

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
9/13/06	Volcano Cliffs Przy 1005119	Sketch	Indef deferred on Dana Show

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

*Not
referred on
no show*

DRB-1005119

Item No. 13

Zone Atlas E-10

DATE ON AGENDA 9-13-06

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No. Comment

- 1) Defer the vacation action to Hydrology.
- 2) Upon replat, dedication may be required for sidewalk at the rear of the lot.

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



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005119

AGENDA ITEM NO: 13

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Hydrology would have no objection to vacating a portion of the easement if it is not needed for drainage. It is up to the applicant's engineer to verify this.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: SEPTEMBER 13, 2006

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 13, 2006
DRB Comments**

ITEM # 13

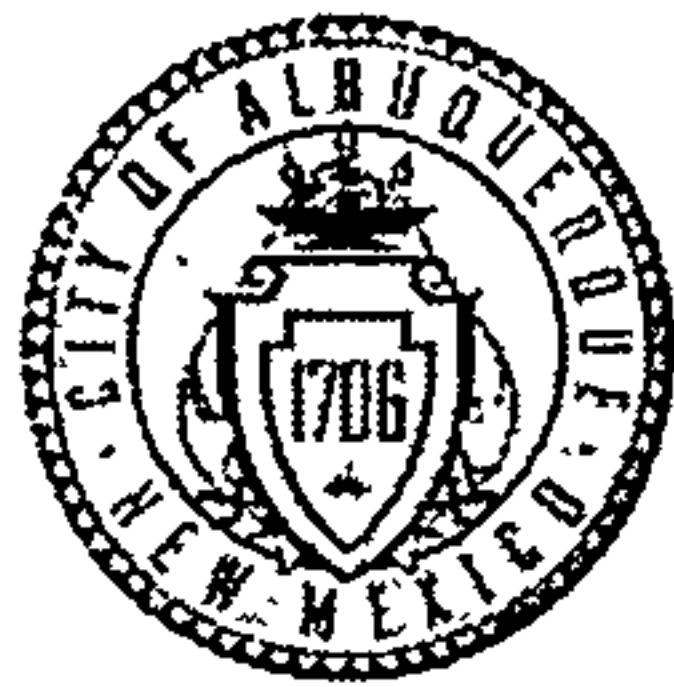
PROJECT # 1005119 APPLICATION # 06-01284

RE: Lot 4, Block 12, Volcano Cliffs Unit 5/sketch

Planning has no adverse comments to this request.



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



IMPACT FEES

Development Review Board 9/13/06

Project Number: 1005119

Agenda Item Number: 13

Site: Lots 4 Block 12 Volcano Cliffs Unit 5

Zoned: R-1

Impact Fees are not required for the proposed vacation of the 20 foot drainage easement.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

CITY OF ALBUQUERQUE



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

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RESOLUTION:

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SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: SEPTEMBER 13, 2006

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

DRB-1005119 Item No. 13 Zone Atlas E-10

DATE ON AGENDA 9-13-06

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE: _____

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City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: JOSEPH GUILLEN PHONE: 505-301-7523
 ADDRESS: 10240 MARIN DR NW FAX: _____
 CITY: ALB STATE NM ZIP 87114 E-MAIL: OHSTEN@MSN.COM
 Proprietary interest in site: OWNER List all owners: JOSEPH GUILLEN / JACKIE SCHMITT
 AGENT (if any): SAME AS ABOVE PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: SKETCH PLAT

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

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

Lot or Tract No. LOT 4 Block: 12 Unit: 5
 Subdiv. / Addn. VOLCANO CLIFFS
 Current Zoning: F-1 Proposed zoning: _____
 Zone Atlas page(s): E10 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): .33 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 101006204849120712 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: JACO BEAN NW
 Between: EMERALD NW and 81ST NW

CASE HISTORY:

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

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

SIGNATURE JOSEPH GUILLEN DATE 9/5/06
 (Print) _____ 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</u>	<u>SK</u>	<u>5(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>9-13-06</u>			Total \$ <u>0</u>

