



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

September 20, 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.

Adjourned: 11:30 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1003364**  
06DRB-01232 Major-Amnd SiteDev Plan  
BldPermit

FANNING BARD TATUM ARCHITECTS agent(s) for NADEEM MULL request(s) the above action(s) for all or a portion of Lot(s) 1-A-4, Block(s) 10, NORTH ALBUQUERQUE ACRES (to be known as **LOUISIANA - PASEO**), zoned SU-2 MIXED USES, located on PASEO DEL NORTE NE, between LOUISIANA NE and HOLLY NE containing approximately 1 acre(s). [**Carmen Marrone, EPC Case Planner**] (C-19) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S INITIALS AND 3 COPIES OF THE AMENDED SITE DEVELOPMENT PLAN.**

2. **Project # 1005029**  
06DRB-01234 Major-Preliminary Plat  
Approval  
06DRB-01235 Major-Vacation of Public  
Easements  
06DRB-01236 Minor-Temp Defer SDWK

ADVANCED ENGINEERING agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B & J, THE CROSSING and Tract(s) R, STORMCLOUD SUBDIVISION, UNITS 3 & 4 (to be known as **STORMCLOUD SUBDIVISION UNITS 4 & 5**) zoned SU-2 for R-LT, located on TIERRA PINTADA BLVD NW west of UNSER BLVD NW and LADERA NW containing approximately 55 acre(s). [REF: 06DRB-01045] [Deferred from 9/20/06] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

3. **Project # 1004091**  
06DRB-00942 Major-Preliminary Plat  
approval  
06DRB-00943 Minor- Temp Deferral of  
Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). [Deferred from 7/26/06 & 8/2/06 & 8/9/06 & 8/16/06 & 8/23/06 & 9/20/06] (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

4. **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 & 9/20/06] (K-12) **DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.**

5. **Project # 1004428**  
06DRB-01121 Major-Vacation of Public Easements  
06DRB-01119 Major-Preliminary Plat Approval  
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118<sup>TH</sup> ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/20/06]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.**

**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.

6. **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 & 9/13/06]* (K-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO REMOVE THE UTILITIES ON THE SITE PLAN FOR SUBDIVISION AND PLANNING FOR 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO REVISE THE UTILITY PLAN AND PLANNING FOR 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/20/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/8/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: A REVISED WALL DESIGN MUST BE APPROVED, 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). THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

7. **Project # 1003272**  
05DRB-01657 Minor-SiteDev Plan  
BldPermit

JIM MILLER ARCHITECTS agent(s) for MICHAEL BARTHELEMY & GEOFFREY ROMERO request(s) the above action(s) for all or a portion of Lot(s) 2A1B2A, **ALBUQUERQUE WEST, UNIT 2**, zoned SU-1 PDA TO INCLUDE C-3 USES, located on HIGH ASSETS WAY NW, between PASEO DEL NORTE NW and EAGLE RANCH NW containing approximately 1 acre(s)[REF:DRB-94-849 [*Indef deferred from 11/2/05*] (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RESPOND TO WRITTEN COMMENTS AND 3 COPIES OF THE SITE PLAN.**

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

8. **Project # 1004355**  
06DRB-01340 Major-Final Plat Approval

WILSON & COMPANY agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA SUBDIVISION, UNIT 2**, zoned RD, located on SCENIC RD NW, between 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 05DRB-01235, 05DRB-01236, 06DRB-00527] (D-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR FINALIZATION OF THE SIA AND AMAFCA'S SIGNATURE AND PLANNING FOR HOME OWNER ASSOCIATION PRESIDENT'S SIGNATURE AND TO RECORD THE PLAT.**

9. **Project # 1005148**  
06DRB-01343 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for KATHLEEN GORMAN & MOLLY BRACK request(s) the above action(s) for all or a portion of Lot(s) 22, **MCDONALD ACRES SECOND UNIT**, zoned R-1, located on 12<sup>TH</sup> ST NW, between PHOENIX ST NW and LOS ARBOLES AVE NW containing approximately 1 acre(s). (G-14) **~~INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.~~**

