



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 22, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- | | |
|-------------------------------------------|-----------------------|
| A. Call to Order: 9:00 A.M. | Adjourned: 11:22 A.M. |
| B. Changes and/or Additions to the Agenda | |
| C. New or Old Business | |

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001946**
06DRB-01557 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for LOWE'S HOME CENTERS INC request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on SAN PEDRO NE between PASEO DEL NORTE NE and PINO NE containing approximately 33 acre(s). [REF:04DRB-01965] (D-18) **A TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1001218**
06DRB-01558 Major-Two Year SIA

DALE & GAIL ARMSTRONG request(s) the above action(s) for all or a portion of Tract(s) 1-A, **LANDS OF LAFARGE**, zoned M-1 light manufacturing zone, located on EDITH BLVD NE, between CARMONY RD NE and MONTANO NE containing approximately 15 acre(s). (G-15) **A ONE-YEAR SIA WAS APPROVED.**

3. **Project # 1002855**
06DRB-01559 Major-Two Year SIA

VAN H GILBERT ARCHITECT PC agent(s) for EDWARD GARCIA, GARCIA AUTOMOTIVE GROUP request(s) the above action(s) for all or a portion of Lot(s) 5A, Block(s) 24, **EAST END ADDITION**, zoned SU-1 for automobile storage special use zone, located on VERMONT ST NE between LOMAS BLVD NE and MARBLE AVE NE. [REF: 05DRB-00790] (J-19) **A ONE-YEAR SIA WAS APPROVED.**

4. **Project # 1004091**
06DRB-01560 Major-Vacation of Public Easements

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for UNPLATTED LANDS OF AMALGAMATED PARTNERS (to be known as **DESERT GARDEN ESTATES**) zoned R-LT residential zone, located on IRVING BLVD NW, between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). [REF: 06DRB-00942, 06DRB-00943] (A-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1002017**
06DRB-01540 Major-Vacation of Pub Right-of-Way

MYERS, OLIVER & PRICE PC agent(s) for DAVID & PAM MONTOYA request(s) the above action(s) for all or a portion of EDITH BLVD NE between ALAMEDA NE and FRESQUEZ NE. *[Deferred from 11/15/06]* (B-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1004989**

06DRB-01411 Major-Preliminary Plat Approval
06DRB-01412 Major-Vacation of Public Easements
06DRB-01413 Minor-Subd Design (DPM) Variance
06DRB-01414 Minor-Sidewalk Waiver
06DRB-01415 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) A, UNIT 2, WILDERNESS @ HIGH DESERT (to be known as **WILDERNESS CANON @ HIGH DESERT**) zoned SU-2, HD/R-R, located on HIGH DESERT PL NE, between TRAILHEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 06DRB-00933, 04DRB-00713, 04DRB-01723] [*Deferred from 10/25/06 & 11/8/06 & 11/15/06 & 11/22/06*] (F-23) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

7. **Project # 1005191**

06DRB-01454 Major-Preliminary Plat Approval
06DRB-01455 Major-Vacation of Pub Easements
06DRB-01456 Minor-Sidewalk Variance
06DRB-01457 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13-20, Tract(s) A, Block(s) 29, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **SEVANO PLACE SUBDIVISION**) zoned R-D, located on LOUISIANA NE, between ALAMEDA NE and SIGNAL NE containing approximately 7 acre(s). [*Deferred from 11/1/06 & 11/8/06 & 11/15/06*] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/22/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/21/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: ENVIRONMENTAL HEALTH SIGNATURE ON THE PLAT. RADIUS DEDICATIONS ARE REQUIRED PER THE DPM. ZONING SHALL BE SHOWN AS R-D ON THE PLAT. HOME OWNER'S ASSOCIATION PRESIDENT MUST SIGN THE FINAL PLAT. A 5-FOOT PUBLIC ROADWAY EASEMENT MUST BE SHOWN ON THE PLAT AS VACATED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SIDEWALK VARIANCE 06DRB-01456 WAS WITHDRAWN AT THE AGENT'S REQUEST. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project # 1000296**
06DRB-01536 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16A-P1 & 17A-P1, **OXBOW VILLAGE**, zoned SU-3, located on OXBOW VILLAGE LANE NW, between OXBOW DR NW and ST. JOSEPHS DR NW containing approximately 1 acre(s). [REF: 05DRB-00789] [*Deferred from 11/15/06*] (G-11) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITIONS OF FINAL PLAT.**

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

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

9. **Project # 1004927**
06DRB-01632 Minor-SiteDev Plan
BldPermit/EPC

MULLEN HELLER ARCHITECTURE agent(s) for HARVARD MALL PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 6-10 & 16-21, Block(s) 1 **UNIVERSITY HEIGHTS ADDITION**, zoned SU-1,UC, located on HARVARD DR SE, between CENTRAL AVE SE and SILVER AVE SE containing approximately 2 acre(s). [REF: 06EPC-00777] [**Stephanie Shumsky, EPC Case Planner**] [*Indef deferred from 11/22/06*] (K-15) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

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

10. **Project # 1002633**
06DRB-01630 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING AND CONSULTING, LLC agent(s) for JAYEFF CONSTRUCTION request(s) the above action(s) for Lot(s) 1A, **VENTURA PLACE**, zoned SU-1 for mixed uses, located on HOLLY AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 10 acre(s). (C-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

11. **Project # 1005254**
06DRB-01627 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for GILBERT SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) 85, **LOS ALAMOS ADDITION**, zoned SU-1 FOR APT & OFFICE, located on 4TH ST NW, between PLACITAS RD NW and SANDIA RD NW containing approximately 1 acre(s). *[Indef deferred from 11/22/06]* (F-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

12. ~~Project # 1005090~~
06DRB-01606 Minor-Prelim&Final Plat
Approval
06DRB-01607 Minor-Sidewalk Waiver

JAMES TORRES agent(s) for MAURO TORRES & EVANGELINA TORRES request(s) the above action(s) for all or a portion of Lot(s) 130B-1, 130B-2, 130C-1, 130C-2, M.R.G.C.D. Map #31, Tract(s) 130 (to be known as **LANDS OF MAURO TORRES**) zoned RA-2, located on TEODORO RD NW, between RIO GRANDE BLVD NW and DURANES LATERAL containing approximately 1 acre(s). [REF: 06DRB-01212] *[Deferred from 11/15/06]* (F-13) **WITHDRAWN AT THE AGENT'S REQUEST.**

13. **Project # 1005250**
06DRB-01613 Minor-Prelim&Final Plat
Approval

JOSE RODRIGUEZ request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Block T-1, **CARLOS REY SUBDIVISION**, zoned R-2 residential zone, located on CHURCHILL RD SW, between COORS BLVD SW and BATAAN DR SW containing approximately 1 acre(s). *[Deferred from 11/15/06 & 11/22/06]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