Ki Sis 9/5/06
 Planner signature / date

Project # 1005719

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Infrastructure list if required (verify with DRB Engineer) NO INTERNAL ROUTING

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year

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

Joseph Guinan
Applicant name (print)

[Signature] 9/5/06
Applicant signature / date



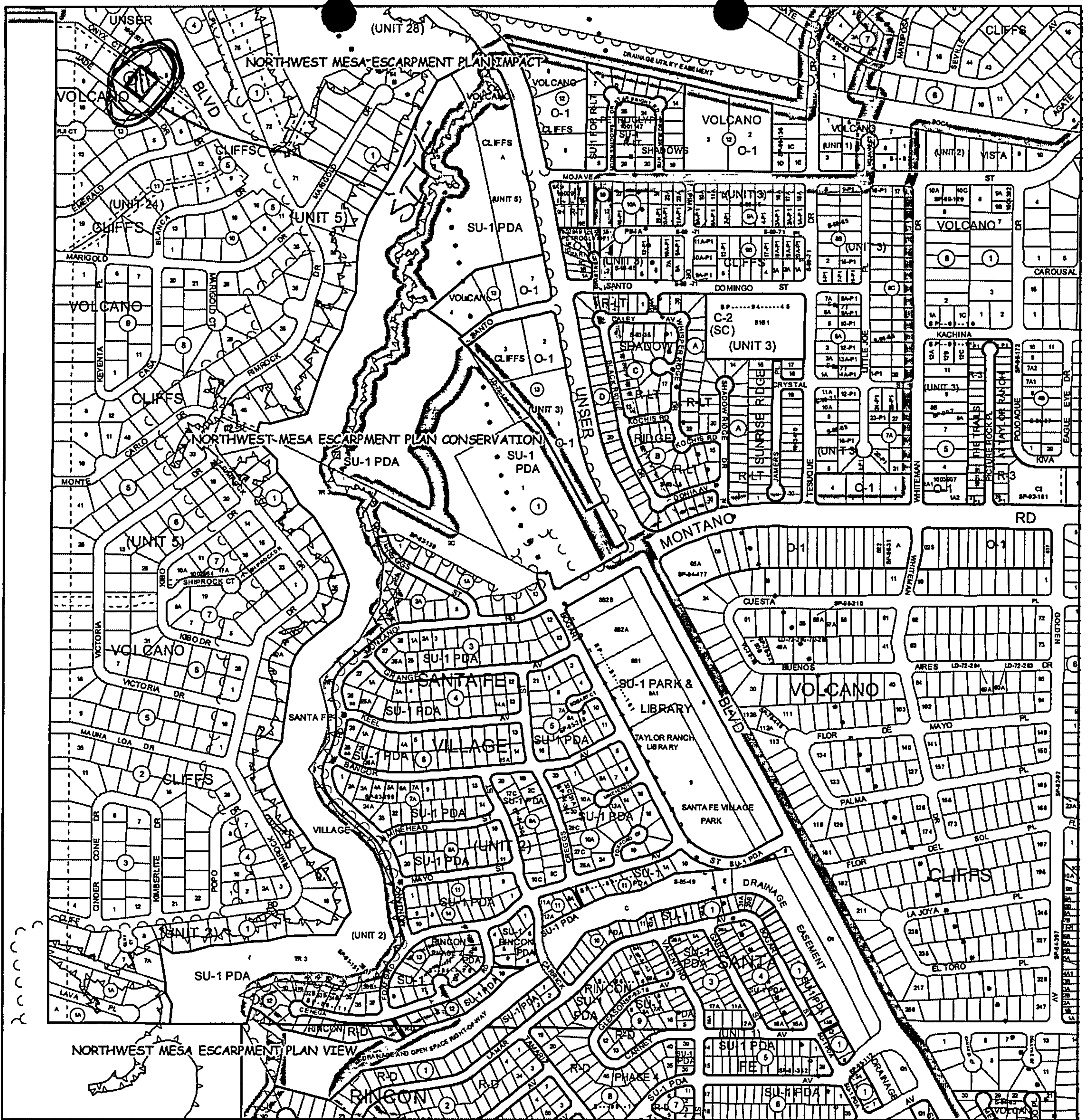
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
06DRB - 01284

