

COMPLETED 01/17/07 *SH*  
DRB CASE ACTION LOG (PREL & FINAL)  
REVISED 9/28/05

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

DRB Application No.: 07DRB-00023 (P&F) Project # 1005258  
Project Name: LANDS OF CHRIS CHAVEZ  
Agent: Angela Blair Phone No.: 328-4109

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/17/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: dedication along Edith. *ok*
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PLANNING (Last to sign): AGIS dxf record
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Project Number 1005258

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

#14



# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 07DRB-00023 (P&F)

Project # 1005258

Project Name: LANDS OF CHRIS CHAVEZ

Agent: Angela Blair

Phone No.: 328-4109

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/17/07 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: dedication along Edith

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): AGIS dx

record

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.

- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number

1005258



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

January 17, 2007

9:00 a.m.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- |   |           |            |            |
|---|-----------|------------|------------|
| A. Call to Order:                         | 9:00 A.M. | Adjourned: | 10:55 A.M. |
| B. Changes and/or Additions to the Agenda |           |            |            |
| C. New or Old Business                    |           |            |            |

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

- Project # 1001816**  
06DRB-01794 Major-Vacation of Public Easements

JANE CARLTON request(s) the above action(s) for all or a portion of Lot(s) 12-A, **NEW MEXICO TOWN CO. ORIGINAL TOWNSITE**, zoned SU-2/HDA, located on TIJERAS AVE NW, between LOMAS NW and CENTRAL NW containing approximately 1 acre(s). (J-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1004240**  
06DRB-01782 Major-Vacation of Public  
Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLA LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for Lot(s) 15-P2 & 16-P2, **VILLAS LAS MANANITAS SUBDIVISION**, zoned R-1 residential zone, located on WILDER LN NW, between MEADOW VIEW DR NW and RIO GRANDE BLVD NW containing approximately 1 acre(s). [REF: 06DRB-01042, 06DRB01524] (H-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1005182**  
06DRB-01784 Major-Preliminary Plat  
Approval

WILSON AND CO. agent(s) for LA CUENTISTA II, LLC request(s) the above action(s) for all or a portion of Tract(s) C, correction plat of the bulk land plat of La Cuentista Subdivision (to be known as **LA CUENTISTA SUBDIVISION, UNIT 2**) zoned SU-2/SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB-01428] [*Deferred from 1/17/07*] (C-10/C-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/24/07.**

4. **Project # 1003572**  
06DRB-01626 Minor-SiteDev Plan  
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO., request(s) the above action(s) for Tract(s) A-4, Block(s) 0000, Unit 2, **JOURNAL CENTER, PHASE 2**, zoned IP, located between RUTLEDGE RD NE and SNAPROLL NE containing approximately 3 acre(s). [*Deferred from 12/13/06*] (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND FOR APPROVAL OF THE REPLAT.**

5. **Project # 1004075**  
06DRB-01537 Major-Vacation of Pub  
Right-of-Way  
06DRB-01539 Minor-Vacation of Private  
Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] [Deferred from 11/15/06 & 12/13/06 & 1/3/07 & 1/17/07]. (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

6. **Project # 1004526**  
06DRB-01761 Major-Vacation of Pub  
Right-of-Way

INEZ AGUILAR request(s) the above action(s) for all or a portion of Tract(s) 400, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on 75<sup>TH</sup> ST SW, between SAN IGNACIO RD SW and AMOLE DEL NORTE SW containing approximately acre(s). [REF: 05DRB-01678] [Deferred from 1/10/07] (L-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH A CONDITION OF FINAL PLAT: PROVIDE ADEQUATE RIGHT-OF-WAY FOR THE AMOLE DEL NORTE DRAINAGE FACILITY.**

7. **Project # 1002739**  
06DRB-01621 Major-Vacation of Public  
Easements  
06DRB-01622 Major-Vacation of Pub  
Right-of-Way  
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118<sup>TH</sup> ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] [Deferred from 12/6/06 & 12/13/06 & 12/20/06] [Deferred from 1/3/07 & 1/10/07 & 1/17/07] (P-8) **DEFERRED TO 1/24/07.**

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

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118<sup>TH</sup> ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] [Deferred from 8/30/06 & 9/27/06 & 10/4/06 & 10/18/06 & 11/1/06 & 11/29/06 & 12/13/06 & 1/10/07 & 1/17/07] (P-9) **DEFERRED AT THE BOARD'S REQUEST TO 1/24/07.**

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

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

**THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK . . .**

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

9. **Project # 1004977**  
06DRB-01066 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for AIRPORT TECHNICAL CENTER LIMITED request(s) the above action(s) for all or a portion of Lot(s) 6B-2 & 8B (to be known as **TRACTS A, B, C, D & E, AIRPORT TECHNICAL CENTER**) zoned M-2 heavy manufacturing zone, located on UNIVERSTY BLVD SE, between SUNPORT BLVD SE and INTERSTATE 25 containing approximately 11 acre(s). [RE:06DRB00898, 06DRB00899] [Indef deferred 8/2/06 for the SIA] (N-15) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1001685**  
07DRB-00020 Minor-Prelim&Final Plat Approval

SURV-TEK INC. agent(s) for SMITH'S FOOD & DRUG CENTERS, INC request(s) the above action(s) for TRACTS 1B-2, 1B-3 & 1B-5, PARADISE NORTH, (to be known as **GOLF COURSE MARKET PLACE**) zoned SU-1

IP USES, located on GOLF COURSE BLVD NW, between BANDELIER DR NW and GOLF COURSE RD NW containing approximately 7 acre(s). [RE:05DRB01894,06DRB00405,06DRB00736](A-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS AND PLANNING TO RECORD.**

11. **Project # 1004178**  
07DRB-00018 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for NEW MEXICO ONE CALL INC request(s) the above action(s) for all or a portion of Tract(s) G, Block(s) 27, **MESA VILLAGE**, zoned O-1 office and institution zone, located on EUBANK BLVD NE, between WALKER DR NE and LOMAS BLVD NE containing approximately 2 acre(s). [REF: 05DRB-01013] (J-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO DECIDE IF CROSS ACCESS EASEMENTS ARE REQUIRED AND PLANNING TO RECORD.**

12. **Project # 1004632**  
07DRB-00007 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for AMBERLEY PYLES, PORCHSONG RESTORATIONS LLC request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 10, **EASTERN ADDITION**, zoned SU-2 FOR MR, located on ARNO ST SE, between CROMWELL ST SE and PACIFIC AVE SE containing approximately 1 acre(s). [REF: 06DRB-00252] (K-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NEW WATER AND SEWER SERVICE AND TO PLANNING FOR VARIANCE APPROVALS.**

13. **Project # 1004974**  
07DRB-00024 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for SAN PEDRO EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-3, 30-32, Block(s) 34, Tract(s) A, NORTH ALBUQUERQUE ACRES, (to be known as **PASEO NUEVO**) zoned SU-2 FOR IP, located on SAN PEDRO DR NE, between HOLLY AVE NE and CARMEL AVE NE containing approximately 5 acre(s). [REF: 06DRB-01117] (C-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

14. **Project # 1005258**  
07DRB-00023 Minor-Prelim&Final Plat Approval

ANGELA BLAIR agent(s) for CHRISTOPHER & JEANETTE CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) A, Map 37, MARTINEZTOWN (to be known as **LANDS OF CHRIS CHAVEZ**) zoned SU-2/NCR, located on EDITH BLVD NE, between LOMAS BLVD NE and MOUNTAIN RD NE containing approximately 1 acre(s). (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION ALONG EDITH AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

15. **Project # 1005316**  
07DRB-00008 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for CARMEN PRECIADO request(s) the above action(s) for Lot(s) 5, Block(s) 2, **GARCIA ADDITION** and Lot(s) 10, Block(s) 2, **MARIPOSA ADDITION**, zoned SU-2 MR, located on GALINA ST SE, between SMITH AVE SE and KATHRYN AVE SE containing approximately 1 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**



16. Approval of the Development Review Board Minutes for January 3 and January 10, 2007.  
**THE DRB MINUTES FOR JANUARY 3 AND JANUARY 10, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:55 A.M.

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1005258**

**AGENDA ITEM NO: 14**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

P.O. Box 1293

No adverse comments.

