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

7. Project# 1005094-\*
09DRB-70342 SKETCH PLAT REVIEW
AND COMMENT

RHOMBUS CONSULTING agent(s) for ANTONIO BILOTTO request(s) the above action(s) for all or a portion of Lot(s) 7-A & 8, Block(s) A, GRANDE HEIGHTS zoned R-1, located on 3616 WARD CT NW BETWEEN VISTA GRANDE NW AND RIO GRANDE RIVER (G-11)THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

8. Other Matters: None.

DRB 11/18/09

### CITY OF ALBUQUERQUE

## PLANNING DEPARTMENT **November 18, 2009 DRB Comments**

**ITEM #7** 

**APPLICATION # 09-70342** PROJECT # 10005094

RE: Lots 7-B & 8, Block A, Grande Heights Addition

The topography of the site raises significant questions regarding Land Suitability - Section 14-14-2-3 of the Subdivision Ordinance. The height and treatment of retaining walls needs to be resolved prior to platting. An east-west cross section of the property is needed, showing existing and proposed topography.

Access via the proposed easement needs to be addressed – typically the maximum number of lots on a 26 foot easement would be three, but it appears this easement would be serving four lots (7-A, 7C, 7D and 7E).

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

# DXF Electronic Approval Form

DRB Project Case #:	1005094			
Subdivision Name:	GRANDE HEIGHTS BLOC	CK A LOT	7A & 7B	
Surveyor:	CLYDE J KING	· · · · · · · · · · · · · · · · · · ·		
Contact Person:	SAUL CASTILLO			
Contact Information:	881-6690			
DXF Received:	3/23/2009	Hard C	Copy Received: 3/23/2009	
Coordinate System:	NMSP Grid (NAD 83)			
2 Jun			03.23.2009	
	Approved		Date	
* The DXF file canno	t be accepted (at this time) f	for the follo	owing reason(s):	
				·
				<del></del>
. — · · · · · · · · · · · · · · · · · ·				

## AGIS Use Only

Copied fc **5094** 

to agiscov on 3/23/2009

Contact person notified on 3/23/2009



# 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.

<u> </u>	Application No.: 08DRB-70507	Project # 1005094
Proje	ect Name: GRANDE HEIGHTS SUBDIVISION	
Ager	nt: ANTONIO BELOTTO	Phone No.:
follov	request was approved on <u>/ 2-17-08</u> by the wing departments.  STANDING SIGNATURES COMMENTS TO BE	
	TRANSPORTATION:	
	······································	
	UTILITIES:	
<b>_</b>	CITY ENGINEER / AMAFCA:	
	PARKS / CIP:	
		······································
	<del>***                                    </del>	
	PLANNING (Last to sign):	
	Planning must record this plat. Please sub	amit the following items:
	-The original plat and a mylar copy for the	
	-Tax certificate from the County Treasurer	
	-Recording fee (checks payable to the Cou	
	-Tax printout from the County Assessor.	
	☐ 3 copies of the approved site plan.	
	with the County Clerk.	t be obtained prior to the recording of the plat
		must be obtained prior to Planning
	Department's signature.	
	AGIS DXF File approval required.	
	Copy of recorded plat for Planning	

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

6. Project# 1007490 08DRB-70466 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CONSENSUS PLANNING agent(s) for C&S EQUITIES LLC request(s) the above action(s) for all or a portion of Tract(s) 3B, LANDS OF IHS ACQUISITION NO. 120, INC., zoned SU-2 FOR HOSPITAL AND MEDICAL, located on HORIZON BLVD NW BETWEEN NORTH DIVISION CHANNEL AND BALLOON FIESTA PARK NW containing approximately 18.7 acre(s). (B-17 & C-17) WITH THE SIGNING OF THE INFRASTRUCTURE LIST 12/17/08, THE PRELIMINARY PLAT WAS DEFERRED APPROVED. PLAT FINAL INFRASTRUCTURE LIST IS FINANCIALLY WITH CONDITIONS FOR GAURANTEED MAINTENANCE AND BENEFICIARIES, AND ACKNOWLEDGEMENT NOTE WITH REGARD SIGNAL LIGHT ON HORIZON AND ALAMEDA.

7. Project# 1004428
08DRB-70510 MINOR - TEMP DEFR
SWDK CONST
08DRB-70511 EXT OF MAJOR
PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS request(s) the above action(s) for all or a portion of Lot(s) RR-3-A, RR-3-B, RR-3-C, RR-3-D & RR-3-E, WESTLAND SOUTH, zoned SU-1/C-1 & RLT, located on DENNIS CHAVEZ NE BETWEEN MEADE AVE NE AND 118TH ST NE containing approximately 99 acre(s). (P-9) THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.

8. Project#:1005094— 08DRB-70507 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL ANTONIO BELOTTO, PRES., ESTRELLA 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 WARD CT NW BETWEEN VISTA GRANDE NW AND RIO GRANDE RIVER containing approximately 1.022 acre(s). (G-11THE PRELIMINARY/FINAL PLAT WAS APPROVED. A COPY OF THE RECORDED PLAT AND AGIS DXF FILE MUST BE PROVIDED TO PLANNING.

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### CITY OF ALBUQUERQUE

### PLANNING DEPARTMENT December 10, 2008 DRB Comments

**ITEM #7** 

PROJECT # 1005094

**APPLICATION # 08-70507** 

RE: Lot 7, Block A, Grande Heights Subdivision

The topography of the site raises significant questions regarding Land Suitability – Section 14-14-2-3 of the Subdivision Ordinance. A note needs to be added to the plat which states "Development of Lot 7-B will be subject to an engineered development plan and appropriate easements on the adjoining, downstream Lot 8.".

A Solar Note needs to be on the plat (consistent with Section 14-14-4-7 of the Subdivision Ordinance) which is specific to this type of request, i.e. use the words "THIS PLAT" (rather than the words "REQUESTED FINAL ACTION") at the beginning of the note, and do not use the words "OR SITE DEVELOPMENT PLAN FOR SUBDIVISION" at the end of the note.

The maintenance and the beneficiary of the Private Easement needs to be noted on the plat (e.g. "to benefit and be maintained by the owner of Lot 7-B).

Jáck Cloud AICP, DRB Chairman

924-3880/ jcloud@cabq.gov

# CITY OF AL UQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

	DEVELOPMENT REVIEW BOARD – SPEED MEMO
	DRB CASE NO/PROJECT NO: 1005094 AGENDA ITEM NO: 25
	SUBJECT:
	Sketch Plat
	ACTION REQUESTED:
	REV/CMT: (X) APPROVAL: () SIGN-OFF: () EXTN: () AMEND: ()
	ENGINEERING COMMENTS:
P.O. Box 1293	An approved infrastructure list is required for Preliminary Plat approval.  An approved drainage report must be on file prior to Preliminary Plat approval.
Albuquerque	
New Mexico 87103	
www.cabq.gov	
	RESOLUTION:
	APPROVED; DENIED; DEFERRED; COMMENTS PROVIDED X; WITHDRAWN
	DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)
Make de -a, a‱ants d'yants -; at	SIGNED: Bradley L. Bingham City Engineer / AMAFCA Designee 505-924-3986  DATE: AUGUST 22, 2007

#### CITY OF ALBUQUERQUE

### PLANNING DEPARTMENT December 10, 2008 DRB Comments

**ITEM # 7** 

PROJECT # 1005094 APPLICATION # 08-70507

RE: Lot 7, Block A, Grande Heights Subdivision

The topography of the site raises significant questions regarding Land Suitability – Section 14-14-2-3 of the Subdivision Ordinance. A note needs to be added to the plat which states "Development of Lot 7-B will be subject to an engineered development plan and appropriate easements on the adjoining, downstream Lot 8.".

A Solar Note needs to be on the plat (consistent with Section 14-14-4-7 of the Subdivision Ordinance) which is specific to this type of request, i.e. use the words "THIS PLAT" (rather than the words "REQUESTED FINAL ACTION") at the beginning of the note, and do not use the words "OR SITE DEVELOPMENT PLAN FOR SUBDIVISION" at the end of the note.

The maintenance and the beneficiary of the Private Easement needs to be noted on the plat (e.g. "to benefit and be maintained by the owner of Lot 7-B).

Jack Cloud AICP, DRB Chairman

924-3880/ jcloud@cabq.gov



## IMPACT FEES

Development Review Board 8/22/07

Project Number: 1005094 Agenda Item number: 25

Site: Grande Heights Subdivision

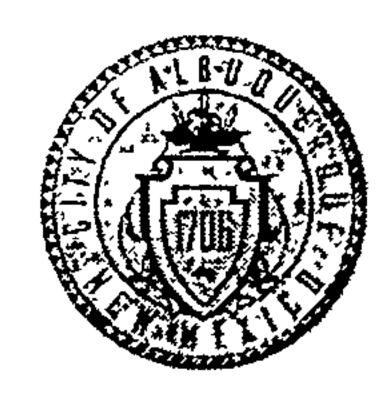
Lot/s: 7, 8
Zoned: R-1

At this time of sketch plat review impact fees are not required. However, Impact Fees will be required at the time a permit is issued for each home on each lot. Using an average of 2400sf of heated area and .07 for impervious acreage the estimated impact fees for each home are as follows:

- 1. Drainage for the NW Mesa: \$983.64
- 2. Public Safety Facilities for the Westside: \$496.80
- 3. Parks, Recs., Trails, for the NW Mesa: \$2904.00
- 4. Roadways for the West Mesa: \$4,372.00

Impact Fees are to be paid at the time of issuance of building permits.

JACK CLOUD
IMPACT FEE ADMINISTRATOR



## IMPACT FEES

Development Review Board 8/22/07

Project Number: 1005094 Agenda Item number: 25

Site: Grande Heights Subdivision

Lot/s: 7, 8
Zoned: R-1

At this time of sketch plat review impact fees are not required. However, Impact Fees will be required at the time a permit is issued for each home on each lot. Using an average of 2400sf of heated area and .07 for impervious acreage the estimated impact fees for each home are as follows:

- 1. Drainage for the NW Mesa: \$983.64
- 2. Public Safety Facilities for the Westside: \$496.80
- 3. Parks, Recs., Trails, for the NW Mesa: \$2904.00
- 4. Roadways for the West Mesa: \$4,372.00

Impact Fees are to be paid at the time of issuance of building permits.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

# DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1005094	Item No. 25	Zone Atlas	G-11
DATE ON AGENDA 8-22	-07		
INFRASTRUCTURE REQU	IRED (X) YES (	) NO	
CROSS REFERENCE:			
	<del></del>		
TYPE OF APPROVAL RE	QUESTED:		
(X) SKETCH PLAT ( ) P	RELIMINARY PLAT	r () FINAL PLAT	
( )SITE PLAN REVIEW	AND COMMENT (	)SITE PLAN FOR	SUBDIVISION
( )SITE PLAN FOR BU	ILDING PERMIT		
No	Comment	- 	

- 1) What are the distances from face of curb to the property lines?
- 2) What are the widths of the existing sidewalks?
- 3) Cross sections of both Ward Drive and Sequoia will be needed to determine infrastructure and dedication requirements.
- 4) Standard infrastructure per the DPM is required.

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

# CITY OF ALBUQUERQUE Planning Department August 22, 2007 DRB COMMENTS

ITEM # 25

PROJECT # 1005094

**APPLICATION # 07-70190** 

RE: Lot 7 & 8, Block A, Grande Heights Subdivision/sketch

Planning has no adverse comments to this request.

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

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### PLANNING TRACKING LOG

Date Project Name &# Action Request Action Taken

8/30/16

Hayle Heights

11/15/06

Hande Hts

Aud Lot 7

Dry 1005094

Dry 1005094



## IMPACT FEES

Development Review Board 11/15/06

Project Number: 1005094 Agenda Item number: 19

Site: Grande Heights Subdivision

Lot/s: 7 Block A, Zoned R-1

Subdividing this lot into three separate lots will not require impact fees at his time. However, Impact Fees will be required at the time a permit is issued for each home in each lot. Using an average of 2000sf of heated area and .05 for impervious acreage the estimated impact fees for each home are as follows:

- 1. Roadway Facilities for the NW Mesa: \$3,662.00
- 2. Public Safety Facilities for the Westside: \$414.00
- 3. Parks, Recs., Trails, for the NW Mesa: \$2420.00
- 4. Drainage Facilities for the NW Mesa: \$702.60

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 # 19

PROJECT # 1005094

APPLICATION # 06DRB-01574

RE: Lot 7, Block A, Grande Heights Subdivision/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.

