

#13



COMPLETED 10/20/06 SLT  
DRB CASE ACTION LOG (PREL & FINAL PLAT)  
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.: 06DRB-01257 (P&F)  
Project Name: MONTE VISTA SUBDIVISION  
Agent: George Rodriguez

Project # 1005109  
Phone No.: 610-0593

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/6/06 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: - WIDTH of STREET CURB TO CURB  
- LAYOUT of LOT 4-A

UTILITIES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLANNING (Last to sign): AGIS def  
Record the plat  
demolition of house on lot 4

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

Project Number 1005109

#13



# DRB CASE ACTION LOG (PREL & FINAL PLAT)

REVISED 9/28/05

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- LAYOUT of LOT 4-A

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): AGIS def

Record the plat

demolition of house on lot 4

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-Tax certificate from the County Treasurer.

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-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.**

Project Number 1005109

**5109**

### DXF Electronic Approval Form

DRB Project Case #: 1005109

Subdivision Name: MONTE VISTA BLOCK 6 LOTS 3A 4A 4B & 5A

Surveyor: ANTHONY L HARRIS

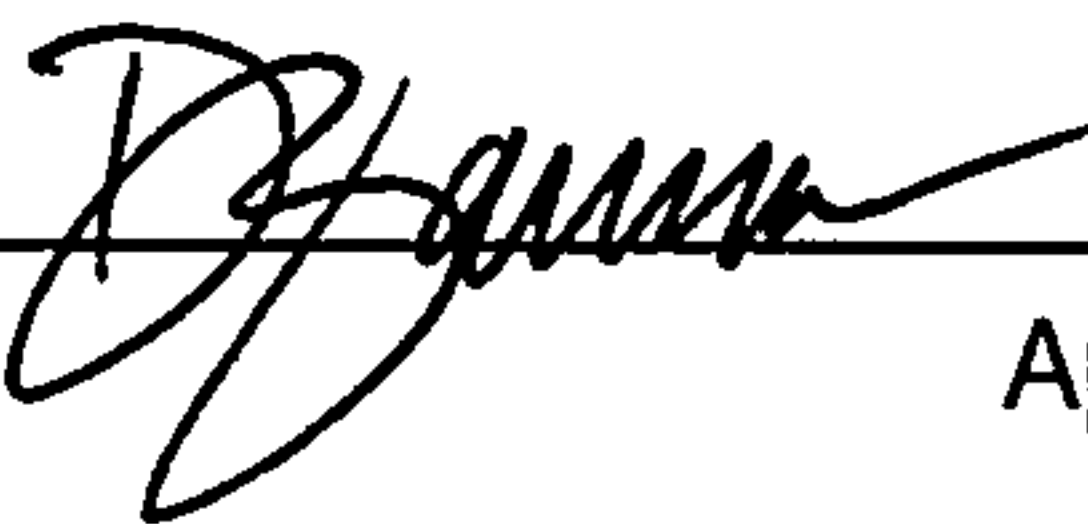
Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 10/19/2006

Hard Copy Received: 10/18/2006

Coordinate System: NMSP Grid (NAD 27)

  
Approved

10-19-2006  
Date

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

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**AGIS Use Only**

Copied fc **5109** to agiscov on **10/19/2006** Contact person notified on **10/19/2006**



01  
02  
03  
04  
05

**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

**Plaza del Sol Building, 3<sup>rd</sup> FLOOR CONFERENCE ROOM, Planning Department**

September 6, 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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**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.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 12:20 P.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1003366**  
06DRB-01160 Major-Two Year SIA

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2, TOWN OF ALAMEDA GRANT (to be known as **RABADI COMPLEX**) zoned SU-1 PRD, located on GOLF COURSE NW between IRVING BLVD NW and the CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, 06DRB-00056] (B-12) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1005033**  
06DRB-01056 Major-SiteDev Plan  
BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for I. P. F. D. C. request(s) the above action(s) for A PORTION OF I. P. F. D. C. (INDIAN PUEBLOS FEDERAL DEVELOPMENT CORP.) 7 ACRE SITE, **INDIAN PUEBLO COUNCIL PROPERTY**, zoned SU-1 C-2 with restrictions, located on 12<sup>TH</sup> ST NW, between INDIAN SCHOOL NW and MENAUL NW containing approximately 3 acre(s). [REF: 03EPC-01676, 03EPC-01677] [Deferred from 8/16/06 & 8/23/06] (H-13/H-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/6/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA, SIDEWALK RESOLUTION, DIMENSIONING ON THE SITE PLAN (MEET WITH WILFRED GALLEGOS) AND 3 COPIES OF THE SITE PLAN AND PLANNING FOR 15-DAY APPEAL PERIOD, ALTA LAND SURVEY REPLATTING ISSUE IN COUNCIL ORDINANCE, MONUMENT SIGN ORIENTED TO 12<sup>TH</sup> STREET, PERCENTAGE LANDSCAPING, INDIAN SCHOOL ROAD – PRIVATE OR PUBLIC – SECURITY GATE ON SITE PLAN FOR SUBDIVISION.**

3. **Project # 1002567**  
06DRB-01158 Major-Preliminary Plat  
Approval  
06DRB-01163 Minor-Vacation of Private  
Easements  
06DRB-01159 Minor-Subd Design (DPM)  
Variance  
06DRB-01161 Minor-Sidewalk Variance  
06DRB-01162 Minor-Temp Defer SDWK

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A-1, COLEMAN ADDITION (to be known as **HACIENDA DE LOIS SUBDIVISION**) zoned R-2 residential zone, located on 12<sup>TH</sup> ST NW, between MENAUL EXTENSION NW and LA POBLANA NW containing approximately 1 acre(s). [REF: 06DRB-00726] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/6/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/31/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS), M.R.G.C.D. SIGNATURE ON THE PLAT UNLESS PROOF OF FINAL EASEMENT IS GIVEN, IMPROVED WALL DESIGN, 13-FEET FROM FACE OF CURB TO PROPERTY LINE SHOULD BE DEDICATED AS RIGHT-OF-WAY. THE VACATION OF THE PRIVATE**

2. **Project # 1005033**  
06DRB-01056 Major-SiteDev Plan  
BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for I. P. F. D. C. request(s) the above action(s) for A PORTION OF I. P. F. D. C. (INDIAN PUEBLOS FEDERAL DEVELOPMENT CORP.) 7 ACRE SITE, INDIAN PUEBLO COUNCIL PROPERTY, zoned SU-1 C-2 with restrictions, located on 12<sup>TH</sup> ST NW, between INDIAN SCHOOL NW and MENAUL NW containing approximately 3 acre(s). [REF: 03EPC-01676, 03EPC-01677] [Deferred from 8/16/06 & 8/23/06] (H-13/H-14) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/6/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA, SIDEWALK RESOLUTION, DIMENSIONING ON THE SITE PLAN (MEET WITH WILFRED GALLEGOS) AND 3 COPIES OF THE SITE PLAN AND PLANNING FOR 15-DAY APPEAL PERIOD, ALTA LAND SURVEY REPLATTING ISSUE IN COUNCIL ORDINANCE, MONUMENT SIGN ORIENTED TO 12<sup>TH</sup> STREET, PERCENTAGE LANDSCAPING, INDIAN SCHOOL ROAD – PRIVATE OR PUBLIC – SECURITY GATE ON SITE PLAN FOR SUBDIVISION.

