



DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70217

Project # 1005073

Project Name: ROSEMONT PARK ADDITION

Agent: ALEJANDRO GONZALES-BASURTO

Phone No.: 977-4773

Your request was approved on 5-21-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): = document west 140' before 1973 by deed
= show setback from new property line

- 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.** *OK*
 - Copy of recorded plat for Planning.**

Created On:

05/21/08

5073

DXF Electronic Approval Form

DRB Project Case #: 1005073

Subdivision Name: ROSEMONT PARK BLOCK 2 LOT 1A 2A & 3A

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 4/8/2009

Hard Copy Received: 4/8/2009

Coordinate System: Ground rotated to NMSP Grid


Approved

04-08-2009
Date

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

AGIS Use Only

Copied fc **5073** to agiscov on **4/8/2009** Contact person notified on **4/8/2009**

5073

DXF Electronic Approval Form

DRB Project Case #: 1005073

Subdivision Name: EK--GEORGE R TRACTS A & B

Surveyor: JASON D SMITH

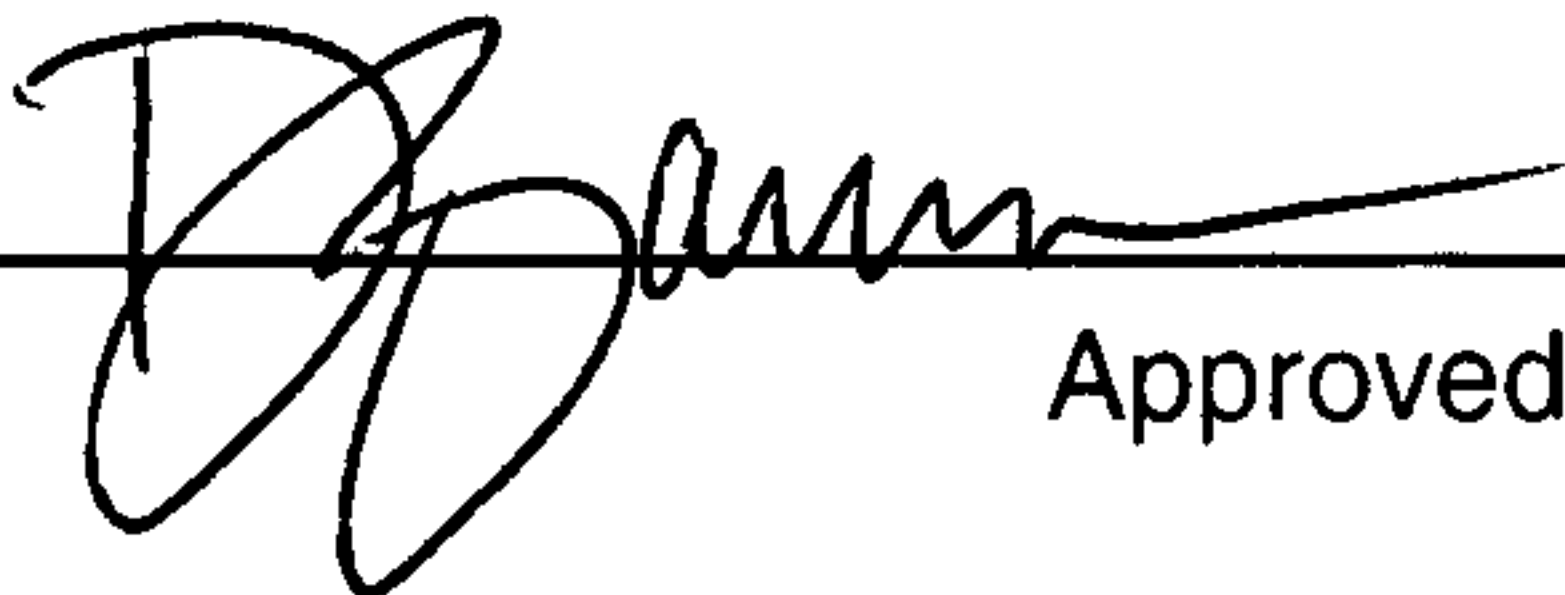
Contact Person: JASON D SMITH

Contact Information: 255-5577

DXF Received: 5/29/2008

Hard Copy Received: 5/29/2008

Coordinate System: Ground rotated to NMSP Grid

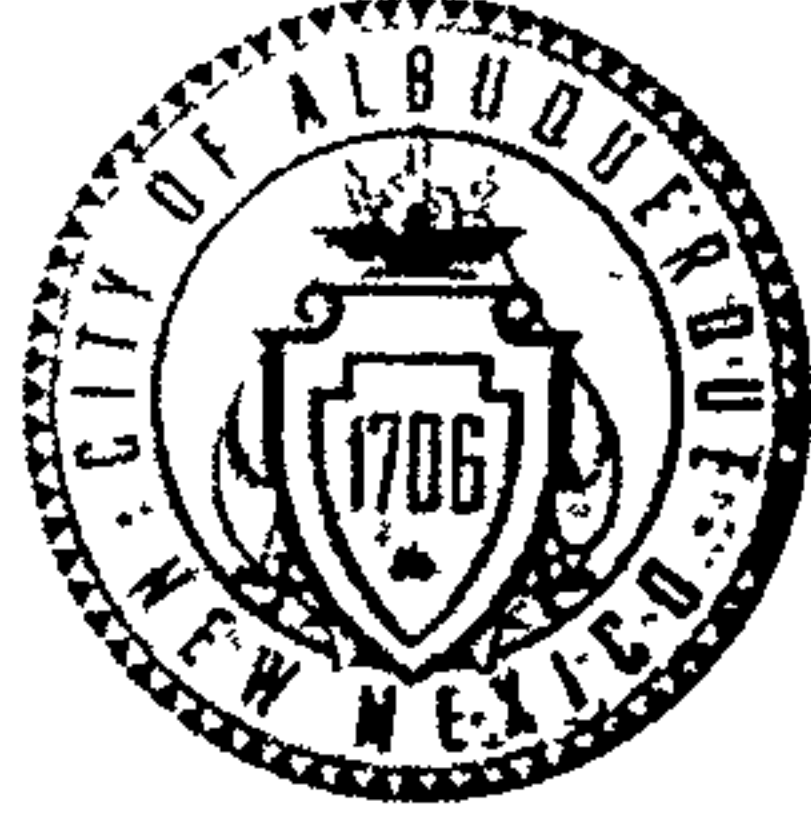

Approved

05-30-2008
Date

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

AGIS Use Only

Copied fc **5073** to agiscov on **5/30/2008** Contact person notified on **5/30/2008**



**DEVELOPMENT REVIEW BOARD
Action Sheet**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building
May 21, 2008**

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development

Brad Bingham, P.E., Hydrology/ Alternate City Engineer

Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA

Christina Sandoval, Parks/Municipal Development

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. Project# 1007258**
08DRB-70200 – SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT

RICK BENNETT ARCHITECTS agent(s) for RIO GRANDE PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 7A, **JOURNAL CENTER PHASE 2, UNIT 1**, zoned IP, located at the southern terminus of HANCOCK CT NW south of WOLCOTT AVE NW containing approximately 0.5 acre(s). (D-17) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR JOURNAL CENTER ARCHITECTURAL COMMENTS APPROVAL AND TO TRANSPORTATION FOR WRITTEN COMMENTS.**
- 2. Project# 1007259**
08DRB-70201 – SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT

PETER BUTTERFIELD, ARCHITECT agent(s) for ALAMEDA PARTNERS, LLC request(s) the above action(s) for all or a portion of Lot 1, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on the southwest corner of ALAMEDA PARK DR NW AND ALAMEDA RD NW containing approximately 2.2014 acre(s). (C-16) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR COMMENTS. 3 COPIES OF APPROVED SITE PLAN MUST BE PROVIDED TO PLANNING.**

3. **Project# 1005540**
 08DRB-70187 VACATION OF PUBLIC EASEMENT
 08DRB-70188 MAJOR - PRELIMINARY PLAT APPROVAL
 08DRB-70189 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, INC. request(s) the above action(s) for all or a portion of Tract(s) D & E, **LA CUENTISTA SUBDIVISION**, zoned SU-2 (VOLCANO HEIGHTS SECTOR PLAN), located on the east side of KIMMICK DR NW BETWEEN FIRE THORN LN NW AND ROSA PARKS RD NW containing approximately 91.037 acre(s). (C-11, D-11)[*Deferred from 5/14/08*] **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 4/18/08 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE.**

4. **Project# 1006822**
 08DRB-70146 VACATION OF PUBLIC RIGHT-OF-WAY
 08DRB-70147 MINOR - PRELIMINARY/FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for 2000 GOLD AVE LLC PHILLIP RABY PRINCIPAL request(s) the above action(s) for all or a portion of Lot(s) 1&2, Block(s) 76, **TERRACE ADDITION, TOGETHER WITH VACATED PORTIONS OF TERRACE ST GOLD AV & BUENA VISTA DR**, zoned SU-2 / PR, located on GOLD AV SE BETWEEN TERRACE ST SE AND BUENA VISTA DR SE containing approximately 0.411 acre(s). (R-15) [*Deferred from 4/16/08 & 4/30/08.*] **DEFERRED TO 6/4/08 AT THE AGENT'S REQUEST.**

5. **Project# 1001275**
 08DRB-70192 MAJOR - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS

CONSENSUS PLANNING INC agent(s) for TEAM RETAIL COTTONWOOD, LTD request(s) the above action(s) for all or a portion of Lot(s) 1, **LOWES SUBDIVISION**, zoned SU-1/C-2/IP/R-3, located on the north side of OLD AIRPORT AVE NW BETWEEN COTTONWOOD DR NW AND COORS BLVD NW containing approximately 8.13 acre(s). (A-14) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

6. **Project# 1000572**
08DRB-70197 VACATION OF PUBLIC
EASEMENT

SURV-TEK INC agent(s) for MW DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **THE PRESIDIO (TBK COPPER POINTE SUBDIVISION)** zoned SU-1 FOR PRB, located on COPPER AVE NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE containing approximately 18.9993 acre(s). (K-21) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

08DRB-70212 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
08DRB-70226 EPC APPROVED SDP
FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for NW DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, B-2, B-3, B-4 & B-5, **THE PRESIDIO** zoned SU-1 FOR IP, located on COPPER AVE NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE containing approximately 19 acre(s). (K-21) **DEFERRED TO 5/25/08 AT THE AGENT'S REQUEST.**

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

7. **Project# 1004221**
08DRB-70228 EPC APPROVED SDP
FOR BUILD PERMIT

CONSENSUS PLANNING agent(s) for KENNY HINKES request(s) the above action(s) for all or a portion of Lot(s) D-3, **ACADEMY PLACE SUBDIVISION** zoned SU-1 FOR INSTITUTION, located on JUAN TABO BLVD NE BETWEEN SPAIN RD NE AND OSUNA RD NE containing approximately 1.0842 acre(s). (F-21) [*Planner – Randall Falkner*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR REVISED PLAN PER COMMENTS, AND TO ABCWUA FOR REVISED UTILITY PLAN.**

8. **Project# 1000771**
08DRB-70218 AMENDED EPC SDP
FOR SUBDIVISION

DEKKER/PERICH/SABATINI agent(s) for H.R. RENTAL PROPERTIES, INC request(s) the above action(s) for all or a portion of Tract(s) C, **COTTONWOOD POINTE** zoned SU-1, R-2, C-2, IP USES, located on EAGLE RANCH RD AND IRVING BLVD containing approximately 6.76 acre(s). (B-13) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED. 3 COPIES OF APPROVED SITE PLAN MUST BE PROVIDED TO PLANNING.**

9. **Project# 1003125**
08DRB-70183 MINOR - SDP FOR
BUILDING PERMIT

MOLZEN-CORBIN & ASSOCIATES agent(s) for TRI MOTOR LLC request(s) the above action(s) for all or a portion of Tract(s) S-1, **AEROSPACE TECHNOLOGY PARK IN DOUBLE EAGLE II AIRPORT**, zoned SU-1 FOR AIRPORT & REL FAC, located on AEROSPACE PARKWAY NW BETWEEN SHOOTING RANGE PARK RD NW AND AREOSPACE PARKWAY NW containing approximately 2 acre(s). (G-6) [*Deferred from 4/30/08 & 5/7/08*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR WRITTEN COMMENTS AND TO ABCWUA FOR REVISED UTILITY PLAN. 3 COPIES OF SITE PLAN MUST BE PROVIDED TO PLANNING.**

10. **Project# 1003801**
08DRB-70227 EPC APPROVED SDP
FOR BUILD PERMIT

DAC ENTERPRISES, INC agent(s) for DOUG PETERSON request(s) the above action(s) for all or a portion of Lot(s) 28-A, Block(s) A, **ALTURA ADDITION** zoned SU-1 FOR C-1 W/ EXCEPTIONS, located on CARLISLE BLVD NE BETWEEN INDIAN SCHOOL RD NE AND HANNETT AVE NE containing approximately 1 acre(s). (J-16) [*Planner – Jennifer Donofrio*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED. 3 COPIES OF APPROVED SITE PLAN MUST BE PROVIDED TO PLANNING**

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

11. ~~**Project# 1005073**~~
08DRB-70217 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ALEJANDRO GONZALES-BASURTO agent(s) for GABRIEL & ARLENE GONZALES-BASURTO request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 2, **ROSEMONT PARK ADDITION** zoned SR, located on 12TH ST NW BETWEEN ROSEMONT AVE NW AND ARIAS AV NW containing approximately .48 acre(s). (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DEED DOCUMENT WEST OF 1- 40 BEFORE 1973. SHOW SETBACK FROM NEW PROPERTY LINE.**

12. **Project# 1006571**
08DRB-70225 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

DOUG SMITH agent(s) for GEROGE EK request(s) the above action(s) for all or a portion of Tract(s) 309-B-2, **LANDS OF GEORGE R EK** zoned RA-2, located on MOUNTAIN RD NW BETWEEN MONTOYA RD NW AND LULAC AVE NW containing approximately .5326 acre(s). (J-12) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO INDICATE REVISED WATER AND SEWER EASEMENTS TO DISCLOSURE STATEMENT.**

13. **Project# 1006868**
08DRB-70220 MAJOR - FINAL PLAT APPROVAL
- TIERRA WEST LLC agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 35, **NORTH ALBUQUERQUE ACRES / TBK LOTS 1-4, DEL NORTE PLAZA Unit(s) B**, zoned SU-2 FOR IP USES, located on HOLLY AVE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 7.4007 acre(s). (C-18) **THE FINAL PLAT WAS APROVED. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**
14. **Project# 1006939**
08DRB-70078 MINOR - FINAL PLAT APPROVAL
- WAYJOHN SURVEYING INC agent(s) for E&J INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **BRUNACINI INDUSTRIAL PARK Unit 3**, zoned M-1, located on PHOENIX AVE NE BETWEEN VASSAR DR NE AND GIRARD BLVD NE containing approximately 1.9085 acre(s). (H-16) [*Deferred from 2/27/08, 3/5/08 & 3/12/08*] **THE FINAL PLAT WAS APROVED. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**
15. **Project # 1002455**
07DRB-70004 VACATION OF PRIVATE EASEMENT
07DRB-70005 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- RIO GRANDE SURVEYING CO. agent(s) for SAN ANTONIO PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 3-7, **JJ SUBDIVISION**, zoned SU-1 for C-1 USES, located on SAN ANTONIO NE between INTERSTATE 25 NE and FOREST HILLS NE containing approximately 6.5044 acre(s). [*Indef deferred from 5/30/07*] (E-18) **DEFERRED TO 5/28/08 AT THE AGENT'S REQUEST.**
16. **Project# 1007214**
08DRB-70169 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for KENDALL SYKES C/O: TERRY SYKES request(s) the above action(s) for all or a portion of Lot(s) L-4, **COLES INDUSTRIAL SUBD., #2** zoned M-1, located on STANFORD DR NE BETWEEN CANDELARIA RD NE AND VASSAR NE containing approximately 0.267 acre(s). (H-16) [*Deferred from 4/16/08, 4/30/08 & 5/14/08*]. **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