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:**

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

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

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

**DATE:** JANUARY 17, 2007

**5258**

### DXF Electronic Approval Form

DRB Project Case #:

Subdivision Name:

Surveyor:

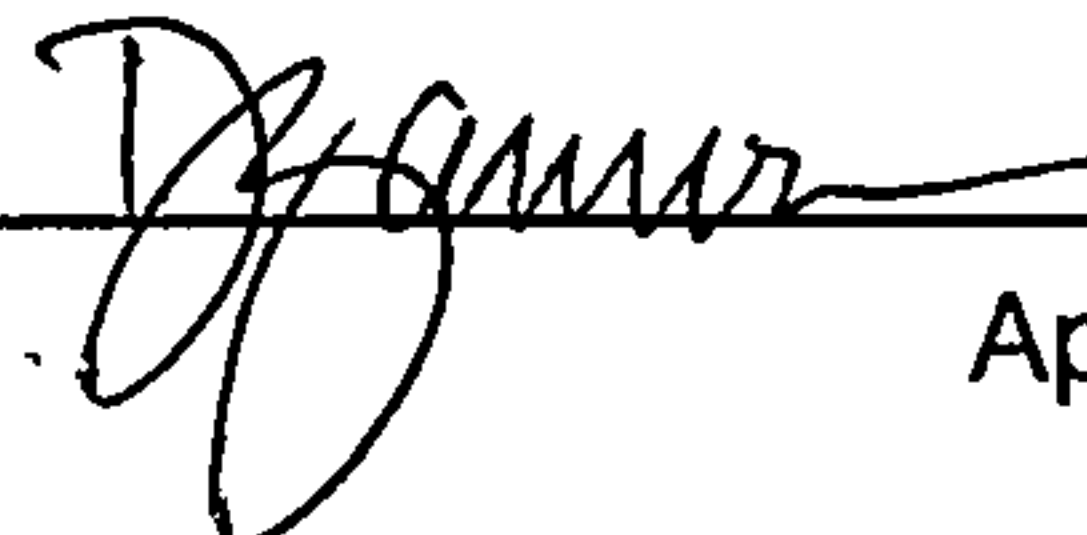
Contact Person:

Contact Information:

DXF Received:

Hard Copy Received:

Coordinate System:

  
\_\_\_\_\_  
Approved

01-17-2007  
\_\_\_\_\_  
Date

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

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**AGIS Use Only**

Copied fc **5258** to agiscov on **1/17/2007** Contact person notified on **1/17/2007**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
January 17, 2007  
DRB Comments**

**ITEM # 14**

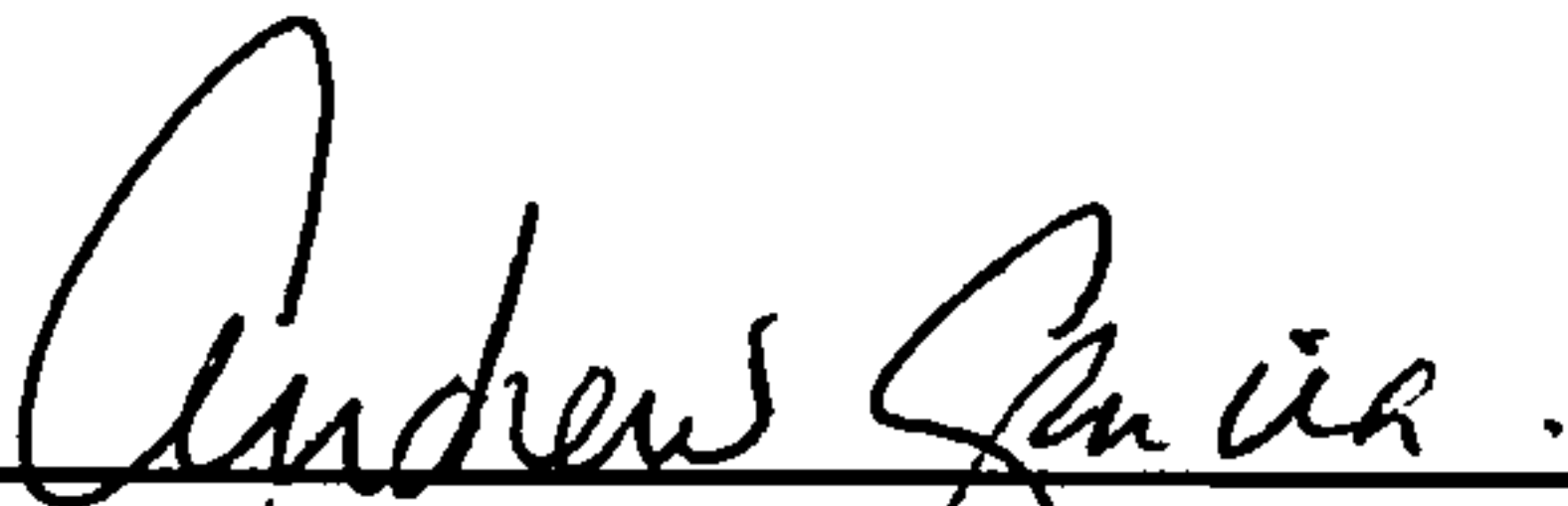
**PROJECT # 1005258**

**APPLICATION # 07-00023**

**Re: Tract A, Map 37, Martineztown/p&f**

AGIS dxf is not approved.

Planning will take delegation for the AGIS dxf, and to record the plat.

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

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
11/29/06 12/13/06	<i>same</i> Mays Ross Addition Project # 1005258	<i>same</i> Sketch	<i>same</i> Comments given
1/17/07	<i>same</i> Proj 1005258 Lords of Chris Chasey	Pre & Final	

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1005272**

**AGENDA ITEM NO: 19**

**SUBJECT:**

Sketch Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

MRGCD approval required.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED *discussed* ; 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 13, 2006

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

DRB-1005258                      Item No. 19                      Zone Atlas J-14

DATE ON AGENDA 12-13-06

INFRASTRUCTURE REQUIRED  YES ( ) NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

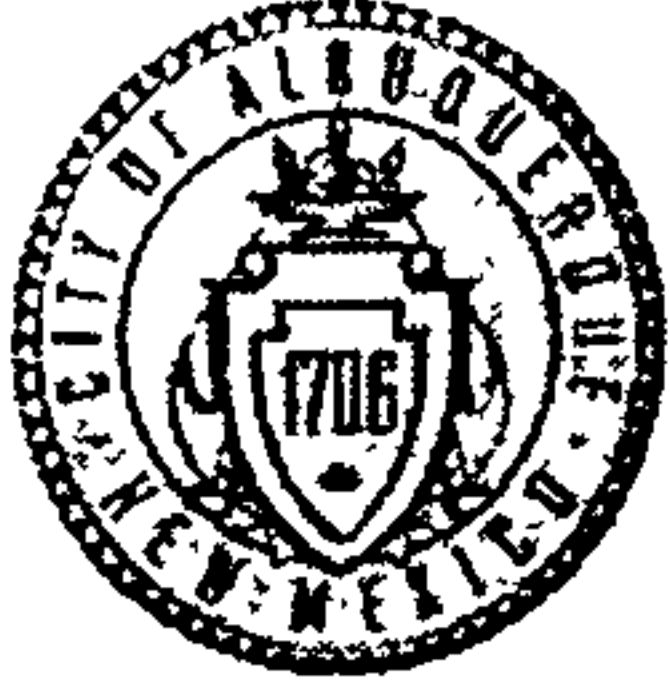
**TYPE OF APPROVAL REQUESTED:**

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

No.    Comment

- 1) Is the applicant going to request a formal vacation of the ditch easement?
- 2) If a platting action is required, then a cross section of Edith needs to be provided. Are the curbs and sidewalks in place?