3. **Project # 1002567**  
06DRB-01158 Major-Preliminary Plat  
Approval  
06DRB-01163 Minor-Vacation of Private  
Easements  
06DRB-01159 Minor-Subd Design (DPM)  
Variance  
06DRB-01161 Minor-Sidewalk Variance  
06DRB-01162 Minor-Temp Defer SDWK

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A-1, COLEMAN ADDITION (to be known as HACIENDA DE LOIS SUBDIVISION) zoned R-2 residential zone, located on 12<sup>TH</sup> ST NW, between MENAUL EXTENSION NW and LA POBLANA NW containing approximately 1 acre(s). [REF: 06DRB-00726] (H-13) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/6/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/31/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS), M.R.G.C.D. SIGNATURE ON THE PLAT UNLESS PROOF OF FINAL EASEMENT IS GIVEN, IMPROVED WALL DESIGN, 13-FEET FROM FACE OF CURB TO PROPERTY LINE SHOULD BE DEDICATED AS RIGHT-OF-WAY. THE VACATION OF THE PRIVATE

EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

5. **Project # 1004943**  
06DRB-01164 Major-Preliminary Plat Approval  
06DRB-01165 Minor-SiteDev Plan BldPermit  
06DRB-01166 Minor-Sidewalk Waiver  
06DRB-01167 Minor-Temp Defer SDWK

ISAAC BENTON & ASSOCIATES agent(s) for J & J REAL ESTATE PARTNERSHIP 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 R-2, located on PINNACLE PEAK NW, between SUMMER RIDGE NW and MCMAHON NW containing approximately 2 acre(s). [REF: 06DRB-00801] *[Deferred from 9/6/06]* (A-11) **THE SIDEWALK WAIVER 06DRB-01166 WAS WITHDRAWN AT THE AGENT'S REQUEST. THE REMAINDER OF THE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

6. **Project # 1003613**  
06DRB-00854 Major-Preliminary Plat Approval  
06DRB-00855 Major-Vacation of Public Easements  
06DRB-00859 Minor-SiteDev Plan Subd/EPC  
06DRB-00856 Minor-Sidewalk Waiver  
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06 & 8/23/06 & 9/6/06]* (K-12) **DEFERRED AT THE AGENT'S REQUEST TO 9/20/06.**

**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.**

7. **Project # 1004564**  
06DRB-01231 Minor-SiteDev Plan  
BldPermit/EPC

CURRY BRANDAW ARCHITECTS request(s) the above action(s) for all or a portion of Lot(s) 19-22, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT A (to be known as **PALOMAS RETIREMENT RESIDENCE**) zoned SU-2/O-1, located on PALOMAS AVE NE, between BARSTOW ST NE and WYOMING BLVD NE containing approximately 4 acre(s). [REF: 05EPC-01231] [**Carmen Marrone, EPC Case Planner**] (D-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/6/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN AND PLAT APPROVAL BY DRB.**

8. **Project # 1004565**  
06DRB-01058 Minor-SiteDev Plan Subd/EPC  
06DRB-01059 Minor-SiteDev Plan BldPermit/EPC  
06DRB-00908 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DOYLE & TRICARIO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 9, Block(s) 16-A, SANTILLA PLACE (to be known as **CAGUA TOWNHOMES**) zoned R-LT residential zone, located on CAGUA DR NE between COPPER AVE NE and GRAND AVE NE containing approximately 1 acre(s). [**Catalina Lehner, EPC Case Planner**] *[Deferred from 8/2/06 &*



8/16/06 & 8/30/06 & 9/6/06] (K-18) DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.

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

9. **Project # 1004877**  
06DRB-01255 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for Lot(s) 1-10, Block(s) 3 & Lot(s) 1-9, Block(s) 4, MANDELL ADDITION NO. 2 (to be known as **TRACT A, A.P.S. STRONGHURST COMPLEX**) zoned M-1 light manufacturing zone, located on WOODLAND AVE NW, between MENAUL BLVD NW and 2<sup>ND</sup> ST NW containing approximately 4 acre(s). [REF: 06DRB-00634,06DRB-00635] (H-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
  
10. **Project # 1002771**  
06DRB-01248 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GERTRUDE ZACHARY SCHMIDT request(s) the above action(s) for all or a portion of Lot(s) 24-A, Block(s) 36, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3 special center zone, located on 2<sup>ND</sup> ST SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). [REF: 03DRB-02147, 03DRB-01036] (K-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
  
11. **Project # 1003272**  
06DRB-01253 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for EAGLE ASSETS LLC request(s) the above action(s) for Lot(s) 2A1B2B, 3A1, 3A2, 4A1, ALBUQUERQUE WEST, UNIT 2 (to be known as **LOTS 2A1B2B1, 2A1B2B2, 2A1B2B3, 3A1A, 3A2A & 4A1A, ALBUQUERQUE WEST, UNIT 2**) zoned SU-1 PDA TO INCLUDE C-3 USES, located on ALL SAINTS RD NW,

between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 7 acre(s). [REF: 06DRB-00941, 06DRB-01087] (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NMU INC SIGNATURE, AGIS DXF FILE, APPLICATION OF EPC ADMINISTRATIVE AMENDMENT AND TO RECORD THE PLAT.**

12. **Project # 1000922**  
06DRB-01224 Minor-Prelim&Final Plat  
Approval

WILSON & CO agent(s) for LA CUENTISTA I LLC, MICHAEL KNIGHT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION, UNIT 1A**, zoned R-1, located on ROSA PARKS RD NW and ALOE RD NW containing approximately 2 acre(s). [REF: 05DRB-01829, 06DRB-00555] *[Deferred from 9/6/06]* (C-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

13. **Project # 1005109**  
06DRB-01257 Minor-Prelim&Final Plat  
Approval

GEORGE T RODRIGUEZ agent(s) for STEVEN L COE request(s) the above action(s) for all or a portion of Lot(s) 3-5, Block(s) 6, **MONTE VISTA SUBDIVISION**, zoned R-1 residential zone, located on WELLESLEY DR NE, between CENTRAL AVE NE and CAMPUS BLVD NE containing approximately 1 acre(s). (K-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR WIDTH OF STREET CURB TO CURB AND LAYOUT OF LOT 4-A AND TO PLANNING FOR AGIS DXF FILE, DEMOLITION OF HOUSE ON LOT 4 AND TO RECORD THE PLAT.**

