



#17

DRB CASE ACTION LOG (PREL & FINAL)

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.: 07DRB-70178 (P&F)

Project # 1005160

Project Name: JESUS ROMERO ADDITION, UNIT 2

Agent: SURVEYS SOUTHWEST LTD

Phone No: 998-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/22/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): AGIS def
Conditional use revision

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

Project Number 1005160



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 22, 2007

9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Sandra Handley, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:15 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project# 1003859**
07DRB-70161 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 1-9, **NORTH ANDALUCIA AT LA LUZ**, zoned SU-1 for C-2, O-1 & PRD, located on COORS BLVD NW BETWEEN MONTANO RD NW AND LEARNING RD NW containing approximately 50.77 acre(s). (E-12 & F-12) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project# 1004355**
07DRB-70146 VACATION OF PUBLIC
RIGHT-OF-WAY

WILSON AND COMPANY INC agent(s) for KB HOME NEW MEXICO request(s) the above action(s) for all or a portion of **VISTA VIEJA, UNIT 2**, zoned R-D, located on VISTA TERRAZA DR NW BETWEEN BOUVARDIA RD NW AND MOCK HEATHER RD NW. (D-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

3. **Project# 1004607**
07DRB-70147 VACATION OF PUBLIC
RIGHT-OF-WAY

WILSON AND COMPANY INC agent(s) for KB HOME NEW MEXICO request(s) the above action(s) for all or a portion of Block(s) 12 & 14, 20, **VISTA VIEJA, UNITS 3 & 4**, zoned R-D, located on VISTA TERRAZA DR NW BETWEEN BOUVARDIA RD NW AND MOCK HEATHER RD NW (D-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

4. **Project# 1002739**
07DRB-70148 VACATION OF PUBLIC
EASEMENT
07DRB-70149 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70150 MINOR - SDP FOR
SUBDIVISION
07DRB-70151 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS
07DRB-70152 SIDEWALK WAIVER
07DRB-70153 MINOR - TEMP DEFR
SWDK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC. request(s) the above action(s) for all or a portion of Parcel(s) 4 & 6, **ANDERSON HEIGHTS, UNIT 4 & 6**, zoned R-D, located on 118th ST NW BETWEEN COLONEL AVE NW AND AMOLE MESA NW containing approximately 56.8675 acre(s). *[Deferred from 08/15/07]* (N-8) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. WITH AN APPROVED GRADING PLAN ENGINEER STAMP DATED 07/20/07, THE PRELIMINARY PLAT WAS APPROVED. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE AND FOR 3 COPIES OF THE PLAN. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. THE SIDEWALK WAIVER AND THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WERE APPROVED AS SHOWN OF EXHIBIT C.**

5. **Project# 1006516**
07DRB-70030 BULK LAND VARIANCE
07DRB-70031 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70034 VACATION OF PUBLIC
EASEMENT
07DRB-70032 MINOR - TEMP DEFR
SWDK CONST
07DRB-70033 SIDEWALK WAIVER
07DRB-70085 MINOR-PRELIM&FINAL
PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). [Deferred from 06/27/07, 07/25/07, 07/22/07 & 08/22/07] (R-15, R-16, S-15 & S-16) **DEFERRED AT THE AGENT'S REQUEST TO 09/26/07.**

6. **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 SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). [Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07 & 08/22/07] (C-9) **Deferred at the agent's request to 09/05/07.**

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

7. **Project# 1004622**
07DRB-70197 EPC APPROVED SDP
FOR BUILD PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 18, PARCELS K, M & N, Tract(s) A, Block(s) 21, **NORTH ALBUQUERQUE ACRES, Unit(s) A**, zoned SU-2/C-1, located on PASEO DEL NORTE NE BETWEEN BARSTOW NE AND WYOMING BLVD NE containing approximately 1.45 acre(s). [Deferred from 08/22/07] [Anna DiMambro, EPC Planner] (D-19) **DEFERRED AT THE AGENT'S REQUEST TO 08/29/07.**

8. **Project# 1005484**
07DRB-70196 EPC APPROVED SDP
FOR BUILD PERMIT

MULLEN HELLER ARCHITECTURE agent(s) for CAT STEVENS LLC request(s) the above action(s) for all or a portion of Tract(s) H-6A6A2A1, **RIVERVIEW PARCELS**, zoned SU-1 FOR IP USES, located on GOLF COURSE RD NW BETWEEN PASEO DEL NORTE NW AND SHELLY ROSE NW containing approximately 0.9607 acre(s). [Carol Toffaleti, EPC Planner] (C-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENT AND TO PLANNING FOR 3 COPIES.**

9. **Project# 1005389**
07DRB-70189 MINOR - SDP FOR
BUILDING PERMIT

SADLER CONSTRUCTION agent(s) for ALTUSA LLC request(s) the above action(s) for all or a portion of Tract(s) 7, **LAS LOMITAS BUSINESS PARK**, zoned SU-1/IP, located on EL PUEBLO NE BETWEEN EDITH NE AND JEFFERSON NE containing approximately 1.7015 acre(s). (D-16) **WITHDRAWN AT THE AGENT'S REQUEST.**

10. **Project# 1005282**
07DRB-70170 EPC APPROVED SDP
FOR BUILD PERMIT

ANISSA CONSTRUCTION INC agent(s) for MIKE HOSNI of M & F AUTO PARKING GARAGE request(s) the above action(s) for all or a portion of Lot(s) A-26-B1, CASY SUBDIVISION, zoned SU-1 FOR C-2 USES, located on COORS BETWEEN QUAIL NW AND PHEASANT NW containing approximately 2.4334 acre(s). [Catalina Lehner, EPC Case Planner] [Deferred from 08/15/07] (G-11) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CATALINA LEHNER'S INITIALS AND 3 COPIES OF THE PLAN.**

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

11. **Project# 1005415**
07DRB-70188 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for LAWRENCE SEGURA request(s) the above action(s) for all or a portion of Tract(s) 43B1 ,43C1 & 43D1, TOWN OF ALBUQUERQUE GRANT (to be known as **LANDS OF JODI AND LAWRENCE SEGURA**, zoned RA-2, located on CARLOTA NW BETWEEN GABALDON RD NW AND LOS LUCEROS NW containing approximately 0.981 acre(s). (H-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

12. **Project# 1003125**
07DRB-70192 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE/AVIATION & ECLIPSE AVIATION INC request(s) the above action(s) for all or a portion of Tract(s) D-1 & S-1, **LANDS OF DOUBLE EAGLE II AIRPORT AEROSPACE TECHNOLOGY PARK**, zoned SU-1/ AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW BETWEEN PASEO DEL VOLCAN NW AND SHOOTING RANGE PARK RD NW containing approximately 251 acre(s). (F-G/6). **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT**

13. **Project# 1003613**
07DRB-70193 MAJOR - FINAL PLAT
APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for SUNSET VILLA, LLC request(s) the above action(s) for all or a portion of Lot(s) 11, 1-4, Tract(s) 34 (to be known as **SUNSET VILLA**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW BETWEEN ATRISCO RD SW AND SUNSET GARDENS RD SW containing approximately 14.7 acre(s). (K-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR MRGCD SIGNATURE, REVISE NOTE 11, SHOW ACCESS EASEMENT TO TRACT 11, DEDICATION ON SUNSET GARDENS TO MOVE MRGCD EASEMENT AND TO PLANNING TO RECORD THE PLAT.**

14. **Project# 1002837**
07DRB-70191 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for BARBARA JARVIS request(s) the above action(s) for all or a portion of Lot(s) 12 & 13, Block(s) 3, **BUENA VISTA HEIGHTS**, zoned SU-2/UC, located on LEAD AVE SE BETWEEN SILVER SE AND YALE SE containing approximately 0.326 acre(s). (K-15) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ISSUE ON LEAD AVENUE AND TO PLANNING FOR COPY OF THE RECORDED PLAT.**

15. **Project# 1006742**
07DRB-70194 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for JOE OLIVAS request(s) the above action(s) for all or a portion of Lot(s) 1 & 10, Block(s) 14, **EAST CENTRAL BUSINESS ADDITION**, with a portion of vacated Skyline Rd NE, zoned C-2, located on DOROTHY ST NE BETWEEN LINN AVE NE AND MARTHA ST NE containing approximately 0.5527 acre(s). (L-21) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 15-FOOT RADIUS ON LINN AND DOROTHY AND COPY OF THE RECORDED PLAT.**

16. **Project# 1006549**
07DRB-70195 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for BENCOR request(s) the above action(s) for all or a portion of Tract(s) Z, **MILLS & BOREN SUBDIVISION**, zoned C-2, located on CARLISLE BLVD NE BETWEEN MENAUL BLVD AND SOLANO NE containing approximately 1.66 acre(s). (H-17) **THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project# 1005160**
07DRB-70178 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for MARK GONZALES request(s) the above action(s) for all or a portion of Lot(s) 2-A & 4-A, Tract(s) 246, **JESUS ROMERO ADDITION, UNIT 2**, and Tract 246, MRGCD Map 38, zoned C-1 W/CONDITIONAL USE FOR DWELLING UNITS, located on RIO GRANDE BLVD NW BETWEEN HOLLYWOOD AVE NW AND SOTO NW containing approximately 0.4309 acre(s). *[Deferred from 08/15/07]* (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CONDITIONAL USE REVISION, AGIS DXF FILE AND COPY OF THE RECORDED PLAT.**

18. **Project # 1004387**
07DRB-00335 Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JUDITH C SCHAAB request(s) the above action(s) for all or any portion of Lot(s) 31-35, Block(s) 12, **COUNTRY CLUB ADDITION**, together with a portion of LAS LOMAS RD NE, zoned O-1 located on LAS LOMAS RD NE between ENCINO PL NE and CEDAR CT NE containing approximately 1 acre(s). [REF: 06DRB00644, 05DRB01332] *[Deferred from 04/11/07, Indef defer 4/18/07]* (J-15) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE AND COPY OF THE RECORDED PLAT.**

19. **Project #1003828**
07DRB-00717 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WILLIAM T CANIGLIA, agent(s) for CANDELARIA VILLAGE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 38, **CANDELARIA VILLAGE**, zoned R-1, located on 12TH ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). *[Defer from 06/20/07, 7/11/07 & 08/22/07]* (G-13) **Deferred at the agent's request to 10/17/07.**

20. **Project# 1003445**
07DRB-70054 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for Tract(s) B-1-A, C-1-A, D-1-A & Lot(s) 6-A-1-A, A and 10-A-2, Block(s) D, Unit 1, ALBUQUERQUE WEST, **FOUNTAIN HILLS** and Tract(s) B, RICHLAND HILLS, UNIT 1, zoned SU-1 FOR IP USES W/EXCEPTIONS & PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 39.9074 acre(s). *[Defer from 06/20/07]* [REF: 07DRB00261] (C-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SITE PLAN FOR SUBDIVISION AMENDMENT AND TO RECORD THE PLAT.**

21. **Project# 1006715**
07DRB-70169 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACK'S HIGH COUNTRY INC. agent(s) for ALVIN & NANCY ANDERSEN request(s) the above action(s) for all or a portion of Lot(s) 11, **RINCON DEL RIO ADDITION**, zoned RA-2, located on RINCON DEL RIO CT NW BETWEEN TRELIS DR NW AND GLENWOOD NW containing approximately 0.4719 acre(s). [Deferred from 08/08/07,08/15/07 & 08/22/07] (G-12) **Deferred at the agent's request to 08/29/07.**

22. **Project# 1003692**
07DRB-70035 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) A, B, AND C, LANDS OF ALBUQUERQUE PUBLIC SCHOOLS (to be known as **HEIGHTS COMMUNITY CENTER**) zoned SU-2 for O-1, located on BUENA VISTA AVE SE BETWEEN ST. CYR AVE SE AND COAL AVE SE containing approximately 7.916 acre(s)(K-15) [Deferred from 6/13/07 & 08/22/07. Indef deferred on 06/20/07] **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE ON THE PLAT AND TO RECORD.**

23. **Project# 1006507**
07DRB-70025 MINOR - FINAL PLAT
APPROVAL

COMMUNITY SCIENCES CORP agent(s) for K & M DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19 & 20, Block(s) 30, RAYNOLDS ADDITION (to be known as **14TH & COAL SUBDIVISION, UNIT 1**) zoned SU-2/MFR, located on **14TH ST SW BETWEEN IRON SW AND LEAD SW** containing approximately 0.33 acre(s). [REF: DRB 1005244] [Indef deferred on 06/20/07] (K-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

24. **Project# 1006509**
07DRB-70026 MINOR - FINAL PLAT
APPROVAL

COMMUNITY SCIENCES CORP agent(s) for K & M DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 17, 18 AND 19, Block(s) 29, HUNING CASTLE ADDITION (to be known as **14TH & COAL SUBDIVISION, UNIT 2**) zoned SU-2 FOR MFR, located on **14TH ST SW BETWEEN IRON SW AND LEAD SW** containing approximately 0.68 acre(s). [REF: 1005244] [Indef deferred on 06/20/07] (K-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

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

25. **Project# 1005094**
07DRB-70190 SKETCH PLAT REVIEW
AND COMMENT

ANTONIO BILOTTO request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) A, **GRANDE HEIGHTS SUBDIVISION**, zoned R-1, located on WARD CT NW BETWEEN VISTA GRANDE NW AND SEQUOIA CT NW containing approximately 1.573 acre(s). (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. Approval of the Development Review Board Minutes for July 25, 2007. **THE DRB MINUTES FOR JULY 25, 2007 WERE APPROVED BY THE BOARD.**

Other Matters:

ADJOURNED: 11:15 A.M.

#6



Complete

Ag
8/24/07

DRB CASE ACTION LOG (PREL & FINAL)

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.: 07DRB-70178 (P&F)

Project # 1005160

Project Name: JESUS ROMERO ADDITION, UNIT 2

Agent: SURVEYS SOUTHWEST LTD

Phone No: 998-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/22/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): AGIS dx

Conditional use revision

Planning must record this plat. Please submit the following items:

-The original plat and a mylar copy for the County Clerk.

-Tax certificate from the County Treasurer.

-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____

-Tax printout from the County Assessor.

3 copies of the approved site plan. Include all pages.

County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required.

Copy of recorded plat for Planning.

Project Number 1005160



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 15, 2007

9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Sandra Handley, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

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

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

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- A. Call to Order: 9:00 A.M. Adjourned: 10:30 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1005464**
07DRB-70082 VACATION OF PUBLIC
RIGHT-OF-WAY

THOMPSON ENGINEERING CONSULTANTS INC
agent(s) for ESMAIL Haidari request(s) the above
action(s) for all or a portion of Lot(s) 32, Tract(s) A, **NORTH
ALBUQUERQUE ACRES**, zoned R-LT, located on
PALOMAR AVE NE between BARSTOW ST NE and
VENTURA ST NE containing approximately 0.73 acre(s).
[Deferred at the Board's request from 07/18/07 & deferred
from 08/15/07](D-19) **DEFERRED AT THE AGENT'S
REQUEST TO 09/05/07.**

2. **Project# 1002739**
07DRB-70148 VACATION OF PUBLIC
EASEMENT
07DRB-70149 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70150 MINOR - SDP FOR
SUBDIVISION
07DRB-70151 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS
07DRB-70152 SIDEWALK WAIVER
07DRB-70153 MINOR - TEMP DEFR
SWDK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC. request(s) the above action(s) for all or a portion of Parcel(s) 4 & 6, **ANDERSON HEIGHTS, UNIT 4 & 6**, zoned R-D, located on 118th ST NW BETWEEN COLONEL AVE NW AND AMOLE MESA NW containing approximately 56.8675 acre(s). *[Deferred from 08/15/07]* (N-8) **DEFERRED AT THE AGENT'S REQUEST TO 08/22/07.**

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

3. **Project# 1005282**
07DRB-70170 EPC APPROVED SDP
FOR BUILD PERMIT

ANISSA CONSTRUCTION INC agent(s) for MIKE HOSNI of M & F AUTO PARKING GARAGE request(s) the above action(s) for all or a portion of Lot(s) A-26-B1, CASY SUBDIVISION, zoned SU-1 FOR C-2 USES, located on COORS BETWEEN QUAIL NW AND PHEASANT NW containing approximately 2.4334 acre(s). **[Catalina Lehner, EPC Case Planner]** *[Deferred from 08/15/07]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 08/22/07.**

4. **Project# 1001206**
07DRB-70179 EPC APPROVED SDP
FOR BUILDING PERMIT

DEVIN CANNADY ARCHITECT agent(s) for AL SANCHEZ III request(s) the above action(s) for all or a portion of Lot(s) 2-A-2-C, BLACK RANCH, ADS OFFICE COMPLEX, zoned SU-1 FOR C-1, located on VALLEY VIEW DR NW BETWEEN PASEO DEL NORTE NW AND IRVING NW containing approximately 1.0475 acre(s). **[Anna DiMambro, EPC Case Planner]** (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CORRECTIONS ON NOTES 6 & 25 TO CALL OUT CITY STANDARD DRAWINGS. NOTE 33 PARKING BUMPERS: DO NOT REFERENCE CITY STANDARD DRAWINGS. REMOVE SMALL CAR SPACES. ALSO DELEGATED TO PLANNING FOR 3 COPIES.**

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

5. **Project# 1002315**
07DRB-70175 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for ANDREW MARTINEZ request(s) the above action(s) for all or a portion of Lot(s) 20A, **WILDERNESS SUBDIVISION AT HIGH DESERT, UNIT 3**, zoned SU-2 HD/R-R, located on Foothills Trail NE between Wilderness Trail NE and High Desert Pl NE containing approximately 0.2392 acre(s). (F-23) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE CORRECT SUBDIVISION NAME ON THE PLAT, AGIS DXF FILE AND AND COPY OF THE RECORDED PLAT.**

- ~~6.~~ **Project# 1005160**
07DRB-70178 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for MARK GONZALES request(s) the above action(s) for all or a portion of Lot(s) 2-A & 4-A, Tract(s) 246, **JESUS ROMERO ADDITION, UNIT 2**, and Tract 246, MRGCD Map 38, zoned C-1 W/CONDITIONAL USE FOR DWELLING UNITS, located on Rio Grande Blvd NW between Hollywood Ave NW and Soto NW containing approximately 0.4309 acre(s). [Deferred from 08/15/07] (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 08/22/07.**

7. **Project# 1006715**
07DRB-70169 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACK'S HIGH COUNTRY INC. agent(s) for ALVIN & NANCY ANDERSEN request(s) the above action(s) for all or a portion of Lot(s) 11, **RINCON DEL RIO ADDITION**, zoned RA-2, located on Rincon Del Rio Ct NW between Trellis Dr NW and Glenwood NW containing approximately 0.4719 acre(s). [Deferred from 08/08/07 & 08/15/07] (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 08/22/07.**

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

8. **Project# 1006618**
07DRB-70177 SKETCH PLAT REVIEW
AND COMMENT

KEITH MACDUFFIE agent(s) for RICHARD FOX request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 5, **TRACTION PARK & CITY ELECTRIC ADDITION**, zoned R-LT, located on New York Ave SW between Central Ave SW and Rio Grande Blvd SW containing approximately 0.15 acre(s). [REF: 07DRB-70122] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

9. **Project# 1000845**
07DRB-70181 SKETCH PLAT REVIEW
AND COMMENT

WILSON AND COMPANY INC agent(s) for BRUNACINI DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 3, Tract(s) S-1, S-1A, S-2A-2, **ATRISCO BUSINESS PARK, UNIT 2**, zoned IP, located on GALLATIN PL NW BETWEEN LOS VOLCANES RD NW & FORTUNA RD NW containing approximately 98.118 acre(s). (J-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

10. **Project# 1006727**
07DRB-70174 SKETCH PLAT REVIEW
AND COMMENT

BOB MAZE agent(s) for ED PASICH HOMES request(s) the above action(s) for all or a portion of Lot(s) 16, 17, 18 & 19, **MOORE ADDITION**, zoned SU-2 for S-R, located on 8TH ST NW BETWEEN MOUNTAIN RD NW AND SUMMER NW containing approximately 0.295 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. **Project# 1006733**
07DRB-70176 SKETCH PLAT REVIEW
AND COMMENT

SURVEYS SOUTHWEST LTD agent(s) for STEPHAN TAYS request(s) the above action(s) for all or a portion of Lot(s) 19 & 20, **OLD TOWN GARDENS**, Tract(s) 242, MRGCD Map 38, zoned R-1, located on MOUNTAIN RD NW BETWEEN RIO GRANDE BLVD NW & CONSUELO LANE NW containing approximately 0.7204 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project# 1005482**
07DRB-70180 SKETCH PLAT REVIEW
AND COMMENT

DOUG SMITH agent(s) for ROBERT THOMAS request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, **MIRA MESA ESTATES**, zoned C-2, located on HANOVER RD NW BETWEEN TELSTAR NW AND 64TH ST NW containing approximately 4.9993 acre(s). [REF: 04DRB-01069] (J-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

Other Matters: None.