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



## IMPACT FEES

Development Review Board 12/13/06

Project Number: 1005272

Agenda Item number: 19

Tract 242-C MRGCD Map #37, Zoned SU-2/ NRC

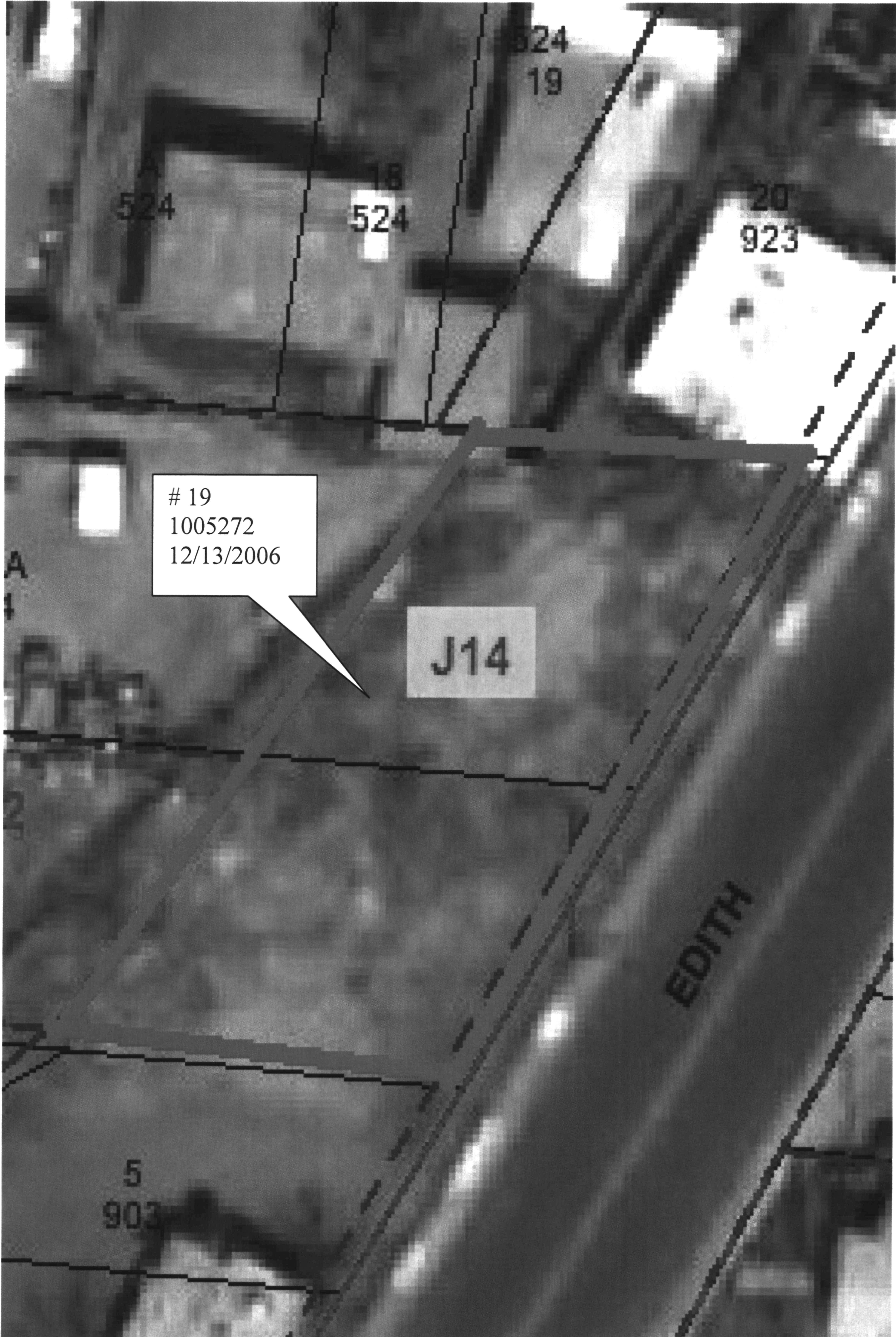
Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size of approximately 2,000 square feet, it is estimated that impact fees will be follows:

1. Public Safety Facilities for the Eastside: \$552.00
2. Parks, Trails, for Central/ University: \$780.00

Impact Fees are to be paid at the time of issuance of building permits.

JACK CLOUD  
IMPACT FEE ADMINISTRATOR





# 19  
1005272  
12/13/2006

J14

EDITH

5  
903

524  
19

524

18  
524

20  
923

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

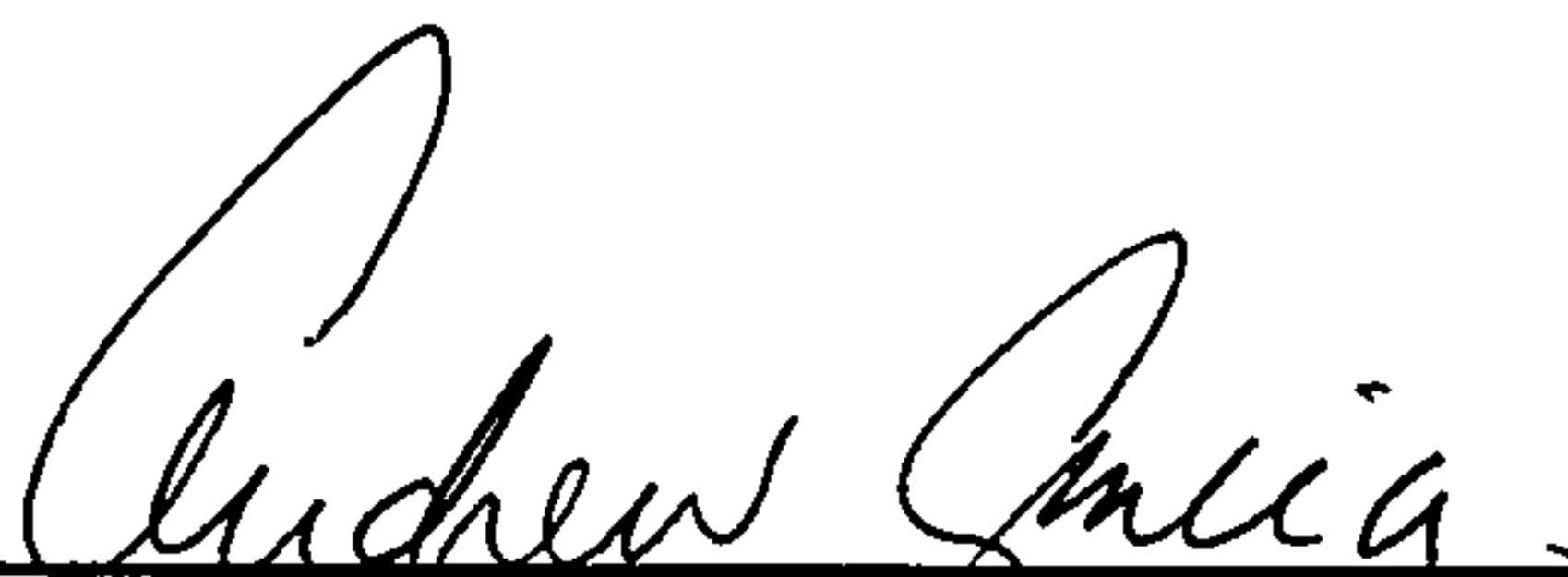
**ITEM # 19**

**PROJECT # 1005258          APPLICATION # 06-01688**

**RE: Tract 242C, Mayo Ross Addition/sketch**

A vacation is required for the removal of the ditch easement.

The site is zoned SU-2/NRC, which corresponds R-2 zone for residential development, and would require a 15 foot rear yard setback. Therefore, any dwelling unit would need to be outside of the 10 foot wide ditch easement.

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

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
11/29/06	Mattiestown Proj 1005258	Sketch	Comments Jensen

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

DRB- 1005258                      Item No. 20                      Zone Atlas J-14

DATE ON AGENDA 11-29-06

INFRASTRUCTURE REQUIRED  YES ( ) NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

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

No.    Comment

- 1) Edith north of Lomas is a bikeroute. A cross-section of Edith and Franciscan are needed to evaluate right-of-way dedications and possible improvements.
- 2) Sketch plat review does not create the lot.
- 3) Are the curbs-gutters and sidewalks in place?

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

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1005258**

**AGENDA ITEM NO: 20**

Sketch Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:**

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:** NOVEMBER 29, 2006

*discussal*

44  
44  
44

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
November 29, 2006  
DRB Comments**

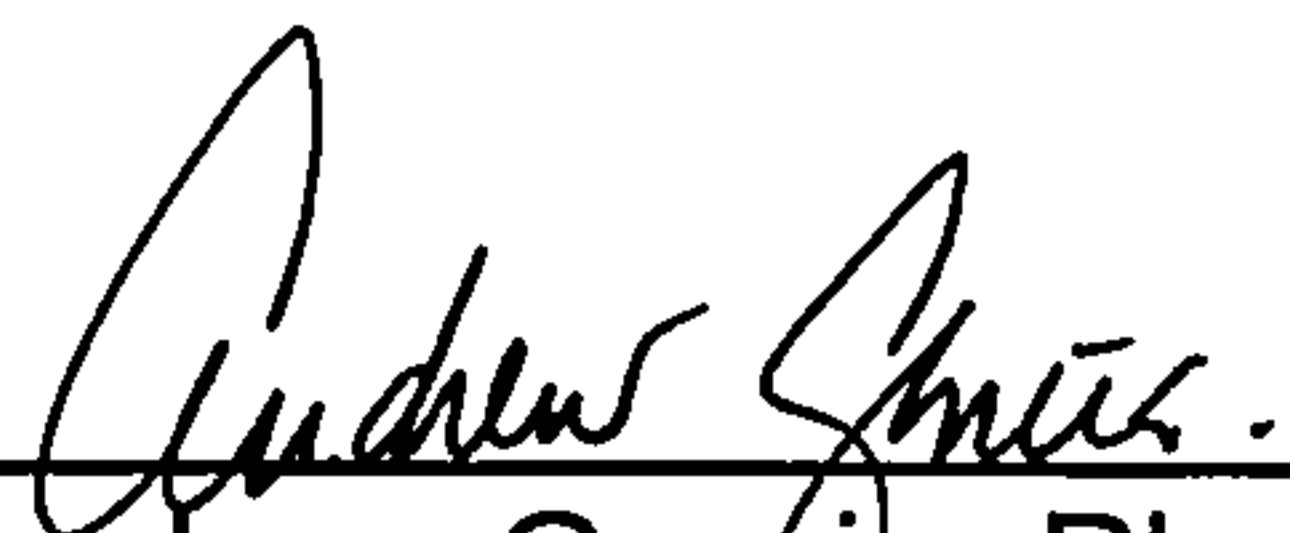
**ITEM # 20**

**PROJECT # 1005258**

**APPLICATION # 06-01640**

**Re: Tract 242C, Martineztown/sketch**

Applicant needs to meet with the City Surveyor.

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



## **IMPACT FEES – # 1005258**

**Development Review Board 11/29/05 Agenda Item #20  
Sketch Plat: Tract 242-C, MRGCD Map 37**

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size of approximately 2,000 square feet, it is estimated that impact fees will total approximately \$893 if a permit is obtained prior to December 29, 2006 and \$1,332 thereafter.

**JACK CLOUD  
IMPACT FEE ADMINISTRATOR**

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

**APPLICANT INFORMATION:**

NAME: Christopher & Jeanette Chavez PHONE: 505-296-5645  
 ADDRESS: 3712 PARSIFAL NE FAX: N/A  
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: n/a

Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): Angela Blair PHONE: 505-328-4109  
 ADDRESS: 8008 Dumas Dr NE FAX: 505-962-2325  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: angelablair@comcast.net

DESCRIPTION OF REQUEST: Replat 909 EDITH NE

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

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

Lot or Tract No. MAP 37 Tract 2120 A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. MARTINEZ TOWN (TBK Randolph W. Chavez)  
 Current Zoning: SU-2 NCR Proposed zoning: N/A  
 Zone Atlas page(s): J14 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): .1825 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill?

UPC No. 1014 058 522 150 43139 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: EDITH Blvd NE  
 Between: Lomas Blvd NE and MOUNTAIN Rd 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.): N/A

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

SIGNATURE Angela Blair DATE \_\_\_\_\_  
 (Print) ANGELA BLAIR, REACTOR  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  
07 DRB-00023

Action	S.F.	Fees
<u>PIF</u>	_____	\$ <u>215.00</u>
<u>CMF</u>	_____	\$ <u>20.00</u>
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
Total		\$ <u>235.00</u>

Hearing date 1/17/07

Andrew Garcia 1/9/07  
 Planner signature / date

Project # 1005258



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

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

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**
- \_\_\_ Preliminary Plat reduced to 8.5" x 11"
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Copy of previous D.R.B. approved infrastructure list
  - \_\_\_ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**  
Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**
- \_\_\_ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
  - \_\_\_ 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) 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.
  - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
  - 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)
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  - \_\_\_ 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.

ANGELIA BLAIR  
Applicant name (print)

Angelia Blair  
Applicant signature / date



Form revised 8/04, 1/05, 10/05 & NOV 06

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
07 DRB - - 00023

Andrew Garcia 11/9/07  
Planner signature / date

**Project # 1005258**

THRESHOLDS REALTY

328-4109 mobile  
962-2325 fax  
angelablair@comcast.net

December 26, 2006

City of Albuquerque  
Development Review Board  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Request for a Minor Subdivision Preliminary / Final Plat Review and  
Comment on *Map 37 Tract 242c*

To Whom It May Concern:

My name is Angela Blair. I am a Realtor/ Associate Broker with Thresholds Realty making this request on behalf of the owners of the subject property.

Christopher and Jeanette Chavez have decided to sell 909 Edith NE, also known as Map 37 Tract 242 C. This piece of property's tax id number is 1 014 058 522 150 43139, taxes are current.

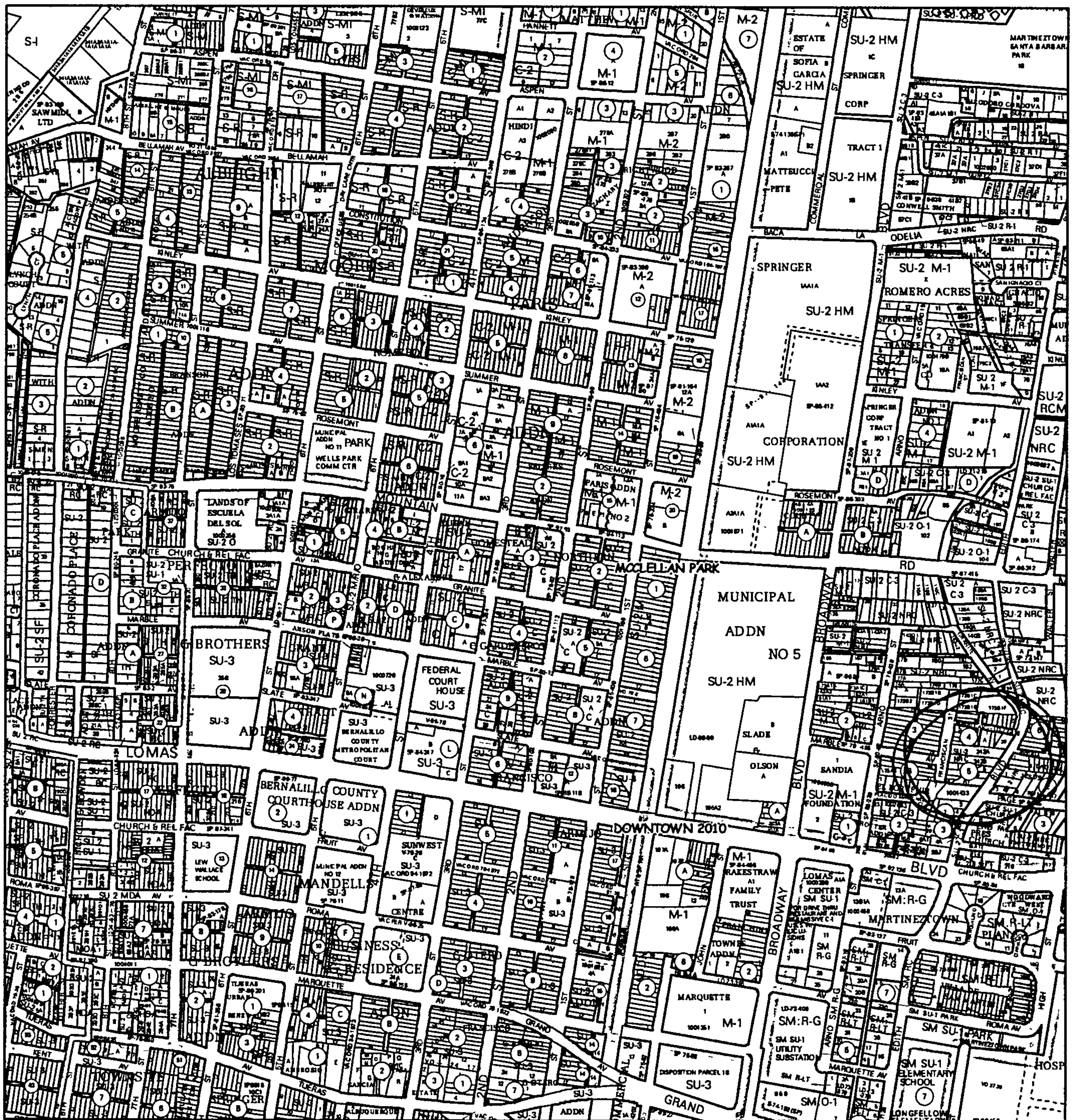
This piece of property was divided by general warranty deed in 1947 but the division was never platted or recorded. We have been told that in order for the buyer to build/develop this piece of property, we need a replat.

If you have any questions, please don't hesitate to contact me.

Thank you,



Angela Blair  
Thresholds Realty  
Associate Broker



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

Map amended through: 9/5/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-14-Z**

Selected Symbols

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

Feet  
0 750 1,500

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

**PAID RECEIPT**

APPLICANT NAME Christopher & Jeanette Chavez  
 AGENT Angela Blair  
 ADDRESS 8008 Dumas Dr NE.  
 PROJECT & APP # 1005258 / 07DRB-00023  
 PROJECT NAME Tract 242c replat

\$ 20.<sup>00</sup> 441032/3424000 Conflict Management Fee  
 \$ 215.<sup>00</sup> 441006/4983000 DRB Actions  
 \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ \_\_\_\_\_ 441018/4971000 Public Notification  
 \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
 ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
 ( ) Traffic Impact Study  
 \$ 235.<sup>00</sup> TOTAL AMOUNT DUE

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

**CHRISTOPHER P. CHAVEZ  
JEANETTE SUE CHAVEZ**  
 3712 PARSIFAL ST. N.E.  
 ALBUQUERQUE, NM 87111-3344

1003  
95-32/1070 NM  
2260

Date 1/3/07

Trans Amt \$215.00  
 J24 Misc \$20.00  
 CK \$0.00  
 CHANGE \$235.00

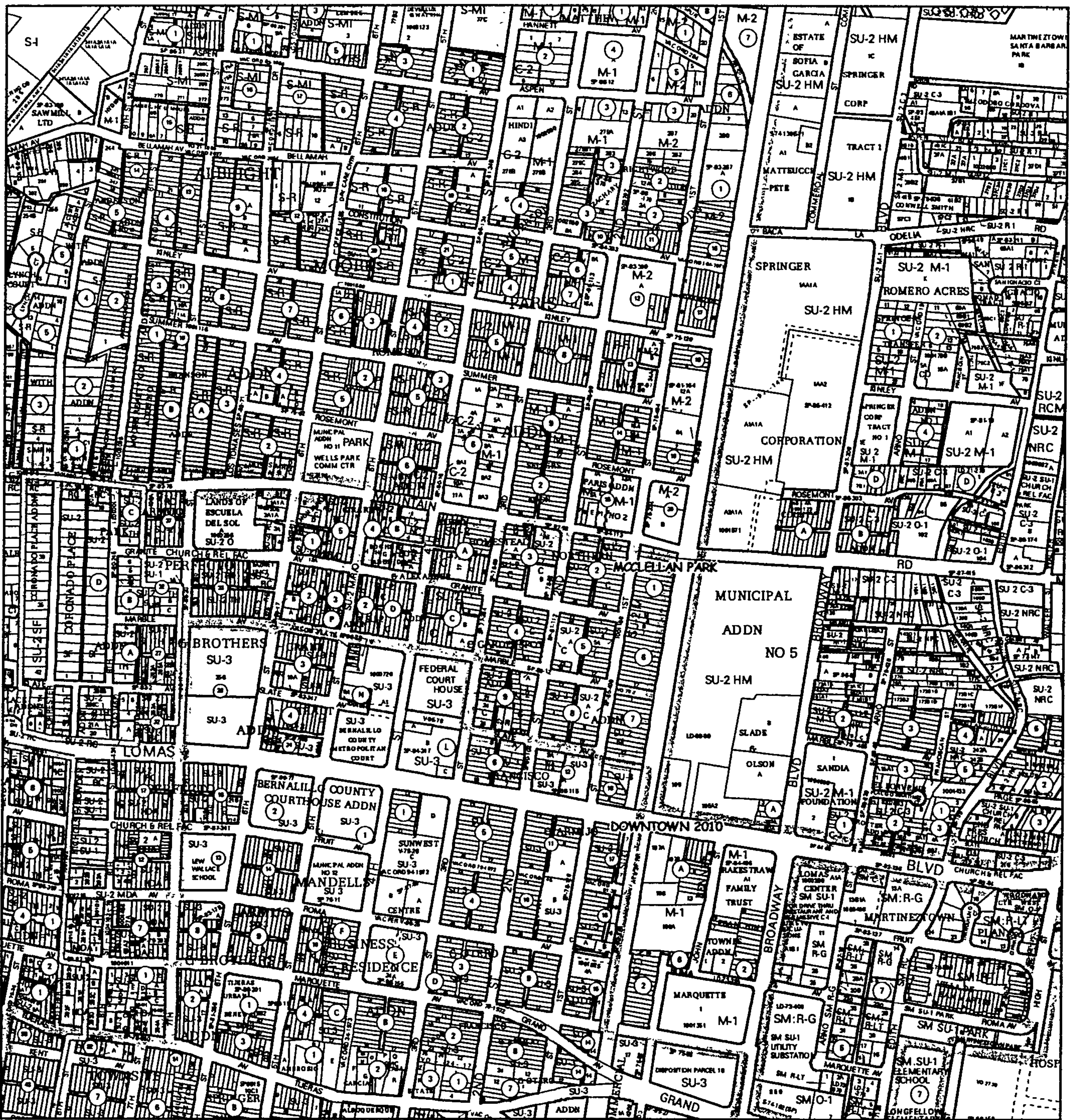
Pay to the City of Albuquerque  
 Order of Two hundred thirty five and no/100 Dollars

**Bank of America**  
 Money Market Savings  
 ACH/R/T 107000327

1/9/2007 11:00 AM  
 RECEIPT# 00071623  
 Activity 3424000 MP  
 Trans Amt \$235.00  
 J24 Misc \$20.00

LOC: ANNX  
 006 TRANSH 0009  
 Fund 0110  
 TRSCCS  
 \$235.00  
 \$20.00

Thank You



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

Map amended through: 9/5/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-14-Z**

Selected Symbols

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

0                      750                      1,500 Feet

Bernalillo County Property Viewer

Address: http://zeus.berncogov/website/htmlviewer/asp/asp.htm?Title=Bernalillo%20County%20Property%20Viewer

### Bernalillo County Property Viewer

15990	CHAVEZ, CHRISTOPHER P & JEANETTE S	909 EDITH BLV NE	1014
-------	------------------------------------	------------------	------

1 matching record.

Note: Click on ID # to send request

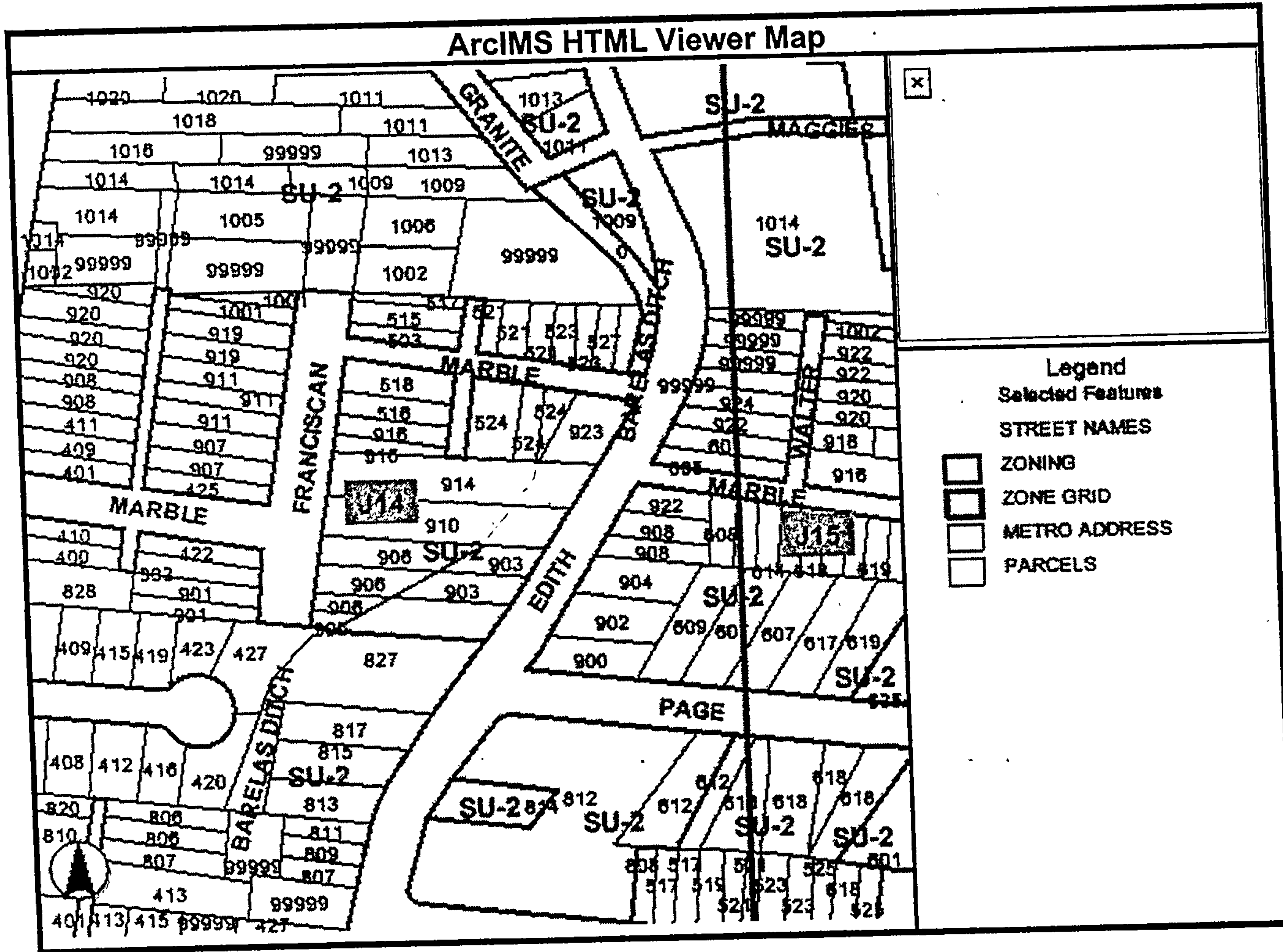
Record 1

TAXYR	2006
UPC#	101405852215043139
Owner	CHAVEZ, CHRISTOPHER P & JEANETTE S
Mail Address	3712 PARSIFAL ST NE
Legal Desc	MAR 37 TRACT 242 C
Site Address	909 EDITH BLV NE
SalesDoc	2003016729
Valclass	NR
TaxDist	ATA
Rolltype	RP
Propclass	V
Full land	17500

Map: 1523413.44, 1488492.18 - Image: 41, 492 - ScaleFactor: 1.43560325329999

subdivision\_map\_index 1880-2005 SUBD-MAP1 Bernalillo County Property CRIS-plus

10:34 AM Thursday



**Current Ownership Data**

**OWNERSHIP DATA**

(Updated April 1st and November 1st)

1 014 058 522 150 43139

CHAVEZ CHRISTOPHER P & JEANETTE S

3712 PARSIFAL ST NE

ALBUQUERQUE NM 87111

**LOCATION ADDRESS**

909 EDITH BLV NE 87102

**LEGAL DESCRIPTION**






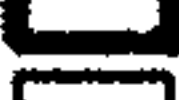

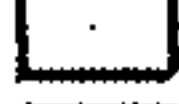

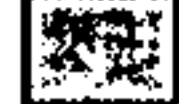







MAP 37 TRACT 242 C



ArcIMS HTML Viewer Map



Legend

-  CASE HISTORY
-  STREET NAMES
-  OWNERSHIP
-  ZONING
-  ZONE GRID
-  METRO ADDRESS
-  PARCELS
-  CASE TRACKING
-  ZONING CASES
-  2004 AIR PHOTO
-  MUNICIPAL LIMITS
-  ALBUQUERQUE
-  CORRALES
-  LOS RANCHOS
-  RIO RANCHO
-  TIERRAS
-  UNINCORPORATED AREAS

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

### S Z ZONING & PLANNING

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

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

### APPLICANT INFORMATION:

NAME: ARIF AMERSHI PHONE: 379-3305  
 ADDRESS: 7503 Central Ave NE FAX: 266-3964  
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_  
 AGENT (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

### DESCRIPTION OF REQUEST:

use of ditch easement sketch plat

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

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

Lot or Tract No. 909 Edith NE MAP 37 Tract 2426 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Block 5 Mayo Ross Addition  
 Current Zoning: SU-2 NRC Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): J-14-Z No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_  
 Total area of site (acres): .184 AC Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 101405852215043139 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: 909 Edith NE  
 Between: Lomas and Mountain

### CASE HISTORY:

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

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: 12/13/06  
 SIGNATURE Arif Amershi DATE \_\_\_\_\_  
 (Print) ARIF AMERSHI \_\_\_\_\_ Applicant \_\_\_\_\_ Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB-01688</u>	<u>SK</u>		<u>\$ 0.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #'s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #'s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>12/13/06</u>			Total <u>\$ 0.00</u>

Sandy Landley 12/05/06  
 Planner signature / date

Project # 1005258

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

**YOUR ATTENDANCE IS REQUIRED.**

**SKETCH PLAT REVIEW AND COMMENT**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- 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) 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.
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- 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.

ARIF AMERSHI  
 \_\_\_\_\_  
 Applicant name (print)  
[Signature]  
 \_\_\_\_\_  
 Applicant signature / date



Form revised 8/04, 1/05, 10/05 & NOV 06

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

Application case numbers  
06 DRB - 01688  
 \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_

Sandy Handley 12/05/06  
 \_\_\_\_\_  
 Planner signature / date  
**Project #** 1005258



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 9/5/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-14-Z**

Selected Symbols

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

Feet.  
0 750 1,500

Dec 4 2006

Dear Sir/Madam

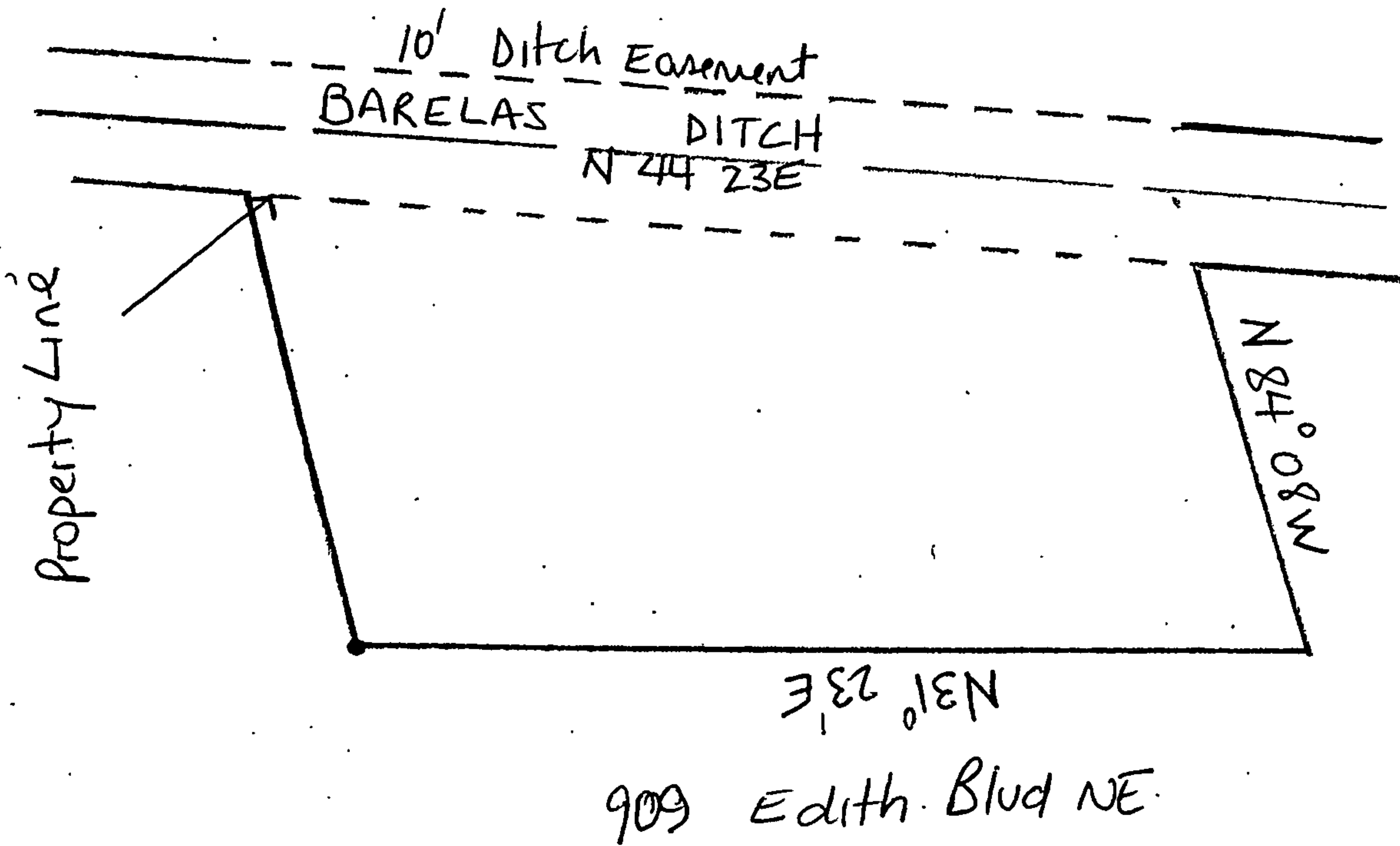
This letter is in regards to lot (Map 37 Tract 242C) and the easement that's attached to it. This easement is not used any more and it does not have access to it. The lots around have already utilized the ditch by putting storage shade and carport. My intentions are to clean the ditch adjacent the the lot in question and build close to the property line and use the ditch as a rear setback. Your consideration in this matter is highly appreciated. Thanking you in advance.

Sincerely

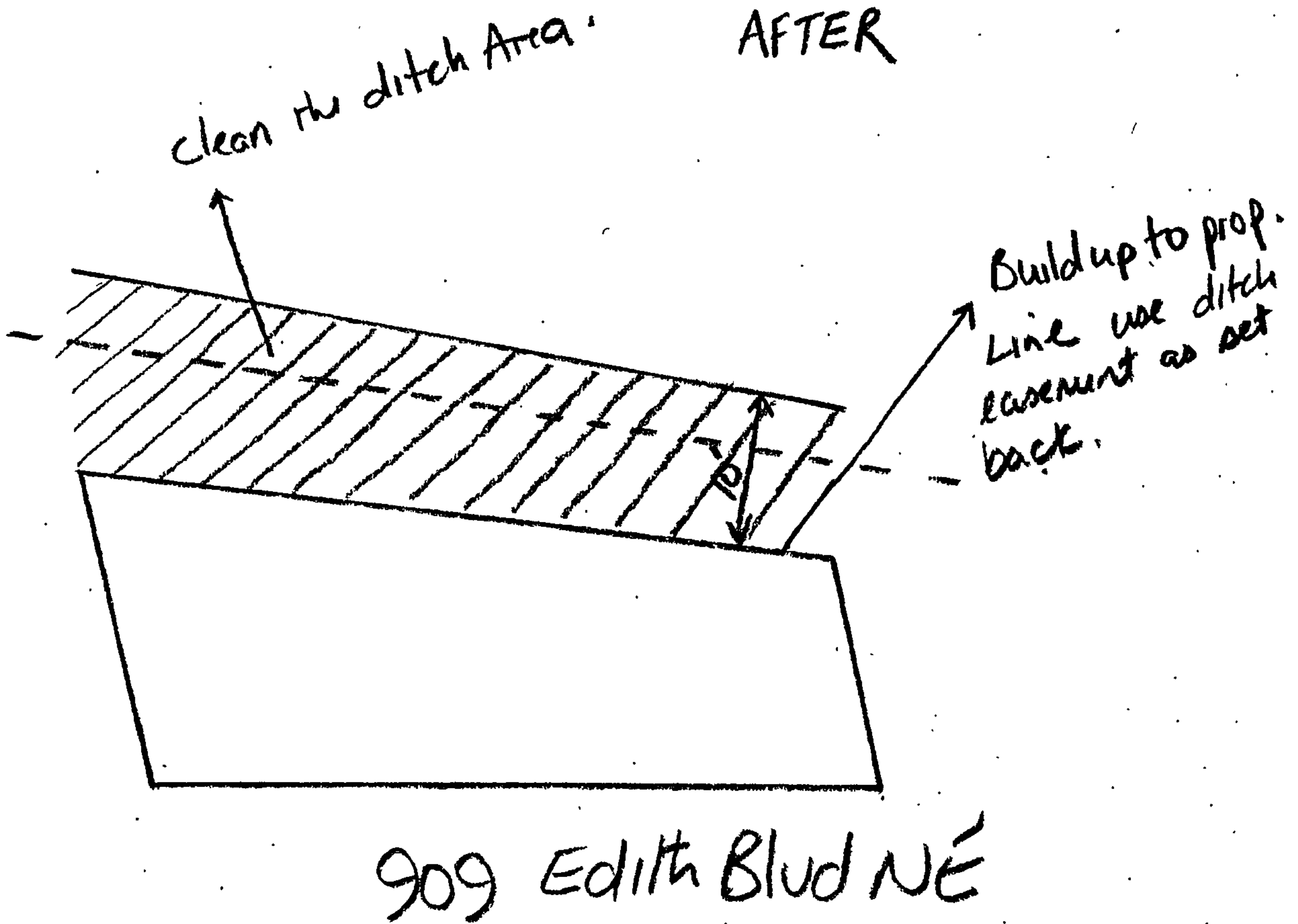
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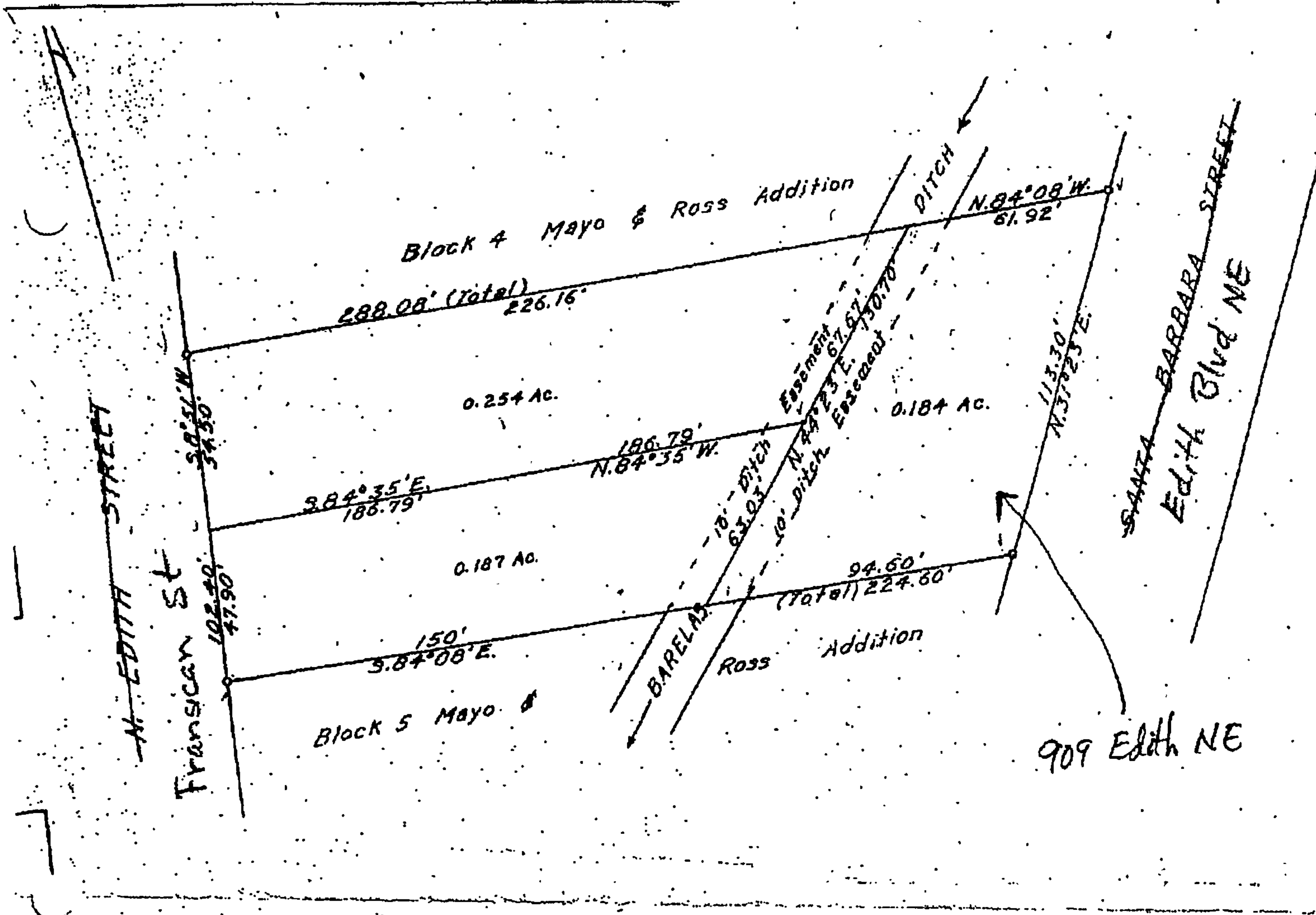
(505) 379-3305