17. **Project# 1006749**
08DRB-70216 SKETCH PLAT REVIEW
AND COMMENT

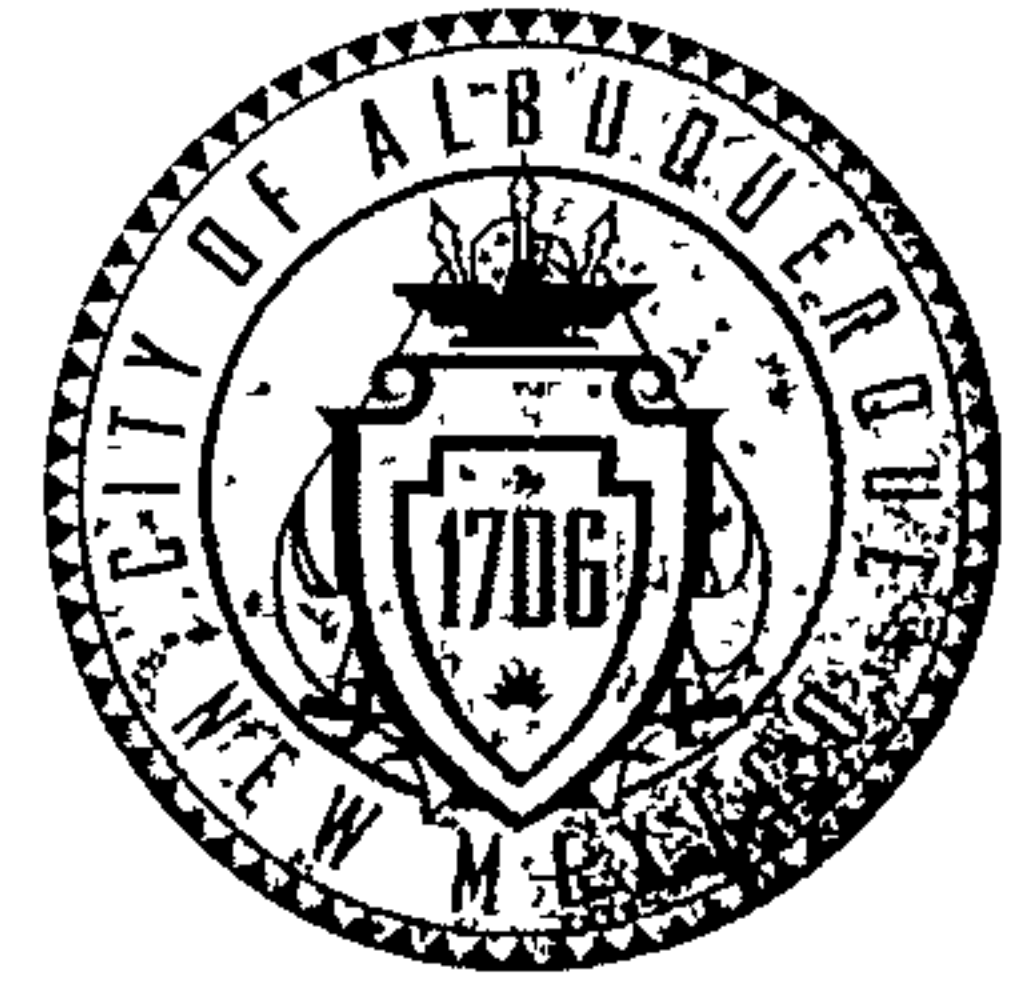
BRUNO MOROSIN agent(s) for BRUNO MOROSIN request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 13, **FOUR HILLS VILLAGE ADDITION** zoned R-1, located on HIDEAWAY LN SE AND STAGE COACH containing approximately 1.706 acre(s). (M-23)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for March 5, 2008.

Other Matters: None

ADJOURNED: 11:20

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1005073

AGENDA ITEM NO: 11

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

NM 87103

RESOLUTION:

www.cabq.gov

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

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: May 21, 2008

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 21, 2008
DRB Comments**

ITEM # 11

PROJECT # 1005073

APPLICATION # 08-70217

RE: Lots 1-3, Block 2, Rosemont Park Additon

“Portions of” lots 1-3 must be documented prior to 1973 and referenced on the plat. Proposed plat is not consistent with previous sketch plat – it does not appear that proposed Lot 1-A will comply with zoning setbacks.

For future reference, please do not identify the property’s zoning (Note 9) on the plat (it is also incorrect). Also, please revise solar note (10) to be specific to this type of request, i.e. use the words “THIS PLAT” and not “REQUESTED FINAL ACTION.”



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

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
8/23/06	Rosemont. Park Addition Proj 1005073	Sketch	Comments Given
11/15/06	Same	Sketch Plot	Comments Given



#20
1005094
11/15/2006

J13

ROSEMONT AV + NW 12TH ST NW

ROSEMONT

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
November 15, 2006
DRB Comments**

ITEM # 20

PROJECT # 1005073

APPLICATION # 06DRB-01614

RE: Lots 1-3, Block 11, Rosemont Addition/sketch

Beginning November 1, 2006, all residential platting actions are required to have a signed and recorded Pre-Development Facilities Fee Agreement signed with Albuquerque Public Schools (APS) prior to DRB approval. There are copies of these agreements at the Front Counter in the One Stop Shop.

In addition, the final plat must include this statement:

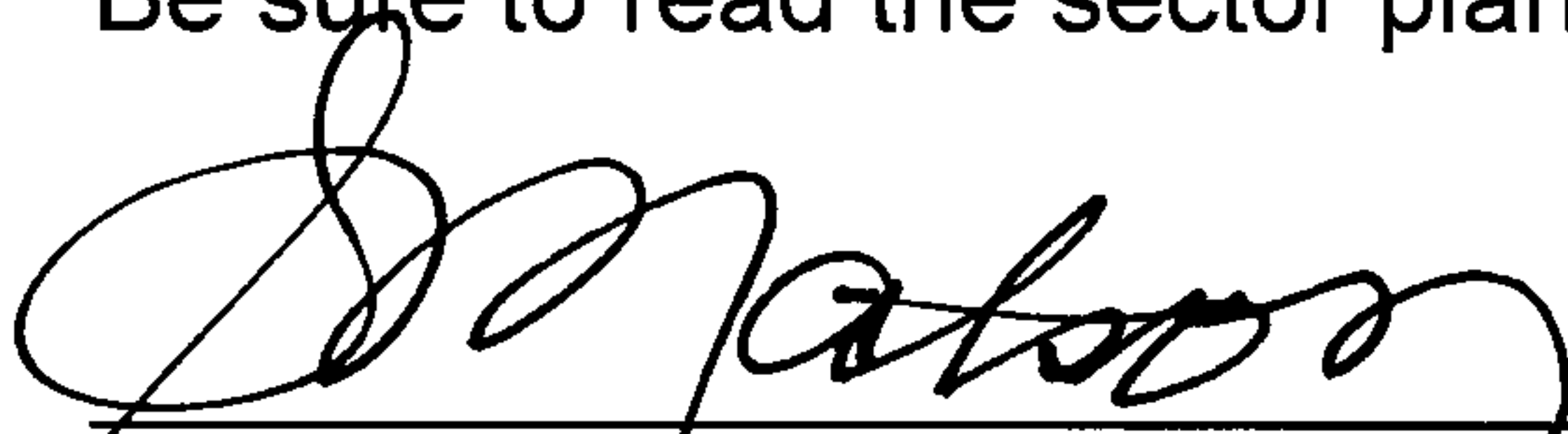
“The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded at [insert recording information here from recorded APS agreement.”

Keep this in mind when preparing to submit for platting action that the APS agreement must be signed and recorded at time of application submittal. A copy is required with the submittal.

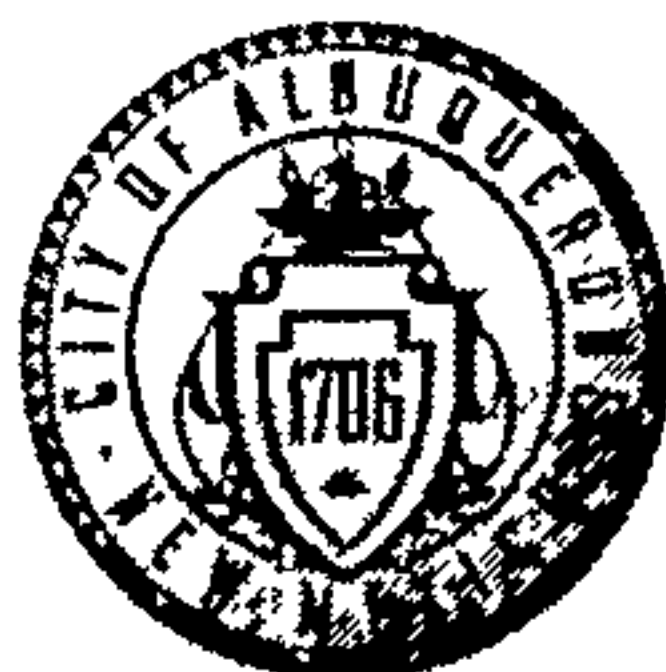
The property lies within the Sawmill Wells Park Sector Plan. There are design regulations in the plan to follow when developing or remodeling property.

The proposed lot sizes appear to meet the requirements of the sector plan. The setbacks are those required for RT zoning except there is a 10' side yard setback.

Be sure to read the sector plan for other development requirements.



Sheran A Matson, AICP DRB Chair



IMPACT FEES

Development Review Board 11/15/06

Project Number: 1005073

Agenda Item number: 20

Site: Rosemont Addition

Lots: 1, 2, 3 Block 11

Zoned S-MR

Moving the property line between these two properties will not require the payment of impact fees. However, Impact Fees will be required at the time a building permit is issued for the creation of new multi residential complex. Using an average of 1500sf of heated building area the estimated impact fees are as follows.

1. Public Safety Facilities for the Eastside: \$414.00
2. Parks, Recs., Trails, for Central University: \$585.00

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

JACK CLOUD
IMPACT FEE ADMINISTRATOR

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005073

AGENDA ITEM NO: 20

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: NOVEMBER 15, 2006

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1005073

AGENDA ITEM NO: 29

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 23, 2006



IMPACT FEES – # 1005073

**Development Review Board 8/23/06 Agenda Item #29
Sketch Plat: Lots 1 & 2, Block 11, Rosemont Park 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 \$892 if a permit is obtained prior to December 29, 2006 and \$1,332 thereafter.

**JACK CLOUD
IMPACT FEE ADMINISTRATOR**



#29

#1005673

8-23-04

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 21, 2008
DRB Comments**

ITEM # 11

PROJECT # 1005073 APPLICATION # 08-70217

RE: Lots 1-3, Block 2, Rosemont Park Additon

“Portions of” lots 1-3 must be documented prior to 1973 and referenced on the plat. Proposed plat is not consistent with previous sketch plat – it does not appear that proposed Lot 1-A will comply with zoning setbacks.

For future reference, please do not identify the property’s zoning (Note 9) on the plat (it is also incorrect). Also, please revise solar note (10) to be specific to this type of request, i.e. use the words “THIS PLAT” and not “REQUESTED FINAL ACTION.”



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

9777

SPECIAL WARRANTY DEED

501

THE FIRST NATIONAL BANK in Albuquerque, TRUSTEE,

for consideration paid, grants

to PAULINO GARDEA and LUPE D. GARDEA, his wife,
the following described real estate in Bernalillo

County, New Mexico:

The West 1/40 feet of Lot numbered Three (3) in Block numbered Two (2) of the ROSEMONT PARK Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat of said Addition filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, on the 3rd day of October, 1919,

and

The North Fifteen (N.15) feet of the West One Hundred Forty (W. 140) feet of Lot Numbered Two (2) in Block numbered Two (2) of ROSEMONT PARK, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, October 3rd, 1919.

SUBJECT to easements and restrictions of record and taxes for the year 1969 and thereafter.

with special warranty covenants.

WITNESS its land and seal this 2nd day of April 1969

(Seal) THE FIRST NATIONAL BANK, TRUSTEE, (Seal)

(Seal) BY: *H. M. Knight* (Seal)
Vice President & Trust Officer.

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me this day of 19

by (Name or Names of Person or Persons Acknowledging)

My commission expires: (Date)

Notary Public

FOR RECORDER'S USE ONLY
State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
JAN 28 1971
At 10:00'clock A.M. Recorded in Vol. 588
of records of said County Folio 524
Clerk & Recorder
Deputy Clerk

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me this 2nd day of April 1969

by H. M. Knight, Vice President & Trust Officer of First National Bank in Albuquerque

(Title of Officer) (Name of Corporation Acknowledging)

National Banking Corporation, on behalf of said corporation

(State of Incorporation)

My Commission expires 7, 1972
(Seal)

H. M. Knight
Notary Public

TAX DEED

70085

No. 5048 1966 105

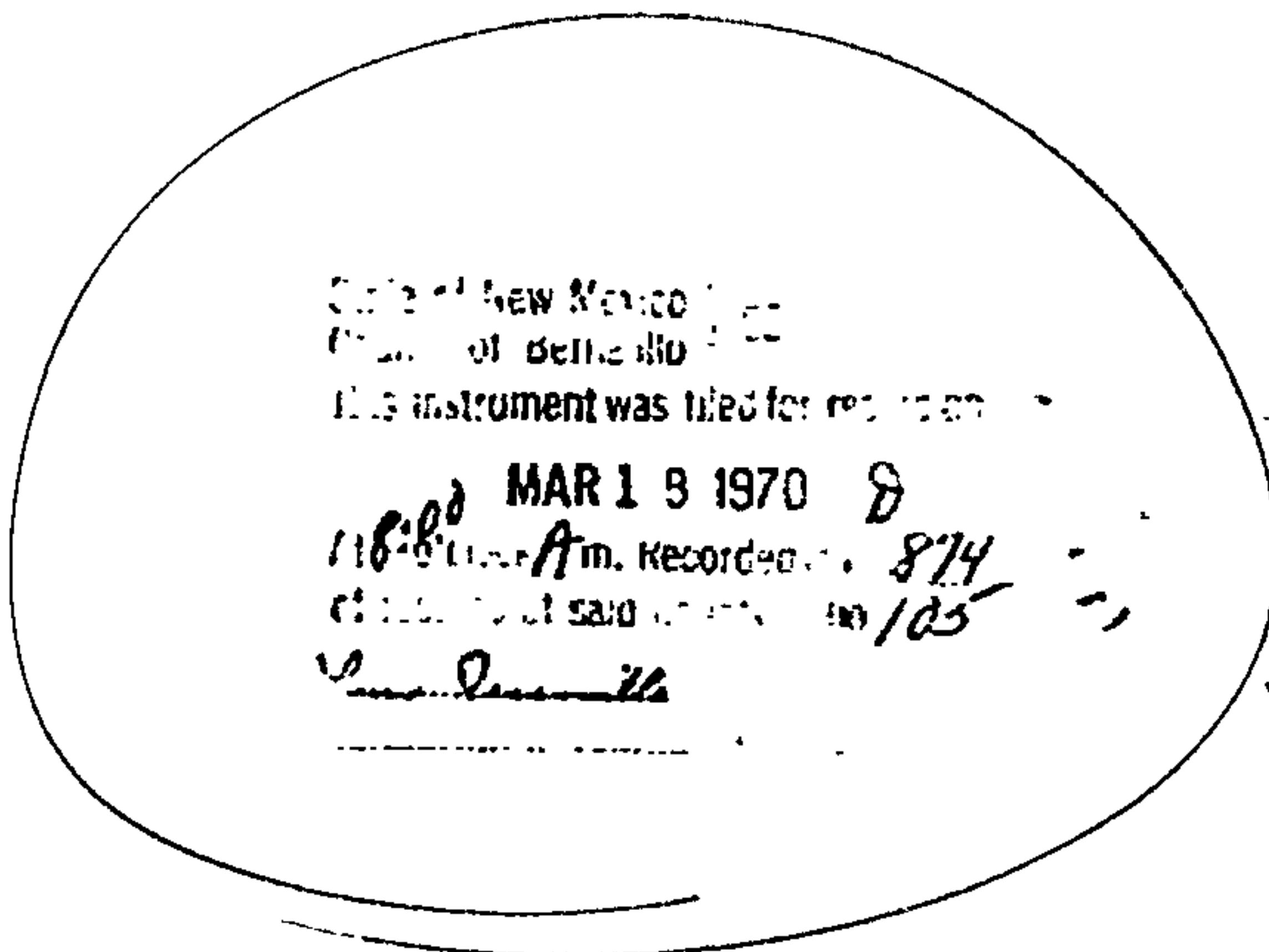
ASSESSMENT NO. 051627 NEW CODE
STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }
OLD CODE C 12 1223 0017 0
SCHOOL DISTRICT