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

14. **Project # 1005078**  
06DRB-01177 Minor-Sketch Plat or Plan
- STEVEN BURNS agent(s) for MICHELLE TOMPSON request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 19, **EASTERN ADDITION**, zoned SU-2 RC, located on EDITH BLVD SE, between LEWIS AVE SE and GARFIELD AVE SE containing approximately 1 acre(s). *[Deferred from 8/23/06]*(L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. **Project # 1005108**  
06DRB-01256 Minor-Sketch Plat or Plan
- WALLACE BINGHAM ENGINEERING agent(s) for RALPH CORIZ request(s) the above action(s) for all or a portion of Tract(s) 67-A-1 and 67-A-2, **MAP 29**, zoned R-1, located on 4<sup>TH</sup> ST NW, between VINEYARD NW and WILLOW NW containing approximately 1 acre(s). (E-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. **Project # 1005106**  
06DRB-01251 Minor-Sketch Plat or Plan
- LORETTA NARANJO LOPEZ agent(s) for MARYLOU NARANJO request(s) the above action(s) for all or a portion of Lot(s) B, **LANDS OF ARTHUR NARANJO, SORIDA ADDITION**, zoned RA-2 residential and agricultural zone, located on DURANES RD NW, between LOS LUCEROS RD NW and GUADALUPE TR NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1005107**  
06DRB-01254 Minor-Sketch Plat or Plan
- JOSE GONZALEZ request(s) the above action(s) for all or a portion of Lot(s) 8, Block(s) 9, **TORREON ADDITION**, zoned SU-2 MR, located on THAXTON SE and EDITH SE and containing approximately 1 acre(s). (L-14) **THE**

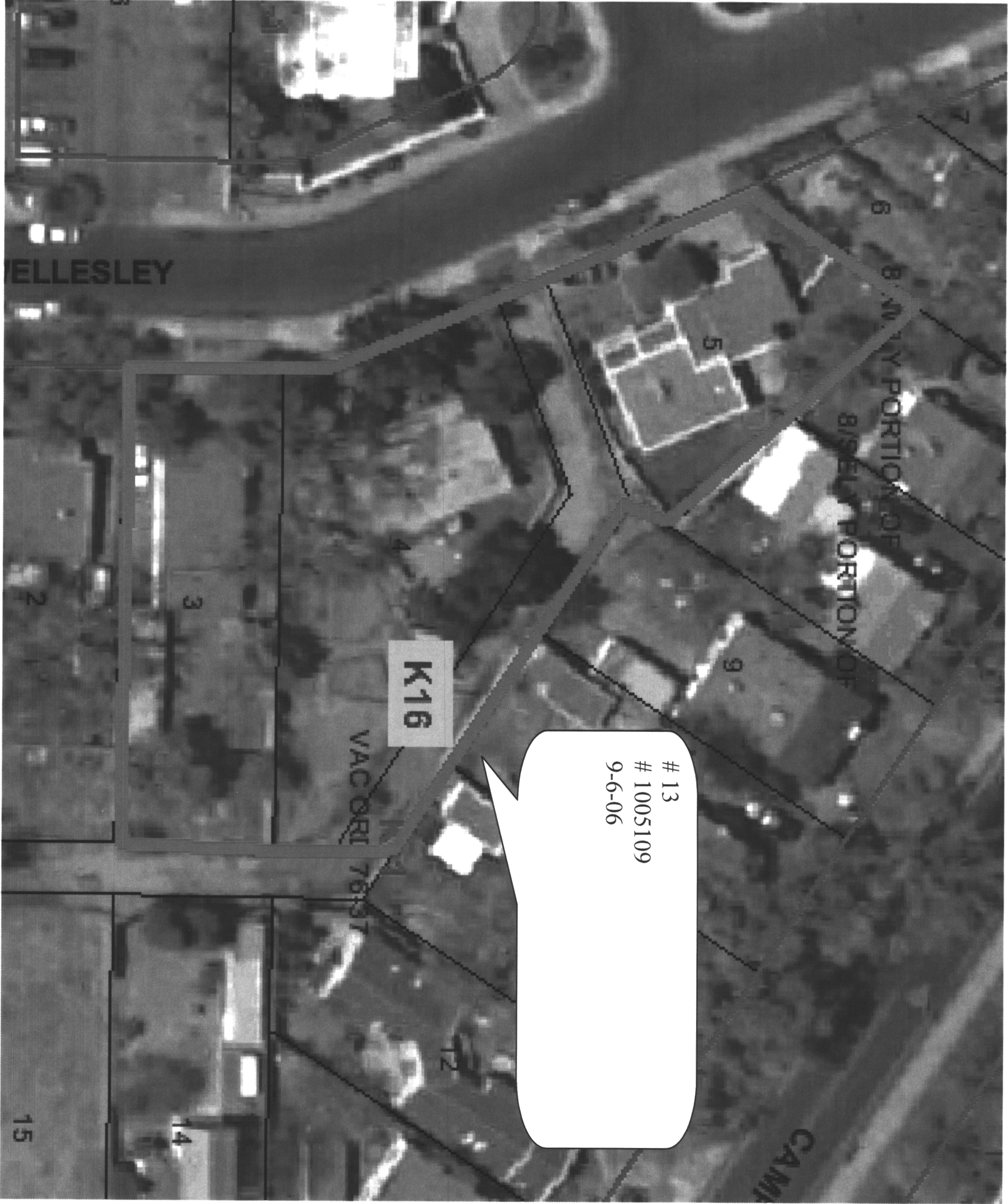
**ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 18. Project # 1003794**  
06DRB-01228 Minor-Sketch Plat or Plan

SURV-TEK INC agent(s) for JMD PARTNERSHIP LTD request(s) the above action(s) for all or a portion of Tract(s) 1A, Row 1, **WEST OF WESTLAND, UNIT 1**, zoned SU-2 PCA, located on 98<sup>TH</sup> ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 4 acre(s). **(K-9) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 19. Approval of the Development Review Board Minutes for August 23 & August 30, 2006. THE DEVELOPMENT REVIEW BOARD MINUTES FOR AUGUST 23 AND AUGUST 30 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:20 P.M.



# 13  
# 1005109  
9-6-06

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
September 6, 2006  
DRB Comments

ITEM # 13

PROJECT # 1005109

APPLICATION # 06-01257

RE: Lots 3-5, Block 6, Monte Vista Subdivision/p&f

Lot 4-B lot size is less than the allowable square footage of the R-1 zone in the City Of Albuquerque Comprehensive Zoning Code.

AGIS dxf is not approved.

*record the Plat,*

*Andrew Garcia*

---

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



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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1005109**

**AGENDA ITEM NO: 13**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

P.O. Box 1293

No adverse comments.

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

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

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

**DATE:** SEPTEMBER 6, 2006

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

DRB- 1005109                      Item No. 13                      Zone Atlas K-16  
DATE ON AGENDA 9-6-06  
INFRASTRUCTURE REQUIRED (X)YES ( )NO  
CROSS REFERENCE: \_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

- ( ) SKETCH PLAT (X) PRELIMINARY PLAT (X) FINAL PLAT  
( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION  
( ) SITE PLAN FOR BUILDING PERMIT

<u>No.</u>	<u>Comment</u>
1)	A copy of the vacation action is needed. Was the entire alley vacated?
2)	What is the width of the sidewalk?
3)	Has the structure on lot 4 been removed?
4)	How does the south driveway work with the new platting for lot 5-A?
5)	Should the new lots be P1 designated?
6)	The alley drive pad will need to be closed.
7)	Standard infrastructure per DPM is required.