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

K. S. S. 9/5/06
Planner signature / date

Project # 1805119



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-10-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 5/1/2006

September 5, 2006

To Whom It May Concern:

The purpose of this letter is to request a full or partial revocation of the drainage easement located on a parcel of land in which I will be constructing my new personal residence. The legal description of the property is Block 12, Unit 5, Lot 4 in the Volcano Cliffs Subdivision. The covenants of the subdivision call for a 15 foot setback off the rear of the residence and I have met this requirement. My residence is 15'5 1/2" from the rear property line. However, because of the 20 foot drainage easement, my house encroaches on the easement by 4'6 1/2" inches.

The easement was filed November 1, 1967. The land has since been subdivided and re-graded. It is my hope that in doing so all drainage issues have been addressed and therefore a full or partial revocation is appropriate.

I respectfully request consideration be given to removing the easement so I may construct my new personal residence.

If you should have any questions or concerns please do not hesitate to give me a call. I can be reached at 505-301-7523.

Sincerely,


Joseph M. Guillen

PLAT OF SURVEY OF

LEGAL DESCRIPTION:

LOT NUMBERED FOUR (4) IN BLOCK NUMBERED TWELVE (12) OF VOLCANO CLIFFS, UNIT 5, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 1, 1967, IN PLAT BOOK D3, FOLIO 175

GENERAL NOTES:

- 1: OWNER OF RECORD PER FIRST AMERICAN TITLE CO. TITLE BINDER DATED: JUNE 22, 2006 IS SCOTT A. MAVIS AND KAREN L. MAVIS, HUSBAND AND WIFE
- 2: LEGAL DESCRIPTION AND EASEMENTS SHOWN WAS PROVIDED BY FIRST AMERICAN TITLE CO. COMMITMENT No. 850197-AL04, MLF
- 3: PLATS USED TO ESTABLISH BOUNDARY.
A: PLAT OF VOLCANO CLIFFS SUBDIVISION UNIT 5 FILED: NOVEMBER 1, 1967 IN BOOK D3, FOLIO 175
- 4: FIELD WORK PERFORMED ON JUNE, 2006