10. **Project # 1004901**  
06DRB-00689 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING agent(s) for RIVERA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A-1, Block(s) 29, HUNING CASTLE ADDITION (to be known as **HUNING CASTLE TOWNHOMES**) zoned R-3, located on ALCALDE PLACE SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). *[Was Indefinitely deferred 5/24/06 for grading and drainage plan and infrastructure list] [Deferred from 9/20/06]* (K-13) **DEFERRED AT THE BOARD'S REQUEST TO 9/27/06.**

11. **Project # 1000418**  
06DRB-00349 Minor-Prelim&Final Plat  
Approval

JACKS HIGH COUNTRY INC agent(s) for JJ & J PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-B-1, **WEST 66 ADDITION**, zoned C-2 community commercial zone, located on CENTRAL AVE NW, between UNSER NW and AIRPORT NW containing approximately 7 acre(s). *[Was Indef deferred on 3/22/06] [Deferred from 9/13/06] [Heard under Project #1004760 no longer valid for this case]* (K-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/20/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

12. **Project # 1003857**  
06DRB-01300 Minor-Sketch Plat or Plan

BRASHER & LORENZ agent(s) for MIKE GONZALES request(s) the above action(s) for Tract(s) 31-B-1, M.R.G.C.D. MAP 41 & Tract(s) C-1, C-2 & D, LANDS OF BROMO GONZALES (to be known as **BARELAS TOWNHOMES**) zoned SU-2 for RT - C2, located on SIMPIER LANE SW, between 4<sup>TH</sup> ST SW and 8<sup>TH</sup> ST SW containing approximately 2 acre(s). [REF: 04DRB-01973, 06DRB-00442] (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1005127**  
06DRB-01301 Minor-Sketch Plat or Plan

RIO GRANDE SURVEYING COMPANY agent(s) for CRAIG H & JANE A KENNEDY request(s) the above action(s) for all or a portion of Tract(s) 10, **VOLCANO CLIFFS, UNIT 10**, zoned R-1 residential zone, located on ROSA PARKS RD NW, between FACIEL NW and MOQUI NW containing approximately 5 acre(s). (D-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1005137**  
06DRB-01326 Minor-Sketch Plat or Plan

FRANK VENAGLIA of VILLA DE CAPO request(s) the above action(s) for all or a portion of Lot(s) 22, Block(s) 21 CITY RIGHT-OF WAY & LANDSCAPED MEDIAN, **NEW MEXICO TOWN COMPANY ORIGINAL TOWNSITE**, zoned SU-3 special center zone, located on GOLD AVE SW, between 7<sup>TH</sup> ST SW and 8<sup>TH</sup> ST SW containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1005147**  
06DRB-01342 Minor-Sketch Plat or Plan

KAY SHAFER request(s) the above action(s) for all or a portion of Lot(s) 47, **MCDONALD ACRES, UNIT 3**, zoned R-1, located on 9<sup>TH</sup> ST NW, between PHOENIX ST NW and LA POBLANA NW containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for September 6 and September 13, 2006. **THE DRB MINUTES FOR SEPTEMBER 6 AND SEPTEMBER 13, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:30 A.M.

**5148**

### DXF Electronic Approval Form

DRB Project Case #: 1005148

Subdivision Name: MCDONALD ACRES LOTS 22A & 22B SECOND UNIT

Surveyor: THOMAS D JOHNSTON

Contact Person: THOMAS D JOHNSTON

Contact Information: 255-2052

DXF Received: 9/12/2006

Hard Copy Received: 9/12/2006

Coordinate System: NMSP Grid (NAD 27)

