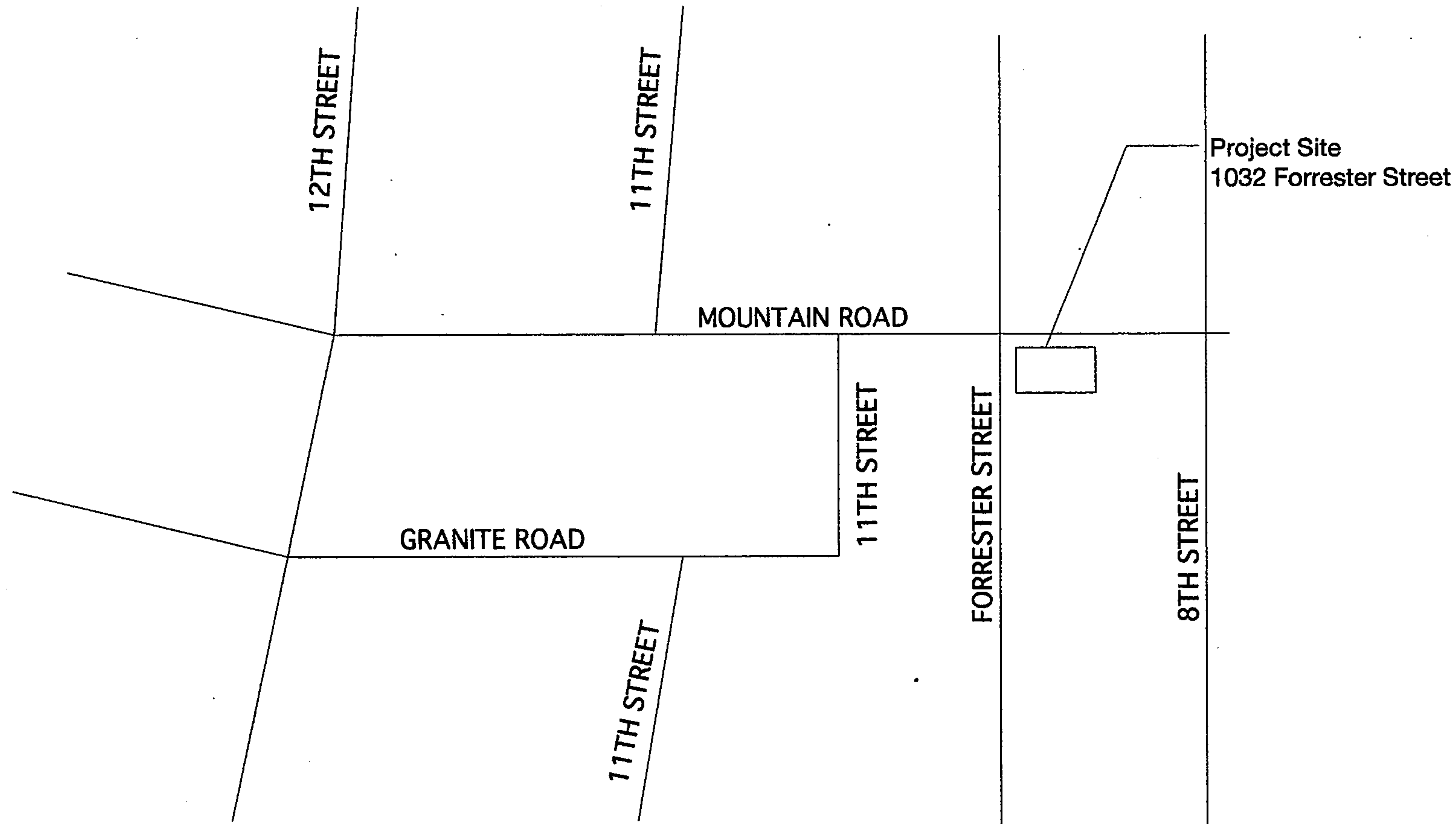
CODE DATA city of albuquerque

Location: Downtown Neighborhood
 Albuquerque, New Mexico
 SU-2 RC

Zoning: SU-2 RC

Zoning Atlas Page: J-14-Z

1032 Forrester Street



GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page
J-14-Z
Map Amended through December 13, 2014

Albuquerque Planning Department
© Copyright 2014

Forrester Street

42'-1 1/2"

Sidewalk

85'-4 1/2"

Mountain Road

Sidewalk

95.40°

Lot Size 3,239 sq.ft.