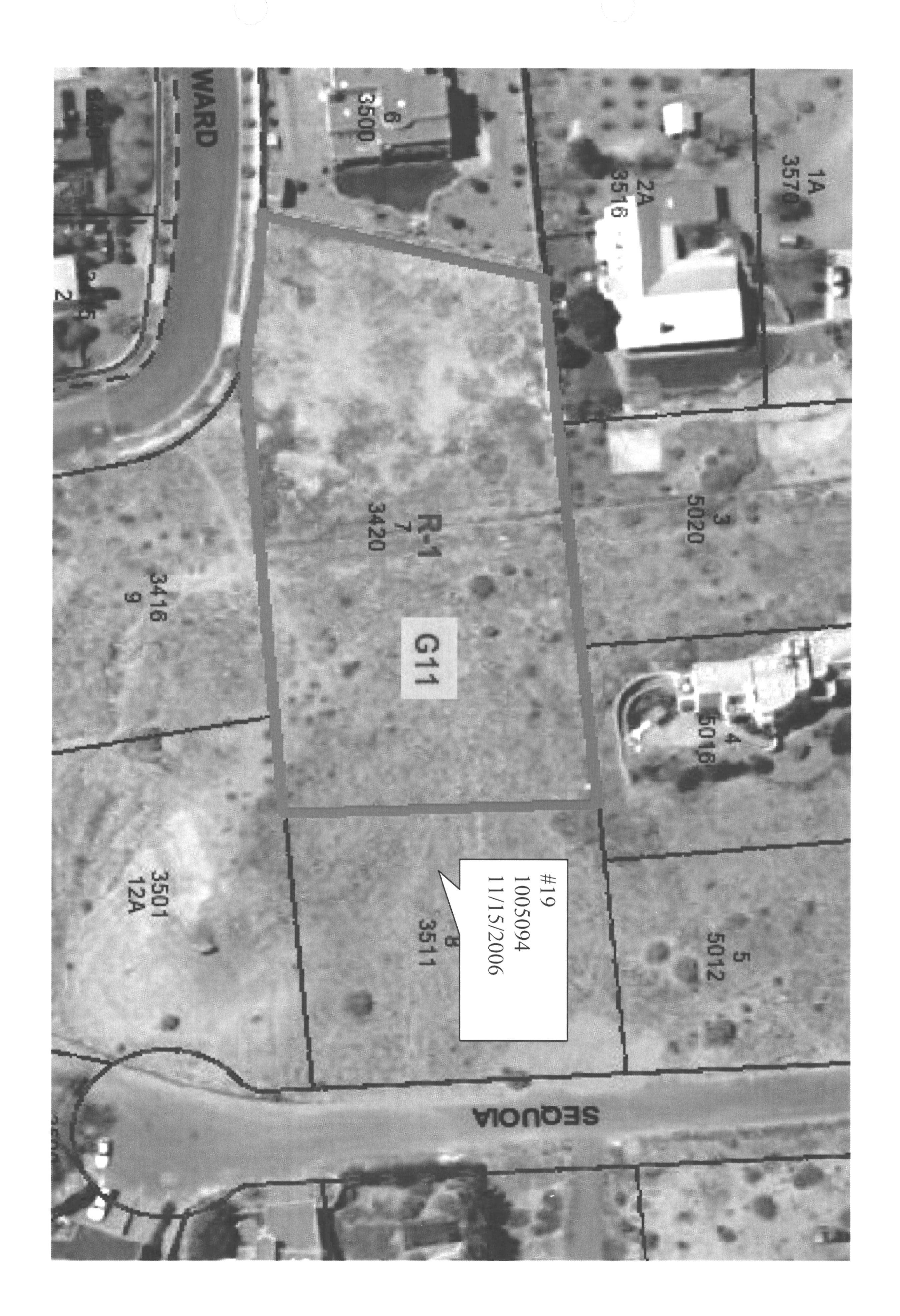
In addition, the final plat must include this statement:

"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."

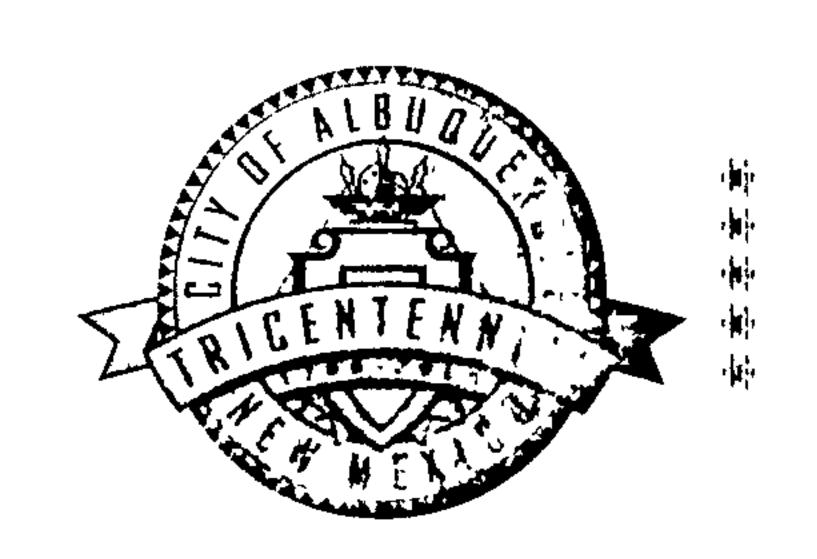
Keep this in mind when preparing to submit for platting action that the APS agreement must be signed and recorded at time of application submittal. A copy is required with the submittal.

Andrew Garcia, Planning Alternate

924-3858 Fax 924-3864 agarcia@cabq.gov



# CITY OF AI BUQUERQUE



# PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

		MDDATEAT NA. 1	00500 <i>4</i>		TEN A MUNICIPAL PAI	·	
		)/PROJECT NO: 1	<u> </u>	AGLI	DA ITEM N	<u>U: 19</u>	
	SUBJECT:						
	Sketch Plat						
	ACTION REQUE	<u>STED:</u>	•				
	REV/CMT: (X)	APPROVAL: ()	SIGN-OFF: (	()	EXTN: ()	AMEND: ()	
	ENGINEERING C	COMMENTS:					
	<del></del>	ng and drainage plan must conding must be complete	_				
O. Box 1293							
1bu au arana							
lbuquerque							
lew Mexico 87103							
ww.cabq.gov							
	RESOLUTION:				à: <b>s</b> ω	ssoul	
	APPROVED; D	ENIED; DEFERREI	); COMMEN	NTS PROV	IDED X; WIT	HDRAWN	
	DELEGATED: (SE	EC-PLN) (SP-SUB) (SI	P-BP) (FP) TC	): <b>(UD)</b> (	CE) (TRANS)	(PRKS) (PLNG)	<b>)</b>
	SIGNED: Bradley City Eng	L. Bingham ineer / AMAFCA Design	nee		DATE: NOVE	MBER 15, 2006	

# DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-	1005094	Item	No.	19	Zone	Atlas	G-11	
DATE	ON AGENDA	11-15-06						
INFRA	STRUCTURE	REQUIRED	(X)YE	3 ( ) NO				
CROSS	REFERENC	E:						
TYPE	OF APPROV	AL REQUEST	ED:					
(X)SK	ETCH PLAT	()PRELIM	INARY	PLAT ()F	INAL	PLAT		
( )SI	TE PLAN R	EVIEW AND	COMME	NT ()SITE	PLAN	FOR S	SUBDIVISIO	N
( )SI	TE PLAN F	OR BUILDING	3 PERM	TIP				
No.			Cor	nment				

- 1) A cross section of Ward Drive in needed to evaluate improvements, dedication requirements. Are the curbs/gutters and sidewalks in place?
- 2) The initial 25' of the 22' access needs to be paved.

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



# IMPACT FEES

Development Review Board 8/30/06

Project Number: 1005094 Agenda Item Number: 14

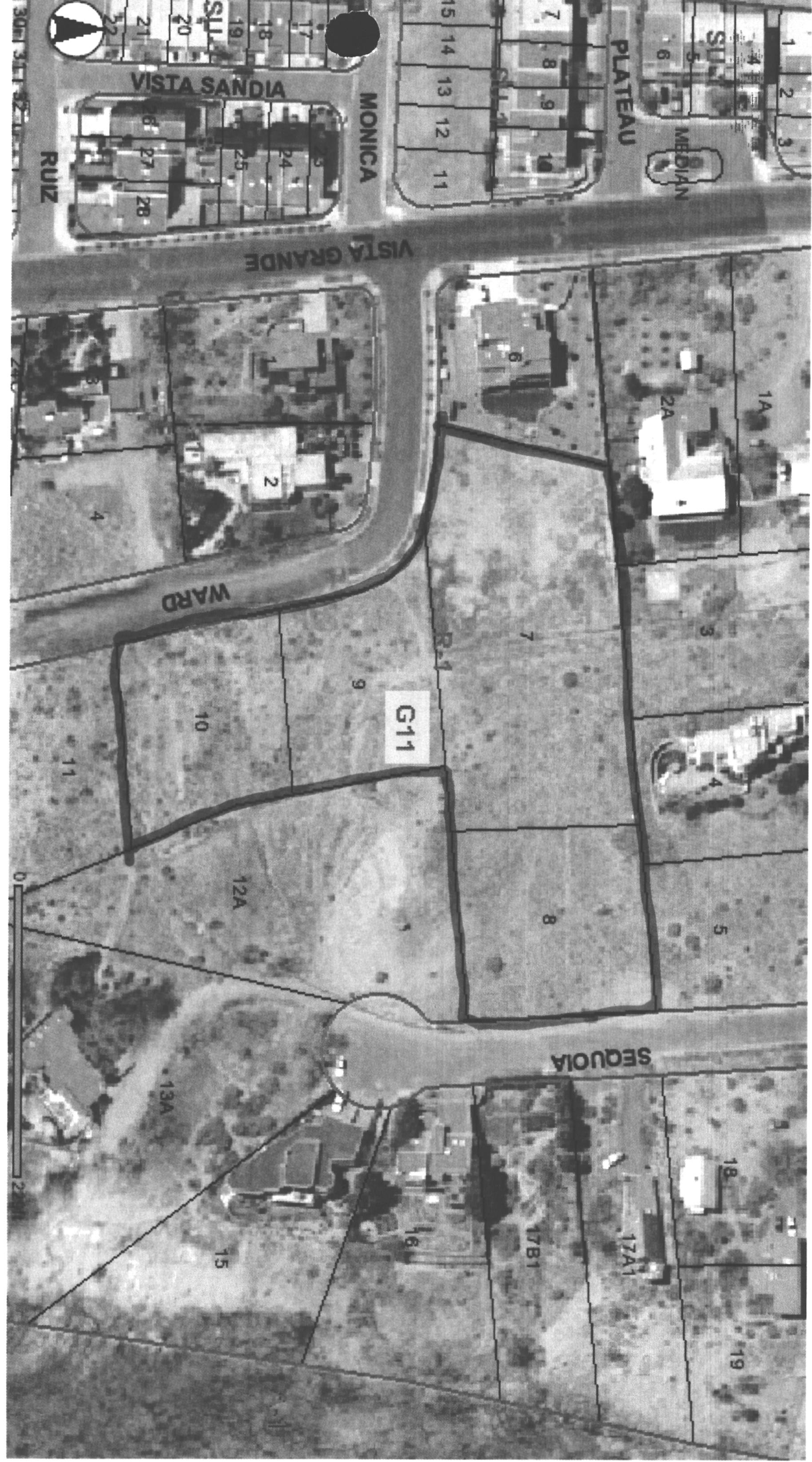
Site: Lots 7,8,9 & 10 Block A Grande Heights Subd.

Zoned: R-1

Impact Fees are not applicable at this time of platting. However, Impact Fees will be required at the time a permit is issued for each home built in this subdivision. Using an average of 2000sf of heated area and .05 for impervious acreage the estimated impact fees for each home are as follows:

- 1. Roadway Facilities for the W Mesa: \$4372.00
- 2. Public Safety Facilities for the Westside: \$414.00
- 3. Parks, Recs., Trails, for the NW Mesa: \$2420.00
- 4. Drainage Facilities for the NW Mesa: \$702.60

JACK CLOUD
IMPACT FEE ADMINISTRATOR



# 100 5094 8-30-06

# DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB- 1	L005094	Item No. 14	Zone Atlas G-1	1
DATE C	ON AGENDA 8-30-	06		
INFRAS	TRUCTURE REQUI	RED (X)YES ()	NO	
CROSS	REFERENCE:			
TYPE C	F APPROVAL REQ	UESTED:		
(X) SKE	ETCH PLAT ( ) PR	ELIMINARY PLAT	( )FINAL PLAT	
			SITE PLAN FOR S	UBDIVISION
	E PLAN FOR BUI			
No.		Comment		
1)	Cross sections	s of both stre	ets are needed.	What are the
	right-of-way w			
2)	Are these road	ds paved? Sidew	alks, Curb & Gut	ter?

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

3) Ward Drive will require a cul-de-sac.

# CITY OF ALTUQUERQUE



# PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO:	1005094	AGENDA ITEM NO: 14

**SUBJECT:** 

Sketch Plat/Plan

#### **ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:** 

P.O. Box 1293

An approved drainage report is required for Preliminary Plat approval. An approved infrastructure list is required for Preliminary Plat approval.