  
Approved

09-12-2006  
Date

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

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#### AGIS Use Only

Copied fc 5148 to agiscov on 9/12/2006 Contact person notified on 9/12/2006



#9  
# 1005148  
9-20-2006

21

2

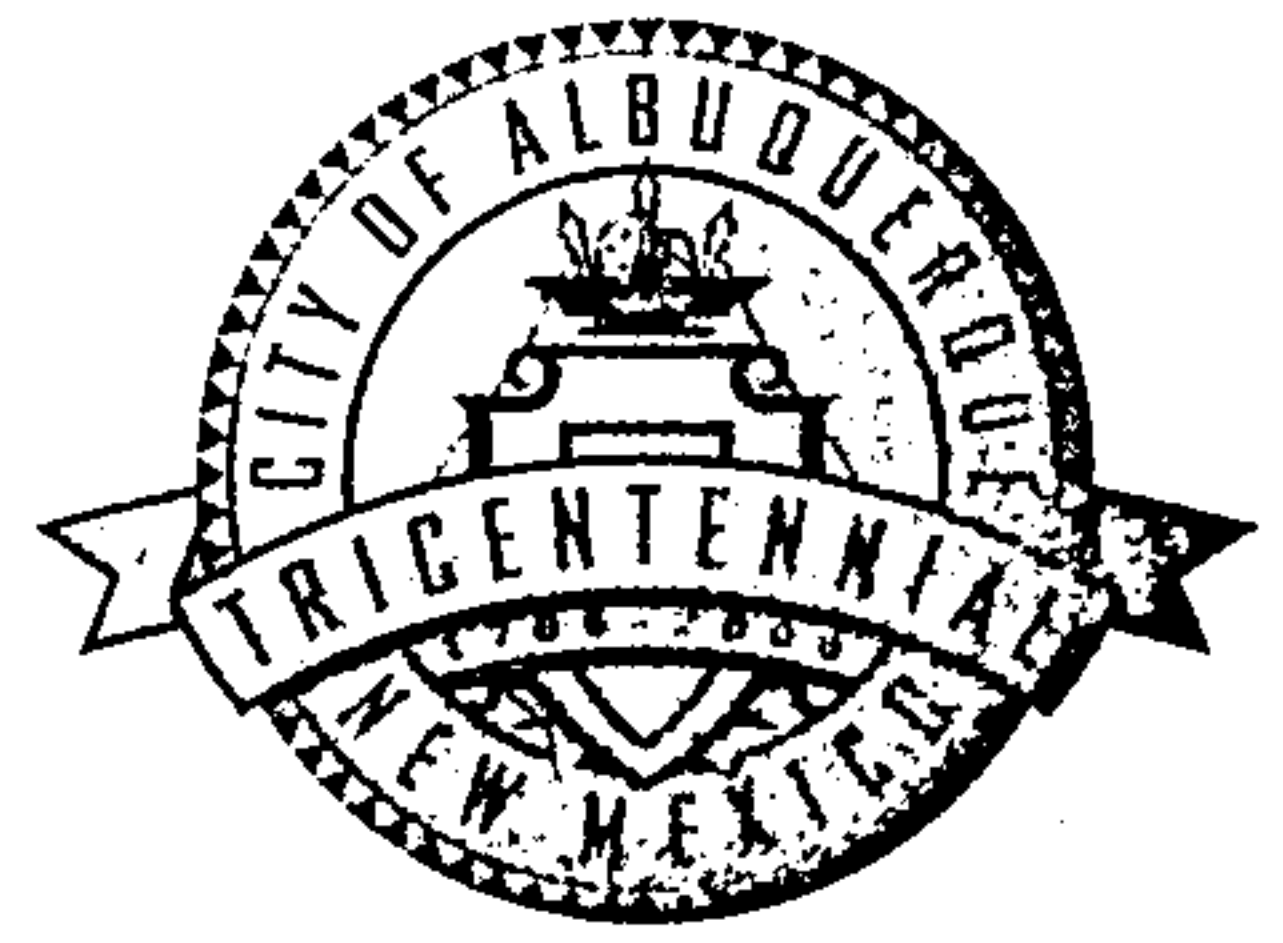
24

23

12TH



# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1005148**

**AGENDA ITEM NO: 9**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

APPROVED \_\_; DENIED \_\_; DEFERRED *inlet* ~~X~~; 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 20, 2006

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

DRB- 1005148                      Item No. 9                      Zone Atlas G-14

DATE ON AGENDA 9-20-06

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

<u>No.</u>	<u>Comment</u>
1)	Will the two lots share a common drive?
2)	The DPM requires a 13' dedication from the face of curb. This allows a 6' planter area and a 6' sidewalk.
3)	Standard infrastructure per DPM is required. (6' sidewalk)