ADJOURNED: 10:30 A.M.

#6

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

08/07/2007 Issued By: PLNABG

Permit Number: 2007 070 178

Category Code 910

Application Number: 07DRB-70178, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: RIO GRANDE BLVD NW BETWEEN HOLLYWOOD AVE NW AND SOTO

Project Number: 1005160

Applicant

Mark Gonzales

215 Dartmouth Dr Se
Albuquerque, NM 87108
489-9600

Agent / Contact

Surveys Southwest Ltd
Dan Graney
333 Lomas Blvd Ne
Albuquerque, NM 87102

dmgraney@swsurvey.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$425.00
TOTAL:		\$445.00

City Of Albuquerque
Treasury Division

8/7/2007 11:36AM LOC: ANNX
 WSH 008 TRANS# 0012
 RECEIPT# 00079667-00079667
 PERMIT# 2007070178 TRSDMG
 Trans Amt \$445.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$425.00
 CK \$445.00

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005160

AGENDA ITEM NO: 6

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

~~May need a cross-lot drainage easement.~~ *dk*

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

8-22-07

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

505-924-3986

DATE: AUGUST 15, 2007

0

#6

160A

DXF Electronic Approval Form

DRB Project Case #: 1005160A

Subdivision Name: JESUS ROMERO ADDN NO 2 LOTS 2A1, 2A2, 4A1 & 5

Surveyor: MITCH REYNOLDS

Contact Person: SARAH AMATO

Contact Information:

DXF Received: 8/7/2007

Hard Copy Received: 8/7/2007

Coordinate System: NMSP Grid (NAD 27)


Approved

8-7-07
Date

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

AGIS Use Only
Copied fc **160A** to agiscov on **8/7/2007** Contact person notified on **8/7/2007**



IMPACT FEES – # 1005160

Development Review Board 1/31/07 Agenda Item #17
Sketch Plat: Lots 2A & 4A, and Tract 246, Unit 2, Jesus
Romero Addition

Construction for new retail use will require payment of Impact Fees. Public Safety Fees will be based on every 1,000 square feet of floor area (\$455 / 1,000 sq ft; all other fees are \$0).

JACK CLOUD
IMPACT FEE ADMINISTRATOR



17
1005160
01/31/2007

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1005160 Item No. 17 Zone Atlas J-13

DATE ON AGENDA 1-31-07

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) Does the alley provide access to lot 4-A-2? Is the alley paved?
- 2) A sidewalk dedication or easement along with infrastructure will be required along Hollywood.

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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005160

AGENDA ITEM NO: 17

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

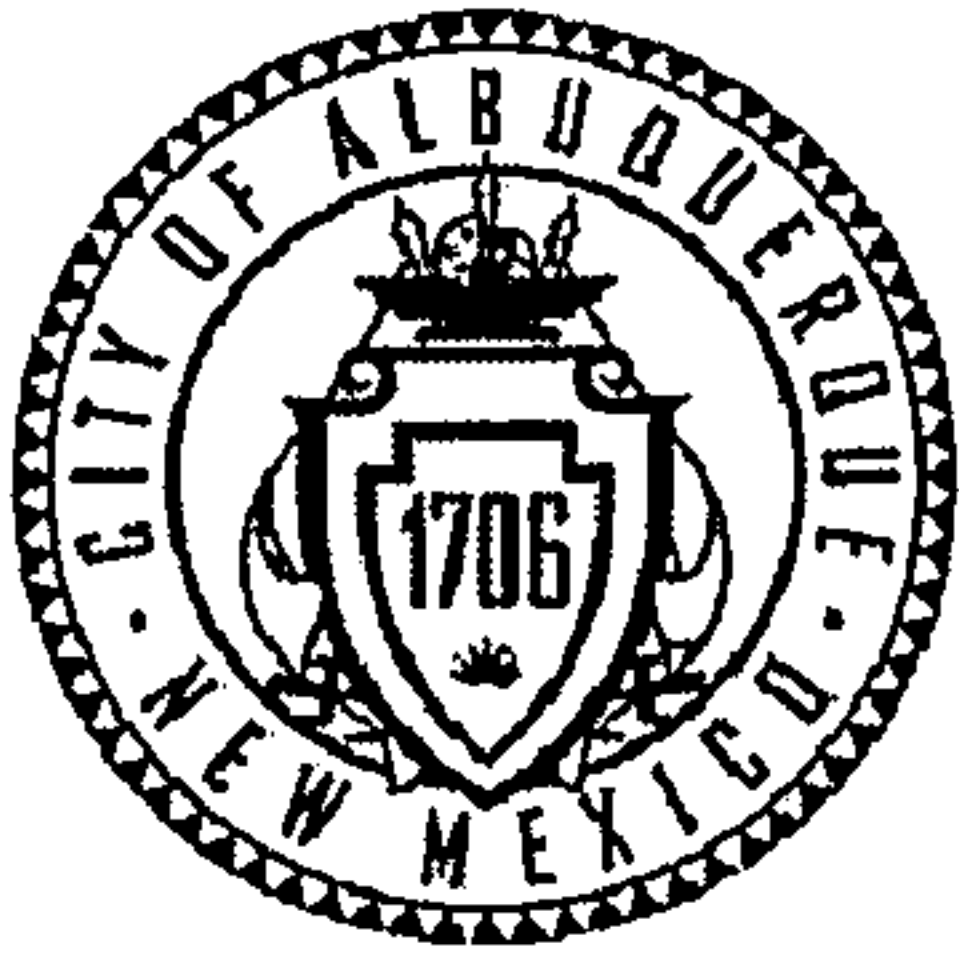
RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JANUARY 31, 2007



CITY OF ALBUQUERQUE
OFFICE OF THE ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

MARK GONZALES request(s) a special exception to Section 14. 16. 2. 17. (B). (6): a **CONDITIONAL USE** to allow for a proposed dwelling unit in a C-1 zone on all or a portion of Tract(s) 246, Lot(s) 5, Jesus Romero Addition, zoned C-2 and located at **2116 HOLLYWOOD ST NW (J-13)**

Special Exception No: **07ZHE-00626**
Project No: **1005569**
Hearing Date: 06-19-07
Closing of Public Record: 06-19-07
Date of Amended Decision: **08-22-07**

STATEMENT OF FACTS: The applicant, Mark Gonzales, requests a conditional use to allow for a proposed dwelling unit in a C-2 zone. The applicant indicated that there is no existing dwelling on this lot. The proposed dwelling will be detached single-family dwelling of approximately 1,000 square feet similar in size and development of other properties in the neighborhood. A letter in the file from the Maryellen Hennessey of the Landmarks and Urban Conservation Commission indicates that they do not oppose this request. There is also an e-mail from Kevin Broderick of the City's Traffic Engineering Department stating that they have no objection to the applicant obtaining access to the property from the alley running between Hollywood and Soto provided the bollards presently blocking the alley at Hollywood are relocated to just south of the access point and a standard "NO OUTLET" sign is installed for the alley at Hollywood. Mr. Gonzales would be responsible for all costs and the work would have to be coordinated with City Traffic Engineering. The applicant states that Ed Bowles of the Planning department is also in support of this request. Mr. Gonzales has owned this property for two years and intends to develop it as above described. The yellow signs were posted and there is no noted opposition to this request. The applicant is to provide us with letters indicating support from the neighborhood association.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this request complies with Section 14. 16. 4. 2. (C). 1., for the granting of a conditional use upon a finding that the proposed use will not cause injury to the neighborhood, adjacent property or the community, nor will it be damaged by surrounding structures. For reasons stated above, this request is approved.

DECISION: Approved.

If you wish to appeal this decision, you may do so by 5:00 p.m., on September 6, 2007 in the manner described below:

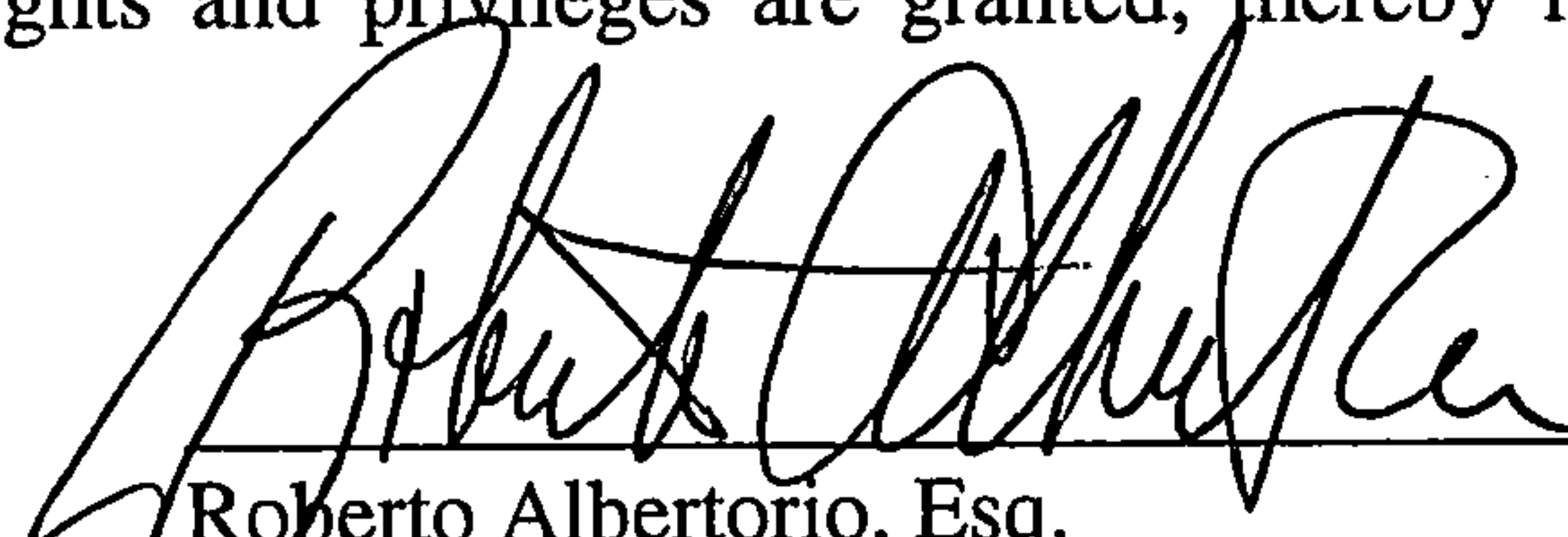
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

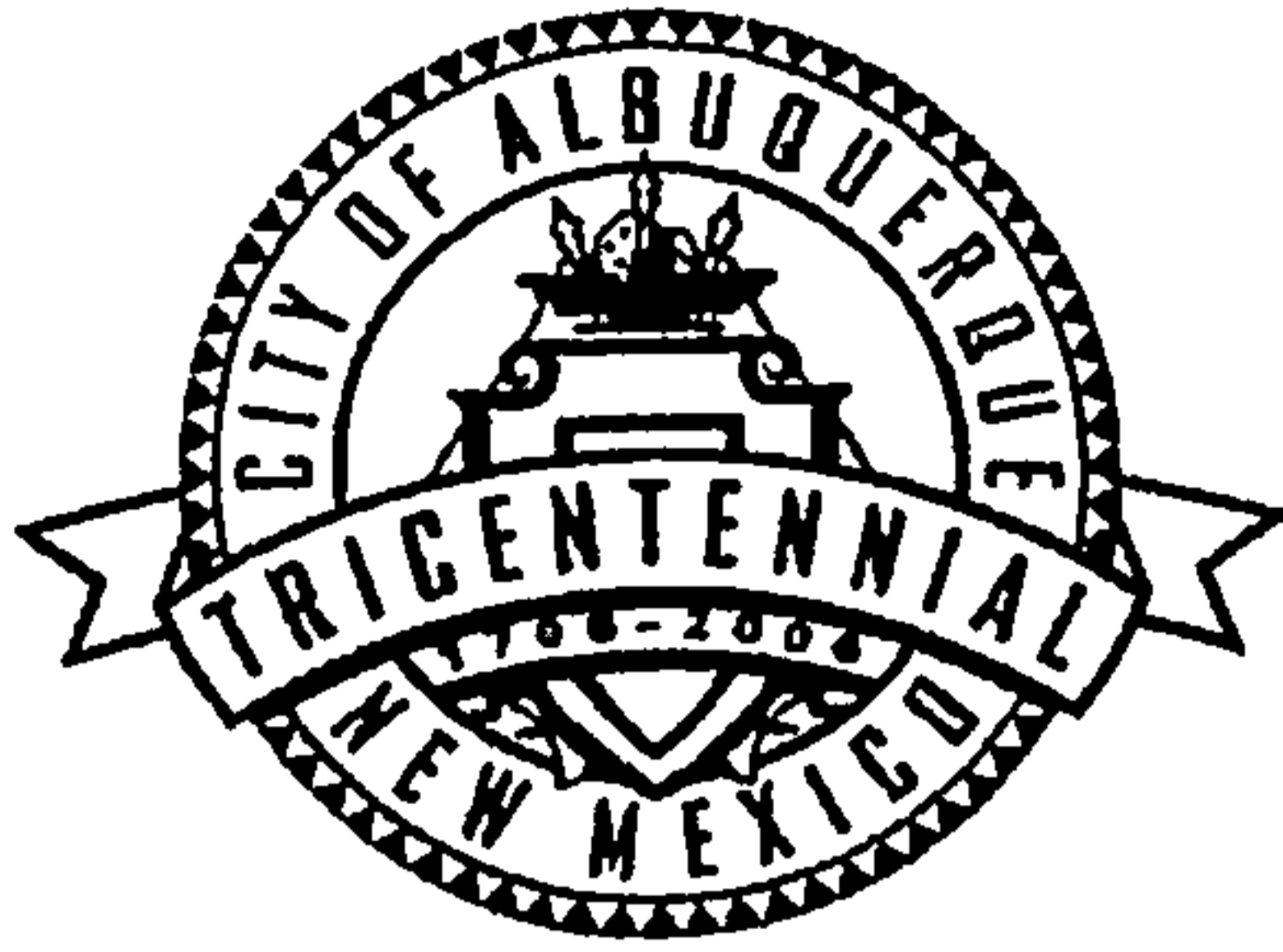
Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.


Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement (2)
ZHE File (2)
Mark Gonzales, 5315 Deer Meadow Trail, NW, 87120
Anthony Sais, 2114 Hollywood, NW, 87104
MAG Property, 5315 Deer Meadow Trail, NW, 87120



MEMO OF AGREEMENT

07 ZHE - 00626
APPLICANT: Mark Gonzales
ADDRESS: 2116 Hollywood St, NE

I, applicant for a building permit which is permissible only if a Special Exception to the City of Albuquerque's Comprehensive Zoning Ordinance has been approved, hereby agree to surrender my building permit and cease such construction if a lawful appeal to the approval of the Special Exception is filed within the allowed fifteen (15) days from issuance of decision.

Mark Gonzales
APPLICANT
Who is Owner or has Power of Attorney for the Owner

8-22-07
DATE

The Zoning Hearing Examiner has approved the requested Special Exception and this office agrees to approve the building permit application as to zoning, subject to the terms of this agreement.

[Signature]
REPRESENTATIVE
Office of the Zoning Hearing Examiner

8/22/07
DATE



CITY OF ALBUQUERQUE
OFFICE OF THE ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

MARK GONZALES request(s) a special exception to Section 14. 16. 2. 17. (B). (6): a **CONDITIONAL USE** to allow for a proposed dwelling unit in a C-1 zone on all or a portion of Tract(s) 246, Lot(s) 4 A 1 , Jesus Romero Addition, zoned C-1 and located at **2116 HOLLYWOOD ST NW (J-13)**

Special Exception No: **07ZHE-00625**
Project No:..... **1005568**
Hearing Date:..... 06-19-07
Closing of Public Record:..... 06-19-07
Date of Amended Decision:.... **08-22-07**

STATEMENT OF FACTS: The applicant, Mark Gonzales, requests a conditional use to allow for a proposed dwelling in a C-1 zone. The applicant indicated that there is no existing dwelling on this lot. The proposed dwelling will be a detached single-family dwelling of approximately 1,000 square feet similar in size and development of other properties in the neighborhood. A letter in the file from the Maryellen Hennessey of the Landmarks and Urban Conservation Commission indicates that they do not oppose this request. There is also an e-mail from Kevin Broderick of the City's Traffic Engineering Department stating that they have no objection to the applicant obtaining access to the property from the alley running between Hollywood and Soto provided the bollards presently blocking the alley at Hollywood are relocated to just south of the access point and a standard "NO OUTLET" sign is installed for the alley at Hollywood. Mr. Gonzales would be responsible for all costs and the work would have to be coordinated with City Traffic Engineering. The applicant states that Ed Bowles of the Planning department is also in support of this request. Mr. Gonzales has owned this property for two years and intends to develop it as above described. The yellow signs were posted and there is no noted opposition to this request. The applicant is to provide us with letters indicating support from the neighborhood association.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this request complies with Section 14. 16. 4. 2. (C). 1., for the granting of a conditional use upon a finding that the proposed use will not cause injury to the neighborhood, adjacent property or the community, nor will it be damaged by surrounding structures. For reasons stated above, this request is approved.