I, ROBBIN BISHOP County Treasurer of the County of Bernalillo, State of New Mexico, by virtue of the power in me vested by law, do hereby grant, bargain, sell and convey unto the State of New Mexico and its successors and assigns, the following described property, heretofore assessed to

BACA MAX D 420 MARGUETTE WA CITY
(NAME) ADDRESS

situated in School District No. , in the County of Bernalillo, State of New Mexico, to-wit:

ROSEMONT PARK ADDITION E 10 FT OF LOT 1 BLK 2



TO HAVE AND TO HOLD, unto the State of New Mexico, its grantees and assigns, the said above described premises with the appurtenances, forever.

This deed is issued pursuant to the sale of the above described property for taxes, penalties, interest and costs, for the year 1966 in the total sum of 226 DOLLARS AND 46 CENTS (\$ 226.46) dollars, held on the 19 day of January, 1970 more than two years having elapsed since the date of said tax sale, and the property not having been redeemed.

WITNESS my hand this 20 day of January, 1970 Bernalillo County, New Mexico.

ROBBIN BISHOP COUNTY TREASURER

By: [Handwritten Signature]

810

STATE OF NEW MEXICO,

County of Bernalillo

On this 15 day of 1949 Albert Neubarth, a Single person and Lena Neubarth

to me known to be the person 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 May 4, 1951

[Signature] Notary Public

8428

Clyde Bell
T. E. D'Arcy
Habel D'Arcy

Lot num

Delling
of PUEB
Mexico,
ited 1
New Mex

Subject

with warranty covenants.

WITNESS

STATE OF NEW MEXICO

County of Bernalillo

On this 21st

Clyde Bell

to me known to be the person
executed the same as their

Witness my hand and seal

My commission expires 9

STATE OF NEW MEXICO

County of

On this

Witness my hand and seal that he is

authorized under the laws of the State of New Mexico and is duly qualified as a Notary Public in and for said County and State.

Witness my hand and seal this

My commission expires

STATE OF NEW MEXICO

On the 25

of the 1955

at

8428

When recorded, return to

WARRANTY DEED

JOINT TENANTS

Albert Neubarth, a Single person
and Lena Neubarth, a Single person

TO

Frank A. Jones and Beulah P. Jones

his wife

and the survivor of them.

STATE OF NEW MEXICO

County of Bernalillo

I hereby certify and the foregoing instrument is a true and correct copy of the original as the same appears from the records of my office.

Witness my hand and seal this

day of the month of

1955

at

Notary Public

By [Signature] Deputy

D155, Pg. 309



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

AGIS
Albuquerque Geographic Information System

Map amended through: 2/18/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-Z

Selected Symbols

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

0 750 1,500 Feet

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

05/07/2008 Issued By: PLNSDH

Permit Number: 2008 070 217 **Category Code 910**

Application Number: 08DRB-70217, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: 12TH ST NW BETWEEN ROSEMONT AVE NW AND ARIAS AV NW

Project Number: 1005073

Applicant

Gabriel & Arlene Gonzales-Basurto

1100 12 Th St Nw
 Albuquerque NM 87104
 243-0915

Agent / Contact

Alejandro Gonzales-Basurto

1022 Silver Ave Sw #2
 Albuquerque NM 87102
 977-4773

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$355.00
TOTAL:		\$375.00

City Of Albuquerque
 Treasury Division

5/7/2008 12:32PM LOC: ANNX
 WSH 006 TRANS# 0017
 RECEIPT# 00071785-00071785
 PERMIT# 2008070217 TRSLJS
 Trans Amt \$375.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$355.00
 VI \$375.00
 CHANGE \$0.00

Thank You



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): ALEJANDRO GONZALEZ-BAGURTO PHONE: 505 977 4113
 ADDRESS: 1022 SILVER AVE. SW #2 FAX: 505 962 2084
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: alejandrob@modhab.com

APPLICANT: GABRIEL & ARLENE GONZALEZ PHONE: 505.243.0915
 ADDRESS: 1100 12TH ST. NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: _____
 Proprietary interest in site: OWNERS List all owners: GABRIEL, ARLENE GONZALEZ

DESCRIPTION OF REQUEST: TO SUBDIVIDE LOTS 1, 2 AND 3 BACK INTO 3 LOTS FROM THE CURRENT 2 EXISTING LOTS.

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. LOTS 1, 2 and 3 Block: 2 Unit: N/A
 Subdiv/Addn/TBKA: ROSEMONT PARK ADDITION
 Existing Zoning: SR Proposed zoning: SR MRGCD Map No N/A
 Zone Atlas page(s): J-13-2 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): DRB-1005073

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 3 Total area of site (acres): .48

LOCATION OF PROPERTY BY STREETS: On or Near: 12TH STREET NW
 Between: ROSEMONT AVENUE NW and ARIAS AVENUE NW

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: 11/15/06

SIGNATURE Gabriel Gonzalez Camargo Arlene Gonzalez DATE 04.30.08
 (Print) GABRIEL & ARLENE GONZALEZ Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>08 DRB - 70217</u>	<u>PAF</u>	<u>5(3)</u>	<u>\$ 355.00</u>
	<u>CMF</u>		<u>\$ 20.00</u>
			<u>\$</u>
			<u>\$</u>
			<u>\$</u>
			<u>\$</u>
			<u>Total</u>
			<u>\$ 375.00</u>

Hearing date 05/21/08

Sandy Handley
 Planner signature / date

Project # 1005073

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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls 3 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
- 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - 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.

GABRIEL and ARIENE GONZALEZ
Applicant name (print)
Gabriel Gonzales-Camacho, Arien Gonzalez
Applicant signature / date



Form revised October 2007

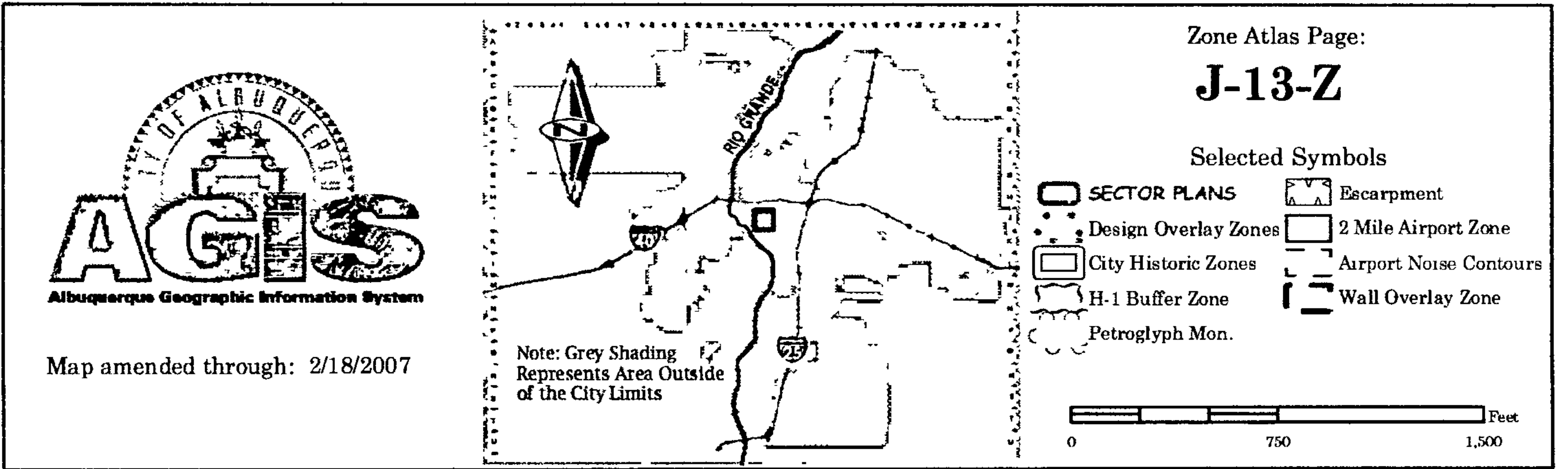
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
08DRB-70217

Sandy Handley 05/07/08
Planner signature / date
Project # 1005073



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



City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

11.07.06

To: DRB and Planning Department; City of Albuquerque, NM

Included in this submittal is a request to replot two lots that we, modhab LLC, own in the Wells park neighborhood, specifically located on the Northeast corner of 12th Street NW and Rosemont Ave. NW. The two lots are comprised of three standard city lots, each measuring 50 feet in width and 140 feet in depth. Our request entails that the southern lot, Lot 001 which has also acquired the west 140 feet of the south 35 feet of Lot 002, acquire the rest of Lot 002, whose legal description is the west 140 feet of the north 15 feet of Lot 002. The west 140 feet of the north 15 feet currently are annexed to Lot 003. Modhab LLC is currently the owner of Lot 001, Lot 002, and Lot 003. We are requesting to subdivide in order to bring some of the original streetscape back to the 12th Street and Mountain Ave. intersection. We have plans of renovating the house on Lot 003 and to develop a multi-unit residential project on Lot 001 and Lot 002. We thank the DRB for its time and consideration. If the DRB or Planning Department have any questions please do contact us, Thank you.

Sincerely,



alejandro gonzalez
design principal



mod.hab :: 1100 12th street NW :: albuquerque, NM 87104 :: 505.243.0915 :: 505.962.2084[FAX]

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005073

AGENDA ITEM NO: 20

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 ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: NOVEMBER 15, 2006



IMPACT FEES

Development Review Board 11/15/06

Project Number: 1005073

Agenda Item number: 20

Site: Rosemont Addition

Lots: 1, 2, 3 Block 11

Zoned S-MR

Moving the property line between these two properties will not require the payment of impact fees. However, Impact Fees will be required at the time a building permit is issued for the creation of new multi residential complex. Using an average of 1500sf of heated building area the estimated impact fees are as follows.

1. Public Safety Facilities for the Eastside: \$414.00
2. Parks, Recs., Trails, for Central University: \$585.00

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

JACK CLOUD
IMPACT FEE ADMINISTRATOR

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
November 15, 2006
DRB Comments

ITEM # 20

PROJECT # 1005073

APPLICATION # 06DRB-01614

RE: Lots 1-3, Block 11, Rosemont Addition/sketch

Beginning November 1, 2006, all residential platting actions are required to have a signed and recorded Pre-Development Facilities Fee Agreement signed with Albuquerque Public Schools (APS) prior to DRB approval. There are copies of these agreements at the Front Counter in the One Stop Shop.

In addition, the final plat must include this statement:

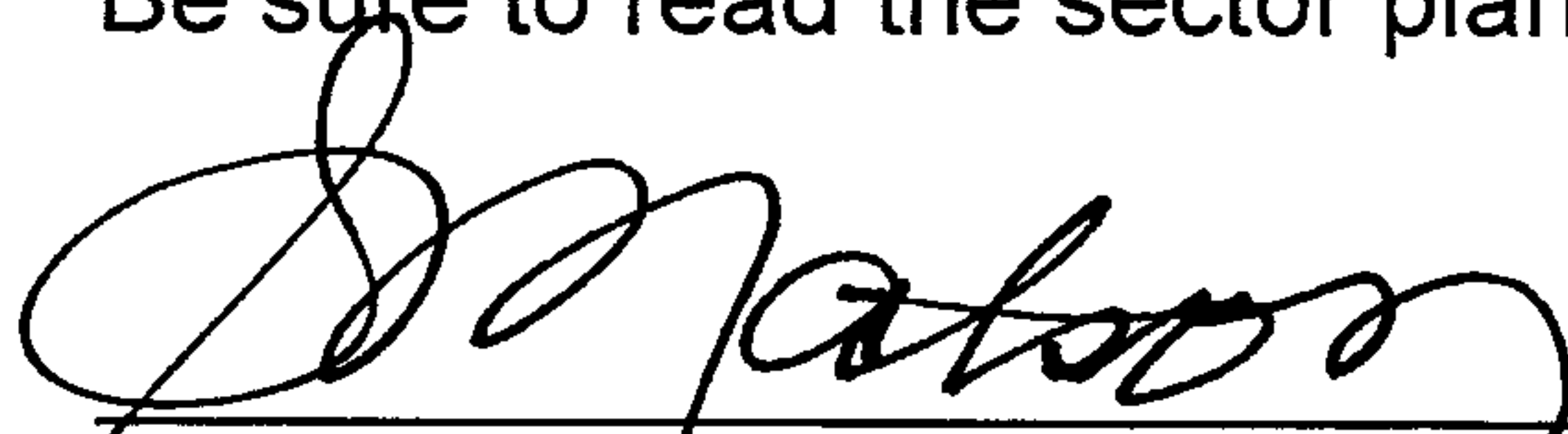
"The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded at [insert recording information here from recorded APS agreement.]"

Keep this in mind when preparing to submit for platting action that the APS agreement must be signed and recorded at time of application submittal. A copy is required with the submittal.

The property lies within the Sawmill Wells Park Sector Plan. There are design regulations in the plan to follow when developing or remodeling property.

The proposed lot sizes appear to meet the requirements of the sector plan. The setbacks are those required for RT zoning except there is a 10' side yard setback.

Be sure to read the sector plan for other development requirements.



Sheran A Matson, AICP DRB Chair

MEET W/APS

D 4

DRB Project #
APS Cluster

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

("Developer") effective as of this day of 20 and pertains to the subdivision commonly known as and more particularly described as

(the "Subdivision".) The following individual lots comprise the subdivision:

[List lots by street address; 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 residential 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; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools.

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

2. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
3. 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.

DRB Project #

[Redacted]

APS Cluster

[Redacted]

- 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).

4. 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.

5. 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.

6. This contract may 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]."

7. 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

Name (typed or printed) and title

Developer

DRB Project # _____
APS Cluster _____

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on _____, by _____
_____ as _____ of _____, a corporation.