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

**DEVELOPMENT REVIEW BOARD**  
**UTILITY DEVELOPMENT**  
**Standard Comment Sheet**

DRB-1005148

Item No. 9

Zone Atlas G-14

DATE ON AGENDA 9/20/06

INFRASTRUCTURE REQUIRED (X) YES ( ) NO

CROSS REFERENCE: N/A

TYPE OF APPROVAL REQUESTED: ( ) ANNEXATION

( ) SKETCH PLAT (X) PRELIMINARY PLAT (X) FINAL PLAT

( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION

( ) SITE PLAN FOR BUILDING PERMIT

Comments:

1. No new lots are being allowed along 12<sup>th</sup> street because there are no water or sewer lines available for new service connections. The existing 30" water line and 48" sewer line int 12<sup>th</sup> Street can no be tapped. Old existing homes were connected to these lines when these lines were constructed and it was pre-existing development. Subdivision will require design and construction of a 6" water line and 8" sewer line in 12<sup>th</sup> at the expense of the subdivider.

If you have any questions or comments please call Roger Green at 924-3989.



**330 Louisiana Blvd., N.E. • Albuquerque, NM 87108 • Phone: (505) 255-2052 • Fax: (505) 255-2887**

October 27, 2006

Claire Senova  
Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**RE: Minor Preliminary/Final Plat of Lots 22-A and 22-B, McDonald Acres, Second Unit,  
Project No. 1005148, 06DRB-01343**

Dear Ms. Senova:

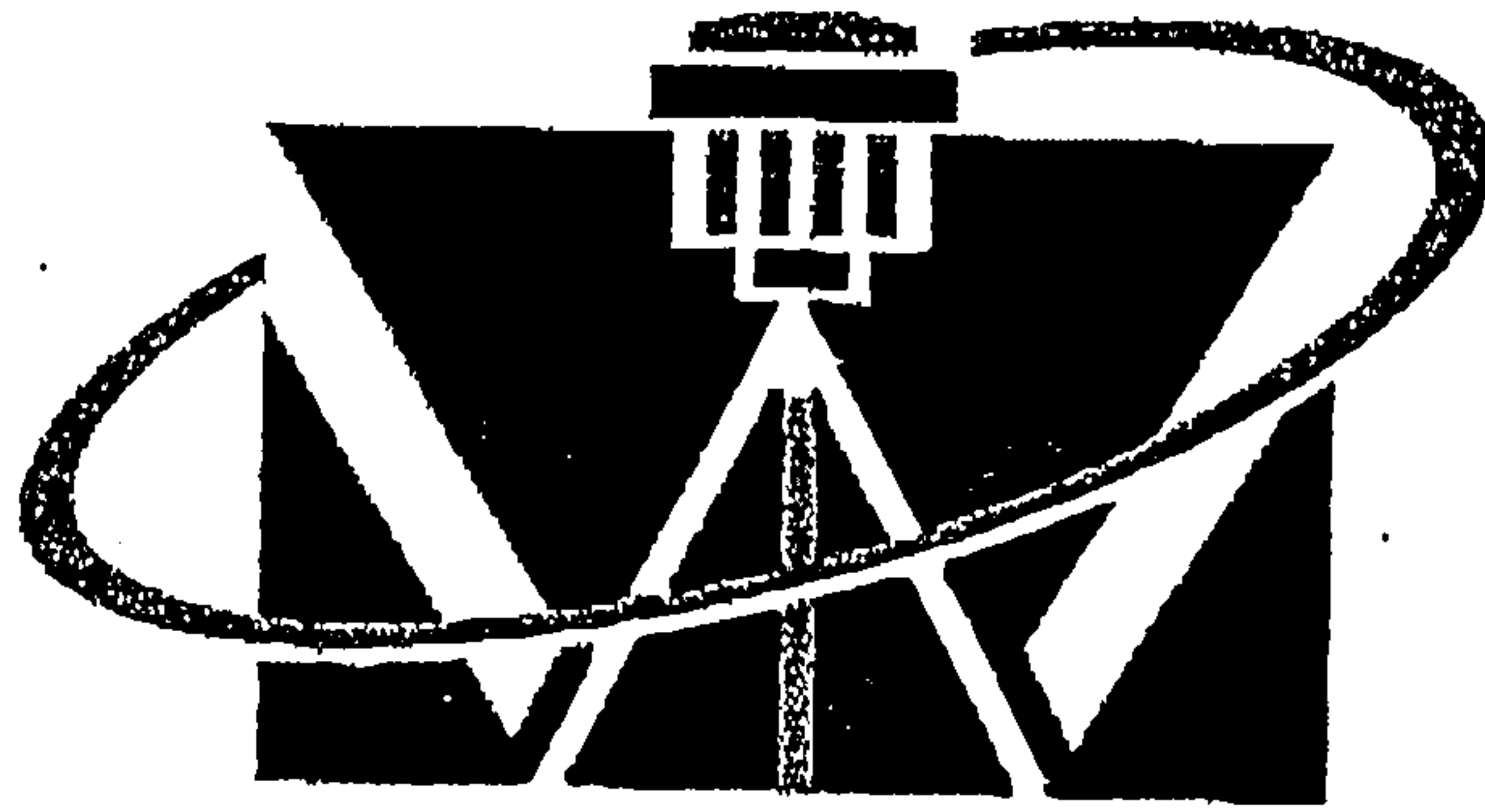
Per my client's request, I am withdrawing this project from the Development and Review Board's agenda.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read "Thomas D. Johnston", written over a horizontal line.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.