DECISION: Approved.

If you wish to appeal this decision, you may do so by 5:00 p.m., on September 6, 2007 in the manner described below:

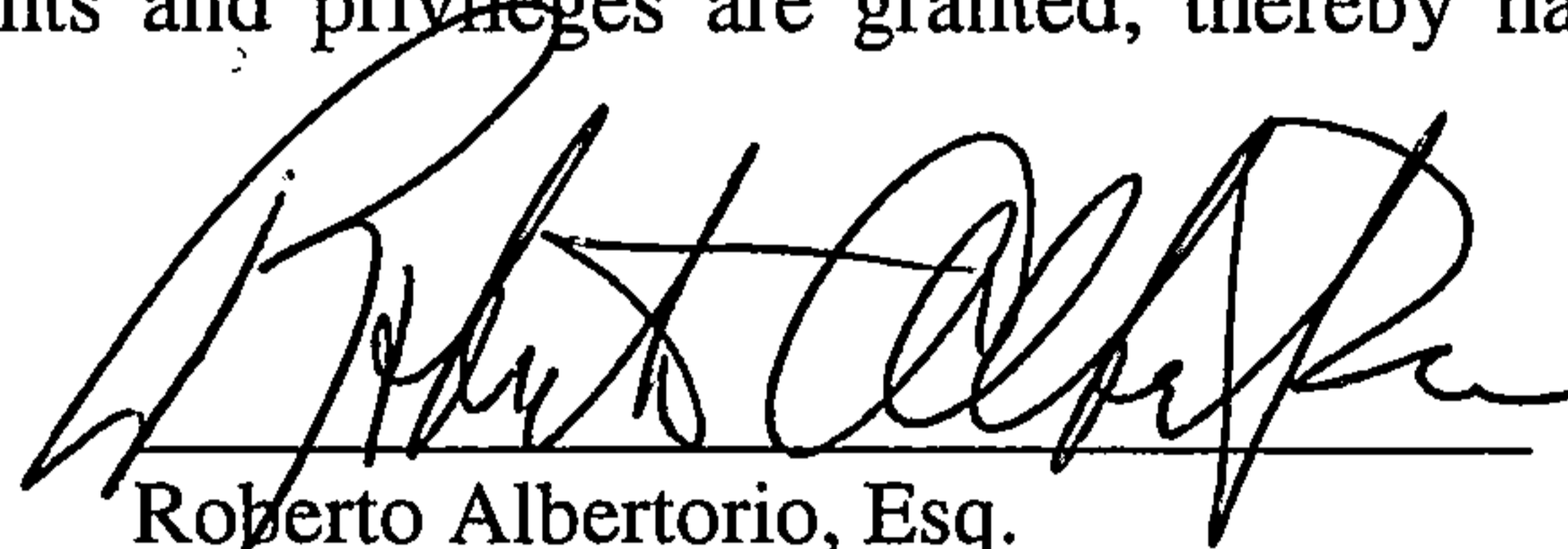
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement (2)
ZHE File (2)
Mark Gonzales, 5315 Deer Meadow Trail, NW, 87120
Anthony Sais, 2114 Hollywood, NW, 87104
MAG Property, 5315 Deer Meadow Trail, NW, 87120



MEMO OF AGREEMENT

07 ZHE - 00625

APPLICANT: Mark Gonzales

ADDRESS: 116 Hollywood St, NW

I, applicant for a building permit which is permissible only if a Special Exception to the City of Albuquerque's Comprehensive Zoning Ordinance has been approved, hereby agree to surrender my building permit and cease such construction if a lawful appeal to the approval of the Special Exception is filed within the allowed fifteen (15) days from issuance of decision.

Mark Gonzales

APPLICANT

Who is Owner or has Power of Attorney for the Owner

8-22-07

DATE

The Zoning Hearing Examiner has approved the requested Special Exception and this office agrees to approve the building permit application as to zoning, subject to the terms of this agreement.

[Signature]

REPRESENTATIVE

Office of the Zoning Hearing Examiner

8/22/07

DATE

**CITY OF ALBUQUERQUE
Planning Department
August 15, 2007
DRB COMMENTS**

ITEM # 6

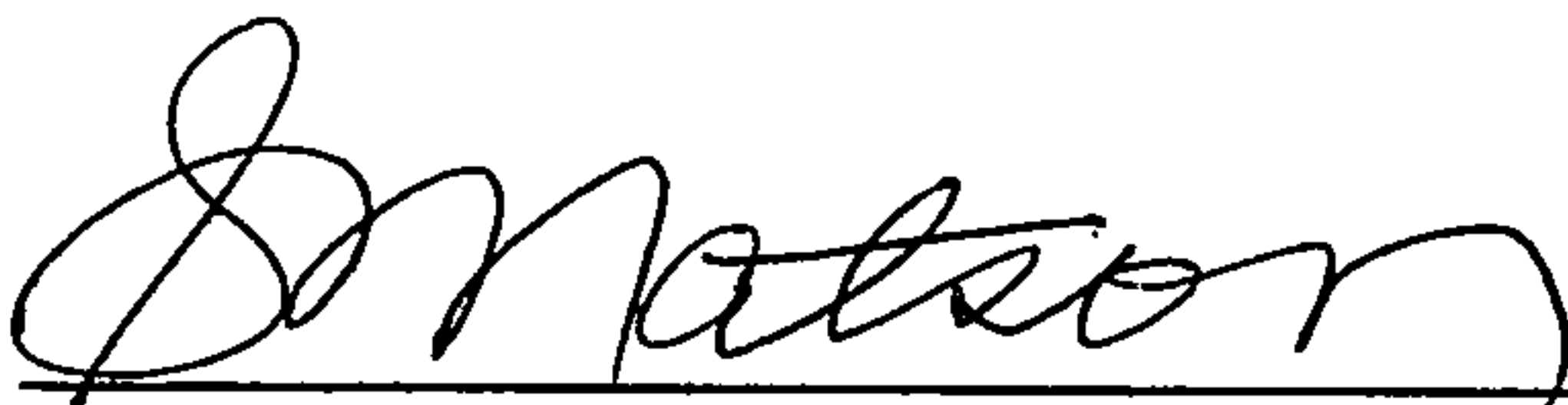
PROJECT # 1005160

APPLICATION # 07-70178

**RE: Lots 2-A & 4-A, Tract 246, Jesus Romero Addition, Unit
2/minor plat**

Planning will need corrected versions of the 2 conditional use
approvals before approving the plat.

AGIS dxf approval is not in the file. The solar collector language is
needed.



Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005160

AGENDA ITEM NO: 6

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

~~May need a cross-lot drainage easement.~~ *ok*

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED *8-22-07* **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

505-924-3986

DATE: AUGUST 15, 2007

0

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005160

AGENDA ITEM NO: 17

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 ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham

DATE: AUGUST 22, 2007

City Engineer / AMAFCA Designee 505-924-3986

0



Supplemental form

SUBDIVISION

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

PRELIM/FINAL

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- 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:

Professional/Agent (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

APPLICANT: MARK GONZALES PHONE: 489-9600
 ADDRESS: 215 DARTMOUTH DR SE FAX: _____
 CITY: ALBU STATE NM ZIP 87106 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: DIVIDE TWO EXISTING LOTS & ONE EXISTING MARGED TRACT INTO FOUR NEW LOTS.

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

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

Lot or Tract No. LOTS 2-A & 4-A Block: N/A Unit: 2
 Subdiv/Addn/TBKA: JESUS ROMERO ADD. TOGETHER W/ TRACT 246, MARGED MAP 38
 Existing Zoning: C-1 W/ A CONDITIONAL USE FOR A DWELLING UNIT Proposed zoning: N/A
 Zone Atlas page(s): J-13-2 UPC Code: 1-013-058-080-327-21113 MRGCD Map No 38

CASE HISTORY: List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
06DRB-01373, Proj# 1005160, 07ZHE-00625, Proj# 1005518, 07ZHE-00626, 06DRB-01372, Proj# 1005569

CASE INFORMATION:
 Within city limits? Yes No
 Within 1000FT of a landfill? NO
 No. of existing lots: 3 No. of proposed lots: 4 Total area of site (acres): 0.4309

LOCATION OF PROPERTY BY STREETS: On or Near: 1110 GRANITE BLVD NW
 Between: HOLLYWOOD AVE NW and _____

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: 1-31-2007

SIGNATURE Dan Graney DATE 8-06-07
 (Print) Dan Graney Applicant: Agent:

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB 20178</u>	<u>PIF</u>	<u>43)</u>	\$ <u>125.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>END</u>	_____	\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>8-15-07</u>				Total \$ <u>145.00</u>
Planner signature / date <u>8-7-07</u>				Project # <u>1005160</u>

Form revised 4/07

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR 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 attendance is required.
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 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
 - 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.

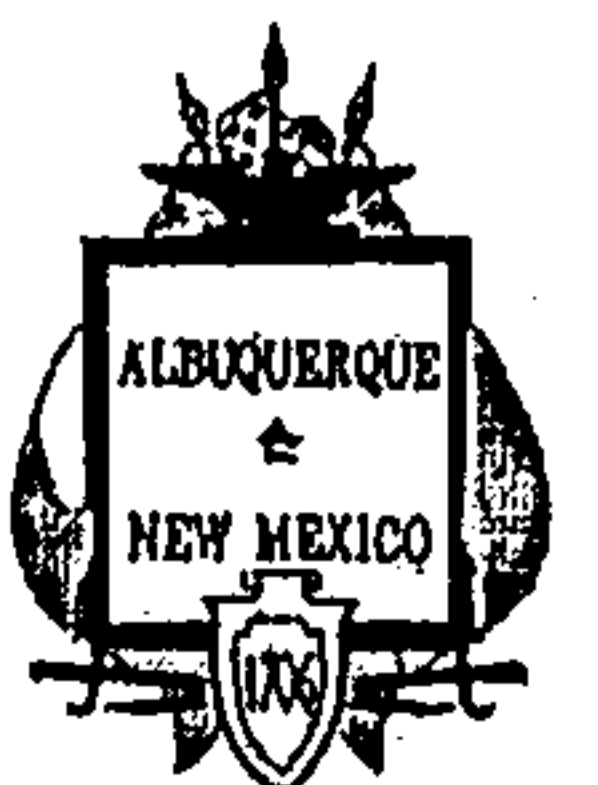
- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter 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.
- 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 with this application will likely result in deferral of actions.

Dan Graney
Dan Graney Applicant name (print)
8.06.07
Applicant signature / date



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

Application case numbers
07DRB - 70178

Form revised 4/07
[Signature] 8-7-07
Planner signature / date
Project # 100 5/60

Surveys Southwest, Ltd

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

August 6, 2007

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: LOTS 2-A-1, 2-A-2, 4-A-1 & 5, JESUS ROMERO ADDITION NO. 2

Dear Board Members:

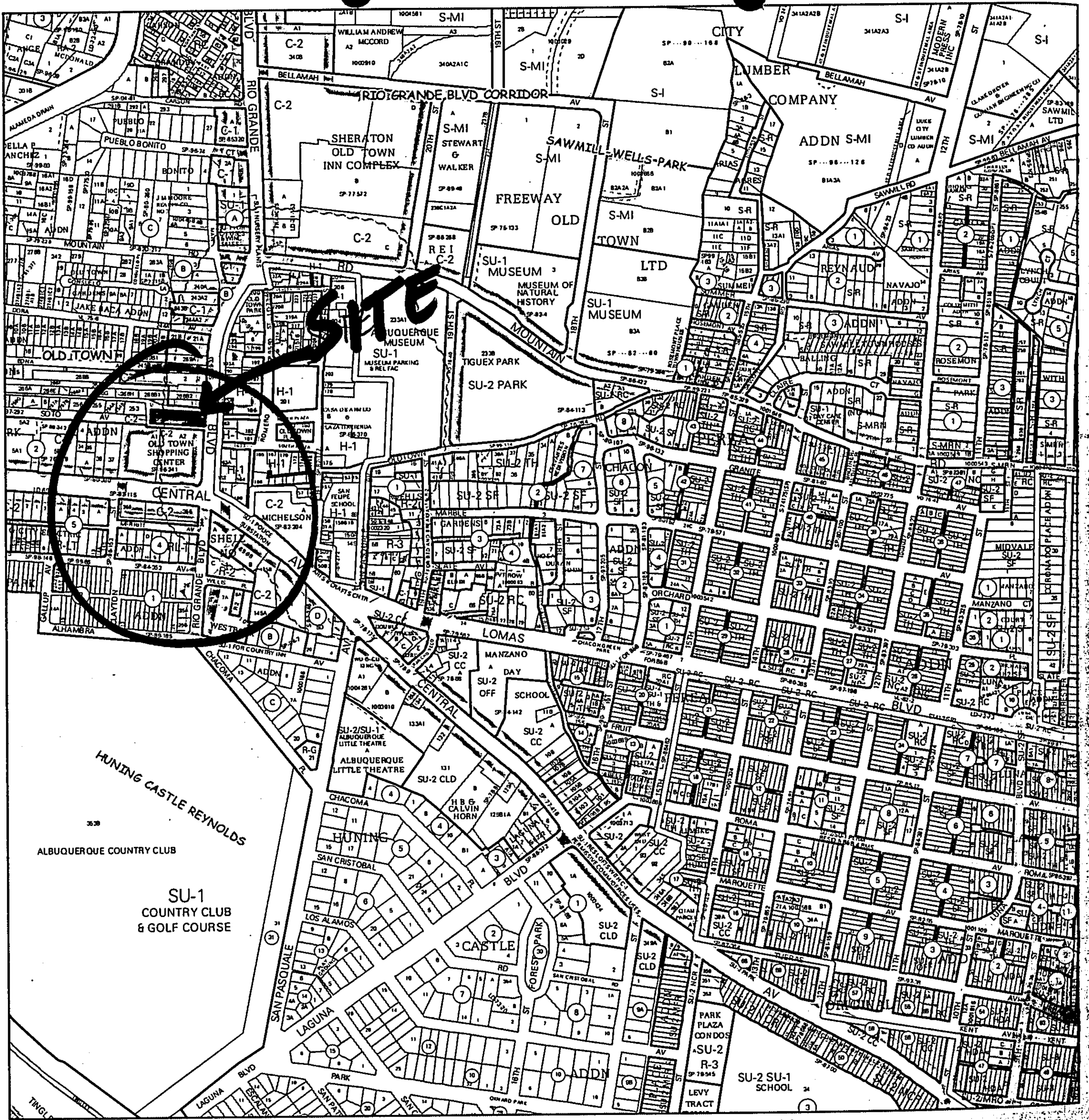
The purpose of the above referenced plat is to adjust a lot line to remove an encroachment and create building lots.

Property owner has obtained special exceptions for dwelling units (07ZHE-00625 and 07-ZHE-00626).

If you have any questions please feel free to contact me.

Sincerely,

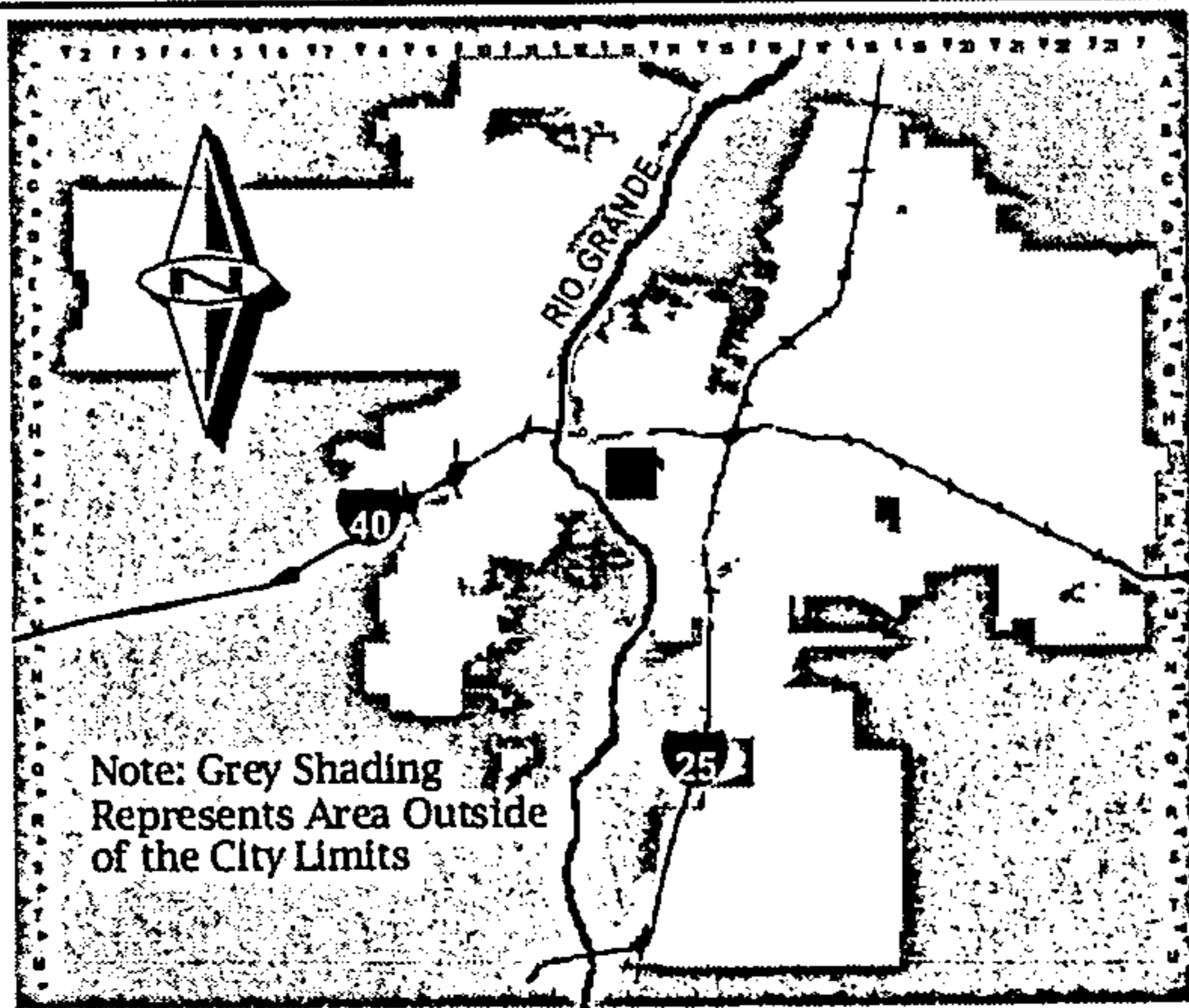
Dan Graney
President



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

AGIS
Albuquerque Geographic Information System

Map amended through: 10/25/2006



Zone Atlas Page:

J-13-Z

Selected Symbols

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

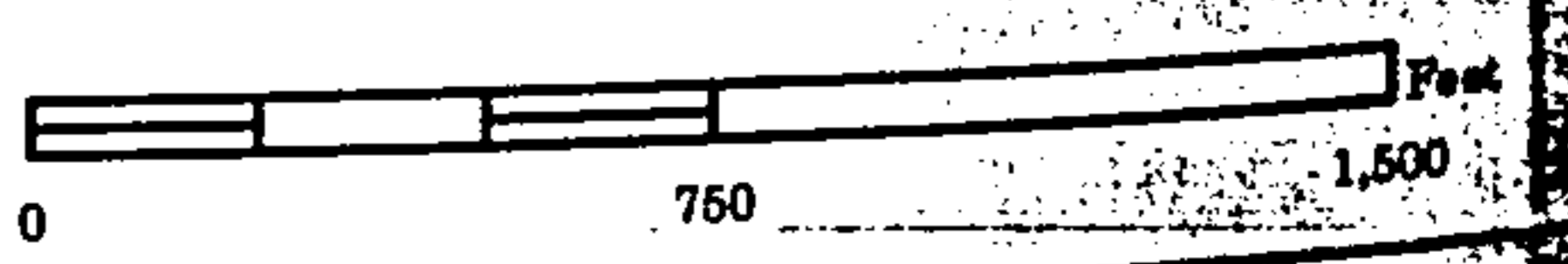



EXHIBIT B
FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

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 MARK GONZALES, OWNER ("~~Developer~~") effective as of this 2ND day of AUGUST, 2007, and pertains to the subdivision commonly known as JESUS PROMERO ADDITION NO. 2, and more particularly described as LOTS 2-A-1, 2-A-2, 4-A-1 & 5, JESUS PROMERO ADDITION, NO. 2, PROJECTED SECTION 18, T10N, R3E, W1M.P.M., TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

(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.]