14. **Project # 1004688**
06DRB-01572 Minor-Final Plat Approval

CLARK CONSULTING ENGINEERS agent(s) for JOHN ABBOTT & BILL H. BURNS request(s) the above action(s) for all or a portion of Tract(s) 2, 2a & 2b, **ALVARADO GARDENS ADDITION, UNIT 1**, zoned RA-2, located on RIO GRANDE BLVD NW between MATTHEW AVE NW and CAMPBELL RD NW, containing approximately 3 acre(s). [Indef deferred 11/8/06] (G-12/G-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

15. **Project # 1004727**
06DRB-01631 Minor-Sketch Plat or Plan

GARCIA/KRAEMER & ASSOCIATES agent(s) for ELADIO CHAVEZ request(s) the above action(s) for all or a portion of Lot(s) 2, **LANDS OF BACA & CHAVEZ**, zoned RA-2 residential and agricultural zone, located on GRIEGOS RD NW, between RIO GRANDE BLVD NW and DIETZ NW containing approximately 1 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1005253**
06DRB-01625 Minor-Sketch Plat or Plan

LILIA GONZALEZ agent(s) for REYES FLORES request(s) the above action(s) for all or a portion of Lot(s) 2B, **LANDS OF ANDRIANO CANDELARIA**, zoned RD/R-1, located on CALLE SALINAS SW, between 90TH ST SW and 94TH ST SW containing approximately 1 acre(s). [REF: CZ-80-69] (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for November 8 and November 15, 2006. **THE DRB MINUTES FOR 11/8 AND 11/15/06 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:22 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005090

AGENDA ITEM NO: 12

SUBJECT:

Final Plat
Preliminary Plat
Sidewalk Waiver

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

No objection to Sidewalk Waiver request.
No adverse comments.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: NOVEMBER 22, 2006



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 15, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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A. Call to Order: 9:00 A.M.

Adjourned: 12:25 P.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000296**
06DRB-01536 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16A-P1 & 17A-P1, **OXBOW VILLAGE**, zoned SU-3, located on OXBOW VILLAGE LANE NW, between OXBOW DR NW and ST. JOSEPHS DR NW containing approximately 1 acre(s). [REF: 05DRB-00789] [*Deferred from 11/15/06*] (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/22/06.**

2. **Project # 1000572**
06DRB-01535 Major-Vacation of Public Easements
06DRB-01538 Minor-Vacation of Private Easements

ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for Lot(s) 1B, 2, 3, 5A, 6, 7 & 8, **THE LENKURT PROPERTIES**, zoned SU-1 PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 23 acre(s). [REF: 06DRB-01190, 06DRB-01038, 06DRB-01040, 06DRB-01041] (K-21) **VACATION WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1005137**
06DRB-01533 Major-Vacation of Pub Right-of-Way
06DRB-01534 Major-Vacation of Public Easements

FRANK VENAGLIA request(s) the above action(s) for Lot(s) 22, Block(s) 21 CITY RIGHT-OF WAY & LANDSCAPED MEDIAN, **NEW MEXICO TOWN COMPANY ORIGINAL TOWNSITE**, zoned SU-3 special center zone, located on GOLD AVE SW, between 7TH ST SW and 8TH ST SW containing approximately 1 acre(s). [REF: 06DRB-01326] (K-14) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1001999**
06DRB-01528 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING agent(s) for MIQUEL MELENDEZ request(s) the above action(s) for all or a portion of Lot(s) 13A1 through 13A3, Block(s) 14, **RAYNOLDS ADDITION**, zoned SU-2 FOR MFR, located on 11TH ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 1 acre(s). [REF: 06DRB-01871] (K-13) **WITH THE CHANGE TO THE VACATION EXHIBIT THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1002017**
06DRB-01540 Major-Vacation of Pub
Right-of-Way

MYERS, OLIVER & PRICE PC agent(s) for DAVID & PAM MONTROYA request(s) the above action(s) for all or a portion of EDITH BLVD NE between ALAMEDA NE and FRESQUEZ NE. *[Deferred from 11/15/06]* (B-17) **DEFERRED AT THE AGENT'S REQUEST TO 11/22/06.**

6. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub
Right-of-Way
06DRB-01539 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06]* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 12/13/06.**

7. **Project # 1004354**
06DRB-01541 Major-Vacation of Public
Easements

TIERRA WEST LLC agent(s) for MONAHITI LLC request(s) the above action(s) for all or a portion of Lot(s) 22-26 and a portion of Lot(s) 27, Block(s) 9, Tract(s) O, **ORIGINAL TOWNSITE OF WESTLAND**, zoned C-2, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 2 acre(s). [REF: 06DRB-01426, ZA-96-227] (K-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

8. **Project # 1004851**
06DRB-01452 Major-Preliminary Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for THE SAWMILL DEVELOPMENT COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) 2, LANDS OF MCCLAIN and Tract(s) A-3, LANDS OF AND WILLIAM ANDREW MCCORD (to be known as **ANTIGUA TRAVESIA**, zoned S-M1, located on ZEARING AVE NW, between RIO GRANDE BLVD NW and 19TH ST NW containing approximately 3 acre(s). [REF: 06DRB-00556, 06DRB-01095] *[Deferred from 11/1/06 & 11/8/06]* (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/15/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/27/06 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: DEVELOPER MUST INCLUDE ON THE RESIDENTIAL SUBDIVISION FINAL PLAT 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)."**

9. **Project # 1005191**
06DRB-01454 Major-Preliminary Plat
Approval
06DRB-01455 Major-Vacation of Pub
Right-of-Way
06DRB-01456 Minor-Sidewalk Variance
06DRB-01457 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13-20, Tract(s) A, Block(s) 29, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **SEVANO PLACE SUBDIVISION**) zoned R-D, located on LOUISIANA NE, between ALAMEDA NE and SIGNAL NE containing approximately 7 acre(s). *[Deferred from 11/1/06 & 11/8/06 & 11/15/06]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/22/06.**

10. **Project # 1004989**
06DRB-01411 Major-Preliminary Plat Approval
06DRB-01412 Major-Vacation of Public Easements
06DRB-01413 Minor-Subd Design (DPM) Variance
06DRB-01414 Minor-Sidewalk Waiver
06DRB-01415 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) A, UNIT 2, WILDERNESS @ HIGH DESERT (to be known as **WILDERNESS CANON @ HIGH DESERT**) zoned SU-2, HD/R-R, located on HIGH DESERT PL NE, between TRAILHEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 06DRB-00933, 04DRB-00713, 04DRB-01723] [*Deferred from 10/25/06 & 11/8/06 & 11/15/06*] (F-23) **DEFERRED AT THE AGENT'S REQUEST TO 11/22/06.**

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

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

11. **Project # 1004167**
06DRB-01611 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Lot(s) 10-B-1, **BOSQUE PLAZA**, zoned C-1 (SC) located on COORS BLVD NW, between LA ORILLA RD NW and BOSQUE PLAZA LANE NW containing approximately 1 acre(s). [REF: 06EPC-00066] [**Catalina Lehner, EPC Case Planner**] [Heard under Project #1004647 which is incorrect] (D-12 & E-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