# WAYJOHN SURVEYING INC

330 Louisiana Boulevard, NE • Albuquerque, NM 87108  
(505) 255-2052 • Fax: (505) 255-2887  
Toll Free: 1-888-212-2052 • email: wayjonsurv@aol.com

"Serving Albuquerque and New Mexico for over 25 years"

### Fax Transmittal

From: TOM JOHNSTON Date: 10/27/02 Pages: 2  
To: CLAIRE SENDO Fax No.: 924.3864  
Company: CITY OF ABQ

Urgent     For Review     Please Comment     Please Reply     Please Recycle

Message: WITHDRAWAL REQUEST  
PROJECT # 1005148

If you have received this transmission in error, or if there were problems in transmission, please contact us at the number(s) above. Thank you and have a great day!



# 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-01343 (P&F)  
Project Name: MCDONALD ACRES SECOND UNIT  
Agent: Wayjohn Surveying

Project # 1005148  
Phone No.: 255-2052

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

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

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

PLANNING (Last to sign): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Project Number 1005148

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

**SUBDIVISION** Supplemental form **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

**ZONING** Supplemental form **Z**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

**SITE DEVELOPMENT PLAN** **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

**APPEAL / PROTEST of...** **A**

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: KATHLEEN GORMAN/MOLLY BRACK PHONE: 271-5800

ADDRESS: 9011000 SPAIN RD NE BLDG B FAX: 271-7070

CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNERS

AGENT (if any): WAYSON SURVEYING, INC. PHONE: 255-2052

ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887

CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYSONSURVEY@AOL.COM

DESCRIPTION OF REQUEST: MINOR PRELIMINARY/FINAL PLAT TO DIVIDE ONE LOT INTO TWO 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. 22 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. MCDONALD ACRES SECOND UNIT.

Current Zoning: R-1 Proposed zoning: SAME

Zone Atlas page(s): G-14 No. of existing lots: 1 No. of proposed lots: 2

Total area of site (acres): 0.4129 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

Within city limits?  Yes.  No, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? N/A

UPC No. 1 014 059 003 504 21309 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: 12th STREET NW

Between: PHOENIX AVE NW and LOS ARBOLES AVE 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 Thomas D. Johnston DATE 9/12/06

(Print) THOMAS D. JOHNSTON \_\_\_\_\_ Applicant  Agent

Form revised September 2001

**FOR OFFICIAL USE ONLY**

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB</u>	<u>P&amp;F</u>	<u>5(3)</u>	\$ <u>285.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>cmf</u>		\$ <u>20.00</u>
<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	Hearing date <u>9/20/06</u>			Total \$ <u>305.00</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				

TC SJS 9/12/06  
Planner signature / date

Project # 1005148

**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 Official D.R.B. Notice of approval
- 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, 4 copies for internal routing.
- 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
- SIA financial guaranty verification
- 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, 4 copies for internal routing.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - 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.