Doc# 2007113861
08/07/2007 08:52 AM Page: 1 of 3
AGRE R:\$13.00 M. Toulouse, Bernalillo County


- 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;

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.

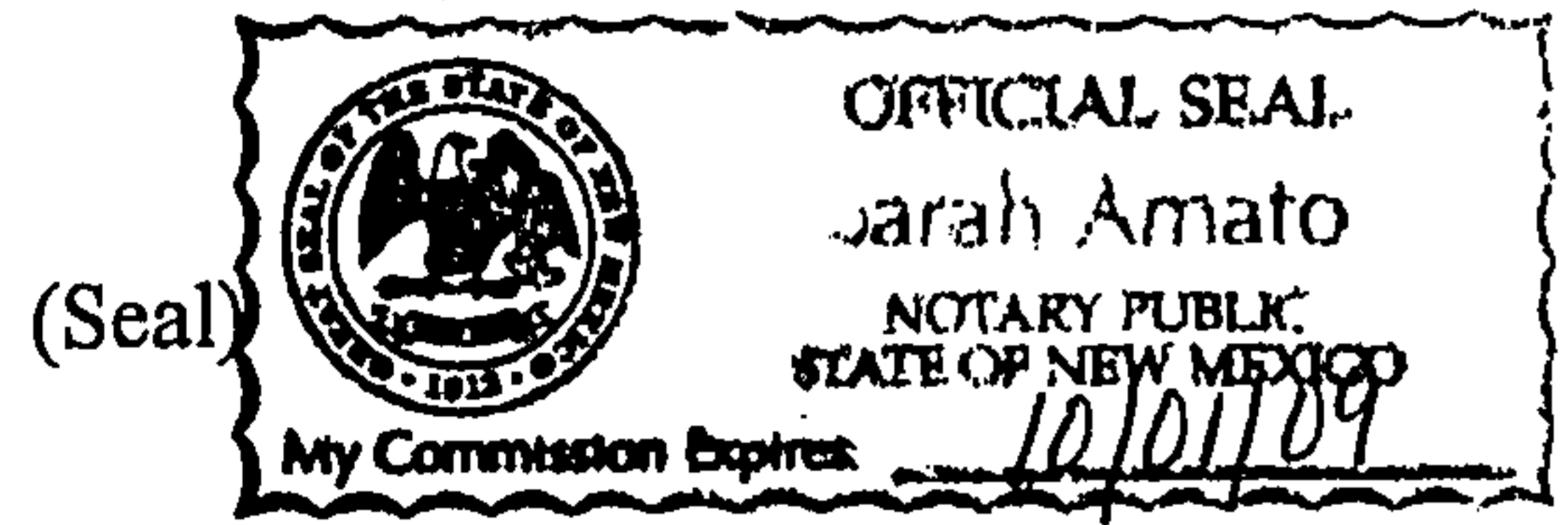
Mark Gonzales
Signature

Mark Gonzales, Owner
Name (typed or printed) and title

Developer

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on August 2, 2007 by MARK GONZALES as OWNER of _____, a corporation.



Sarah Amato
Notary Public

My commission expires: 10/01/09

ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]
Signature

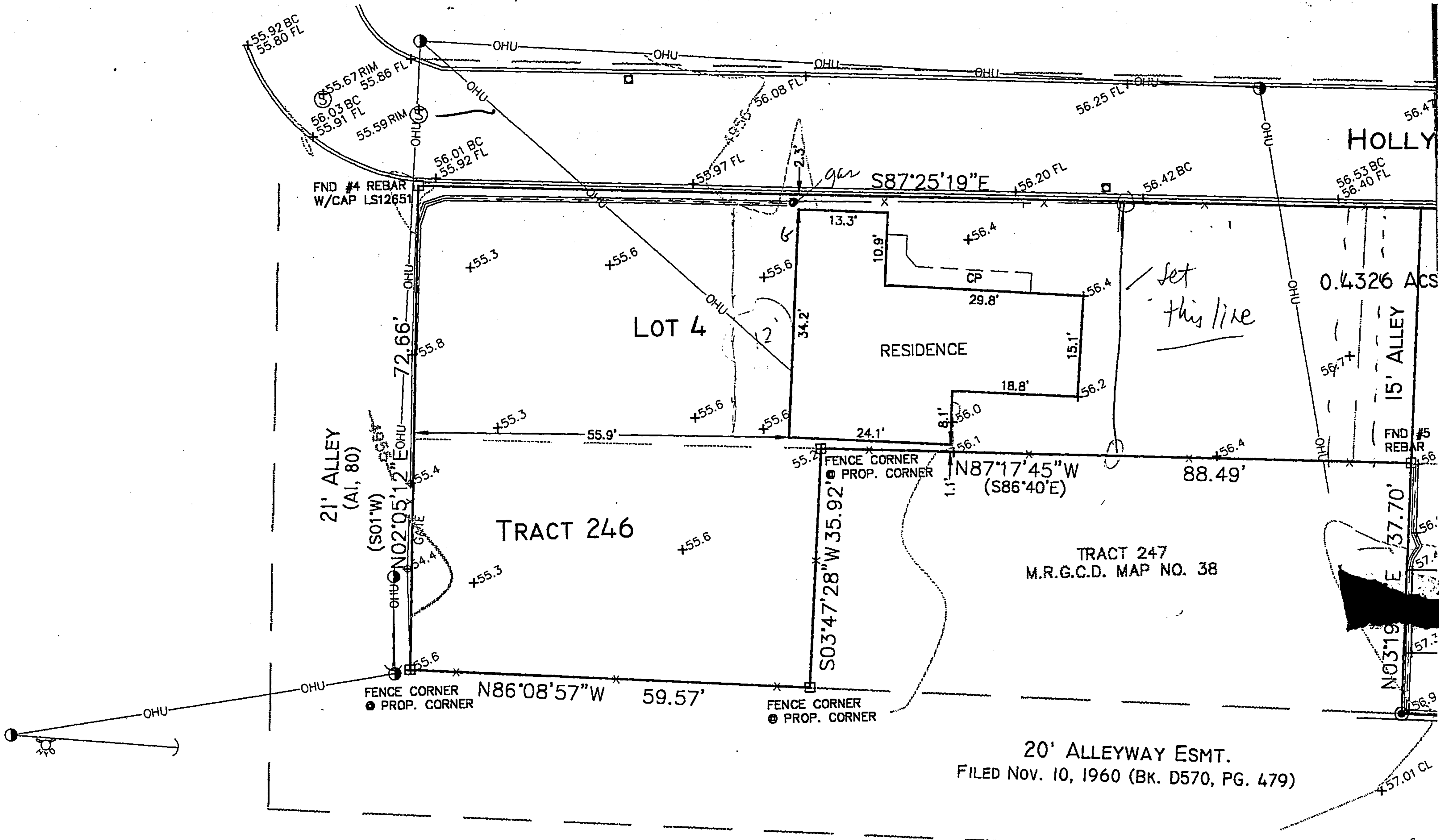
BETTY KING, PLANNER, CMP
Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on August 3, 2007, by Betty King as Planner, CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

Ariel L. Winters
Notary Public

My commission expires: May 18, 2011



SYMBOLS LEGEND

- ☆ = LIGHT POLE
- = POWER POLE
- OHU- = OVERHEAD UTILITY LINE
- = ANCHOR

LEGAL DESCRIPTION

Lots numbered Two (2) and Four (4) plat of JESUS ROMERO ADDITION #2, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 22, 1923 in Volume A11, folio 80; TOGETHER WITH portions of North-South vacated 15' alley; TOGETHER WITH Tracts 241 and 246 of the Middle Rio Grande Conservancy District Property Map No. 38, situate within projected Section 18, Township 18N, Range 17E, N.M.P.M. 35.

Matson, Sheran A.

To: markjefe@comcast.net
Subject: 2116 Hollywood, NW

Mark

After discussing the issue of Notices of Decision with Tom Rojas, it was agreed that, once DRB approves the platting action, I will not sign the plat until I receive copies of the amended notices. He will issue the corrected notices after he receives a copy of the DRB approval. Once he gets that approval notice, he will amend the notices. Then either you or Dan will bring me a copy of each one & I will sign the plat.

I hope this works for you.

Sheran Matson, AICP
Development Review Board Chair
Planning Department
P.O.Box 1293
Albuquerque, NM 87103
505-924-3880/fax: 924-3864
smatson@cabq.gov

Mark Gonzales
5315 Deer Meadow Tr.
Alb. NM 87120 NW
489-9600 cell
Re: 2116 Hollywood NW
markjefe@comcast.net

Matson, Sheran A.

To: Rojas, Tom C.
Cc: Montoya, Lucinda A.
Subject: RE: 2116 Hollywood, NW in Old Town

Tom

FYI...Lot 4-A-2 is now Lot 5. It was Tract 246 on the previous plat. The City Surveyor wanted the designation of Lot 4-A-2 changed to Lot 5.

We are waiting for an infrastructure list to approve the plat. It is scheduled for re-hearing next week at DRB.

So, once we approve the plat, I will not sign until we have the revised Notices of Decision. How long do you anticipate it may take to issue the revised Notices?

Thanks,

Sheran

From: Rojas, Tom C.
Sent: Wednesday, August 15, 2007 1:34 PM
To: Matson, Sheran A.
Cc: Montoya, Lucinda A.; Rojas, Tom C.
Subject: RE: 2116 Hollywood, NW in Old Town

Sheran,

We are pending issuing a decision in this matter until we have official DRB approval paperwork for the two (2) lots, 4A1, 4A2. we error is issuing the approval referencing tract 246, this approval is now void. Any questions please advise, thanks.

Tom

From: Matson, Sheran A.
Sent: Wednesday, August 15, 2007 1:14 PM
To: Rojas, Tom C.
Subject: 2116 Hollywood, NW in Old Town

Hi Tom

How are you guys doing in City Hall? It's different, isn't it?

We had a plat application at DRB today for the address listed above. When I looked at the conditional use approvals for the 2 substandard lots, I noticed both Notifications of Decision, 07ZHE-00625 and 00626, were for Tract 246, Lot 4-A-1. The Notices seem to need amending, one to read "Lot 5" (or Tract 246, it doesn't matter to me) and the other to read "Lot 4-A-1". There is an existing residence on Lot 2-A (a portion of which is proposed to be Lot 2-A-2 and contain the house).

DRB, specifically me as the Planning representative, is waiting for copies of the amended Notices of Decision before approval of the plat.

Tom, would you have your administrative assistant issue amended notices and send me copies, please?

I would like to get this plat approved and off our agenda. It's on for the 3rd time next Wednesday.

Thanks, Tom.

Sheran



CITY OF ALBUQUERQUE
OFFICE OF THE ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

MARK GONZALES request(s) a special exception to Section 14. 16. 2. 17. (B). (6): a **CONDITIONAL USE** to allow for a proposed dwelling unit in a C-1 zone on all or a portion of Tract(s) 246, Lot(s) 4 A 1, Jesus Romero Addition, zoned C-1 and located at **2116 HOLLYWOOD ST NW (J-13)**

Special Exception No: **07ZHE-00625**
Project No: **1005568**
Hearing Date: 06-19-07
Closing of Public Record: 06-19-07
Date of Decision: **06-28-07**

STATEMENT OF FACTS: The applicant, Mark Gonzales, requests a conditional use to allow for a proposed dwelling unit in a C-1 zone. The applicant indicated that there is an existing residence which has been there for approximately 30 years. This will be detached single family addition of approximately 1,000 square feet similar in size and development of other properties in the neighborhood. A letter in the file from the Maryellen Hennessey of the Landmarks and Urban Conservation Commission indicates that they do not oppose this request. The applicant states that Ed Bowles of the Planning department is also in support of this request. Mr. Gonzales has owned this property for two years and intends to develop it as above described. The yellow signs were posted and there is no noted opposition to this request. The applicant is to provide us with letters indicating support from the neighborhood association.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this request complies with Section 14. 16. 4. 2. (C). 1., for the granting of a conditional use upon a finding that the proposed use will not cause injury to the neighborhood, adjacent property or the community, nor will it be damaged by surrounding structures. For reasons stated above, this request is approved.

DECISION: Approved.

If you wish to appeal this decision, you may do so by 5:00 p.m., on July 13, 2007 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west

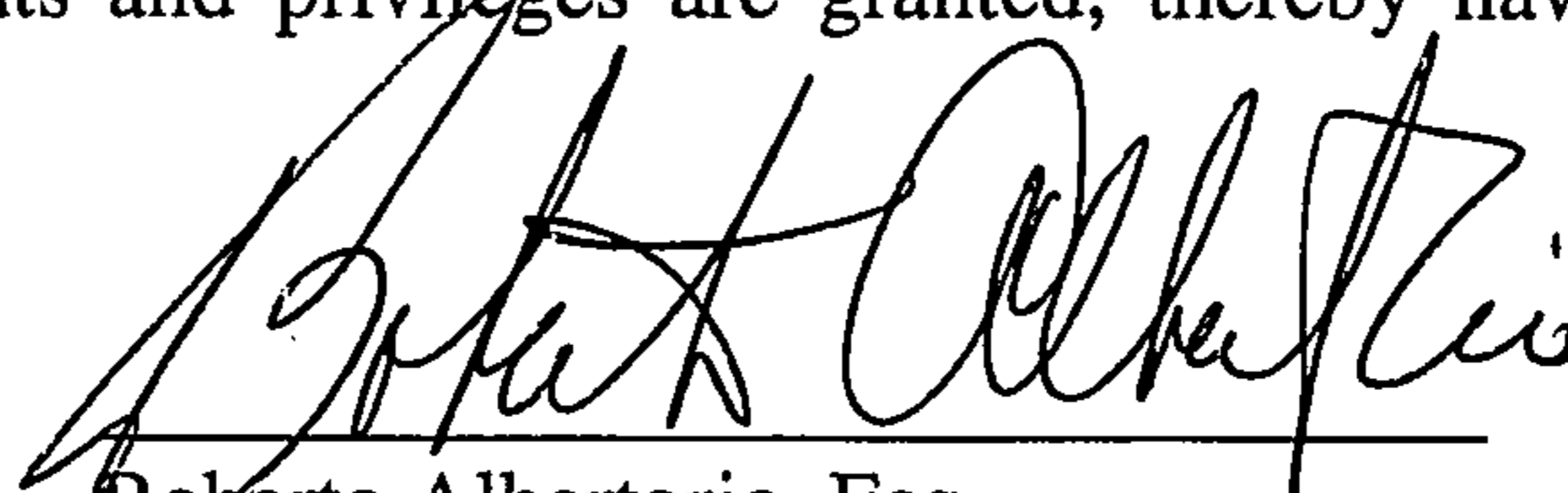
side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement (2)
ZHE File (2)
Mark Gonzales, 5315 Deer Meadow Trail, NW, 87120
Anthony Sais, 2114 Hollywood, NW, 87104
MAG Property, 5315 Deer Meadow Trail, NW, 87120



CITY OF ALBUQUERQUE
OFFICE OF THE ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

MARK GONZALES request(s) a special exception to Section 14. 16. 2. 17. (B). (6): a **CONDITIONAL USE** to allow for a proposed dwelling unit in a C-1 zone on all or a portion of Tract(s) 246, Lot(s) 4 A 1, Jesus Romero Addition, zoned C-1 and located at **2116 HOLLYWOOD ST NW (J-13)**

Special Exception No: **07ZHE-00626**
Project No: **1005569**
Hearing Date: 06-19-07
Closing of Public Record: 06-19-07
Date of Decision: **06-28-07**

STATEMENT OF FACTS: The applicant, Mark Gonzales, requests a conditional use to allow for a proposed dwelling unit in a C-1 zone. The applicant indicated that there is an existing residence which has been there for approximately 30 years. This will be detached single family addition of approximately 1,000 square feet similar in size and development of other properties in the neighborhood. A letter in the file from the Maryellen Hennessey of the Landmarks and Urban Conservation Commission indicates that they do not oppose this request. The applicant states that Ed Bowles of the Planning department is also in support of this request. Mr. Gonzales has owned this property for two years and intends to develop it as above described. The yellow signs were posted and there is no noted opposition to this request. The applicant is to provide us with letters indicating support from the neighborhood association.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this request complies with Section 14. 16. 4. 2. (C). 1., for the granting of a conditional use upon a finding that the proposed use will not cause injury to the neighborhood, adjacent property or the community, nor will it be damaged by surrounding structures. For reasons stated above, this request is approved.

DECISION: Approved.