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

12. **Project # 1005247**
06DRB-01605 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GILBERT LOVATO, K-RAM INC request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 10, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-1 & M-1, located on OAKLAND AVE NE, between SAN MATEO BLVD NE and EAGLE AVE NE containing approximately 1 acre(s). (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13. **Project # 1004943**
06DRB-01547 Minor-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JULIE GUITERREZ request(s) the above action(s) for all or a portion of Tract(s) D, VILLAGE CENTER NORTH (to be known as **PINNACLE PEAK TOWNHOMES**) zoned SU-1 for mixed use, located on PINNACLE PEAK NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 2 acre(s). [REF: 06DRB-01164, 06DRB-01165, 06DRB-01167] [*Deferred from 11/1/06 & 11/8/06*] (A-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, APS LANGUAGE AND TO RECORD.**

14. **Project # 1004918**
06DRB-01612 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4-A-1, 4-A-2 & 4-A-3, **MESA DEL SOL, BUILDINGS 2 & 3**, zoned SU-2 Planned Community, located on I-25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,287 acre(s). [REF: 06DRB-00744] (R-16, Q-16, R-15, R-17, S-14, S-16, S-17 & T-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ENCROACHMENT AGREEMENT, PROOF OF RECORDED EASEMENTS & REMOVAL OF VACATION LANGUAGE AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

~~15. **Project # 1005090**~~
06DRB-01606 Minor-Prelim&Final Plat Approval
06DRB-01607 Minor-Sidewalk Waiver

JAMES TORRES agent(s) for MAURO TORRES & EVANGELINA TORRES request(s) the above action(s) for all or a portion of Lot(s) 130B-1, 130B-2, 130C-1, 130C-2, M.R.G.C.D. Map #31, Tract(s) 130 (to be known as **LANDS OF MAURO TORRES**) zoned RA-2, located on TEODORO RD NW, between RIO GRANDE BLVD NW and DURANES LATERAL containing approximately 1 acre(s). [REF: 06DRB-01212] [*Deferred from 11/15/06*] (F-13) **DEFERRED AT THE AGENT'S REQUEST TO 11/22/06.**

16. **Project # 1005250**
06DRB-01613 Minor-Prelim&Final Plat
Approval

JOSE RODRIGUEZ request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Block T-1, **CARLOS REY SUBDIVISION**, zoned R-2 residential zone, located on CHURCHILL RD SW, between COORS BLVD SW and BATAAN DR SW containing approximately 1 acre(s). *[Deferred from 11/15/06]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/22/06.**

17. **Project # 1005226**
06DRB-01543 Minor-Prelim&Final Plat
Approval

ROSS HOWARD COMPANY agent(s) for ESTELLE BEATY-VAHN request(s) the above action(s) for all or a portion of Lot(s) 1-3 and vacated Garcia Street, Block(s) 42, **SKYLINE HEIGHTS SUBDIVISION**, zoned C-3 & M-1, located on ACOMA ST SE, between ALTEZ ST SE and CONCHAS ST SE containing approximately 1 acre(s). *[Indef deferred on a no show on 11/1/06 & 11/15/06]* (L-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

18. **Project # 1004820**
06DRB-01573 Minor-Sketch Plat or Plan

EASTERLING CONSULTANTS LLC agent(s) for AQUATIC CONSULTANTS request(s) the above action(s) for all or a portion of Tract(s) D-1-B, **ADOBE WELLS SUBDIVISION**, zoned C-2, located on EAGLE RANCH NW, between IRVING NW and WESTSIDE DR NW containing approximately 4 acre(s). (B-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1005094**
06DRB-01574 Minor-Sketch Plat or Plan

EASTERLING CONSULTANTS LLC agent(s) for J. K. DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) A, **GRANDE HEIGHTS SUBDIVISION**, zoned R-1, located on VISTA GRANDE DR NW, between SEQUOIA RD NW and REDLANDS RD NW containing approximately 1 acre(s). (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

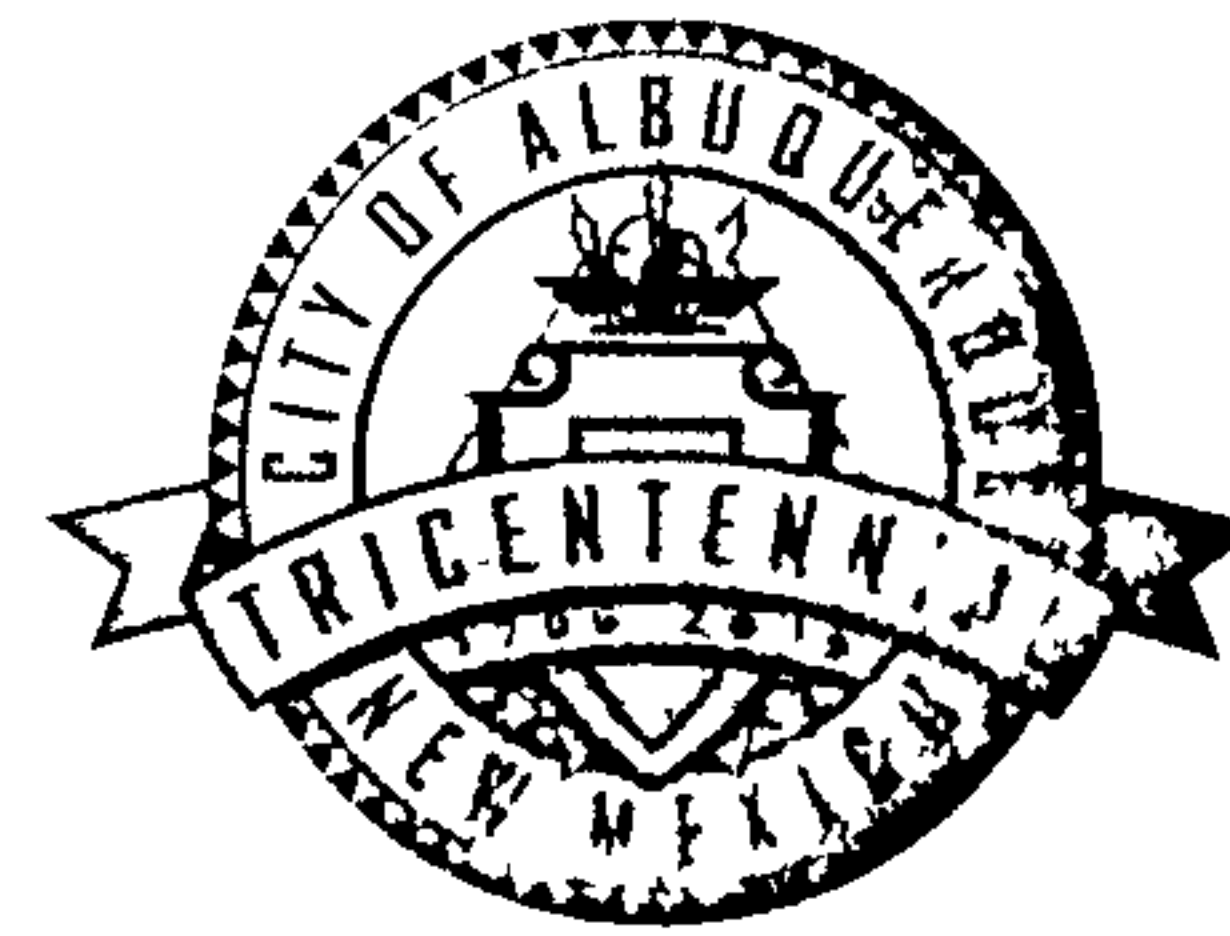
20. **Project # 1005073**
06DRB-01614 Minor-Sketch Plat or Plan