THOMAS D. JOHNSON (AGENT)  
Applicant name (print)  
[Signature] 9/12/06  
Applicant signature / date



Form revised MARCH 2003

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

Application case numbers  
 Ok DRB - 01343  
 - - -  
 - - -

[Signature] 9/12/06  
Planner signature / date  
**Project # 1005148**





330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

September 12, 2006

Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Minor Preliminary/Final Plat of Lots 22-A and 22-B, McDonald Acres, Second Unit

To Whom It May Concern:

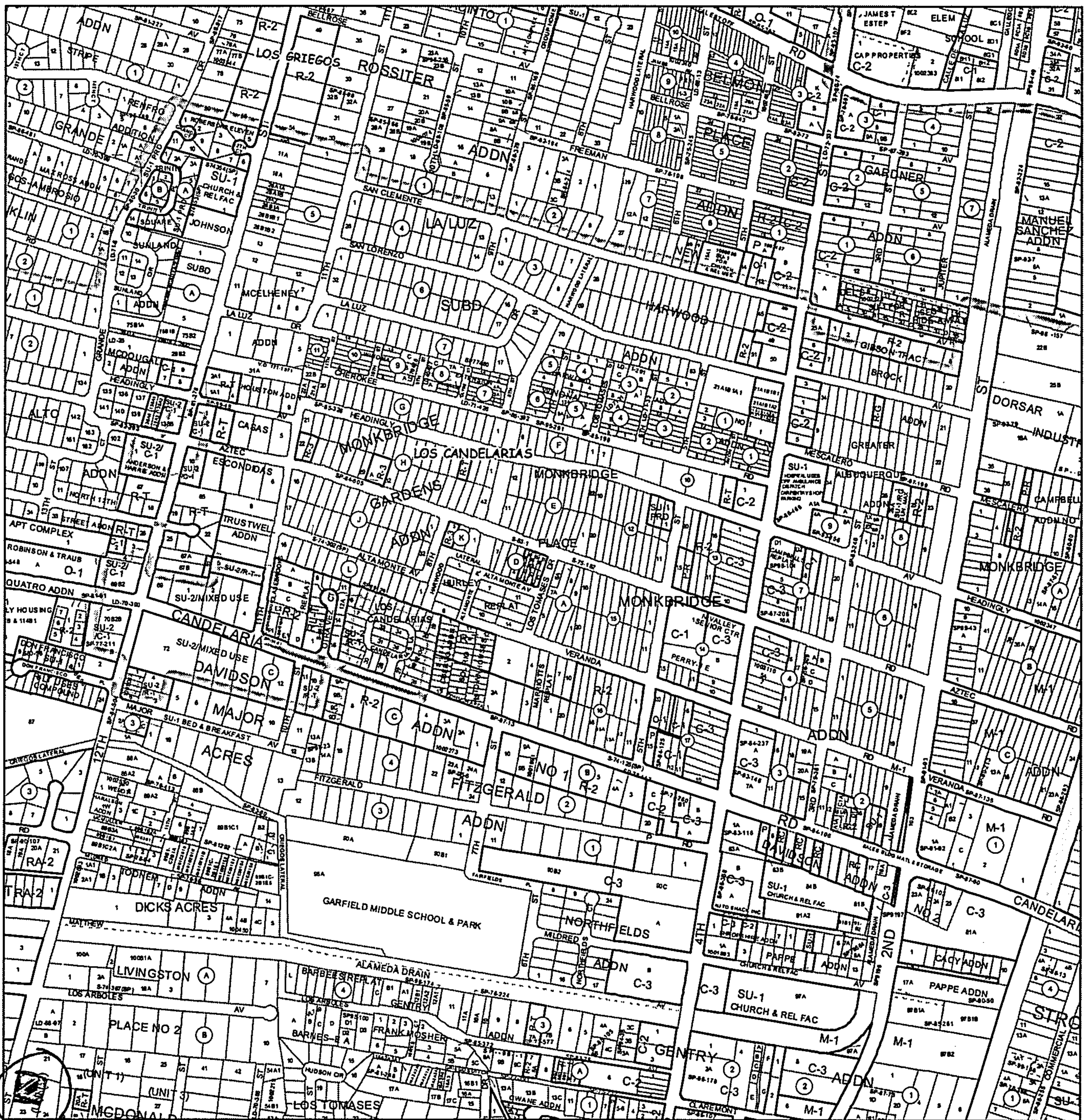
I am submitting a preliminary and final minor subdivision plat proposing to create two lots from one existing lot. The north proposed lot is currently vacant. The south lot contains the existing residence. The parcel is currently zoned R-1.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read "Thomas D. Johnston", written in a cursive style.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.