Albuquerque

**RESOLUTION:** 

New Mexico 87103

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED 🔀 ; WITHDRAWN

www.cabq.gov

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

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

FOR:

**SIGNED**: Bradley L. Bingham

City Engineer/AMAFCA Designee

**DATE**: August 30, 2006

# Albuquerque



# DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form SUBDIVISION **ZONING & PLANNING** Major Subdivision action Annexation Minor Subdivision action County Submittal V Vacation **EPC Submittal** Zone Map Amendment (Establish or Change Variance (Non-Zoning) Zoning) SITE DEVELOPMENT PLAN Sector Plan (Phase I, II, III) Amendment to Sector, Area, Facility or for Subdivision Comprehensive Plan for Building Permit Administrative Amendment (AA) Text Amendment (Zoning Code/Sub Regs) Street Name Change (Local & Collector) IP Master Development Plan Cert. of Appropriateness (LUCC) APPEAL / PROTEST of... STORM DRAINAGE Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements. **APPLICANT INFORMATION:** Rhombus Consulting, Professional/Agent (if any):\_\_\_\_ STATE WM ZIP 87110 E-MAIL: CKing@rhowbuspc, Com Bilotto, Pres Estrella, Frephone: 710-6001 ADDRESS: 2700 Vista Grande HW#77 STATE MM ZIP 87/20 E-MAIL: Buguergue Proprietary interest in site: Pending Purchase Good. List all owners: Richard & Nedral Mattence 1 DESCRIPTION OF REQUEST: Create 5 Lots out of additional ingrees-egress, intility and drianage easemats and Is the applicant seeking incentives pursuant to the Family Housing Development Program?  $\_$  Yes. X No. Lot or Tract No. Lot 7-A and Lot 8 Block: Subdiv/Addn/TBKA: Grande Heights Subdivision Existing Zoning: Residential Same Proposed zoning:\_ Zone Atlas page(s):\_\_\_ UPC Code: MRGCD Map No CASE HISTORY: List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_,Z\_, V\_, S\_, etc.): CASE INFORMATION: Within 1000FT of a landfill? Within city limits? X\_Yes No. of **proposed** lots: \_\_\_\_\_\_\_ Total area of site (acres): No. of existing lots: LOCATION OF PROPERTY BY STREETS: On or Near: 3516 Between: Vista Grande NW Grande and Check-off if project was previously reviewed by Sketch Plat/Plan □, or Pre-application Review Team □. Date of review: **SIGNATURE** Applicant: 🗆 Agent: 💢 (Print) FOR OFFICIAL USE ONLY Form revised 4/07 INTERNAL ROUTING Application case numbers Action Fees 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 Total F.H.D.P. fee rebate Hearing date Project #

Planner signature / date

FORM S(3): SUBDIVISION - \_ . R.B. MEETING (UNADVERTISED, \_R 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 attendar

Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies Your attendance is required. 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 Z 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 Applicant name (print) with this application will likely result in ALMUQUERQUE deferral of actions. HEW MEXICO Applicant signature / date Form revised October 2007

Application case numbers

Planner signature / tate

Project #

Checklists complete

Fees collected

Case #s assigned

Related #s listed

818



## RHOMBUS CONSULTING, PROFESSIONAL CORPORATION

SURVEYING SERVICES IN AZ, NM, UT & CO

2620 SAN MATEO NE STE B, ALBUQUERQUE, NM 87110

**November 4, 2009** 

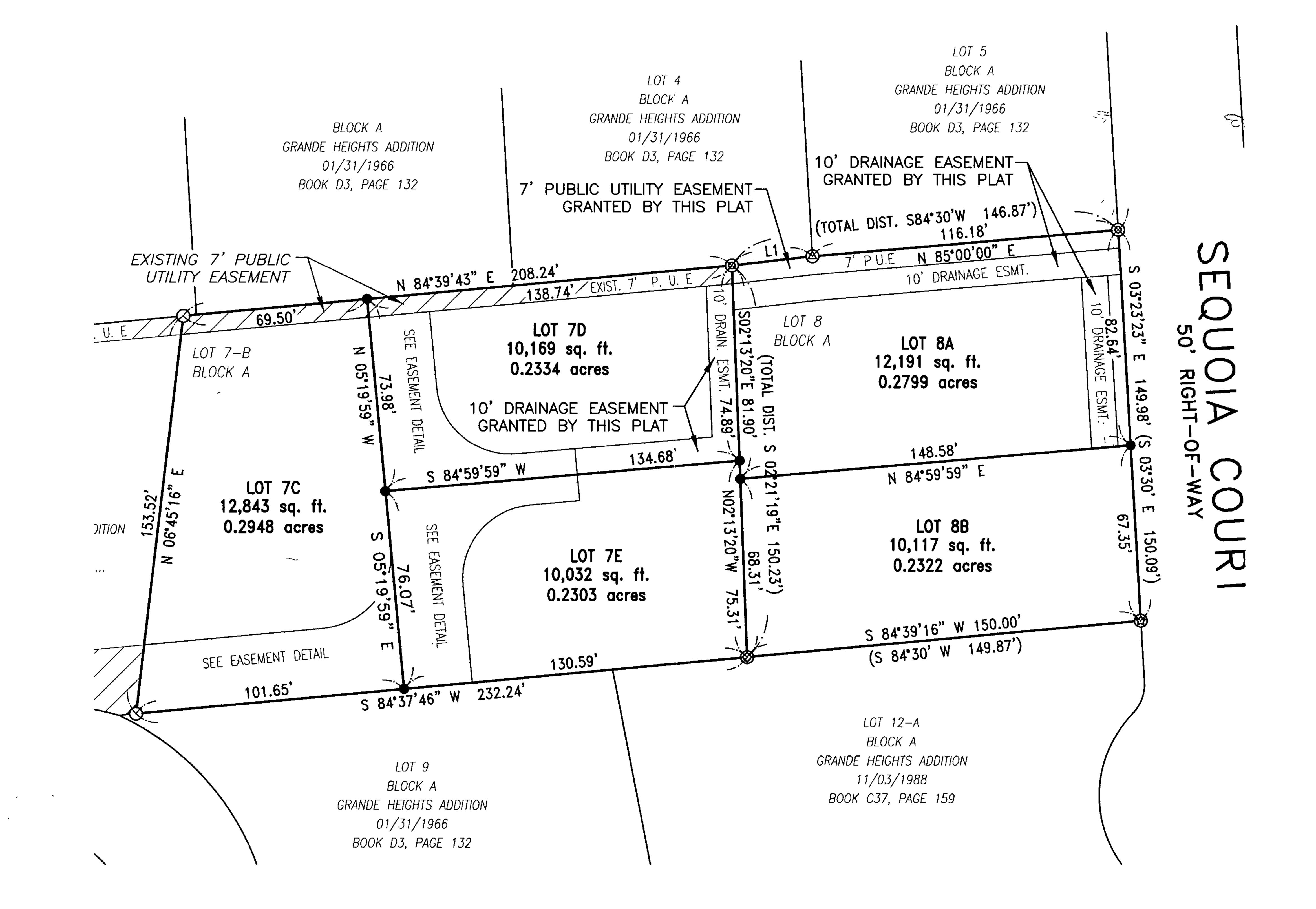
TO: DRB

RE: Sketch Plat Review comment

The request is to create 5 lots out of existing Lots 7-B and 8 of Block A of Grande Heights Subdivision. The request is for Estrella, Inc.

Thank You,

Clyde J. King, P.S., Preside



# City or Albuquerque Planning L., artment

### One Stop Shop - Development and Building Services

12/02/2008 Issued By: E08375

Permit Number:

2008 070 507

Category Code 910

Application Number:

08DRB-70507, Minor - Preliminary/Final Plat Approval

Address:

Location Description:

WARD CT NW BETWEEN VISTA GRANDE NW AND RIO GRANDE RIVER

Project Number:

1005094

**Applicant** 

Antonio Belotto , Pres., Estrella

Agent / Contact

Antonio Belotto , Pres., Estrella

2700 Vista Grande Nw #79 Albuquerque NM 87120

710-8001

2700 Vista Grande Nw #79 Albuquerque NM 87120

710-6001

Application Fees

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

TOTAL:

\$305.00

City Of Albuquerque Treasury Division

12/2/2008 12:00PM LOC: ANNX WS# 007 TRANS# 0041 RECEIPT# 00107342-00107342 PERMIT# 2008070507 TRSLJS Trans Amt \$305.00 Conflict Manag. Fee \$20.00 DRB Actions \$285.00 CK \$305.00 CHANGE \$0.00

Thank You

# Albuquerque



DEVELOPMENT/PLAN REVIEW APPLICATION

	Supplemental form	
SUBDIVISION		NG & PLANNING
Major Subdivision action	•	Annexation County Submittal
Minor Subdivision action Vacation	V 4 ·	EPC Submittal .
Variance (Non-Zoning)	)	Zone Map Amendment (Establish or Change
SITE DEVELOPMENT PLAI	N	Zoning) Sector Plan (Phase I, II, III) <sup>-</sup>
for Subdivision	• • • • • • • • • • • • • • • • • • •	Amendment to Sector, Area, Facility or
for Building Permit		Comprehensive Plan Text Amendment (Zoning Code/Sub Regs)
Administrative Amenda IP Master Developmer		Street Name Change (Local & Coilector).
Cert, of Appropriatene		AL / PROTEST of
STORM DRAINAGE  Sorm Drainage Cost Alloca	tion Olan	Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
PRINT OR TYPE IN BLACK INK Of Planning Department Development S	VIY. The applicant or agent must sub	mit the completed application in person to the uquerque, NM 87102. Fees must be paid at the
APPLICANT INFORMATION:	•	
Professional/Agent (if any):	·	PHONEPHONE
ADDRESS:		FAX:
	STATE '' ZIP	E-MAIL:
CITY:		L_~_IVI/~\ L_,
APPLICANT: Autonio Bil	otto Dunc Feturilla	JANC: 710-6001
		FAX:
ADDRESS: 2700 Vista	TVNAC /YW. AT I	
CITY: ALbuquevque	STATE MM ZIP 8 11	20 E-MAIL: ANTONIOBILIO HOPHOTI
Proprietary interest in site: Pending	Purchase (outwellst all owners) 16	hard Medra Matteucci
DESCRIPTION OF REQUEST:	duide Lat contain	ning 1.0220 acres into
Lots that	dread to. 7582200	<u></u>
Is the applicant seeking incentives pursu	ant to the Family Housing Development Program	rn? Yes. 🗴 No.
		LI ATTACH A SEPARATE SHEET IF NECESSARY.
Lot or Tract No. Lot 7		Block: A Unit:
Cubalid Adds /TDI/A	Heights Subdivision	
SUDDIVIAGUITI DIVA: CARALARE	TO MISSION TO THE PARTY OF THE	<u> </u>
Existing Zoning: <u>Kesldeut</u>	Proposed zoning:	1-060-445187-4045
Zone Allas page(s):	UPC Code:	MRGCD Map No
CASE HISTORY:		
List any current or prior case number that	it may be relevant to your application (Proj., App	o., DRB-, AX_,Z_, V_, S_, etc ): <u> </u>
CASE INFORMATION:	Within 1000FT of a landfill? :NO	
	•	of alta (aaraa):
No. of existing lots:	No. of proposed lots: Z Total area	or site (acres).
	rs: On or Near: 3516 Ward Ct	
Between: YISTO Grande	NW and Rio Gua	ande River
•	ved by Sketch Plat/Plan □, or Pre-application R	leview Team □. Date of review:
SIGNATURE Antonio S		
SIGNATURE TOURS 1/3	- COUNTY -	DATE
(Print) Antonio Bilotti	2, President, Estrala Vist	Per Tyc Applicant: Agent:
		Form revised 4/07
OR OFFICIAL USE ONLY		Action C.E. Foos
INTERNAL ROUTING  All checklists are complete	Application case numbers	Action S.F. Fees  \$ 25.00
All checklists are complete  All fees have been collected	08DRB <u>-705</u> 07	177 - 1-2·02 \$ 20.00
All case #s are assigned		<u> </u>
AGIS copy has been sent		<u> </u>
Case history #s are listed		\$
Site is within 1000ft of a landfill  F.H.D.P. density bonus		Total
T AFHDP fee rebate	Unadina dala Dan man har 10	2008