34'-1 1/4"

85'-0"

31'-8 3/8"

5'-8 3/8"

2'-0"

6"

Lot Size 2,694 sq.ft.

Existing House

Existing Enclosed
Patio

12'-3 5/8"

17'-2 3/8"

22'-3 5/8"

Deck

8'-8 3/8"

14'-0"

5'-0"

2'-6"

31'-8 3/8"

Adjacent House

5'-0"

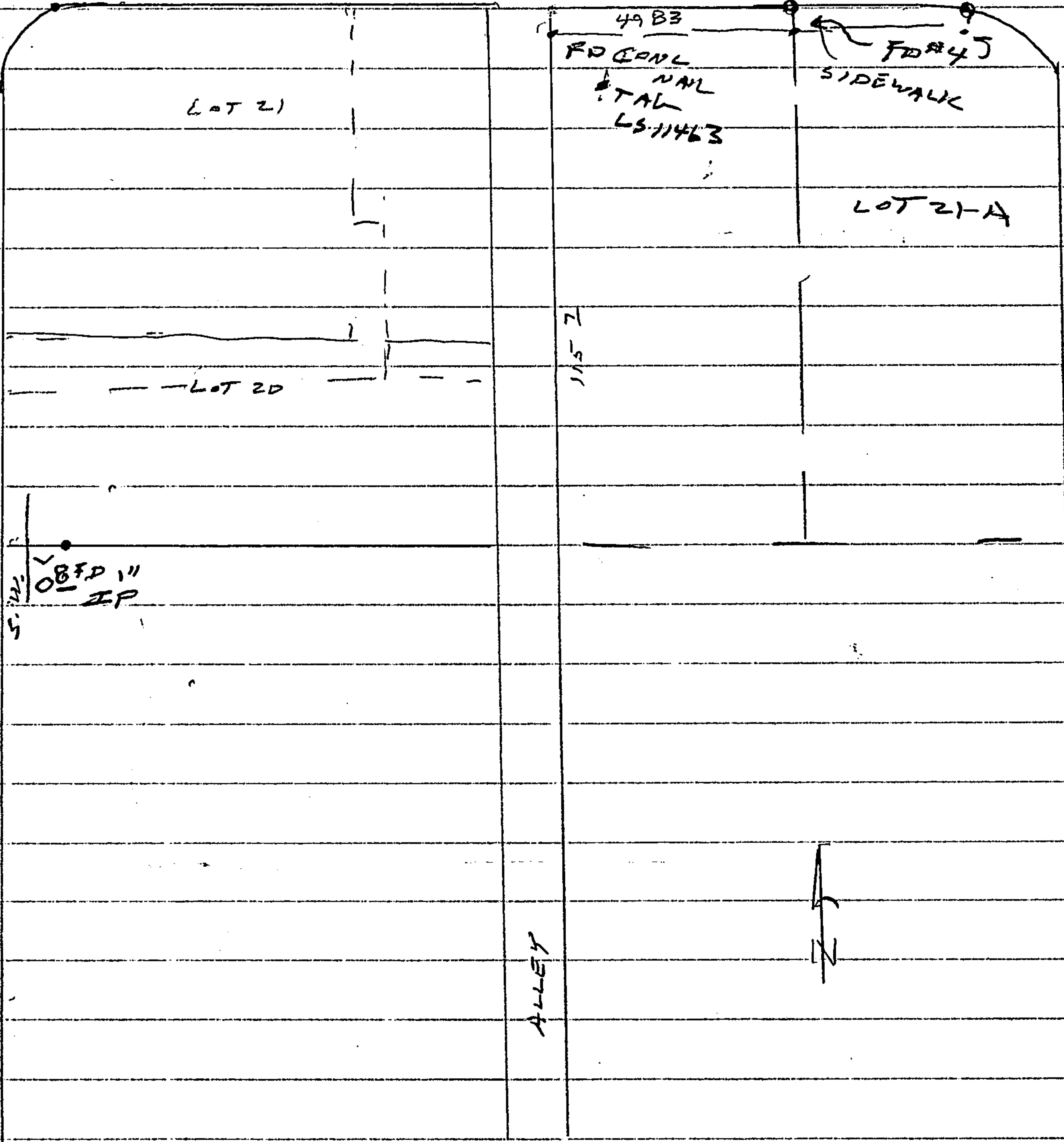
5'-0"

"ELLIOTT"

MOUNTAIN ROAD

FD PL W/TAL
LS 11471

FD CHS " " IN SIDE WALK



FORESTER ST

ALLEY

8TH ST.