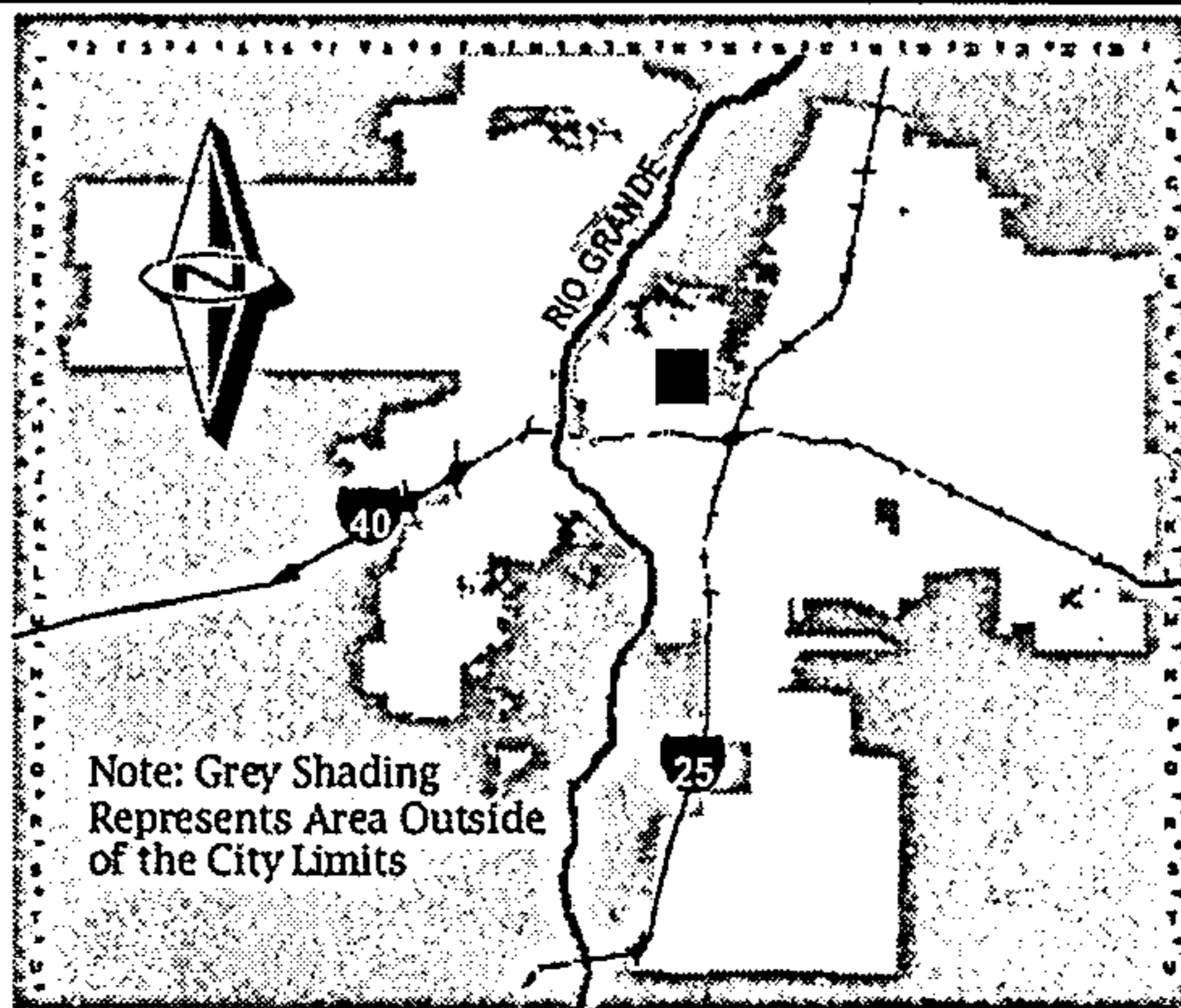
**SITE**

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



Albuquerque Geographic Information System

Map amended through: 3/14/2006



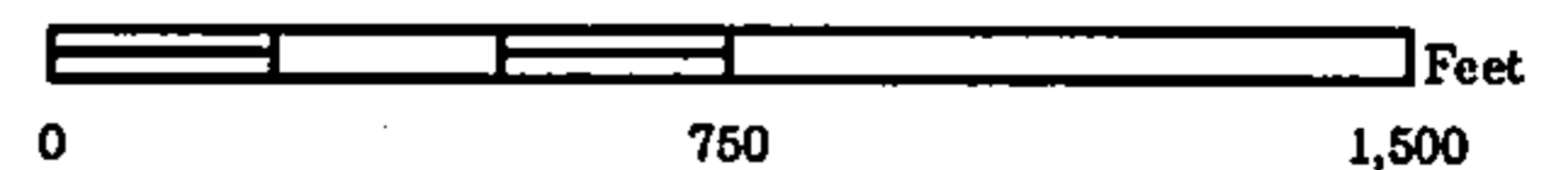