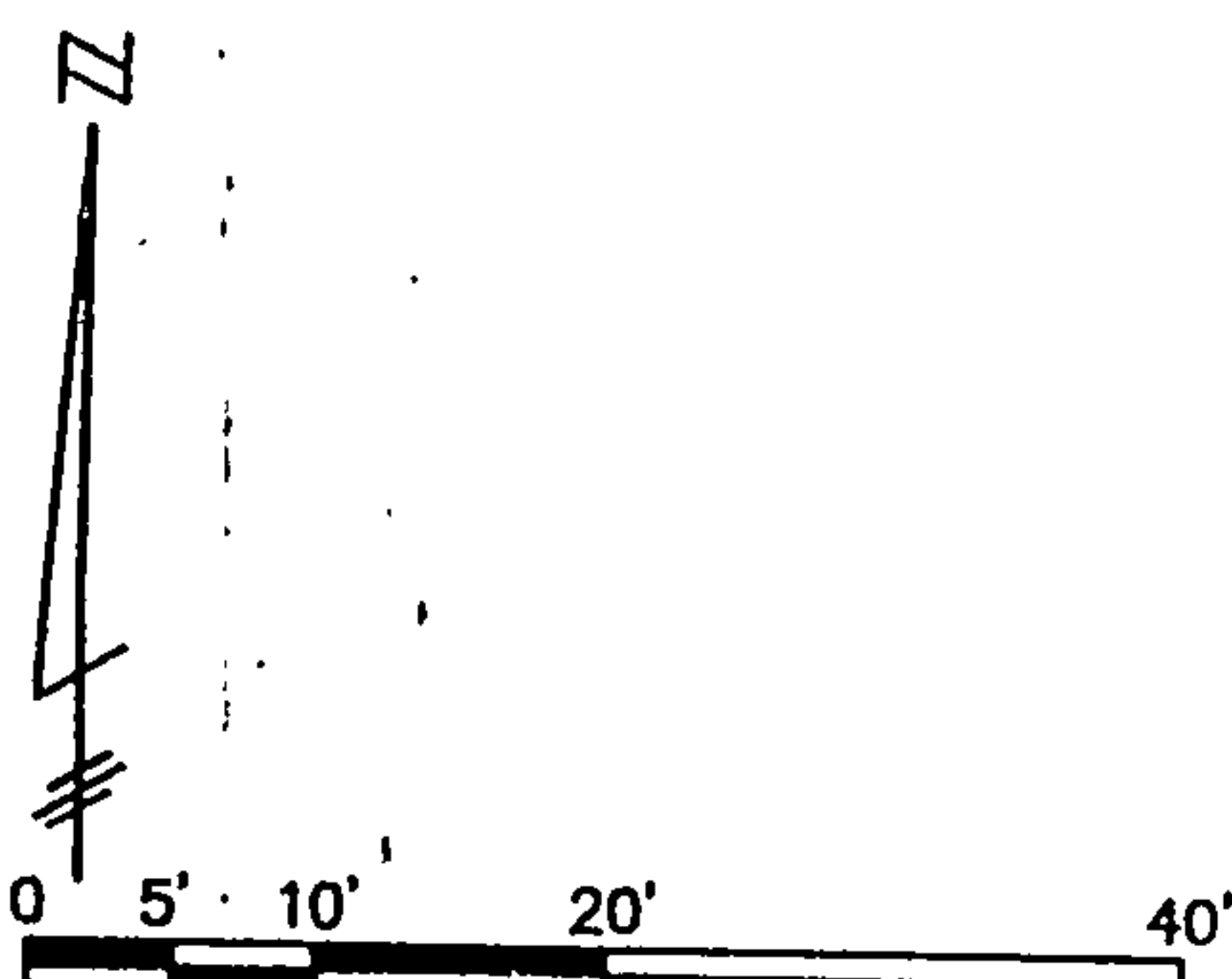
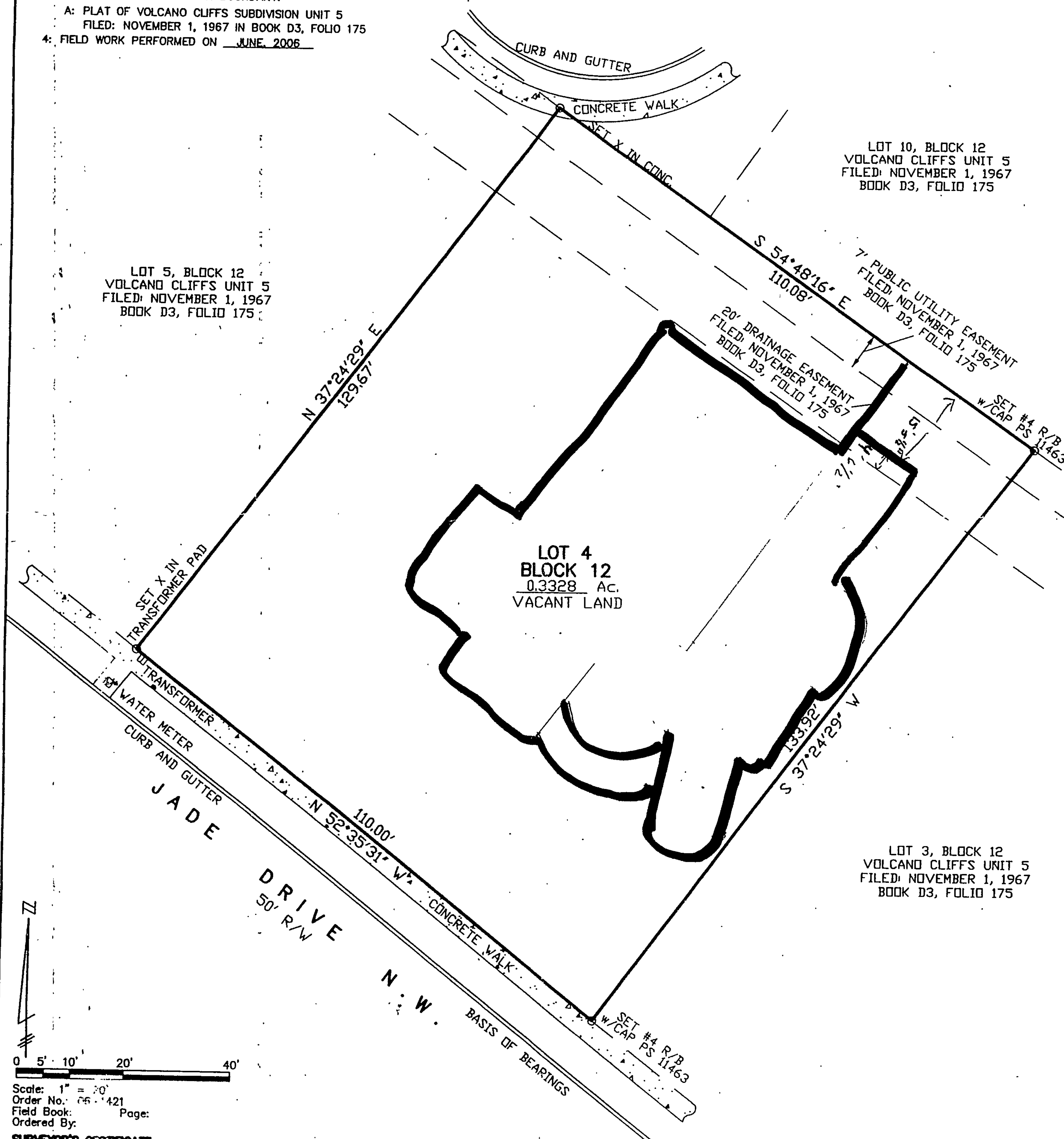
LOT 9, BLOCK 12
VOLCANO CLIFFS UNIT 5
FILED: NOVEMBER 1, 1967
BOOK D3, FOLIO 175