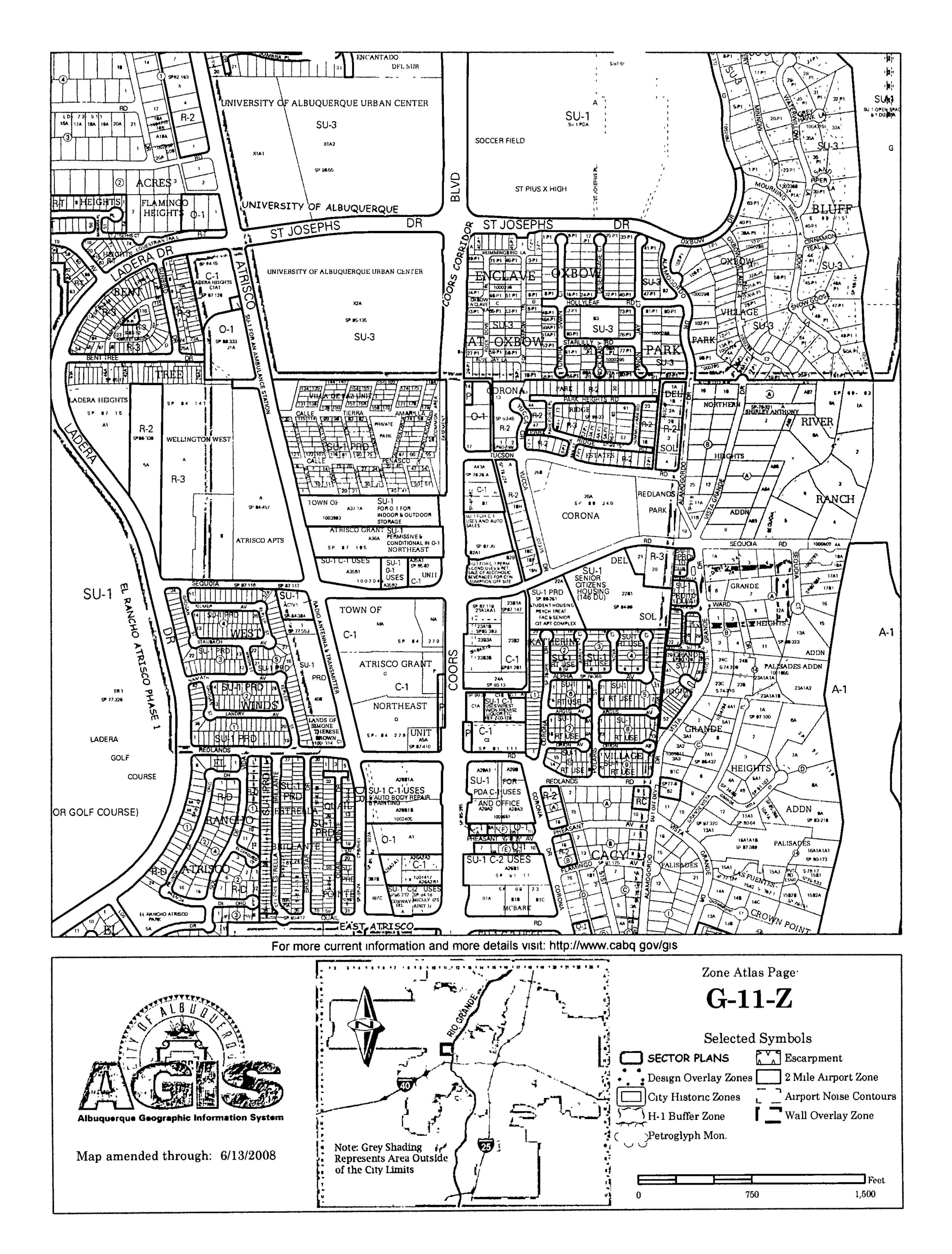
Project#

FORM S(3): SUBDIVISION - D	3. MEETING (UNADVERTISED) (	INTERNAL ROUTING
		L.†
A Bulk Land Variance requires applica	ation on FORW-V in addition to approun	
	owing structures, parking, Bldg. setbacks, a existing land use (folded to fit into an 8.5" b perty(ies) clearly outlined a and justifying the request	
Preliminary Plat reduced to 8.5" x  Zone Atlas map with the entire pro Letter briefly describing, explaining Copy of DRB approved infrastructor Copy of the LATEST Official DRB List any original and/or related file Extension of preliminary plat approx	perty(ies) clearly outlined a, and justifying the request ure list Notice of approval for Preliminary Plat Extension numbers on the cover application	Your attendance is required.
MAJOR SUBDIVISION FINAL PLA	AT APPROVAL (DRB12)	Your attendance is required.
Proposed Final Plat (folded to fit in Signed & recorded Final Pre-Development Design elevations & cross section Zone At'as map with the entire property of plat to meet Copy of recorded SIA Landfill disclosure and EHD signal List any original and/or related file DXF file and hard copy of final plat	elopment Facilities Fee Agreement for Resistance of perimeter walls 3 copies operty(ies) clearly outlined ting, ensure property owner's and City Survivore line on the Mylar if property is within a line numbers on the cover application to data for AGIS is required.	eyor's signatures are on the plat
Signed & recorded Final Pre-Devel Design elevations and cross section Site sketch with measurements show improvements, if there is any Zone Atlas map with the entire pro- Letter briefly describing, explaining	elopment Facilities Fee Agreement for Resions of perimeter walls (11" by 17" maximum nowing structures, parking, Bldg. setbacks, existing land use (folded to fit into an 8.5" be operty(ies) clearly outlined g, and justifying the request ting, ensure property owner's and City Surviture line on the Mylar if property is within a numbers on the cover application for with DRB Engineer)	dential development only  n) 3 copies adjacent rights-of-way and street by 14" pocket) 6 copies  eyor's signatures are on the plat
amendments. Significant changes are Proposed Amended Preliminary P  pocket) 6 copies  Original Preliminary Plat, Infrastru Zone Atlas map with the entire pre Letter briefly describing, explainin	e those deemed by the DRB to require publication. Infrastructure List, and/or Grading Plan (folded to fit operty(ies) clearly outlined g, and justifying the request sting, ensure property owner's and City Survey numbers on the cover application.	ic notice and public hearing.  (folded to fit into an 8.5" by 14"  t into an 8.5" by 14" pocket) 6 copies
	Antonio Dilotto, IVan	Applicant name (print)  Applicant signature / date  Form revised 4/07
Checklists complete  Checklists complete  Applica  Case collected  Case #s assigned  Related #s listed	rtion case numbers  -70507  Project	12.2.08  Planner signature / date  2t # 1505094

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November 25, 2008

TO: DRB

FROM: Estrella Vista Deveiopment, INC.

Purpose of replat is to divede existing Lot 7, into two Lots &-A& 7-B, Block A, of Grande Heights Addition.

Development Review Board City Of Albuquerque

Re: Minor Subdivision Sketch Plat Review & Comment

Attached are the documents for your Sketch Plat Review & Comment. The property has never been developed since it's platting in 1960 by the Grande and Garcia families.

The proposed subdivision consists of two lots (7 & 1). Block A, Grande Heights Subdivision) having 1.022 acres and .551 acres respectively. Since the properties have substantial slope conditions, a proposed terracing of lots would mitigate the contours and address the on-site retention of storm waters. Initial inputs from Easterling Consultants, LLC suggest retention ponds or underground retention as part of the water harvesting system.

The soils analysis conducted on the adjacent property (Lot 12A, Block A) by Vineyard & Associates reports that concrete slab-on-grade structures are possible with proper compaction to a minimum of 95% maximum density as determined by ASTM D-1557.

Retaining walls will be placed between lots beginning with the East lot fronting Sequoia Court with a wall at the property line (as shown in attached photo). As part of the Restrictive Covenants, it states that views to the East must not be obstructed. Due to the existing homes and tree growth on the east side of Sequoia Court, it is necessary to raise the elevation of the lots to insure the view integrity. Vineyard & Associates has recommended to the adjacent property owners specific procedures for all earthwork. These recommendations are attached to this submittal.

The restrictive Covenants promulgated and approved in 1960 call for a minimum of 25 foot front setbacks, 15 foot backyard setbacks and 5 foot to the adjoining property lines.

To maintain the views to the east, the upper western lots will be single story homes. Homes further to the east can be multi-story since the elevations will be substantially lower than the lots to the west.

An access easement is proposed to access the two east lots on lot 7. The access will have compaction in accordance with the Vineyard & Associated recommendation. The access easement will be 22 feet wide.

Water, sewer and natural gas are available in Ward Court. Sewer lines will have to be extended across the frontage of lot 8 which fronts on Sequoia Court. Water and natural gas are available in Sequoia Court. Grinder pumps are required on Sequoia Court and will be required for the three lots on the East half of lot 7. All other utilities are available. The proposed easement between lots 7 & 8 are to provide electricity, cable and telephone. These utilities exist in the PUE on the north side of both properties.

Your review and comments are appreciated. If you have any questions, contact me at 710-6001 or my associate Joe Waid at 220-5059.

Respectfully,

Antonio Bilotto, President

Estrella Vista Development Inc.

#### Appendix

#### EARTHWORK PROCEDURES

#### General

The Geotechnical Engineer shall be the Owner's representative to observe and evaluate the earthwork operations. The Contractor shall cooperate with the Geotechnical Engineer in the performance of the Engineer's duties.

#### Clearing and Grubbing

Prior to placing structural fill all borrow areas and areas to receive structural fill shall be stripped of vegetation and deleterious materials. Strippings shall be hauled offsite or stockpiled for subsequent use in landscaped areas or non structural fill areas as designated by the Owner or his representative and approved by the Geotechnical Engineer.

#### Site Preparation - Fill Areas

Prior to placing structural fill the areas to be filled shall be scarified to a depth of eight inches and moisture conditioned as described below. The area to be filled shall then be compacted to a minimum of 95 percent of maximum density as determined by ASTM D-1557. If vibratory compaction techniques pose a threat to the structural integrity of near by facilities a static compactor shall be used. Any soft or "spongy" areas shall be removed as directed by the Geotechnical Engineer and replaced with structural fill as described herein.

#### Site Preparation - Cut Areas

Following excavation to rough grade all building and pavement areas shall be scarified to a depth of eight inches and moisture conditioned as described below. All building and paved areas shall be compacted to a minimum of 95 percent of maximum density as determined by ASTM D-1557. If vibratory compaction techniques pose a threat to the structural integrity of near by facilities a static compactor shall be used. Any soft or "spongy" areas shall be removed as directed by the Geotechnical Engineer and replaced with structural fill as described herein.

### Foundation, Slab and Pavement Subgrade Preparation

Prior to placing reinforcement, footings, slabs, or pavementhe supporting soils shall be prepared, moisture conditioned an compacted as described herein.

#### Fill Material

Fill material shall be non expansive soil which may be gravel, sand, silt or clay or a combination there of. Fill material shall conform to the following gradation:

Sieve <u>Size</u>	Percent Passing  By Weight
1 **	100
No. 4	70 - 100
No. 200	10 - 40

Fill material shall exhibit a plasticity index of twenty or less. No organic or decomposable material shall be utilized. Material larger than six inches shall not be placed in the fill without prior approval of the Owner or his representative and the Geotechnical Engineer. Material larger than four inches shall not be placed within twelve inches of footings or slabs. All fill material shall be approved by the Geotechnical Engineer.

#### Fill Placement

Fill material shall be blended as necessary to produce a homogeneous material. Fill material shall be spread in horizontal lifts no greater than eight inches in uncompacted thickness but in no case thicker than can be properly compacted with the equipment to be utilized. If fill is to be placed on slopes steeper than 5:1 (horizontal:vertical) the natural ground shall be benched with minimum three foot wide benches at maximum two foot vertical intervals.

#### Moisture Conditioning

Fill material shall be dried or moistened as necessary, prior to compacting, to within ± three percent of optimum moisture content as determined by ASTM D-1557. Moisture shall be distributed uniformly throughout each lift.