03-21-07 MB 5
CITY PLAT (TWO LOT
SUBDIVISION)

FORRESTER MOUNTAIN

03-27-07 MB 55
PORTION OF LOT 2)
20 CORONADO PLACE
SUBDIVISION

" ELLIOTT " IN 130X

(1) OF (2)

TO 39 13 49
A RT 62-00-50
MEAS 657
67-28-28

SEE PL (2)

FD FRONT
CORNERS IN
LOT 21-A

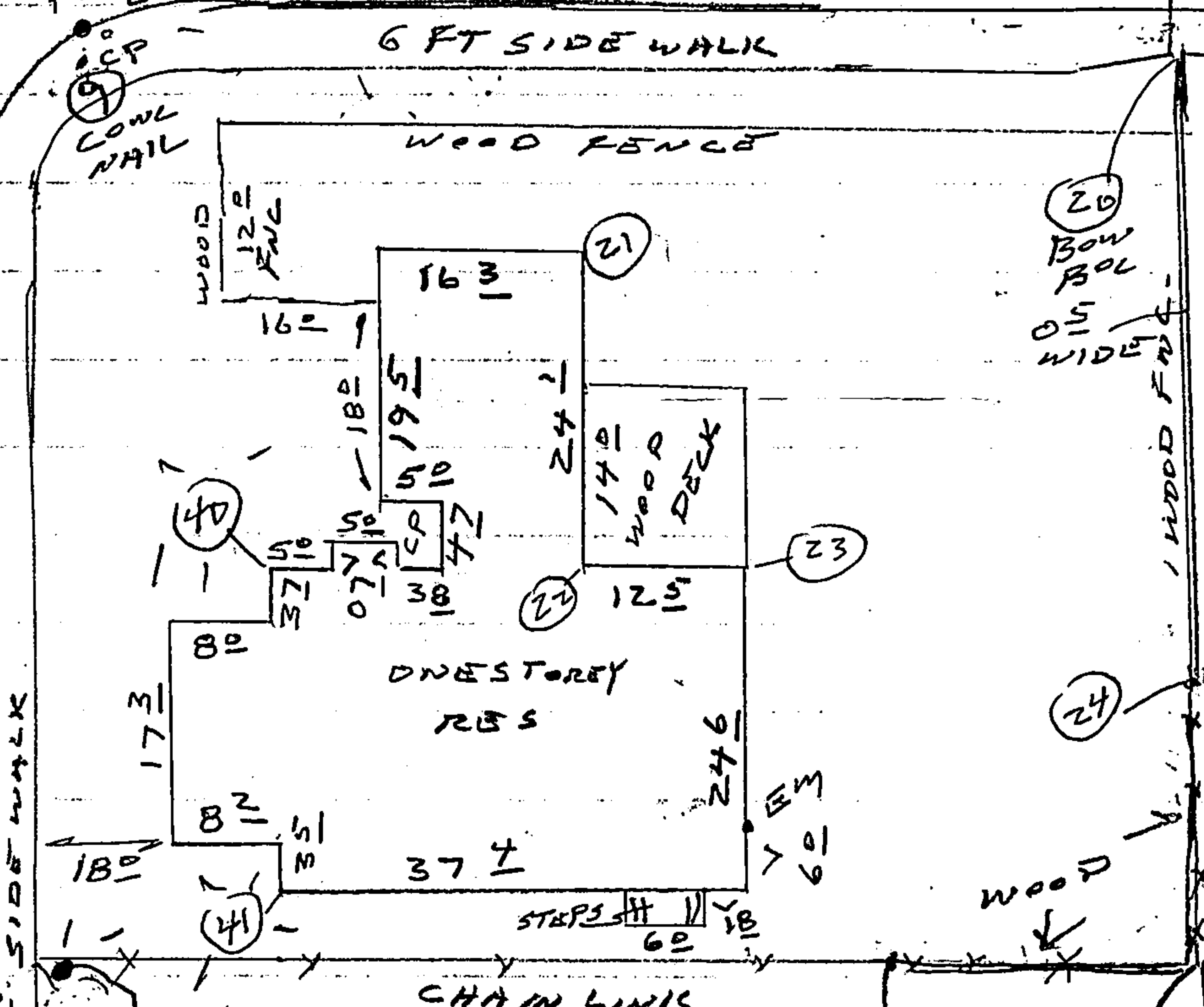
MOUNTAIN ROAD

(8) FD PK W/TAL
LS 11471

6 FT SIDE WALK

P.W.

FORRESTER ST.



(14) FD
PK

(20) Bow
BOL
05
WIDE

(1) BS (2)
(9) BS (1)
(39)
(39)

CONC
PATIO
CORNER
EDGE
CONC

503-3153 W
(8) 11401

(45) EP "EP"

(44) FD "IP"

FD PK W/TAL
LS 11471

1782 SEMI
TAN FD
#5
NOID

BASIS
OF
SURVEY

FD #4
NOID
P.I.

(18) 95 39

FD PK W/TAL
LS 11471

FOCUS " GARY'S
(5) " GARY'S

(1) CP
NAIL
FR #5
NOID

(7) FD
"IP"

B'THST

LOT 21

LOT 20

FORRESTER

ALLEY

WARRANTY DEED

91059

Eugene Romero and Dora Romero, his wife, for consideration paid, grant S. to Grace D. Ingle, a single person, the following described real estate in Bernalillo County, New Mexico:

A tract of land situate in the City of Albuquerque, New Mexico, comprising the West eighty-five (W. 85') of the North Ten feet (N. 10') of Lot numbered Twenty (20) and the West eighty-five feet (W. 85') of the South Twenty-three and Fifty-nine one hundredths feet (S. 23.59') of Lot numbered Twenty-one (21) of the CORONADO PLACE ADDITION to the City of Albuquerque, New Mexico, as shown and designated on the Map of said Addition, filed in the office of the Probate Clerk and Ex-officio Recorder of Bernalillo County, New Mexico, on May 19, 1905, and more particularly described as follows:

BEGINNING at the Southwest corner of the Tract herein set forth, a point on the Easterly line of Forrester Avenue, in the City of Albuquerque, New Mexico, whence the Northwest corner of Lot numbered Twenty (20) of said Addition bears S. 0° 20' W., along said Easterly line of Forrester Avenue 10 feet distant; running thence N. 0° 20' E., along said Easterly line of Forrester Avenue 33.59 feet to the Northwest corner; thence S. 89° 40' E., 75 feet; thence N. 0° 20' E., approximately 22.50 feet to a point on the Southerly line of Mountain Road; thence S. 84° 16' E., approximately 10.00 feet along the Southerly line of Mountain Road to the Northeast corner; thence S. 0° 20' W., 65.80 feet to the Southeast corner; thence N. 89° 40' W., 85 feet to the Southwest corner and beginning point of said tract.

Subject to restrictions of record. Subject to lien of Middle Rio Grande Conservancy District.

with warranty covenants. WITNESS their hand S. and seal S. this 21st day of September 19 54. (Seal) Eugene Romero (Seal) Dora Romero (Seal)

STATE OF NEW MEXICO, County of Bernalillo. ACKNOWLEDGMENT INDIVIDUAL. On this 21st day of September 19 54 before me personally appeared Eugene Romero and Dora Romero, his wife.

to me known to be the person S. described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed. Witness my hand and seal the day and year last above written. My commission expires 1956. Notary Public.

STATE OF NEW MEXICO, County of Bernalillo. ACKNOWLEDGMENT CORPORATION. On this day of 19 before me personally appeared to me personally known, who being by me duly sworn, did say that he is of a corporation organized under the laws of the State of and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its board of directors, and said acknowledged said instrument to be the free act and deed of said corporation. Witness my hand and seal the day and year last above written. My commission expires Notary Public.