MOD HAB LLC request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 11, **ROSEMONT ADDITION**, zoned S-R, located on 12TH ST NW, between ROSEMONT NW and ARIAS NW containing approximately 1 acre(s). [REF: 06DRB-01170] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board Minutes for November 8, 2006. **APPROVAL OF DRB MINUTES WAS DEFERRED.**

ADJOURNED: 12:25 P.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005090

AGENDA ITEM NO: 15

SUBJECT:

Final Plat
Preliminary Plat
Sidewalk Waiver

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Waiver request.
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

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

ITEM # 15

PROJECT # 1005090

APPLICATION # 06DRB-01606&01607

RE: Lots 130B-1, 130B-2, 130-C1 and 130C-2, MRGCD Map 31,
Tract 130/minor plat & sw

The property is currently zoned RA-2, a residential zone, eligible for the payment of APS facilities fees. Applicant was sent to APS when he said the property was used for agricultural purposes only now. Planning is asking APS to provide an exemption statement for the applicant for this platting action. When he does develop, he should pay at building permit.

The lots are large enough for RA-2 zoning.

Planning will take delegation to record the plat.



Sheran A Matson, AICP

DRB Chair

924-3880 fax 924-3864 smatson@cabq.gov



#15
1005090
11/15/2006

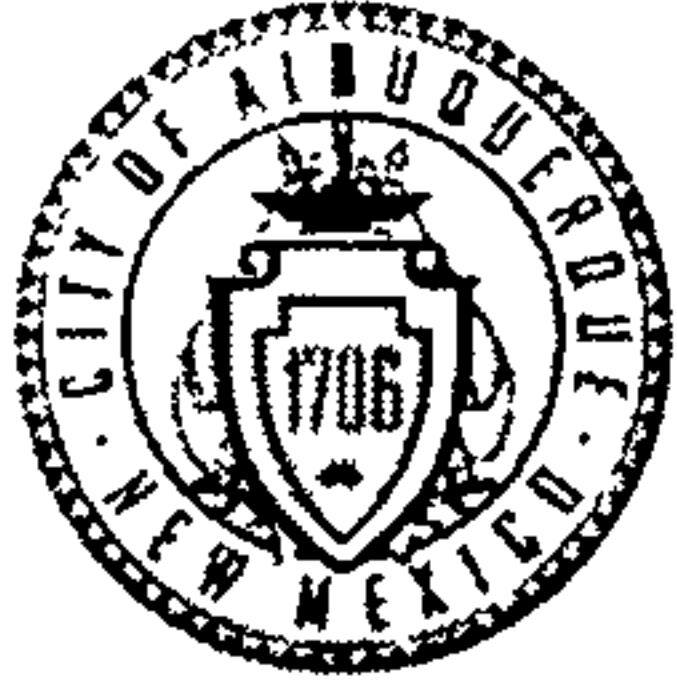
RA-2
E13

MIEGOS

TROPORO

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
8/30/06	MRGD Map # 31 Proj 1005090	Sketch	Comments given
11/15/06	Lands of Mauns Jones Proj 1005090	Prelt. Final Sidewalk Water	



IMPACT FEES

Development Review Board 8/30/06

Agenda Item Number: 17

Project Number: 1005090

Site: Lots 130B-1, 130B-2, 130C & 130C-1 Tract 130

M.R.G.C.D. Map # 31

Zoned: RA-2

Impact Fees are not applicable at this time of platting. However, Impact Fees will be required at the time a building permit is issued for each home on each lot. Using an average of 2000sf of heated area the estimated impact fees are as follows:

3. Public Safety Facilities, Eastside: \$552.00
4. Parks, Recs., Trails, N. Valley/I-25 area: \$3260.00

JACK CLOUD
IMPACT FEE ADMINISTRATOR



#17

1005090
8-30-06

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1005090

AGENDA ITEM NO: 17

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

REV/CMT:(x) APP:() 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

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 28, 2006

November 20, 2006

City of Albuquerque
Development Review Board
600 2nd Street N.W.
Albuquerque, NM 87102

Application Withdrawal

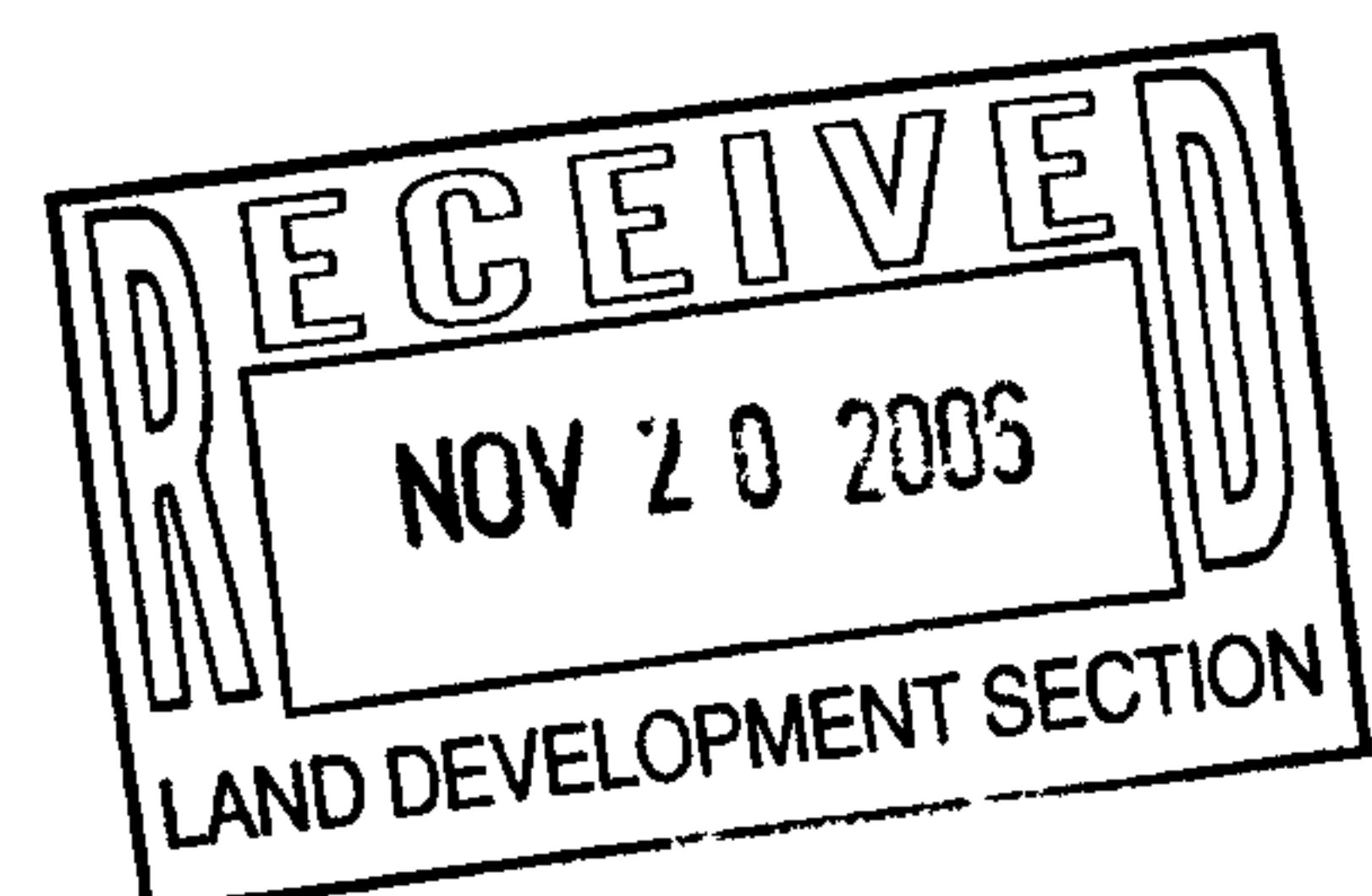
I, Mauro P. Torres and my wife Evangelina H. Torres, are requesting to
Withdraw our Application for a Minor Subdivision action.

DRB CASE NO/PROJECT	NO: 1005090
Preliminary Plat and Final Plat	NO: 06.01606
Sidewalk Waiver	NO: 06.01607

Thank you for all the assistance and help with this matter.

Mauro P Torres
Mauro P. Torres
2431 Teodoro Rd. NW
Albuquerque, NM 87107

Evangelina H. Torres
Evangelina H. Torres
2431 Teodoro Rd. NW
Albuquerque, NM 87107





DRB CASE ACTION LOG

REVISED 9/28/05

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

DRB Application No.: DRB-01606 (PIF) Project # 1005090
 Project Name: Land of Mauro Lopez
 Agent: James Torres Phone No: 514-1899

Project Number

1005090

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): _____
- _____
- _____
- _____

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



Dr. Brad Winter EXECUTIVE DIRECTOR

FINAL PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

APS, having reviewed the proposed plat of Tracts 130-B and 130-C as shown on the Middle Rio Grande Conservancy District Amended Map 31 situate within the projected section 31, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico with the Elena Gallegos Land Grant, which is zoned as RA-2, on November 10, 2006 submitted by James Torres, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner is correcting the legal descriptions for these lots, which ultimately consolidates five lots into three lots.

ALBUQUERQUE PUBLIC SCHOOLS

By: Brad Winter Signature

BRAD WINTER

Dr. Brad Winter, Executive Director Facilities & Support Operations

STATE OF NEW MEXICO COUNTY OF BERNALILLO

This instrument was acknowledged before me on 11/13/2010 by Brad Winter as Executive Director, Facilities 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) OFFICIAL SEAL Mary Ann Rhinehart NOTARY PUBLIC STATE OF NEW MEXICO My commission expires: 9/13/2010

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION		Supplemental form	
<input type="checkbox"/> Major Subdivision action	<input type="checkbox"/> S	<input type="checkbox"/> Z	ZONING & PLANNING
<input type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Vacation			<input type="checkbox"/> County Submittal
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> V	<input type="checkbox"/> EPC Submittal
			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	<input type="checkbox"/> P		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision Purposes			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<input type="checkbox"/> L	<input type="checkbox"/> A	APPEAL / PROTEST of...
STORM DRAINAGE	<input type="checkbox"/> D		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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: Mauro P. Torres + Evangelina H. Torres PHONE: 505-514-1899
 ADDRESS: 2431 Teodoro Rd NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____
 AGENT (if any): James Torres PHONE: 505-514-1899
 ADDRESS: 2431 Teodoro Rd NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: _____
 DESCRIPTION OF REQUEST: PRELIMINARY & FINAL PLAT, SIDEWALK WAYLIER

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. 130B-1, 130B-2, 130C-1 + 130C-2, M.R.G.C.D Block: _____ Unit: _____
 Subdiv. / Addn. SECTION 31 TRCT 130 MAP #31 TRK LANDS OF MAURO TORRES
 Current Zoning: RA-2 Proposed zoning: _____
 Zone Atlas page(s): F-13 No. of existing lots: 4 No. of proposed lots: 2
 Total area of site (acres): 0.8460 Density if applicable: dwellings per gross acre: 0 dwellings per net acre: 0
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101306103014030320 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Rio Grande Blvd & Teodoro Rd NW
 Between: ZIFEGO Rd. and DON ONDRE Trail

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-01212

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

SIGNATURE James Torres DATE 11/14/04
 (Print) JAMES TORRES Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB-01604</u>	<u>P&F</u>	<u>S(3)</u>	\$ <u>285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>06DRB-01607</u>	<u>SW</u>	<u>V</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CMF</u>		\$ <u>20.20</u>
<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>11/15/04</u>			Total \$ <u>305.20</u>

Xc-Sis 11/14/04
 Planner signature / date

Project # 1005090

FORM S(3): SUBDIVISION - D.R.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.

JAMES TORRES Applicant name (print)
[Signature] Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
DRB-01606

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

[Signature] Planner signature / date

Project # 1005090

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
- Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
- Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
- Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**.
(Not required for dedicated and City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **24 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
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **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 variance or waiver
- Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **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 deferral or extension
- Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (not to exceed 8.5" by 14") **6 copies**
- Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (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 vacation
- Letter of authorization from the grantors and the beneficiaries
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

VACATION OF RECORDED PLAT

- 6 copies** of the recorded plat to be vacated.
- 6 copies** of documents justifying the vacation.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter describing, explaining, and justifying the vacation
- Any original and/or related file numbers are listed on the cover application
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

JAMES TORRES
Applicant name (print)

[Signature]
Applicant signature / date



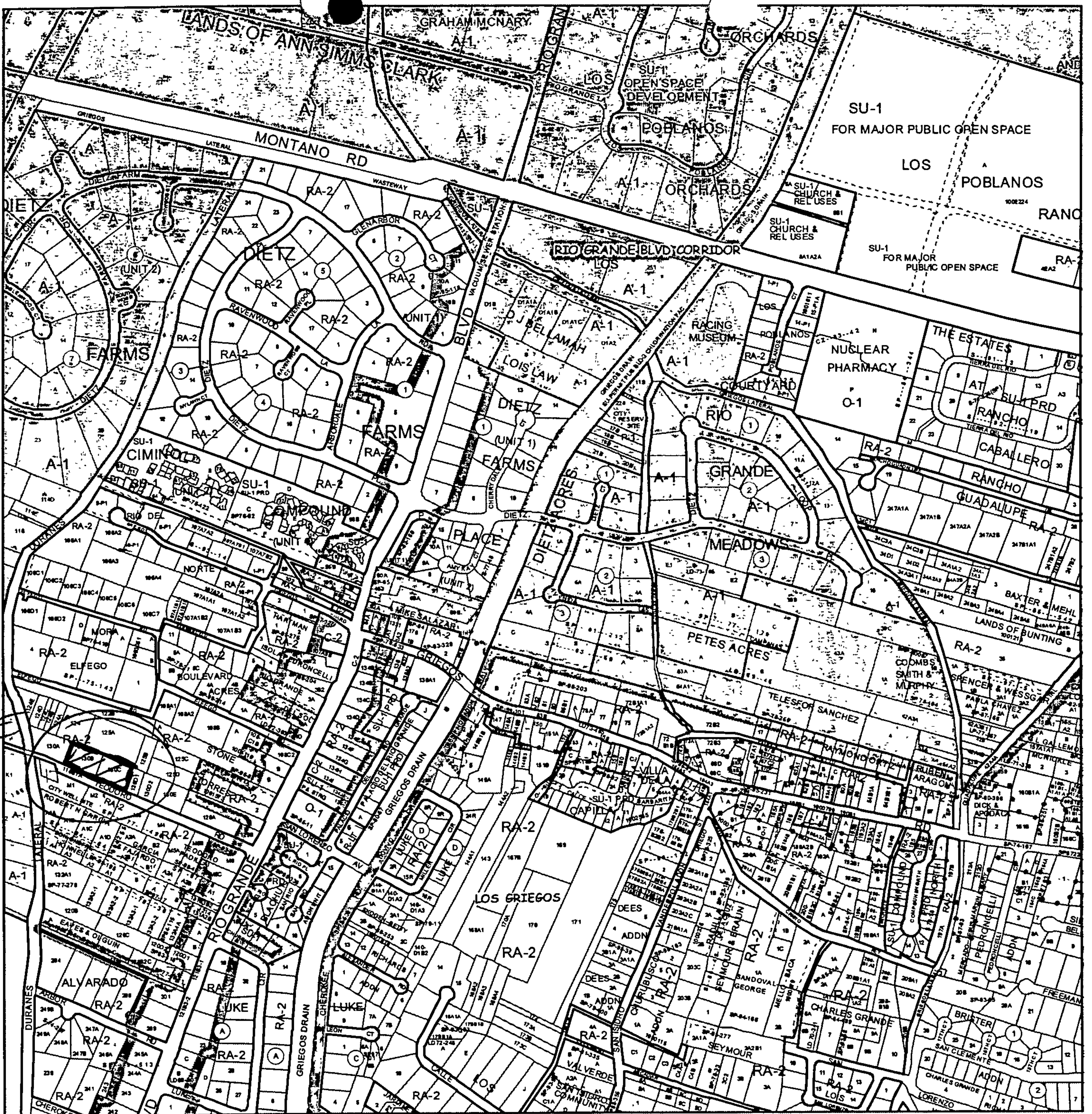
Form revised 4/03, 10/03 and APRIL 2006

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


Application case numbers
06DRB - 01607

[Signature] 11/2/06
 Planner signature / date

Project # 1005090

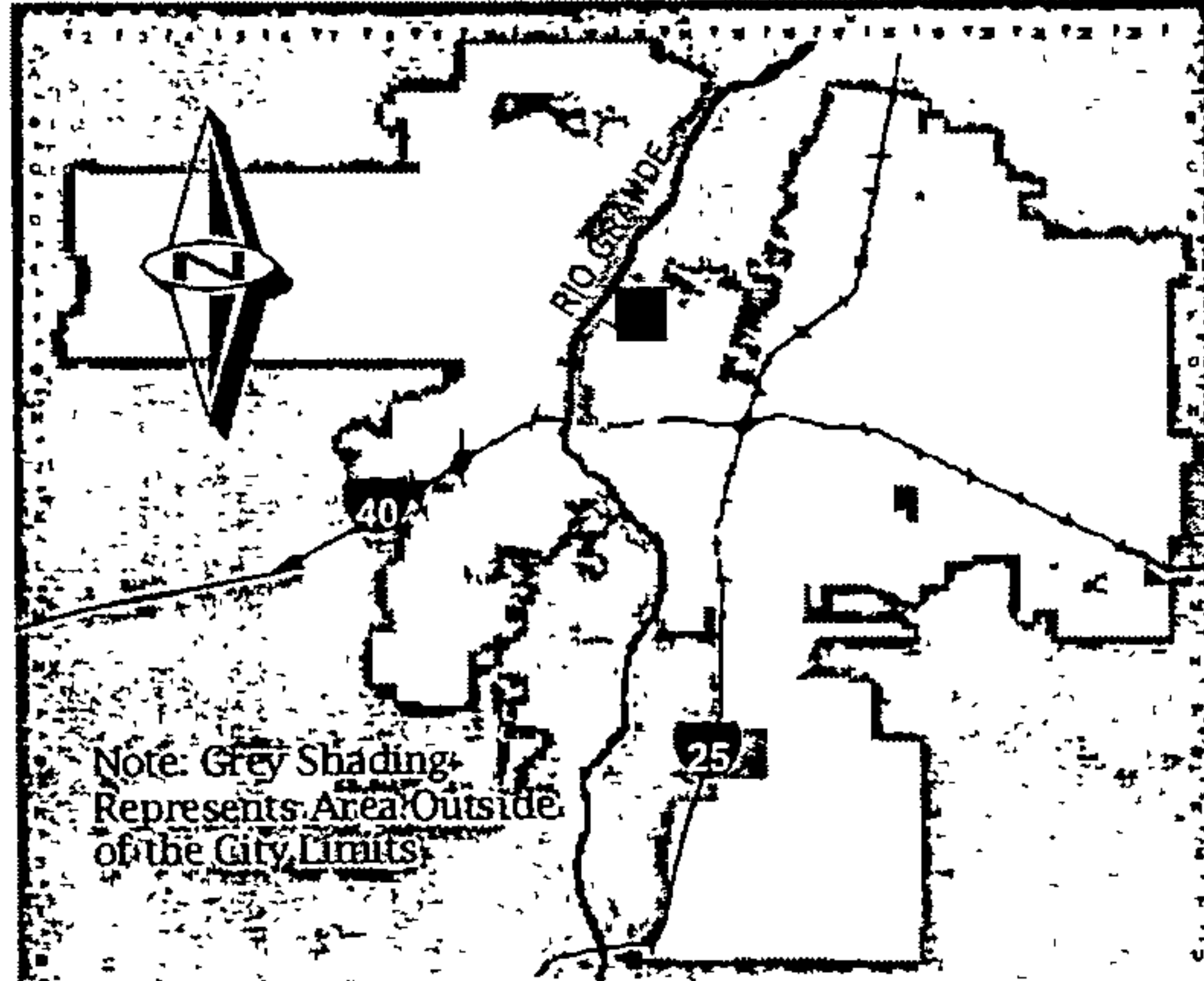


For more current information and more details visit <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: 5/1/2006



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-13-Z

Selected Symbols

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

0 750 1,500 Feet

November 6, 2006

City of Albuquerque
Development Review Board
600 2nd Street N.W.
Albuquerque, NM 87102

Sidewalk Waiver:

I'm requesting a Sidewalk Waiver for the subdivision of lots identified, as Tracts 130B (Lot 1) and 130C (Lot 2) of M.R.G.C.D., Map # 31, on Teodoro Rd NW, Albuquerque, NM. 87107. These Lots are used for Agricultural purposes, also there are no curbs or sidewalks on Teodoro Rd.

Thank You

Mauro P Torres
Mauro P. Torres
2431 Teodoro Rd. NW
Albuquerque, NM 87107

Evangelina H. Torres
Evangelina H Torres
2431 Teodoro Rd. NW
Albuquerque, NM 87107

November 6, 2006

City of Albuquerque
Development Review Board
600 2nd Street N.W.
Albuquerque, NM 87102

The purpose of this request (Plat) is to combine the three existing lots of Tract 130 M.R.G.C.D. Map #31 identified, as lot Nos. 130-B1, 130-B2 and 130-C1 into two lots identified as lot 130-B (Lot 1) and lot 130-C (Lot 2).

The three existing lots were recorded at the assessor's office only by split request. This replat is to remove said split request and update previous general description surveys for future development.

Thank You

Mauro P. Torres

Mauro P. Torres
2431 Teodoro Rd. NW
Albuquerque, NM 87107

Evangelina H. Torres

Evangelina H. Torres
2431 Teodoro Rd. NW
Albuquerque, NM 87107

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

PAID RECEIPT

APPLICANT NAME MAURO TORRES

AGENT JAMES TORRES

ADDRESS _____

PROJECT & APP # 1005090 / 06DRB - 01606, 01607

PROJECT NAME LANDS OF MAURO TORRES

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 285.00 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 305.00 TOTAL AMOUNT DUE

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


11/6/2006
RECEIPT# 00071272 USH 007 TRASH 0114
Account 441032 Fund 0110
Activity 3424000 TRSVR
Trans Amt \$305.00
J24 Misc \$20.00

Thank You

JAMES TORRES
2431 TEODORO RD. NW
ALBUQUERQUE, NM 87107

DATE 11-6-06 5090 95-8391/3070 06

PAY TO THE ORDER OF City of Albuquerque \$ 305.00
Three hundred dollars & 00/100 DOLLARS


P.O. Box 23040
Albuquerque, New Mexico 87192-1040

FOR final Plat J Torres MP

⑆30708391⑆ 01859100⑆ 211 5090

Security features are included. Details on back.

N
W · E
S

130 B
Lot 1

130 C
Lot 2

13 D

← Property Line

12'

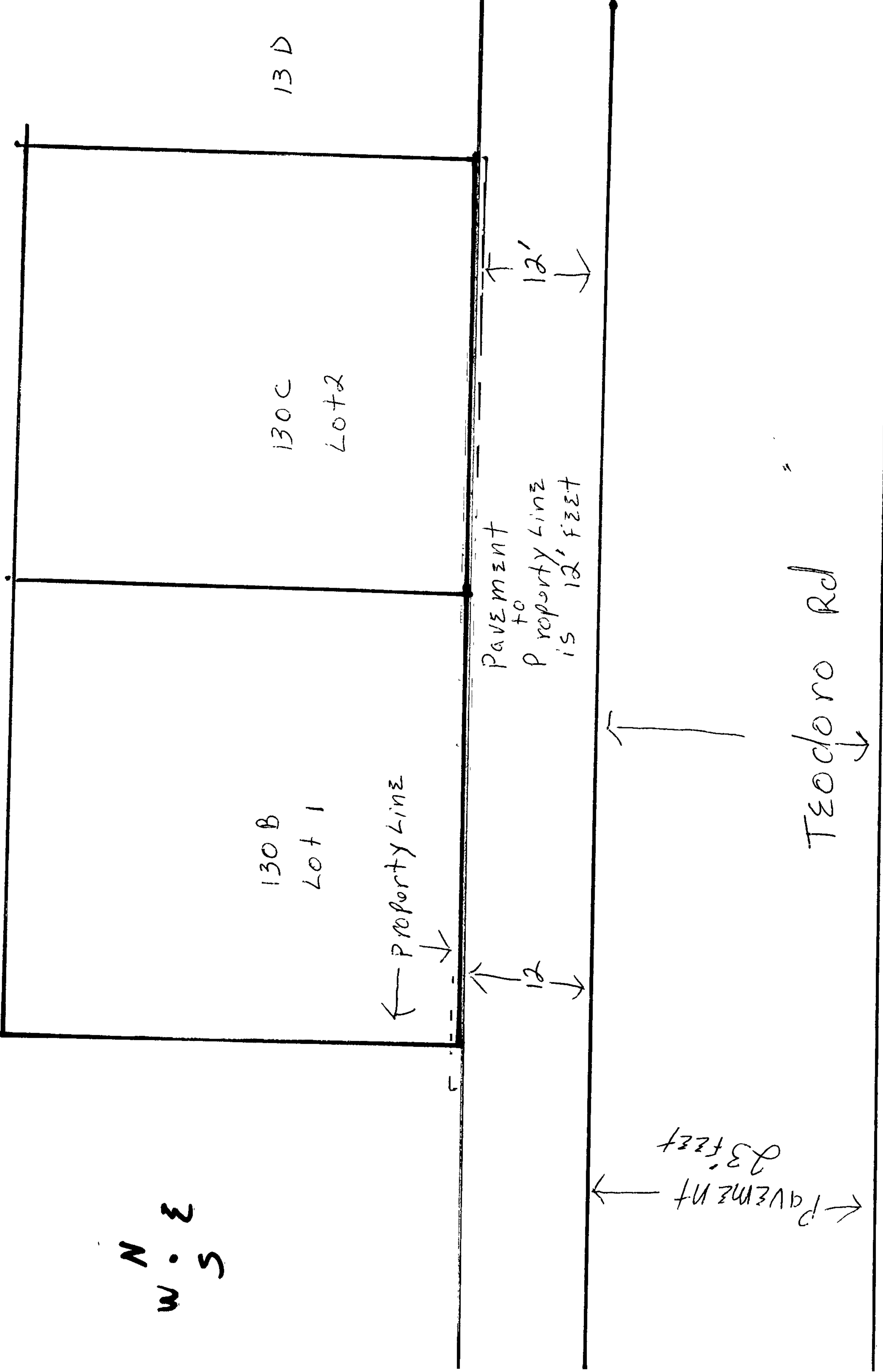
Pavement
to
Property Line
is 12' Feet

12'