### Compaction

Structural fill shall be mechanically compacted to the following:

	Minimum Compaction
	ASTM D-1557
Foundation Support	95%
Slab Support	95%
Below Slab Utility Trenches	90%
General Site Grading	90%
Pavement Support	
'Upper 6" of Subgrade	95%
All other fill below paven	nent 90%

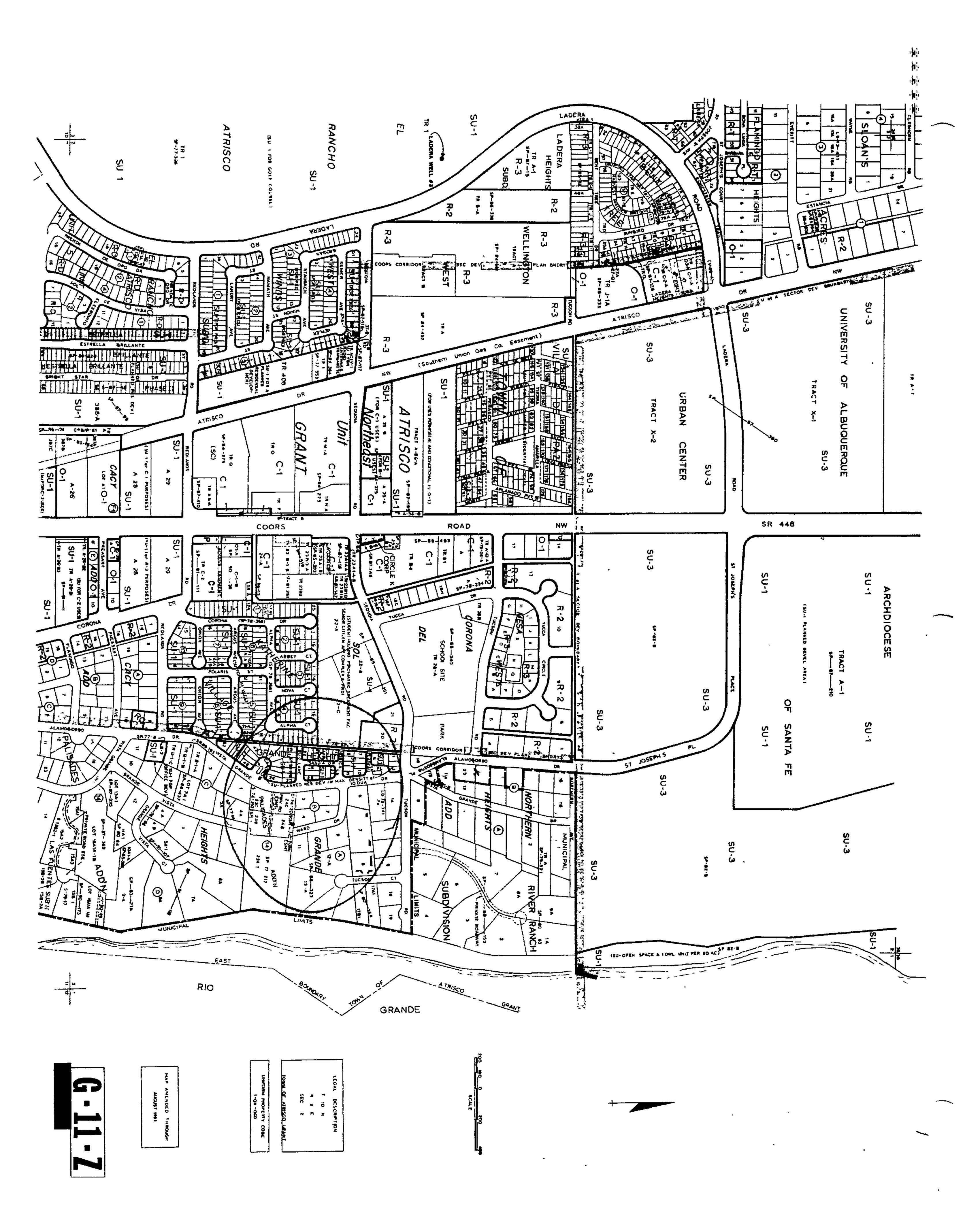
Aggregate Base Course shall be compacted to a minimum of 95% of maximum density as determined by ASTM D-1557.

Asphaltic concrete shall be compacted to a minimum of 96% of maximum Marshall Density (75 Blows).

Compaction by flooding and jetting is specifically prohibited unless authorized in advance by the Owner or his representative and the Geotechnical Engineer.

### Observation and Testing

The Geotechnical Engineer or his representative shall perform field density tests with a frequency and at the locations he feels appropriate. The Geotechnical Engineer or his representative will perform Proctor tests on representative samples of all fill material. To minimize delays the Earthwork Contractor is encouraged to submit soil samples prior to use for proctor testing.



DRB Project #	005094	
AP Juster We	st Mesc	

#### 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
Estrella Vista Dev. Inc. ("Developer") effective as of this day
of, 20, and pertains to the subdivision commonly known as
Grande Heights, and more particularly described as Subdivision of Lot 7, BlockA
Grande Heights Addu [use new legal description of subdivision]
3
(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.]
Lut 7 Grande Heights Addition
Lut 7. Grande Heights Addition  BLOCKA

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;

Day 11/13/06

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.

D^P Project # 1005094
APS Cluster West Mesa
AT 5 Cluster
· · · · · · · · · · · · · · · · · · ·
ne on 11/3/88, by Antonio 5. Biloth
of Esthells Visit Aey. Tre., a corporation.
Public Coppers
mmission expires: $\frac{2}{12}$
re on November 11,2008, by With Wijenje
of the Albuquerque Municipal School
school district organized and existing under

the laws of the State of New Mexico.

(Seal)

Notary Public'

My commission expires: May 18, 2011

Antonio S. Bilotto Pra.

Estaclia Visto Deup. Inc.

Name (typed or printed) and title

Signature

Developer

### **EXHIBIT B**

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FOI I GNONGE HAIGHT MAILING
BLOCKA

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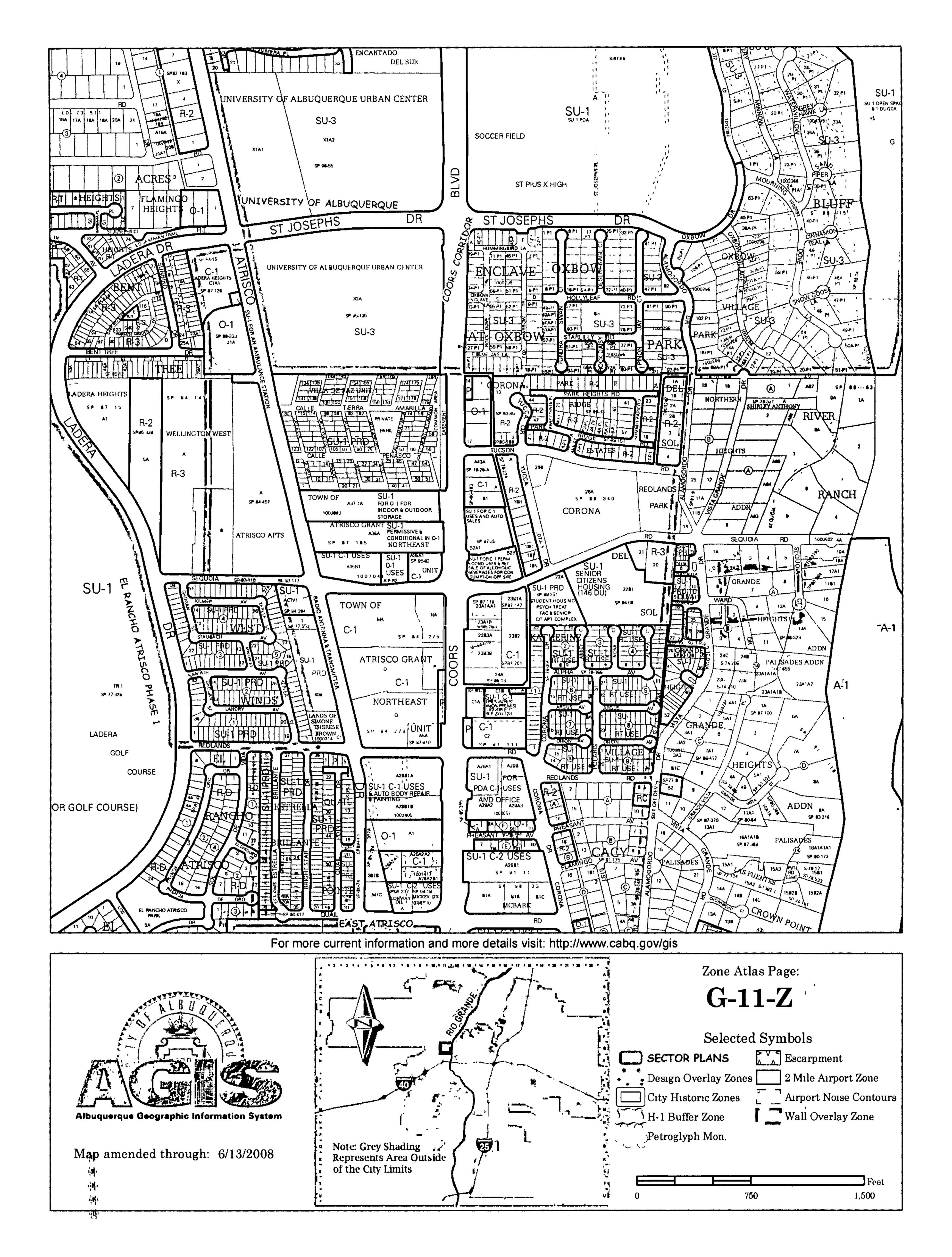
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	D''' Project #_/005074
	APS Cluster West Mesa
Autowis Bull	
Signature	
Antonio S. Bilotto Pin.	
Name (typed or printed) and title	
Estaclia Visto Devp. Inc.	<del></del>
Developer	
STATE OF NEW MEXICO	
COUNTY OF BERNALILLO	_ 1
This instrument was acknowledged	d before me on 11/3/18, by Antonio J. Biloth
as Pusidu 7	of Estaelin Visia Aey. Tre, a corporation.
Signature    Sea   ELIZABETH A. ADKINS   Notary Public   State Of New Mexico	Notary Public  My commission expires: $\frac{3}{17/89}$
Name (typed or printed) and title	
STATE OF NEW MEXICO	
COUNTY OF BERNALILLO	111-11-11:00
This instrument was acknowledged	before me on November 1 2008, by With Wijerje
as Director of Cn	of the Albuquerque Municipal School
District No. 12, Bernalillo and Sandoval C	ounties, a school district organized and existing under
the laws of the State of New Mexico.	Notary Public'
(Seal)	Indialy I dollo

My commission expires: May 18, 2011

### NOTES

- 1. DEVELOPMENT OF LOT 7-B WILL BE SUBJECT TO AN ENGINEERED DEVELOPMENT PLAN AND APPROPRIATE EASEMENTS ON THE ADJOINING, DOWNSTREAM LOT 8.
- 2. NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALLS ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THE PLAT.
- 3. THE PRIVATE INGRESS, EGRESS, DRAINAGE & UTILITY EASEMENT ARE FOR THE BENIFIT AND USE BY THE OWNER(S) OF LOT 7-B AND IS TO BE MAINTAINED BY THE SAID OWNER(S).