If you wish to appeal this decision, you may do so by 5:00 p.m., on July 13, 2007 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west

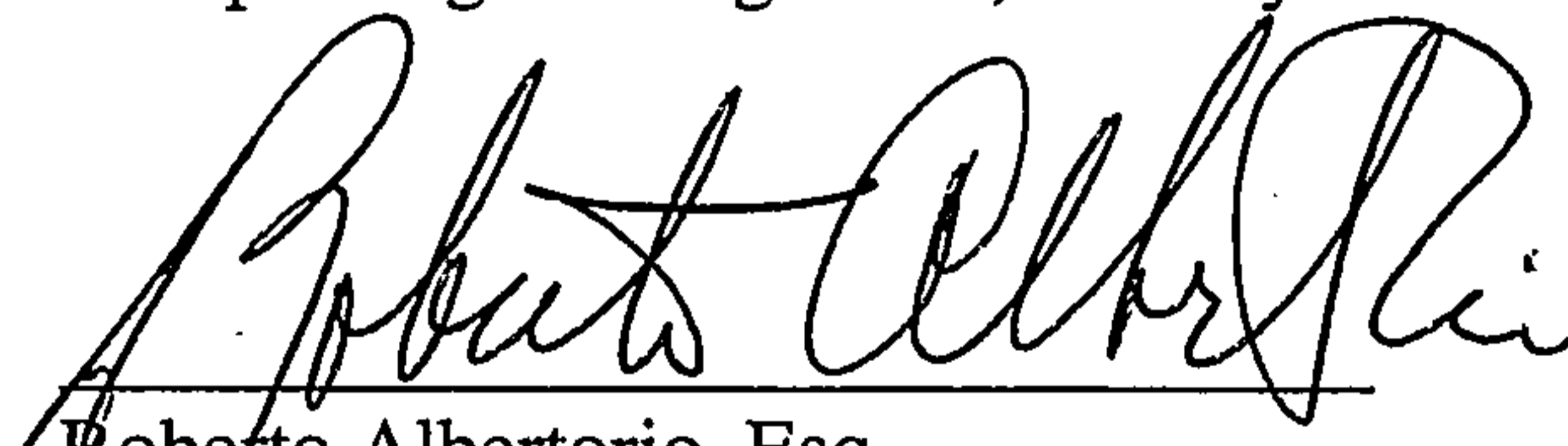
side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement (2)
ZHE File (2)
Mark Gonzales, 5315 Deer Meadow Trail, NW, 87120
Anthony Sais, 2114 Hollywood, NW, 87104
MAG Property, 5315 Deer Meadow Trail, NW, 87120

**CITY OF ALBUQUERQUE
Planning Department
August 15, 2007
DRB COMMENTS**

ITEM # 6

PROJECT # 1005160

APPLICATION # 07-70178

**RE: Lots 2-A & 4-A, Tract 246, Jesus Romero Addition, Unit
2/minor plat**

Planning will need corrected versions of the 2 conditional use
approvals before approving the plat.

AGIS dxf approval is not in the file. The solar collector language is
needed.



Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov

Matson, Sheran A.

To: Rojas, Tom C.
Subject: 2116 Hollywood, NW in Old Town

Hi Tom

How are you guys doing in City Hall? It's different, isn't it?

We had a plat application at DRB today for the address listed above. When I looked at the conditional use approvals for the 2 substandard lots, I noticed both Notifications of Decision, 07ZHE-00625 and 00626, were for Tract 246, Lot 4-A-1. The Notices seem to need amending, one to read "Lot 5" (or Tract 246, it doesn't matter to me) and the other to read "Lot 4-A-1". There is an existing residence on Lot 2-A (a portion of which is proposed to be Lot 2-A-2 and contain the house).

DRB, specifically me as the Planning representative, is waiting for copies of the amended Notices of Decision before approval of the plat.

Tom, would you have your administrative assistant issue amended notices and send me copies, please?

I would like to get this plat approved and off our agenda. It's on for the 3rd time next Wednesday.

Thanks, Tom.

Sheran

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 31, 2007
DRB Comments**

ITEM # 17

PROJECT #1005160

APPLICATION # 07-00069

**RE: Lots Lots 2A & 4A, Tracts 246, Unit 2, Jesus Romero
Addition/sketch**

Residential uses in a C-1 zone require a special exception request (conditional use) to allow dwelling units.

Contact Jonathan Turner (924-3849) with the Zoning Department for setback criteria and other applicable zoning regulations.

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

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICANT INFORMATION:

NAME: Mark Gonzales PHONE: 489-9600
 ADDRESS: 215 Dartmouth Dr. SE FAX: _____
 CITY: Alb STATE NM ZIP 87106 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____
 AGENT (if any): Survey Southwest, Ltd PHONE: 998-0303
 ADDRESS: 333 Lomas NE FAX: 998-0306
 CITY: alb STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: Adjust lot line and also red-define two other lots for a total of 4 lots - 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. LOTS 2-A 4-A Block: N/A Unit: No. 2
 Subdiv. / Addn. Jesus Romero Add and Tract 246, MRGCD Map 38
 Current Zoning: C-1 Proposed zoning: N/A
 Zone Atlas page(s): J-13 No. of existing lots: 3 No. of proposed lots: 4
 Total area of site (acres): 0.452 Density if applicable: dwellings per gross acre: 1 dwellings per net acre: 1
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101305809132821113 MRGCD Map No. 38
 LOCATION OF PROPERTY BY STREETS: On or Near: Rio Grande Blvd NW
 Between: Hollywood Ave NW and 1st 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.):
06 DRB-01372 / 06 DRB-01373 PROJ # 1005160

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

SIGNATURE Dan Granley DATE 1-23-07
 (Print) Dan Granley _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - 00069</u>	<u>SK</u>	<u>53</u>	<u>\$ 0.00</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	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>01-31-2007</u>	_____	_____	<u>\$ 0.00</u>

Jessie Moore 01-23-07 Project # 1005160

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

YOUR ATTENDANCE IS REQUIRED.

SKETCH PLAT REVIEW AND COMMENT

- 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.

Dan Graney
Applicant name (print)
Dan Graney
Applicant signature / date
1-23-07



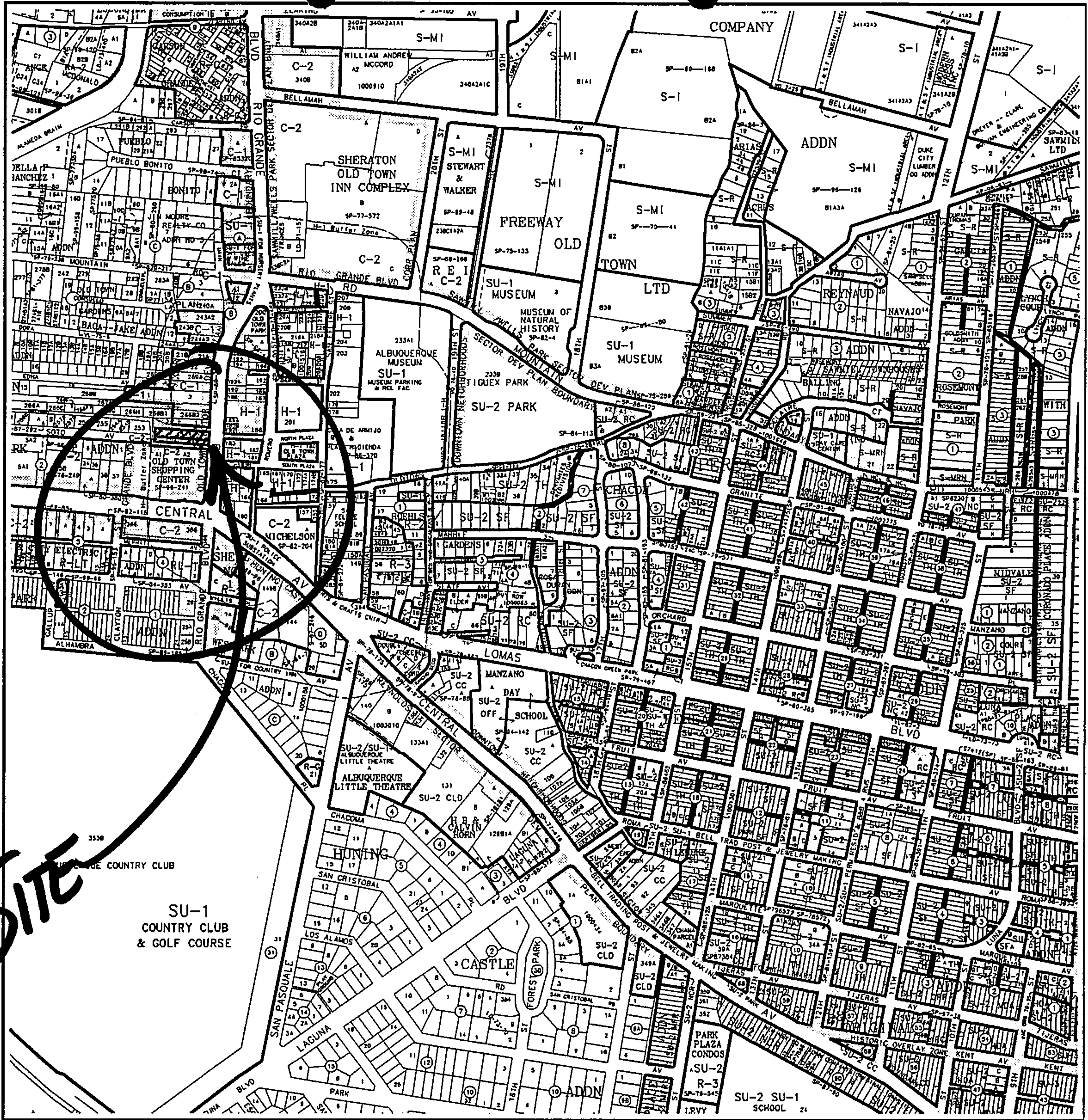
Form revised 8/04, 1/05 & 10/05

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

Application case numbers
67DRB - 00069

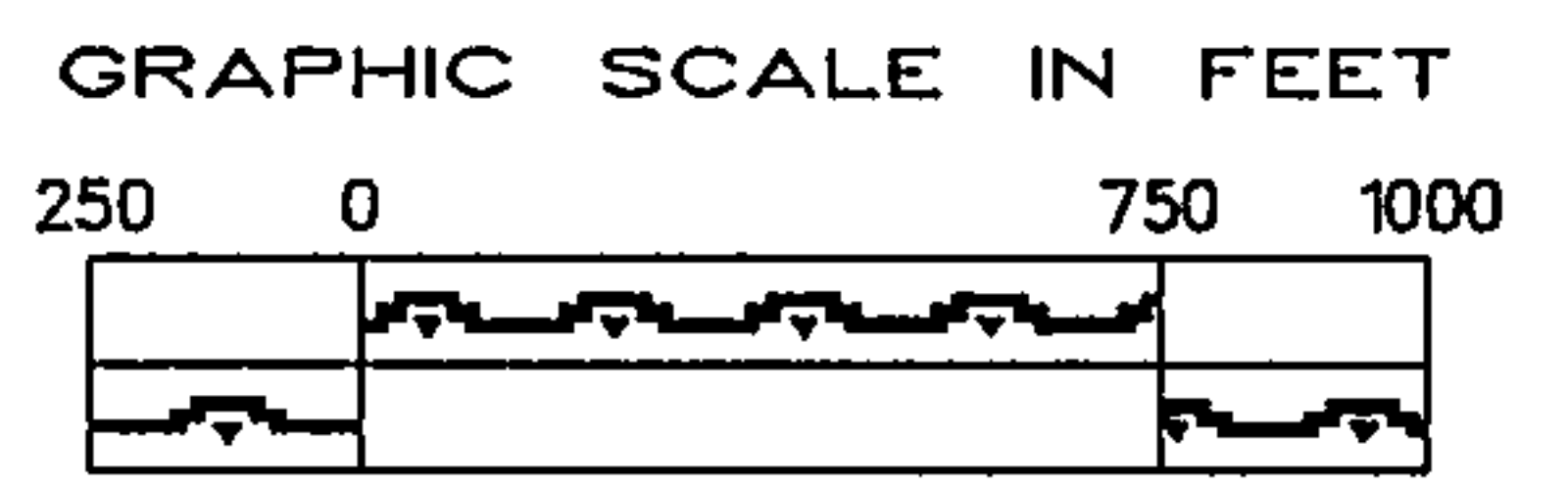
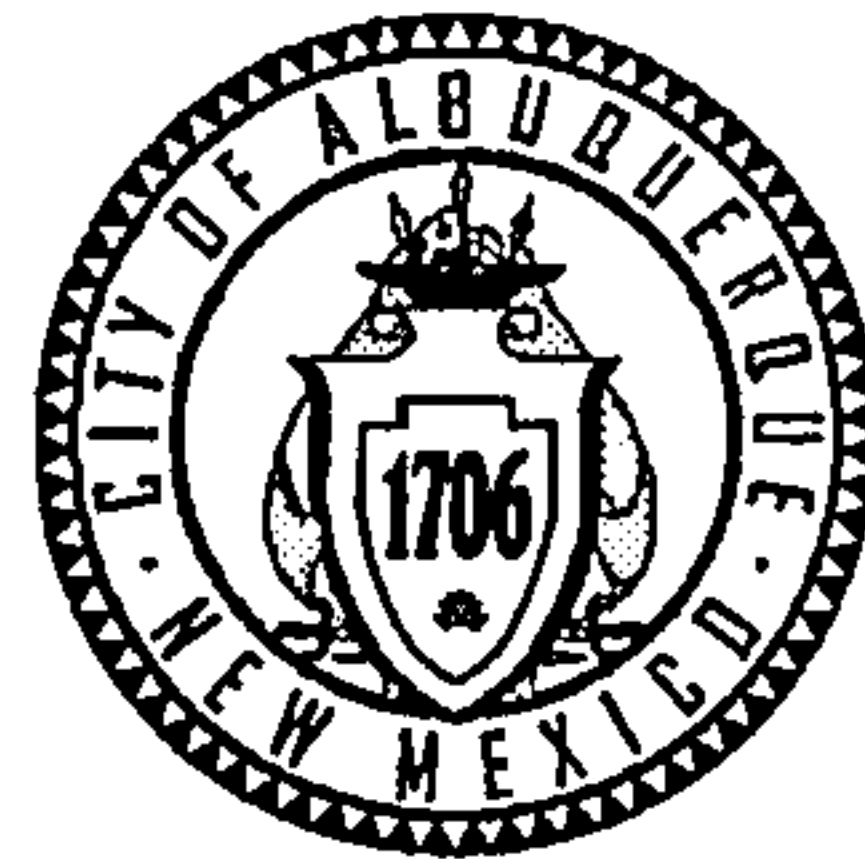
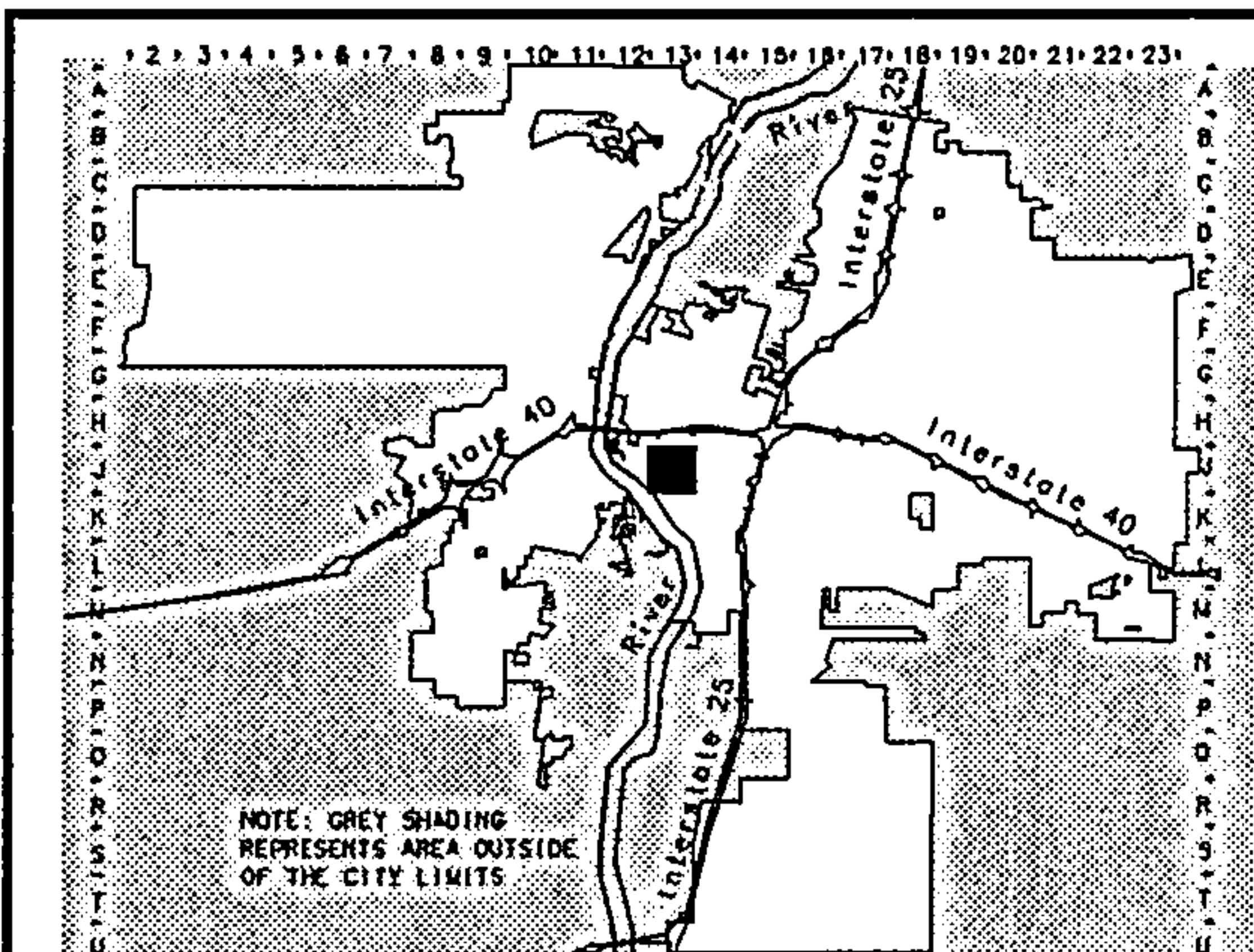
Jessell Alvarez 01-23-07
Planner signature / date

Project # 1005160



SITE

SU-1
COUNTRY CLUB
& GOLF COURSE



Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2004

Zone Atlas Page

J-13-Z

Map Amended through August 03, 2004

Surveys Southwest, Ltd

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

January 22, 2007

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: LOTS 2-A-1, 2-A-2, 4-A-1 & 4-A-2, JESUS ROMERO ADDITION NO. 2

Dear Board Members:

The purpose of this sketch plat is to depict lot line adjustments and creation of new lots for development. The residence of proposed Lot 2-A-2 was to be torn down, but due to the Rio Grande / Old Town Plan it is to be renovated.