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



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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:**

NAME: STEVEN L. COE PHONE: 275-9733  
 ADDRESS: 2325 SAN PEDRO NE. FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: STEVEN L. COE/J.C. PETERSON  
 AGENT (if any): GERGET RODRIGUEZ PHONE: 610-0593  
 ADDRESS: 12800 SAN JUAN NE. FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87123 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: CONSOLIDATE PORTION(S) OF VACATED PUBLIC ALLEY AND REPLAT 3 LOTS INTO 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. THREE (3), FOUR (4), FIVE (5), SIX (6) Block: SIX (6) Unit: \_\_\_\_\_  
 Subdiv. / Addn. MONTE VISTA SUBDIVISION  
 Current Zoning: R-1 Proposed zoning: R-1  
 Zone Atlas page(s): K-16-2 No. of existing lots: 3 No. of proposed lots: 4  
 Total area of site (acres): 0.60 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? N/A  
 UPC No. 101605740532010522 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: WELLESLEY DRIVE NE -  
 Between: CENTRAL AVENUE and CAMPUS BLVD.

**CASE HISTORY:**

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

NONE (V-76-37)

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

SIGNATURE GERGET RODRIGUEZ DATE 08-29-06  
 (Print) G.T. RODRIGUEZ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB 01257</u>	<u>P&amp;E</u>	<u>5(3)</u>	<u>\$ 425.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CME</u>		<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>09/06/06</u>			Total <u>\$ 445.00</u>

Sandy Handley 08/29/06  
 Planner signature / date

Project # 1005109

**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.**

*WILL  
APPLY FOR*

**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.

GEORGE T. RODRIGUEZ  
Applicant name (print)  
George T. Rodriguez  
Applicant signature / date

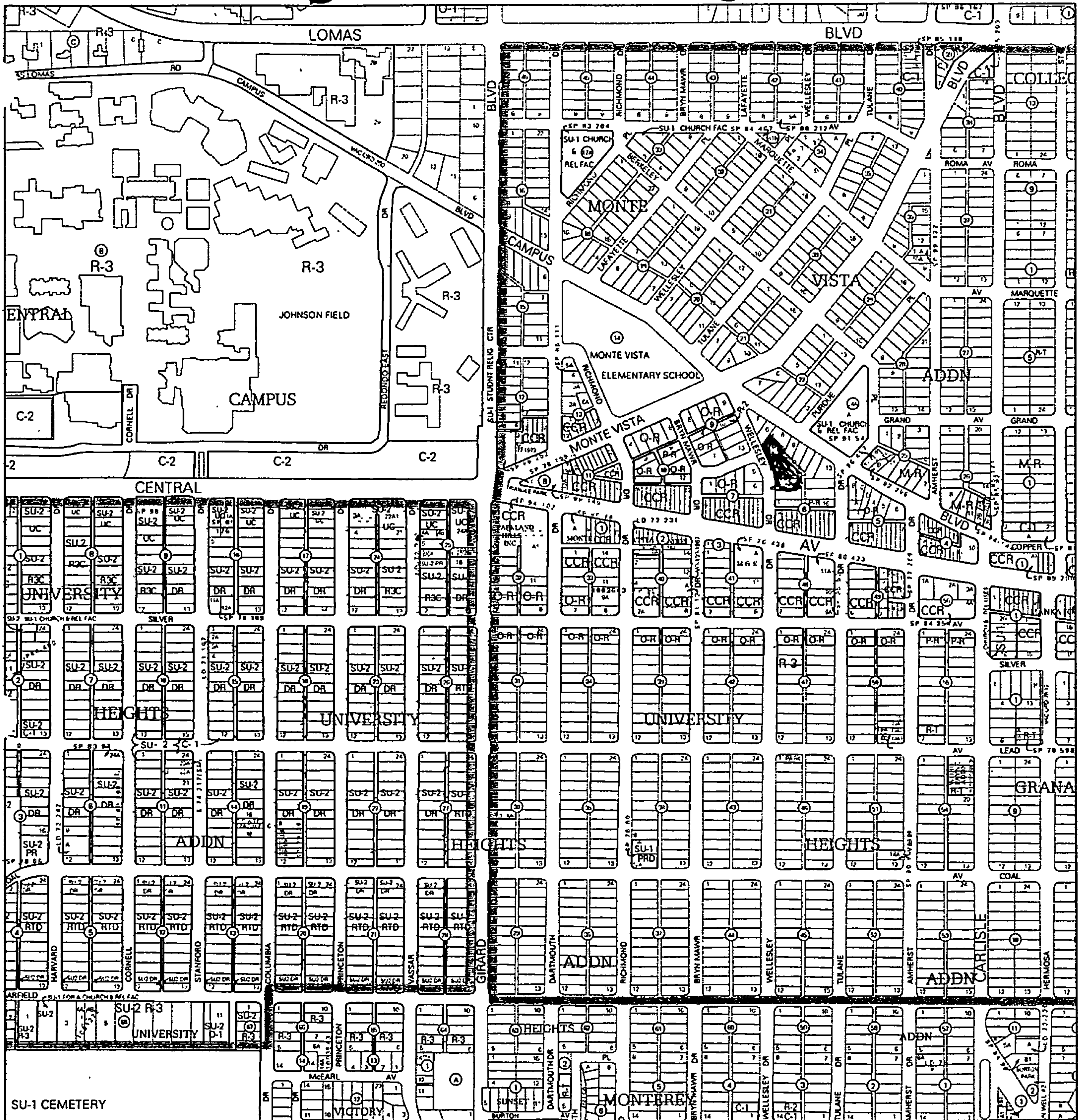


Form revised 8/04, 1/05 & 10/05

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

Application case numbers  
06DRB - 01257  
 \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_

Sandy Handley 08/29/06  
 Planner signature / date  
**Project # 1005109**



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

**City of ALBUQUERQUE**  
**AGIS**  
Albuquerque Geographic Information System

Map amended through: Apr 07, 2005

Note: Grey Shading Represents Area Outside of the City Limits

**Zone Atlas Page:**  
**K-16-Z**

**Selected Symbols**

	Outside City Limits		Petroglyph Mon.
	Sector Plans		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zone		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone

0 750 1,500 Feet

# CITY OF ALBUQUERQUE BUILDING SAFETY DIVISION

\*\*\*\*\* BUILDING PERMIT \*\*\*\*\*

NUMBER: 0613504 DATE: 10/16/06 TIME: 11:44 TYPE: DEMOLITION

CONSTRUCTION ADDRESS - NUMBER: 122 STREET: WELLESLEY  
 ST DESIG: DR QUAD: NE HALF NO: SPACE NO: CITY: ALBUQUERQUE  
 STATE: NM ZIP CODE: LEGAL DESC: LOT NO: 4 BLOCK NUMBER: 5  
 STREET SEG NO: SASZ: 8171 SUBDIVISION: MONTE VISTA ADDITION  
 PLOT: 170 PARCEL: UNIT: CITY COUNCIL DIST: LAND USE CODE:  
 UNIFORM PROPERTY CODE: CITY ZONE: R-1 ZONING MAP: V-16