STATE OF NEW MEXICO, County of BERNALILLO. I hereby certify that this instrument was filed for record on the day of 1958, at 9:19 o'clock A.M., and duly recorded in Book 452, page 184 of the Records of Deeds of said county, on this 21 day of A.D. 19 58. County Clerk. Deputy.

B16-159

SUMMARY REPLAT

PLAT OF LAND OF EDENFIELD PROPERTIES

79 53428

Albuquerque, New Mexico

Comprising the Easterly 48.00 feet of Lots 20 and 21, CORONADO PLACE ADDITION

ELDER COMPANY July, 1979 Job No. 3828 SRK AFS JLE

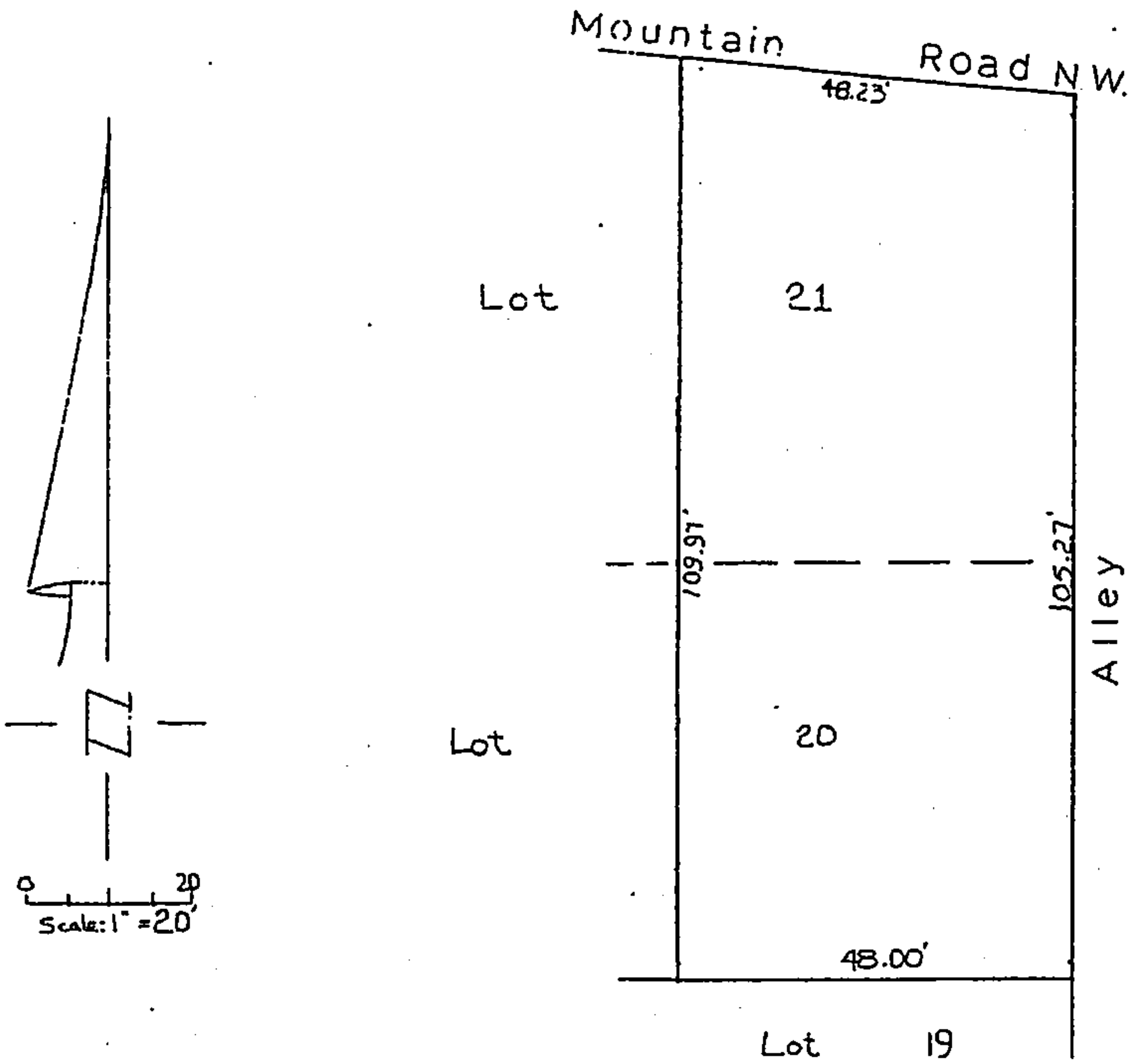
SP-6-79-1080

J-14-Z

State of New Mexico
County of Bernalillo
This instrument was filed for record on

JUL 18 1979

At a clock, 1979, Recorded in Vol. **B16**
of records of said County, folio **159**
Joseph C. Lopez Clerk & Recorder
Deputy Clerk



The above and foregoing Plat of that certain tract of land in the City of Albuquerque, New Mexico, comprising the Easterly 48.00 feet of Lots 20 and 21 of CORONADO PLACE ADDITION to the City of Albuquerque, New Mexico, as shown on the Plat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico May 13, 1905, now surveyed and platted as shown hereon, is with the free consent and according to the desires of the undersigned owner and proprietor thereof.

OWNER AND PROPRIETOR

EDENFIELD PROPERTIES: By *Edward K. Elder*



STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

The foregoing instrument was acknowledged before me on July, 1979, by ANN EDENFIELD on behalf of Edenfield Properties.

Edward K. Elder Notary Public

My Commission expires August 26, 1982.



I, EDWARD ROSS ELDER, a duly qualified Land Surveyor licensed under the laws of the State of New Mexico, hereby certify that this Plat was prepared from notes of an actual field survey performed under my direction, and that it is true and correct to the best of my knowledge and belief.

Edward Ross Elder N.M.R.L.S. No. 4690

APPROVED July 18, 1979
Property Management Dept., City of Albuquerque

By *O. Valverde*

SP. 79-471 7/18/79
M. Hennessy for J. Fickner

B16-159

B16-159

B16-159

1034
FORRESTER

1032
FORRESTER

Forrester Street

Sidewalk

Mountain Road

Sidewalk

31'-8 3/8"

42'-1 1/2"

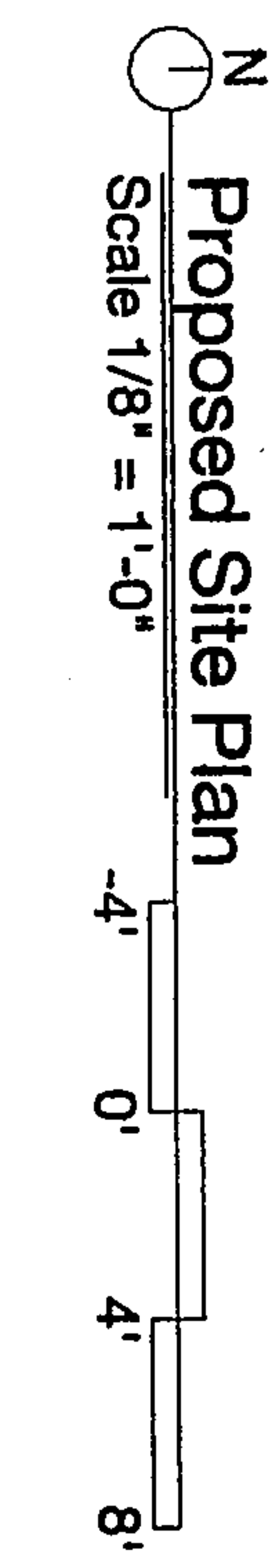
17'-2 3/8"

Note: All fences to remain

Existing Enclosed Patio

Existing House

New Deck



Adjacent House

5'-0"

5'-0"

6"

2'-0"

22'-3 5/8"

12'-3 5/8"

22'-3 5/8"

14'-0"

2'-6"

31'-8 3/8"

34'-1 1/4"

85'-4 1/2"

WORKSHOP ARCHITECTS

811 12TH ST. NW
ALBUQUERQUE, NEW MEXICO 87102
PH. 505.246.9608
tradesign@earthlink.net

1032 Forrester
FORRESTER STREET
ALBUQUERQUE, NEW MEXICO 87102

Date: May 17, 2006
Sheet:

