DRB CASE ACTION LOG - BLUE SHEET

☒ Preliminary/Final Plat [FP]
☐ Site Plan - Subdivision [SPS]
☐ Site Plan - Building Permit [SBP]

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1005236 Application #: 13-70514
Project Name: LA CUESTA
Agent: RIO GRANDE ENGINEERING Phone #:

Your request was approved on 5-8-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

☐ TRANSPORTATION:

☐ ABCWUA:

OK ☒ CITY ENGINEER / AMAFCA: off site drainage policies

☐ PARKS / CIP:

OK ☒ PLANNING (Last to sign): City Attorney approval of off site Drainage Easement, Impact fee letter

PLATS:

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

OK ☐ Property Management's signature must be obtained prior to Planning Department's signature.
☐ AGIS DXF Fiie approval required.
☐ Copy of recorded plat for Planning.

ALL SITE PLANS:

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 3, 2013

Project# 1005236
13DRB-70468 VACATION OF PUBLIC EASEMENTS

RIO GRANDE ENGINEERING agents for AHMET TIRYAKI, JASON & COLLEEN BUCANNAN and ROB & BANU MCKINELY request the referenced/ above action(s) for portions of Lots H & I, **LA CUESTA SUBDIVISION** zoned RT, located on the south side of ZIA RD NE between PAISANO ST NE and ZENA LONA ST NE containing approximately 2.9788 acres. (K-22)

At the April 3, 2013 Development Review Board meeting, 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.

Findings

(A)(1) The public easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the easement; utilities will be located in appropriate easement with the replat.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

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.

Franchised Utilities shall acknowledge the vacation by their signatures on the replat.

If you wish to appeal this decision, you must do so by April 18, 2013 in the manner described below.

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.)

Jack Cloud, DRB Chair

Cc: RIO GRANDE ENGINEERING
Marilyn Maldonado
file

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 514

04/16/2013 Issued By: E08375 187256

Application Number: **13DRB-70514**, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: ZIA NE BETWEEN PAISANO NE AND ZENA LONA NE

Project Number: 1005236

Applicant
AJR DEVELOPMENT, LLC

1815 CAGUA PL NE
ALBUQUERQUE NM 87110
615-4278

Agent / Contact
RIO GRANDE ENGINEERING
DAVID SOULE
1606 CENTRAL AVE SE STE 201
ALBUQUERQUE NM 87106

DAVID@RIOGRANDEENGINEERING.COM

Application Fees

APN Fee	
Conflict Mgmt Fee	**$20.00**
DRB Actions	**$215.00**
TOTAL:	**$235.00**

City of Albuquerque Treasury
Date:4/16/2013 Office:ANNEX
Stat ID:WS000008 Cashier:TRSSIV
Batch: 1797 Trans #:19
Permit: 2013070514
Receipt Num 00118039
Payment Total:$235.00
0901 Conflict Manag. Fee $20.00
0903 DRB Actions $215.00
Check Tendered : $235.00

6. **Project# 1007099**
13DRB-70526 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

ISAACSON AND ARFMAN PA agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) A, **ZUNI ADDITION** zoned SU-1 FOR C-2 PERMISSIVE USES, located on MENAUL BLVD NE BETWEEN MESILLA ST NE AND PENNSYLVANIA ST NE containing approximately 4.183 acre(s). (H-19) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

7. **Project# 1009678**
13DRB-70533 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ASH ENGINEERING LLC agent(s) for MOHAMMAD REZA ZAMANIAN request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, Block(s) 3, **ENCHANTED MESA** zoned C-1, located on KIRBY AND ALGODONES containing approximately .1678 acre(s). (H-22) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND UTILITY SIGNATURE FROM CENTURYLINK.**

8. **Project# 1009683**
13DRB-70527 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SBS CONSTRUCTION AND ENGINEERING, LLC agent(s) for SHARIF A RABADI request(s) the above action(s) for all or a portion of Lot(s) A-1, **JOWEPH REAY TRACT** zoned C-2/C-1, located on MENAUL BETWEEN CARLISLE AND WELLESLEY containing approximately 2.0686 acre(s). (H-16) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY SIGNATURE AND TO CITY ENGINEER FOR BLANKET DRAINAGE EASEMENT.**

9. **Project# 1005236**
13DRB-70514 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

RIO GRANDE ENGINEERING agent(s) for AJR DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Lot(s) H & I, **LA QUESTA** zoned R-T, located on ZIA NE BETWEEN PAISANO NE AND ZENA LONA NE containing approximately 2.8 acre(s). (K-22) *[Deferred from 4/24/13]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING AND CITY ENGINEER FOR CITY ATTORNEY APPROVAL FOR OFF-SITE DRAINAGE EASEMENT.**

10. **Project# 1002455**
13DRB-70505 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
13DRB-70516 VACATION OF PRIVATE EASEMENT

THE STROUP CO. request(s) the above action(s) for all or a portion of Lot(s) 4A-7A, **JJ SUBDIVISION** zoned SU, located on SAN ANTONIO BETWEEN I-25 AND SAN PEDRO containing approximately 5.07 acre(s). (E-18) *[Deferred from 4/17/13, 4/24/13]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO REMOVE ZONING NOTE FROM PLAT AND AGIS DXF. 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.**

DRB CASE ACTION LOG - BLUE SHEET

☒ Preliminary/Final Plat [FP]
☐ Site Plan - Subdivision [SPS]
☐ Site Plan - Building Permit [SBP]

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1005236 Application #: 13-70514
Project Name: LA CUESTA
Agent: RIO GRANDE ENGINEERING Phone #:

Your request was approved on 5-8-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

☐ TRANSPORTATION:

☐ ABCWUA:

☑ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☑ PLANNING (Last to sign):

PLATS:

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

ALL SITE PLANS:

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 24, 2013
DRB Comments

ITEM # 4

PROJECT # 1005236 **APPLICATION # 13-70514**

RE: Tracts H & I, La Questa Subdivision

Please reference Vacation Application No. (13DRB-70468) on plat drawing; also label "Lot Line to be Removed by this Plat" on drawing. Utility signatures are required prior to recording of this plat by the Planning Department to complete the vacation action.

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 5, 2012
DRB Comments

ITEM # 5

PROJECT # 1005236 APPLICATION # 12-70368

RE: Lots H & I, La Cuesta Subdivision

Proposed access does not appear to conform to design criteria of the Development Process Manual; refer to comments from Transportation Development. Solid Waste Department would have to approve dumpster access off a public street (Zia Rd).

No adverse comment on the platting of 2 tracts into 3. However, review and written confirmation from Zoning Enforcement will be needed for compliance with requirements of the R-T district and the General Regulations in the Zoning Code – (e.g. minimum lot area is 2,400 sq ft per dwelling NET which is exclusive of access easements; Useable Open Space is minimum 550 sq ft per dwelling; a maximum of 85% of front yards is allowed for parking and driveway, etc). It appears a minimum of 23 guest parking spaces would be required but only 12 are shown.

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

CITY OF ALBUQUERQUE

FROM: Carol Dumont, Parks & Recreation Department

DATE: December 05, 2012

Parks & Recreation Comments for Development Review Board meeting of December 05, 2012

AGENDA ITEM #5

Project #1005236 12DRB-70368- Sketch Plat Review Lots H & I La Cuesta Subdivision (Zone Atlas Page K-22)

Sketch Plat Review and Comments

1. Unable to verify usable open space compliance as there are no lot lines for each unit to be able to tell where the usable open space for each unit is.
2. More information is needed to be able to identify lines and symbols on the plan that are not keyed or labeled (affects comment above).
3. Please explain the "mutual access easement" on the east edge of the proposed development. Is this common area? Will it be landscaped or will it be a roadway or driveway?
4. Who will be responsible for maintenance of the 15' sewer line easement and other undeveloped areas of this project?
5. A Landscaping plan will be required for the open space/common areas detailing proposed planting and maintenance responsibility.
6. The Preliminary Tract layout appears to show a fourth lot but it is not identified as a separate lot. It would be helpful to see original lot lines vs. proposed lot lines as this is otherwise confusing.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
July 11, 2012
DRB Comments

ITEM # 12

PROJECT # 1005236 APPLICATION # 12-70179

RE: Lots H & I, La Cuesta Subdivision

Proposed access does not appear to conform to design criteria of the Development Process Manual; refer to comments from Transportation Development. Solid Waste Department would have to approve dumpster access off a public street (Zia Rd).
Lot area, landscaping area and parking calculations are needed, refer to the General Regulations and the requirements of the R-T district in the Zoning Code – review and written confirmation from Zoning Enforcement will be needed (e.g. minimum rear yard setback is 15 feet but 14 is shown; minimum lot area is 2,400 sq ft per dwelling NET which is exclusive of access easement but some clusters appear to be well under 2,000 sq ft NET; Useable Open Space is minimum 550 sq ft per dwelling but it appears it will be well under 500; must demonstrate a maximum of 85% of front yards are used for parking and driveway; also, revised access easement will affect parking and building layout). It appears a minimum of 23 guest parking spaces would be required but only 12 are shown.

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

DRB CASE ACTION LOG (PREL/FINAL PLAT)

REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: **07DRB-70269** Project # **1005236**

Project Name: **LA CUESTA SUBD**

Agent: **ALPHA PROFESSIONAL SURVEYING** Phone No.:

Your request for was approved on 10/24/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☑ PLANNING (Last to sign): AGIS ok to 15 day appeal period Dry Utilities Signatures

☐ **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.**

Created on 10/15/2007

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: October 17, 2007
Zone Atlas Page: K-22
Notification Radius: 100 Ft.

Project#:1005236
App#07DRB-70268
07DRB-70269

Cross Reference and Location: ZIA RD NE BETWEEN JUAN TABO NE AND ZENA LONA NE

Applicant: ALPHA PROFESSIONAL SURVEYING INC
1512 DEBORAH RD SE # 121
RIO RANCHO, NM 87124

Agent: ZIA PARK TOWNHOMES LLC
8901 ADAMS NE STE B
ALBUQUERQUE, NM 87113

Special Instructions:

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

Date Mailed: SEPTEMBER 28, 2007
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): Alpha Professional Surveying Inc. PHONE: 892-1076
ADDRESS: 1512 Deborah Rd SE #121 FAX: 891-0471
CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: GEGRITSKO eAol.com

APPLICANT: ZIA PARK TOWNHOMES LLC PHONE: 299-1670
ADDRESS: 8901 Adams NE Suite B FAX: 299-2720
CITY: ALBQ STATE NM ZIP 87113 E-MAIL:
Proprietary interest in site: OWNER List all owners:

DESCRIPTION OF REQUEST: Vacate easements + lot line elimination

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. Tracts H + I Block: Unit:
Subdiv/Addn/TBKA: LA CUESTA SUBD.
Existing Zoning: ~~SU-1~~ R-T Proposed zoning:
Zone Atlas page(s): K-22 UPC Code: 102205708321632511 MRGCD Map No
102205705721732509

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1005236

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? NO
No. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): 2.9788
LOCATION OF PROPERTY BY STREETS: On or Near: ZIA ROAD NE
Between: JUAN TABO NE and ZENA LONA NE

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

SIGNATURE Gary E Gritsko DATE 9/21/07
(Print) GARY E GRITSKO Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Form revised 4/07

☐ INTERNAL ROUTING
☑ All checklists are complete
☑ All fees have been collected
☑ All case #s are assigned
☑ AGIS copy has been sent
☑ Case history #s are listed
☑ Site is within 1000ft of a landfill
☑ F.H.D.P. density bonus
☑ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
07DRB - - 70268	VPE	✓	$ 135.00
07DRB - - 70269	PFE	5(3)	$ 245.00
- -	CMF		$ 20.00
- -	Adv		$ 75.00
- -			$
			Total $ 445.00

Hearing date October 17, 2007

Andrew Garcia

Project # 1005236

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

__ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
__ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
__ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☒ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
✓ (Not required for City owned public right-of-way.)
✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
__ 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)
__ List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ List any original and/or related file numbers on the cover application

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

__ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

__ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
__ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
__ Letter of authorization from the grantors and the beneficiaries (private easement only)
__ Fee (see schedule)
__ List any original and/or related file numbers 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.

GARY G GRITSKO
Applicant name (print)

Applicant signature / date

Form revised 4/07

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
07DRB - - 70268
- -
- -

Planner signature / date 9/4/07

Project # 1005236

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	10220571092123 2512	INTERNTIONAL CHURCH OF THE FOURSQUARE GO SPEL	12120 COP PER AVE N E	ALBU QUER QUE	NM	8712 3 14 46	C	A1A	TR B OF TRS A THRU D & F THRU K & LTS 5-A, 6-A, 19-A, & 20-A LA CUESTA SUBD CONT 7.2759 AC
2	10220570572173 2509	KMP FAMILY LIMITED PAR TNERSHIP	1427 WAG ON TRAIN D R SE	ALBU QUER QUE	NM	8712 3 42 97	R	A1A	* I OF TRS A THRU D & F THRU K & LTS 5-A, 6-A, 19-A, & 20-A LA CUESTA SUBD CONT 1.9389 AC
3	10220570742163 2501	CASA DE PAZ	1427 WAG ON TRAIN D R SE	ALBU QUER QUE	NM	8712 3 42 97	V	A1A	W 35 FT TR H LA QUESTA SUBD C ONT 9615.9 SQ FT OR 0.2207 AC M /L
4	10220570832163 2511	CHRISTIAN CENTER OF A LB	12120 COP PER AVE N E	ALBU QUER QUE	NM	8712 3 14 46	R	A1A	TR H LA QUESTA SUBD EXC W 35 FT CONT 35,683.231 SQ FT OR 0.8 19 AC M/L
5	10220570441763 3001	NM STATE HIGHWAY DEP T	PO BOX 114 9	SANT A FE	NM	8750 3	V	A1A	THE REMAINING POR OF BLK 11 L A CUESTA SUBD CONT 0.881 AC M /L
6	10220570641903 2507	DVL INC	619 W HIG GINS R	MISSO ULA	MT	5980 3	C	A1A	TRACT G-1 PLAT OF TRACT G-1 LA CUESTA SUBDIVISION CONT 2.0544 AC
7	10220570372373 3716	SANTANGELO JOSEPH & ANNA TRUSTEES SANTAN GELO RVT	12409 CO RONADO N E	ALBU QUER QUE	NM	8711 3	R	A1A	LT 24 C-1 BLK A OF LT 24 BLK A LA CUEST A ADD'N CONT 3359 SF
8	10220570782403 3711	STILL CHARLES J TRUSTE E STILL LIVING TRUST	12037 ZIA RD NE	ALBU QUER QUE	NM	8712 3 14 35	R	A1A	*12 OF LTS 1 THRU 12 CORTE DE PAZ BEING A REPL OF LTS 5-A, 6 - A, 19-A & 20-A LA CUESTA SUBD
9	10220570752403 3710	VITO SCOTT M	12033 ZIA RD NE	ALBU QUER QUE	NM	8712 3 14 35	R	A1A	*11 OF LTS 1 THRU 12 CORTE DE PAZ BEING A REPL OF LTS 5-A, 6 - A, 19-A & 20-A LA CUESTA SUBD
10	10220570732403 3709	GREEN ELIZABETH A & G REEN ANGELINE M	12029 ZIA RD NE	ALBU QUER QUE	NM	8712 3 14 35	R	A1A	*10 OF LTS 1 THRU 12 CORTE DE PAZ BEING A REPL OF LTS 5-A, 6 - A, 19-A & 20-A LA CUESTA SUBD
11	10220570712403 3708	NOWLIN NIGEL SHERROD	200 SPRU CE ST NE	ALBU QUER QUE	NM	8710 6	R	A1A	* 9 OF LTS 1 THRU 12 CORTE DE P AZ BEING A REPL OF LTS 5-A, 6 - A, 19-A & 20-A LA CUESTA SUBD
12	10220570682403 3706	EASTON DOUGLAS T	PO BOX 132 65	ALBU QUER QUE	NM	8719 2	R	A1A	* 8 OF LTS 1 THRU 12 CORTE DE P AZ BEING A REPL OF LTS 5-A, 6 - A, 19-A & 20-A LA CUESTA SUBD
13	10220570652403 3704	JAEGER STEPHEN G	12017 ZIA RD NE	ALBU QUER QUE	NM	8712 3 14 35	R	A1A	* 7 OF LTS 1 THRU 12 CORTE DE P AZ BEING A REPL OF LTS 5-A, 6 - A, 19-A & 20-A LA CUESTA SUBD
14	10220570852443 3707	TAYLOR DOROTHY O & TA YLOR-ROBERTS GAYLE M	12105 ZIA RD NE	ALBU QUER QUE	NM	8712 3	R	A1A	TRACT A2 PLAT OF TRACTS A1 AN D A2 LA CUESTA SUBDIVISION CO NT .3371 AC
15	10220570592443 3705	WACHTER J BRENT	12013 ZIA RD NE	ALBU QUER QUE	NM	8712 3	R	A1A	*0021A LA CUESTA SUBD
16	10220570482443 3701	JENSEN JOSEPHINE LIRA	12009 ZIA RD NE	ALBU QUER QUE	NM	8712 3 14 98	R	A1A	LOTS 22 + 23 BLK A LA CUESTA S UBD
17	10220570372453 3702	SANTANGELO JOSEPH & ANNA TRUSTEES SANTAN GELO RVT	12409 CO RONADO N E	ALBU QUER QUE	NM	8711 3	R	A1A	LT 24 A-1 BLK A OF LT 24 BLK A LA CUEST A ADD'N CONT 2875 SF
18	10220570382163 2508	LINCOLIN TRUST COMPAN Y TRUSTEE FBO RICHARD K GOFF	313 PERF ECTO LOPE Z RD	CORR ALES	NM	8704 8 51 09	C	A1A	* J OF TRS A THRU D & F THRU K & LTS 5-A, 6-A, 19-A, & 20-A LA CUESTA SUBD CONT 0.4643 AC

19	10220570212133401	LAM SIMON VAN & PHUONG THUY & LAM VICKY TUYET NGOC	3663 NORWOOD AVE	SAN JOSE	CA	95148	C	A1A	* K OF TRS A THRU D & F THRU K & LTS 5-A, 6-A, 19-A & 20-A L A CUESTA SUBD CONT 1.1189 AC
20	10220570372413703	SANTANGELO JOSEPH & ANNA TRUSTEES SANTANGELO RVT	12409 CORONADO NE	ALBUQUERQUE	NM	87113	R	A1A	LT 24B-1 BLK A OF LT 24 BLK A LA CUESTA ADD'N CONT 2534 SF
21	10220570222483610	ALPHA ZETA	PO BOX 11427	ALBUQUERQUE	NM	87192	C	A1A	*B REDIVISION BLK 8 LA CUESTA SUBDIVISION

Or Current Resident
ALPHA ZETA
PO BOX 11427
ALBUQUERQUE, NM 87192

Or Current Resident
DVL INC
619 W HIGGINS R
MISSOULA, MT 59803

Or Current Resident
INTERNTIONAL CHURCH OF THE FOURSQUARE GOSPEL
12120 COPPER AVE NE
ALBUQUERQUE, NM 87123 1446

Or Current Resident
KMP FAMILY LIMITED PARTNERSHIP
1427 WAGON TRAIN DR SE
ALBUQUERQUE, NM 87123 4297

Or Current Resident
NM STATE HIGHWAY DEPT
PO BOX 1149
SANTA FE, NM 87503

Or Current Resident
STILL CHARLES J TRUSTEE STILL LIVING TRUST
12037 ZIA RD NE
ALBUQUERQUE, NM 87123 1435

Or Current Resident
WACHTER J BRENT
12013 ZIA RD NE
ALBUQUERQUE, NM 87123

Or Current Resident
CASA DE PAZ
1427 WAGON TRAIN DR SE
ALBUQUERQUE, NM 87123 4297

Or Current Resident
EASTON DOUGLAS T
PO BOX 13265
ALBUQUERQUE, NM 87192

Or Current Resident
JAEGER STEPHEN G
12017 ZIA RD NE
ALBUQUERQUE, NM 87123 1435

Or Current Resident
LAM SIMON VAN & PHUONG THUY & LAM VICKY TUYET NGOC
3663 NORWOOD AVE
SAN JOSE, CA 95148

Or Current Resident
NOWLIN NIGEL SHERROD
200 SPRUCE ST NE
ALBUQUERQUE, NM 87106

Or Current Resident
TAYLOR DOROTHY O & TAYLOR-ROBERTS GAYLE M
12105 ZIA RD NE
ALBUQUERQUE, NM 87123

Project# 1005236
ALPHA PROFESSIONAL SURVEY INC
1512 DEBORAH RD SE #121
RIO RANCHO, NM 87124

Or Current Resident
CHRISTIAN CENTER OF ALB
12120 COPPER AVE NE
ALBUQUERQUE, NM 87123 1446

Or Current Resident
GREEN ELIZABETH A & GREEN ANGELINE M
12029 ZIA RD NE
ALBUQUERQUE, NM 87123 1435

Or Current Resident
JENSEN JOSEPHINE LIRA
12009 ZIA RD NE
ALBUQUERQUE, NM 87123 1498

Or Current Resident
LINCOLIN TRUST COMPANY TRUSTEE FBO RICHARD K GOFF
313 PERFECTO LOPEZ RD
CORRALES, NM 87048 5109

Or Current Resident
SANTANGELO JOSEPH & ANNA TRUSTEES SANTANGELO RVT
12409 CORONADO NE
ALBUQUERQUE, NM 87113

Or Current Resident
VITO SCOTT M
12033 ZIA RD NE
ALBUQUERQUE, NM 87123 1435

Project# 1005236
ZIA PARK TOWNHOMES LLC
8901 ADAMS NE STE B
ALBUQUERQUE, NM 87113

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: 20 Sept 07

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

This letter will serve to notify you that on 20 Sept 07 (date)

TO CONTACT NAME: Gary Gritsko
COMPANY/AGENCY: Alpha Professional Surveying Inc.
ADDRESS/ZIP: 1512 Deborah Rd. SE #121 Rio Rancho 87124
PHONE/FAX #: 892-1076 / 891-0471

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 Tracts H + I, La Cuesta Subd. located on Zia Rd NE between Juan Tabo NE and Zena Long St. NE.
zone map page(s) K-22.

Our records indicate that as of 20 Sept 2007 (date), there were **no Recognized 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,

Stephanie Rios

OFFICE OF NEIGHBORHOOD COORDINATION

planning.norecognized.na.form(07/04)

Alpha Professional Surveying Inc.
1512 Deborah Road, SE #121
Rio Rancho, New Mexico 87124
(505) 892-1076
891-0471 (fax)

September 21, 2007

City of Albuquerque
Development Review Board
Plaza del Sol
Albuquerque, New Mexico 87102

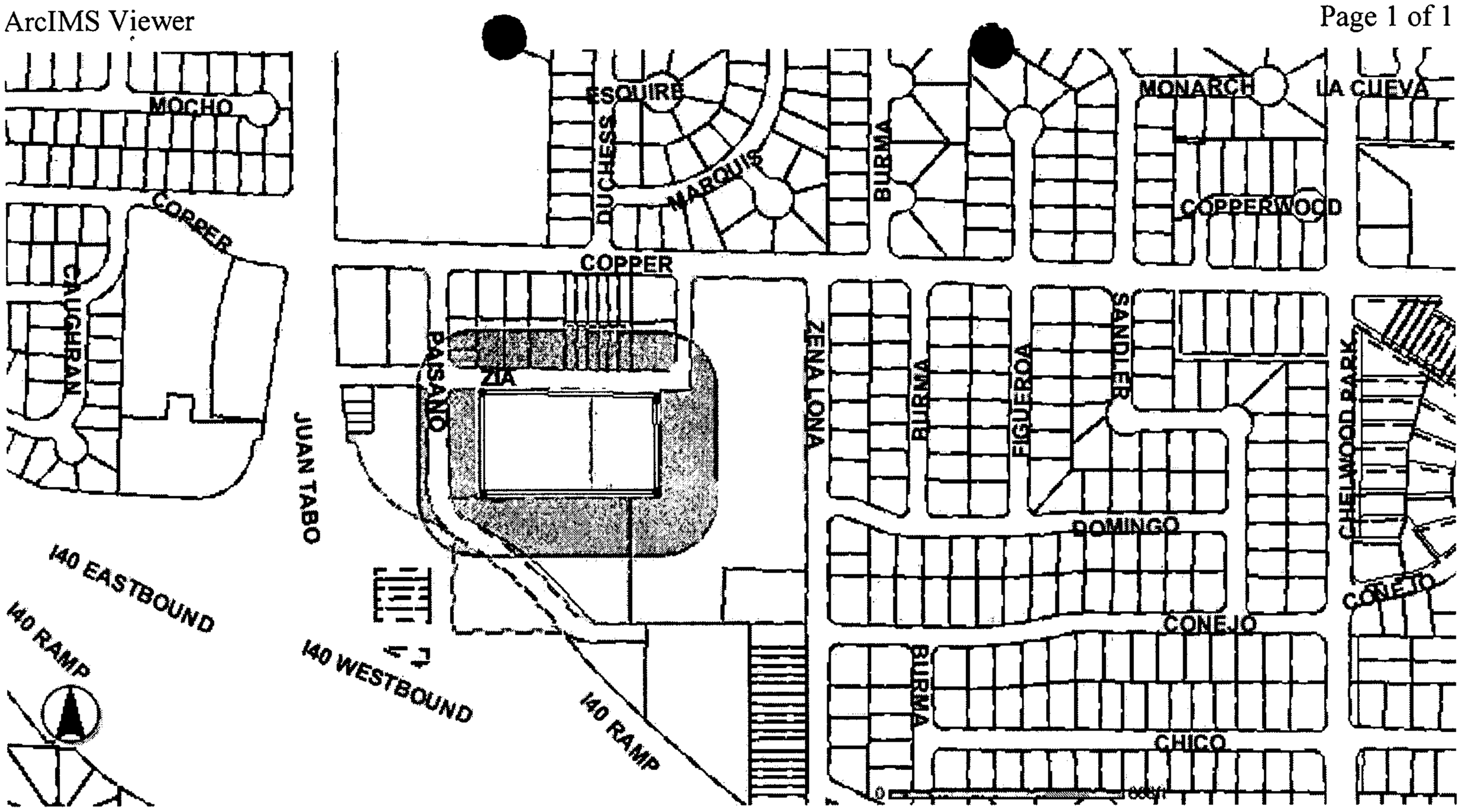
RE: Plat of Tract H-1, La Cuesta Subdivision, Albuquerque, NM

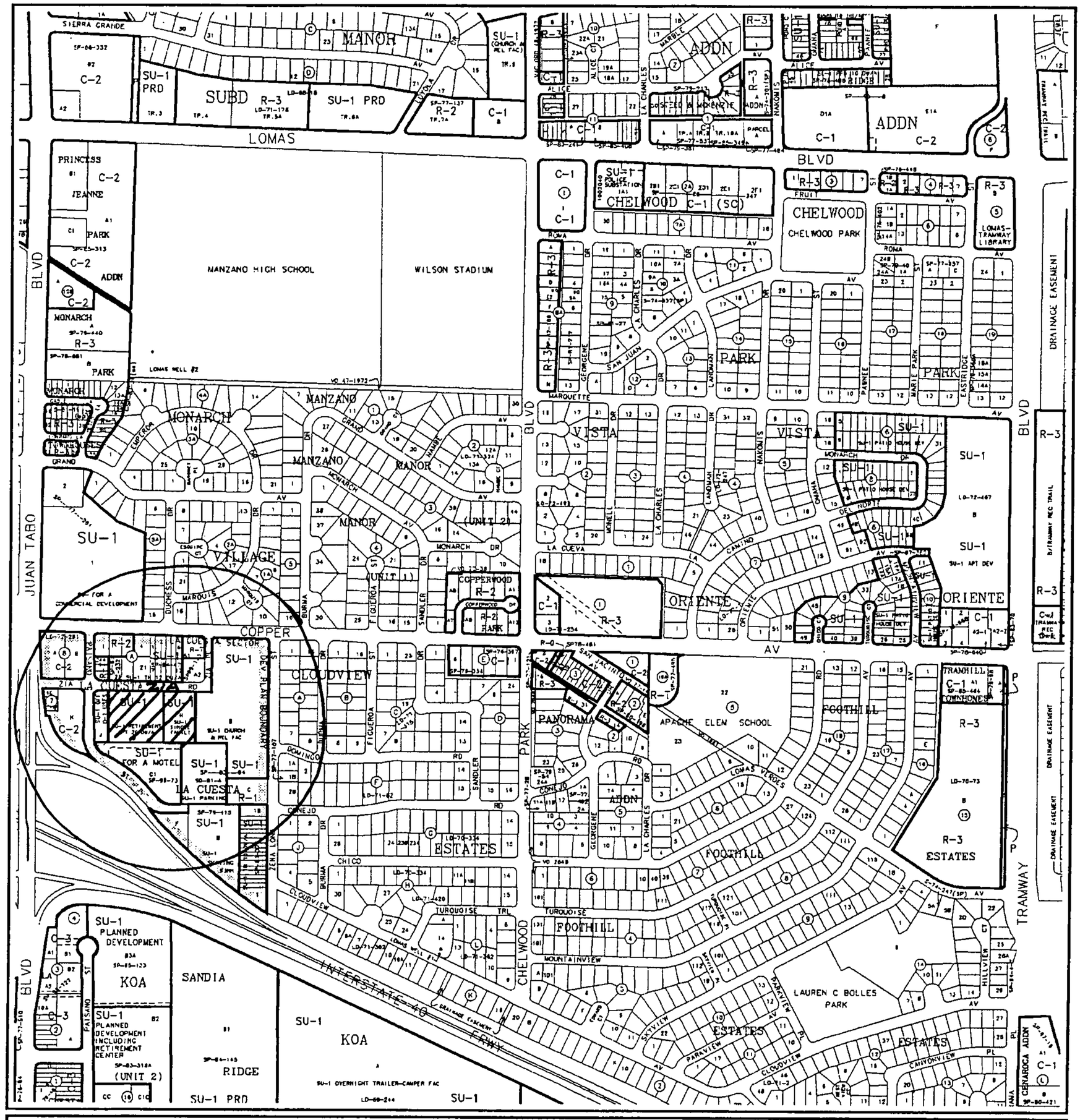
The purpose of this application is to eliminate the lot line between two existing tracts, to vacate certain public utility easements and to grant additional public utility easements.

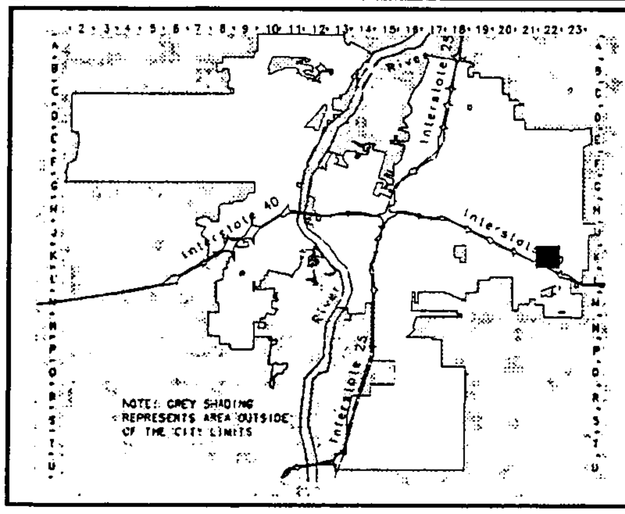
If you have any questions, please contact me anytime.

Sincerely,

Gary E. Gritsko
NM Professional Surveyor No. 8686


MOCHO
ESQUIRE
DUCHESS
MARQUIS
BURMA
MONARCH
LA CUEVA
COPPERWOOD
COPPER
CAUGHRAN
JUAN TABO
PASANO
ZIA
ZENA LONA
BURMA
FIGUEROA
SANDIER
CHELWOOD PARK
DOMINGO
CONEJO
CONEJO
BURMA
CHICO
140 EASTBOUND
140 RAMP
140 WESTBOUND
140 RAMP





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

K-22-Z

Map Amended through August 04, 2004

Section 24E

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.

GARY GRITSKO
Applicant name (print)

Applicant signature / date

Form revised 4/07

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

Application case numbers
07DRB - ____ - 70269
____ - ____ - ____
____ - ____ - ____

Planner signature / date 9/4/07

Project # 1005236

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004873 **AGENDA ITEM NO: 3**

SUBJECT:

Site Plan for Building Permit

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
City Engineer / AMAFCA Designee 505-924-3986

DATE: OCTOBER 17, 2007

0

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 24, 2007

Project#-1005236
07DRB-70268 VACATION OF PUBLIC EASEMENT
07DRB-70269 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ALPHA PROFESSIONAL SURVEYING INC. agent(s) for ZIA PARK TOWNEHOMES LLC request(s) the above action(s) for all or a portion of Tract(s) H & I, LA CUESTA SUBDIVISION, zoned SU-1/TOWNHOMES, located on ZIA RD NE BETWEEN JUAN TABO NE AND ZENA LONA RD NE containing approximately 2.9788 acre(s). (K-22)

At the October 24, 2007 Development Review Board meeting, 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. The preliminary plat was approved with final plat sign-off delegated to planning for AGIS DXF, 15 day appeal period and for dry utilities' signatures.

(A)(1) The public easement vacation request was filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public easement.

(B)(3) 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.

If you wish to appeal this decision, you must do so by November 8, 2007 in the manner described below.

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: Alpha Professional Surveying Inc. – 1512 Deborah Rd SE#121 – Rio Rancho NM 87124
Cc: Zia Park Townhomes LLC – 8901 Adams NE Suite B – Albuquerque, NM 87113

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 17, 2007

Project# 1005236
07DRB-70268 VACATION OF PUBLIC EASEMENT
07DRB-70269 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ALPHA PROFESSIONAL SURVEYING INC. agent(s) for ZIA PARK TOWNEHOMES LLC request(s) the above action(s) for all or a portion of Tract(s) H & I, **LA CUESTA SUBDIVISION,** zoned SU-1/TOWNHOMES, located on ZIA RD NE BETWEEN JUAN TABO NE AND ZENA LONA RD NE containing approximately 2.9788 acre(s). (K-22)

AMAFCA No adverse comments.

COG No comments received.

Transit No comments received.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letter(s) sent to:
Nor Este NA (R)
Wildflower Area NA (R)
West La Cueva NA (R)

APS

Police Department No crime prevention or CPTED comments at this time.

Fire Department No adverse comments.

PNM Electric & Gas No adverse comments.

Comcast No comments received.

QWEST No comments received.

Environmental Health No comments received.

M.R.G.C.D. No adverse comments.

Open Space Division Open Space has no adverse comments.

City Engineer
No objection to the vacation request. No adverse comments on plat.

Transportation Development

No objection to the Vacation actions. No adverse comment to the preliminary/Final Plat action.

Parks & Recreation

No objection.

ABCWUA

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

Planning Department

The sketch plat submitted showed 42 separate lots. This plat show two lots into one. Are the townhomes still planned? If so, one lot is not allowed for townhomes use.

The Subdivision Ordinance Section on banning the prohibition of solar collectors is missing from the plat.

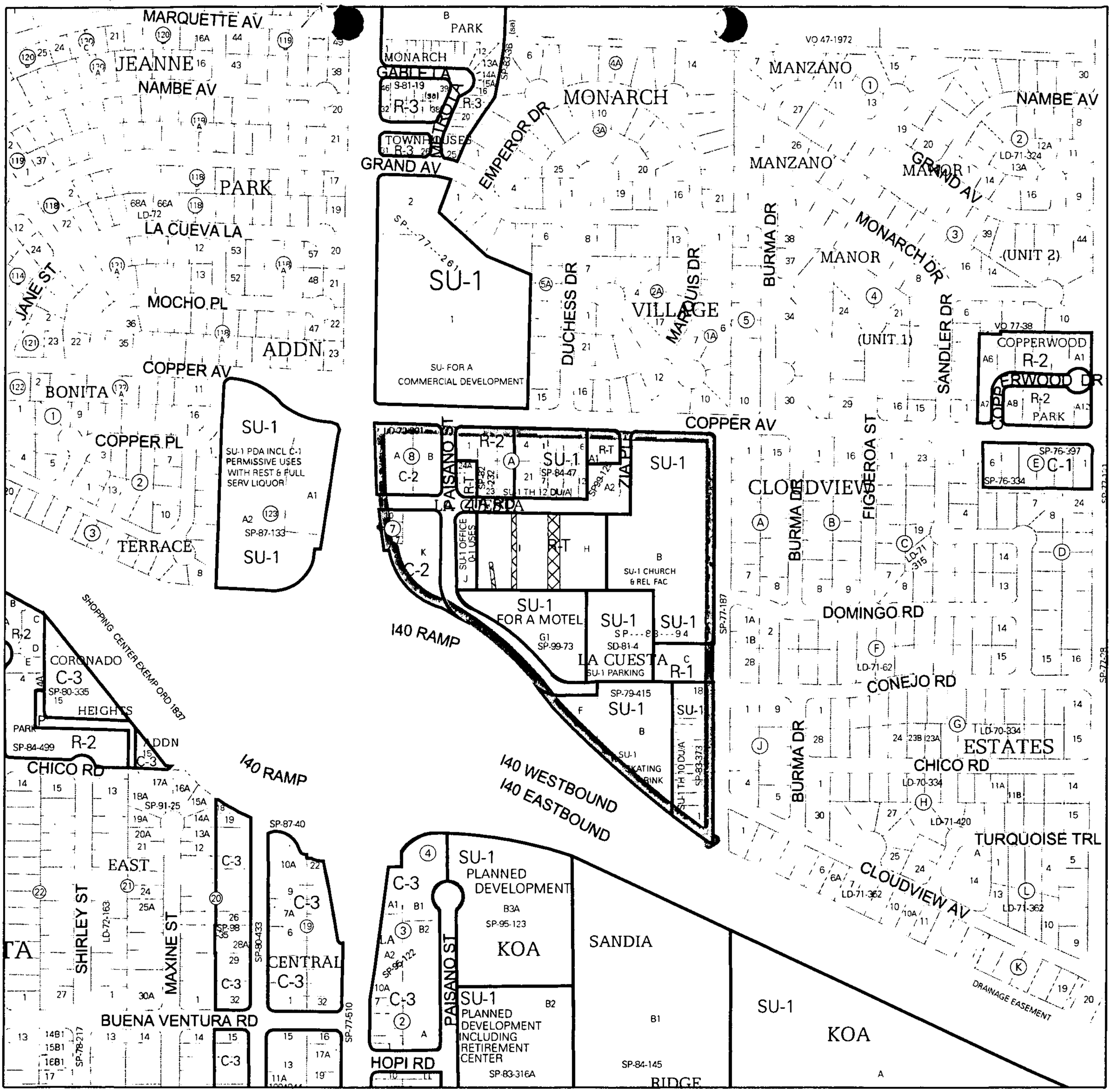
No objection to the vacations.

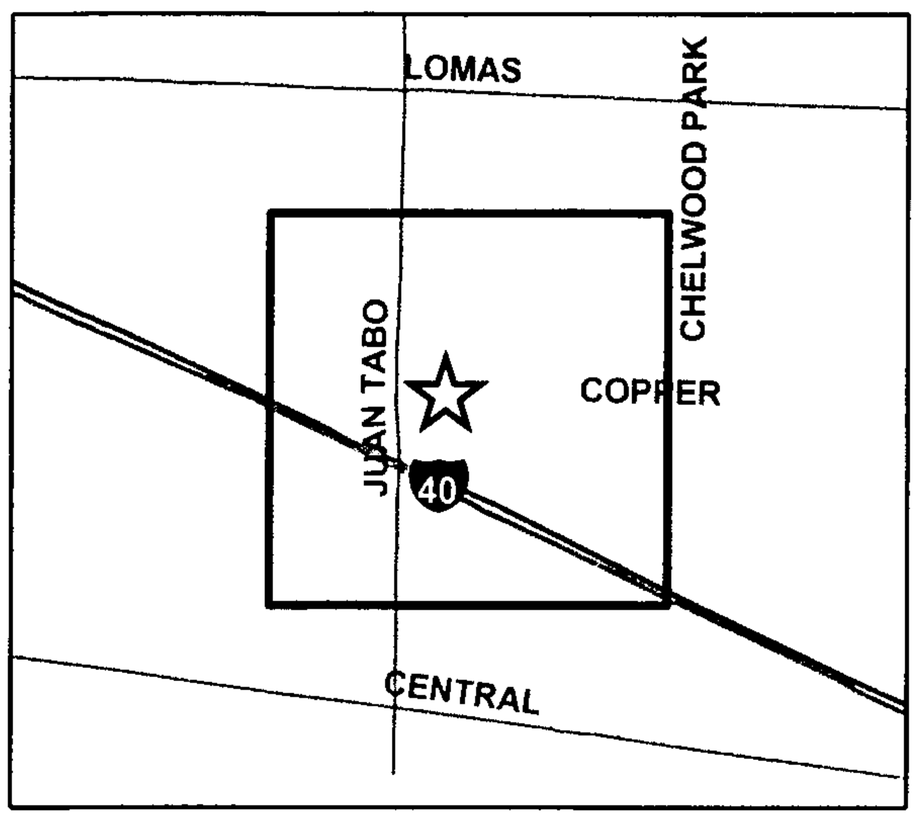
Impact Fee Administrator

No comment on proposed elimination of a lot line between two tracts and the vacation of certain easements and the granting of additional easements. Impact Fees will be assessed at the time a building permit is issued. These fees are available on the city's website- www.cabq.gov. Go to the "A-Z" feature and under the letter "I" the first item in this list will be Impact Fees. The areas for which these will be assessed are the Foothills/Southeast for Parks and the Eastside for Public Safety.

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

Cc: Alpha Professional Surveying Inc. Rio Rancho NM 87124
Cc: Zia Park Townhomes LLC 8901 Adams NE Suite B Albuquerque, NM 87113





ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1005236
Hearing Date:
October 10, 2007
Zone Map Page:
K-22
Additional Case Numbers:
07DRB-70268 07DRB-70269

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 in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, October 17, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1002848
07DRB-70267 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

TIERRA WEST LLC agent(s) for LARRY MILLER ANERICAN TOYOTA request(s) the above action(s) for all or a portion of Tract(s) A1 & B1, **AMERICAN TOYOTA,** zoned SU-2, SU-1 FOR AUTO SALES, located on ALAMEDA BLVD NE BETWEEN PAN AMERICAN FREEWAY NE AND SAN PEDRO DR NE containing approximately 5 acre(s). (C-18)

Project# 1005236
07DRB-70268 VACATION OF PUBLIC EASEMENT
07DRB-70269 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ALPHA PROFESSIONAL SURVEYING INC. agent(s) for ZIA PARK TOWNEHOMES LLC request(s) the above action(s) for all or a portion of Tract(s) H & I, **LA CUESTA SUBDIVISION,** zoned SU-1/TOWNHOMES, located on ZIA RD NE BETWEEN JUAN TABO NE AND ZENA LONA RD NE containing approximately 2.9788 acre(s). (K-22)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via 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 1, 2007.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 1, 2007.

CITY OF ALBUQUERQUE

Planning Department

UNITED STATES POSTAGE
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02 1M $ 00.41⁰
0004219022 OCT 01 2007
MAILED FROM ZIP CODE 87102

Or Current Resident
VITO SCOTT M
12033 ZIA RD NE
ALBUQUERQUE, NM 87123 1435

DRB

NIXIE 871 CE 1 10 10/04/07
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 87103129898 *0668-09286-01-37

87123-1298

P O Box 1293 Albuquerque New Mexico 87103

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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07DRB-70269 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ALPHA PROFESSIONAL SURVEYING INC. agent(s) for ZIA PARK TOWNEHOMES LLC request(s) the above action(s) for all or a portion of Tract(s) H & I, **LA CUESTA SUBDIVISION,** zoned SU-1/TOWNHOMES, located on ZIA RD NE BETWEEN JUAN TABO NE AND ZENA LONA RD NE containing approximately 2.9788 acre(s). (K-22)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via 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 1, 2007.

CITY OF ALBUQUERQUE

Planning Department

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁰
0004219022 OCT 01 2007
MAILED FROM ZIP CODE 87102

RETURN TO SENDER

VACANT

Or Current Resident
ALPHA ZETA
PO BOX 11427
ALBUQUERQUE, NM 87192

Vac

DRB

VAC

87192+0427

P O Box 1293 Albuquerque New Mexico 87103

5236

DXF Electronic Approval Form

DRB Project Case #: 1005236

Subdivision Name: LA CUESTA SUBDIVISION / TRACT H1

Surveyor: DAVID R VIGIL

Contact Person: JOHN GALLEGOS

Contact Information: 5059178921

DXF Received: 5/6/2013 Hard Copy Received: 5/6/2013

Coordinate System: NMSP Grid (NAD 83)

Approved 5/6/13 Date

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

AGIS Use Only

Copied fc **5236** to agiscov on **5/6/2013** Contact person notified on **5/6/2013**

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S
- ___ Major subdivision action
- X Minor subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment/Approval (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- ___ Street Name Change (Local & Collector) — L

APPEAL / PROTEST of... — A
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): Rio Grande Engineering PHONE: 314.9097
ADDRESS: PO Box 93924 FAX: 872-0999
CITY: Alb STATE NM ZIP 87199 E-MAIL: david@riograndeengineering.com

APPLICANT: AJR Development, LLC PHONE: 615.4278
ADDRESS: 1815 Laguna PL NE FAX: —
CITY: Alb STATE NM ZIP 87110 E-MAIL: —

Proprietary interest in site: ___ List all owners: ___

DESCRIPTION OF REQUEST: Replat 2 Lots into 1

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

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

Lot or Tract No. H & I Block: ___ Unit: ___
Subdiv/Addn/TBKA: Laguna Subdivision
Existing Zoning: RT Proposed zoning: RT MRGCD Map No ___
Zone Atlas page(s): K22 UPC Code: 102205705721732509

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
1005236 13DRB-70468

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 2.8
LOCATION OF PROPERTY BY STREETS: On or Near: Zia NE
Between: Paisano and Zena Longa NE

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE ___ DATE ___
(Print Name) David Soli Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☐ All checklists are complete	13DRB - 70514	PSF	___	$ 215.00
☐ All fees have been collected	___ - ___	CMF	___	$ 20.00
☐ All case #s are assigned	___ - ___	___	___	$ ___
☐ AGIS copy has been sent	___ - ___	___	___	$ ___
☐ Case history #s are listed	___ - ___	___	___	$ ___
☐ Site is within 1000ft of a landfill	___ - ___	___	___	$ ___
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate	Hearing date April 24, 2013			$ 235.00

4-16-13
Staff signature & Date

Project # 1005236

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.**

N/A 5 Acres or more: Certificate of No Effect or Approval
✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
✓ 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
N/A 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
N/A 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.

David Sola
Applicant name (print)

Applicant signature / date

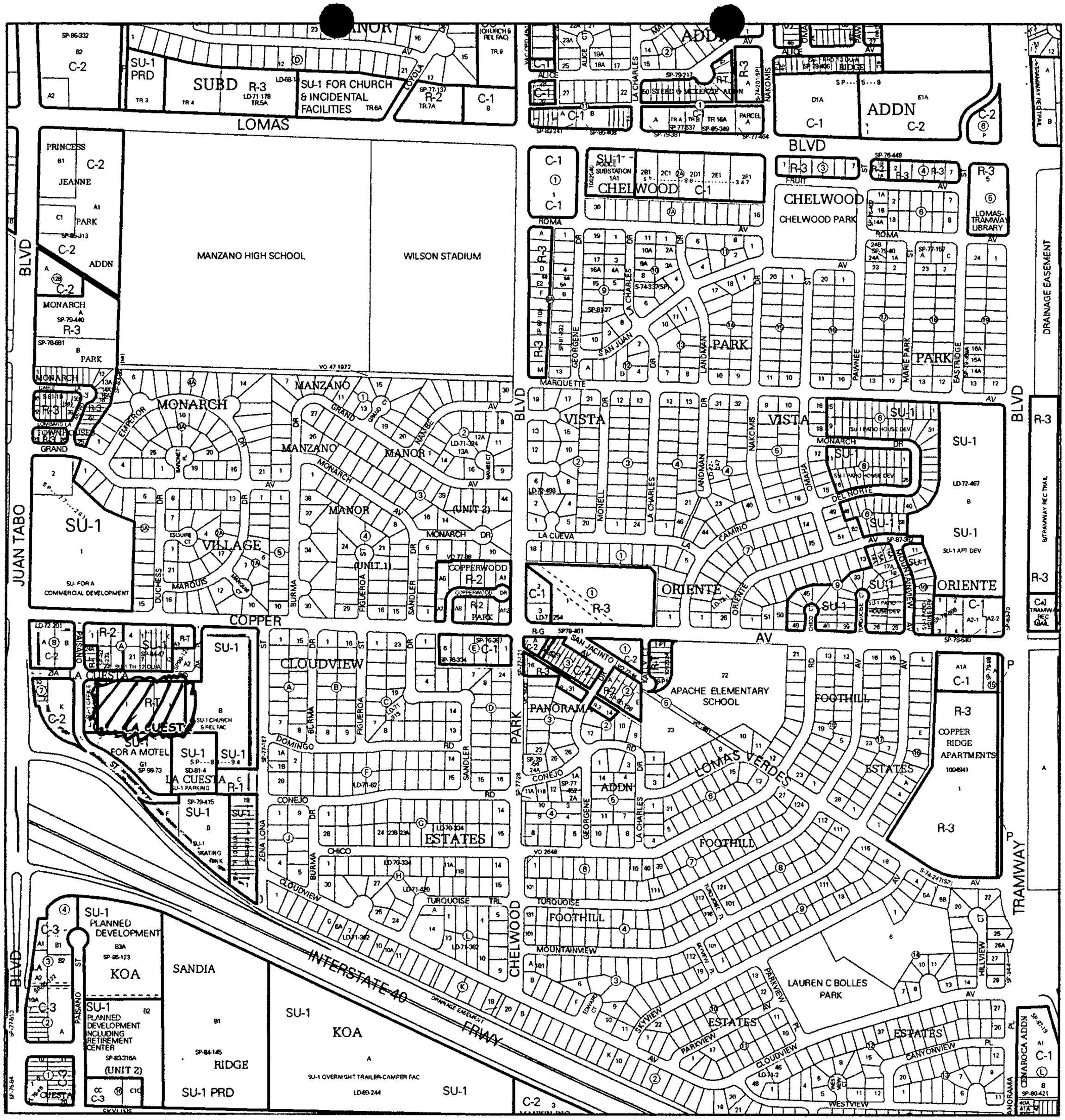
Form revised **October 2007**

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

Application case number 13DRB - 70514

4-16-13
Planner signature / date

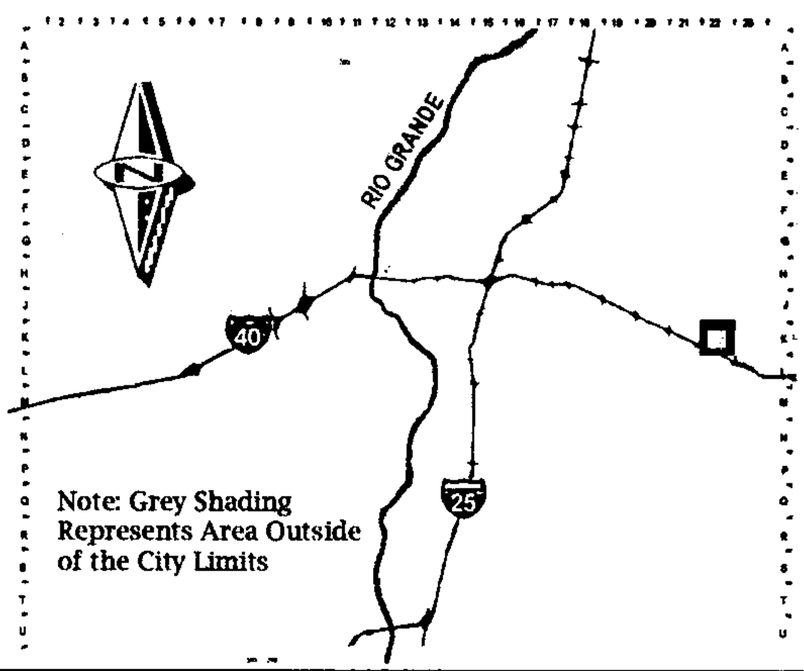
Project # 1005236



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

K-22-Z

Selected Symbols

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

0 750 1,500 Feet

April 16, 2013

Mr. Jack Cloud
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

RE: Replat
Tract H & I, La Cuesta Subdivision
Albuquerque, New Mexico

Dear Mr. Cloud:

Rio Grande Engineering requests approval of a replat to consolidate two lots into one and vacate easements approved by the DRB in action 13DRB -700468. The purpose of the replat is to allow for development of the subject property as one lot. A copy of the proposed development is included for reference only

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures

APRIL 24. 2013

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
STEVE MONTIEL, Council of Governments
LYNN MAZUR, AMAFCA
STEVE SINK, APD Crime Prevention
JAY LEE EVANS, Open Space Division
RAY SANCHEZ, Fire Department
DAVID KILPATRICK, Zoning Enforcement Inspector
STEPHANI WINKLEPLECK, Neighborhood Coordination
DANIEL ARAGON, Public Service Company of New Mexico
PATRICK SANCHEZ, New Mexico Gas Company
APRIL WINTERS, Albuquerque Public Schools
MICHELE RAMIREZ, CenturyLink
MIKE MORTUS, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 10005236

Wednesday, April 3, 2013

Comments must be received by:

Wednesday, March 27, 2013

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

Project# 1005236
13DRB-70468 VACATION OF PUBLIC EASEMENTS

RIO GRANDE ENGINEERING agents for AHMET TIRYAKI, JASON & COLLEEN BUCANNAN and ROB & BANU MCKINELY request the referenced/ above action(s) for portions of Lots H & I, **LA CUESTA SUBDIVISION** zoned RT, located on the south side of ZIA RD NE between PAISANO ST NE and ZENA LONA ST NE containing approximately 2.9788 acres. (K-22)

AMAFCA
No Comments

COG
No comments provided.

TRANSIT
No comments provided.

ZONING ENFORCEMENT
No comments provided.

NEIGHBORHOOD COORDINATION
Affected NA/HOA – No NA/HOA's

APS
Any residential units in this area will impact Apache Elementary School, Kennedy Middle School, and Manzano High School. Currently, all three schools have excess capacity.

Loc No	School	2012-13 40th Day	2012-13 Capacity	Space Available
214	Apache ES	428	464	36
427	Kennedy MS	502	647	145
530	Manzano HS	1802	2100	298

POLICE DEPARTMENT
This project is in the Foothills Area Command
- No Crime Prevention or CPTED comments concerning the proposed Vacation of Public Easement request at this time.

FIRE DEPARTMENT
No Comments

PNM ELECTRIC & GAS
No comments provided.

COMCAST No comments provided.
CENTURYLINK No comments provided.
ENVIRONMENTAL HEALTH No comments provided.
M.R.G.C.D 1. Previously reviewed 10/01/2007.
OPEN SPACE DIVISION No comments provided.
CITY ENGINEER
TRANSPORTATION DEVELOPMENT
PARKS AND RECREATION No Comments
ABCWUA No objection.
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed vacation.

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

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

	S	Z	
SUBDIVISION			**ZONING & PLANNING**
___ Major subdivision action			___ Annexation
___ Minor subdivision action			
X Vacation	V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		___ Adoption of Rank 2 or 3 Plan or similar
___ for Subdivision			___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ for Building Permit			
___ Administrative Amendment/Approval (AA)			
___ IP Master Development Plan	D		___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)			
	L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
___ 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.

APPLICATION INFORMATION:

Professional/Agent (if any): David Sodi/Rio Grande Eng PHONE: 505.321.9099
ADDRESS: PO Box 93924 FAX: 505.872.0999
CITY: Alb NM STATE NM ZIP 87199 E-MAIL: david@riograndeengineering.com

APPLICANT: Ahmad Tiyaki, Jason Buchanan, Rob McKinley PHONE: ___
ADDRESS: PO Box 6031 FAX: ___
CITY: Alb STATE NM ZIP 87197 E-MAIL: —
Proprietary interest in site: owners **List all owners:** all

DESCRIPTION OF REQUEST: Vacation of easements

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

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

Lot or Tract No. H & J Block: — Unit: —
Subdiv/Addn/TBKA: La Cueva Subdivision
Existing Zoning: RT Proposed zoning: RT MRGCD Map No ___
Zone Atlas page(s): K 22 UPC Code: 102205705721732509 / 102205708321632511

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ___

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 3 Acres.
LOCATION OF PROPERTY BY STREETS: On or Near: Zin Ro.)
Between: Paseo and Ben Long

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE [signature] DATE 3/4/13
(Print Name) David Sodi Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY **Revised: 4/2012**

☒ **INTERNAL ROUTING**
☒ All checklists are complete
☒ All fees have been collected
☒ All case #s are assigned
☐ AGIS copy has been sent
☐ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
13DRB-70468	VPE	___	$ 90.00
___-___	CMF	___	$ 20.00
___-___	ADV	___	$ 75.00
___-___	___	___	$ ___
___-___	___	___	$ ___
			Total $ 185.00

Hearing date April 3, 2013

3-5-13
Staff signature & Date

Project # 1006[redacted]
5236

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

__ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
__ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
__ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☒ **VACATION OF PUBLIC EASEMENT (DRB27)** -2
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

X The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
X Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
X Sign Posting Agreement
X Fee (see schedule)
X List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ List any original and/or related file numbers on the cover application

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

__ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

__ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
__ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
__ Letter of authorization from the grantors and the beneficiaries (private easement only)
__ Fee (see schedule)
__ List any original and/or related file numbers 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.

David Sodi
Applicant name (print)

3/5/13
Applicant signature / date

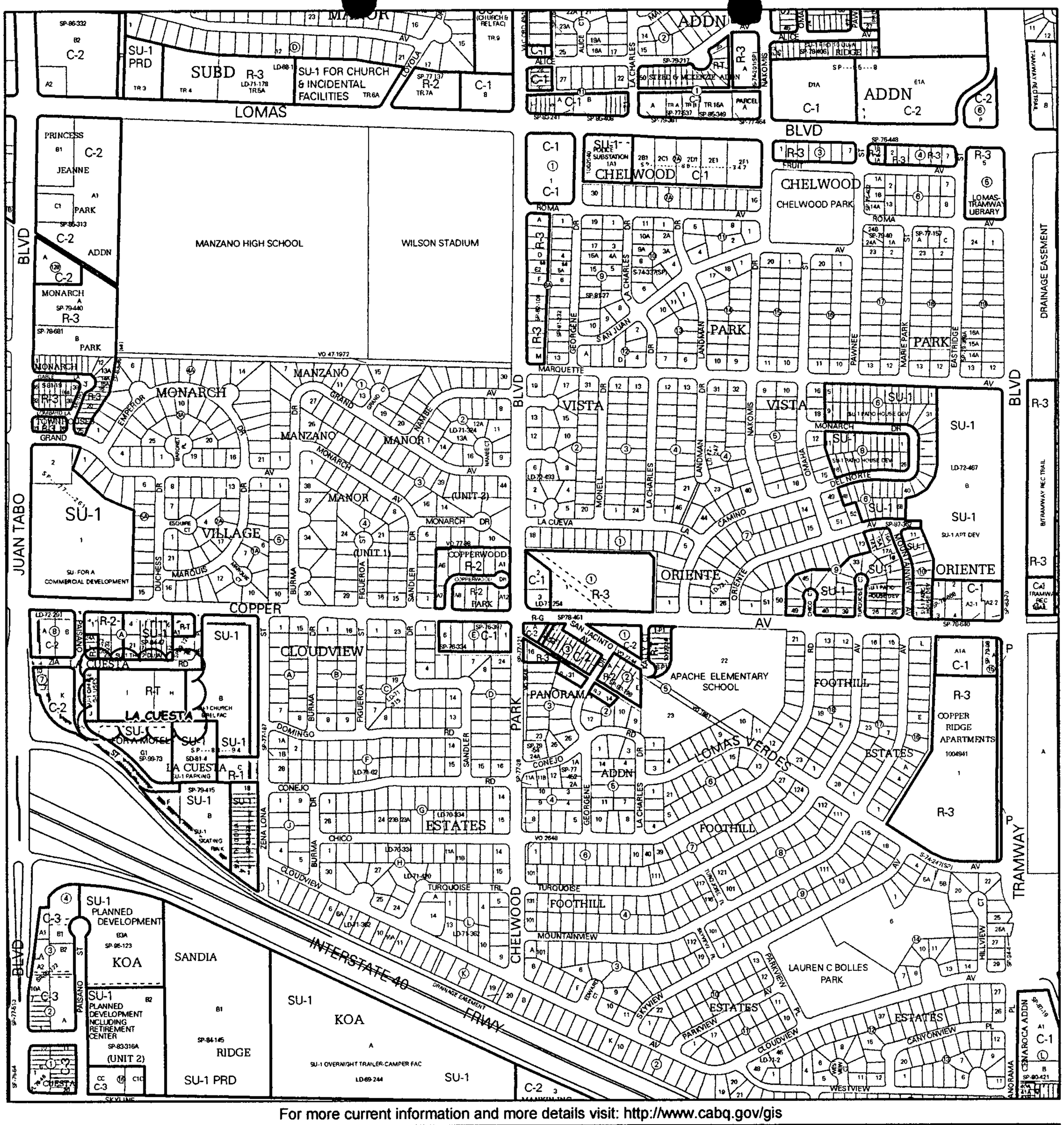
Form revised 4/07

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

Application case numbers
13 - DRB - 70468
- - -
- - -

3-5-13
Planner signature / date

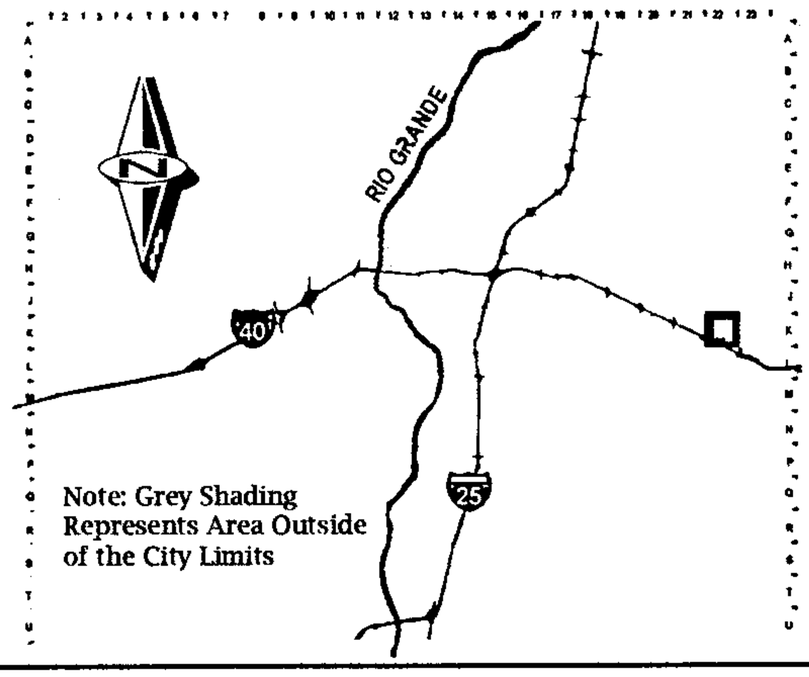
Project # 100[redacted]
5236



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

K-22-Z

Selected Symbols

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

0 750 1,500 Feet

March 5, 2013

Mr. Jack Cloud
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

RE: Vacation of Public Easements
Tract H & I, La Cuesta Subdivision
Albuquerque, New Mexico

Dear Mr. Cloud:

Rio Grande Engineering requests vacation of public access easements. The previously submitted plat shows the easements were granted prior to development on Tract G1. The electrical easement serves only a house on the lot that no longer existing. The emergency access easement is not accessible due to walls constructed on tract G1. The Extension of Paisano provides the access to the adjacent lots, therefore the vacation of said easement is not detrimental to the public good

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

March 4, 2013

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

This letter will serve to notify you that on **March 4, 2013:**

Contact Name: DAVID SOULE

Company or Agency: RIO GRANDE ENGINEERING
P.O. BOX 93924
PHONE: 505-321-9099/FAX: 505-872-0999
E-mail: david@riograndeengineering.com

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TRACT H AND I, LA CUESTA SUBDIVISION, LOCATED ON ZIA ROAD NE BETWEEN PAISANO AND ZENA LONA NE** zone map **K-22.**

Our records indicate that as of March 4, 2013, there were no Neighborhood and/or Homeowner Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(01/02/13)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
   d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[ ] ONC's "Official" Letter to the applicant *(if there are associations).* A copy must be submitted with application packet -OR-

[X] The ONC "Official" Letter *(if there are no associations).* A copy must be submitted with application packet.

[ ] Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.

[ ] Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.

Just a reminder **- Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

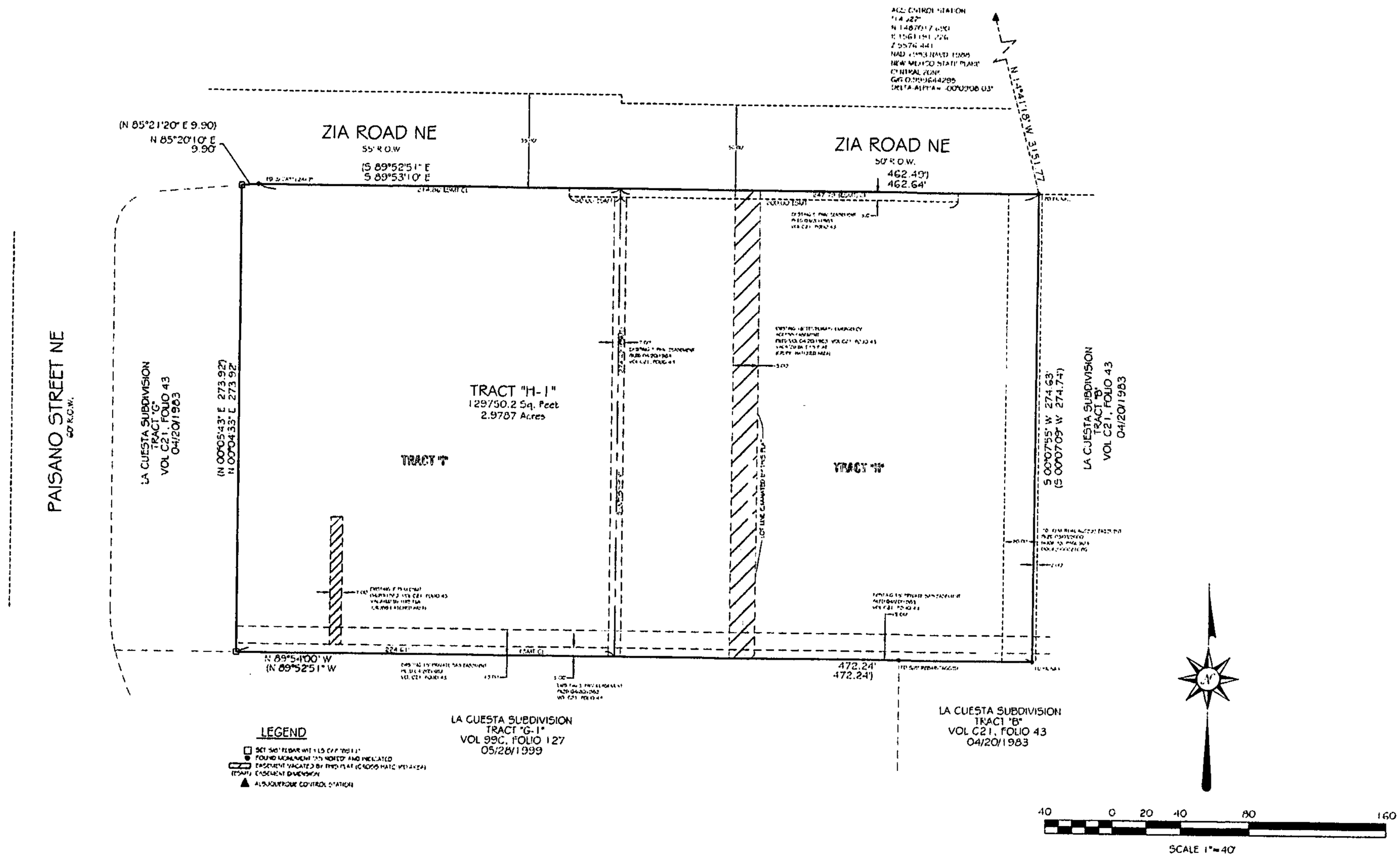
* * * \

PLAT OF

TRACT "H-1"

LA CUESTA SUBDIVISION

WITHIN SECTION 22, T10N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2013



CONSTRUCTION SURVEY TECHNOLOGIES, INC

PO BOX 65395, ALBUQUERQUE, NM 87193, 505 917-8921

C21-43-1

C21-43-1

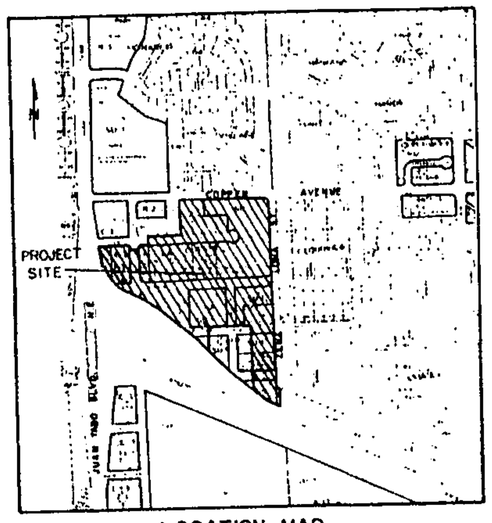
83 24466

REPLAT OF

TRACTS A and C, LANDS OF R.D.& M.J. McCONNELL
(FILED: JUNE 14, 1979)
LOTS A and B, REPLAT OF BLOCK 27, LA CUESTA SUBDIVISION
(FILED MARCH 15, 1978)
TRACT "C-1", SUMMARY PLAT SHOWING TRACT "C-1"
(FILED: MARCH 1, 1977)
PORTION OF TRACT C, REPLAT OF BLOCKS A,B OF THE LA CUESTA SUBDIVISION
(FILED: APRIL 11, 1974)
PORTIONS OF BLOCK A and BLOCK B
REPLAT OF BLOCKS 9, 10, 23, 24, 25 & 26
OF THE LA CUESTA ADDITION
(FILED MARCH 31, 1960)
BLOCK 22 and PORTIONS OF BLOCKS 6,7, 11 & 21
LA CUESTA SUBDIVISION
(FILED: JUNE 10, 1946)

TRACTS A THRU D AND F THRU K AND LOTS 5-A, 6-A, 19-A & 20-A LA CUESTA SUBDIVISION

ALBUQUERQUE, NEW MEXICO
JANUARY 1983



LOCATION MAP
ZONE ATLAS MAP NO. K-22-Z

SUBDIVISION DATA

1. Zone Atlas Index No. K-22-Z
2. Gross Subdivision Acreage: 20.4627 Acres
3. Total number of tracts created: 14 Tracts
4. Total mileage of 40 foot, 42 foot and 54 foot width streets created: 0.139 miles
5. Date of Survey: August 1982

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone)
2. Distances are Ground Distances
3. Record Bearings and Distances are shown in parenthesis
4. Number 5 rebar with plastic survey cap stamped PE & LS 2455 were set on corners designated by a small solid circle ●.
6. The existing waterline within Tract B shall be abandoned and the 20' waterline easement shall be vacated upon completion of the waterline improvements in Zia Place and approved by Water Resources Department.
6. A floating Drainage Easement is located on Tract B for the purpose of conveying storm runoff from Tract C to Paisano Street.
7. A floating Access Easement is located on Tract B to provide access along the entire west boundary of Tract C to Paisano Street, Zia Road, or the easterly end of the private access easement within Tract G. The exact location shall be specified by the owner(s) of Tract G
8. Any existing rights-of-way or existing utility easements not specified on this plat are vacated by the filing of this plat

APPROVALS

PLANNING DIRECTOR	DATE 4-18-83
CITY ENGINEER	DATE 4-18-83
A.M.A.F.C.A.	DATE 4-5-83
TRAFFIC ENGINEER	DATE 4-5-83
CITY SURVEYOR	DATE 4-4-83
PROPERTY MANAGEMENT	DATE
WATER RESOURCES DEPARTMENT	DATE 4.5.83
PARKS & RECREATION DEPARTMENT	DATE 4-5-83
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE 3/3/83
GAS COMPANY OF NEW MEXICO	DATE 3-7-83
MOUNTAIN BELL	DATE 03/03/83

DESCRIPTION

A certain tract of land situate in the West ½ of Section 22, T10N, R4E, N.M.P.M., within the City of Albuquerque, Bernalillo County, New Mexico, being TRACTS A and C, LANDS OF R. D. and M. J. McCONNELL, as the same are shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 14, 1979, being also LOTS A and B, REPLAT OF BLOCK 27, LA CUESTA SUBDIVISION, as the same are shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 15, 1978, being also TRACT "C-1," SUMMARY PLAT SHOWING TRACT "C-1," as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on March 1, 1977, being also a portion of TRACT C, REPLAT OF BLOCKS A, B of the LA CUESTA SUBDIVISION, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 11, 1974, being also portions of BLOCK A and BLOCK B, REPLAT OF BLOCKS 9, 10, 23, 24, 25 and 26 of the LA CUESTA ADDITION, as the same are shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 31, 1960, being also BLOCK 22 and portions of BLOCKS 6, 7, 11 and 21, LA CUESTA SUBDIVISION, as the same are shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 10, 1946, and being also portions of CONEJO ROAD, DOMINGO ROAD, ZIA ROAD, PAISANO AVENUE, KIRBY AVENUE and ALGONDONES AVENUE of said LA CUESTA SUBDIVISION and being more particularly described by New Mexico State Plane Grid (Central Zone) bearings and ground distances as follows

BEGINNING at the most southerly corner of the tract herein described, a point on the centerline of ZENA LONA STREET and the northerly right-of-way of CORONADO FREEWAY (INTERSTATE 40), whence the ACS Control Station "3-K-22" (New Mexico State Plane Coordinates for Central Zone X=422,142.85, Y=1,487,849.94) bears N01°00'51"W, 134.31 feet, and from said point of beginning, leaving said centerline and running thence along said northerly right-of-way,
197.63 feet along the arc of a curve to the right having a radius of 2216.83 feet and a chord bearing N66°09'48"W, 197.50 feet to a point on the common boundary between said TRACT A and TRACT B of said LANDS OF R. D. & M. J. McCONNELL, thence leaving said northerly right of way and continuing along said common boundary,
N00°07'09"E, 475.93 feet to the northwest corner of said TRACT A and the northeast corner of said TRACT B, thence continuing along the northerly boundary of said TRACT B,
N89°52'51"W, 274.22 feet to the northwest corner of said TRACT B and northeast corner of said TRACT C of LANDS of R. D. & M. J. McCONNELL, thence continuing along the common boundary between said TRACT B and said TRACT C,
S00°07'09"W, 237.40 feet to a point, thence leaving said common boundary,
N41°26'28"W, 411.04 feet to a point of curvature, thence,
251.48 feet along the arc of a curve to the left having a radius of 899.30 feet and a chord bearing N54°33'24"W, 250.73 feet to a point of tangency, thence,
N64°56'44"W, 193.36 feet to a point of curvature, thence,
102.64 feet along the arc of a curve to the right having a radius of 169.99 feet and a chord bearing N32°28'00"W, 182.50 feet to a point, thence,
N30°03'53"W, 45.65 feet to a point on the easterly right-of-way of JUAN TABO BOULEVARD; thence leaving said northerly right-of way of CORONADO FREEWAY and said easterly right-of-way of JUAN TABO BOULEVARD,
S89°52'51"E, 66.15 feet to a point, thence,
N00°07'25"E, 110.05 feet to a point on the northerly boundary of said BLOCK 7, being also a point on the southerly right-of-way of ZIA ROAD, thence continuing along said northerly boundary and said southerly right-of-way,
S89°52'51"E, 110.00 feet to a point of curvature, thence 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing S44°52'51"E, 35.36 feet to a point on the easterly boundary of said BLOCK 7, being also a point on the westerly right-of-way of PAISANO STREET, thence leaving said easterly boundary and said westerly right-of-way,
S89°52'51"E, 60.00 feet to a point on curve on the easterly right-of-way of PAISANO STREET, being also a point on the westerly boundary of said BLOCK B thence,
39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N45°07'09"E, 35.36 feet to a point on the northerly boundary of said BLOCK B, being also a point on the southerly right-of-way of ZIA ROAD, thence leaving said northerly boundary and said southerly right-of-way,
N00°07'09"E, 60.00 feet to a point on the southerly boundary of said BLOCK A, being also a point on the northerly right of way of ZIA ROAD, thence continuing along said southerly boundary and said northerly right of way,
S89°52'51"E, 274.85 feet to a point, thence leaving said southerly boundary and said northerly right-of-way,
N00°07'09"E, 247.00 feet to a point on the northerly boundary of said BLOCK A, being also a point on the southerly right-of-way of COPPER AVENUE, thence continuing along said northerly boundary and said southerly right of way,
S88°24'58"E, 600.08 feet to a point of curvature on the northerly boundary of said TRACT C, REPLAT OF BLOCKS A and B, thence 38.63 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing S44°08'53"E, 34.90 feet to a point of tangency on the easterly boundary of said BLOCK A and said TRACT C, REPLAT OF BLOCKS A and B, being also a point on the westerly right-of-way of ZENA LONA STREET, thence continuing along said easterly boundary and said westerly right of way,
S00°07'09"W, 1298.02 feet to a point on the easterly boundary of said TRACT A, LANDS OF R. D. & M. J. McCONNELL, thence leaving said easterly boundary of said TRACT A and said westerly right of way of ZENA LONA STREET,
S63°51'53"E, 23.19 feet to the centerline of ZENA LONA STREET, thence continuing along said centerline,
S00°12'09"W, 143.51 feet to the point and place of beginning.

Tract contains 20.4627 gross acres, more or less

Less 2.0929 acres of right of way within Zia Road and Paisano Street

Tract contains 18.3698 net acres, more or less.

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, under the laws of New Mexico, certify that I am a registered Land Surveyor, and that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief

A. Dwain Weaver — February 1, 1983
A. Dwain Weaver — Date
P.L.S. No. 6544
New Mexico

State of New Mexico / SS
County of Bernalillo
This instrument was filed for record on APR 20 1983 At 10 o'clock a.m. Recorded in vol. of records of said County Folio ... Clerk & Recorder
Deputy Clerk

DEDICATION

The subdivision of the land hereon described is with free consent and in accordance with the desires of the undersigned owner and proprietor thereof, and said owner and proprietor does hereby dedicate the public rights-of-way shown hereon, together with all easements shown on the plat. Power and communication easements are reserved where shown by dashed lines as noted, including the right of ingress and egress and the right to trim interfering trees.

BY: R. D. McConnell — M. J. McConnell

STATE OF NEW MEXICO)
ss
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 20th day of February, 1983, by R. D. McConnell and M. J. McConnell, his wife.

My Commission Expires: March 16, 1986 — Notary Public

By: Karl A. Vary — Mary Louise Vary

STATE OF NEW MEXICO)
ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 1st day of APRIL, 1983, by Karl A. Vary and Mary Louise Vary, his wife.

My Commission Expires: 1/26/85 — Notary Public

By: Carl Brockhoff — Ursula Brockhoff

STATE OF NEW MEXICO)
ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 29TH day of MARCH, 1983, by Carl Brockhoff and Ursula Brockhoff, his wife.

My Commission Expires: 1/26/85 — Notary Public

By: Maurice O. Holmen
The Christian Center of Albuquerque,
a New Mexico Corporation
Maurice O. Holmen, President

STATE OF NEW MEXICO)
ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 29th day of March, 1983, by Maurice O. Holmen, President of The Christian Center of Albuquerque, on behalf of said corporation.

My Commission Expires: March 16 1986 — Notary Public

JOB NO. 20960

SHEET 1 OF 2 SHEETS

C21-43-1

C21-43-2

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record
on APR 20 1983
At ... o'clock ... m. Recorded in Vol ... of records of said County Folio ... 2 of 2
Clerk & Recorder
Deputy Clerk

83 24466

REPLAT OF

TRACTS A and C, LANDS OF R.D.& M.J. McCONNELL
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OF THE LA CUESTA ADDITION
(FILED MARCH 31, 1960)
BLOCK 22 and PORTIONS OF BLOCKS 6, 7, 11 & 21
LA CUESTA SUBDIVISION
(FILED: JUNE 10, 1946)

TRACTS A THRU D AND F THRU K AND LOTS 5-A, 6-A, 19-A & 20-A LA CUESTA SUBDIVISION

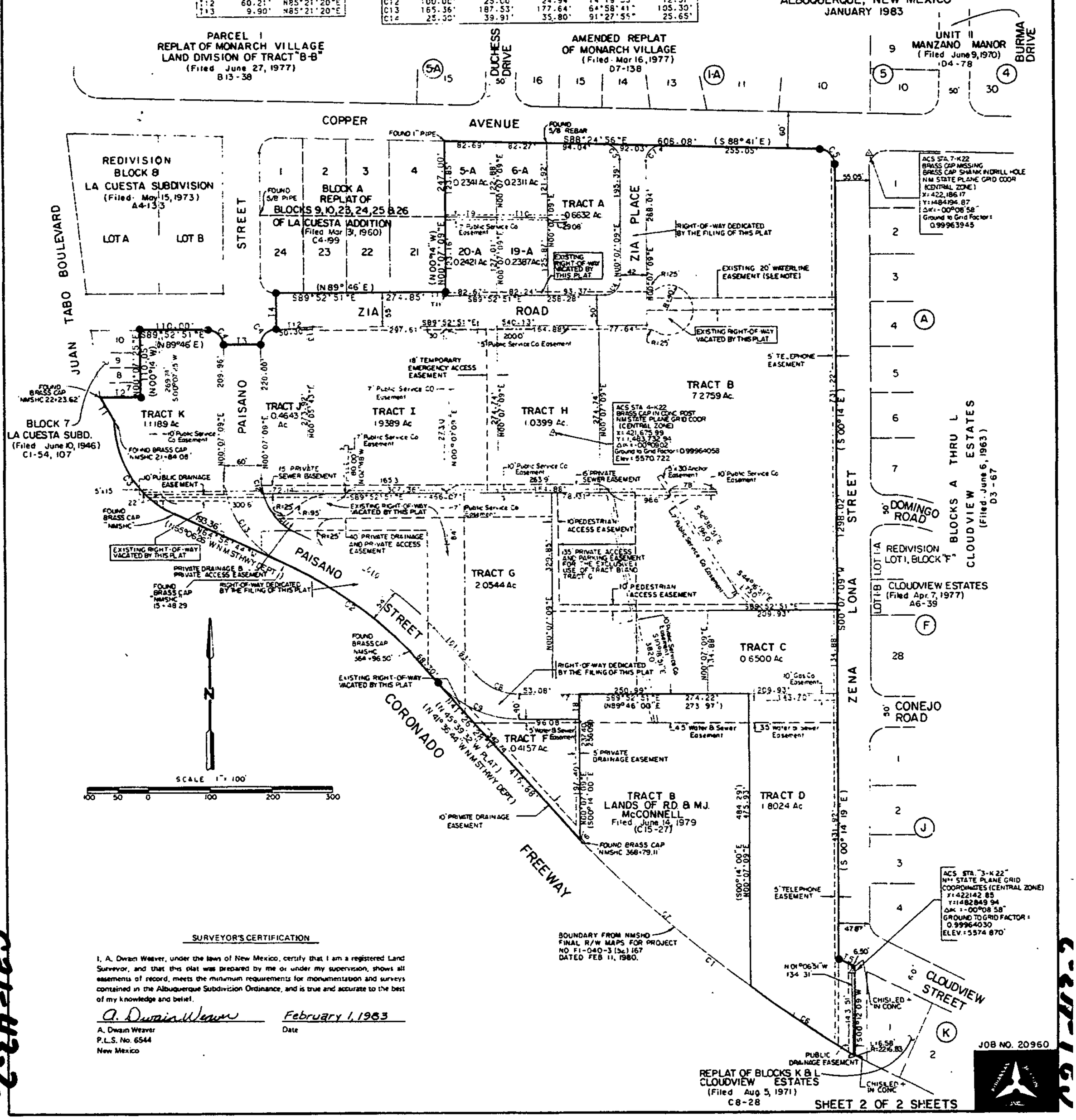
ALBUQUERQUE, NEW MEXICO
JANUARY 1983

TANGENT DATA

	DISTANCE	BEARING
T1	45.65'	N30°03'53"W
T2	66.15'	S89°52'51"E
T3	60.00'	S89°52'51"E
T4	60.00'	N00°07'09"E
T5	23.19'	S63°5.'53"E
T6	5.84'	N41°26'28"W
T7	43.00'	S89°52'51"E
T8	40.00'	N00°07'09"E
T9	82.67'	S89°05'05"E
T10	82.25'	S89°05'05"E
T11	5.00'	N00°07'09"E
T12	60.21'	N85°21'20"E
T13	9.90'	N85°21'20"E

CURVE DATA

NR.	RADIUS	ARC	CHORD	DELTA	TANGENT
C1	2216.83'	555.68'	554.22'	14°21'43"	279.30'
C2	699.30'	251.48'	250.13'	20°36'16"	127.11'
C3	169.99'	192.64'	182.50'	64°55'52"	108.15'
C4	25.00'	39.27'	35.36'	90°00'00"	25.00'
C5	25.00'	38.83'	34.90'	88°32'05"	24.37'
C6	2216.83'	197.63'	197.56'	05°06'28"	98.88'
C7	2216.83'	358.05'	357.66'	09°15'15"	179.42'
C8	94.06'	79.52'	77.17'	48°26'22"	42.31'
C9	175.47'	148.34'	143.97'	48°26'22"	78.93'
C10	753.30'	271.53'	270.07'	20°39'10"	137.26'
C11	100.00'	88.48'	85.62'	50°41'34"	47.37'
C12	100.00'	25.00'	24.94'	14°19'35"	12.57'
C13	165.36'	187.53'	177.64'	64°58'41"	105.30'
C14	25.30'	39.91'	35.80'	91°27'55"	25.65'



SURVEYOR'S CERTIFICATION

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A. Dwain Weaver — February 1, 1983
A. Dwain Weaver — Date
P.L.S. No. 6544
New Mexico

C21-43-2

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 March 19, 2013 To April 3, 2013

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.

(Applicant or Agent) 3/5/13 (Date)

I issued 1 signs for this application, 3-5-13 (Date) (Staff Member)

DRB PROJECT NUMBER: 100[redacted] 5236

Rev. 1/11/05

March

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S
- ✓ Major subdivision action
- ___ Minor subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment/Approval (AA)
- ___ IP Master Development Plan — D
- ✓ Cert. of Appropriateness (LUCC) — L
- SKETCH PLAT

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — A
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): JASON BUCHANAN PHONE: 977-1332
ADDRESS: PO BOX 6031 FAX: ___
CITY: ABQ STATE NM ZIP 87197 E-MAIL: ___

APPLICANT: AHMET TIRYAKI PHONE: 615-4278
ADDRESS: 1815 CAGUA PL. N.E. FAX: ___
CITY: ABQ STATE NM ZIP 87110 E-MAIL: atiryaki@comcast.net
Proprietary interest in site: OWNER List all owners: JASON BUCHANAN, ROB MCKINLEY

DESCRIPTION OF REQUEST: 46 UNIT TOWNHOUSE APARTMENT DEVELOPMENT

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. H & I Block: ___ Unit: ___
Subdiv/Addn/TBKA: LA CUESTA SUBD.
Existing Zoning: RT Proposed zoning: ___ MRGCD Map No ___
Zone Atlas page(s): K 22 UPC Code: ___

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 12ZHE-80227-PROJECT # 1009371, 12DRB-70179-PROJECT 1005236, PA# 12-087

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 2 No. of **proposed** lots: 3 Total site area (acres): 3 A. +/-
LOCATION OF PROPERTY BY STREETS: On or Near: ZIA ROAD N.E.
Between: PAISANO ST N.E. and ZEHA LONA ST N.E. 7/11/12
Check if project was previously reviewed by: Sketch Plat/Plan ☑ or Pre-application Review Team(PRT) ☑. Review Date: 7/17/12

SIGNATURE X [signature] DATE 11/27/12
(Print Name) X JASON BUCHANAN Applicant: ☒ Agent: ☐

FOR OFFICIAL USE ONLY Revised: 4/2012

☒ **INTERNAL ROUTING**
- ☒ All checklists are complete
- ☒ All fees have been collected
- ☒ All case #s are assigned
- ☐ AGIS copy has been sent
- ☐ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
12DRB-70368	SP		$ Ø
			$
			$
			$
			$
		Total	$ Ø

Hearing date Dec. 5, 2012

11-27-12
Staff signature & Date

Project # 1005236

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.**

___ 5 Acres or more: Certificate of No Effect or Approval
___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
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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.

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

X JASON BUCHANAN
Applicant name (print)

X
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
12 - DRB - 70368
___ - ___ - ___
___ - ___ - ___

11-27-12
Planner signature / date

Project # 1005236

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION	S	Z	**ZONING & PLANNING**
___ Major subdivision action			___ Annexation
___ Minor subdivision action			
___ Vacation	V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		___ Adoption of Rank 2 or 3 Plan or similar
___ for Subdivision			___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ for Building Permit			
___ Administrative Amendment/Approval (AA)			
___ IP Master Development Plan	D		___ Street Name Change (Local & Collector)
✓ Cert. of Appropriateness (LUCC)			
SKETCH PLAT	L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
___ Storm Drainage Cost Allocation Plan			

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APPLICATION INFORMATION:

Professional/Agent (if any): JASON BUCHANAN PHONE: 977-1332
ADDRESS: PO BOX 6031 FAX:
CITY: ABQ STATE NM ZIP 87197 E-MAIL:

APPLICANT: AHMET TIRYAKI PHONE: 615-4278
ADDRESS: 1815 CAGUA PL. N.E. FAX:
CITY: ABQ STATE NM ZIP 87110 E-MAIL: atiryaki@comcast.net
Proprietary interest in site: OWNER List all owners: JASON BUCHANAN, ROB MCKINLEY

DESCRIPTION OF REQUEST: 46 UNIT TOWNHOUSE APARTMENT DEVELOPMENT

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. H & I Block: Unit:
Subdiv/Addn/TBKA: LA CUESTA SUBD.
Existing Zoning: RT Proposed zoning: MRGCD Map No
Zone Atlas page(s): K 22 UPC Code:

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 12ZHE-80227-PROJECT # 1009371, 12DRB-70179-PROJECT 1005236, PA# 12-087

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 2 No. of **proposed** lots: 3 Total site area (acres): 3 A. +/-
LOCATION OF PROPERTY BY STREETS: On or Near: ZIA ROAD N.E.
Between: PAISANO ST N.E. and ZEHA LONA ST N.E. 9/11/12
Check if project was previously reviewed by: Sketch Plat/Plan ☑ or Pre-application Review Team(PRT) ☑. Review Date: 7/17/12

SIGNATURE X Jason Buchanan DATE 11/27/12
(Print Name) X JASON BUCHANAN Applicant: ☒ Agent: ☐

FOR OFFICIAL USE ONLY **Revised: 4/2012**

☒ **INTERNAL ROUTING**
☒ All checklists are complete
☒ All fees have been collected
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Application case numbers	Action	S.F.	Fees
12DRB-70368	SP		$ Ø
-			$
-			$
-			$
-			$
			Total $ Ø

Hearing date Dec. 5, 2012

11-27-12
Staff signature & Date

Project # 1005236

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.**

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

x JASON BUCHANAN
Applicant name (print)

x
Applicant signature / date

Form revised **October 2007**

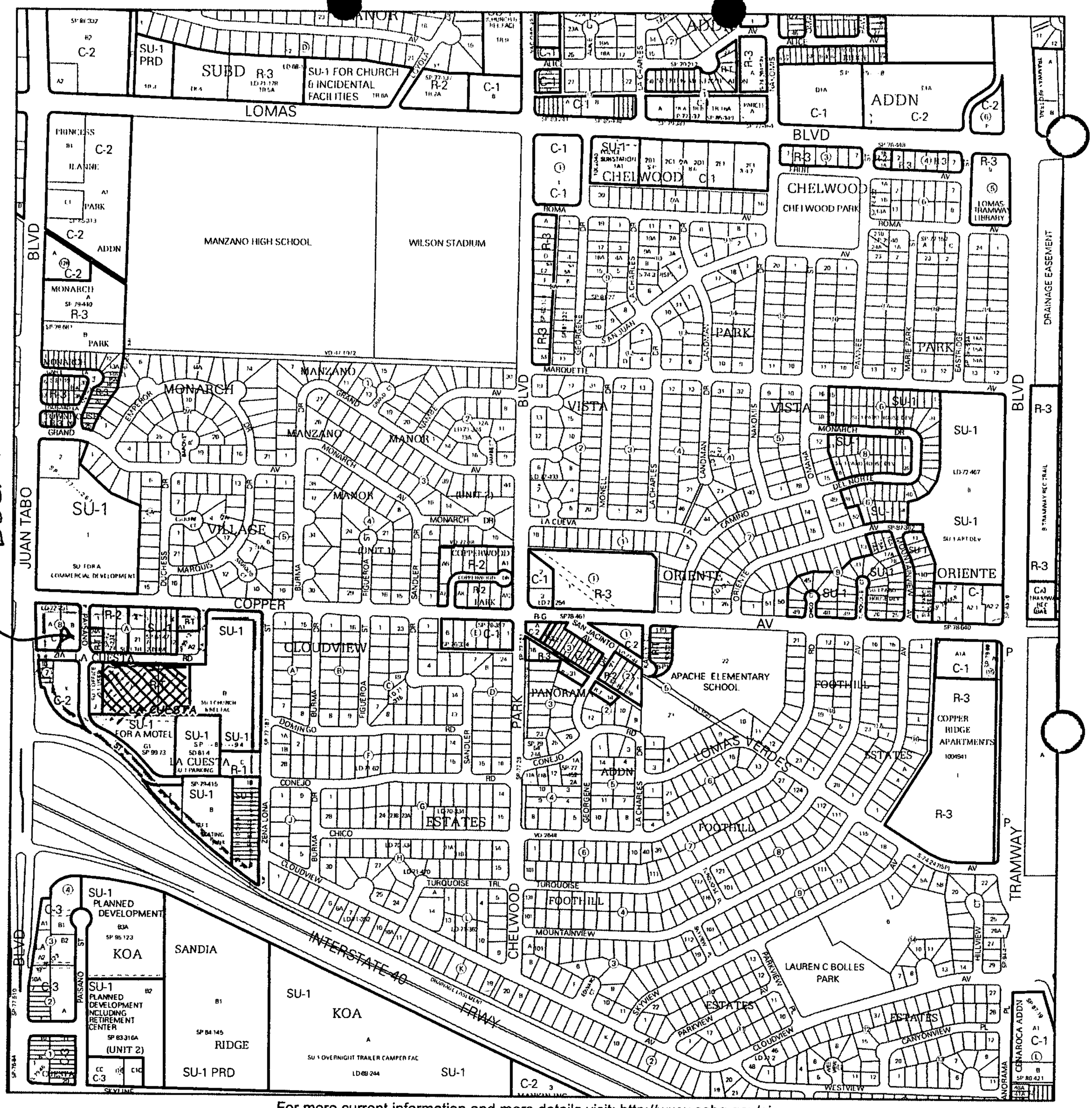
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
12 - DRB - 70368
___ - ___ - ___
___ - ___ - ___

11-27-12
Planner signature / date

Project # 1005236

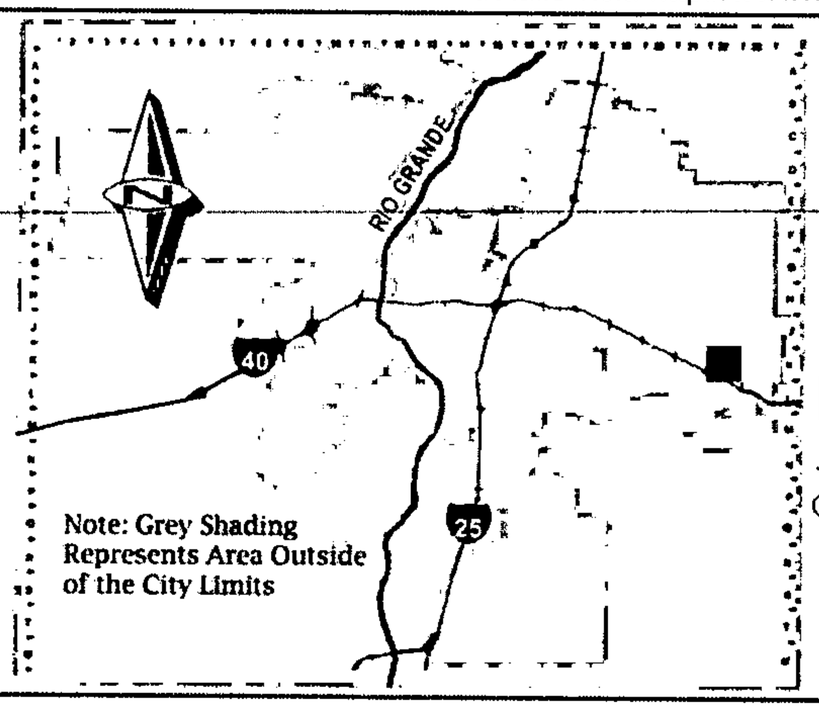
PROJECT LOCATION



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

K-22-Z

Selected Symbols

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

0 750 1,500 Feet

Cinelli
ARCHITECTS

ROGER CINELLI & ASSOCIATES, INC. 2418 MANUEL TORRES LANE NW ALBUQUERQUE, NEW MEXICO 87107
OFFICE 505-243-8211 FAX 505-243-8196

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT DEVELOPMENT SERVICES
PLAZA DEL SOL BUILDING
600 2ND STREET N.W.
ALBUQUERQUE, NEW MEXICO 87102

RE: SKETCH PLAT REVIEW FOR 46 UNIT TOWNHOUSE DEVELOPMENT - **12,004 ZIA ROAD NE**, ABQ.,

N.M. – TRACTS H & I - LA CUESTA SUBD. 3 A.+/- - RT ZONE

DEAR SIRS,
WE RESPECTFULLY SUBMIT A SITE PLAN FOR THE REFERENCED PROJECT.
BOTH PARCELS WERE THE SUBJECT OF A ZONE MAP AMENDMENT CONDUCTED IN 2006. AS A RESULT OF THAT ACTION, BOTH PARCELS ARE NOW ZONED RT.
IN ADDITION, BOTH PARCELS WERE THE SUBJECT OF A VARIANCE REQUEST FROM THE ZONING HEARING EXAMINER. THE NOTIFICATION OF DECISION APPROVED THE VARIANCE TO THE 22' LOT WIDTH PER TOWNHOUSE TO ALLOW 46 TOWNHOUSE UNITS.
THE DEVELOPER DESIRES TO CONSTRUCT 46 TOWNHOUSE STYLE APARTMENTS on THE PARCELS.THE INTERMEDIATE LOT LINE BETWEEN TRACTS H & I SHALL BE ELIMINATED AND THE SITE WILL BE REPLATTED TO REFLECT THE THREE LOTS AS SHOWN ON THE SUBMITTED SITE PLANS .
WITH THE EXCEPTION OF THE EXISTING EASEMENTS, THE PROJECT PROPOSED CROSS CIRCULATION EASEMENT, UTILITY LINE EASEMENTS (NOT SHOWN) AND DRAINAGE EASEMENTS (NOT SHOWN) SHALL BE PRIVATE. WE HAVE BEEN INFORMED THAT A SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WILL NOT BE REQUIRED. PLEASE INFORM.

WE APPRECIATE YOUR REVIEW COMMENTARY OF OUR SUBMITTAL.

SINCERELY,

ROGER CINELLI, ARCHITECT

December 5. 2012

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S
- ____ Major subdivision action
- ____ Minor subdivision action
- ____ Vacation — V
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ____ for Subdivision
- ____ for Building Permit
- ____ Administrative Amendment/Approval (AA)
- ____ IP Master Development Plan — D
- ____ Cert. of Appropriateness (LUCC) — L
- ✓ SKETCH PLAT

STORM DRAINAGE (Form D)
- ____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ____ Annexation
- ____ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- ____ Adoption of Rank 2 or 3 Plan or similar
- ____ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- ____ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — A
- ____ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.
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ADDRESS: 2418 MANUEL TORRES CH NW FAX: 243-8196
CITY: ABQ STATE NM ZIP 87107 E-MAIL: rcinelli@q.com

APPLICANT: AHMET TIRYAKI PHONE: 615-4278
ADDRESS: 1815 CAGUA PL. N.E FAX:
CITY: ABQ STATE NM ZIP 87110 E-MAIL: atiryaki@comcast.net
Proprietary interest in site: OWNER List all owners: JASON BUCHANAN, ROB MCKINLEY

DESCRIPTION OF REQUEST: 46 UNIT TOWNHOUSE DEVELOPMENT

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. H & I Block: ____ Unit: ____
Subdiv/Addn/TBKA: LA CUESTA SUBD.
Existing Zoning: RT Proposed zoning: ____ MRGCD Map No ____
Zone Atlas page(s): K 22 UPC Code: ____

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
PROJECT #1005236/06 EPC 01579 (ZONE MAP AMENDMENT)

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 2 No. of **proposed** lots: 1 Total site area (acres): APPROX. 3 A.
LOCATION OF PROPERTY BY STREETS: On or Near ZIA ROAD NE
Between: PAISANO ST NE and ZENALOHA ST. NE

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: NA

SIGNATURE Roger Cinelli DATE 6/25/12
(Print Name) Roger Cinelli Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY **Revised: 4/2012**

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Application case numbers	Action	S.F.	Fees
12 DRB - 70179	SK		$
-			$
-			$
-			$
-			$
			Total $ Ø

Hearing date July 11, 2012

Valerie Buttrey 6-26-2012 **Project #** 1005236
Staff signature & Date

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

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

ROGER CIHELLI
Applicant name (print)

6/25/12
Applicant signature / date

Form revised **October 2007**

☐ Checklists complete
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☐ Related #s listed

Application case numbers
12 - DRB - 70179
___ - ___ - ___
___ - ___ - ___

6-26-12
Planner signature / date

Project # 1005236

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

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✓ SKETCH PLAT

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SIGNATURE Roger Cinelli DATE 6/25/12
(Print Name) Roger Cinelli Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY

Revised: 4/2012

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-			$
-			$
-			$
-			$
		Total	$ Ø

Hearing date July 11, 2012

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Staff signature & Date

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☑ **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.**

- ___ 5 Acres or more: Certificate of No Effect or Approval
- ___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- ___ 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.

ROGER CIHELLI
Applicant name (print)

6/25/12
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
12 - DRB - 70179
___ - ___ - ___
___ - ___ - ___

6-26-12
Planner signature / date

Project # 1005236

Cinelli
ARCHITECTS

ROGER CINELLI & ASSOCIATES, INC. 2418 MANUEL TORRES LANE NW ALBUQUERQUE, NEW MEXICO 87107
OFFICE 505-243-8211 FAX 505-243-8196

6/25/12

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT DEVELOPMENT SERVICES
PLAZA DEL SOL BUILDING
600 2ND STREET N.W.
ALBUQUERQUE, NEW MEXICO 87102

RE: SKETCH PLAT REVIEW FOR 46 UNIT TOWNHOUSE DEVELOPMENT - **12,004 ZIA ROAD NE**, ABQ., N.M. – TRACTS H & I - LA CUESTA SUBD. 3 A.+/- - RT ZONE

DEAR SIRS,

WE RESPECTFULLY SUBMIT A SITE PLAN FOR THE REFERENCED PROJECT. BOTH PARCELS WERE THE SUBJECT OF A ZONE MAP AMENDMENT CONDUCTED IN 2006. AS A RESULT OF THAT ACTION, BOTH PARCELS ARE NOW ZONED RT. THE DEVELOPER DESIRES TO CONSTRUCT TOWNHOUSES ON THE PARCELS. THE PROJECT SHALL CONSIST OF TWO PHASES, EACH COMPRISED OF 23 TOWNHOUSE UNITS. THE FIRST PHASE SHALL BE ERECTED ON TRACT I, THE WESTERN PARCEL. WHEN COMPLETE, THE INTERMEDIATE LOT LINE BETWEEN TRACTS H & I SHALL BE ELIMINATED; THE BALANCE (23 UNITS) OF THE TOWNHOUSES SHALL THEN BE ERECTED IN THE SECOND PHASE.

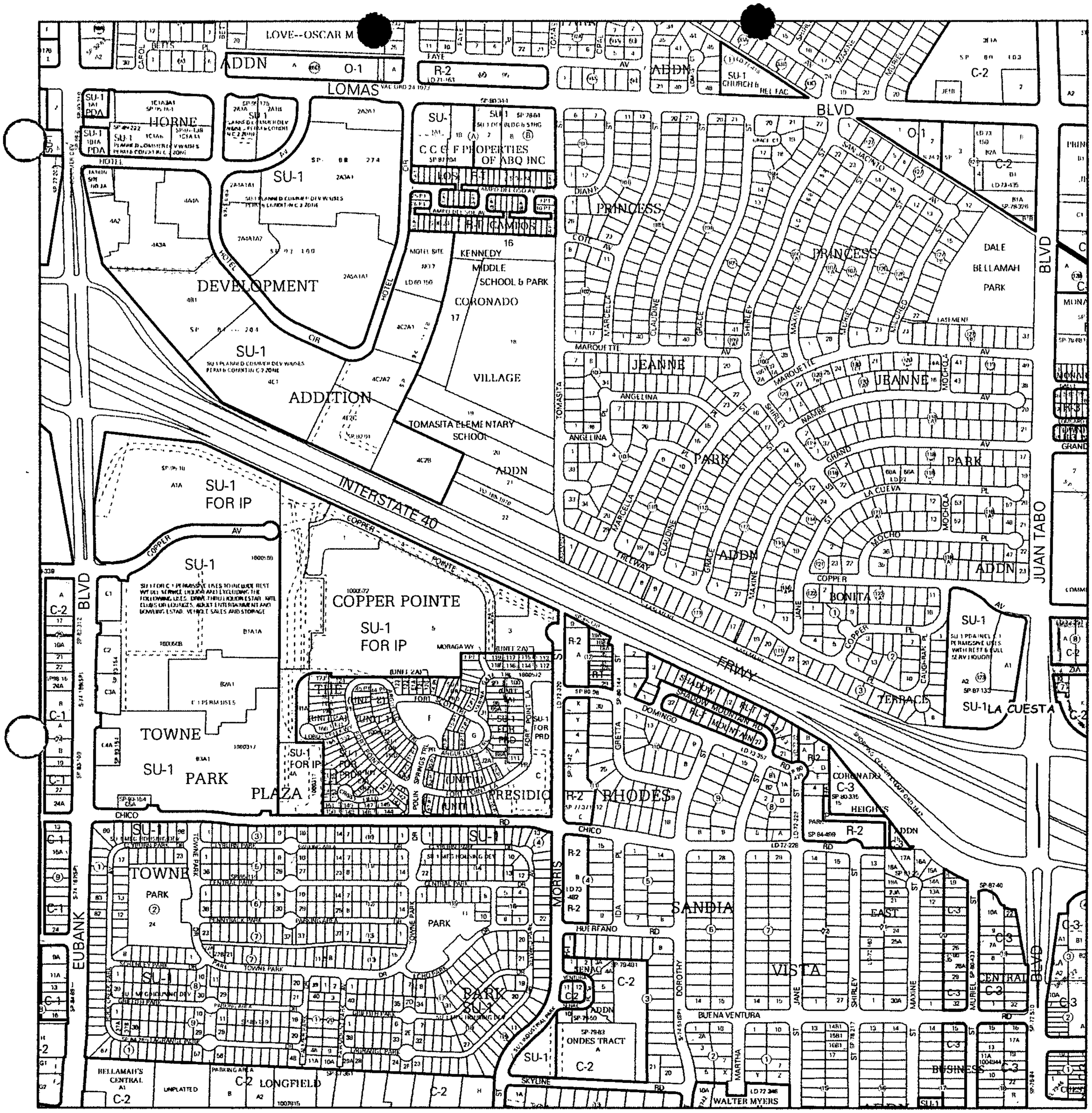
WE APPRECIATE YOUR REVIEW COMMENTARY OF OUR SUBMITTAL.

SINCERELY,

Roger Cinelli

ROGER CINELLI, ARCHITECT

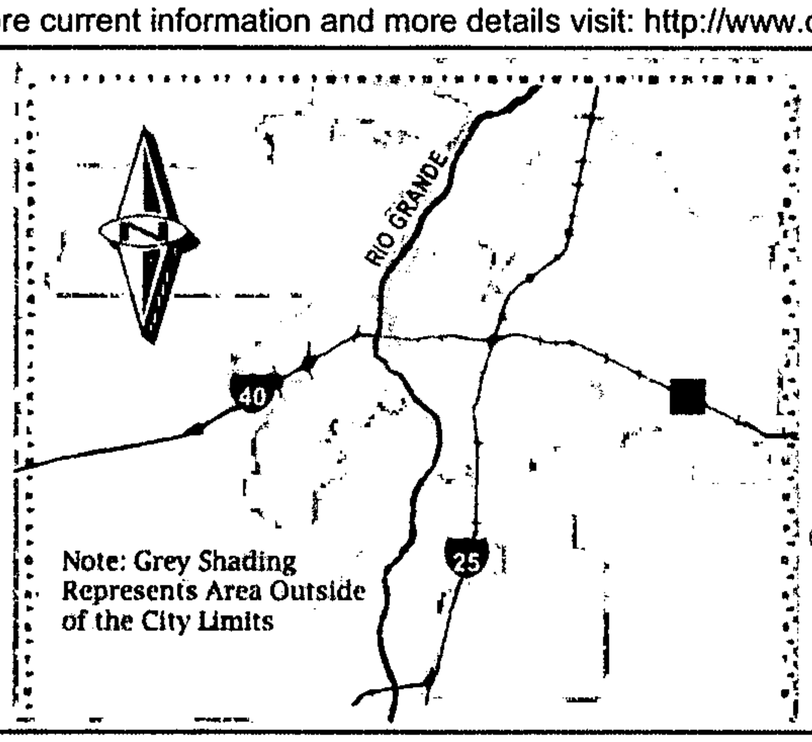
6/25/12
DATE



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

K-21-Z

Selected Symbols

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

0 750 1,500 Feet

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005236 **AGENDA ITEM NO: 2**

SUBJECT:

Final Plat
Preliminary Plat
Vacation of Public Easements

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:

10-24-07

APPROVED __; DENIED __; DEFERRED 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
(K-22/D022D - ZIA PARK TOWNHOMES)

DATE: OCTOBER 17, 2007

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005236 **AGENDA ITEM NO: 3**

SUBJECT:

Final Plat
Preliminary Plat
Vacation of Public Easements

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
City Engineer / AMAFCA Designee 505-924-3986
(K-22/D022D - ZIA PARK TOWNHOMES)

DATE: OCTOBER 24, 2007

Gomez, Angela J.

From: SanGreer1@aol.com

Sent: Tuesday, October 16, 2007 4:27 PM

To: Gomez, Angela J.

Subject: Project @#1005236

Please postpone DRB meeting for the above referenced project scheduled for 10/17/07 per owner. The DRB # is 07DRB-70268 vacation of easement Tracts H & I, La Cuesta Subd. The owner has asked that it be postponed indefinitely. Thank you

See what's new at AOL.com and Make AOL Your Homepage.

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

09/21/2007 Issued By: PLNABG

Permit Number: **2007 070 268** **Category Code 910**

Application Number: 07DRB-70268, Vacation Of Public Easement

Address:

Location Description: ZIA RD NE BETWEEN JUAN TABO NE AND ZENA LONA RD NE

Project Number: 1005236

Applicant
Zia Park Townehomes Llc

8901 Adams Ne Suite B
Albuquerque, NM 87113
299-1670

Agent / Contact
Alpha Professional Surveying Inc.

1512 Deborah Rd Se
Albuquerque, NM 87113
892-1076

Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$135.00
	TOTAL:	**$230.00**

City Of Albuquerque
Treasury Division

9/21/2007 11:40AM LOC: ANNX
WS# 006 TRANS# 0010
RECEIPT# 00082359-00082360
PERMIT# 2007070268 TRSCCS
Trans Amt $445.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $135.00

CK $445.00

CHANGE $0.00

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

09/21/2007 Issued By: PLNABG

Permit Number: **2007 070 269** **Category Code 910**

Application Number: **07DRB-70269**, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: ZIA RD NE BETWEEN JUAN TABO NE AND ZENA LONA RD NE

Project Number: 1005236

Applicant
Zia Park Townehomes Llc

8901 Adams Ne Suite B
Albuquerque, NM 87113
299-1670

Agent / Contact
Alpha Professional Surveying Inc.

1512 Deborah Rd Se
Albuquerque, NM 87113
892-1076

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	$215.00
	TOTAL:	**$215.00**

City Of Albuquerque
Treasury Division

9/21/2007 11:40AM LOC: ANNX
WS# 006 TRANS# 0010
RECEIPT# 00082359-00082359
PERMIT# 2007070269 TRSCCS
Trans Amt $445.00
DRB Actions $215.00

Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
___ Major Subdivision action
X Minor Subdivision action
X Vacation
___ Variance (Non-Zoning)

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
V ___ Zone Map Amendment (Establish or Change Zoning)
P ___ 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 D 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): Alpha Professional Surveying Inc. PHONE: 892-1076
ADDRESS: 1512 Deborah Rd SE #121 FAX: 891-0471
CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: GEGRITSKO@AOL.COM

APPLICANT: ZIA PARK TOWNHOMES LLC PHONE: 299-1670
ADDRESS: 8901 Adams NE Suite B FAX: 299-2720
CITY: ALBQ STATE NM ZIP 87113 E-MAIL:
Proprietary interest in site: OWNER List all owners:

DESCRIPTION OF REQUEST: Vacate easements + lot line elimination

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. Tracts H + I Block: Unit:
Subdiv/Addn/TBKA: LA CUESTA SUBD.
Existing Zoning: ~~SU-1~~ R-T Proposed zoning:
Zone Atlas page(s): K-22 UPC Code: 102205708321632511 MRGCD Map No
102205705721732509

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
1005236

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? NO
No. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): 2.9788
LOCATION OF PROPERTY BY STREETS: On or Near: ZIA ROAD NE
Between: JUAN TABO NE and ZENA LONA NE

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

SIGNATURE [signature] DATE 9/21/07
(Print) GARY E. GRITSKO Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

☐ INTERNAL ROUTING
☑ All checklists are complete
☑ All fees have been collected
☑ All case #s are assigned
☑ AGIS copy has been sent
☑ Case history #s are listed
☑ Site is within 1000ft of a landfill
☑ F.H.D.P. density bonus
☑ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
07DRB - - 70268	VPE	✓	$ 135.00
07DRB - - 70269	P&F	5(3)	$ 245.00
- -	CMF		$ 20.00
- -	Adv		$ 75.00
- -			$
			Total $ 445.00

Hearing date October 17, 2007

[signature]
Planner signature / date

Project # 1005236

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

__ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
__ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
__ List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☒ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
✓ (Not required for City owned public right-of-way.)
✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
__ 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)
__ List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ List any original and/or related file numbers on the cover application

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

__ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

__ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
__ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
__ Letter of authorization from the grantors and the beneficiaries (private easement only)
__ Fee (see schedule)
__ List any original and/or related file numbers 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.

GARY G GRITSKO
Applicant name (print)

Gary G Gritsko
Applicant signature / date

Form revised 4/07

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
07DRB - - 70268
- -
- -

Andrew Garcia 9/4/07
Planner signature / date

Project # 1005236

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
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☐ **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
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__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
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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
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__ 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.

GARY GRITSKO
Applicant name (print)

Applicant signature / date

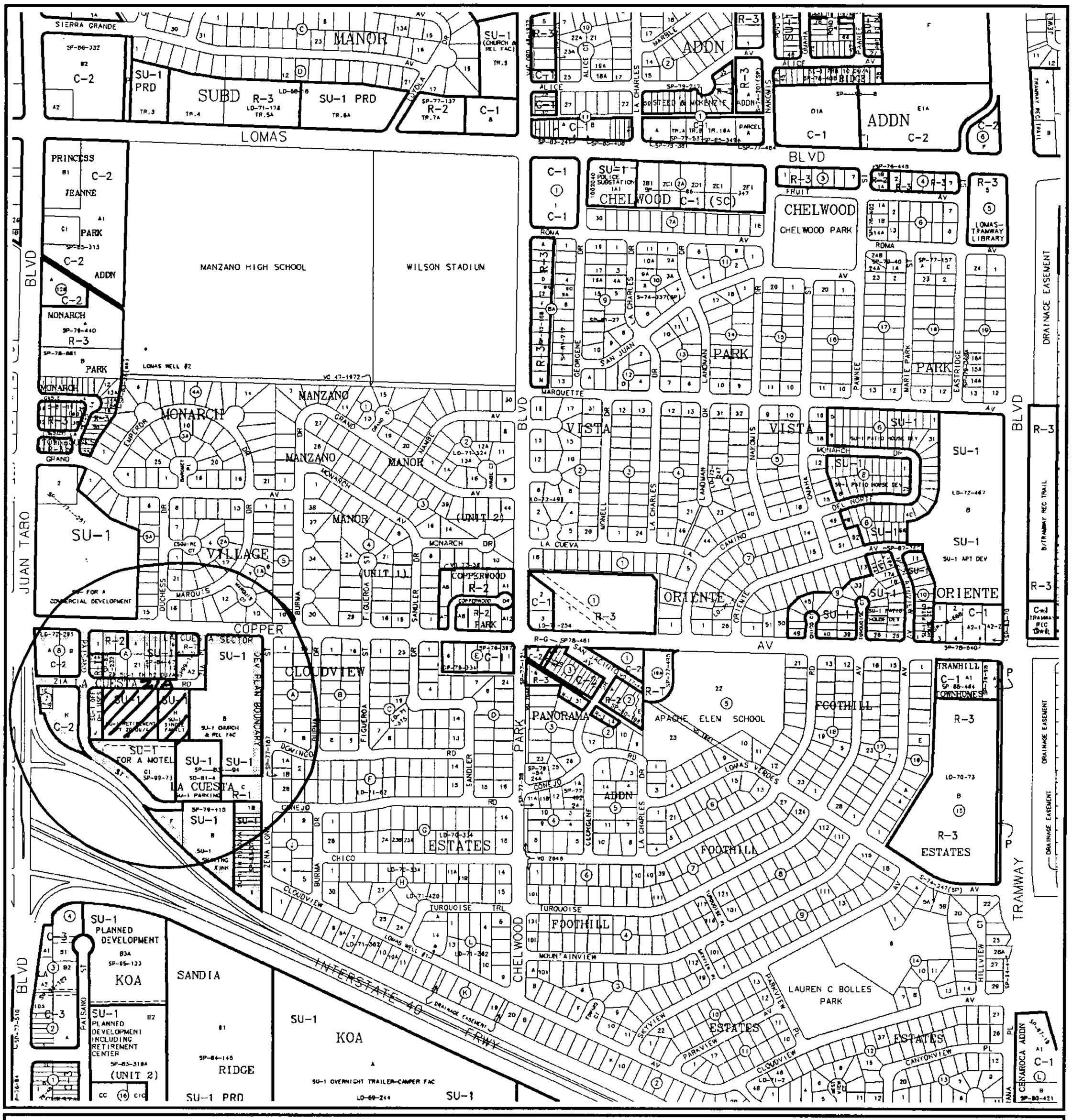
Form revised 4/07

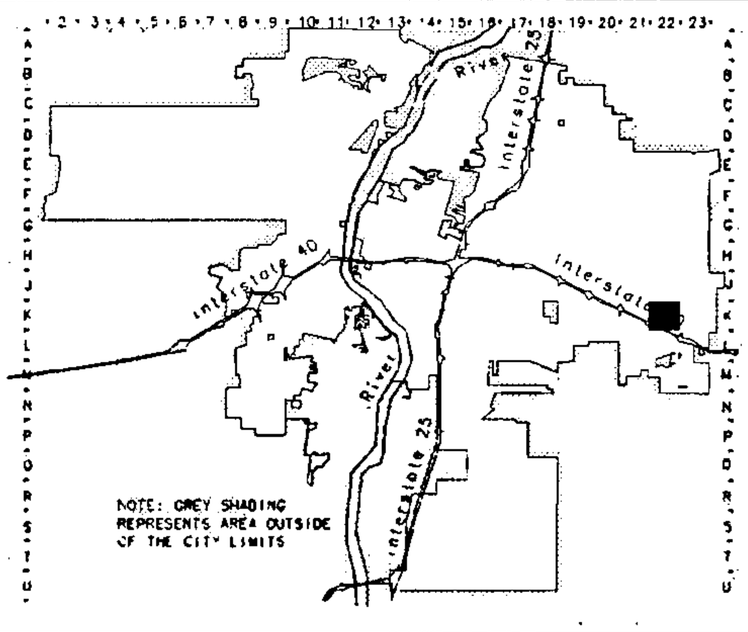
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
07DRB - - 70269
- -
- -

Planner signature / date 9/4/07

Project # 1005236





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

K-22-Z

Map Amended through August 04, 2004

Section 24E

Alpha Professional Surveying Inc.
1512 Deborah Road, SE #121
Rio Rancho, New Mexico 87124
(505) 892-1076
891-0471 (fax)

September 21, 2007

City of Albuquerque
Development Review Board
Plaza del Sol
Albuquerque, New Mexico 87102

RE: Plat of Tract H-1, La Cuesta Subdivision, Albuquerque, NM

The purpose of this application is to eliminate the lot line between two existing tracts, to vacate certain public utility easements and to grant additional public utility easements.

If you have any questions, please contact me anytime.

Sincerely,

Gary E. Gritsko
NM Professional Surveyor No. 8686

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: 20 Sept 07

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

This letter will serve to notify you that on 20 Sept 07 (date)

TO CONTACT NAME: Gary Gritsko
COMPANY/AGENCY: Alpha Professional Surveying Inc.
ADDRESS/ZIP: 1512 Deborah Rd. SE #124 Rio Rancho 87124
PHONE/FAX #: 892-1076 / 891-0471

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 Tracts H + I, La Cuesta Subd. located on Zia Rd NE between Juan Tabo NE and Zena Long St. NE.
zone map page(s) K-22.

Our records indicate that as of 20 Sept 2007 (date), there were **no Recognized 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,

Stephanie Rios

OFFICE OF NEIGHBORHOOD COORDINATION

planning.norecognized.na.form(07/04)

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 2, 2007 To October 17, 2007

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.

Ray Lintob 9/21/07
(Applicant or Agent) (Date)

I issued 1 signs for this application, 9/21/07 Andrew Garcia
(Date) (Staff Member)

DRB PROJECT NUMBER: 1005236

Rev. 1/11/05

DKB# 1005236
Manzano

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 ZIA PARK TOWNHOMES LLC ("Developer") effective as of this 13 day of Sept, 2007, and pertains to the subdivision commonly known as Tract H-1, La Cuesta Subd., and more particularly described as ZIA PARK TOWNHOMES (the "Subdivision".) The following individual lots comprise the subdivision: Tract H-1

[List lots by street address; Lots which will be used for multi-family residences should be marked "multifamily- 48 units" with the number of units filled in.]

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 residential 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; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools.

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:

Doc# 2007134869
09/20/2007 04:16 PM Page: 1 of 3
AGRE R:$13.00 M. Toulouse, Bernalillo County

DRB#1005236
MARZANO

- 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 may 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.

Signature

ROBERT THOMAS, MEMBER
Name (typed or printed) and title

ZIA PARK TOWNHOMES, LLC

DKB# 1005236
Manzano

Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on Sept. 14, by Robert Thomas as member of Zia Park Townhomes LLC, a corporation.

(Seal)

OFFICIAL SEAL
Gary E. Gritsko
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires _____

Gary E Gritsko
Notary Public

My commission expires: 7/21/2008

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature

Kizito Wijenje, Director, Capital Master Plan

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on September 14, 2007 by Kizito Wijenje as Director, 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.

(Seal)

OFFICIAL SEAL
Betty King
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 5/18/11

Notary Public

My commission expires: May 18, 2011

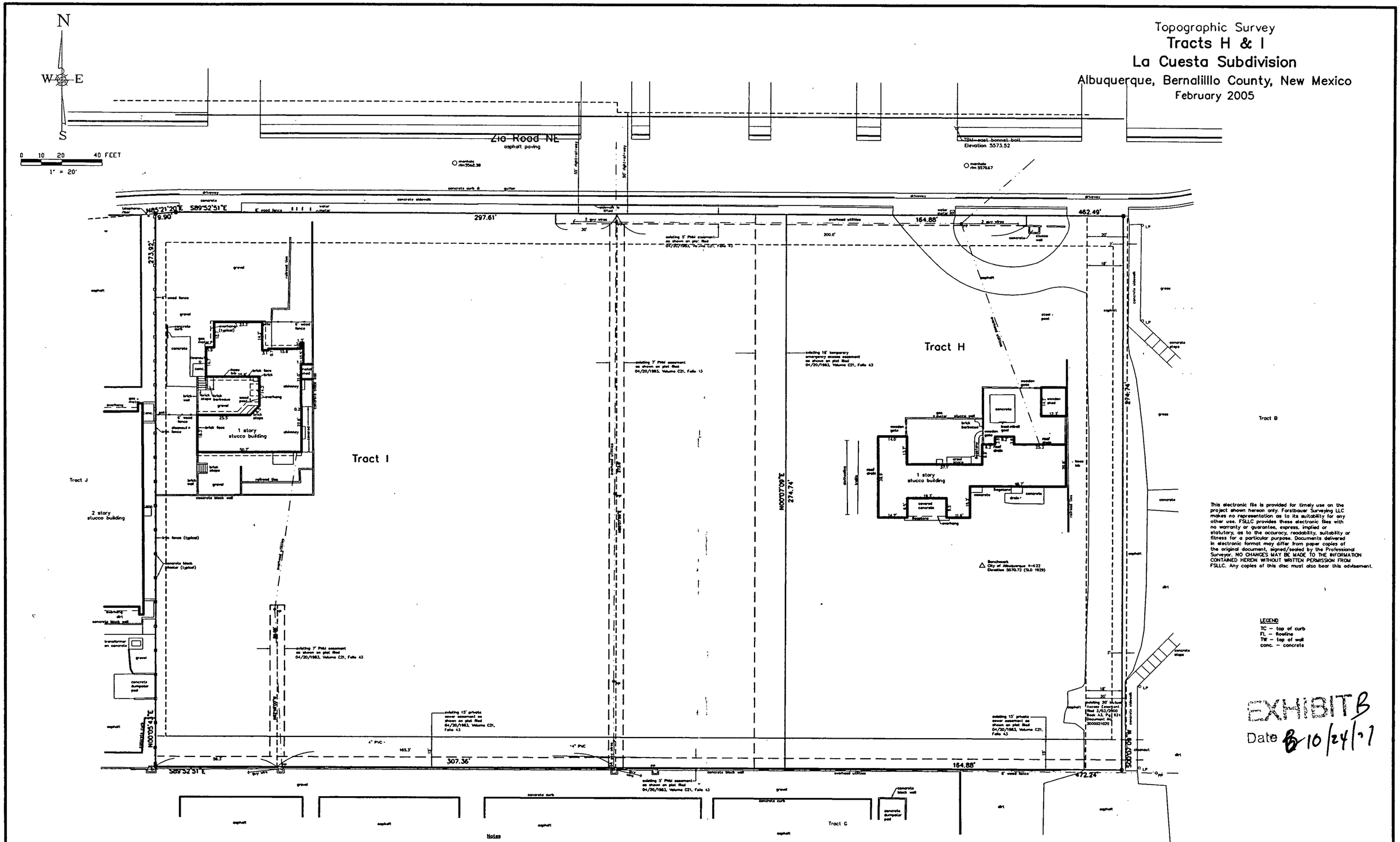
Topographic Survey

Tracts H & I

La Cuesta Subdivision

Albuquerque, Bernalilllo County, New Mexico

February 2005



This electronic file is provided for timely use on the project shown hereon only. Forstbauer Surveying LLC makes no representation as to its suitability for any other use. FSLLC provides these electronic files with no warranty or guarantee, express, implied or statutory, as to the accuracy, readability, suitability or fitness for a particular purpose. Documents delivered in electronic format may differ from paper copies of the original document, signed/sealed by the Professional Surveyor. NO CHANGES MAY BE MADE TO THE INFORMATION CONTAINED HEREIN WITHOUT WRITTEN PERMISSION FROM FSLLC. Any copies of this disc must also bear this advisement.

LEGEND

TC – top of curb
FL – flowline
TW – top of wall
conc. – concrete

EXHIBIT B

Date 10/24/07

Notes

1. Underground structures affecting this property, including but not limited to utilities, are not a part of this survey.
2. Date of field work: February 06, 2005
3. Bearings are based on the northerly line of Tracts H & I as shown on plat filed April 20, 1983 in Volume C21, Folio 43.
4. THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCED HEREON.
5. Easements shown hereon are as disclosed in Commitment for Title Insurance No. 04-3012770-B-JR prepared by Fidelity National Title with the following exceptions: the Easement Agreement filed 3/05/1980, Book Misc. 757, Page 458 is not shown hereon. Said easement was created prior to the platting of Tracts H & I shown hereon and is not shown on that plat. See Note 8 on said plat which vacates any existing rights-of-way on utility easements not specified thereon. The easement filed 2/05/1986, Book Misc. 322A, Page 234 cannot be located as described.

Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax (505) 268-2032

C21-43-2

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record
on APR 12 1983
At ... o'clock ... m. Recorded in Vol ... of records of said County Folio 232 2/2
Clerk & Recorder
Deputy Clerk

83 24466

REPLAT OF

TRACTS A and C, LANDS OF R.D.& M.J. McCONNELL
(FILED: JUNE 14, 1979)
LOTS A and B, REPLAT OF BLOCK 27, LA CUESTA SUBDIVISION
(FILED: MARCH 15, 1978)
TRACT "C-1", SUMMARY PLAT SHOWING TRACT "C-1"
(FILED: MARCH 1, 1977)
PORTION OF TRACT C, REPLAT OF BLOCKS A, B OF THE LA CUESTA SUBDIVISION
(FILED: APRIL 11, 1974)
PORTIONS OF BLOCK A and BLOCK B
REPLAT OF BLOCKS 9, 10, 23, 24, 25 & 26
OF THE LA CUESTA ADDITION
(FILED: MARCH 31, 1960)
BLOCK 22 and PORTIONS OF BLOCKS 6, 7, 11 & 21
LA CUESTA SUBDIVISION
(FILED: JUNE 10, 1946)

TRACTS A THRU D AND F THRU K AND LOTS 5-A, 6-A, 19-A & 20-A LA CUESTA SUBDIVISION

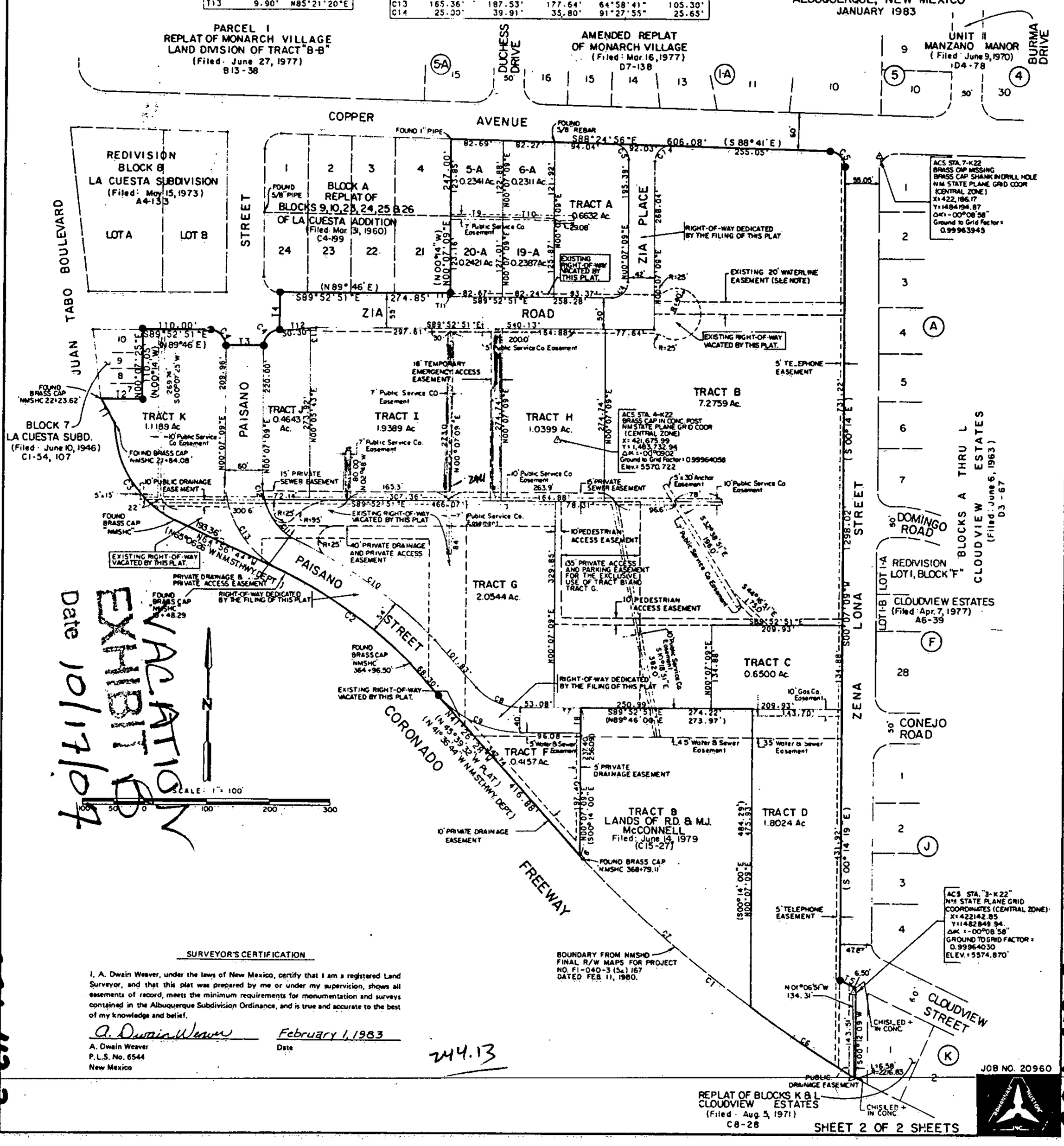
ALBUQUERQUE, NEW MEXICO
JANUARY 1983

TANGENT DATA

	DISTANCE	BEARING
T1	45.65'	N30°03'53"W
T2	66.15'	S89°52'51"E
T3	60.00'	S89°52'51"E
T4	60.00'	N00°07'09"E
T5	23.19'	S63°51'53"E
T6	5.84'	N41°26'28"W
T7	43.00'	S89°52'51"E
T8	40.00'	N00°07'09"E
T9	82.67'	S89°05'05"E
T10	82.25'	S89°05'05"E
T11	5.00'	N00°07'09"E
T12	60.21'	N85°21'20"E
T13	9.90'	N85°21'20"E

CURVE DATA

NR.	RADIUS	ARC	CHORD	DELTA	TANGENT
C1	2216.83'	555.68'	554.22'	14°21'43"	279.30'
C2	699.30'	251.48'	250.13'	20°36'16"	127.11'
C3	169.99'	192.64'	182.50'	64°55'52"	108.15'
C4	25.00'	39.27'	35.36'	90°00'00"	25.00'
C5	25.00'	38.63'	34.90'	88°32'05"	24.37'
C6	2216.83'	197.63'	197.56'	05°06'28"	98.88'
C7	2216.83'	358.05'	357.66'	09°15'15"	179.42'
C8	94.06'	79.52'	77.17'	48°26'22"	42.31'
C9	175.47'	148.34'	143.97'	48°26'22"	78.93'
C10	753.30'	271.53'	270.07'	20°39'10"	137.26'
C11	100.00'	88.48'	85.62'	50°41'34"	47.37'
C12	100.00'	25.00'	24.94'	14°19'35"	12.57'
C13	165.36'	187.53'	177.64'	64°58'41"	105.30'
C14	25.00'	39.91'	35.80'	91°27'55"	25.65'



SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, under the laws of New Mexico, certify that I am a registered Land Surveyor, and that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dwain Weaver — February 1, 1983
A. Dwain Weaver — Date
P.L.S. No. 6544
New Mexico

244.13

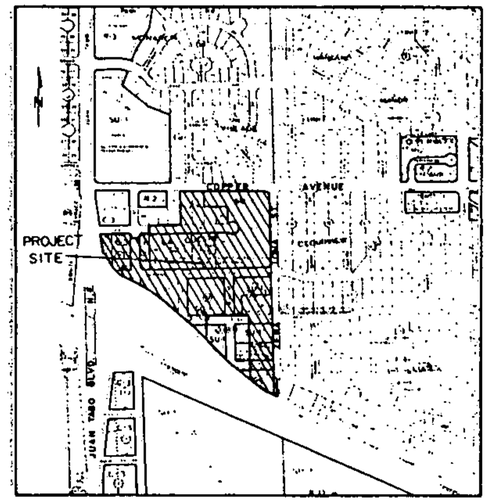
JOB NO. 20960

SHEET 2 OF 2 SHEETS

EXHIBIT "B" ATTACHED TO AGREEMENT Date 10/17/84

C21-43-2

C21-43-1



LOCATION MAP
ZONE ATLAS MAP NO. K-22-Z

SUBDIVISION DATA

1. Zone Atlas Index No. K-22-Z
2. Gross Subdivision Acreage: 20.4627 Acres
3. Total number of tracts created: 14 Tracts
4. Total mileage of 40 foot, 42 foot and 54 foot width streets created: 0.139 miles
5. Date of Survey: August 1982

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are Ground Distances.
3. Record Bearings and Distances are shown in parenthesis.
4. Number 5 rebar with plastic survey cap stamped PE & LS 2455 were set on corners designated by a small solid circle ●.
5. The existing waterline within Tract B shall be abandoned and the 20' waterline easement shall be vacated upon completion of the waterline improvements in Zia Place and approved by Water Resources Department.
6. A floating Drainage Easement is located on Tract B for the purpose of conveying storm runoff from Tract C to Paisano Street.
7. A floating Access Easement is located on Tract B to provide access along the entire west boundary of Tract C to Paisano Street, Zia Road, or the easterly end of the private access easement within Tract G. The exact location shall be specified by the owner(s) of Tract G.
8. Any existing rights-of-way or existing utility easements not specified on this plat are vacated by the filing of this plat.

APPROVALS

PLANNING DIRECTOR	DATE 4-18-83
CITY ENGINEER	DATE 4-18-83
A.M.A.F.C.A.	DATE 4-5-83
TRAFFIC ENGINEER	DATE 4-5-83
CITY SURVEYOR	DATE 4-4-83
PROPERTY MANAGEMENT	DATE 4-5-83
WATER RESOURCES DEPARTMENT	DATE 4-5-83
PARKS & RECREATION DEPARTMENT	DATE 4-5-83
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE 3/3/83
GAS COMPANY OF NEW MEXICO	DATE 3-7-83
MOUNTAIN BELL	DATE 03/03/83

DESCRIPTION

A certain tract of land situate in the West ½ of Section 22, T10N, R4E, N.M.P.M., within the City of Albuquerque, Bernalillo County, New Mexico, being TRACTS A and C, LANDS OF R. D. and M. J. McCONNELL, as the same are shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 14, 1979, being also LOTS A and B, REPLAT OF BLOCK 27, LA CUESTA SUBDIVISION, as the same are shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 15, 1978, being also TRACT "C-1," SUMMARY PLAT SHOWING TRACT "C-1," as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on March 1, 1977, being also a portion of TRACT C, REPLAT OF BLOCKS A, B of the LA CUESTA SUBDIVISION, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 11, 1974, being also portions of BLOCK A and BLOCK B, REPLAT OF BLOCKS 9, 10, 23, 24, 25 and 26 of the LA CUESTA ADDITION, as the same are shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 31, 1960, being also BLOCK 22 and portions of BLOCKS 6, 7, 11 and 21, LA CUESTA SUBDIVISION, as the same are shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 10, 1946, and being also portions of CONEJO ROAD, DOMINGO ROAD, ZIA ROAD, PAISANO AVENUE, KIRBY AVENUE, and ALGONDONES AVENUE of said LA CUESTA SUBDIVISION and being more particularly described by New Mexico State Plane Grid (Central Zone) bearings and ground distances as follows:

BEGINNING at the most southerly corner of the tract herein described, a point on the centerline of ZENA LONA STREET and the northerly right-of-way of CORONADO FREEWAY (INTERSTATE 40), whence the ACS Control Station "3-K-22" (New Mexico State Plane Coordinates for Central Zone: X=422,142.85, Y=1,482,849.94) bears N01°06'51"W, 134.31 feet, and from said point of beginning, leaving said centerline and running thence along said northerly right-of-way,
197.63 feet along the arc of a curve to the right having a radius of 2216.83 feet and a chord bearing N56°09'48"W, 197.56 feet to a point on the common boundary between said TRACT A and TRACT B of said LANDS OF R. D. & M. J. McCONNELL; thence leaving said northerly right-of-way and continuing along said common boundary,
N00°07'09"E, 475.93 feet to the northwest corner of said TRACT A and the northeast corner of said TRACT B; thence continuing along the northerly boundary of said TRACT B,
N89°52'51"W, 274.22 feet to the northwest corner of said TRACT B and northeast corner of said TRACT C of LANDS of R. D. & M. J. McCONNELL; thence continuing along the common boundary between said TRACT B and said TRACT C,
S00°07'09"W, 237.40 feet to a point; thence leaving said common boundary,
N41°26'28"W, 411.04 feet to a point of curvature; thence,
251.48 feet along the arc of a curve to the left having a radius of 699.30 feet and a chord bearing N54°33'24"W, 250.13 feet to a point of tangency; thence,
N64°58'44"W, 193.38 feet to a point of curvature; thence,
192.84 feet along the arc of a curve to the right having a radius of 169.99 feet and a chord bearing N32°28'00"W, 182.50 feet to a point; thence,
N30°03'53"W, 45.85 feet to a point on the easterly right-of-way of JUAN TABO BOULEVARD; thence leaving said northerly right-of-way of CORONADO FREEWAY and said easterly right-of-way of JUAN TABO BOULEVARD,
S89°52'51"E, 66.15 feet to a point, thence,
N00°07'25"E, 110.05 feet to a point on the northerly boundary of said BLOCK 7, being also a point on the southerly right-of-way of ZIA ROAD; thence continuing along said northerly boundary and said southerly right-of-way,
S89°52'51"E, 110.00 feet to a point of curvature; thence 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing S44°52'51"E, 35.36 feet to a point on the easterly boundary of said BLOCK 7, being also a point on the westerly right-of-way of PAISANO STREET; thence leaving said easterly boundary and said westerly right-of-way,
S89°52'51"E, 60.00 feet to a point on curve on the easterly right-of-way of PAISANO STREET, being also a point on the westerly boundary of said BLOCK B thence,
39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N45°07'09"E, 35.36 feet to a point on the northerly boundary of said BLOCK B, being also a point on the southerly right-of-way of ZIA ROAD; thence leaving said northerly boundary and said southerly right-of-way,
N00°07'09"E, 60.00 feet to a point on the southerly boundary of said BLOCK A, being also a point on the northerly right-of-way of ZIA ROAD; thence continuing along said southerly boundary and said northerly right-of-way,
S89°52'51"E, 274.85 feet to a point; thence leaving said southerly boundary and said northerly right-of-way,
N00°07'09"E, 247.00 feet to a point on the northerly boundary of said BLOCK A, being also a point on the southerly right-of-way of COPPER AVENUE; thence continuing along said northerly boundary and said southerly right-of-way,
S88°24'56"E, 606.08 feet to a point of curvature on the northerly boundary of said TRACT C, REPLAT OF BLOCKS A and B, thence 38.63 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing S44°08'53"E, 34.90 feet to a point of tangency on the easterly boundary of said BLOCK A and said TRACT C, REPLAT OF BLOCKS A and B, being also a point on the westerly right-of-way of ZENA LONA STREET; thence continuing along said easterly boundary and said westerly right-of-way,
S00°07'09"W, 1298.02 feet to a point on the easterly boundary of said TRACT A, LANDS OF R. D. & M. J. McCONNELL, thence leaving said easterly boundary of said TRACT A and said westerly right-of-way of ZENA LONA STREET,
S63°51'53"E, 23.19 feet to the centerline of ZENA LONA STREET; thence continuing along said centerline,
S00°12'09"W, 143.51 feet to the point and place of beginning.

Tract contains 20.4627 gross acres, more or less.

Less 2.0929 acres of right-of-way within Zia Road and Paisano Street.

Tract contains 18.3698 net acres, more or less.

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, under the laws of New Mexico, certify that I am a registered Land Surveyor, and that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dwain Weaver — February 1, 1983
A. Dwain Weaver, P.L.S. No. 6544, New Mexico — Date

State of New Mexico, County of Bernalillo } SS
This instrument was filed for record on APR 20 1983 at 10 o'clock a.m. Recorded in Vol. ___ of records of said County Polls ___ Clerk & Recorder — Deputy Clerk

83 24466

REPLAT OF

TRACTS A and C, LANDS OF R.D.& M.J. McCONNELL
(FILED: JUNE 14, 1979)
LOTS A and B, REPLAT OF BLOCK 27, LA CUESTA SUBDIVISION
(FILED: MARCH 15, 1978)
TRACT "C-1", SUMMARY PLAT SHOWING TRACT "C-1"
(FILED: MARCH 1, 1977)
PORTION OF TRACT C, REPLAT OF BLOCKS A,B OF THE LA CUESTA SUBDIVISION
(FILED: APRIL 11, 1974)
PORTIONS OF BLOCK A and BLOCK B
REPLAT OF BLOCKS 9, 10, 23, 24, 25 & 26
OF THE LA CUESTA ADDITION
(FILED: MARCH 31, 1960)
BLOCK 22 and PORTIONS OF BLOCKS 6, 7, 11 & 21
LA CUESTA SUBDIVISION
(FILED: JUNE 10, 1946)

TRACTS A THRU D AND F THRU K AND LOTS 5-A, 6-A, 19-A & 20-A LA CUESTA SUBDIVISION

ALBUQUERQUE, NEW MEXICO
JANUARY 1983

DEDICATION

The subdivision of the land hereon described is with free consent and in accordance with the desires of the undersigned owner and proprietor thereof, and said owner and proprietor does hereby dedicate the public rights-of-way shown hereon, together with all easements shown on the plat. Power and communication easements are reserved where shown by dashed lines as noted, including the right of ingress and egress and the right to trim interfering trees.

BY: R. D. McConnell — M. J. McConnell

STATE OF NEW MEXICO)
ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 22nd day of February, 1983, by R. D. McConnell and M. J. McConnell, his wife.

My Commission Expires: March 16, 1986 — Notary Public

By: Karl A. Vary — Mary Louise Vary

STATE OF NEW MEXICO)
ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 1st day of April, 1983, by Karl A. Vary and Mary Louise Vary, his wife.

My Commission Expires: 1/26/85 — Notary Public

By: Carl Brockhoff — Ursula Brockhoff

STATE OF NEW MEXICO)
ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 29TH day of MARCH, 1983, by Carl Brockhoff and Ursula Brockhoff, his wife.

My Commission Expires: 1/26/85 — Notary Public

By: Maurice O. Holmen
The Christian Center of Albuquerque, a New Mexico Corporation
Maurice O. Holmen, President

STATE OF NEW MEXICO)
ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 29th day of March, 1983, by Maurice O. Holmen, President of The Christian Center of Albuquerque, on behalf of said corporation.

My Commission Expires: March 16, 1986 — Notary Public

JOB NO. 20960

SHEET 1 OF 2 SHEETS

C21-43-1

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
12/20/06	La Cuesta Subdivision Proj 1005236	Sketch	Deferred to 1/3/07

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005236 **AGENDA ITEM NO: 21**

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved infrastructure list is required for Preliminary Plat approval.
An approved grading and drainage plan must be on file prior to Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

discussed

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED 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 3, 2007

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005236 **AGENDA ITEM NO: 17**

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved infrastructure list is required for Preliminary Plat approval.
An approved grading and drainage plan must be on file prior to Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: 1-3-07

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: DECEMBER 20, 2006

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1005236 Item No. 17 Zone Atlas K-22

DATE ON AGENDA 12-20-06

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

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

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

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	A cross section of La Cuesta is needed.
2)	Are the lots going to be designated P2? What are the typical lot widths?
3)	The subdivision roads need to meet DPM criteria. (P2 - 45′ street, P1 - 47′ street)
4)	A cul-de-sac will be required at the end of the east/west road.

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

IMPACT FEES

Development Review Board 12/20/06
Project Number: 1005236
Agenda Item number: 17
Site: La Cuesta Subdivision
Lots: H and I
Zoned: Proposed R-T

The creation of a new residential subdivision for townhomes will not require payment of Impact Fees at this time. However, Impact Fees will be required at the time a building permit is issued for each townhome on each lot. Using an average of 2000sf of heated building area the estimated impact fees are as follows.

1. Public Safety Facilities for the Eastside: $552.00
2. Parks, Recs.,Trails, for the Foothill SE area: $1040.00

JACK CLOUD
IMPACT FEE ADMINISTRATOR

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 13, 2006
DRB Comments

ITEM # 17

PROJECT # 1005236 APPLICATION # 06-01690

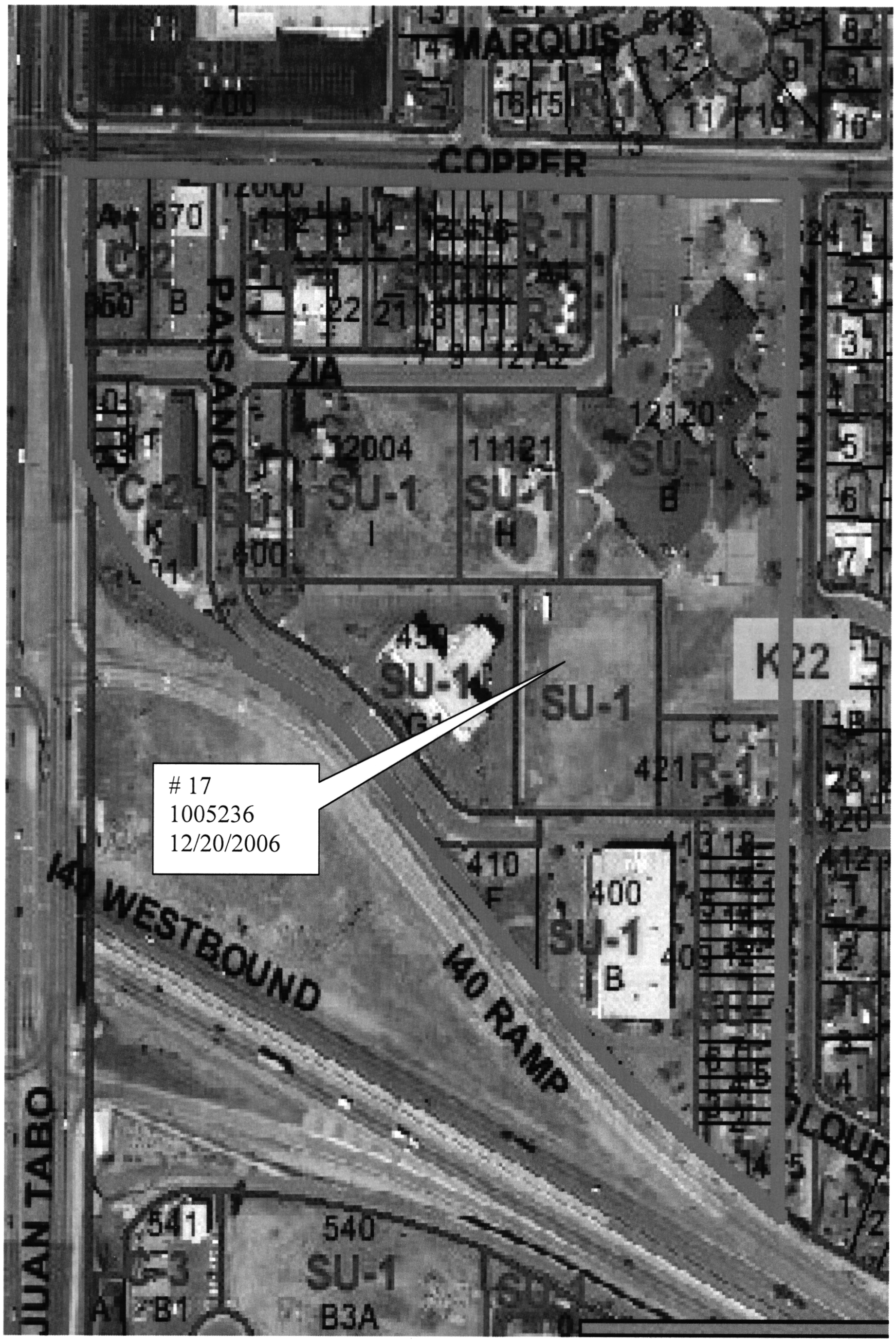
Re: Lots H & I, of plat of tract A-D, & F-K, & Lots 5-A, 6-a, 19-A & 20-A, LA Cuesta Subdivision/sketch

Follow the guidelines for the La Cuesta Sector Plan development.

Once the zone change from SU-1 for C-2 uses is changed to R-T, residential uses are going to be allowed.

Residential development requires a Pre-Development Facilities Fee Agreement.

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


MARQUIS
COPPER
ZIA
PASEO DEL NORTE
WESTBOUND
I40 RAMP
JUAN TABO
SU-1
K22
17
1005236
12/20/2006

City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: December 22, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1005236***
06EPC 01579 Zone Map Amendment

Nanci Stahlman
83 Blanco dr.
Edgewood, NM 87015

LEGAL DESCRIPTION: for Tracts H and I, **La Cuesta Subdivision**, a zone map amendment from SU-1 for Retirement Apartments and SU-1 for Single Family Residential to RT, located on ZIA ROAD NE, between PAISANO and ZENA LONA ST., containing approximately 3 acres. (K-22) Petra Morris, Staff Planner

On December 21, 2006 the Environmental Planning Commission voted to approve Project #1005236/ 06EPC 01579 a Sector Development Plan Zone Map Amendment from SU-1 for Retirement Apartments and SU1 for Single Family Residential to RT, for Tracts H and I, La Cuesta Subdivision, based on the following Findings:

FINDINGS:

1. This is a request for a Sector Development Plan Zone Map Amendment from SU1 for Retirement Apartments 20du/a and SU1 for Single Family Residential to RT for Tracts H and I, La Cuesta Subdivision, containing approximately 3 acres.

2. The subject site is located on the south side of Zia Road NE between Paisano Street NE and Zena Lona Street NE.

3. The current zoning was established in 1982, under the La Cuesta Sector Development Plan.

4. The subject site is located within the Established Urban Area of the Albuquerque/ Bernalillo County Comprehensive Plan. It is also located within the La Cuesta Sector Development Plan. The request does not conflict with any goals or policies in the Comprehensive Plan or the La Cuesta Sector Development Plan.

5. The request supports Comprehensive Plan Established Urban Goal and Policies II.B.5d, 5e, 5h, and 5o because the request is compatible with adjacent properties and respects neighborhood values, the request could encourage infill on the subject site, the request is an appropriate location for higher density housing and the request could encourage rehabilitation of an older neighborhood.

6. The request supports Comprehensive Plan Transportation and Transit Policy II.D.4c because the request could encourage residential development in close proximity to an Enhanced Transit Corridor (Juan Tabo) to encourage transit ridership.

7. The request supports the La Cuesta Sector Development Plan because the request is compatible with the area.

8. The request is justified per *Resolution 270 1980* because it would be more advantageous to the community as articulated in the Comprehensive Plan and the La Cuesta Sector Development Plan, as noted in Findings 5 and 6 and 7.

9. There are no recognized neighborhood associations in the area. Staff has received no adverse comments from adjacent property owners.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JANUARY 5, 2007** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

CMarrone

for Richard Dineen
Planning Director

RD/ PM/ac

cc: Nigel Nowlin, 12025 Zia Rd. NE, Albuq. NM 87123

project # 1005236

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- X for Subdivision Purposes
- ___ for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ 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)

APPEAL / PROTEST of... — A
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: Nanci Stahlman PHONE: 949.939.3920

ADDRESS: 83 Blanco Dr FAX: 505.286.0562

CITY: Edgewood STATE NM ZIP 87015 E-MAIL: nanci33792@yahoo.com

Proprietary interest in site: owner List all owners:

AGENT (if any): PHONE:

ADDRESS: FAX:

CITY: STATE ZIP E-MAIL:

DESCRIPTION OF REQUEST: plat 42 townhouse lots on 3 acres

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

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

Lot or Tract No. Lettered H & I of plat Tract A-D and F to K Lots 5-A, 6-A, 19-A, 20A Block: Unit:

Subdiv. / Addn. La Cuesta subdivision

Current Zoning: before EPC to change from SU-1 Proposed zoning: to R-T

Zone Atlas page(s): K-22 No. of **existing** lots: 41 No. of **proposed** lots: 48

Total area of site (acres): 3 Density if applicable: dwellings per gross acre: 16 dwellings per net acre: 18

Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? no

UPC No. 102 2057 0 5721732 509 (12004 Zia) and 102205708321632511 (12111 Zia) MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo and I-40 NE

Between: paisano NE and Zena Lona St NE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): no current

most recent, March 1985, SD-81-4-1

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

SIGNATURE DATE Nov 2, 06

(Print) Nanci Stahlman X Applicant ___ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

- ☑ INTERNAL ROUTING
- ☑ All checklists are complete
- ☑ All fees have been collected
- ☑ All case #s are assigned
- ☑ AGIS copy has been sent
- ☑ Case history #s are listed
- ☑ Site is within 1000ft of a landfill
- ☑ F.H.D.P. density bonus
- ☑ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
06DRB - - 01690	SK	5(3)	$0.00
- -			$
- -			$
- -			$
- -			$
			Total $0.00

Hearing date 12/20/06

Sandy Handley 12/05/06
Planner signature / date

Project # 1005236

Brad Bingham

Wilfred Giegos
40' road way . 32' road + sidewalk

Tim:

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

☒ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
NA 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.

Nanci Stahlman
Applicant name (print)

Dec 5, 06
Applicant signature / date

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

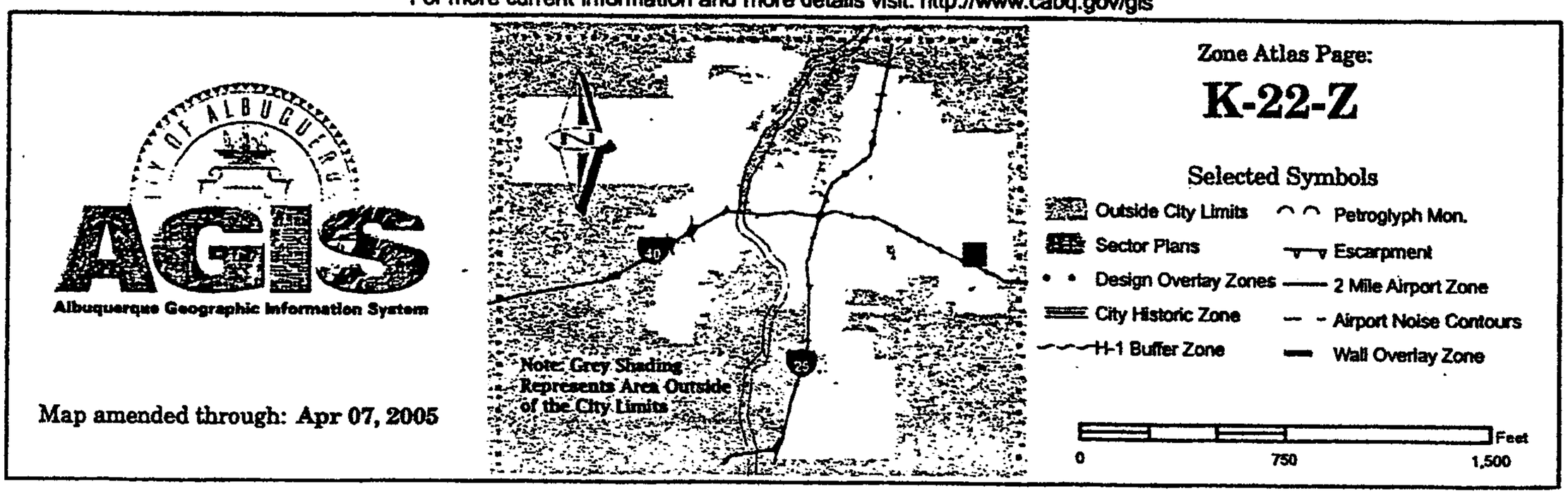
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
06DRB - ____ - 01690
____ - ____ - ____
____ - ____ - ____

Sandy Handley 12/05/06
Planner signature / date

Project # 1005236

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



December 5, 2006

Albuquerque NM 87102

Dear Development/Plan Review Board:

The property12004 Zia Road NE and 12111 Zia Rd NE in the La Cuesta Neighborhood, by Juan Tabo and I-40, is approximately 3 acres.

This request for Townhouse Lots is made by the property owner, Nanci Stahlman.

The property is within the La Cuesta Sector Development Plan. To be zoned RT for residential Townhouses. The Townhouse zone exists within the Sector Plan and is available for use. The Proposed zone map and sector plan amendment is an appropriate use for this property, is justified under resolution 270-1980, and is consistent with the redeveloping character of the neighborhood.

Subject Property

The property is located on Zia Road NE, it runs parallel to Copper Ave off Juan Tabo, close to I-40. Two existing older, energy guzzling apartments, and triplex and duplex, would be removed from the properties. The Sector Plan recognizes this area as a mix of commercial and residential. Existing are Apartments, Office building, Motels, Church and School, a Skating Rink along with houses and Townhouses.

The proposed Townhouse neighborhood would be an infill project and would supply much needed affordable entry level homes in this family friendly area.

Sincerely,

Nanci Stahlman, Owner

Topographic Survey

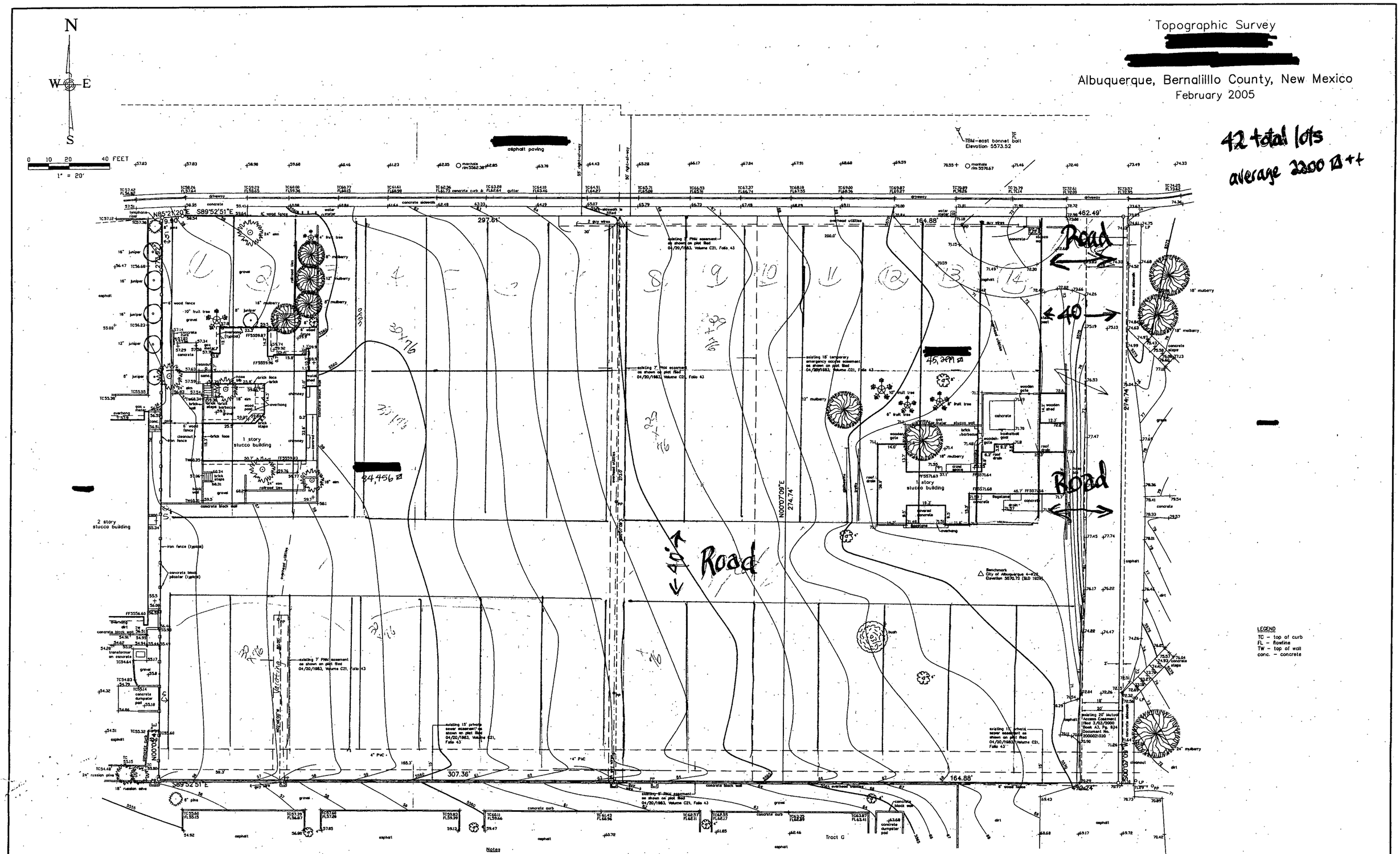
[redacted]

Albuquerque, Bernalilllo County, New Mexico

February 2005

42 total lots

average 2200 ☐ft



Notes

1. Underground structures affecting this property, including but not limited to utilities, are not a part of this survey.
2. Date of field work: February 06, 2005
3. Bearings are based on the northerly line of Tracts H & I as shown on plat filed April 20, 1983 in Volume C21, Folio 43.
4. THIS IS NOT A BOUNDARY SURVEY, APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCED HEREON.
5. Easements shown hereon are as disclosed in Commitment for Title Insurance No. 04-3012770-8-JR prepared by Fidelity National Title with the following exceptions: the Easement Agreement filed 3/05/1980, Book Misc. 757, Page 458 is not shown hereon. Said easement was created prior to the platting of Tracts H & I shown hereon and is not shown on that plat. See Note 8 on said plat which vacates any existing rights-of-way on utility easements not specified thereon. The easement filed 2/05/1986, Book Misc. 322A, Page 234 cannot be located as described.

I, [redacted], New Mexico Professional Surveyor Number 6126, do hereby certify that the survey shown hereon was prepared by me or under my direct supervision from an actual field survey, that it meets the Minimum Standards for Surveying in New Mexico effective October 1, 2000 and that the information shown hereon is true and correct to the best of my knowledge and belief.

[redacted] 2/16/05
Date

NEW MEXICO PROFESSIONAL SURVEYOR 6126

[redacted]

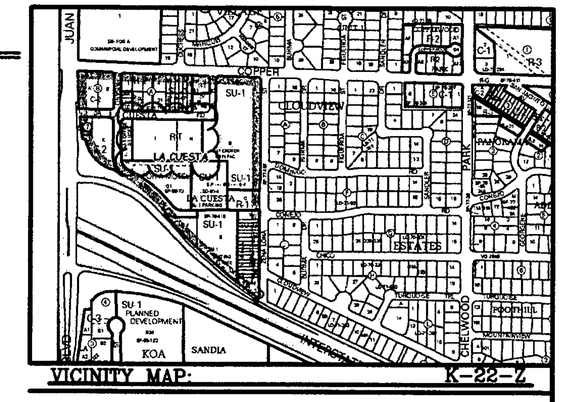
PROJECT

1005236

App #	Action	Date
13-703K	P&F	4-24-13

LEGEND

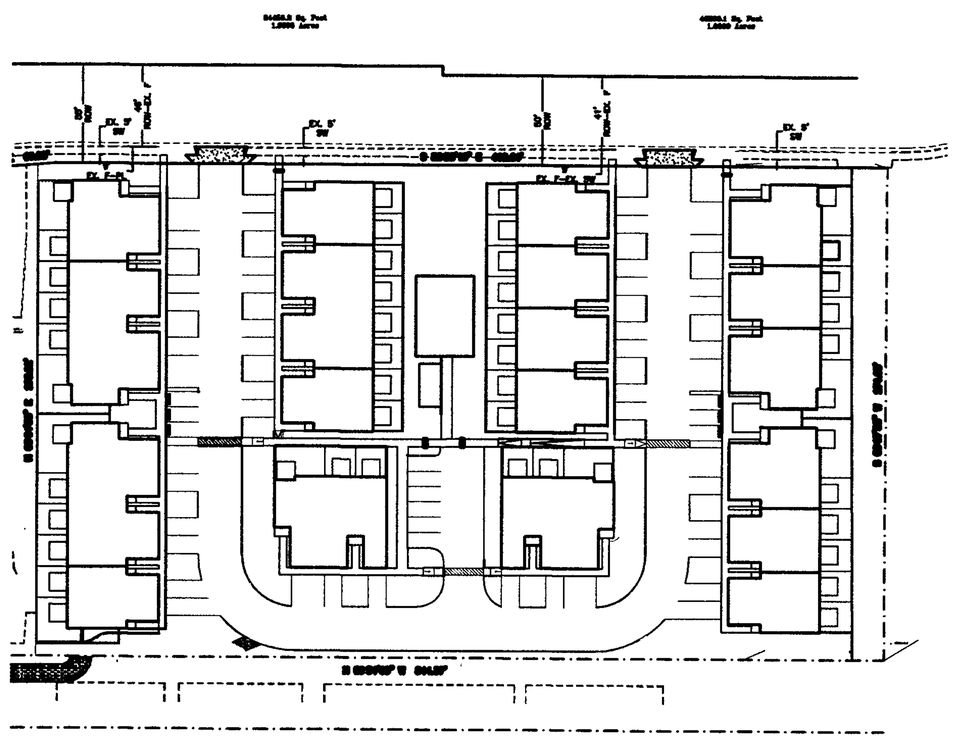
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY
- SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED SCREEN WALL
- PROPOSED LOT LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER



VICINITY MAP: K-22-Z

LEGAL DESCRIPTION:

TRACT H, AND TRACT I, LA CUESTA SUBDIVISION



N

ENGINEER'S SEAL	ZIA TOWNHOMEXS	DRAWN BY WCWJ
		DATE 4-16-13
	ROW EXHIBIT	27221-LAYOUT-2-13-13
	Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	SHEET #
DAVID SOULE P.E. #14522		JOB # 2721

Old Republic Title Company 1101689A99

APS Project # 255
APS Cluster: Manzano

ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of H-1, La Cuesta which is zoned as R-T, on May 25, 2011 submitted by Nanci Stahlman, Trustee of the Stahlman Separate Property Living Trust, owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) will not be accessed a Facility Fee due the R-T zoning of the property. Document Number 2007134869, on 9/20/2007.

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

April L. Winters Facility Fee Planner
Name (printed or typed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 31, 2011, by April L. Winters as Facilities Fee Planner 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.

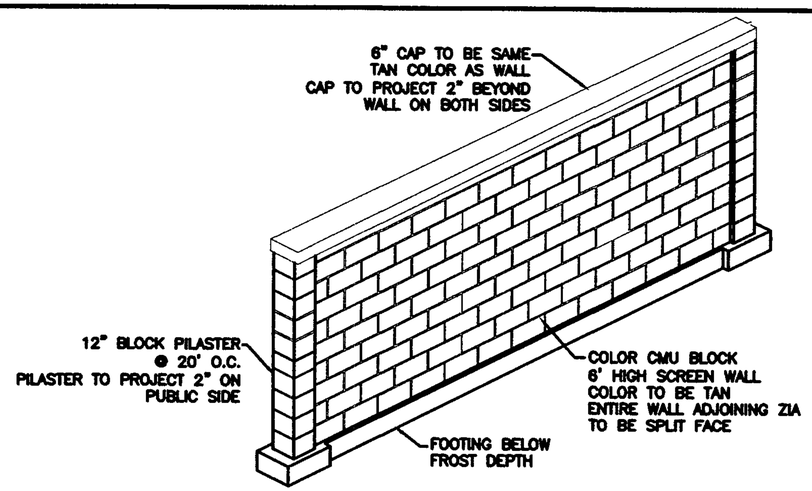
(Seal)

OFFICIAL SEAL
Anastasia Wolfe
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/17/2012

Anastasia Wolfe
Notary Public

My commission expires: 6/17/2012

Doc #2011058321 eRecorded
06/24/2011 12:59:00 PM Page 1 of 1
NOT Rec Fee: $9.00 M. Toulouse Oliver, Bernalillo County

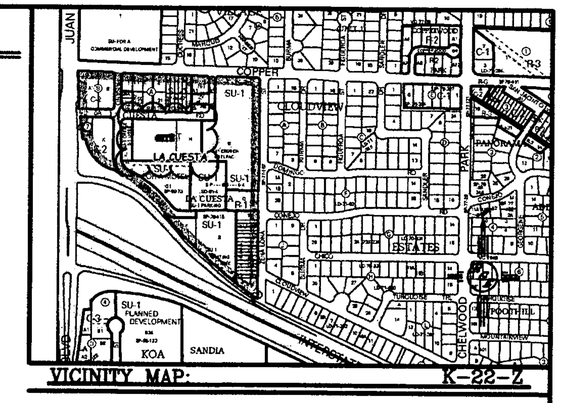


6' PERIMETER SCREEN WALL DETAIL

NTS

LEGEND

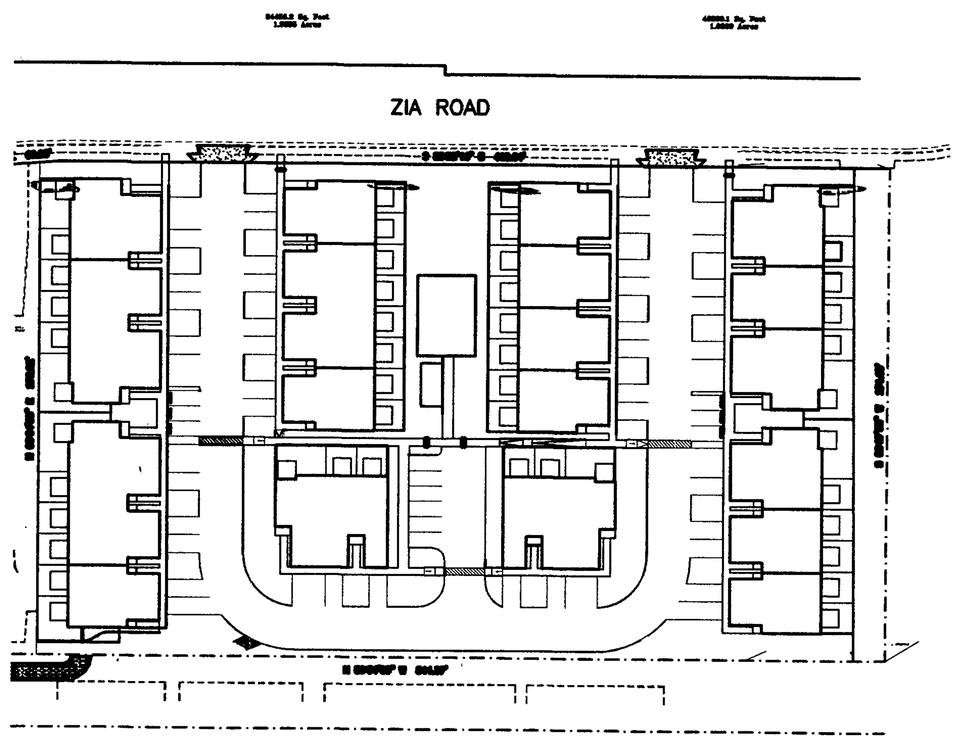
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY
- SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED SCREEN WALL
- PROPOSED LOT LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER



VICINITY MAP: K-22-Z

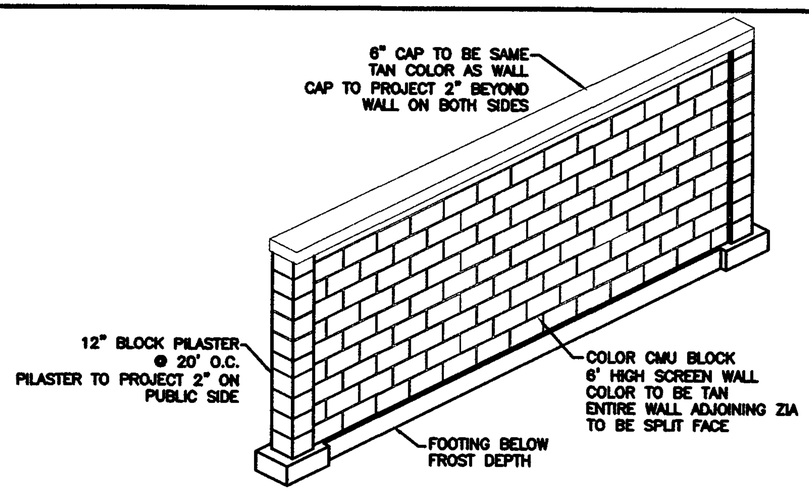
LEGAL DESCRIPTION:

TRACT H, AND TRACT I, LA CUESTA SUBDIVISION



N

ENGINEER'S SEAL	ZIA TOWNHOMEXS	DRAWN BY WCWJ
	WALL EXHIBIT	DATE 4-16-13
		27221-LAYOUT-2-13-13
	Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	SHEET #
DAVID SOULE P.E. #14522		JOB # 2721

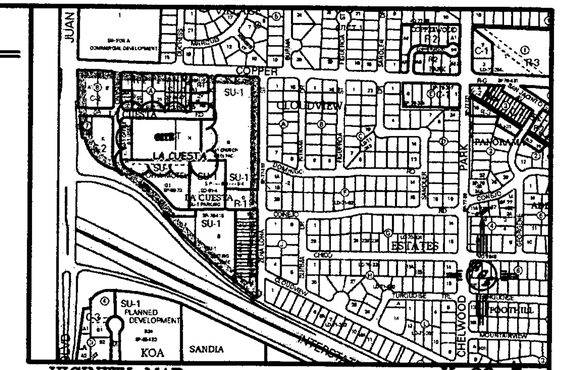


6' PERIMETER SCREEN WALL DETAIL

NTS

LEGEND

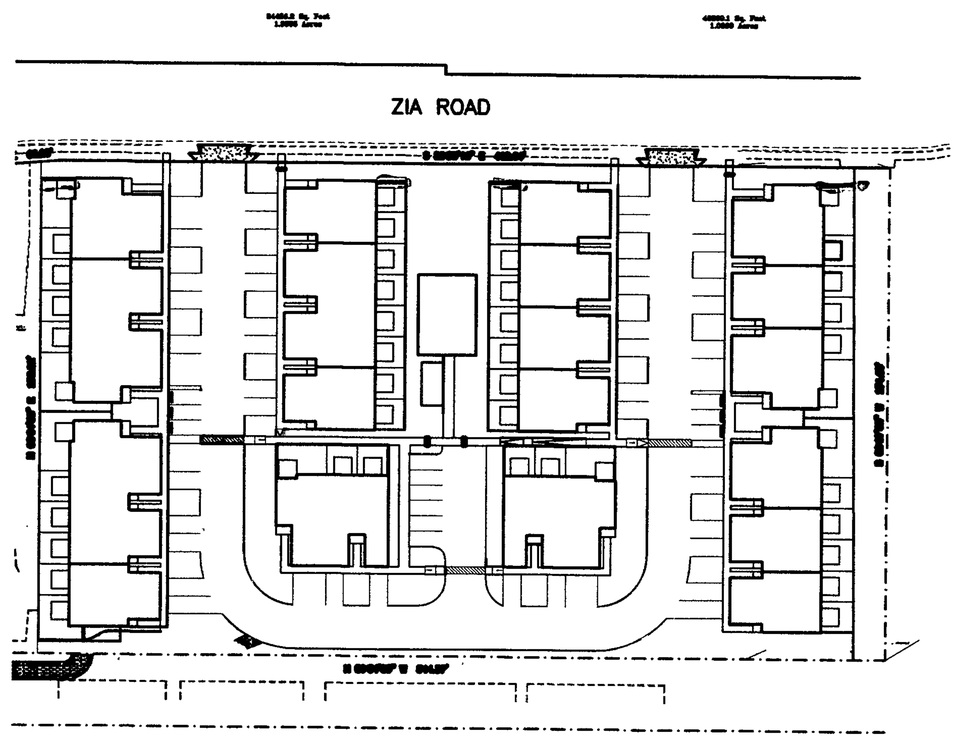
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY
- SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED SCREEN WALL
- PROPOSED LOT LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER



VICINITY MAP: K-22-Z

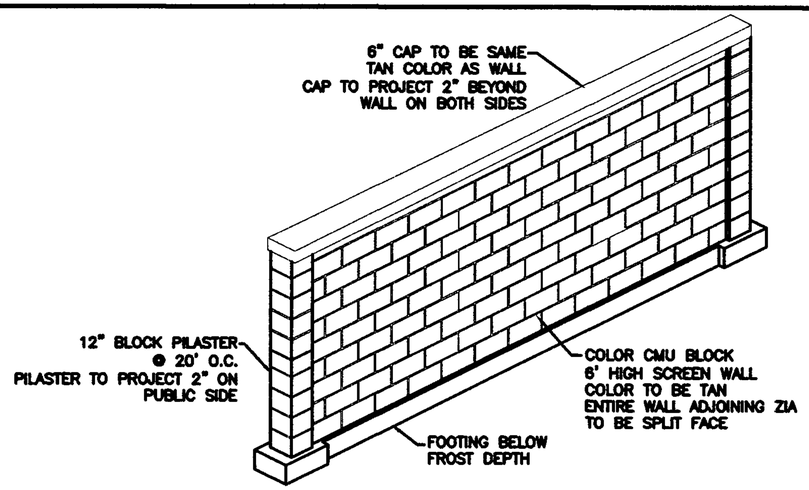
LEGAL DESCRIPTION:

TRACT H, AND TRACT I, LA CUESTA SUBDIVISION



N

ENGINEER'S SEAL	ZIA TOWNHOMEXS	DRAWN BY WCWJ
		DATE 4-16-13
	WALL EXHIBIT	27221-LAYOUT-2-13-13
	Rio Grande Engineering, 1606 CENTRAL AVENUE SE, SUITE 201, ALBUQUERQUE, NM 87106, (505) 872-0999	SHEET #
DAVID SOULE P.E. #14522		JOB # 2721