# Albuquerque



# DEVELOPMENT/ PLAN REVIEW APPLICATION

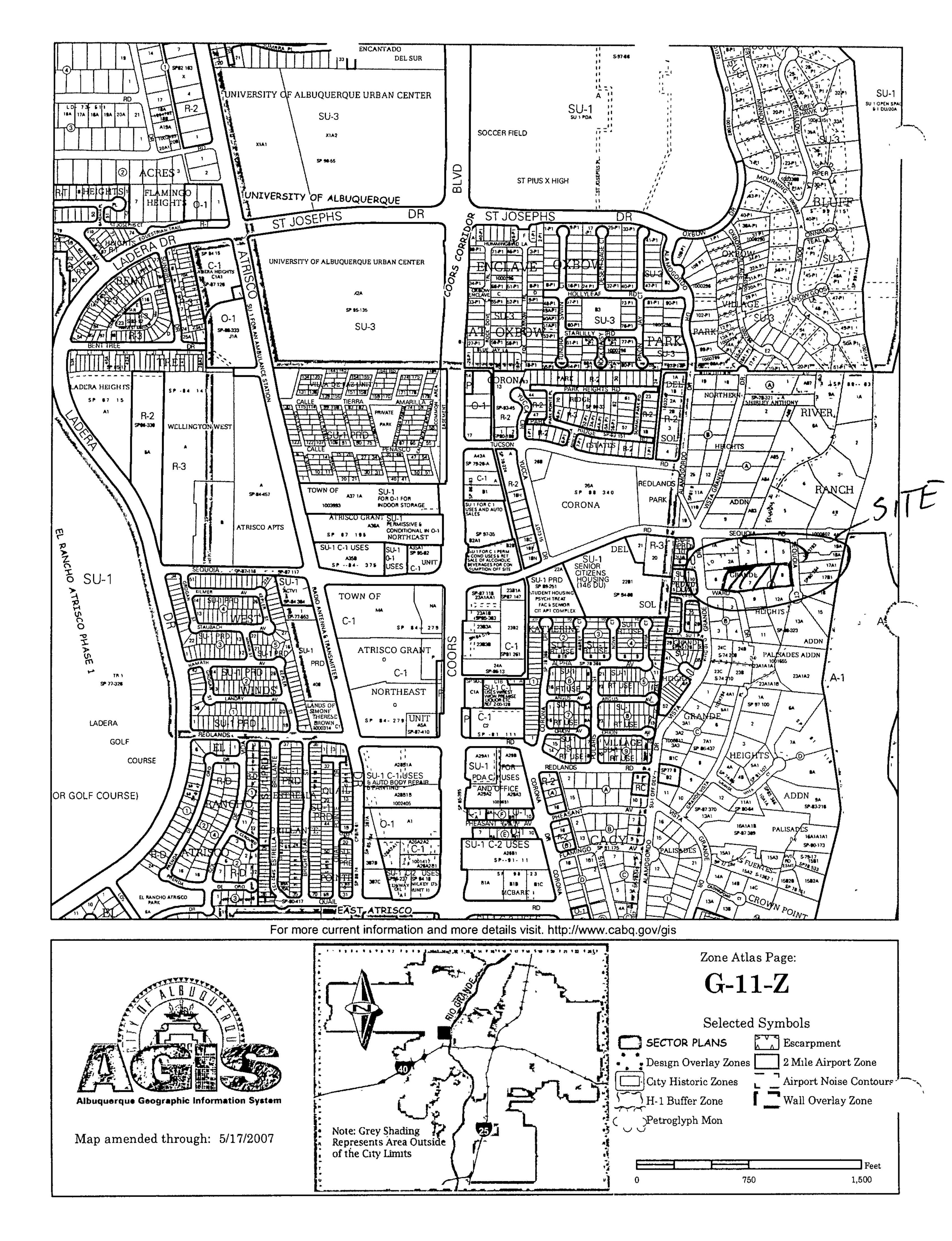
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Vacatio	ח	Ą	· · ·	EPC Submittal
Variand	ce (Non-Zoning)		•	Zone Map Amendment (Establish or Change Zoning)
<b>▶</b>	PMENT PLAN	P	·	Sector Plan (Phase I, II, III)
	division ding Permit			Amendment to Sector, Area, Facility or Comprehensive Plan
	strative Amendment (AA)			Text Amendment (Zoning Code/Sub Regs)
	ter Development Plan			Street Name Change (Local & Collector)
STORM DRAI	Appropriateness (LUCC)  NAGE  ainage Cost Allocation Plan	L D	Α	APPEAL / PROTEST of  Decision by: DRB, EPC, LUCC, Planning Director or Star  ZHE, Zoning Board of Appeals
PRINT OR TYPE IN E	LACK INK ONLY. The a	ter, 600 2 <sup>nd</sup> St	reet N	ust submit the completed application in person to W, Albuquerque, NM 87102. Fees must be paid at ements.
APPLICANT INFORMATIO	N:		•	
Professional/Agent (i	f any):	<del></del>	<u> </u>	PHONE:
ADDRESS:			•	FAX:
		STATE ''	7IP	E-MAIL:
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	onio Bilotto, Pro	· ·	•	
	Vista Grande	•		
CITY: ALbug	uevque	STATE NA	1 ZIP	87120 E-MAIL: ANTONIOBILIO HORHI
Proprietary interest in s	ite: Pendinc Purchas	contractist	<u>all</u> own	ners Richard & Medra Matteucci
				ontaining 1.573 acres into
•	5 that are			
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				nt Program?Yes. 🔟 No.
	•	EGAL DESCRIPT	rion is	CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSAR
Lot or Tract No. Lo		• • • • • • • • • • • • • • • • • • •		Block: Unit:
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Existing Zoning:	sidential R	2— ( P	roposeo	d zoning: Same
Zone Atlas page(s):		UPC Code:	#7	d zoning: Same 1-011-060-445787-40415 MRGCD Map No
Zone Alias page(s)		OFG GGGG - <del>1</del>	± \$	1-011-060-466188-40416
CASE HISTORY:			•	•
List any current or price	r case number that may be rele	vant to your appl	ication (	(Proj., App., DRB-, AX_,Z_, V_, S_, etc.): <u>\_/_</u>
<del></del>			<del>1</del>	
CASE INFORMATION: Within city limits?	/ac 1/1/18hin 1000	FT of a landfill?	NC	
· · · · · · · · · · · · · · · · · · ·	7 No. of more		<u></u>	Total area of site (acres): 1.573
No. of existing lots:	No. of prop	osed lots:		Total area of site (acres):
LOCATION OF PROP	ERTY BY STREETS: On or Ne	ar: _5516_	المرط	rd C+ NW = 3511 Sequein C+. 1
Between: 1510	Grande NW	and	-Ru	0 Grande River
Check-off if project wa	s previously reviewed by Sketch	າ Plat/Plan ⊡, or	Pre-app	plication Review Team 🗆. Date of review:
· · · · · · · · · · · · · · · · · · ·	mis Sulath			
•		•		DATE
. (Print) Anton	o Bilotto, Pres	udout, E	strcl	Wista Per TNC Applicant: Agent:
OR OFFICIAL USE ONL	.Y			Form revised 4/07
INTERNAL ROUTING	Applicatie	on case numbers		Action S.F. Fees
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All fees have been collecte	ed:		•	<u>\$</u>
All case #s are assigned AGIS copy has been sent				<u> </u>
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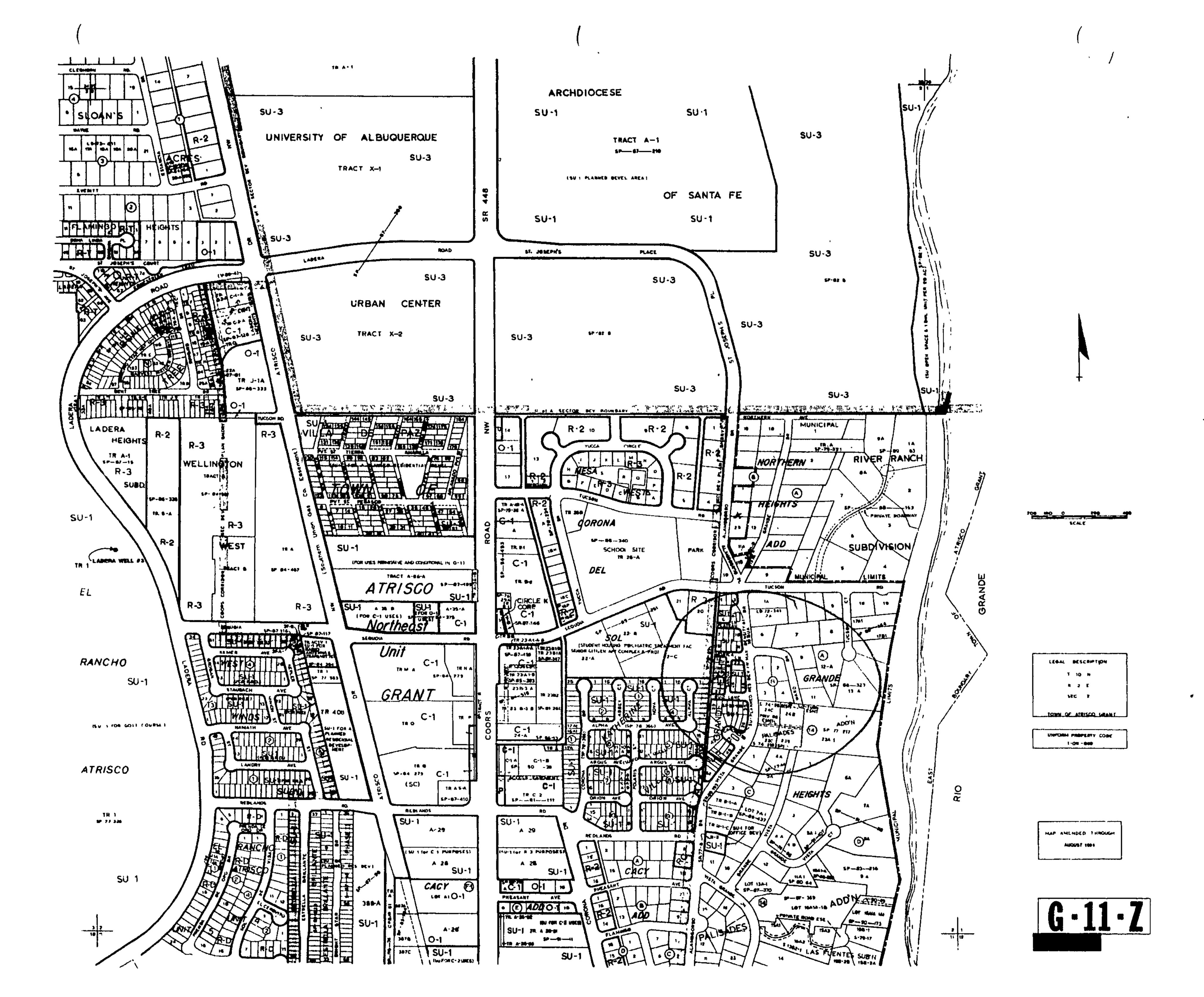
Planner signature / date

## FORM S(3): SUBDIVISION - D.R.B. IVIEETING (UNADVERTISED) OR II . RNAL 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)  Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" plants sketch with measurements showing structures, parking, Bldg. setbacks, addimprovements, if there is any existing land use (folded to fit into an 8.5" by 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	ljacent rights-of-way and street
	EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)  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 of preliminary plat approval expires after one year.	Your attendance is required.
	MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)  Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies  Signed & recorded Final Pre-Development Facilities Fee Agreement for Resided 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 Survey Copy of recorded SIA  Landfill disclosure and EHD signature line on the Mylar if property is within a lar 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.	or's signatures are on the plat
	MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)  Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 corning Signed & recorded Final Pre-Development Facilities Fee Agreement for Resided Design elevations and cross sections of perimeter walls (11" by 17" maximum)  Site sketch with measurements showing structures, parking, Bldg. setbacks, accompared improvements, if there is any existing land use (folded to fit into an 8.5" by 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 Survey Landfill disclosure and EHD signature line on the Mylar if property is within a lare 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.	ential development only 3 copies djacent rights-of-way and street 14" pocket) 6 copies yor's signatures are on the plat
	AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)  PLEASE NOTE: There are no clear distinctions between significant and minor changements. Significant changes are those deemed by the DRB to require public Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit in pocket)  Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit in 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 Survey List any original and/or related file numbers on the cover application  Amended preliminary plat approval expires after one year	folded to fit into an 8.5" by 14"  nto an 8.5" by 14" pocket) 6 copies
a	kely result in deferral of actions.	Applicant name (print)  Aug. 12,07  Ilicant signature / date  Form revised 4/07
The property of the property o	Checklists complete Application case numbers Fees collected  Case #s assigned Related #s listed  Application case numbers  7070770190  Project	5/3/07 Planner signature / date # 1505094





Development Review Board City Of Albuquerque

Re: Minor Subdivision Sketch Plat Review & Comment

Attached are the documents for your Sketch Plat Review & Comment. The property has never been developed since it's platting in 1960 by the Grande and Garcia families.

The proposed subdivision consists of two lots (7 & 8, Block A, Grande Heights Subdivision) having 1.022 acres and .551 acres respectively. Since the properties have substantial slope conditions, a proposed terracing of lots would mitigate the contours and address the on-site retention of storm waters. Initial inputs from Easterling Consultants, LLC suggest retention ponds or underground retention as part of the water harvesting system.

The soils analysis conducted on the adjacent property (Lot 12A, Block A) by Vineyard & Associates reports that concrete slab-on-grade structures are possible with proper compaction to a minimum of 95% maximum density as determined by ASTM D-1557.

Retaining walls will be placed between lots beginning with the East lot fronting Sequoia Court with a wall at the property line (as shown in attached photo). As part of the Restrictive Covenants, it states that views to the East must not be obstructed. Due to the existing homes and tree growth on the east side of Sequoia Court, it is necessary to raise the elevation of the lots to insure the view integrity. Vineyard & Associates has recommended to the adjacent property owners specific procedures for all earthwork. These recommendations are attached to this submittal.

The restrictive Covenants promulgated and approved in 1960 call for a minimum of 25 foot front setbacks, 15 foot backyard setbacks and 5 foot to the adjoining property lines.

To maintain the views to the east, the upper western lots will be single story homes. Homes further to the east can be multi-story since the elevations will be substantially lower than the lots to the west.

An access easement is proposed to access the two east lots on lot 7. The access will have compaction in accordance with the Vineyard & Associated recommendation. The access easement will be 22 feet wide.