OWNER NAME: GEORGE KOUSIDONIS PHONE: 505-000-0000  
 NUMBER: 0 STREET:  
 ST DESIG: QUAD: HALF NO: SUITE NO:  
 CITY: STATE: ZIP CODE:

ARCH/ENG/DESIGNER: PHONE: 505-000-0000  
 NUMBER: 0 STREET:  
 ST DESIG: QUAD: HALF NO: SUITE NO:  
 CITY: STATE: ZIP CODE:

CONTRACTOR NAME: CHAVA TRUCKING CO. PHONE: 505-873-3777  
 NUMBER: 0 STREET: P.O. BOX 25427  
 ST DESIG: QUAD: HALF NO: SUITE NO:  
 CITY: ALBUQUERQUE STATE: NM ZIP CODE: 87125

STATE TAX # 01845704005 CTY TAX # FA0047450 CONTR LIC # 024789

OWNER EST VALUATION: \$1 NO OF STORIES: 1  
 PLAN CHECK VALUATION: \$1 NO OF APT BUILDINGS: 0  
 LOT ACREAGE: .00 NO OF APT UNITS: 0  
 SQUARE FOOTAGE: 1500 NO OF MOTEL UNITS: 0

OWNERSHIP: PRIVATE PRINTED BY: MXC UTB ACCOUNT NBR:

DESCRIPTION OF WORK:  
 REMOVAL OF EXISTING STRUCTURE

USE OF BLDG: SINGLE RES OCCUPANCY GROUP: TYPE OF CONST:

	DATE	ISSUED	SC	BY
DEMOLITION	10/16/06	1		MSM
		47.00		

TOTAL =====> \$ 47.00

City Of Albuquerque  
 Treasury Division

SEPARATE PERMITS ARE REQUIRED FOR BUILDING, ELECTRICAL, PLUMBING, MECHANICAL AND ELEVATORS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS OR IF CONSTRUCTION OF WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all applicable city and state laws regulating construction or the phase of work for which this permit is being secured as indicated above. The Plan Check Base Fee (application), however, is not a permit. The issuance of a permit shall not prevent the Code Administration Division from thereafter requiring correction of errors.

RECEIPT# 00070202-00070205

**NOTICE THIS PERMIT NOT VALID UNTIL FEE IS PAID**

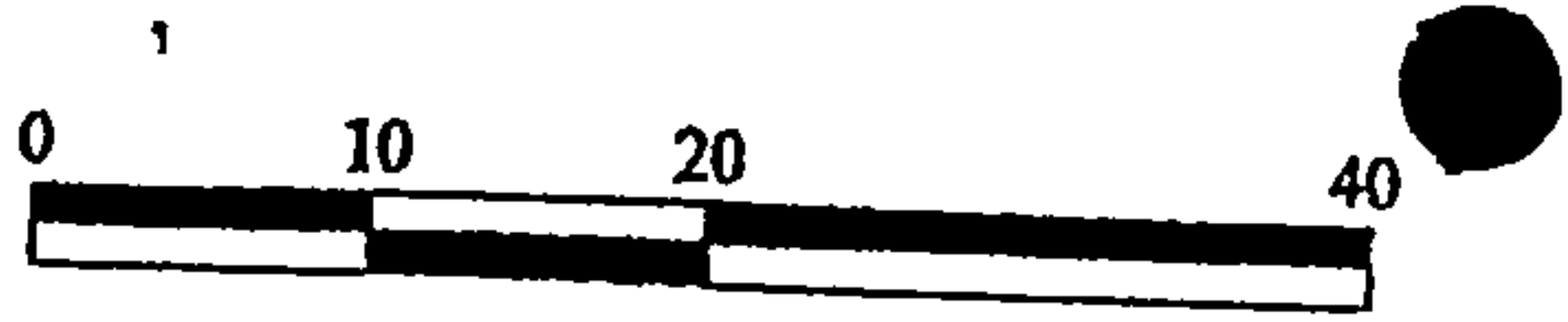
App Plan Fee: \$47.00  
 CHANGE \$278.00  
 \$0.00

*[Signature]*  
 Signature of Applicant or Agent

Thank You

For  
George R.

THE LOCATION OF THE BUILDINGS AND IMPROVEMENTS AS SHOWN ON THE FOLLOWING DRAWING:

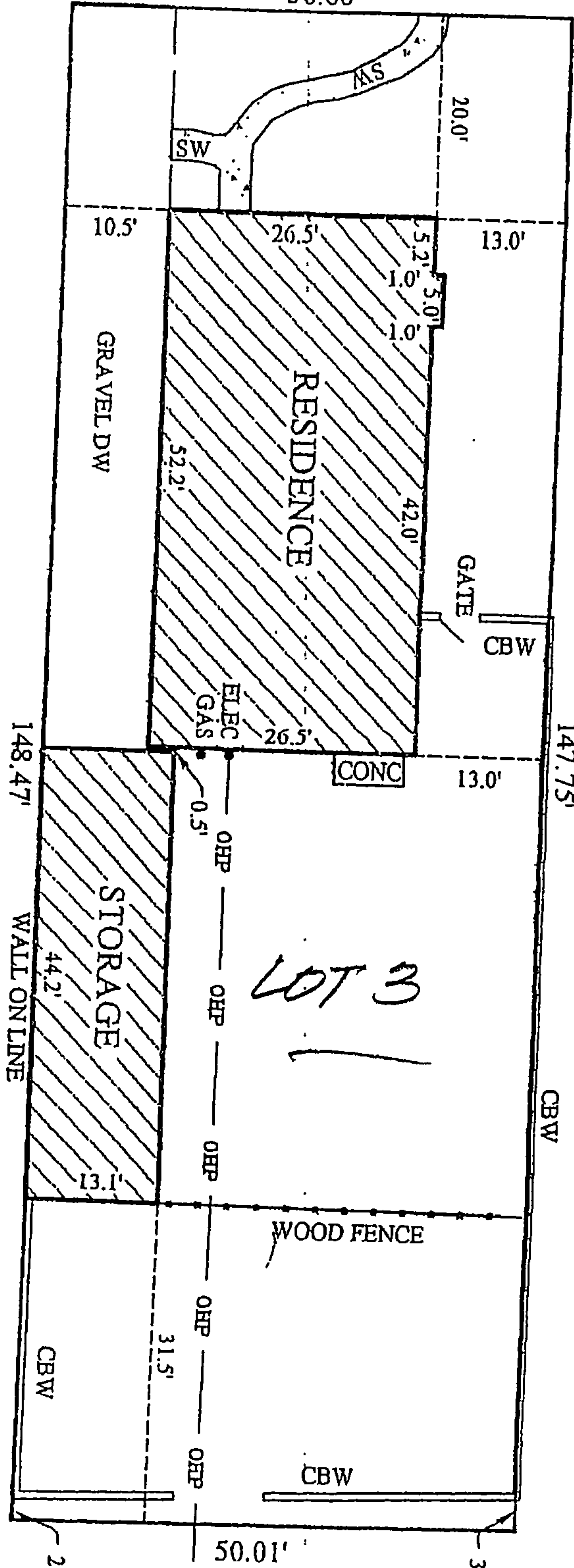


SCALE: 1 INCH = 20 FEET



116 WELLESLEY NE

50.00'