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney
President



COMPLETED 11/20/06 SBT
DRB CASE ACTION LOG (PREL & FINAL)

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-01373 (P&F)	Project # 1005160
Project Name JESUS ROMERO ADD, MRGCD MAP 38	
Agent: Surveys Southwest Ltd.	Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/18/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: 10' RADIUS @ HOLLYWOOD
 15' RADIUS @ ALBANY

UTILITIES: need private Sewer Service easement across Lot 2 A for benefit of Tract 247.

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

-OK

Project Number 1005160



DRB CASE ACTION LOG (PREL & FINAL)

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-01373 (P&F) Project # 1005160
 Project Name JESUS ROMERO ADD, MRGCD
MAP 38
 Agent: Surveys Southwest Ltd. Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BPL), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/18/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: 10' RADIUS @ Hollywood
 15' RADIUS @ Hills

UTILITIES: need private Sewer Service easement across Lot A
 for benefit of Tract 247.

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

OK

Project Number 1005160



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 18, 2006

- 1. Project # 1005160**
06DRB-01372 Major-Vacation of Pub Right-of-Way
06DRB-01373 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for MARK GONZALES request(s) the above action(s) for Lot(s) 2 & 4 Unit 2, **JESUS ROMERO ADDITION & Tract(s) 241 M.R.G.C.D. MAP 38**, zoned C-1 neighborhood commercial zone, located on RIO GRANDE BLVD NW, between HOLLYWOOD AVE NW and SOTO AVE NW containing approximately 1 acre(s). (J-13)

At the October 18, 2006, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

The preliminary and final plat was approved with final plat sign off delegated to Utilities Development for private sewer easements across Lot 2-A for the benefit of Tract 247 and Transportation Development for a 10-foot radius at Hollywood Ave NW and a 15-foot radius at the alley.

If you wish to appeal this decision, you must do so by November 2, 2006, in the manner described below.



OFFICIAL NOTICE OF DECISION

PAGE 2

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)


Sheran Matson, AICP, DRB Chair

Cc: Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102

Mark Gonzales, 215 Dartmouth Dr SE, 87106

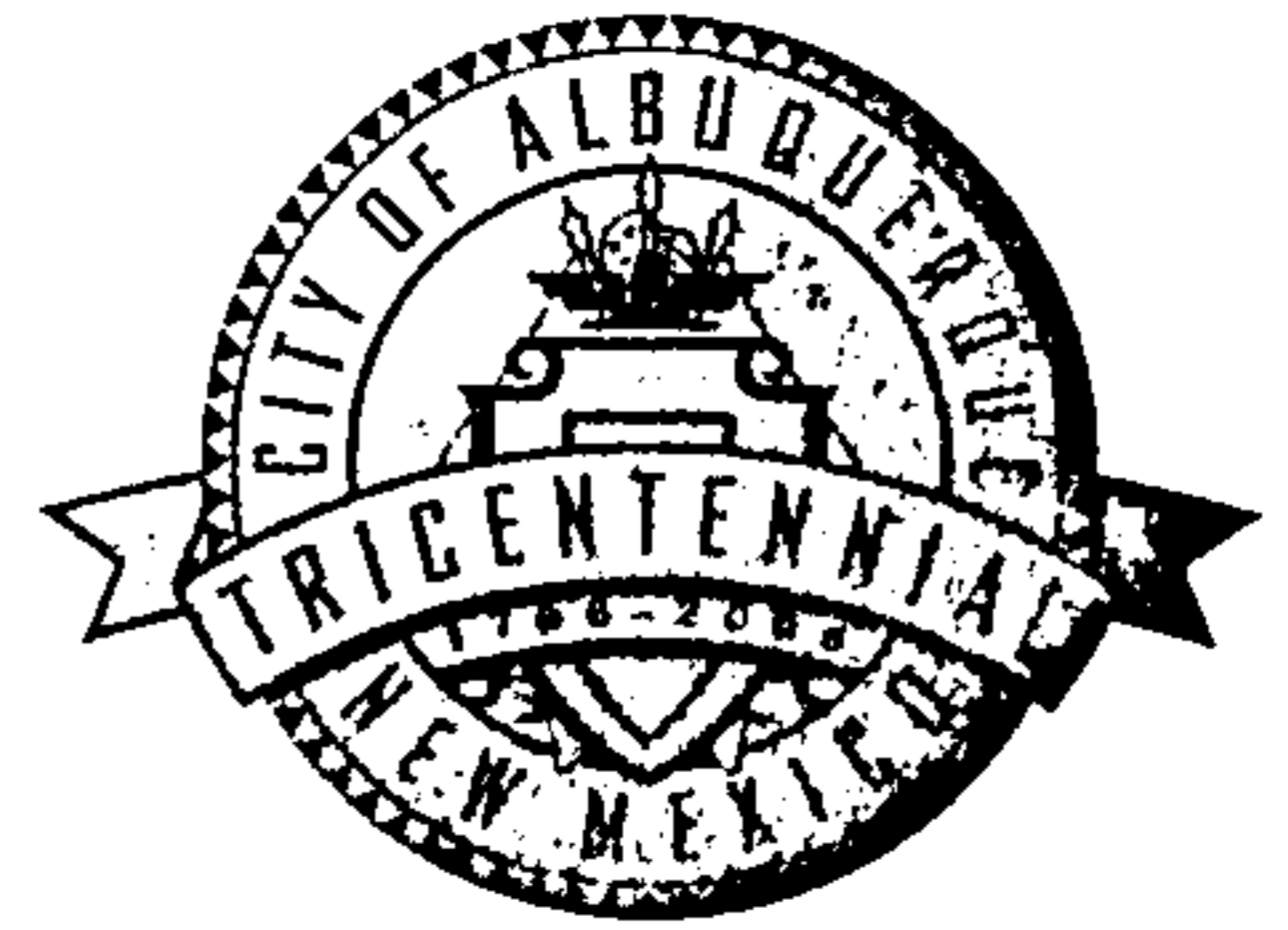
Anthony Sais, 2114 Hollywood NW, 87104

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg

File

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005160

AGENDA ITEM NO: 1

SUBJECT:

Final Plat
Preliminary Plat
Vacation of Public Right-of-Way

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments on Preliminary Plat.
No objection to Vacation request.

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: OCTOBER 18, 2006

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1005160 AGENDA#: 1 DATE: 10.18.06

1. Name: Dan Phelan Address: Surrey Zip: _____
- ✓ 2. Name: Anthony Sais Address: 2114 Hollywood Zip: 87104
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 18, 2006

Project # 1005160

06DRB-01372 Major-Vacation of Pub Right-of-Way
06DRB-01373 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for MARK GONZALES request(s) the above action(s) for Lot(s) 2 & 4 Unit 2, **JESUS ROMERO ADDITION & Tract(s) 241 M.R.G.C.D. MAP 38**, zoned C-1 neighborhood commercial zone, located on RIO GRANDE BLVD NW, between HOLLYWOOD AVE NW and SOTO AVE NW containing approximately 1 acre(s). (J-13)

AMAFCA	No adverse comments.
COG	Rio Grande Blvd is designated a minor arterial with an established right-of-way of 86 feet. Also, Rio Grande Blvd is designated as having on-street bike lanes in the Long Range Bikeway System. Coordination with DMD is recommended to insure project conformity with these adopted policies of the Metropolitan Transportation Board.
Transit	No comments received.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	No Association(s).
APS	The request to vacate a portion of an alley and replat existing tracts/lots for development of a commercial building will have no adverse impacts to the APS district
Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Approved.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.

M.R.G.C.D.

No comments received.

Open Space Division

No comments received.

City Engineer

No objection to the vacation request.

Transportation Development

No objection to the vacation request. Where are the radii dedications? Hollywood Avenue will require dedication. A cross-section is needed to determine dedication requirements. Why is there no infrastructure list? How was the 6.5' dedication along Rio Grande determined? Is the alley paved?

Parks & Recreation

Defer to Transportation regarding the vacation request. No objection to the plat.

Utilities Development

No objection to Vacation request. No objection to Plat approval.

Planning Department

This property lies within the Rio Grande Design Overlay Zone. Be sure to comply with those design requirements when developing.

Is the residence still existing? What will happen to this structure?

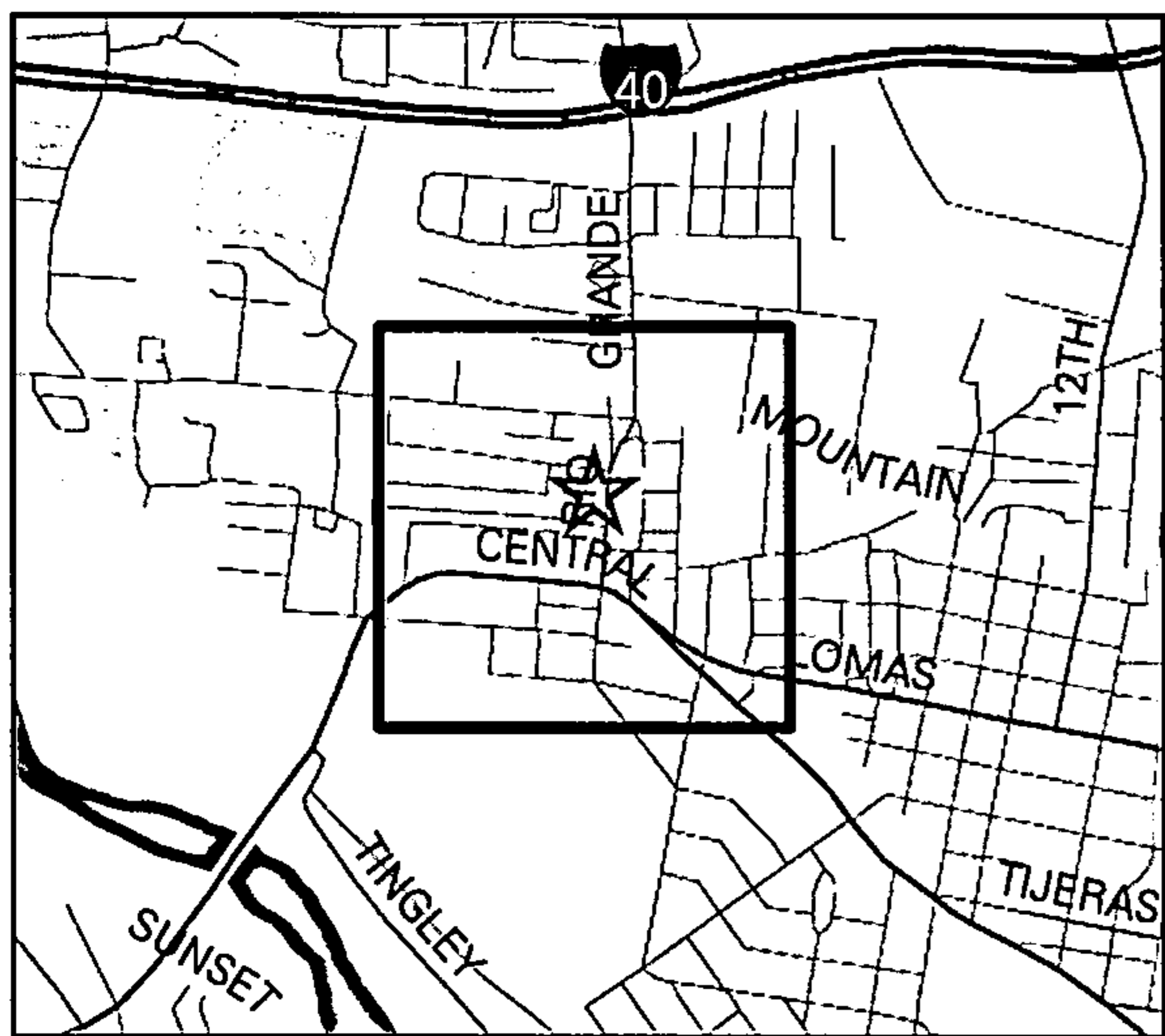
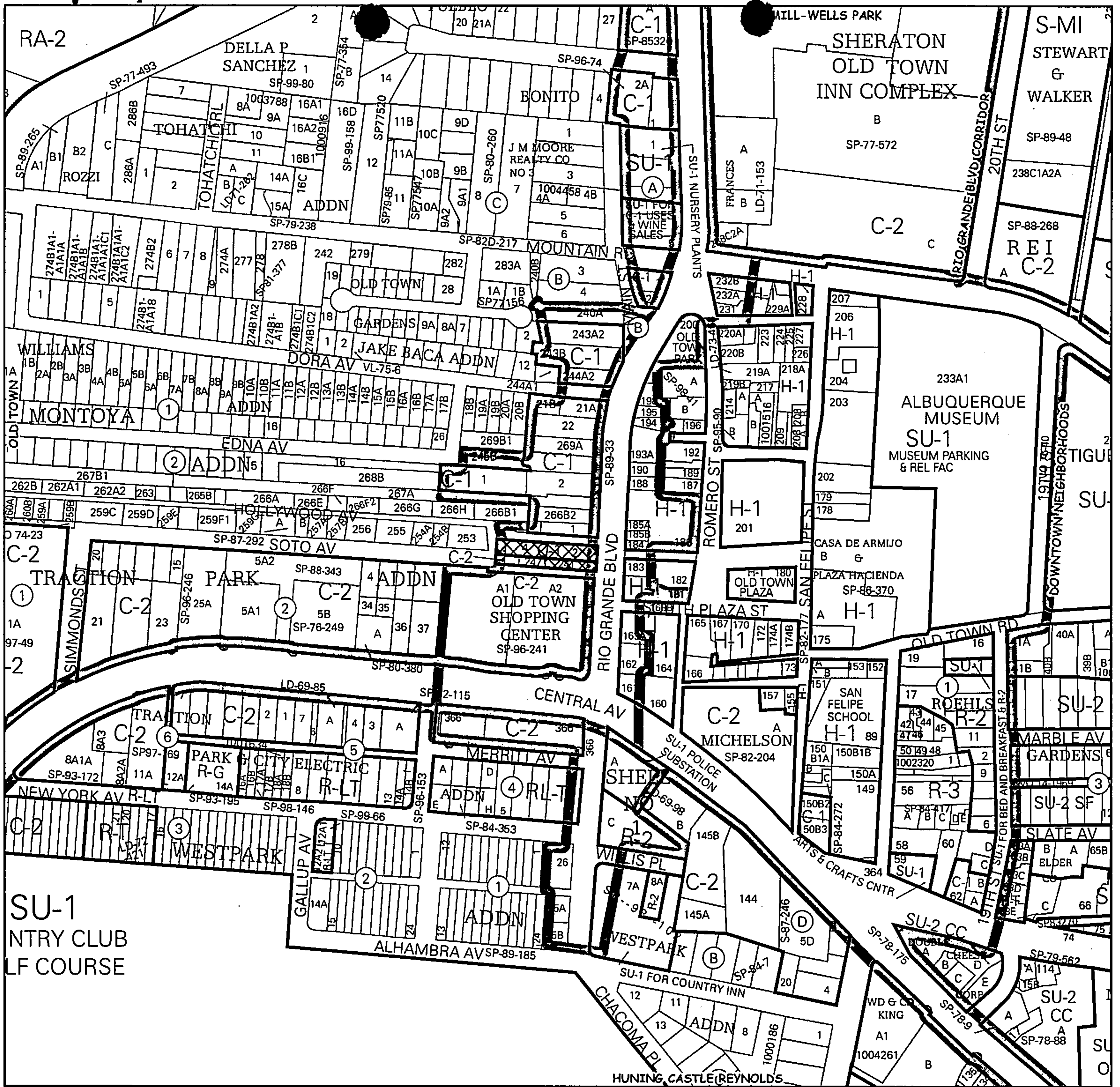
Impact Fee Administrator

No comment on proposed vacation. It appears the property line proposed for elimination ((Lot 2/ Tract 241) is a Zone Boundary Line.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

Cc:Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102

Mark Gonzales, 215 Dartmouth Dr SE, 87106



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 400 feet

Project Number:
1005160

Hearing Date:
10/18/2006

Zone Map Page:
J-13

Additional Case Numbers:
06DRB-01372 06DRB-01373

5160

DXF Electronic Approval Form

DRB Project Case #: 1005160

Subdivision Name: ROMERO--JESUS LOTS 2A & 4A NO.2

Surveyor: MITCH REYNOLDS

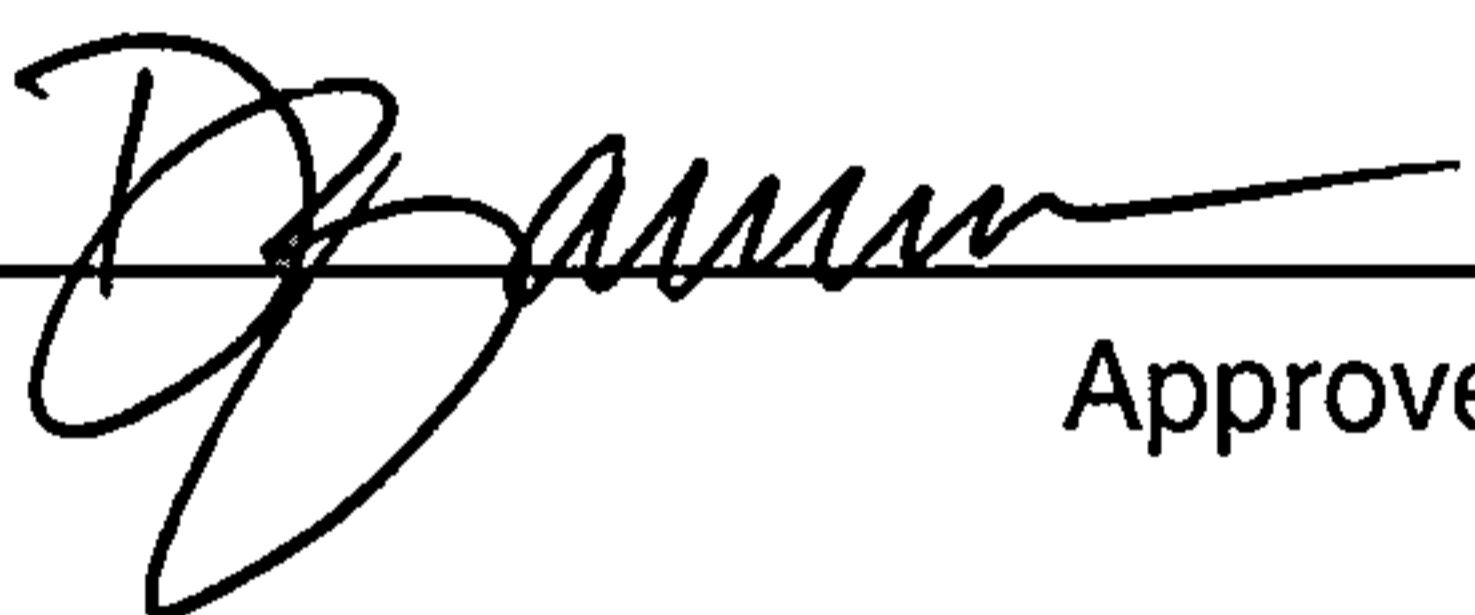
Contact Person: SARAH AMATO

Contact Information: 998-0303

DXF Received: 9/21/2006

Hard Copy Received: 9/21/2006

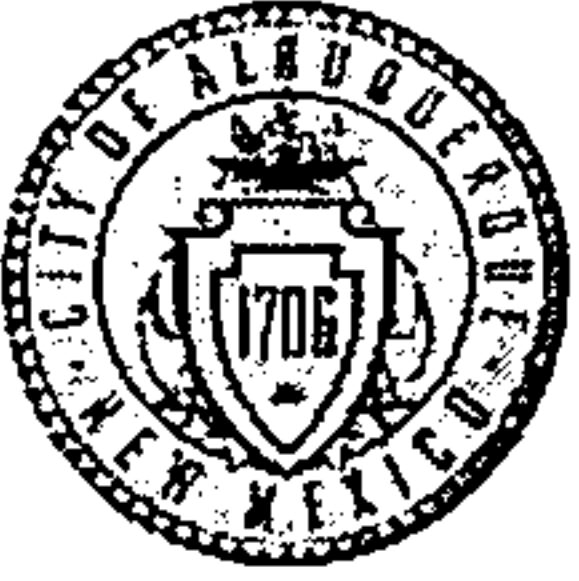
Coordinate System: NMSP Grid (NAD 27)