(Seal)

Notary Public

My commission expires: _____

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature

Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on _____, by _____
_____ as _____ 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)

Notary Public

My commission expires: _____



Pre-Development Facilities Fee (PDFF) Cover Sheet

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

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

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

Please check one:

Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

Waiver/Deferral
(Must provide reason for waiver/deferral)

Project Information

Subdivision Name Rosemont Park Addition

Legal Description Lots 1-A, 2-A, and 3-A

Location of Project (address or major cross streets) 12th Street NW between Rosemont Ave NW and Arias Ave NW

Proposed Number of Units: 3 Single-Family _____ Multi-Family 3 Total Units

Note: A single-family unit is a single-family, detached dwelling unit.

Comments Property owner will be paying for one unit due to the existing 2 original lots.

Waiver Information

Property Owner _____ Legal Description _____ Zoning _____

Reason for Waiver/Deferral _____

Contact Information

Name Alejandro Gonzalez-Bagurto

Company _____

Phone 505-962-2084

E-mail alejandro@modhab.com

Please include with your submittal:

Zone Atlas map with the entire property(ies) precisely and clearly outlined

Copy of a plat or plan for the proposed project

List of legal description (e.g. lot, block) and street address for each lot (for final plat only)

Please include project number on the top right corner of all documents

Please paper clip all submitted documents (for ease of making copies)

FOR OFFICE USE ONLY

APS Cluster Albuquerque

Date Submitted 5/6/2008

Date Completed 5/6/2008

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

Gabriel Gonzalez-Camargo ("Developer") effective as of this 6th day of May, 2008 and pertains to the subdivision commonly known as _____, and more particularly described as lots 1-A, 2-A, and 3-A
Rosemont Park Addn [use new legal description of subdivision]

(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;

DRB :ct # _____

APS Cluster Albuquerque

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.

Gabriel Gonzalez Camargo
Signature

Gabriel Gonzalez Camargo
Name (typed or printed) and title

Gabriel Gonzalez Camargo
Developer

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 6-6-2008, by Gabriel Gonzalez Camargo
_____ as Developer of N/A, a corporation.

(Seal)

April L. Whites
Notary Public

My commission expires: May 18, 2011

ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]
Signature

BETTY KING, APS CMP PLANNER
Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 6-6-08, by Betty King
_____ as APS, CMP Planner of the Albuquerque Municipal School
District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under
the laws of the State of New Mexico.

(Seal)

April L. Whites
Notary Public

My commission expires: May 18, 2011

SITE PLAN 1100 AND 1106 12TH STREET NW

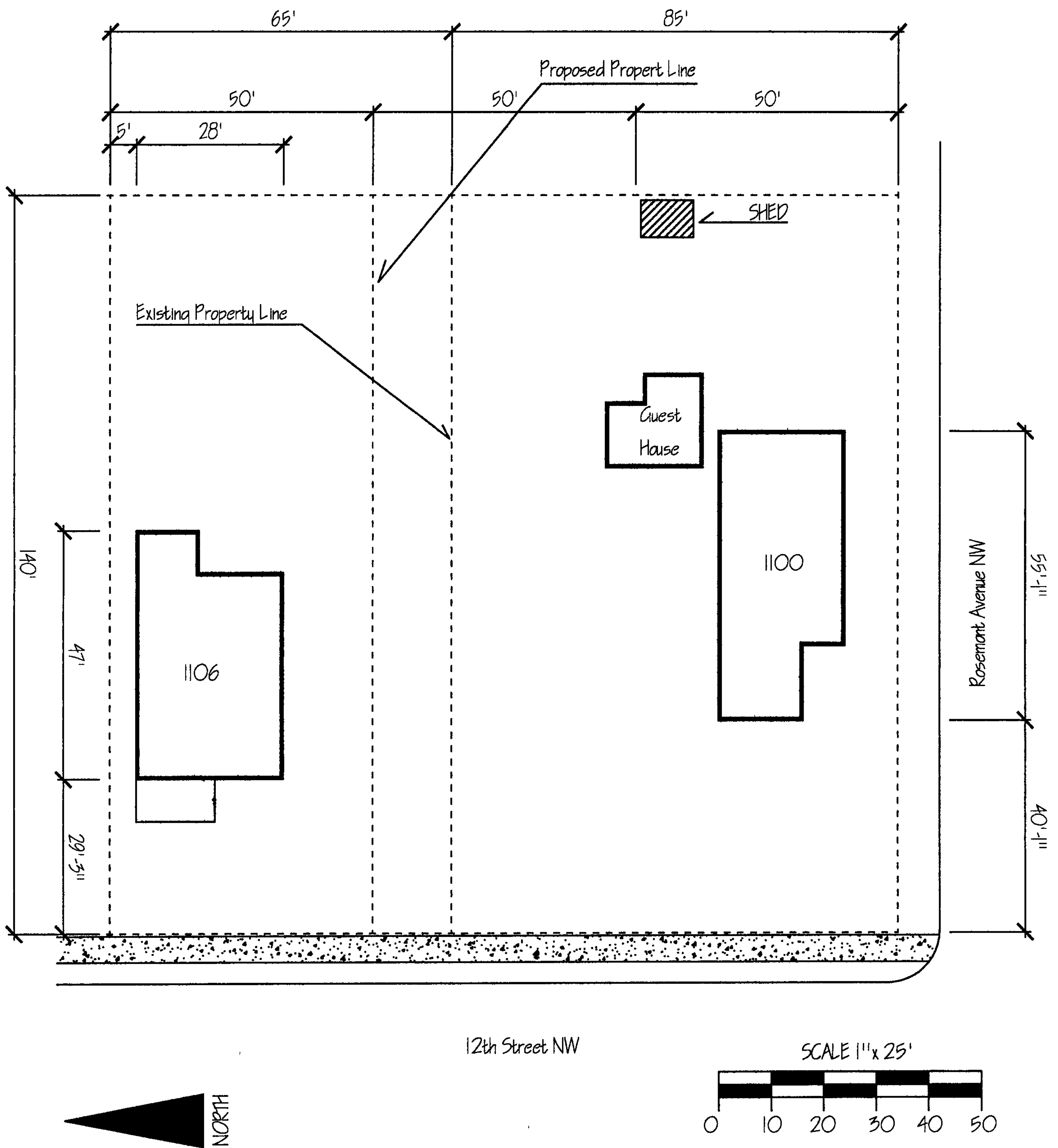
Notes:


The information presented here was acquired from surveys that have been conducted within 6 months of the submittal of this request. For a copy of each survey please refer to the attached appendix.

Water facilities are already hooked up for three lots.

Electrical may have been intact at some point, but has been removed since demolition of prior residence.

Submittal requests that Lot 01 (1100) acquire the remaining north 15 ft. of the west 140 of Lot 02 (1106)



DATE: 6/23/06	 CARTESIAN SURVEYS INC. P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896-3050 Fax (505) 891-0244	IMPROVEMENT LOCATION REPORT W.140' OF LOT 1 AND S.35' OF W.140' OF LOT 2 , BLOCK 2, ROSEMONT PARK CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO
SCALE: 1"=30'		
CREW: TG, SG		
DRAWN: CMA		
JOB NO. 082206		

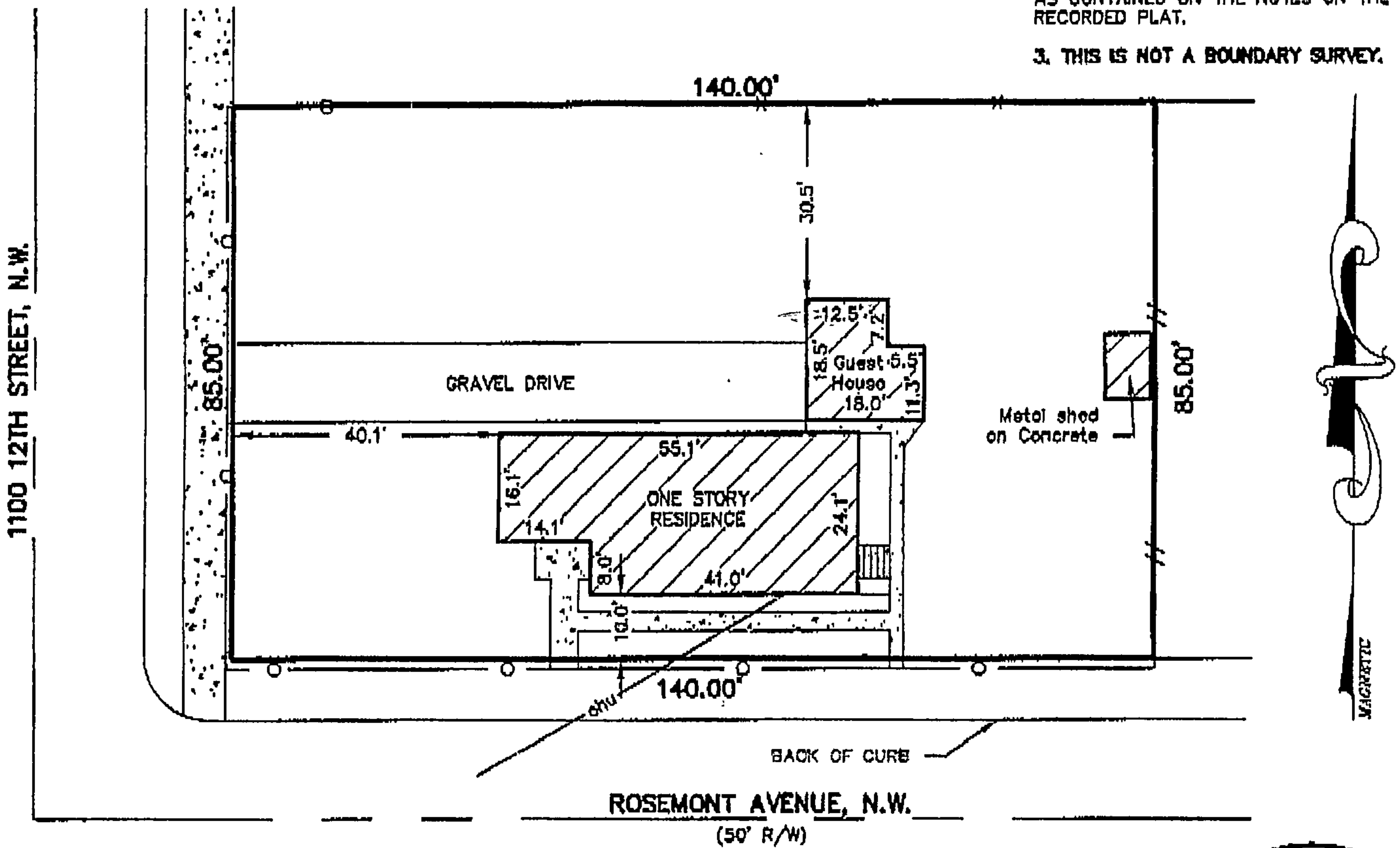
LEGEND

- ○ — CHAINLINK FENCE
- // — WOOD FENCE
- ▭ CONCRETE
- x — WIRE FENCE
- OHU — OVERHEAD UTILITY

NOTE: 1. THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, AS DETERMINED BY F.E.M.A. AND SHOWN ON FLOOD INSURANCE RATE MAP DATE NOVEMBER 19, 2003 MAP NO. 35001C0331E.

2. THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED ON THE NOTES ON THE RECORDED PLAT.

3. THIS IS NOT A BOUNDARY SURVEY.



LEGAL DESCRIPTION

THE WEST ONE HUNDRED FORTY FEET (W. 140') OF LOT NUMBERED ONE (1) IN BLOCK NUMBERED TWO (2) OF ROSEMONT PARK AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 3, 1919.

AND

THE SOUTH THIRTY-FIVE FEET (S. 35') OF THE WEST ONE HUNDRED FORTY FEET (W. 140') OF LOT NUMBERED TWO (2) IN BLOCK NUMBERED TWO (2) OF ROSEMONT PARK, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 3, 1919.



Will W. Plotner, Jr.
 NMRPS No. 14271

THIS IS TO CERTIFY:
 TO TITLE COMPANY: STEWART TITLE COMPANY; TO UNDERWRITER: STEWART TITLE GUARANTY COMPANY

TO LENDER: BANK OF THE WEST that on JUNE 23RD, 2006, I, Will W. Plotner, Jr., N.M.P.S. No. 14271, made an inspection of the premises situated at W.140' OF LOT 1 AND S.35' OF W.140' OF LOT 2, BLOCK 2, ROSEMONT PARK BERNALILLO County, New Mexico briefly described as (Address if applicable) 1100 12TH STREET NW

PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat (include filing information if plat is filed).
SEE LEGAL DESCRIPTION

NOTE: The error of closure is less than one foot of error for every 10,000 feet along the perimeter of the legal description provided. Easements shown hereon are as listed in the Title Commitment No. 5050312 provided by the Title Company. Improvement location is based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.

THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE (THIS INCLUDES BUILDING PERMITS)

I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:

1. Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas, or all pipe lines on or crossing said premises (show location, if none visible, so indicate): *
2. Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises: *
3. Evidence of cemeteries or family burial grounds located on said premises (show location): *
4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location): *
5. Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs in common or joint garages: *
6. Apparent encroachments. If the building, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location): *
7. Specific physical evidence of boundary lines on all sides: SEE ABOVE SKETCH
8. Is the property improved? (If structure appears to encroach on adjoiners show approximate distances): YES
9. Indications of recent building construction, alterations or repairs: SEE ABOVE SKETCH
10. Approximate distance of structure from at least two lot lines must be shown. SEE ABOVE SKETCH

* NOT APPLICABLE, UNLESS INDICATED OTHERWISE ON THE ABOVE SKETCH
 setback and setback violations are not shown hereon.

IMPROVEMENT LOCATION REPORT

1. Evidence of rights of way, old highways or abandoned roads, lanes, trails, driveways, sewer, drains, water, gas or oil pipe lines on or crossing said premises (show location, if none visible, so include):

None Visible

2. Springs, streams, rivers, ponds or lakes located on said premises (show location):

None Visible

3. Evidence of cemeteries or family burial grounds located on said premises (show location):

None Visible

4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location):

None Visible

5. Joint driveways, walkways, joint garages, party walls or rights of support, steps or roofs used in common joint garages:

None Visible

6. Apparent encroachments, if the building, projections or cornices thereof or signs affixed thereof, fences or indications of occupancy appear to encroach upon or overhang adjoining property or the like appear to encroach upon or overhang inspected premises, specify all such (show location):

None Visible

7. Specify physical evidence of boundary lines on all sides:

Fence/block wall on all sides. Public road on the east side. Shown- See Exhibit A.

8. Is the property improved? (if structure appears to violate setback line, show approximate distances):

Yes, Existing Residence

9. Indications of recent building construction, alterations or repairs:

None Visible

10. Approximate distances of structures from at least two lot lines must be shown:

Shown- See Exhibit A

PAGE 1 OF 2

RLS #: 06-10-0224
CLIENT #: 909347-AL16
FIELD DATE: 10-04-06
DRAFTER: MR
APPROVED: TM
SCALE: 1" = 30'

ADDRESS

1106 12TH STREET NW
ALBUQUERQUE, NM 87104

LEGAL DESCRIPTION: (AS FURNISHED)

W140' of Lot 3 and N15' of the W140' of Lot 2, Block 2, ROSEMONT PARK, Filed in the Office of the County Clerk of Bernalillo County, New Mexico, on October 2, 1919.

BASIS OF BEARINGS: NOT REQUIRED FOR ILR

SURVEYOR INFORMATION:

TM SURVEYING INC.