*J. Robert Martinez*  
J. ROBERT MARTINEZ, PLS  
N.M.P.S. NO. 4076

October 7, 2003  
DATE

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

THE LOCATION OF THE BUILDINGS AND IMPROVEMENTS AS SHOWN ON THE FOLLOWING DRAWING:

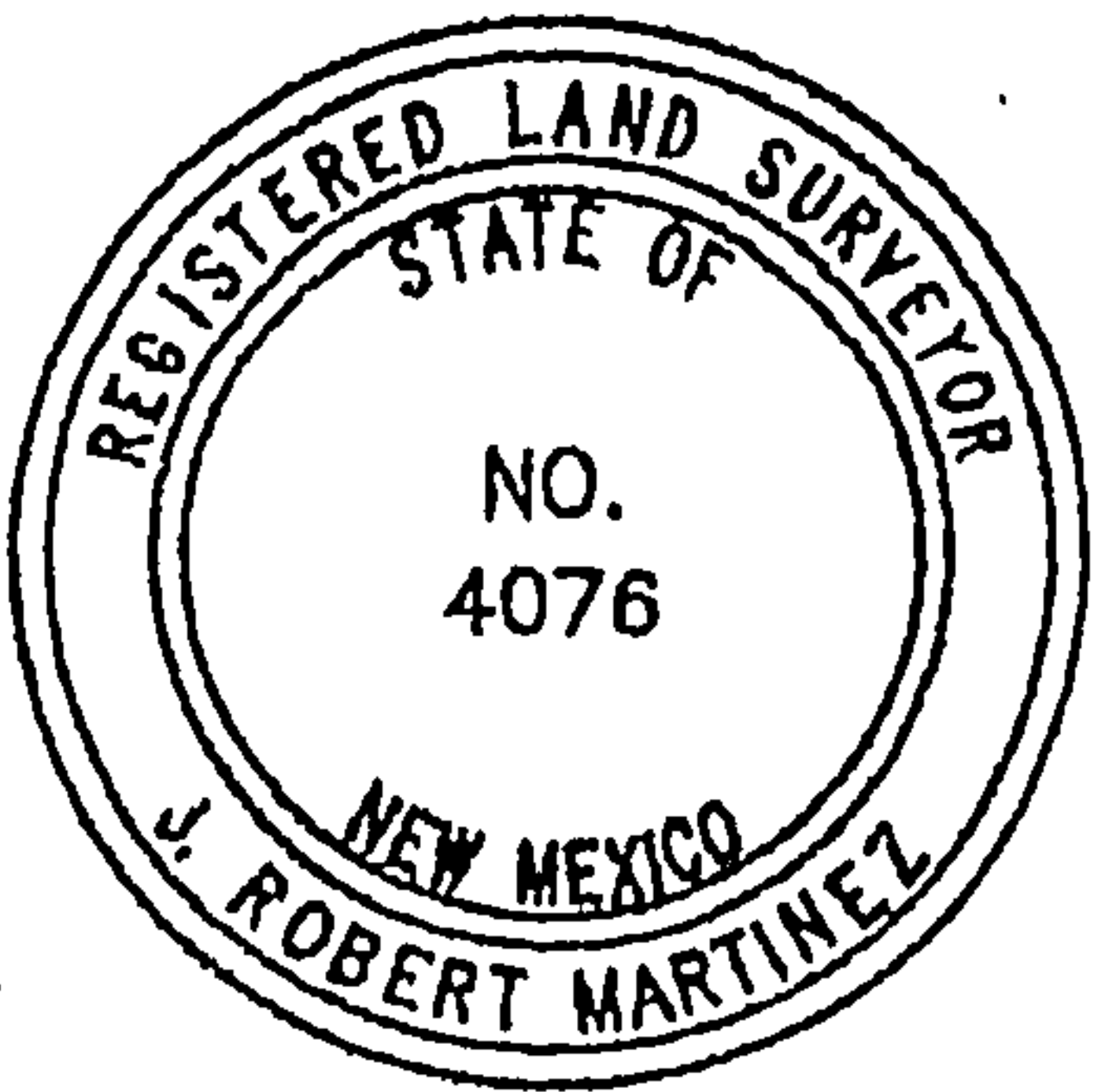
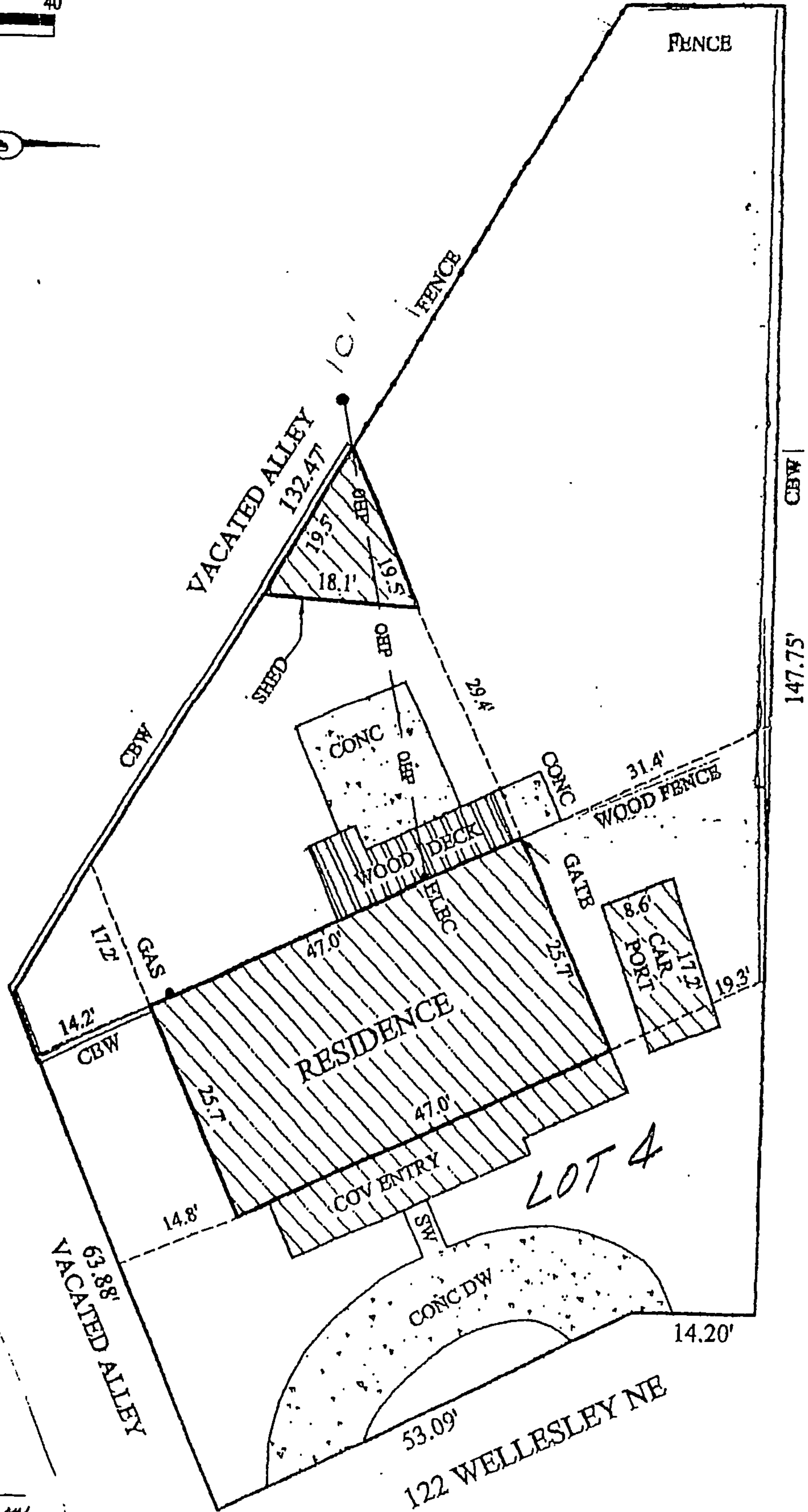
VAC. ALLEY  
18.40'