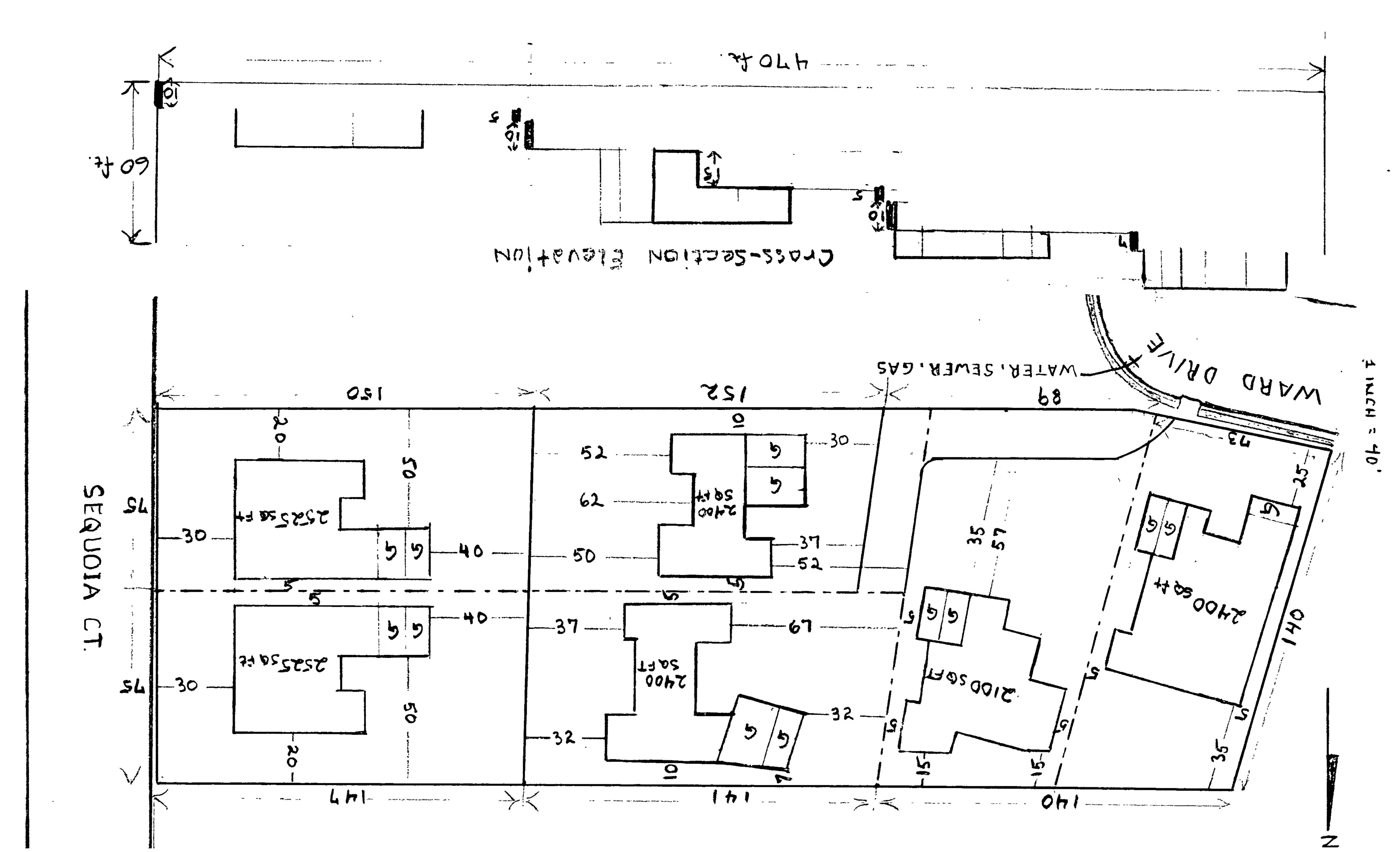
Water, sewer and natural gas are available in Ward Court. Sewer lines will have to be extended across the frontage of lot 8 which fronts on Sequoia Court. Water and natural gas are available in Sequoia Court. Grinder pumps are required on Sequoia Court and will be required for the three lots on the East half of lot 7. All other utilities are available. The proposed easement between lots 7 & 8 are to provide electricity, cable and telephone. These utilities exist in the PUE on the north side of both properties.

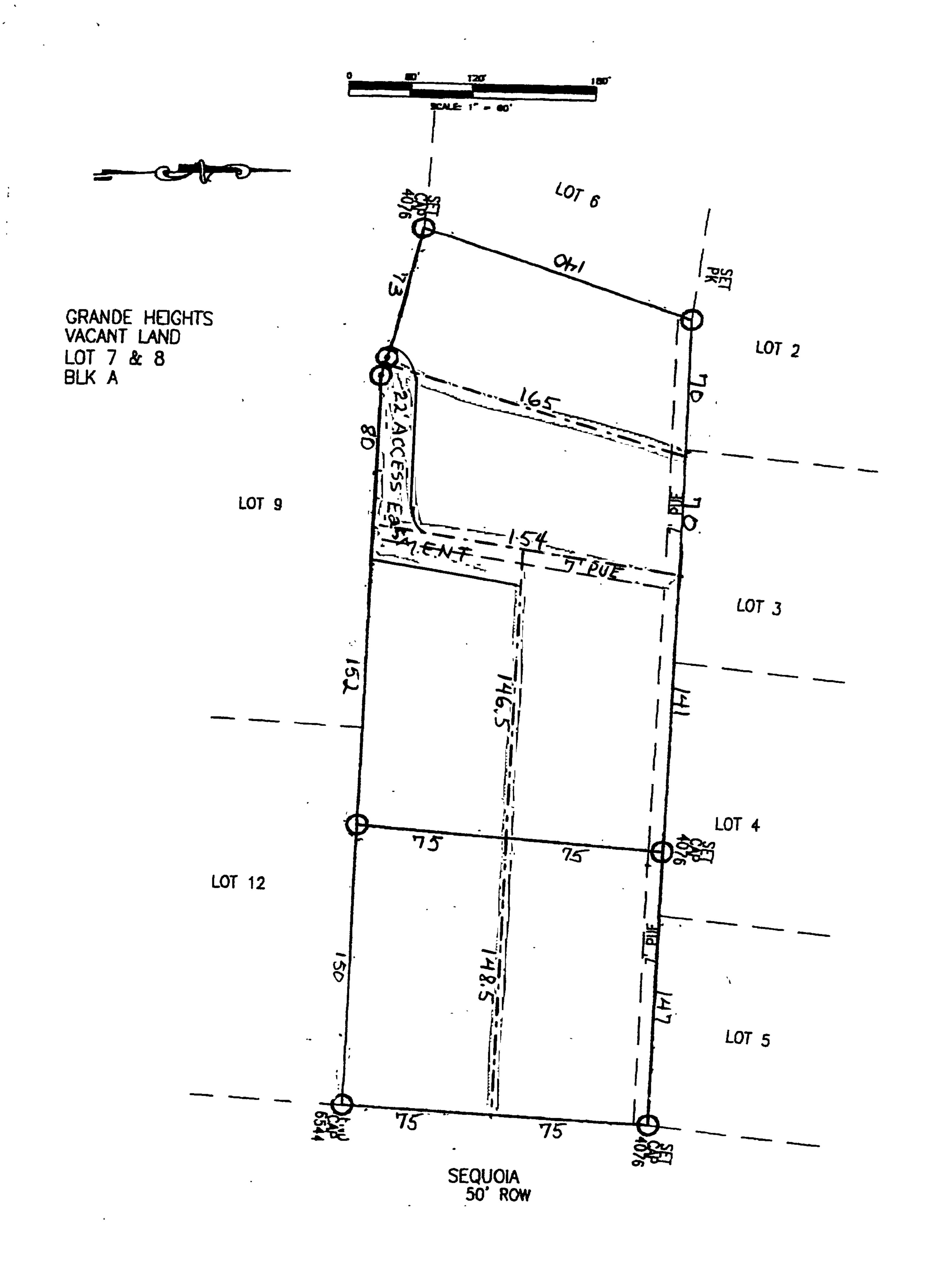
Your review and comments are appreciated. If you have any questions, contact me at 710-6001 or my associate Joe Waid at 220-5059.

Respectfully,

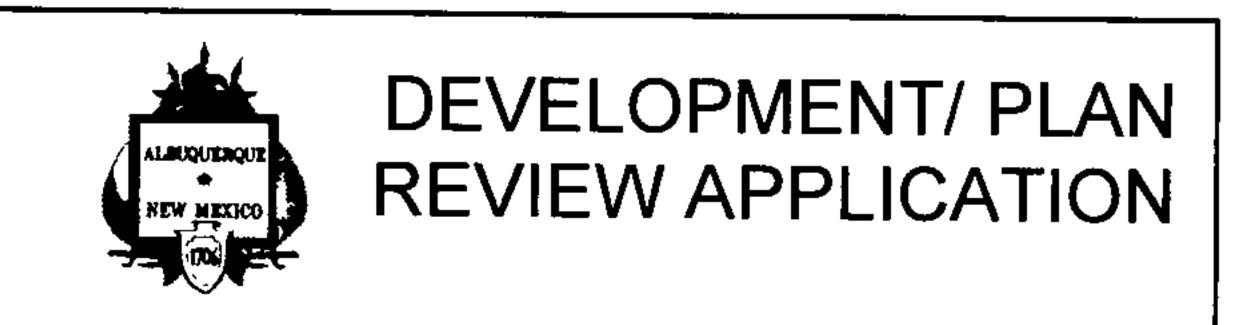
Antonio Bilotto, President

Estrella Vista Development Inc.





# A City of Albuquerque



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PRINT OR TYPE IN BLACK INK ONLY. The app Department Development Services Center, 600 application. Refer to supplemental forms for sub-	2" Street	: NW,	Albuq	ubmit the comp uerque, NM 8	oleted appl 7102. Fee	ication in person to the second in person to the second in person to the second in the second in the second in person to the s	e Planning he time of
APPLICANT INFORMATION:							
NAME: J.K. Development, Inc.					PHONE:	(505) 298-6990	
ADDRESS: 1225 Rio Grande NW							
OITM. Albuquerque	OTATE	NM	710	87104		(505) 294-4988	
			ZIP_	87104	_ E-MAIL:_		
Proprietary interest in site:Owner		List al	<u>l</u> owne	rs:		· <del> · · · · · · · · · · _ ·</del>	<del></del>
AGENT (if any): Easterling Consultants	LLC	<u> </u>	<u> </u>		PHONE:	(505) 821-6646	
ADDRESS:3613 NM 528 NW, Suite 1	E-2				FAX:	(505) 897-2965	
CITY: Albuquerque	STATE	NM	7ID	87114	-	hfloyd@ecengr.	com
DESCRIPTION OF REQUEST: Minor Subdivisio	n Clantab	D] ~ 4	. Da	•			···
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### FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING SKETCH PLAT REVIEW AND COMMENT YOUR ATTENDANCE IS REQUIRED. ESCALE 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. $\underline{X}$ 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. $\frac{1}{2}$ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied) $\searrow_{\underline{X}}$ Letter briefly describing, explaining, and justifying the request $n\overline{/a}$ 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, 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 Applicant name (print) likely result in deferral of actions.

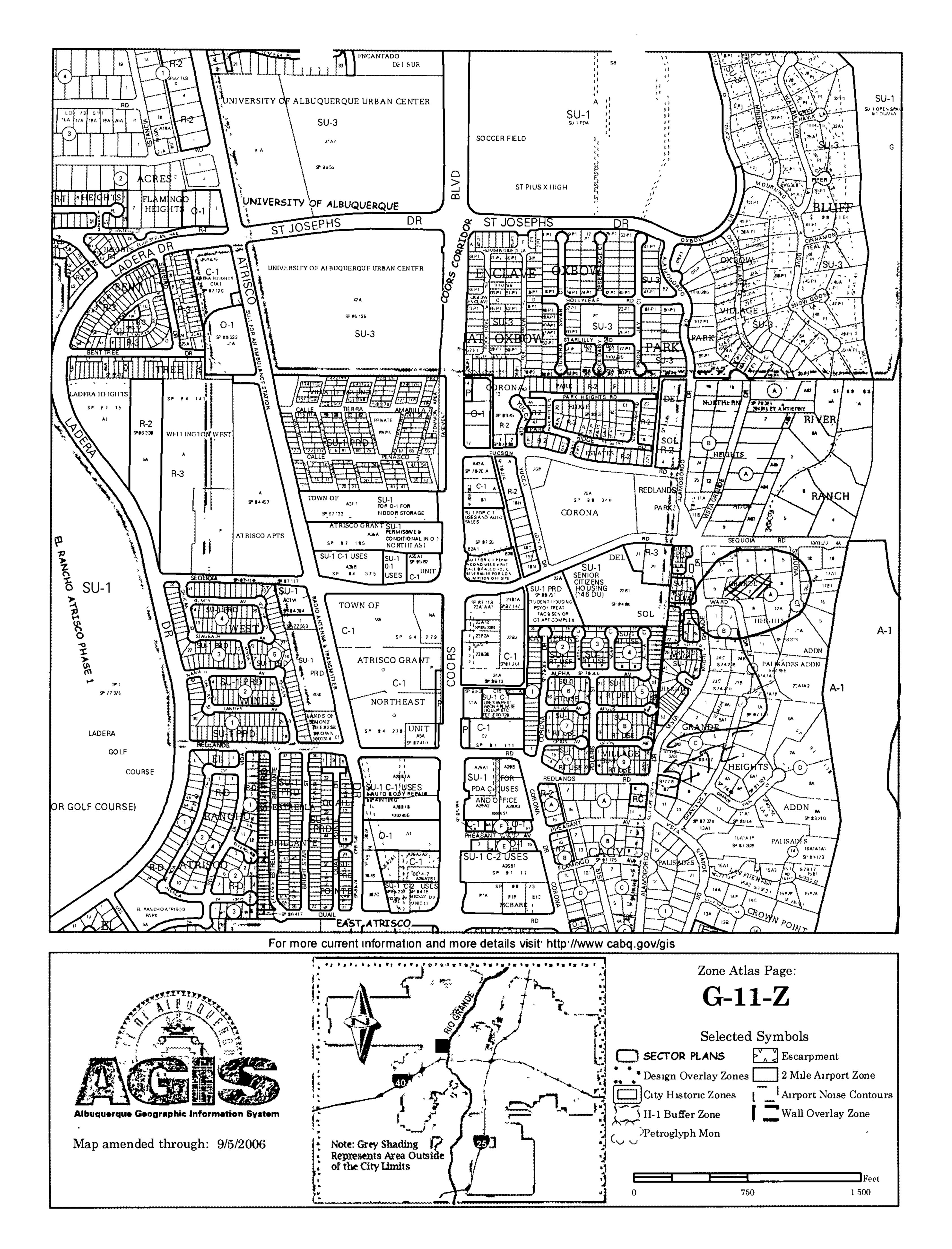
Related #s listed

Applicant signature / date Form revised 8/04, 1/05 & 10/05

Checklists complete Application case numbers DODIEB -Fees collected Case #s assigned