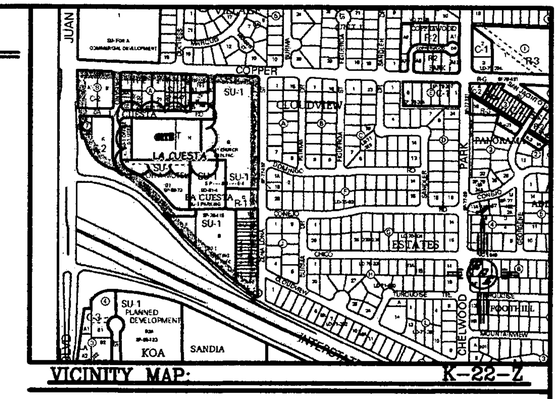


6' PERIMETER SCREEN WALL DETAIL

NTS

LEGEND

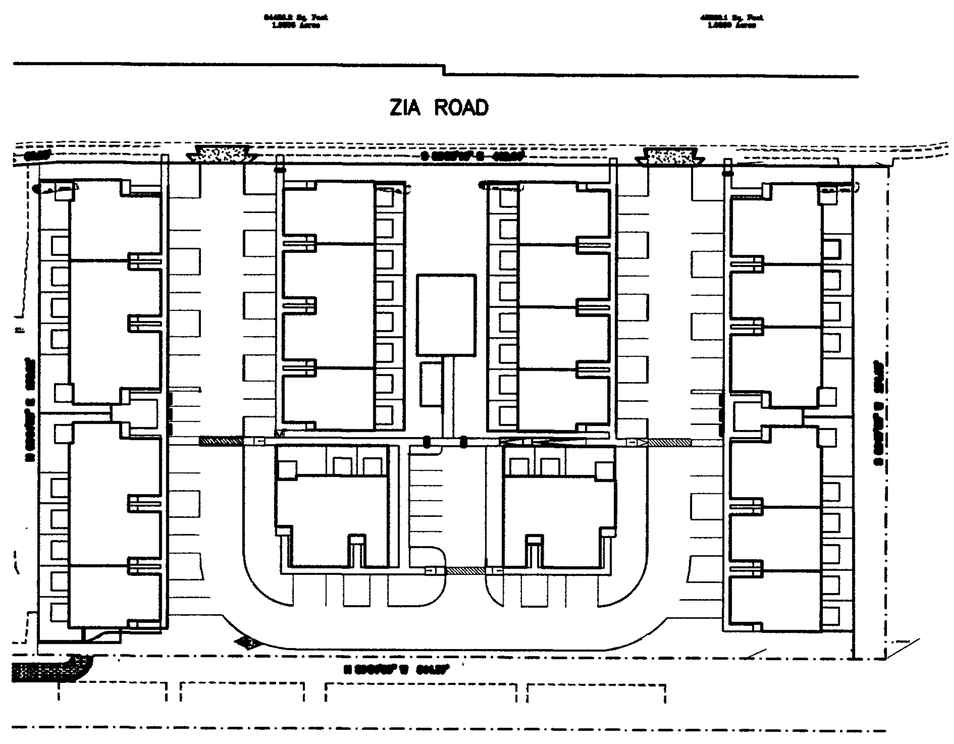
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY
- SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED SCREEN WALL
- PROPOSED LOT LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER



VICINITY MAP: K-22-Z

LEGAL DESCRIPTION:

TRACT H, AND TRACT I, LA CUESTA SUBDIVISION



N

ENGINEER'S SEAL	ZIA TOWNHOMEXS	DRAWN BY WCWJ
		DATE 4-16-13
	WALL EXHIBIT	27221-LAYOUT-3-13-13
	Rio Grande Engineering, 1606 CENTRAL AVENUE SE, SUITE 201, ALBUQUERQUE, NM 87106, (505) 872-0999	SHEET #
DAVID SOULE P.E. #14522		JOB # 2721

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1005236

Application No. ~~013DRB 70514~~ 13DRB70514

TO:

X **ALL MEMBERS**

___**Jack Cloud, DRB Chairman, Planning Department**

___**Curtis Cherne, P.E., Hydrology**
___**Kristal Metro, P.E. , Transportation Development**
___**Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA**
___**Carol Dumont, Parks/Municipal Development**

NEXT HEARING DATE: 5/8/13

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. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Submittal of revised Plat showing easements on tract J for Drainage

CONTACT NAME: David Soule

TELEPHONE: 321-9099 EMAIL: [redacted] davidsoule@riograndeengineering.com

PROJECT

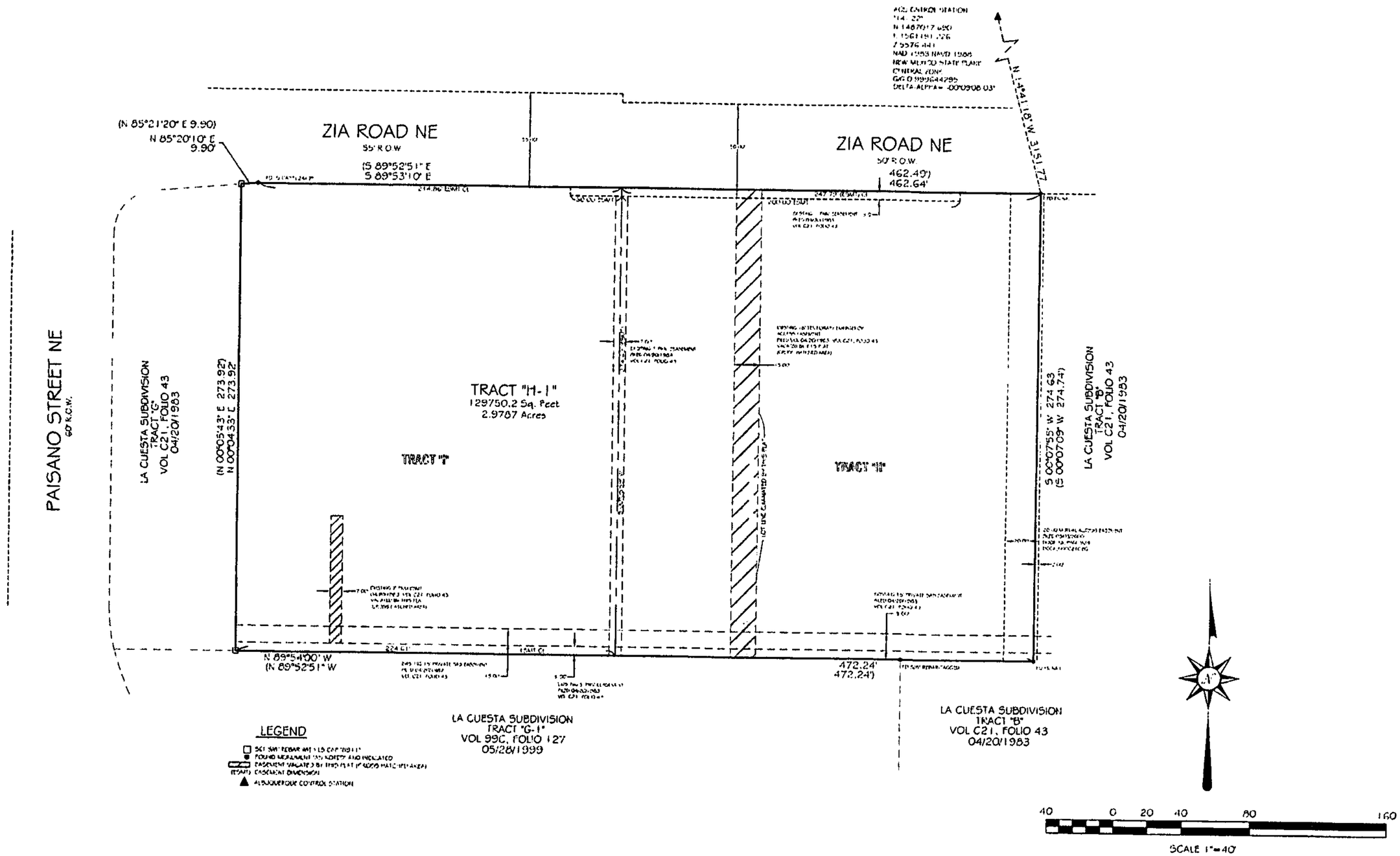
1005236

App #	Action	Date
13-70468	VPC	4-3-13

PLAT OF

TRACT "H-1"
LA CUESTA SUBDIVISION

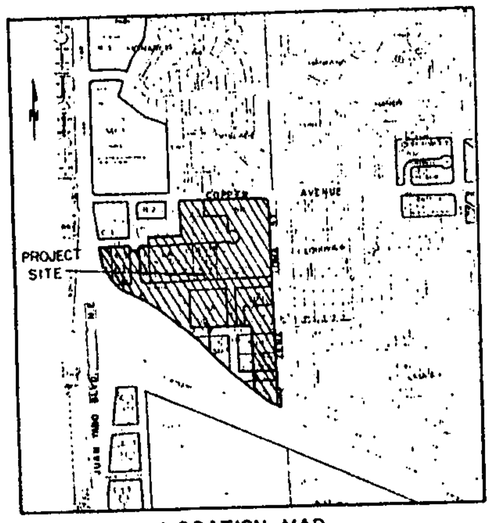
WITHIN SECTION 22, T10N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2013



CONSTRUCTION SURVEY TECHNOLOGIES, INC

PO BOX 65395, ALBUQUERQUE, NM 87193, 505-917-8921

C21-43-1



LOCATION MAP
ZONE ATLAS MAP NO K-22-Z

SUBDIVISION DATA

1. Zone Atlas Index No. K-22-Z
2. Gross Subdivision Acreage: 20.4627 Acres
3. Total number of tracts created: 14 Tracts
4. Total mileage of 40 foot, 42 foot and 54 foot width streets created: 0.139 miles
5. Date of Survey: August 1982

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone)
2. Distances are Ground Distances.
3. Record Bearings and Distances are shown in parenthesis
4. Number 5 rebar with plastic survey cap stamped PE & LS 2455 were set on corners designated by a small solid circle ●.
6. The existing waterline within Tract B shall be abandoned and the 20' waterline easement shall be vacated upon completion of the waterline improvements in Zia Place and approved by Water Resources Department.
6. A floating Drainage Easement is located on Tract B for the purpose of conveying storm runoff from Tract C to Paisano Street.
7. A floating Access Easement is located on Tract B to provide access along the entire west boundary of Tract C to Paisano Street, Zia Road, or the easterly end of the private access easement within Tract G. The exact location shall be specified by the owner(s) of Tract G.
8. Any existing rights-of-way or existing utility easements not specified on this plat are vacated by the filing of this plat

APPROVALS

PLANNING DIRECTOR	4-18-83 DATE
CITY ENGINEER	4-18-83 DATE
A.M.A.F.C.A.	4-5-83 DATE
TRAFFIC ENGINEER	4-5-83 DATE
CITY SURVEYOR	4-4-83 DATE
PROPERTY MANAGEMENT	DATE
WATER RESOURCES DEPARTMENT	4.5.83 DATE
PARKS & RECREATION DEPARTMENT	4-5-83 DATE
PUBLIC SERVICE COMPANY OF NEW MEXICO	3/3/83 DATE
GAS COMPANY OF NEW MEXICO	3-7-83 DATE
MOUNTAIN BELL	03/03/83 DATE

DESCRIPTION

A certain tract of land situate in the West ½ of Section 22, T10N, R4E, N.M.P.M., within the City of Albuquerque, Bernalillo County, New Mexico, being TRACTS A and C, LANDS OF R. D. and M. J. McCONNELL, as the same are shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 14 1979, being also LOTS A and B, REPLAT OF BLOCK 27, LA CUESTA SUBDIVISION, as the same are shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 15, 1978, being also TRACT "C-1," SUMMARY PLAT SHOWING TRACT "C-1," as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on March 1, 1977, being also a portion of TRACT C, REPLAT OF BLOCKS A, B of the LA CUESTA SUBDIVISION, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 11, 1974, being also portions of BLOCK A and BLOCK B, REPLAT OF BLOCKS 9, 10, 23, 24, 25 and 26 of the LA CUESTA ADDITION, as the same are shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 31, 1960, being also BLOCK 22 and portions of BLOCKS 6, 7, 11 and 21, LA CUESTA SUBDIVISION, as the same are shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 10, 1946, and being also portions of CONEJO ROAD, DOMINGO ROAD, ZIA ROAD, PAISANO AVENUE, KIRBY AVENUE, and ALGONDONES AVENUE of said LA CUESTA SUBDIVISION and being more particularly described by New Mexico State Plane Grid (Central Zone) bearings and ground distances as follows

BEGINNING at the most southerly corner of the tract herein described, a point on the centerline of ZENA LONA STREET and the northerly right-of-way of CORONADO FREEWAY (INTERSTATE 40), whence the ACS Control Station "3-K-22" (New Mexico State Plane Coordinates for Central Zone X=427 142.85, Y=1,487,849.04) bears N01°06'51"W, 134.31 feet, and from said point of beginning, leaving said centerline and running thence along said northerly right-of-way, 197.63 feet along the arc of a curve to the right having a radius of 2216.83 feet and a chord bearing N56°09'48"W, 197.56 feet to a point on the common boundary between said TRACT A and TRACT B of said LANDS OF R. D. & M. J. McCONNELL, thence leaving said northerly right-of-way and continuing along said common boundary,

N00°07'09"E, 475.93 feet to the northwest corner of said TRACT A and the northeast corner of said TRACT B, thence continuing along the southerly boundary of said TRACT B,

N89°52'51"W, 274.72 feet to the northwest corner of said TRACT B and northeast corner of said TRACT C of LANDS of R. D. & M. J. McCONNELL, thence continuing along the common boundary between said TRACT B and said TRACT C,

S00°07'09"W, 237.40 feet to a point, thence leaving said common boundary,

N41°26'28"W, 411.04 feet to a point of curvature, thence,

251.48 feet along the arc of a curve to the left having a radius of 899.30 feet and a chord bearing N54°33'24"W, 250.73 feet to a point of tangency, thence,

N64°56'44"W, 193.36 feet to a point of curvature, thence,

192.64 feet along the arc of a curve to the right having a radius of 169.99 feet and a chord bearing N32°28'00"W, 182.50 feet to a point, thence,

N00°03'53"W, 46.65 feet to a point on the westerly right-of-way of JUAN TABO BOULEVARD; thence leaving said northerly right-of-way of CORONADO FREEWAY and said easterly right-of-way of JUAN TABO BOULEVARD,

S89°52'51"E, 66.15 feet to a point, thence,

N00°07'25"E, 110.05 feet to a point on the northerly boundary of said BLOCK 7, being also a point on the southerly right-of-way of ZIA ROAD, thence continuing along said northerly boundary and said southerly right-of-way,

S89°52'51"E, 110.00 feet to a point of curvature, thence 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing S44°52'51"E, 35.36 feet to a point on the easterly boundary of said BLOCK 7, being also a point on the westerly right-of-way of PAISANO STREET, thence leaving said easterly boundary and said westerly right-of-way,

S89°52'51"E, 60.00 feet to a point on curve on the easterly right-of-way of PAISANO STREET, being also a point on the westerly boundary of said BLOCK B thence,

39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N45°07'09"E, 35.36 feet to a point on the northerly boundary of said BLOCK B, being also a point on the southerly right-of-way of ZIA ROAD, thence leaving said northerly boundary and said southerly right-of-way,

N00°07'09"E, 60.00 feet to a point on the southerly boundary of said BLOCK A, being also a point on the northerly right-of-way of ZIA ROAD, thence continuing along said southerly boundary and said northerly right-of-way,

S89°52'51"E, 274.85 feet to a point, thence leaving said southerly boundary and said northerly right-of-way,

N00°07'09"E, 247.00 feet to a point on the northerly boundary of said BLOCK A, being also a point on the southerly right-of-way of COPPER AVENUE, thence continuing along said northerly boundary and said southerly right-of-way,

S88°24'50"E, 600.08 feet to a point of curvature on the northerly boundary of said TRACT C, REPLAT OF BLOCKS A and B, thence 38.63 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing S44°08'53"E, 34.90 feet to a point of tangency on the easterly boundary of said BLOCK A and said TRACT C, REPLAT OF BLOCKS A and B, being also a point on the westerly right of way of ZENA LONA STREET, thence continuing along said easterly boundary and said westerly right of way,

S00°07'09"W, 1298.07 feet to a point on the easterly boundary of said TRACT A, LANDS OF R. D. & M. J. McCONNELL, thence leaving said easterly boundary of said TRACT A and said westerly right of way of ZENA LONA STREET

S63°51'53"E, 23.19 feet to the centerline of ZENA LONA STREET, thence continuing along said centerline,

S00°12'09"W, 143.51 feet to the point and place of beginning.

Tract contains 20.4627 gross acres, more or less

Less 2.0929 acres of right of way within Zia Road and Paisano Street

Tract contains 18.3698 net acres, more or less

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, under the laws of New Mexico, certify that I am a registered Land Surveyor, and that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief

A. Dwain Weaver — February 1, 1983
A. Dwain Weaver — Date
P.L.S. No. 6544
New Mexico

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on APR 20 1983 At ... o'clock ... M. Recorded in Vol. ... of records of Said County Records
Clerk & Recorder
Deputy Clerk

83 24466

REPLAT OF
TRACTS A and C, LANDS OF R.D.& M.J. McCONNELL
(FILED JUNE 14, 1979)
LOTS A and B, REPLAT OF BLOCK 27, LA CUESTA SUBDIVISION
(FILED MARCH 15, 1978)
TRACT "C-1", SUMMARY PLAT SHOWING TRACT "C-1"
(FILED MARCH 1, 1977)
PORTION OF TRACT C, REPLAT OF BLOCKS A,B OF THE LA CUESTA SUBDIVISION
(FILED: APRIL 11, 1974)
PORTIONS OF BLOCK A and BLOCK B
REPLAT OF BLOCKS 9, 10, 23, 24, 25 & 26
OF THE LA CUESTA ADDITION
(FILED MARCH 31, 1960)
BLOCK 22 and PORTIONS OF BLOCKS 6,7, 11 & 21
LA CUESTA SUBDIVISION
(FILED JUNE 10, 1946)

TRACTS A THRU D AND F THRU K AND LOTS 5-A, 6-A, 19-A & 20-A LA CUESTA SUBDIVISION

ALBUQUERQUE, NEW MEXICO
JANUARY 1983

DEDICATION

The subdivision of the land hereon described is with free consent and in accordance with the desires of the undersigned owner and proprietor thereof, and said owner and proprietor does hereby dedicate the public rights-of-way shown hereon, together with all easements shown on the plat. Power and communication easements are reserved where shown by dashed lines as noted, including the right of ingress and egress and the right to trim interfering trees.

BY: R. D. McConnell — M. J. McConnell
R. D. McConnell — M. J. McConnell

STATE OF NEW MEXICO }
ss.
COUNTY OF BERNALILLO}

The foregoing instrument was acknowledged before me this 22 day of February, 1983, by R. D. McConnell and M. J. McConnell, his wife.

My Commission Expires: March 16, 1986 — Notary Public

By: Karl A. Vary — Mary Louise Vary
Karl A. Vary — Mary Louise Vary

STATE OF NEW MEXICO }
ss.
COUNTY OF BERNALILLO}

The foregoing instrument was acknowledged before me this 1st day of APRIL, 1983, by Karl A. Vary and Mary Louise Vary, his wife.

My Commission Expires: 1/26/85 — Notary Public

By: Carl Brockhoff — Ursula Brockhoff
Carl Brockhoff — Ursula Brockhoff

STATE OF NEW MEXICO }
ss.
COUNTY OF BERNALILLO}

The foregoing instrument was acknowledged before me this 9TH day of MARCH, 1983, by Carl Brockhoff and Ursula Brockhoff, his wife.

My Commission Expires: 1/26/85 — Notary Public

By: Maurice O. Holmen
The Christian Center of Albuquerque,
a New Mexico Corporation
Maurice O. Holmen, President

STATE OF NEW MEXICO }
ss.
COUNTY OF BERNALILLO}

The foregoing instrument was acknowledged before me this 29th day of March, 1983, by Maurice O. Holmen, President of The Christian Center of Albuquerque, on behalf of said corporation.

My Commission Expires: March 16, 1986 — Notary Public

JOB NO. 20960

SHEET 1 OF 2 SHEETS

C21-43-1

C21-43-2

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record
APR 20 1983
at ... o'clock ... m. Recorded in Vol ... of records of said County Folio ...
Clerk & Recorder
Deputy Clerk

83 24466

REPLAT OF

TRACTS A and C, LANDS OF R.D.& M.J. McCONNELL
(FILED: JUNE 14, 1979)
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(FILED MARCH 31, 1960)
BLOCK 22 and PORTIONS OF BLOCKS 6, 7, 11 & 21
LA CUESTA SUBDIVISION
(FILED: JUNE 10, 1946)

TRACTS A THRU D AND F THRU K AND LOTS 5-A, 6-A, 19-A & 20-A LA CUESTA SUBDIVISION

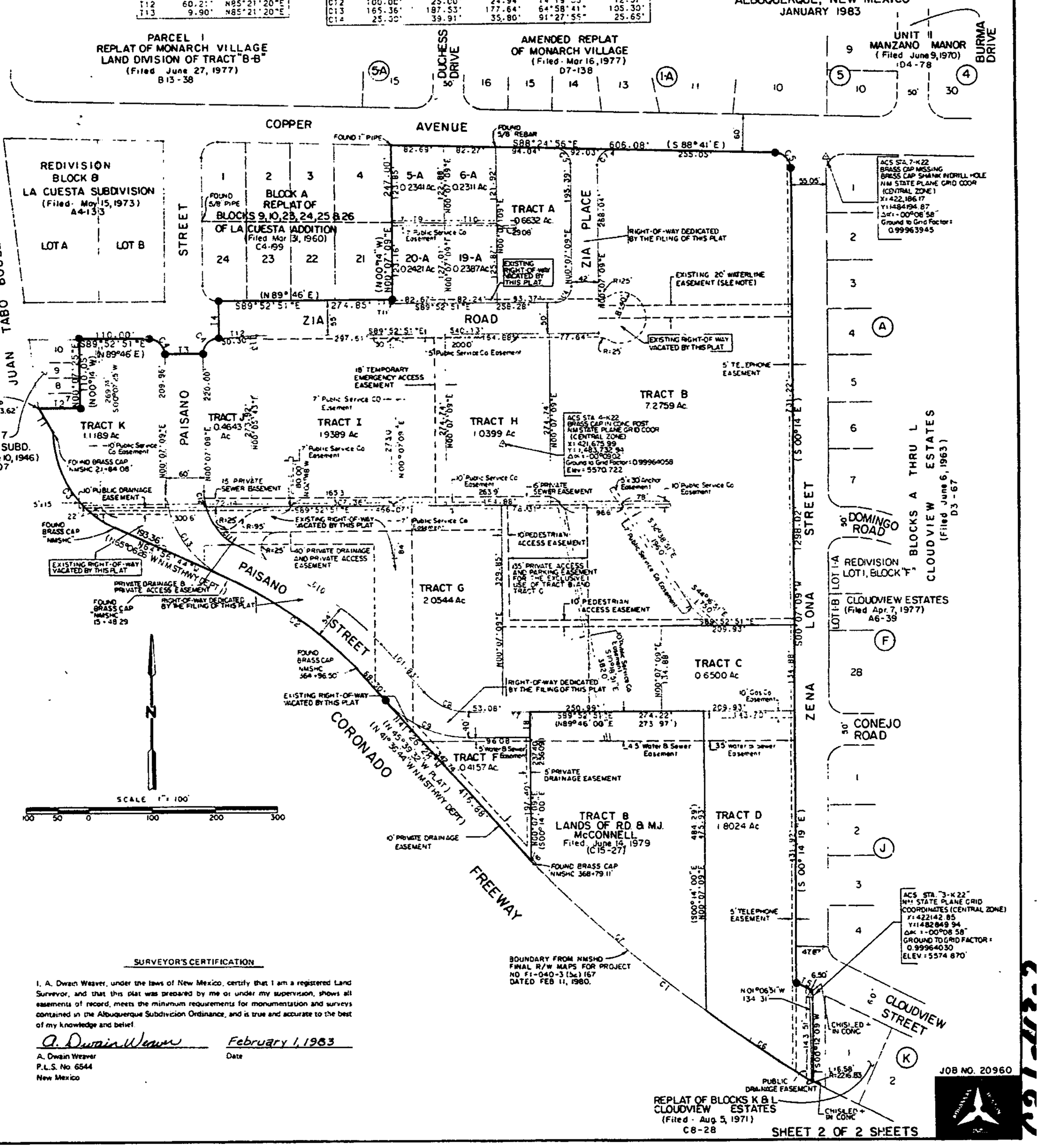
ALBUQUERQUE, NEW MEXICO
JANUARY 1983

TANGENT DATA

	DISTANCE	BEARING
T1	45.65'	N30°03'53"W
T2	66.15'	S89°52'51"E
T3	60.00'	S89°52'51"E
T4	60.00'	N00°07'09"E
T5	23.19'	S63°51'53"E
T6	5.84'	N41°26'28"W
T7	43.00'	S89°52'51"E
T8	40.00'	N00°07'09"E
T9	82.67'	S89°05'05"E
T10	82.25'	S89°05'05"E
T11	5.00'	N00°07'09"E
T12	60.21'	N85°21'20"E
T13	9.90'	N85°21'20"E

CURVE DATA

NR.	RADIUS	ARC	CHORD	DELTA	TANGENT
C1	2216.83'	555.68	554.22'	14°21'43"	279.30'
C2	699.30'	251.48'	250.13'	20°36'16"	127.11'
C3	169.99'	192.64'	182.50'	64°55'52"	108.15'
C4	25.00'	39.27'	35.36'	90°00'00"	25.00'
C5	25.00'	38.53'	34.90'	88°32'05"	24.37'
C6	2216.83'	197.63'	197.56'	05°06'28"	98.88'
C7	2216.83'	358.05'	357.66'	09°15'15"	179.42'
C8	94.06'	79.52'	77.17'	48°26'22"	42.31'
C9	175.47'	148.34'	143.97'	48°26'22"	78.93'
C10	753.30'	271.53'	270.07'	20°39'10"	137.26'
C11	100.00'	88.48'	85.62'	50°41'34"	47.37'
C12	100.00'	25.00'	24.94'	14°19'35"	12.57'
C13	165.36'	187.53'	177.64'	64°58'41"	105.30'
C14	25.00'	39.91'	35.80'	91°27'55"	25.65'



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A. Dwain Weaver — February 1, 1983
A. Dwain Weaver — Date
P.L.S. No. 6544
New Mexico

JOB NO. 20960

SHEET 2 OF 2 SHEETS

C21-43-2

PROJECT

1005236

App #	Action	Date
12-703368	SK	12-5-12