NOW



AFTER





Plat showing Tracts of Land in the City of Albuquerque, Bernalillo County, New Mexico belonging to

MRS. LORENZO GONZALES

Comprising Property designated as Tract No. 242 on Middle Rio Grande Conservancy District Property Map No. 37

Scale of Plat: 1 inch = 50 feet

Survey and Plat by Ross-Beyer Engineering Office February 1947 ER AEG

Tract 242 C

909 Edith Blvd. NE

Albug. N.M. 87102

ZA-97-157

100 44 33

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

<p><b>SUBDIVISION</b></p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action <b>SK</b></p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p><input type="checkbox"/> for Subdivision Purposes</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p><b>STORM DRAINAGE</b></p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p><b>S Z ZONING &amp; PLANNING</b></p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p><input type="checkbox"/> Street Name Change (Local &amp; Collector)</p> <p><b>L A APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
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PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: CHRISTOPHER & JEANETTE CHAVEZ PHONE: 505-296-5665

ADDRESS: 3712 Parsifal NE FAX: n/a

CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: n/a

Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

AGENT (if any): ANGELA BLAIR PHONE: 505-328-4109

ADDRESS: 8008 Dumas Dr. FAX: 505-962-2325

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ANGELABLAIR@COMCAST.NET

DESCRIPTION OF REQUEST: SKETCH PLAT

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

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

Lot or Tract No. MAP 37 TRACT 242C Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. MARTINEZ TOWN

Current Zoning: SU-2 NCR Proposed zoning: n/a

Zone Atlas page(s): J14 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): 1 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

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

UPC No. 1014 058 522 150 43139 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: EDITH NE

Between: LOMAS and MOUNTAIN

**CASE HISTORY:**

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

n/a

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

SIGNATURE Angela Blair DATE \_\_\_\_\_

(Print) Angela Blair, Realtor  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06 DRB - 01640</u>	<u>SK</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>November 29, 2006</u>			Total \$ <u>0</u>

Andrew Garcia 11/20/06  
Planner signature / date

Project # 1005258



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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- 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) 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.
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- 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.

ANGELA BLAIR  
 Applicant name (print)  
Angela Blair 11/20/06  
 Applicant signature / date



Form revised 8/04, 1/05, 10/05 & NOV 06

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

Application case numbers  
 06 DRB - - 01640

Andrew Smith 11/20/06  
 Planner signature / date  
**Project # 1005258**

THRESHOLDS REALTY

328-4109 mobile  
962-2325 fax  
angelablair@comcast.net

November 17, 2006

City of Albuquerque  
Development Review Board  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Request for a Sketch Plat Review and Comment on *Map 37 Tract 242c*

To Whom It May Concern:

My name is Angela Blair. I am a Realtor/ Associate Broker with Thresholds Realty making this request on behalf of the owners of the subject property.


Daniel and Ruth Chavez originally purchased this piece of property in 1947. Needing income to cover medical and home care expenses, Ruth Chavez, sold the property to her son and his wife, Christopher and Jeanette Chavez, via a General Warranty Deed.

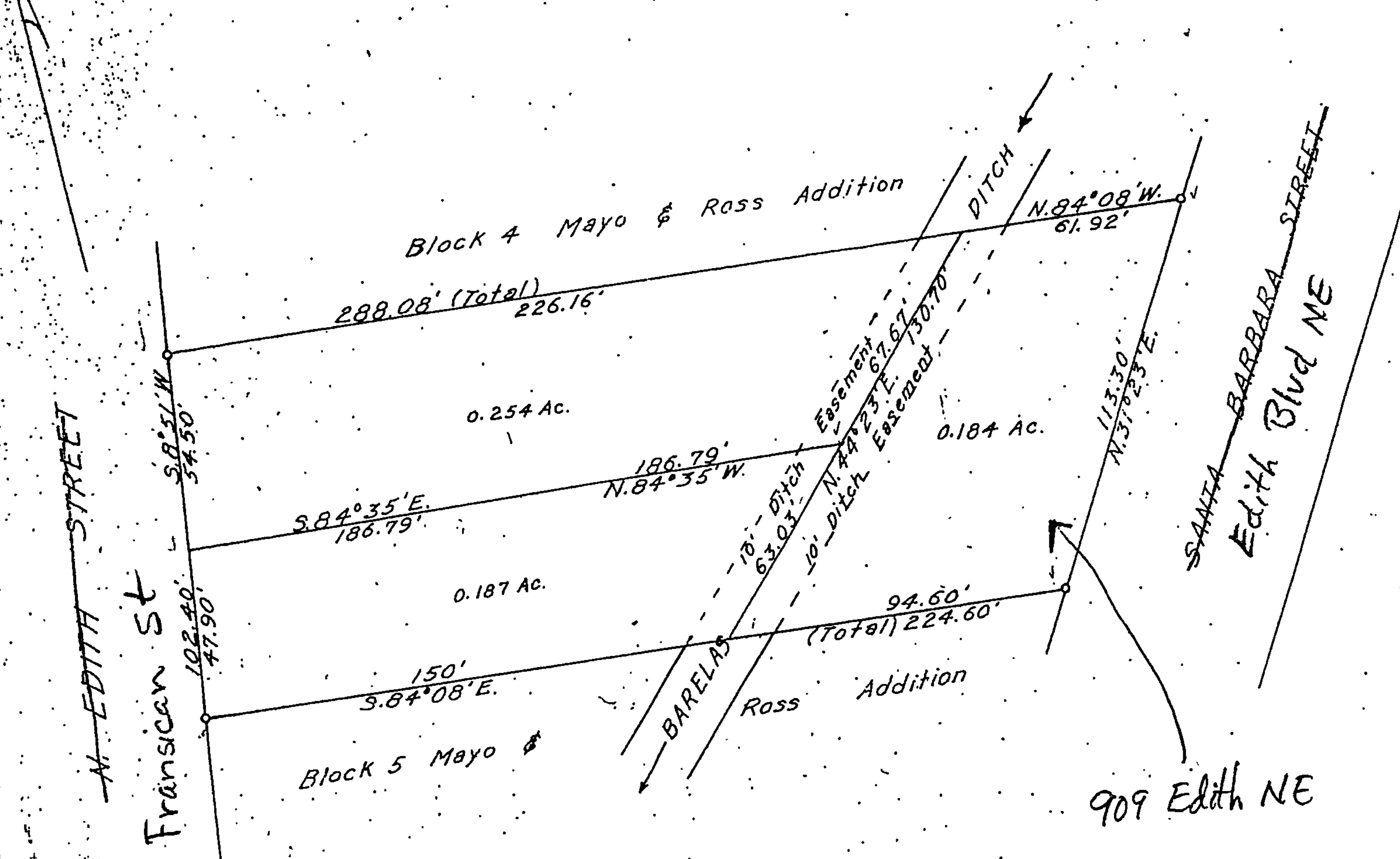
Christopher and Jeanette Chavez have decided to sell this property. Map 37 Tract 242 C has a tax id number (1 014 058 522 150 43139), taxes are current.

We have been told that in order for the new owner to build/develop this piece of property, the city needs to recognize *Map 37 Tract 242c* as **Map 37 lot 242c** whose address is 909 Edith NE. At this time we are requesting a Sketch Plat Review, in order for the City of Albuquerque to recognize *Map 37 Tract 242C* as **Map 37 Lot 242 C** whose address is 909 Edith NE.

If you have any questions, please don't hesitate to contact me.

Thank you,

  
Angela Blair  
Thresholds Realty  
Associate Broker



Plat showing Tracts of Land in the City of Albuquerque, Bernalillo County, New Mexico belonging to

MRS. LORENZO GONZALES

Comprising Property designated as Tract No. 242 on Middle Rio Grande Conservancy District Property Map No. 37

Scale of Plat: 1 inch = 50 feet

Survey and Plat by Ross-Beyer Engineering Office  
February 1947

ER AEG

Tract 242 C

909 Edith Blvd. NE

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