Approved

09.21.2006
Date

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

AGIS Use Only
Copied fc 5160 to agiscov on 9/21/2006 Contact person notified on 9/21/2006



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing on the 3rd FLOOR in the PLANNING DEPARTMENT LARGE CONFERENCE ROOM, Plaza del Sol Building, 600 2nd St NW, on Wednesday, October 18, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1005160

06DRB-01372 Major-Vacation of Pub
Right-of-Way
06DRB-01373 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for MARK GONZALES request(s) the above action(s) for Lot(s) 2 & 4 Unit 2, **JESUS ROMERO ADDITION** & Tract(s) 241 **M.R.G.C.D. MAP 38**, zoned C-1 neighborhood commercial zone, located on RIO GRANDE BLVD NW, between HOLLYWOOD AVE NW and SOTO AVE NW containing approximately 1 acre(s). (J-13)

Project # 1004739

06DRB-01382 Major-Amnd Prelim Plat
Approval
06DRB-01383 Minor-Subd Design (DPM)
Variance
06DRB-01384 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, **THE TRAILS, UNIT 2 (to be known as SANTA FE 3 @ THE TRAILS, UNIT 2)**, zoned R-D residential and related uses zone, developing area, located on OAKRIDGE ST NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 19 acre(s). [REF: 06DRB-00291, 06DRB-00292] (C-9)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 2, 2006.

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: October 18, 2006
Zone Atlas Page: J-13-Z
Notification Radius: 100 Ft.

Project# 1005160
App# 06DRB 01372
06DRB 01373

**Cross Reference and Location: RIO GRANDE BLVD NW BETWEEN
HOLLYWOOD AVE. NW AND SOTO AVE NW**

Applicant: MARK GONZALES
215 DARTMOUTH DR SE
ALBUQUERQUE, NM 87106

Agent: SURVEYS SOUTHWEST, LTD
33 LOMAS BLVD NE
ALBUQUERQUE, NM 87102

Special Instructions:

**Notice must be mailed from the
City's 15 day's prior to the meeting.**

Date Mailed: SEPTEMBER 29, 2006
Signature: YVONNE SAAVEDRA

OR CURRENT RESIDENT
101305809132821113
CORELLA FRANK & CYNTHIA
3117 E 1ST ST
LONG BEACH, CA 90803

OR CURRENT RESIDENT
101305808633421215
CORELLA FRANK JR & CYNTHIA
PO BOX 374
ALBUQUERQUE, NM 87103 0374

OR CURRENT RESIDENT
101305810633021301
CROLLETT TONY ETAL
11920 CARIBOU AVE NE
ALBUQUERQUE, NM 87111 7216

OR CURRENT RESIDENT
101305805634021212
DEVINE DIANN P
2203 HOLLYWOOD AVE NW
ALBUQUERQUE, NM 87104 1623

OR CURRENT RESIDENT
101305805833221118
JARAMILLO PAUL T ETAL
10 COUNTRY CLUB RD
SANTA FE, NM 87507 3014

OR CURRENT RESIDENT
101305807133721213
JARAMILLO SOLOMON A ETUX
2115 HOLLYWOOD AVE NW
ALBUQUERQUE, NM 87104 1621

OR CURRENT RESIDENT
101305811031820901
OLD TOWN L L C
1714 SAN CRISTOBAL SW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305808030521105
PETERSON PROPERTIES
5550 LBJ FREEWAY 700
DALLAS, TX 75240 6217

OR CURRENT RESIDENT
101305805830621111
PETERSON PROPERTIES
2325 SAN PEDRO DR NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101305807632521116
SAIS ANTHONY ALBERT
2114 HOLLYWOOD NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305811031820901
OLD TOWN L L C
1714 SAN CRISTOBAL SW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305808030521105
PETERSON PROPERTIES
5550 LBJ FREEWAY 700
DALLAS, TX 75240 6217

OR CURRENT RESIDENT
101305805830621111
PETERSON PROPERTIES
2325 SAN PEDRO DR NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101305807632521116
SAIS ANTHONY ALBERT
2114 HOLLYWOOD NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT

OR CURRENT RESIDENT

Project# 1005160
MARK GONZALES
215 DARTMOUTH DR SE
ALBUQUERQUE, NM 97106

Project# 1005160
SURVEY SOUTHWEST
333 LOMAS BLVD NE
ALBUQUERQUE, NM 87114

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...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRELIM / FINAL
PUBLIC ALLEY

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: MARK GONZALES PHONE: 489-9600
 ADDRESS: 215 DARTMOUTH DRIVE SE FAX: _____
 CITY: ALBU STATE NM ZIP 87106 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): SURVELS SOUTHWEST LTD PHONE: 998-0303
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: COMBINE ONE EXISTING MRGCD TRACT, TWO EXISTING LOTS, A VACATED ALLEY & DEDICATE PUBLIC STREET R-O-W, CREATING TWO NEW 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. LOTS 2 & 4 Block: N/A Unit: 2
 Subdiv. / Addn. JESUS ROMERO ADDITION TOGETHER W/ TR. 241, MAP 38, & A VACATED
 Current Zoning: C-1 Proposed zoning: Public Alley
 Zone Atlas page(s): J-13-Z No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 0.3988 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.) Within 1000FT of a landfill? NO
 UPC No. 1-013-058-083-328-21114, 1-013-058-088-324-21112 MRGCD Map No. 38
 LOCATION OF PROPERTY BY STREETS: On or Near: 1910 GRANDE BLVD NW
 Between: HOLLYWOOD AVENUE NW and SOTO 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 Dan Oranicy DATE 9-18-06
 (Print) Dan Oranicy _____ Applicant Agent

1-013-058-091-328-21113

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 - 01372</u>	<u>VRW</u>	<u>Y</u>	<u>\$ 300.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>06DRB - 01373</u>	<u>P&F</u>		<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>ADV</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> Case history #s are listed				<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus				<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				<u>\$</u>
	Hearing date <u>10/18/06</u>			Total <u>\$ 680.00</u>

Sandy Handley 09/20/06 Project # 1005160

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(Public Hearing Case)

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

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

VACATION OF PUBLIC RIGHT-OF-WAY (PUBLIC ALLEY)

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

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

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

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- ___ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through 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 variance or waiver
- ___ Any original and/or related file numbers are listed on the cover application

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- ___ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through 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 deferral or extension
- ___ Any original and/or related file numbers are listed on the cover application

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

VACATION OF PRIVATE EASEMENT

- ___ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- ___ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the vacation
- ___ Letter of authorization from the grantors and the beneficiaries
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

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

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

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

Dan Graney Applicant name (print)
Dan Graney Applicant signature / date
 9.18.06



Form revised April 2003

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

Application case numbers
 0622B - 01372

Sandy Handley 09/20/06
 Planner signature / date
 Project # 1005160

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

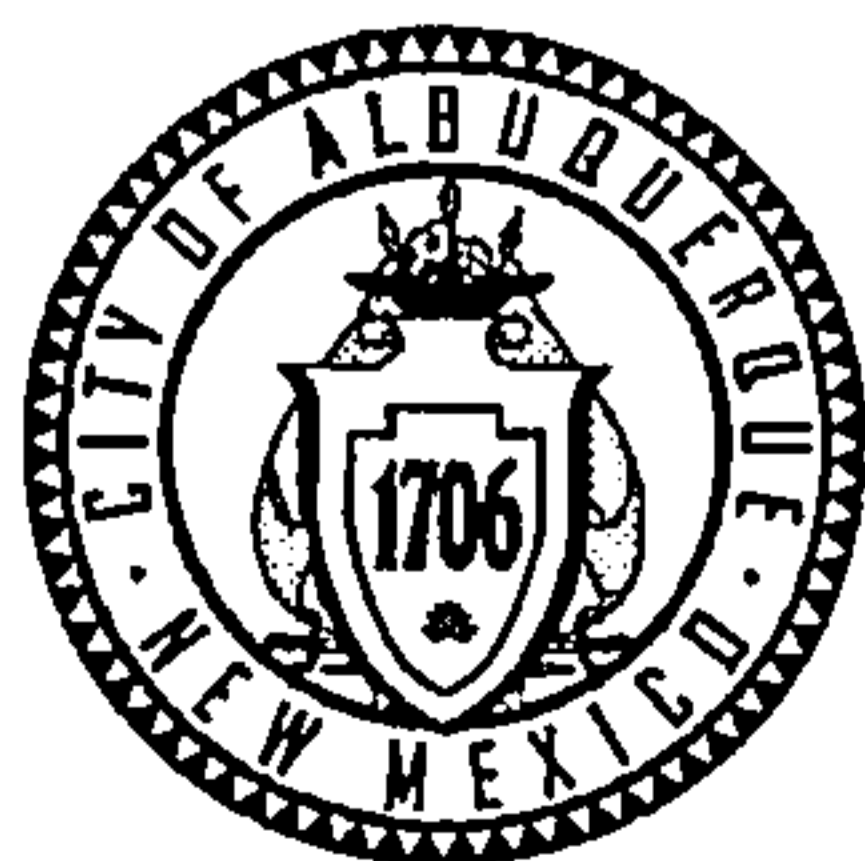
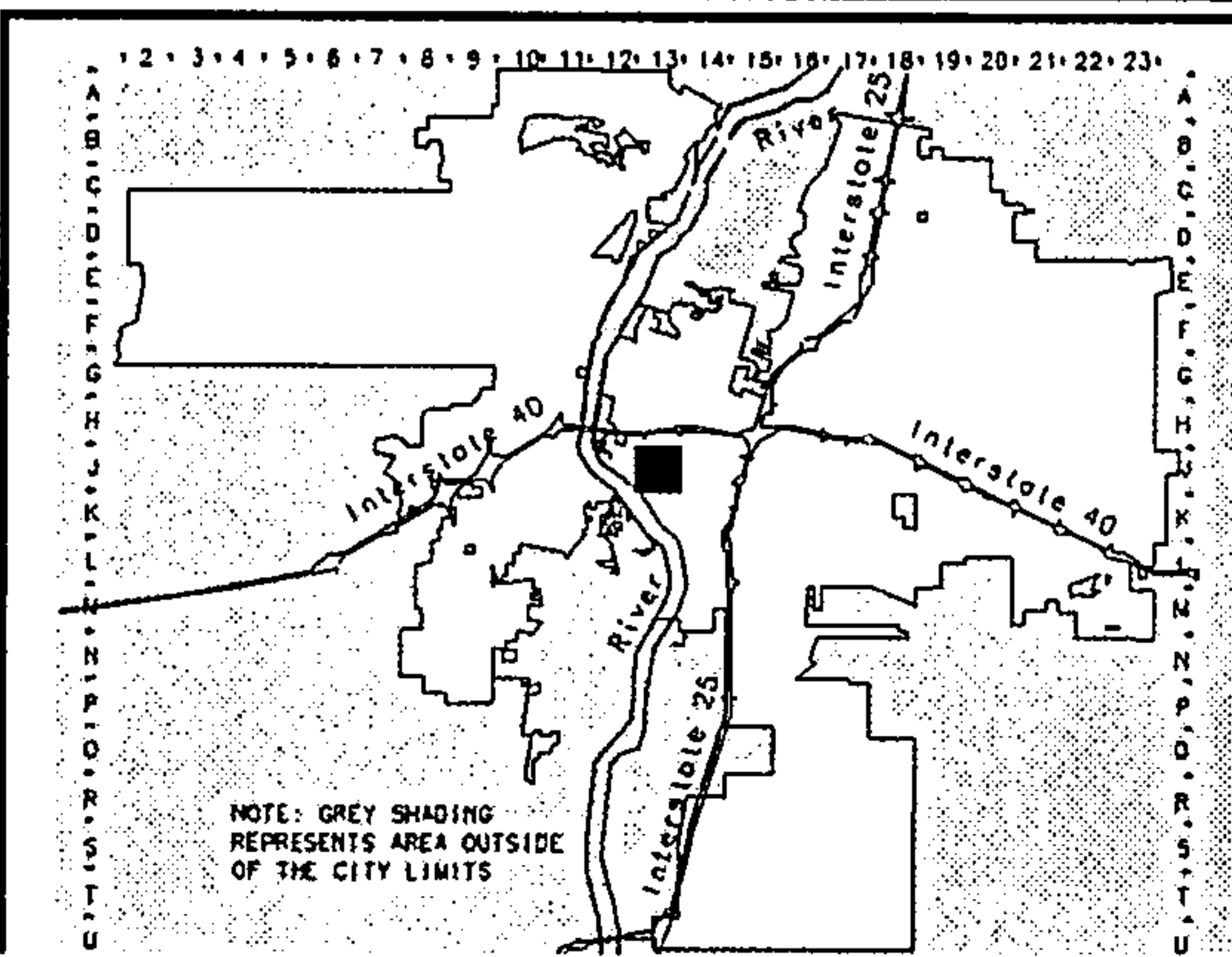
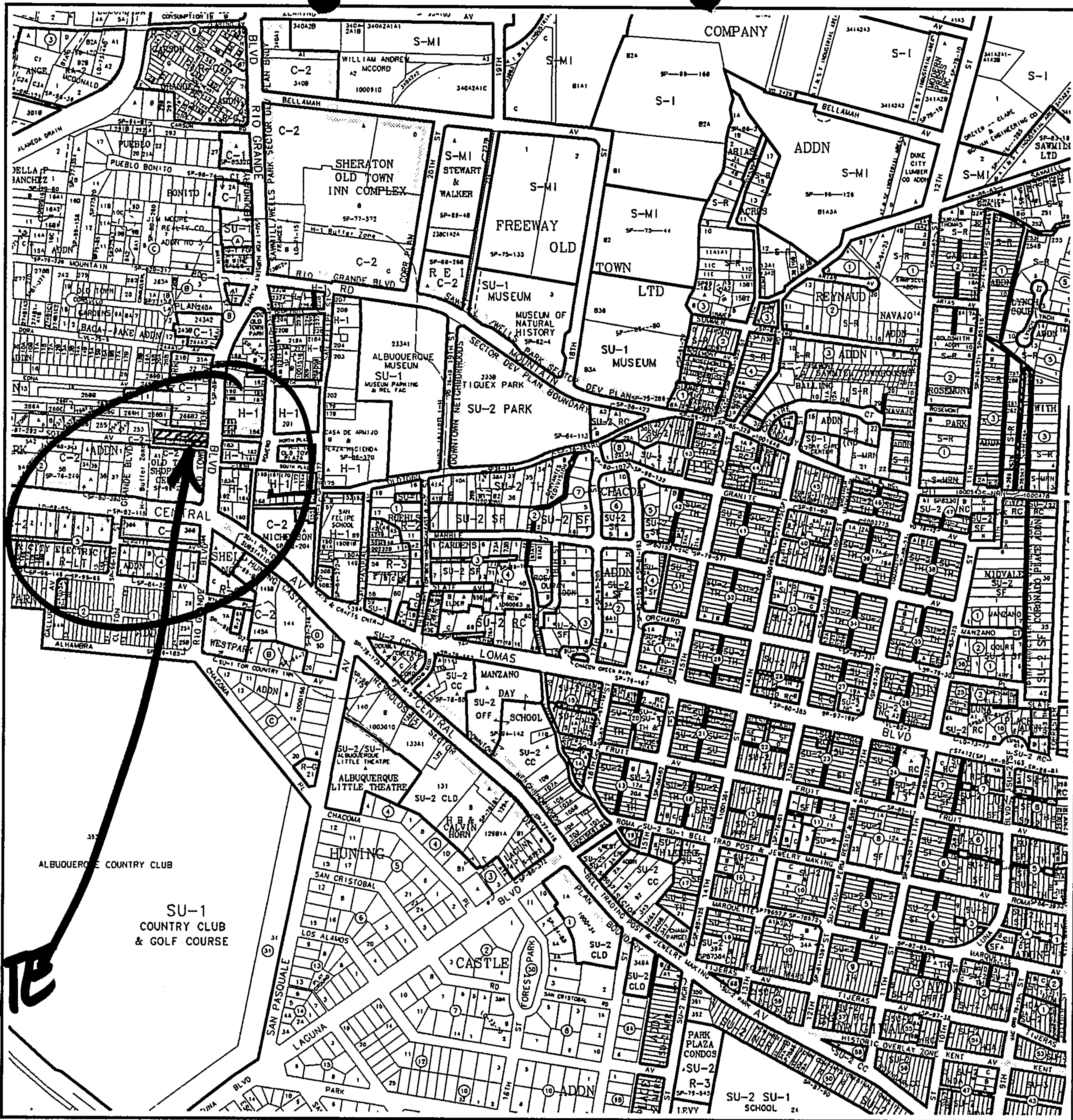
Dan Grancy Applicant name (print)
[Signature] Applicant signature / date
9.18.06



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

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
06DRB - 01373

Sandy Handley 09/20/06
Planner signature / date
Project # 1005160



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2004

Zone Atlas Page

J-13-Z

Map Amended through August 03, 2004

Surveys Southwest, Ltd

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

September 19, 2006

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: LOTS 2-A & 4-A, JESUS ROMERO ADDITION NO. 2