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

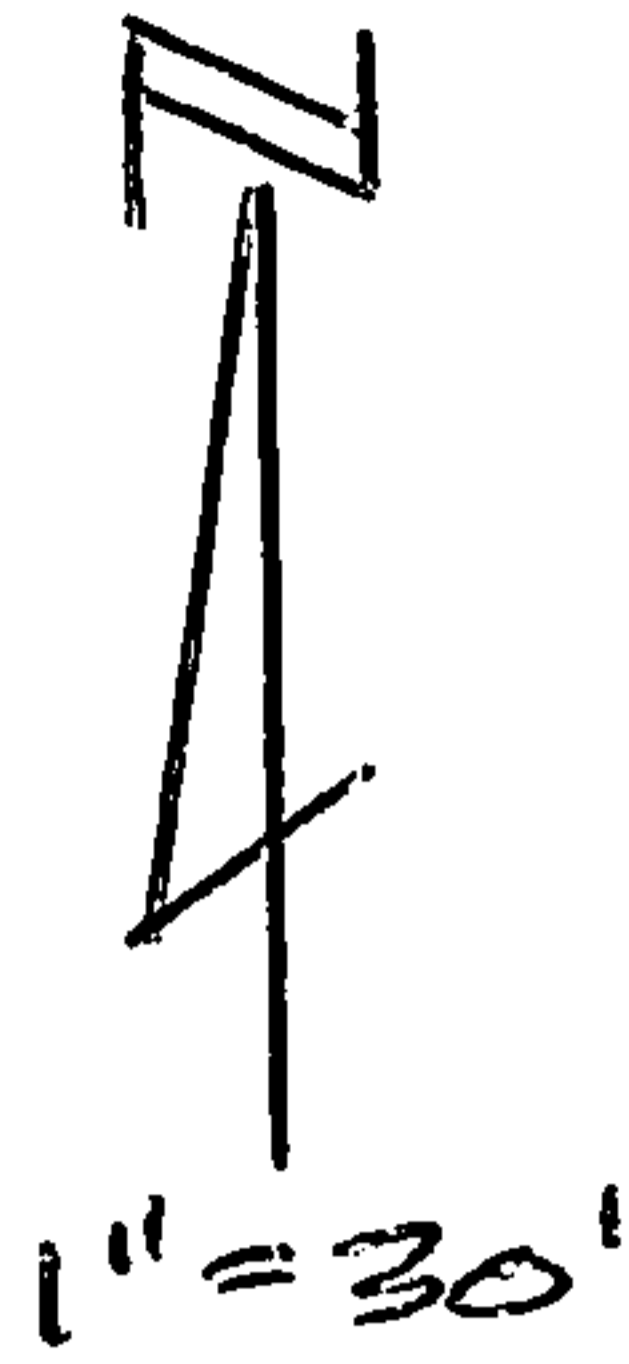
**G-14-Z**

Selected Symbols

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







EXISTING CONDITIONS