SCALE: 1 INCH = 20 FEET



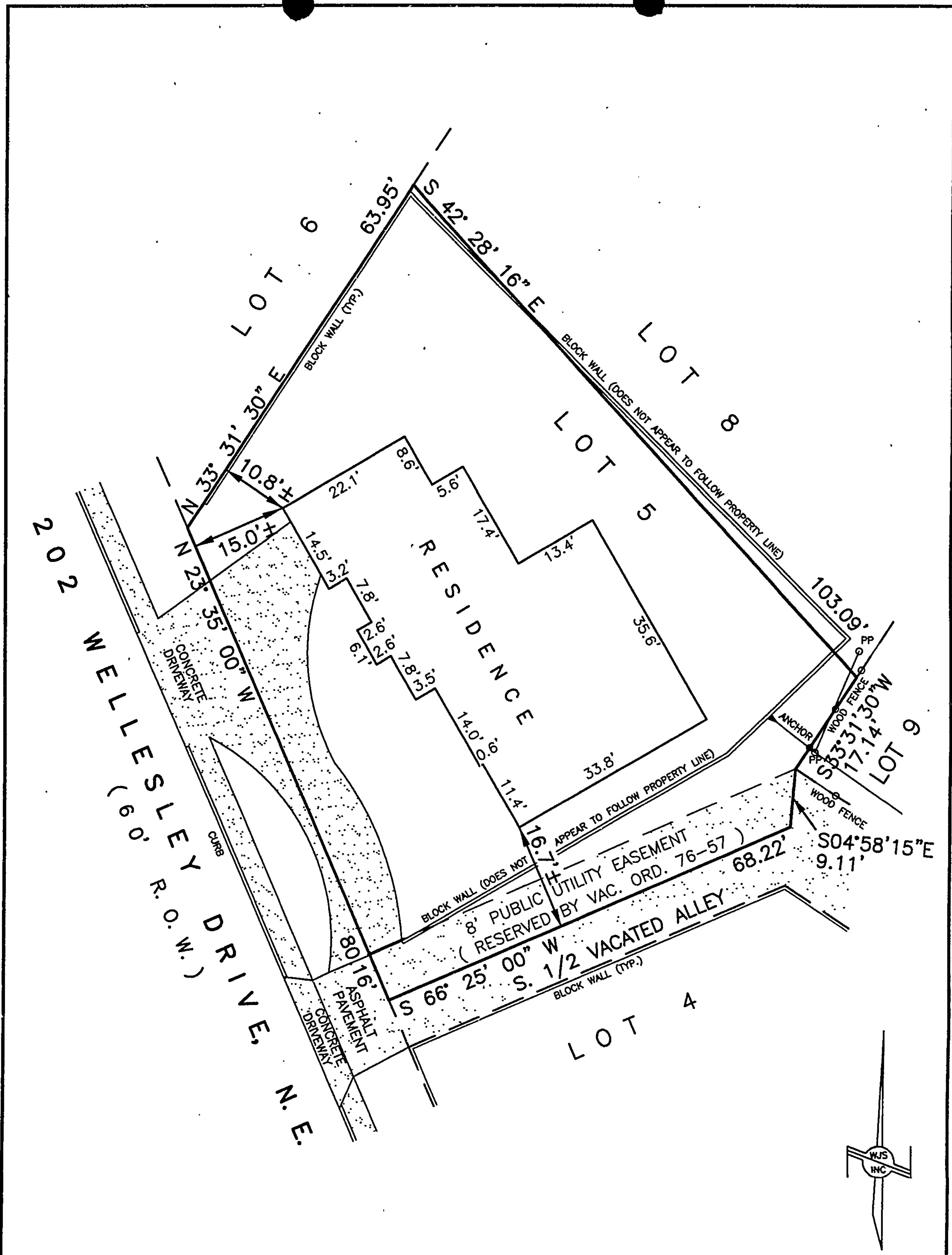
122  
Wellesley



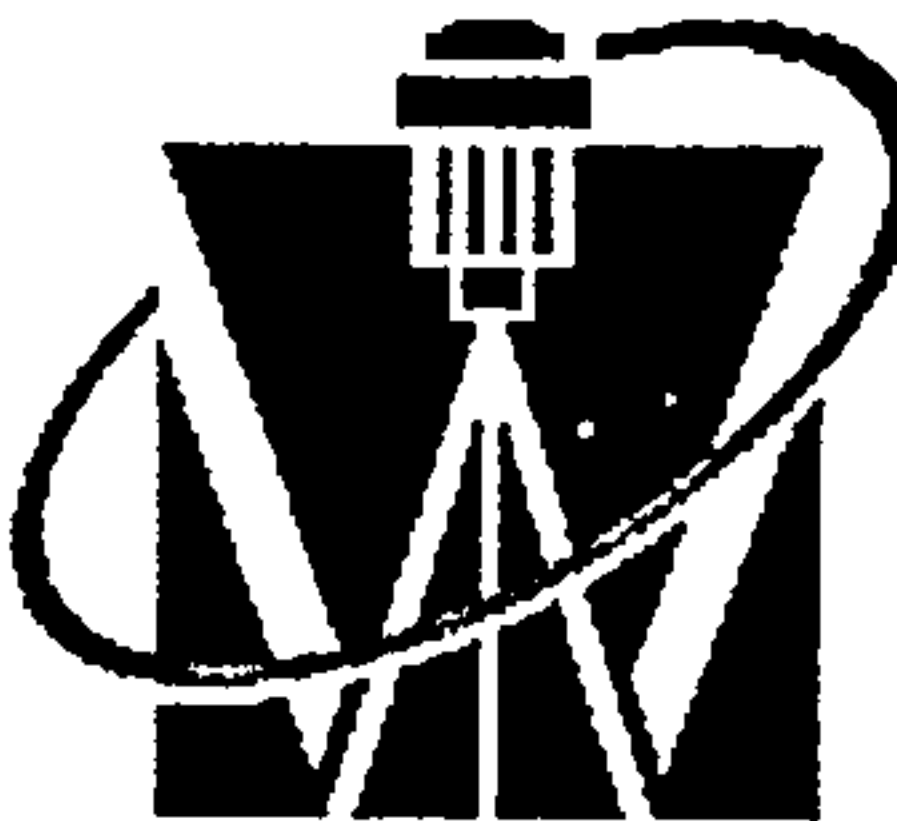
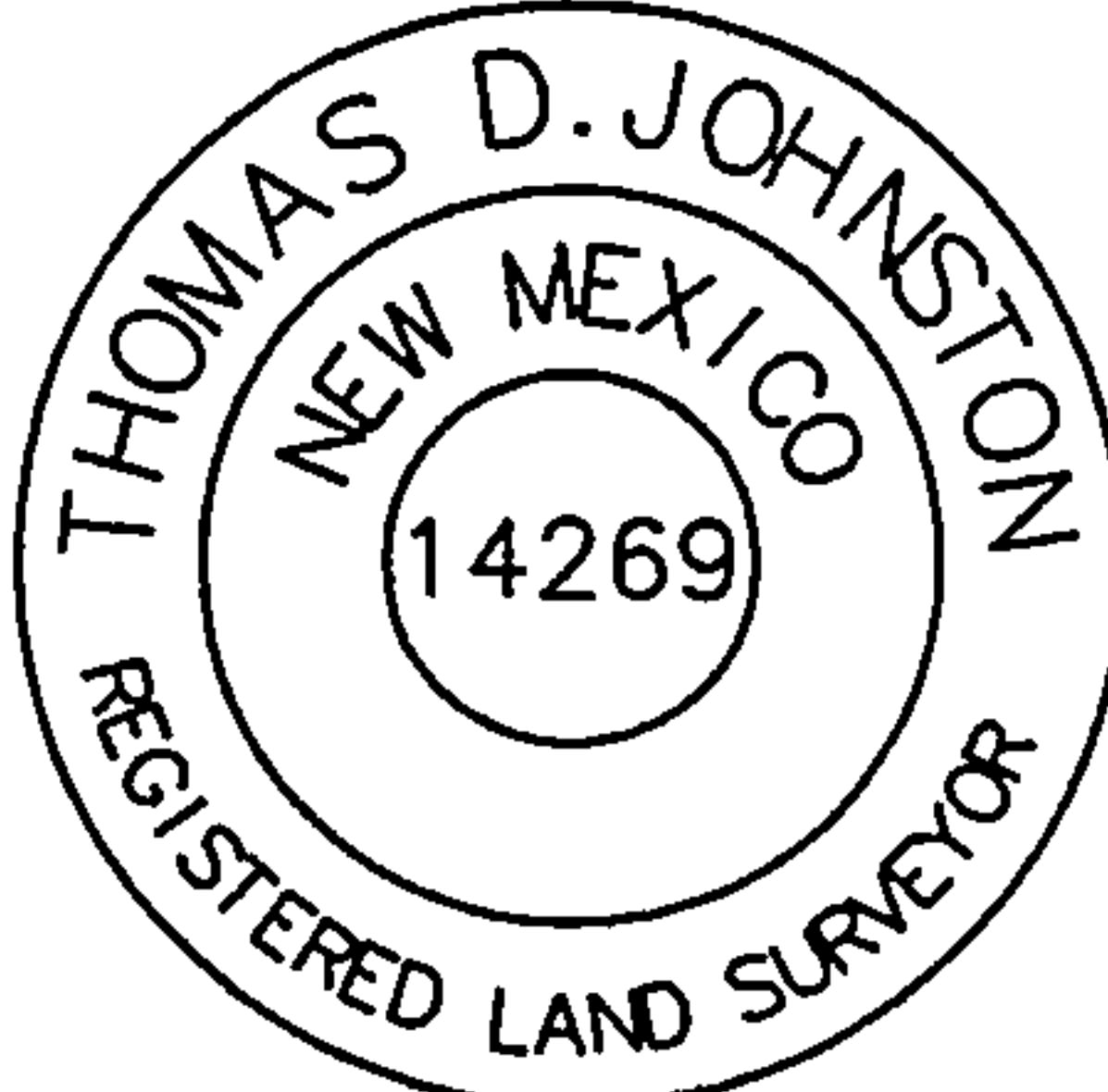
*J. Robert Martinez*  
J. ROBERT MARTINEZ, PLS  
N.M.P.S. NO. 4076

October 7, 2003  
DATE

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



**IMPROVEMENT LOCATION REPORT SKETCH**

JOB NO.:	ILR-5-151-2005	BUYER:	JSJ NOB HILL	SCALE:	1" = 20'
 <b>WAYJOHN SURVEYING</b> INC	LOT:	5			
	BLOCK:	6			
	SUBDIVISION:	MONTE VISTA			
	TITLE CO.:	ALBUQUERQUE			
	GF NO.:	253593 CR			
	DATE:	5/25/2005			
	DRAWN BY:	TRJ			
330 Louisiana Blvd., NE Albuquerque, NM 87108 Phone: (505) 255-2052 Fax: (505) 255-2887			PAGE NO.:	2 OF 2	



August 29,

RE: PROJECT # 1005109

Dear DRB BOARD :

We are requesting a replat of the existing three (3) lots into four lots and also to include portions of vacated public alley to proposed lots. Thank you for your consideration.

Sincerely,

GEORGE T. RODRIGUEZ

(505) 610-0593

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

PAID RECEIPT

APPLICANT NAME STEVEN L. COE  
AGENT GEORGE RODRIGUEZ  
ADDRESS 12800 SAN JUAN NE.  
PROJECT & APP # 1005109/06DRB01257  
PROJECT NAME LT. 3-5 BLK G, MONTE VISTA SUBD.

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 4.25.00 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

\$ 445.00 TOTAL AMOUNT DUE

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

City Of Albuquerque  
Treasury Division  
8/29/2006 12:25PM LOC: ANNX  
RECEIPT# 00067571 WSH 007 TRANSH 0026  
Account 441006 Fund 0110  
Activity 4983000 TRSU  
Trans Amt \$445.00  
J24 Misc \$425.00  
CK \$445.00  
CHANGE \$0.00  
Counterreceipt.doc  
Thank You

City Of Albuquerque  
Treasury Division

8/29/2006 12:24PM LOC: ANNX  
RECEIPT# 00067570 WSH 007 TRANSH 0026  
Account 441032 Fund 0110  
Activity 3424000 TRSVRS  
Trans Amt \$445.00  
J24 Misc

\$20.00  
Thank You