← Pavement
23' Feet

↑

Teodoro Rd



City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

<p>SUBDIVISION</p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action <i>SK</i></p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> for Subdivision Purposes</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE</p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p>S Z</p> <p>V</p> <p>P</p> <p>L A</p> <p>D</p>	<p>ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p><input type="checkbox"/> Street Name Change (Local & Collector)</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
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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: mauro P. TORRES PHONE: 505-514-1899

ADDRESS: 2431 TEODORO Rd NW FAX: _____

CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: _____

Proprietary interest in site: _____ List all owners: mauro, Evangelina TORRES

AGENT (if any): JAMES TORRES PHONE: 505-514-1899

ADDRESS: 2431 TEODORO Rd. NW FAX: _____

CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: _____

DESCRIPTION OF REQUEST: Sketch plat to change 3 lots into 2 lots or 4 lots

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

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

Lot or Tract No. Lot 130 B-1, 130 B-2, 130 C, 130 C-1 Block: _____ Unit: _____

Subdiv. / Addn. Section 31, T1N, R3E - Tract 130 MRCD amended map 31

Current Zoning: RA-2 Proposed zoning: _____

Zone Atlas page(s): F-43 No. of existing lots: _____ No. of proposed lots: _____

Total area of site (acres): 0.8460 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____

UPC No. 101306103014030320 MRCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: TEODORO Rd NW & Rio Grande Blvd. NW

Between: ELFEGO NW and _____

CASE HISTORY:

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

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

SIGNATURE James Torres DATE 8-21-06

(Print) JAMES TORRES _____ Applicant _____ Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>06DRB 01212</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>08/30/06</u></p>	<p>Action</p> <p><u>SK</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p><u>5(3)</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>0.00</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>0.00</u></p>
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Sandy Hudley 08/21/06 Project # 1005090

PLANNER SIGNATURE/DATE

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.

JAMES TORRES 821-06
Applicant name (print)
[Signature] 8-21-06
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- - 01212
_____-_____-_____
_____-_____-_____

Sandy Handley 08/21/06
Planner signature / date
Project # 1005090

August 20, 2006

City of Albuquerque
Development Review Board
600 2nd Street N.W.
Albuquerque, NM 87102

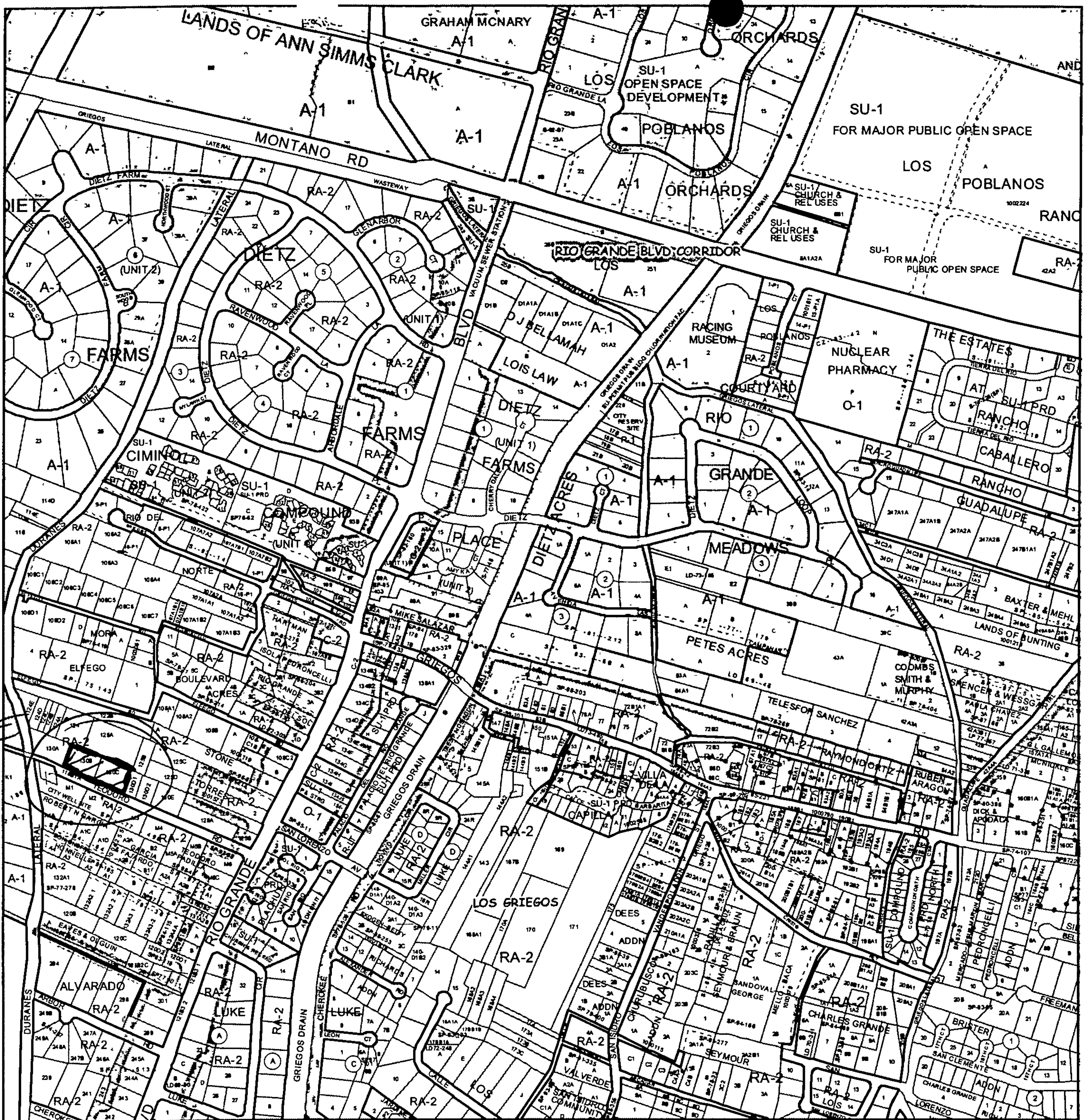
The purpose of this request (Plat) is to combine the three existing lots of Tract 130 M.R.G.C.D. Map #31 identified, as lot Nos. 130-B1, 130-B2 and 130-C1 into two lots identified as lot 130-B1A and lot 130-C1A.

The three existing lots were recorded at the assessor's office only by split request. This replat is to remove said split request and update previous general description surveys for future development.

Thank You

A handwritten signature in black ink that reads "Mauro P. Torres". The signature is written in a cursive style with a large initial 'M' and 'T'.

Mauro P. Torres
2431 Teodoro Rd. NW
Albuquerque, NM 87107



SITE

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