Planner signature / date

Project #



### Easterling Consultants LLC

3613 NM 528 NW, Suite E-2 Albuquerque, NM 87114

Office (505) 821-6646 (505) 897-2965 Fax

October 31, 2006

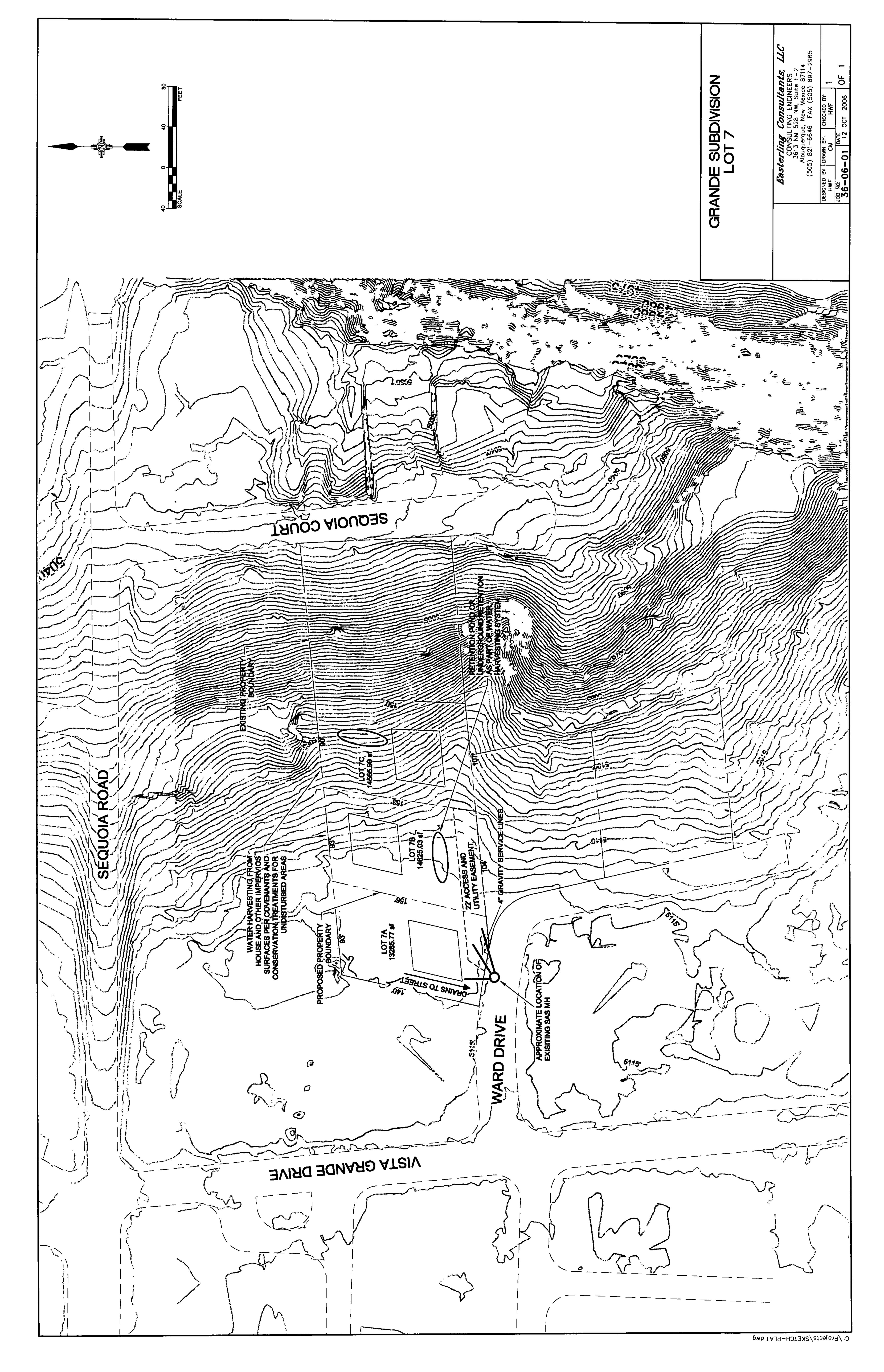
### TO DRB CHAIR:

This is a request for a sketch plat hearing regarding the previously submitted plan for Lot 7 of Grande Heights Subdivision.

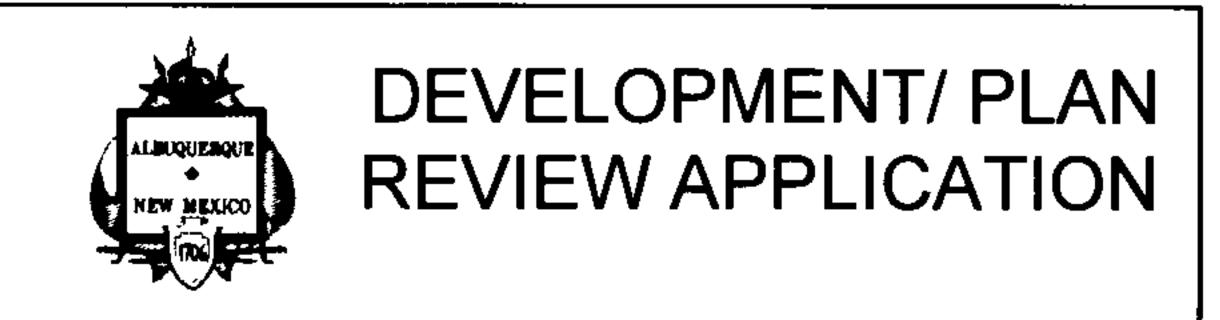
The intent of the owner at the time of the first submittal was to develop Lots 7, 8, 9 10. However, the current desire is to subdivide only Lot 7.

Hugh Welloyd PE Project Engineer

October 31, 2006 Date

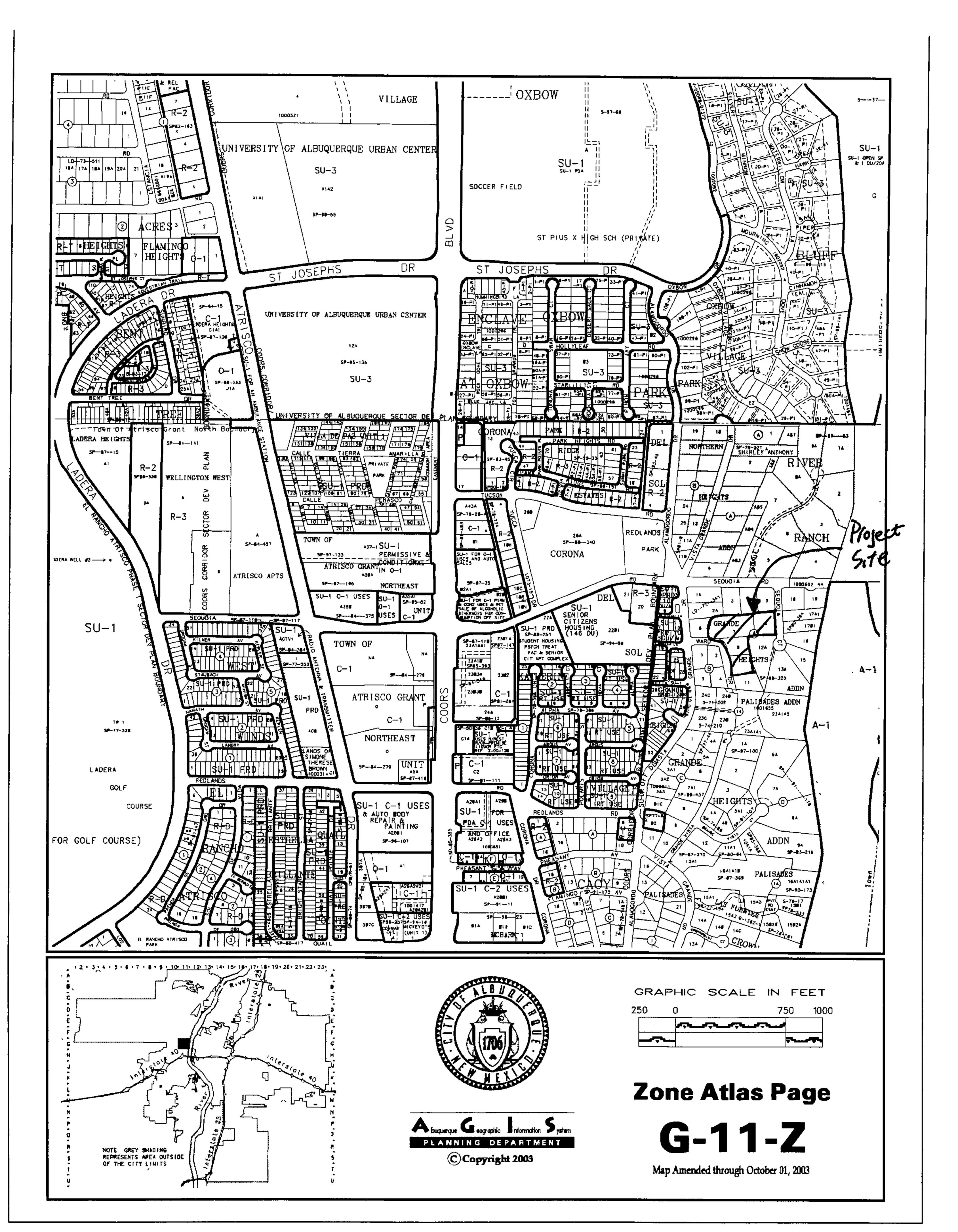


# A City of Albuquerque



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	Variance (Non-Zoning)			Zone f	Map Amendment (Est	tablish or Change
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SITE D	EVELOPMENT PLAN		P		r Plan (Phase I, II, III)	
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PRINT OR TYP	PE IN BLACK INK ONLY. T	The applicant or age	nt must	submit the comp	eleted application in	person to the Planning
Department De	evelopment Services Cente	er, 600 2 <sup>nd</sup> Street N	IW, Alb	uquerque, NM 87	7102. Fees must b	e paid at the time of
application. Re	efer to supplemental forms	for submittal requi	rements	).		
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APPLICANT INFO					260	166-
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FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING
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
<ul> <li>■ MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT</li> <li>□ Preliminary Plat reduced to 8.5" x 11"</li> <li>□ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)</li> <li>□ Letter briefly describing, explaining, and justifying the request</li> <li>□ Copy of previous D.R.B. approved infrastructure list</li> <li>□ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request</li> <li>□ Any original and/or related file numbers are listed on the cover application</li> <li>Extensions are not reviewed through internal routing.</li> <li>Extension of preliminary plat approval expires after one year.</li> </ul>
<ul> <li>■ MAJOR SUBDIVISION FINAL PLAT APPROVAL         Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings         Design elevations &amp; 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.     </li> </ul>
MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 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)  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.  Applicant signature / date
Checklists complete  Fees collected  Case #s assigned  Related #s listed  Application case numbers  OLD 23 O1214  Planner signature / date  Project # 1005094



### THOMPSON Engineering Consultants, Inc.

August 22, 2006

Ms. Sheran Matson
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: SUBMITTAL OF SKETCH PLAT FOR LOTS 7, 8, 9, & 10, BLOCK A, GRANDE HEIGHTS SUBDIVISION

Dear Ms. Matson:

Enclosed please find an application and all required enclosures for Sketch Plat Review for Lots 7, 8, 9, & 10, Block A, Grande Heights Subdivision. The developer would like to subdivide the existing 4 lots into 9 lots as shown on the sketch plat. The property is currently zoned R-1.

Please schedule the sketch plat review for Wednesday, August 30, 2006. If you should have any questions, please call me at 271-2199.

Singerely,

David B. Thompson, P.E.