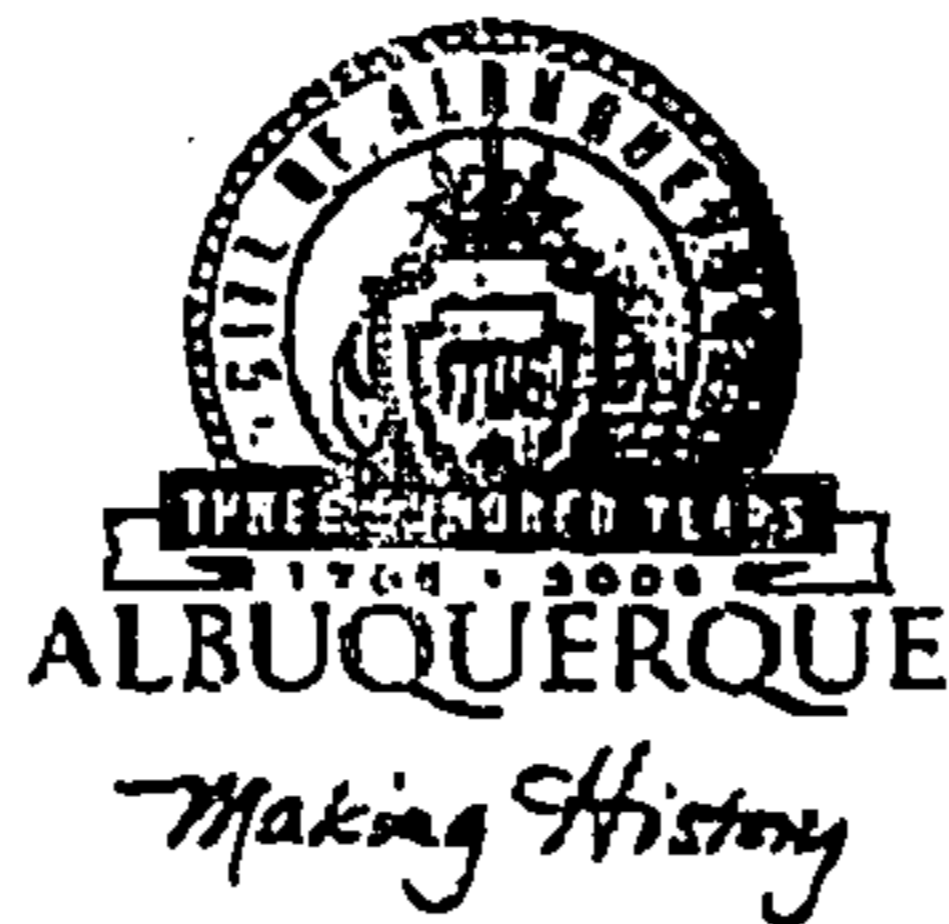
Dear Board Members:

The purpose of this replat is to vacate a portion of an alley and replat existing tracts / lots for development of a commercial building.

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Date: September 18, 2006

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on 9-18-06
(date)

TO CONTACT NAME: SARAH
COMPANY/AGENCY: SURVEYS Southwest LTD
ADDRESS/ZIP: 333 LOMAS NE 187102
PHONE/FAX #: 998-0303 / FAX-998-0306

Contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Lots 2 + 4, Jesus Romero Addition
NO 2 - Tract 241, Map 38
zone map page(s) 5-13.

Our records indicate that as of 9-18-06, there were **no Recognized**
(date)
Neighborhood Associations in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dolores L. Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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

PAID RECEIPT

APPLICANT NAME MARK GONZALES
 AGENT SURVEYS SOUTHWEST LTD
 ADDRESS 333 LOMAS BLVD NE
 PROJECT & APP # 1005160/06DRB 01372, 01373
 PROJECT NAME JESUS ROMERO ADDITION NO. 2

DUPLICATE
 City of Albuquerque
 Treasury Division

9/20/2006 8:46AM LOC: ANNX
 RECEIPT# 00064803 WSH 008 TRANSH# 0004
 Account 441032 Fund 0110 TRSLJS
 Activity 3424000
 Trans Amt \$680.00
 J24 Misc

\$20.00
 Thank You

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 441006/4983000 DRB Actions
 \$ 585.00 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ 75.00 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
 \$ 680.00 TOTAL AMOUNT DUE

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

9/20/2006
 RECEIPT# 00064803
 Account 441032
 Activity 3424000
 Trans Amt
 J24 Misc

MARK A GONZALES
 505-489-9600
 215 DARTMOUTH SE
 ALBUQUERQUE, NM 87106

9-14-06

325
 95-681/1070

DUPLICATE
 City of Albuquerque
 Treasury Division

DATE 9/20/06
 RECEIPT# 00064805 WSH 008 TRANSH# 0004
 Account 441018 Fund 0110
 Activity 4971000
 Trans Amt \$680.00
 J24 Misc

Security Features: MICR, VOID, SECURITY PAPER, WATERMARK, METAL DETECTABLE

LOC: ANNX
 TRSLJS
 \$680.00

FOR Replat fees

1070068131 295004436 00325 CK \$75.00

Thank You

Thank You

\$680.00
 \$0.00

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from OCTOBER 3, 2006 To OCTOBER 18, 2006

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Sarah Dimato
(Applicant or Agent)

9/20/06
(Date)

I issued 1 signs for this application,

09/20/06
(Date)

Sandy Handley
(Staff Member)

DRB PROJECT NUMBER: 1005160



1
1005160
10-18-2006

J13

HOLLYWOOD

R-1

C-1

R-1
253

4

2

246

247

241

A1

C-2

A2



State of New Mexico }
County of Bernalillo } ss

This Instrument was filed for record on the 22nd day
of Oct. 1923 at 11:40 o'clock M.
Recorded in Vol. _____ of Records of said County.

Folio _____
s/ Lucy M. Harris Clerk & Recorder
s/ E.A.H. Deputy Clerk

Plat of JESUS ROMERO ADDITION #2
situated in Pct. #13, Old Albuquerque,
N. M.
Scale, 1 inch equals 50 feet.

The foregoing subdivision situated
in Old Albuquerque, N.M. and more
particularly described as follows,
to-wit: Beginning at a point which
bears north 66 deg. 25' east a
distance of 750 ft. from the $\frac{1}{4}$
corner common to Sections 13 and
18, Twp. 10, N.R. 3E., thence north
4 deg. 10' east 99 ft.; thence
north 84 deg. west 323.5 ft.; thence
south 1 deg. west 91.5 ft.; thence
south 86 deg. 40' east 321.5 ft. to
the point and place of beginning.

Surveyed and subdivided as the same
appears hereon with the free consent
and in accordance with the desire
of the undersigned owners and pro-
priators.

s/ Jesus Romero
s/ Mary Springer de Romero

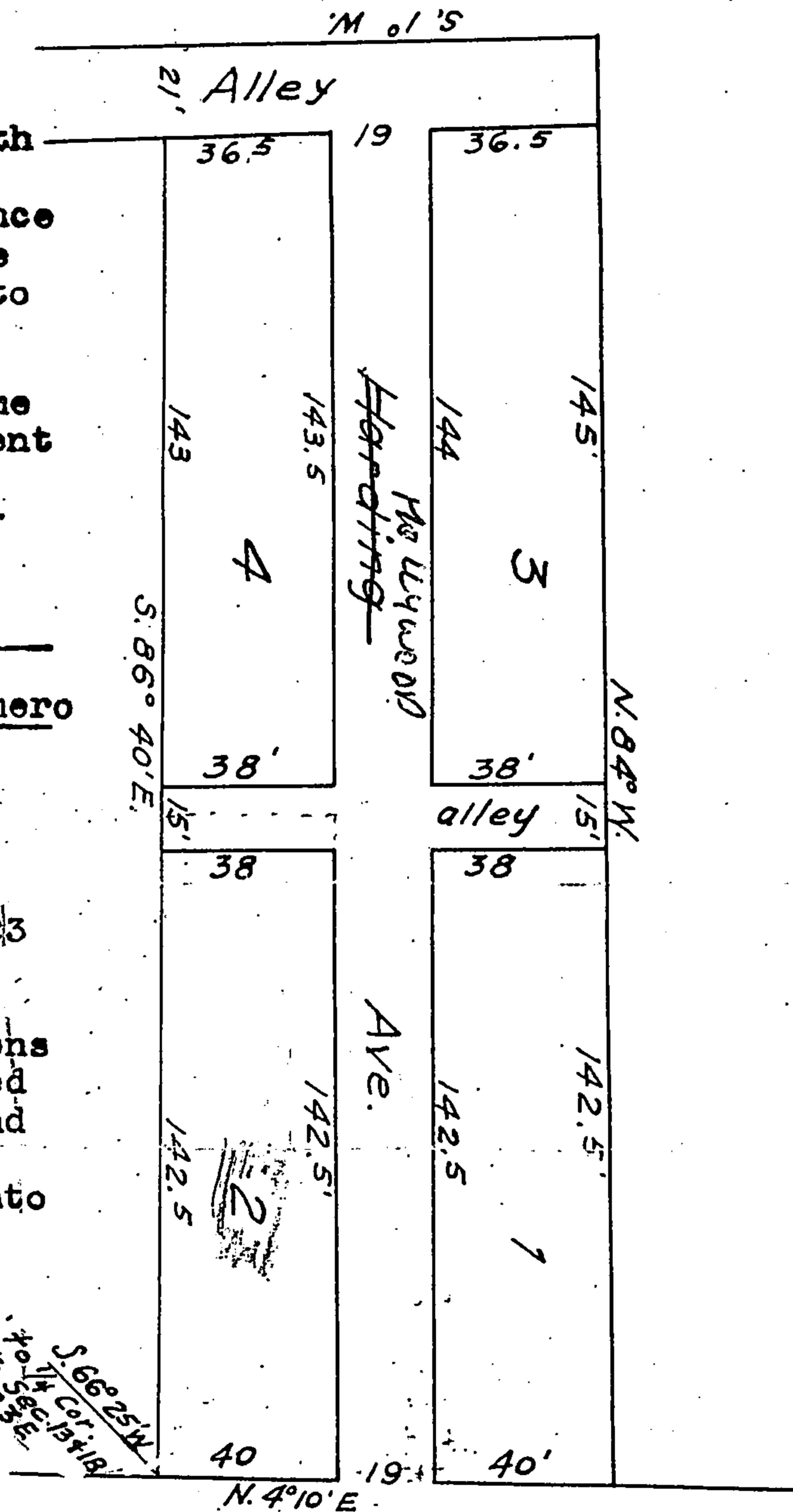
STATE OF NEW MEXICO,
COUNTY OF BERNALILLO.....SS:

On this 20 day of October, 1923
appeared Jesus Romero and Mary
Springer de Romero, his wife, to
me known to be the foregoing persons
and acknowledged that they executed
the foregoing as their free act and
deed.

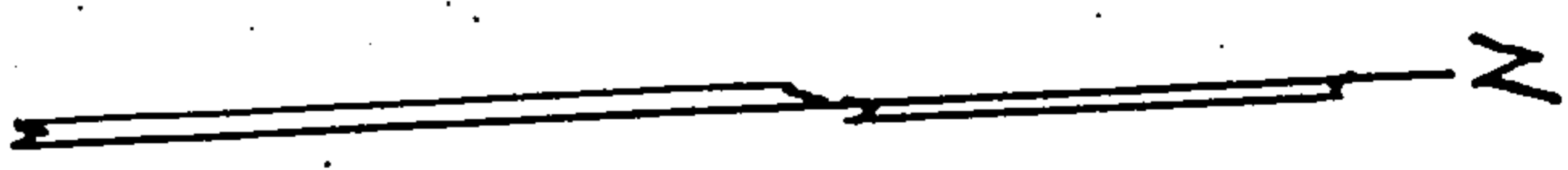
In Witness Whereof I have hereunto
set my hand and notarial seal the
day and year last above written.

NOTARY SEAL s/ A. D. Ogle
Notary Public

My commission expires
12-2-23

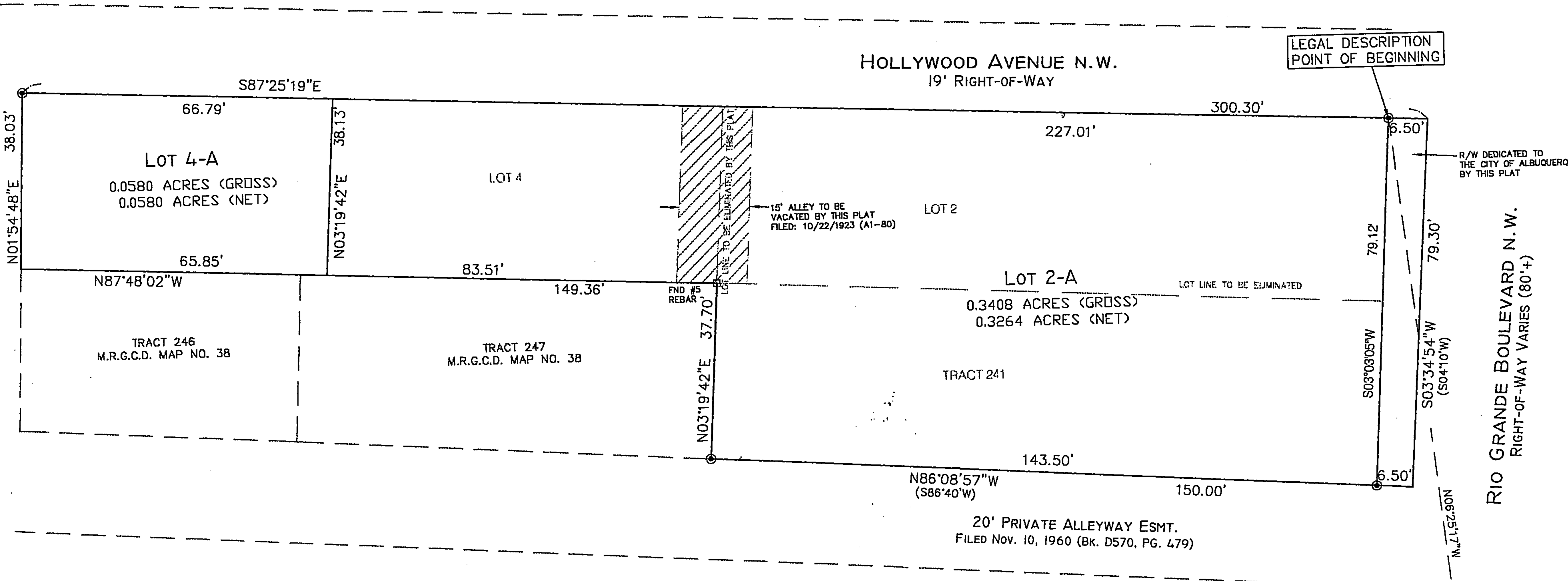


Main St. Old Albuquerque
(Rio Grande Blvd. NW)



I, Ramona Montoya, County Clerk of Bernalillo County,
New Mexico, do hereby certify that the map on which
this certificate appears is a true copy, made under
my direction and under the provisions of Chapter 130
of New Mexico Session Laws 1939, of a map filed for
record on the 22 day of October, 1923.

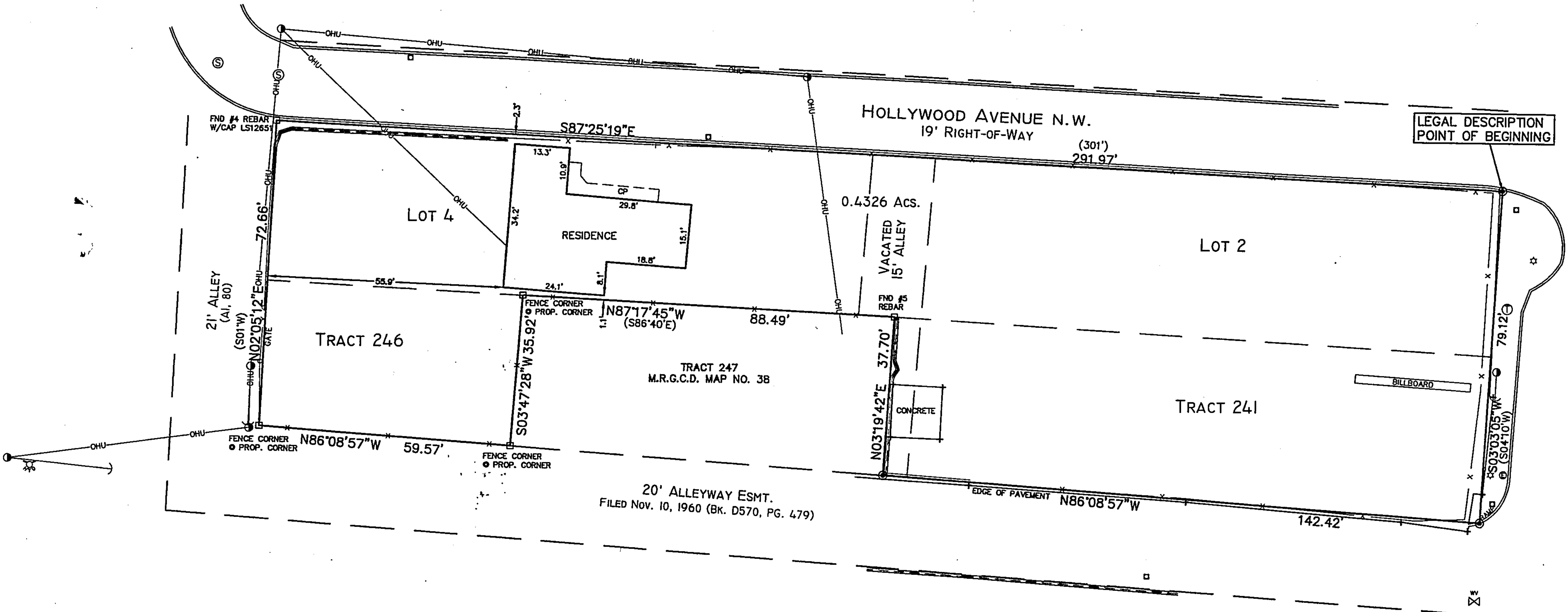
Ramona Montoya
County Clerk, Bernalillo County, New Mexico



STATION: 12-J12
 X = 373030.05
 Y = 1490286.04
 GROUND TO GRID = 0.99968162
 DELTA ALPHA = -0°14'39"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

VACATION
EXHIBIT B
 Date 10/18/06

STATION: 14-J13
 X = 374159.66
 Y = 1490095.28
 GROUND TO GRID
 DELTA ALPHA =
 NEW MEXICO ST.
 COORDINATE SY:
 CENTRAL ZONE
 NAD 1927



LEGAL DESCRIPTION
POINT OF BEGINNING

RIO GRANDE BOULEVARD N.W.
RIGHT-OF-WAY VARIES (80'+)