LOT 10, BLOCK 12
VOLCANO CLIFFS UNIT 5
FILED: NOVEMBER 1, 1967
BOOK D3, FOLIO 175

LOT 5, BLOCK 12
VOLCANO CLIFFS UNIT 5
FILED: NOVEMBER 1, 1967
BOOK D3, FOLIO 175

LOT 4
BLOCK 12
0.3328 Ac.
VACANT LAND

LOT 3, BLOCK 12
VOLCANO CLIFFS UNIT 5
FILED: NOVEMBER 1, 1967
BOOK D3, FOLIO 175



Scale: 1" = 20'
Order No.: 06-1421
Field Book: _____ Page: _____
Ordered By: _____

SURVEYOR'S CERTIFICATE:

State of New Mexico)
County of Bernalillo) S.S.

I, Anthony L. Harris, a Professional Surveyor, licensed under the laws of the State of New Mexico, do hereby certify that I have surveyed the above described property and I am responsible for said survey and that the plat hereon drawn is a true and correct representation of said survey, to the best of my knowledge and belief, and meets the minimum standards for land surveys in the State of New Mexico; that the bearings and distances shown hereon are based on the Plat or Deed of Record, unless otherwise indicated herein; that it shows all easements shown on the plat of record; that there are no encroachments from the said property onto adjoining properties onto said property, unless shown hereon and that it shows the location of all permanent improvements pertinent to the said survey.

Given under my hand and seal at Albuquerque, New Mexico, this 30th day of June 2006.

Anthony L. Harris
Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
2412-D Monroe Street, NE • Albuquerque, New Mexico 87110
Telephone (505) 889-8958 • FAX (505) 889-8645