1130 LA VEGA ROAD
BOSQUE FARMS, N.M. 87068
PHONE: 869-0711
FAX: 869-0499

RESIDENTIAL

LAND SERVICES, INC.

1221 24TH AVENUE S.W.
NORMAN, OKLAHOMA 73068
PHONE: (405) 701-1027
FAX: (405) 701-1100
WWW.ALSHOW.COM



First American
Title Insurance Company

SURVEYOR FILE NUMBER: 806337A

The Central Land Surveyor Signing this survey shall certify the accuracy and sufficiency of the survey provided herein.

CERTIFIED TO: (AS FURNISHED)

First American Title Insurance Company
Gabriel Gonzalez-Camargo and Ariene B. Gonzalez
Bank of the West

NOTES

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS IMPROVEMENT LOCATION REPORT IS FOR THE USE IN OBTAINING TITLE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
3. THIS IMPROVEMENT LOCATION REPORT IS BASED ON COMMITMENT FOR TITLE INSURANCE PROVIDED BY THE TITLE COMPANY LISTED HEREON, AS REFERENCED BY COMMITMENT OR OF NUMBER LISTED ABOVE.
4. THIS IMPROVEMENT LOCATION REPORT IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

- GAS METER
- BLDG.: BUILDING
- E | CENTERLINE
- CONC.: CONCRETE
- C.R.: COVERED
- CS: CONCRETE SLAB
- (D.): DESCRIPTION
- DRW: DRIVEWAY
- ENG.: ENCROACHMENT
- E.O.W.: EDGE OF WATER
- (M.): MEASURED

LEGEND

- OHU: OVERHEAD UTILITY LINE
- P.C.: POINT OF CURVATURE
- P.O.B.: POINT OF BEGINNING
- P.O.C.: POINT OF COMMENCEMENT
- P.P.: POWER POLE
- RAW or R.O.W.: RIGHT OF WAY
- SDW: SIDEWALK
- CLF: CHAIN LINK FENCE
- X--- FENCELINE/BLOCKWALL
- HWF: HOG-WIRE FENCE

FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X" PER F.I.R.M. PANEL NUMBER 80103031 E, EFFECTIVE DATE 11-19-03. THIS SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

RESIDENTIAL

LAND SERVICES, INC.

FOR ALL BUSINESS CONTACT:
R.L.S., INC.
8750 BROADWAY
SUITE 700-1100
Form 6.000

SURVEYOR'S CERTIFICATE

I, Tim Martinez, New Mexico Registered Land Surveyor No. 13982, do hereby certify that this Improvement Location Survey is based on previous surveys and may not reflect that which may be disclosed by a boundary survey. No monuments were set or referenced for any corners. Surveyor used and relied on the commitment for title insurance provided by the Title Company listed hereon for all easements, restrictions and reservations of record which pertain to the subject tract. This is not to be relied on for the establishment of fences, buildings or any future improvements. THIS IS NOT A BOUNDARY SURVEY TO BE USED BY THE PROPERTY OWNER FOR ANY USE.



FOR THE FIRM
DATED: 10-05-06

SURVEYOR'S NAME: Tim Martinez
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

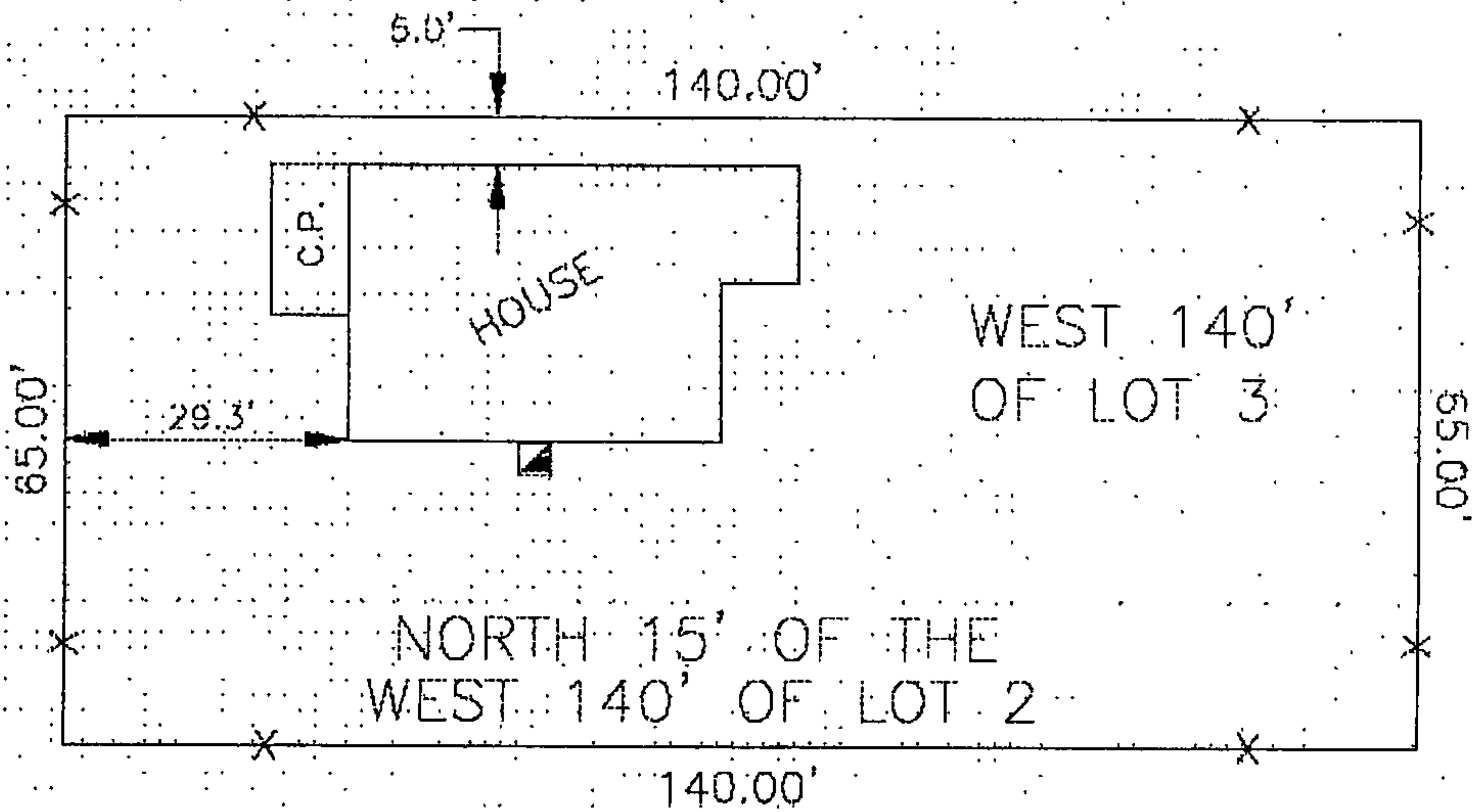
Reviewed & Accepted by: _____

Date: _____

Date: _____

EXHIBIT A

12TH STREET N.W.



1" = 30'
GRAPHIC SCALE

0 15 30

PAGE 2 OF 2

FLS #:	06-10-0224
CLIENT #:	909347-AL16
FIELD DATE:	10-04-06
DRAFTER:	MR
APPROVED:	TM
SCALE:	1" = 30'

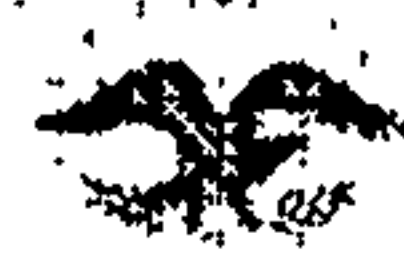
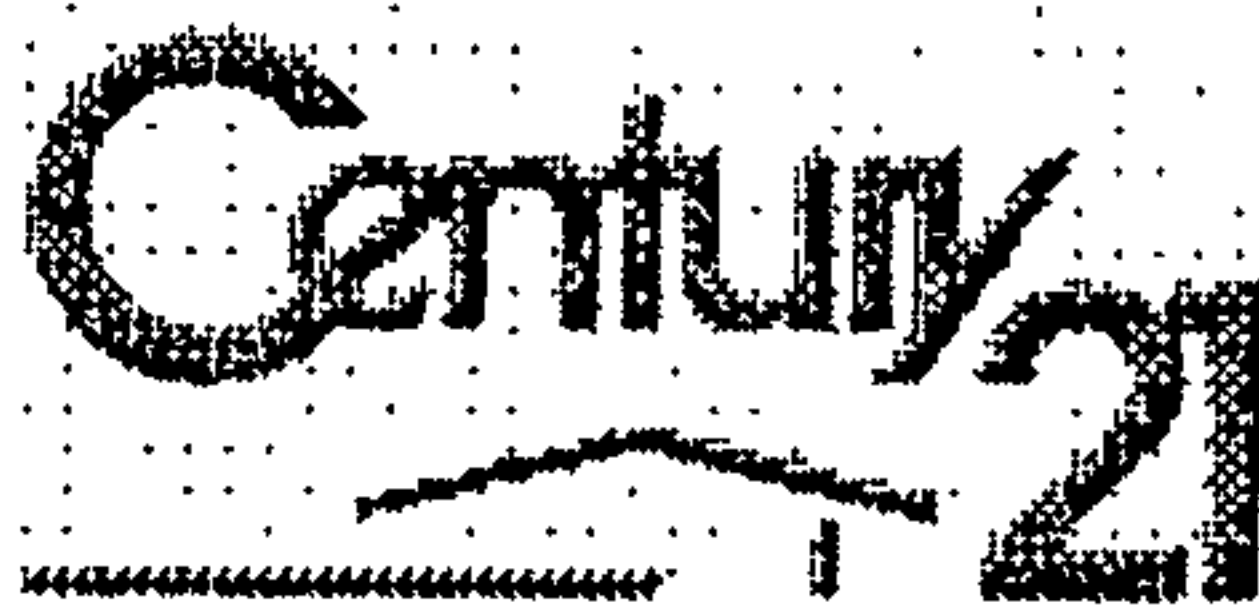
ADDRESS

1106 12TH STREET NW
ALBUQUERQUE, NM 87104

LEGAL DESCRIPTION: (AS FURNISHED)

W140' of Lot 3 and N15' of the W140' of Lot 2, Block 2, ROSEMONT PARK, Filed in the Office of the County Clerk of Bernalillo County, New Mexico, on October 2, 1919.

BASIS OF BEARINGS: NOT REQUIRED FOR ILR



First American
Title Insurance Company

SURVEYOR FILE NUMBER: B06337A

The Certified Land Surveyor signing this survey warrants the accuracy and efficiency of the survey provided herein.

CERTIFIED TO: (AS FURNISHED)

First American Title Insurance Company
Gabriel Gonzalez-Camargo and Arlene B. Gonzalez
Bank of the West

NOTES

- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
- THE PURPOSE OF THIS IMPROVEMENT LOCATION REPORT IS FOR THE USE IN OBTAINING TITLE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- THIS IMPROVEMENT LOCATION REPORT IS BASED ON COMMITMENT FOR TITLE INSURANCE PROVIDED BY THE TITLE COMPANY LISTED HEREON, AS REFERENCED BY COMMITMENT OR SIX MONTHS LISTED ABOVE.
- THIS IMPROVEMENT LOCATION REPORT IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", PER F.I.R.M. PANEL NUMBER 80010 D31 E, EFFECTIVE DATE 11-18-00. THIS SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

RESIDENTIAL

LAND SERVICES, Inc.
FOR ALL INQUIRIES
CONTACT: RLS, INC.
info@rianow.com
(408)701-1100

Form 6.8NM

LEGEND

- ☐ : GAS METER
- BLDG.: BUILDING
- ☉ : CENTERLINE
- CONC.: CONCRETE
- GOV: COVERED
- C/S: CONCRETE SLAB
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- S/W: SIDEWALK
- CLF: CHAIN LINK FENCE
- WF: WOOD FENCE
- ✕: FENCELINE/BLOCKWALL

Reviewed & Accepted by: _____

Date _____ / _____ / _____

Date _____



Supplemental form

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

S Z ZONING & PLANNING

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

L A APPEAL / PROTEST of...

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

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

APPLICANT INFORMATION:

NAME: MOD. HAB LLC PHONE: 505.243.0915
 ADDRESS: 1106 & 1100 12TH ST. NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: CONTACT@modhab.com
 Proprietary interest in site: OWNERS List all owners: MOD. HAB LLC
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: SUBDIVIDE LOT AS PER ATTACHED SITE PLAN

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. 001 002 THE W 140 FT X THE S 335 FT OF Block: 11 Unit: 1159
W 140 L2 ROSEMONT & THE W 140 X THE
 Subdiv. / Addn. ROSEMONT PARK ADDITION LOTS 1,2,3
W 140 12 ROSEMONT
 Current Zoning: ~~SMR~~ S-R Proposed zoning: ---
 Zone Atlas page(s): 113.2 No. of existing lots: 2 No. of proposed lots: 3
 Total area of site (acres): .45 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101305848335511601 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 12TH ST. NW
 Between: ROSEMONT NW and ARIAS

CASE HISTORY:

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

06DRB - 01170 SK S(3)

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team Date of review: 8.23.06

SIGNATURE Alejandro Gonzalez Basurto DATE 10.31.06
 (Print) ALEJANDRO GONZALEZ. BASURTO Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB - 01614</u>	<u>SK</u>	<u>S(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>11/15/06</u>				Total \$ <u>0</u>

Ki Sis 11/7/04

Project # 1005073

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.

ALEJANDRO GONZALEZ BASURTO
Applicant name (print)
[Signature]
10.31.06
Applicant signature / date

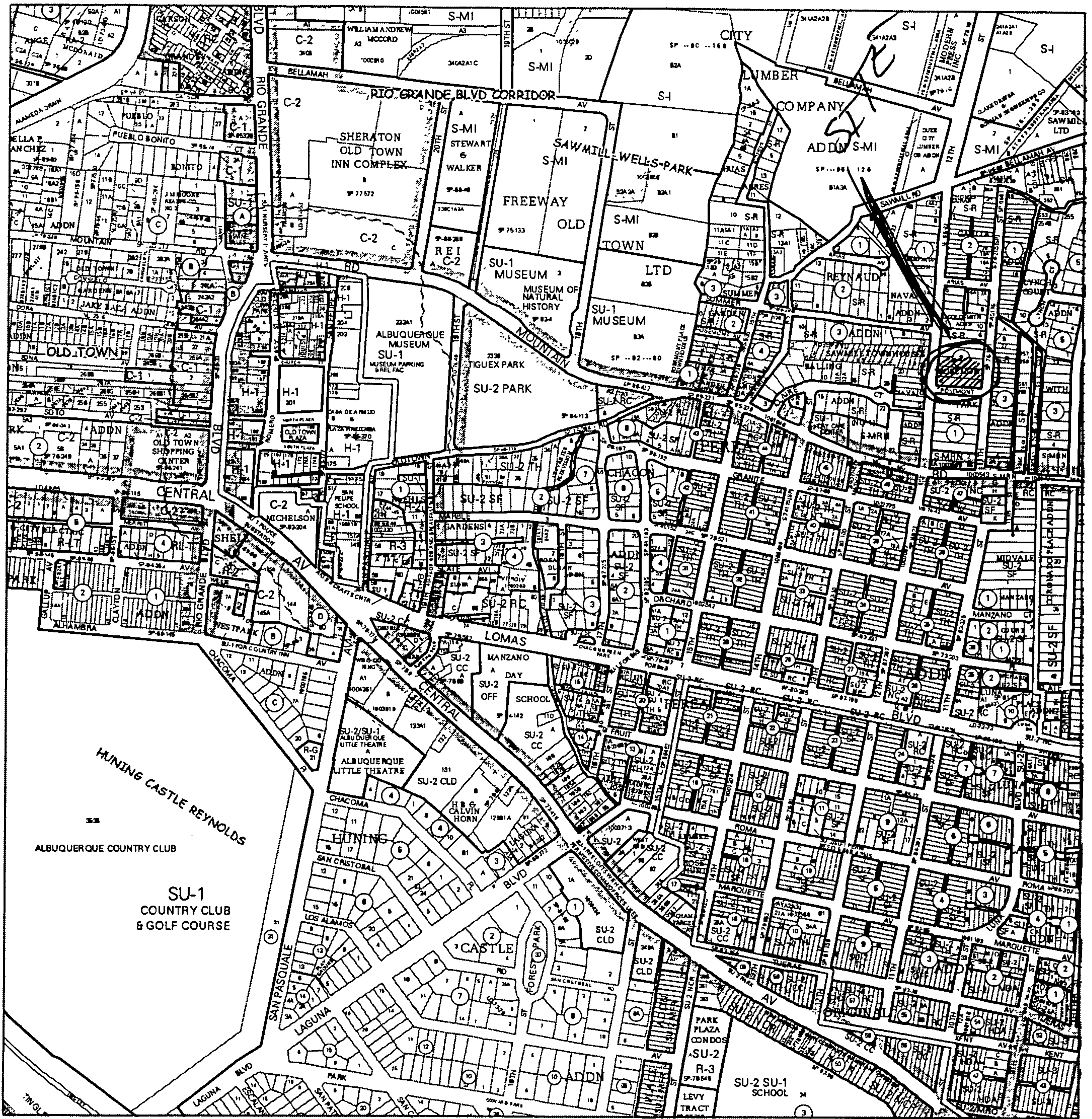


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
06DRB - 01614

Form revised 8/04, 1/05 & 10/05
[Signature]
Planner signature / date

Project # 1005073



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

City of Albuquerque
AGIS
Albuquerque Geographic Information System

Map amended through: 9/5/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-Z

Selected Symbols

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

0 750 1,500 Feet

City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

11.07.06

To: DRB and Planning Department; City of Albuquerque, NM

Included in this submittal is a request to replot two lots that we, modhab LLC, own in the Wells park neighborhood, specifically located on the Northeast corner of 12th Street NW and Rosemont Ave. NW. The two lots are comprised of three standard city lots, each measuring 50 feet in width and 140 feet in depth. Our request entails that the southern lot, Lot 001 which has also acquired the west 140 feet of the south 35 feet of Lot 002, acquire the rest of Lot 002, whose legal description is the west 140 feet of the north 15 feet of Lot 002. The west 140 feet of the north 15 feet currently are annexed to Lot 003. Modhab LLC is currently the owner of Lot 001, Lot 002, and Lot 003. We are requesting to subdivide in order to bring some of the original streetscape back to the 12th Street and Mountain Ave. intersection. We have plans of renovating the house on Lot 003 and to develop a multi-unit residential project on Lot 001 and Lot 002. We thank the DRB for its time and consideration. If the DRB or Planning Department have any questions please do contact us, Thank you.

Sincerely,



alejandro gonzalez
design principal



mod.hab :: 1100 12th street NW :: albuquerque, NM 87104 :: 505.243.0915 :: 505.962.2084[FAX]

SITE PLAN 1100 AND 1106 12TH STREET NW

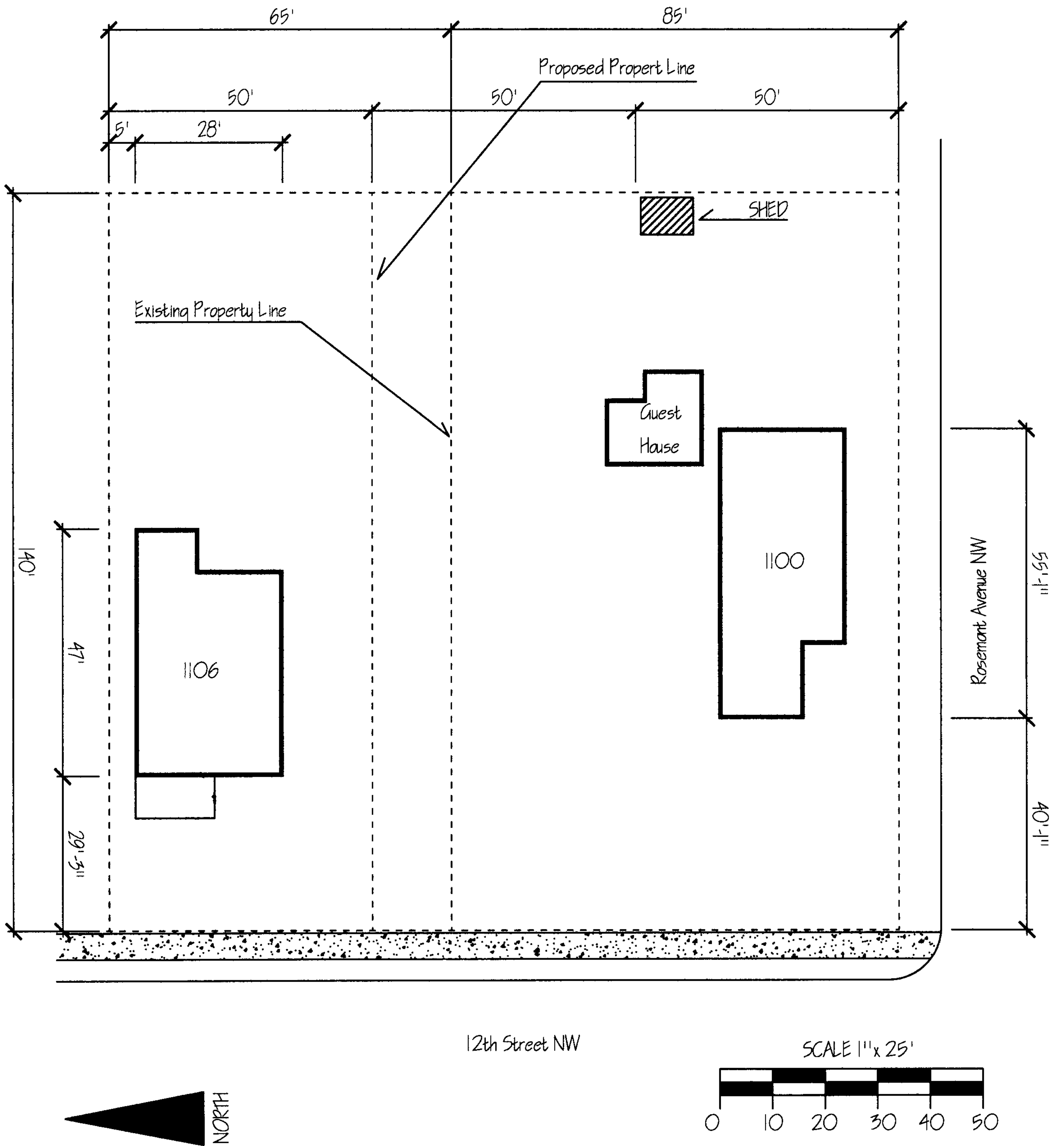
Notes:


The information presented here was acquired from surveys that have been conducted within 6 months of the submittal of this request. For a copy of each survey please refer to the attached appendix.

Water facilities are already hooked up for three lots.


Electrical may have been intact at some point, but has been removed since demdition of prior residence.

Submittal requests that Lot 01 (1100) acquire the remaining north 15 ft. of the west 140 of Lot 02 (1106)



DATE: 6/23/06	 CARTESIAN SURVEYS INC. P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896-3050 Fax (505) 891-0244	IMPROVEMENT LOCATION REPORT W.140' OF LOT 1 AND S.35' OF W.140' OF LOT 2 , BLOCK 2, ROSEMONT PARK CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO
SCALE: 1"=30'		
CREW: TG, SG		
DRAWN: CMA		
JOB NO. 082208		

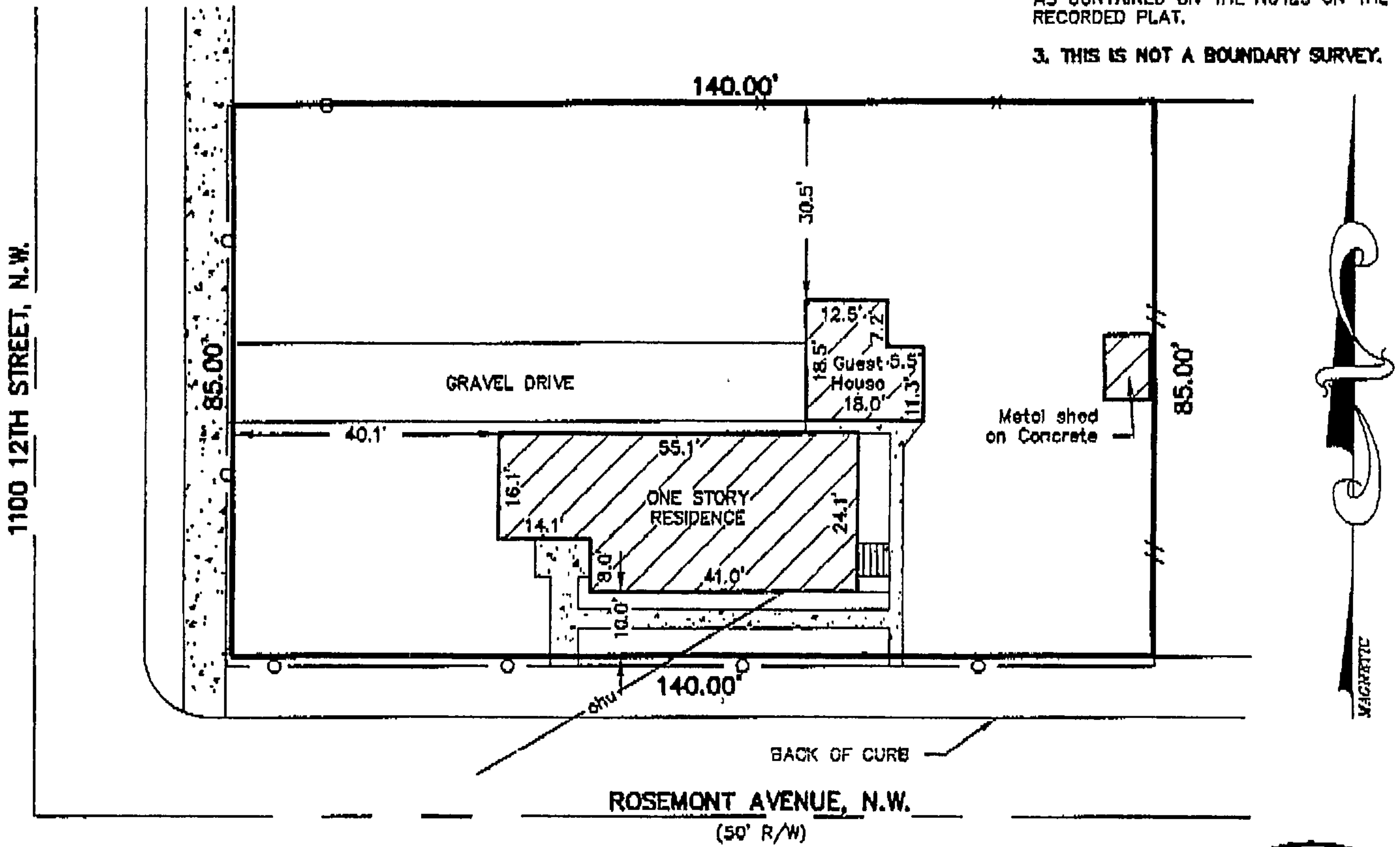
LEGEND

- ○ — CHAINLINK FENCE
- // — WOOD FENCE
-  CONCRETE
- x — WIRE FENCE
- OHU — OVERHEAD UTILITY

NOTE: 1. THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, AS DETERMINED BY F.E.M.A. AND SHOWN ON FLOOD INSURANCE RATE MAP DATE NOVEMBER 18, 2003 MAP NO. 35001C0331E.

2. THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED ON THE NOTES ON THE RECORDED PLAT.

3. THIS IS NOT A BOUNDARY SURVEY.



LEGAL DESCRIPTION

THE WEST ONE HUNDRED FORTY FEET (W. 140') OF LOT NUMBERED ONE (1) IN BLOCK NUMBERED TWO (2) OF ROSEMONT PARK AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 3, 1919.

AND

THE SOUTH THIRTY-FIVE FEET (S. 35') OF THE WEST ONE HUNDRED FORTY FEET (W. 140') OF LOT NUMBERED TWO (2) IN BLOCK NUMBERED TWO (2) OF ROSEMONT PARK, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 3, 1919.



Will Plotner
NMRPS No. 14271

THIS IS TO CERTIFY: TO TITLE COMPANY: STEWART TITLE COMPANY; TO UNDERWRITER: STEWART TITLE GUARANTY COMPANY

TO LENDER: BANK OF THE WEST that on JUNE 23RD, 2006, I, Will W. Plotner, Jr., N.M.P.S. No. 14271, made an inspection of the premises situated at W.140' OF LOT 1 AND S.35' OF W.140' OF LOT 2, BLOCK 2, ROSEMONT PARK BERNALILLO County, New Mexico briefly described as (Address if applicable) 1100 12TH STREET NW.

PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat (include filing information if plat is filed). SEE LEGAL DESCRIPTION

NOTE: The error of closure is less than one foot of error for every 10,000 feet along the perimeter of the legal description provided. Easements shown hereon are as listed in the Title Commitment No. 6060312 provided by the Title Company. Improvement location is based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.

THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE (THIS INCLUDES BUILDING PERMITS)

- I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:
- Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas, or oil pipe lines on or crossing said premises (show location, if none visible, so indicate): SEE ABOVE SKETCH
 - Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises: SEE ABOVE SKETCH
 - Evidence of cemeteries or family burial grounds located on said premises (show location): SEE ABOVE SKETCH
 - Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location): SEE ABOVE SKETCH
 - Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs in common or joint garages: SEE ABOVE SKETCH
 - Apparent encroachments. If the building, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location): SEE ABOVE SKETCH
 - Specific physical evidence of boundary lines on all sides: SEE ABOVE SKETCH
 - Is the property improved? (If structure appears to encroach on adjoiners show approximate distances): YES
 - Indications of recent building construction, alterations or repairs: SEE ABOVE SKETCH
 - Approximate distance of structure from at least two lot lines must be shown. SEE ABOVE SKETCH

* NOT APPLICABLE, UNLESS INDICATED OTHERWISE ON THE ABOVE SKETCH setback and setback violations are not shown hereon.

IMPROVEMENT LOCATION REPORT

1. Evidence of rights of way, old highways or abandoned roads, lanes, trails, driveways, sewer, drains, water, gas or oil pipe lines on or crossing said premises (show location, if none visible, so include):

None Visible

2. Springs, streams, rivers, ponds or lakes located on said premises (show location):

None Visible

3. Evidence of cemeteries or family burial grounds located on said premises (show location):

None Visible

4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location):

None Visible

5. Joint driveways, walkways, joint garages, party walls or rights of support, steps or roofs used in common joint garages:

None Visible

6. Apparent encroachments, if the building, projections or cornices thereof or signs affixed thereof, fences or indications of occupancy appear to encroach upon or overhang adjoining property or the like appear to encroach upon or overhang inspected premises, specify all such (show location):

None Visible

7. Specify physical evidence of boundary lines on all sides:

Fence/block wall on all sides. Public road on the east side. Shown- See Exhibit A.

8. Is the property improved? (if structure appears to violate setback line, show approximate distances):

Yes, Existing Residence

9. Indications of recent building construction, alterations or repairs:

None Visible

10. Approximate distances of structures from at least two lot lines must be shown:

Shown- See Exhibit A

PAGE 1 OF 2

RLS #:	06-10-0224
CLIENT #:	909347-AL16
FIELD DATE:	10-04-06
DRAFTER:	MR
APPROVED:	TM
SCALE:	1" = 30'

ADDRESS

1106 12TH STREET NW
ALBUQUERQUE, NM 87104

LEGAL DESCRIPTION: (AS FURNISHED)

W140' of Lot 3 and N15' of the W140' of Lot 2, Block 2, ROSEMONT PARK, Filed In the Office of the County Clerk of Bernalillo County, New Mexico, on October 2, 1919.

BASIS OF BEARINGS: NOT REQUIRED FOR ILLA

SURVEYOR INFORMATION:

TM SURVEYING INC.

1130 LA VEGA ROAD
BOSQUE FARMS, N.M. 87068
PHONE: 869-0711
FAX: 869-0499

RESIDENTIAL

LAND SERVICES, INC.

a part of the Outback
621 24TH AVENUE S.W.
NORMAN, OKLAHOMA 73068
PHONE: (405) 701-3027
PHONE: (405) 701-1160
WWW.RLSNOW.COM



*First American
Title Insurance Company*

SURVEYOR FILE NUMBER: 06337A

The Certified Land Surveyor signing this survey shall certify to the accuracy and sufficiency of the survey provided herein.

CERTIFIED TO: (AS FURNISHED)

First American Title Insurance Company
Gabriel Gonzalez-Camargo and Ariene B. Gonzalez
Bank of the West

NOTES

- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
- THE PURPOSE OF THIS IMPROVEMENT LOCATION REPORT IS FOR THE USE IN OBTAINING TITLE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- THIS IMPROVEMENT LOCATION REPORT IS BASED ON COMMITMENT FOR TITLE INSURANCE PROVIDED BY THE TITLE COMPANY LISTED HEREON, AS REFERENCE BY COMMITMENT OR OF NUMBER LISTED ABOVE.
- THIS IMPROVEMENT LOCATION REPORT IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

- GAS METER
- BLDG.: BUILDING
- CL: CENTERLINE
- CONC: CONCRETE
- C.P.: COVERED
- C/S: CONCRETE SLAB
- (D): DESCRIPTION
- DRW: DRIVEWAY
- ENG.: ENCROACHMENT
- E.O.W.: EDGE OF WATER
- (M.): MEASURED

LEGEND

- OHU: OVERHEAD UTILITY LINE
- P.C.: POINT OF CURVATURE
- P.O.B.: POINT OF BEGINNING
- P.O.C.: POINT OF COMMENCEMENT
- P.P.: POWER POLE
- RAW or R.O.W.: RIGHT OF WAY
- SDW: SIDEWALK
- CLF: CHAIN LINK FENCE
- X: FENCELINE/BLOCKWALL
- HWF: HOG-WIRE FENCE

FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", PER F.I.R.M. PANEL NUMBER 8007C001E, EFFECTIVE DATE 11-18-00. THIS SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

RESIDENTIAL FOR ALL INQUIRY CONTACT:
RLS, INC.
621 24TH AVENUE S.W.
NORMAN, OKLAHOMA 73068
PHONE: (405) 701-3027

SURVEYOR'S CERTIFICATE

I, Tim Martinez, New Mexico Registered Land Surveyor No. 13982, do hereby certify that this Improvement Location Survey is based on previous surveys and may not reflect that which may be disclosed by a boundary survey. No monuments were set or referenced for any corners. Surveyor used and relied on the commitment for title insurance provided by the Title Company listed herein for all easements, restrictions and reservations of record which pertain to the subject tract. This is not to be relied on for the establishment of fences, buildings or any future improvements. THIS IS NOT A BOUNDARY SURVEY TO BE USED BY THE PROPERTY OWNER FOR ANY USE.

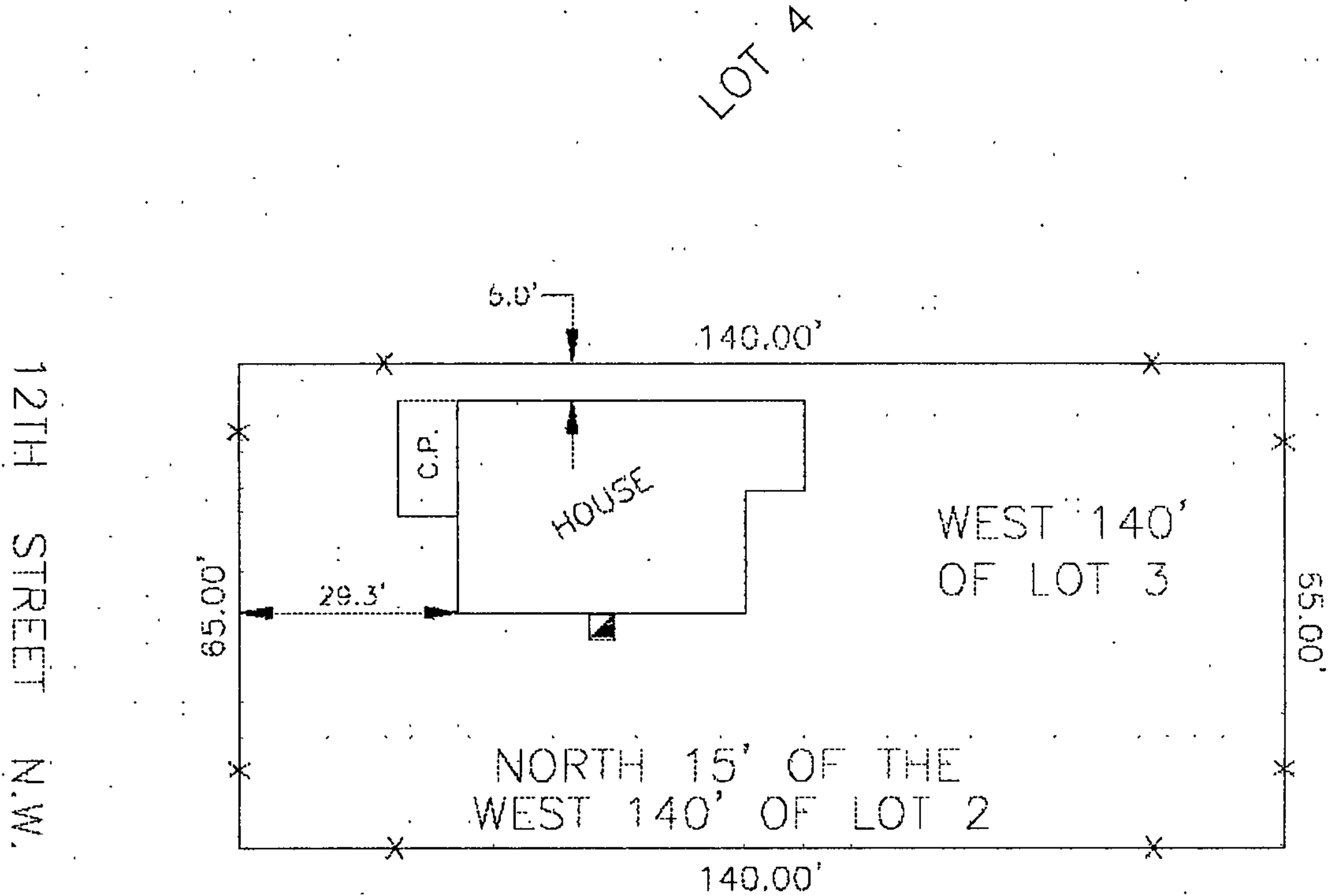


FOR THE FIRM

SURVEYOR'S NAME: Tim Martinez
DATED: 10-05-08
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

Reviewed & Accepted by: _____ Date _____ / _____ Date _____

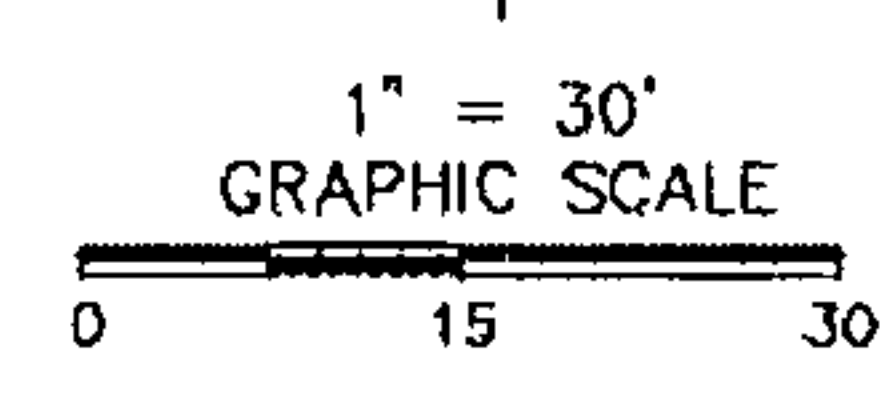
EXHIBIT A



12TH STREET N.W.

LOT 2

LOT 3



PAGE 2 OF 2

RLS #:	06-10-0224
CLIENT #:	909347-AL16
FIELD DATE:	10-04-06
DRAFTER:	MR
APPROVED:	TM
SCALE:	1" = 30'

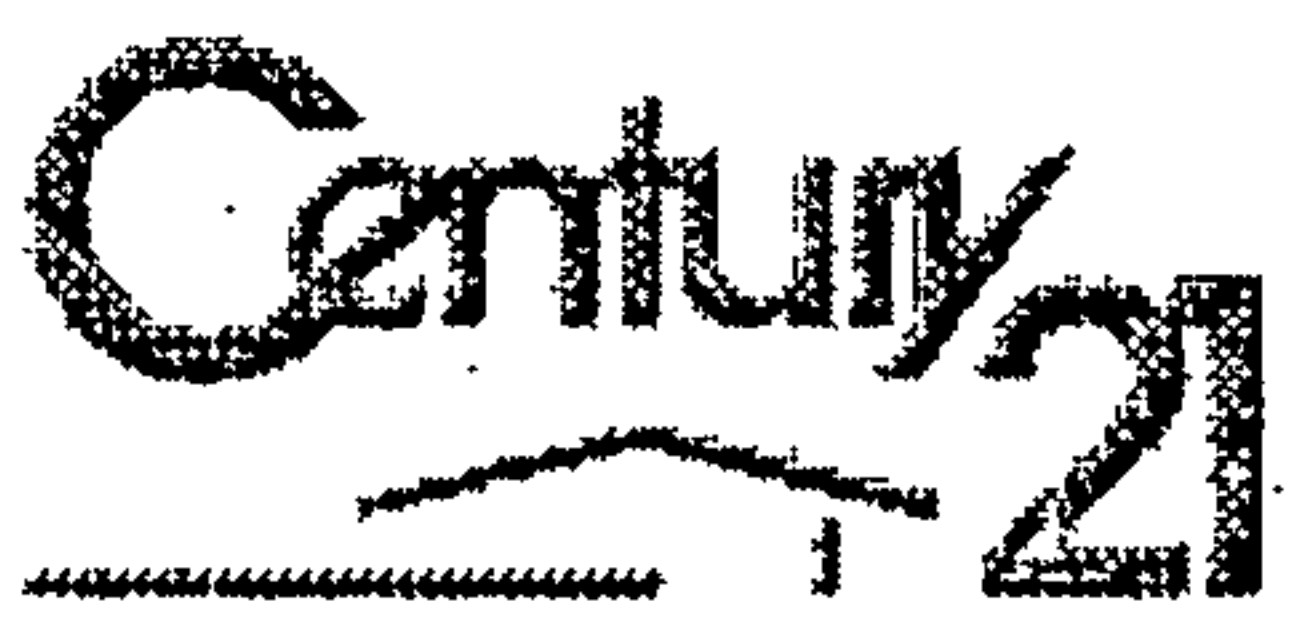
ADDRESS

1108 12TH STREET NW
ALBUQUERQUE, NM 87104

LEGAL DESCRIPTION: (AS FURNISHED)

W140' of Lot 3 and N15' of the W140' of Lot 2, Block 2, ROSEMONT PARK, Filed in the Office of the County Clerk of Bernalillo County, New Mexico, on October 2, 1919.

BASIS OF BEARINGS: NOT REQUIRED FOR ILA



SURVEYOR FILE NUMBER: B06337A
The Certified Land Surveyor signing this survey alone certifies the accuracy and sufficiency of the survey provided herein.

CERTIFIED TO: (AS FURNISHED)
First American Title Insurance Company
Gabriel Gonzalez-Camargo and Ariane B. Gonzalez
Bank of the West

NOTES
1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS IMPROVEMENT LOCATION REPORT IS FOR THE USE IN OBTAINING TITLE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
3. THIS IMPROVEMENT LOCATION REPORT IS BASED ON COMMITMENT FOR TITLE INSURANCE PROVIDED BY THE TITLE COMPANY LISTED HEREON, AS REFERENCED BY COMMITMENT OR OF NUMBER LISTED ABOVE.
THIS IMPROVEMENT LOCATION REPORT IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", PER F.I.R.M. PANEL NUMBER 8804C 0351 E, EFFECTIVE DATE 11-18-05. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.S.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

RESIDENTIAL LAND SERVICES, INC.
FOR ALL INQUIRIES
CONTACT: RLS, INC.
Info@rlsnow.com
(405)791-1100
Form 5.BNM

LEGEND

☐	: GAS METER	OHU:	OVERHEAD UTILITY LINE
BLDG.:	BUILDING	P.C.:	POINT OF CURVATURE
☉	: CENTERLINE	P.O.B.:	POINT OF BEGINNING
CONC.:	CONCRETE	P.O.C.:	POINT OF COMMENCEMENT
COV.:	COVERED	P.P.:	POWER POLE
C/S:	CONCRETE SLAB	R/W or R.O.W.:	RIGHT OF WAY
(D.):	DESCRIPTION	SW:	SIDEWALK
D/W:	DRIVEWAY	CLF:	CHAIN LINK FENCE
ENC.:	ENCROACHMENT	WF:	WOOD FENCE
E.O.W.:	EDGE OF WATER	—X—:	FENCELINE/BLOCKWALL
(M.):	MEASURED		

Reviewed & Accepted by: _____ Date: ____/____/____

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: ARLENE & GABRIEL GONZALEZ CAMARCO PHONE: 505.243.0915
 ADDRESS: 1100 12TH STREET NW FAX: _____
 CITY: ABQ STATE NM ZIP 87104 E-MAIL: INFO@MOHAB.COM
 Proprietary interest in site: OWNER List all owners: ARLENE & GABRIEL GONZALEZ CAMARCO
 AGENT (if any): SAME AS APPLICANT PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: SUBDIVIDE LOT AS PER ATTACHED SITE PLAN

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. 001 002 THE 1140 FT x THE 600 FT OF Block: 11 Unit: 11
 Subdiv. / Addn. ROSEMONT PARK ADDITION
 Current Zoning: SU-2 Proposed zoning: ---
 Zone Atlas page(s): J-13-Z No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): .27 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101305848336511601 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 12TH ST. NW
 Between: ROSEMONT NW and ARIAS 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 Gabriel Gonzalez Camargo DATE 08.08.06
 (Print) GABRIEL GONZALEZ CAMARCO Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB 01170</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ 0.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 0.00</u>

Hearing date 08/23/06

Sandy Handley 08/14/06
 PLANNER / DATE

Project # 1005073

FORM S(3): SUBDIVISION - ...B. MEETING (UNADVERTISED) ... 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.

ALEJANDRO GONZALEZ

Applicant name (print)

AGB

08.14.06
Applicant signature / date



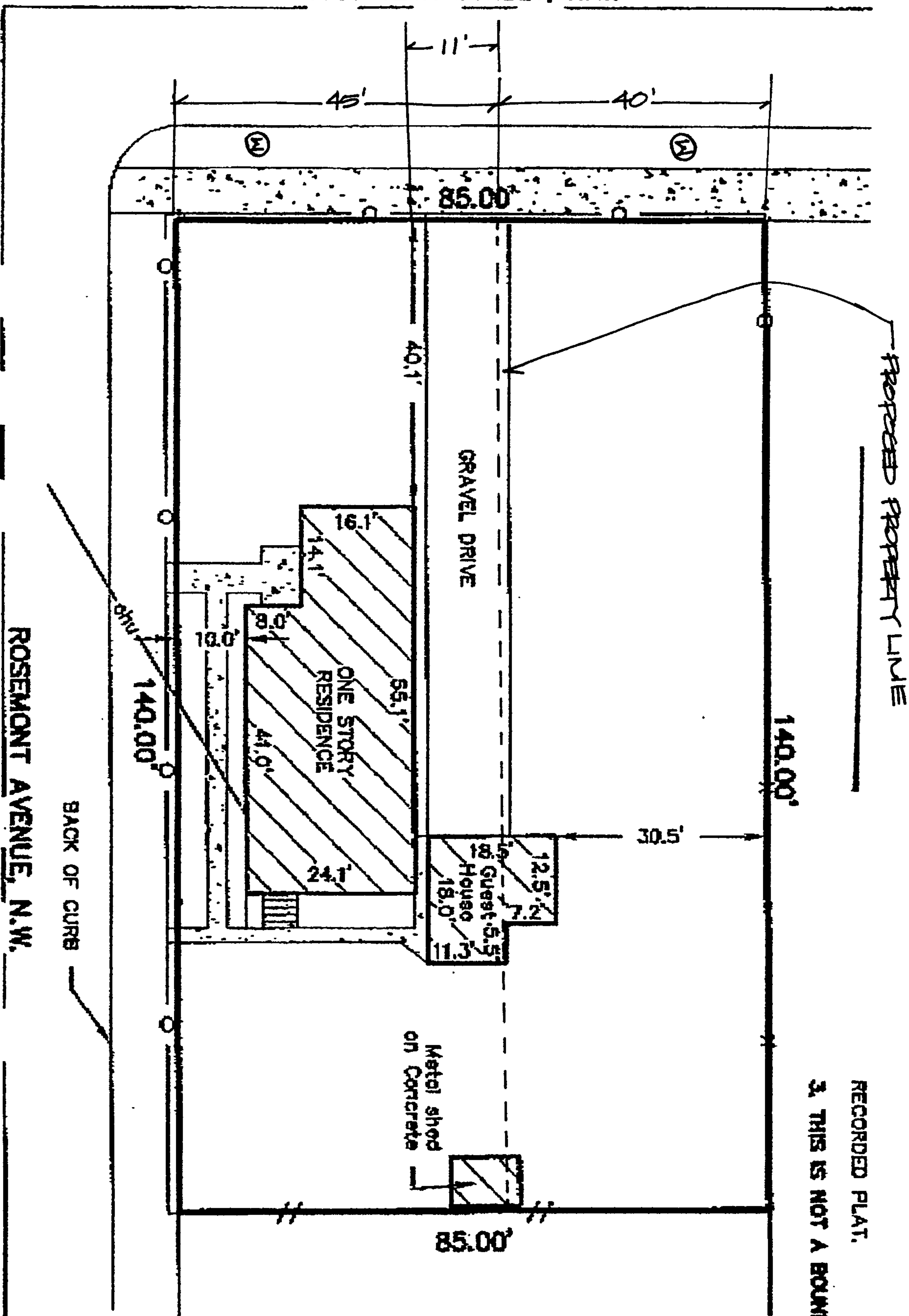
Form revised 8/04, 1/05 & 10/05

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

Application case numbers
06DRB - 01170

Sandy Handley 08/14/06
Planner signature / date
Project # 1005073

1100 12TH STREET, N.W.



NOTES:

1. GUEST HOUSE WILL BE DEMOLISHED
2. METAL SHED ON CONCRETE WILL BE DEMOLISHED
3. UTILITIES SHALL BE SEPARATE
4. WASTEWATER ALREADY EXISTS FOR NEAR LOT

ROSEMONT AVENUE, N.W.

(50' R/W)

BACK OF CURB

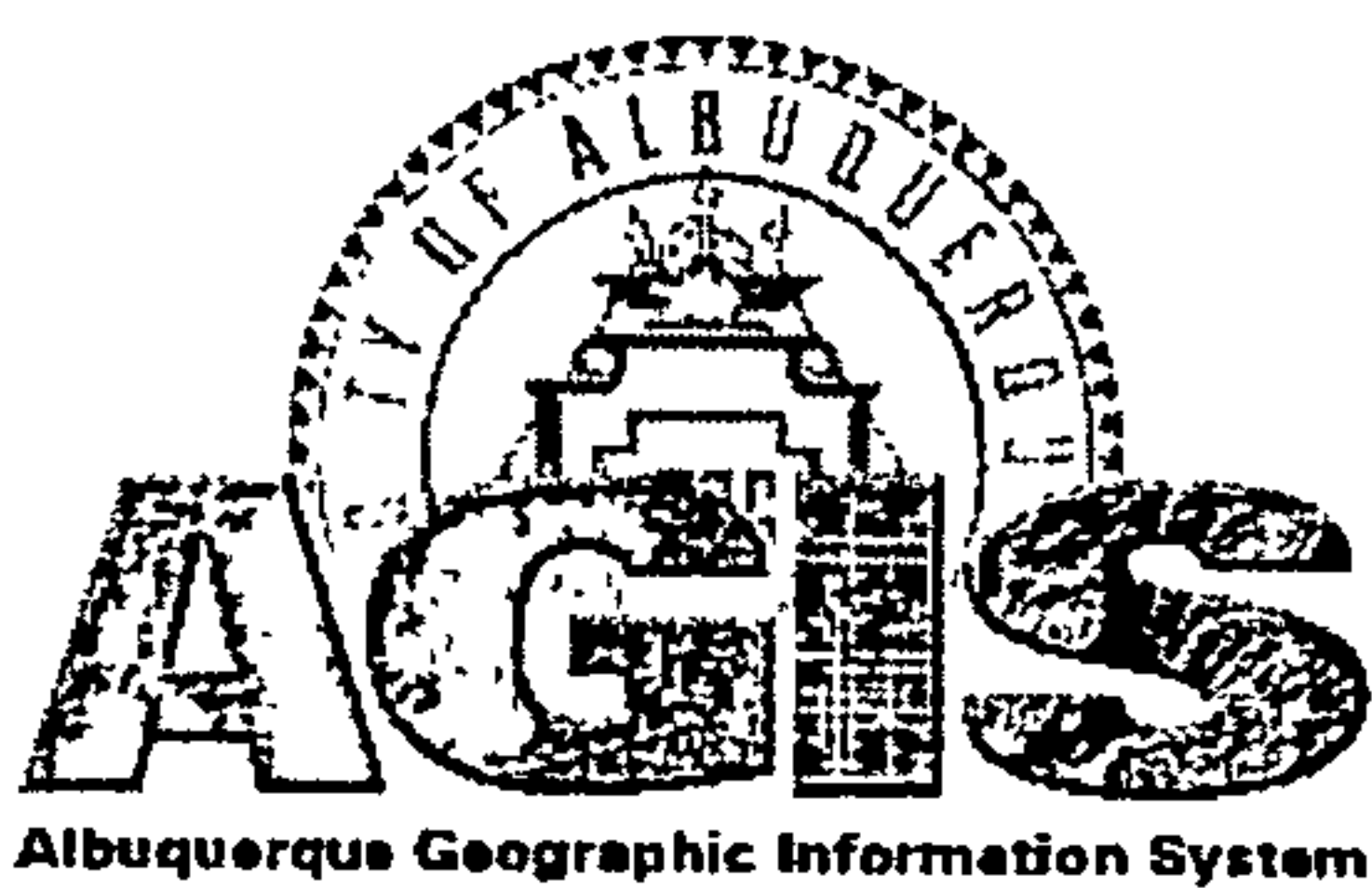
RECORDED PLAT.
3. THIS IS NOT A BOUNDARY SURVEY.

PLOT PLAN



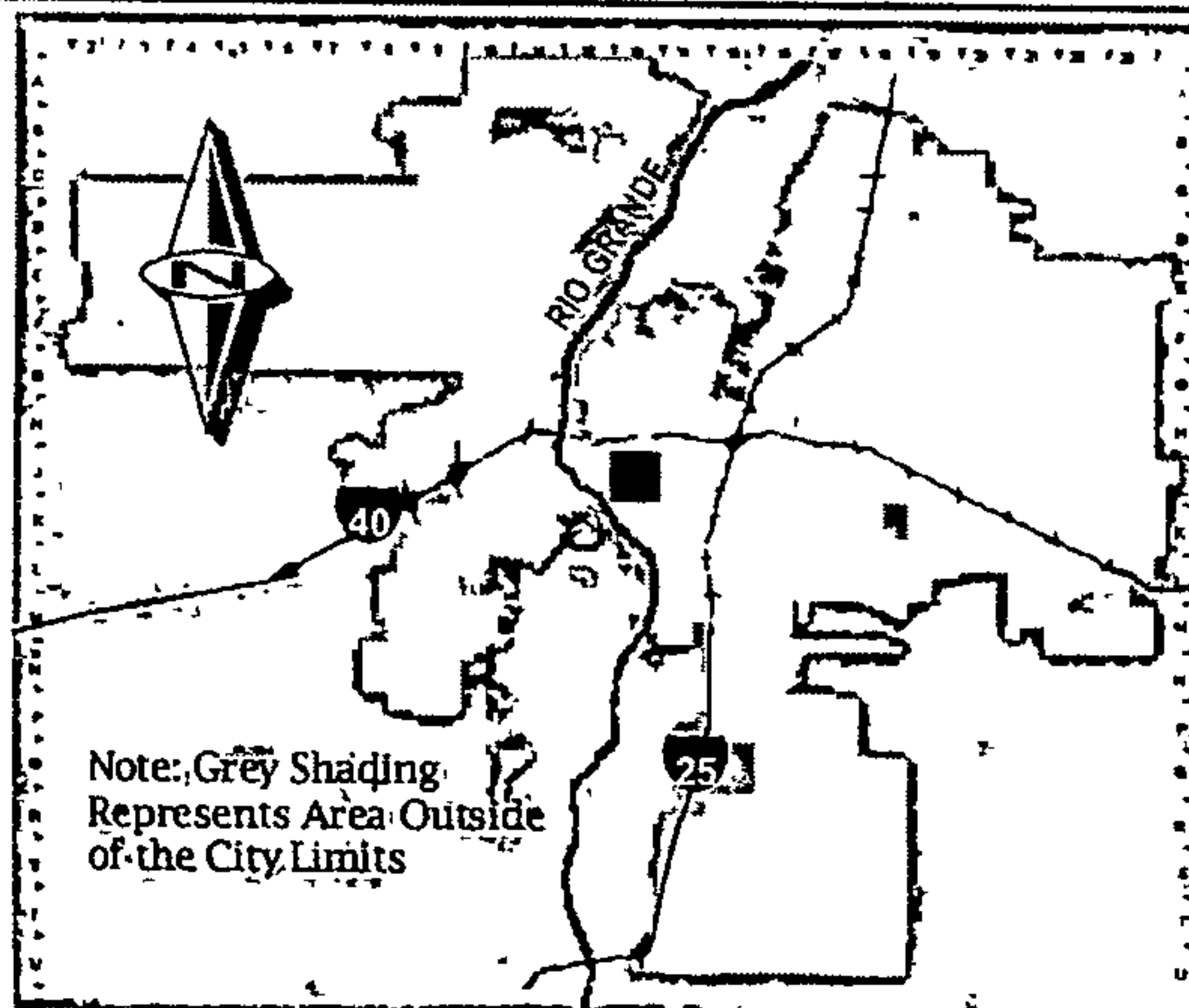


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: 5/1/2006



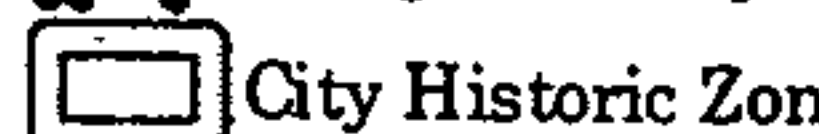
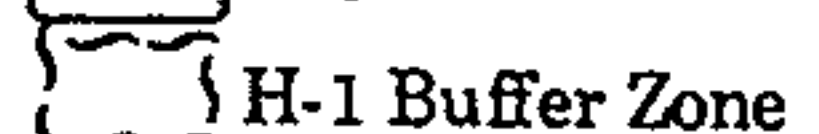




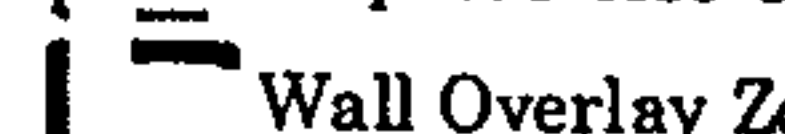


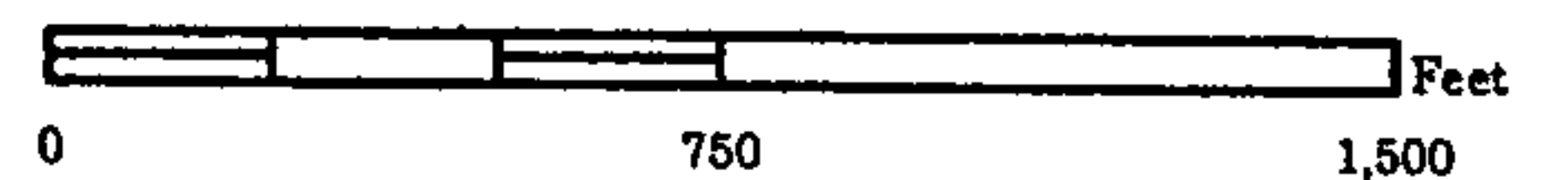
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

J-13-Z

Selected Symbols

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



mod.hab

1100 12th St. NW

abq, nm 87104

505.977.4773

info@modhab.com

August 8, 2006

To Whom It May Concern:

Pertaining to the request submitted by Gabriel and Arlene Gonzalez-Camargo this letter explains the intent of the request. The request to subdivide the lot located at 1100 12th St. NW is based on a desire of the applicants to restore the streetscape back to its original look. As of current the lot is 85 feet in length on its streetfront. The main house is on the southern side of the lot and leaves ample room for another house on the northern side with similar size and scale. In order to construct another residence and preserve the historic integrity of the 12th and Mountain Streets streetscape we are requesting that the lot at 1100 12th St. be replatted as illustrated in the attached siteplan.

Sincereley,

A handwritten signature in black ink, appearing to read 'Alejandro Gonzalez', written over a horizontal line.

alejandros gonzalez