

# DRB CASE ACTION LOG (PREL/FINAL)

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.: 08DRB-70323	Project # 1005474
Project Name: ROSEMONT PARK ADDITION to be know as LOT 8A	
Agent: CATHERINE HELLER	Phone No.: 255-4406

Your request was approved on 7/23/08 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): AMAFCA  
\_\_\_\_\_  
\_\_\_\_\_

- 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:

**5474**

### DXF Electronic Approval Form

DRB Project Case #: 1005474

Subdivision Name: ROSEMONT PARK BLOCK 3 LOT 8A

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 7/23/2008

Hard Copy Received: 7/23/2008

Coordinate System: Ground rotated to NMSP Grid

 Approved

07.23.2008  
Date

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

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**AGIS Use Only**  
Copied fc **5474** to agiscov on **7/23/2008** Contact person notified on **7/23/2008**



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

July 23, 2008 9:00 AM  
MEMBERS:

**Jack Cloud, AICP, DRB Chairman, Planning Department  
Angela Gomez, Administrative Assistant**

**Kristal Metro, P.E., Transportation Development  
Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA  
Christina Sandoval, Parks/Municipal Development**

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**  
**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- |  |   |
|--|---|
| <p><b>1. Project# 1002962</b><br/>08DRB-70292 MAJOR - 2YR SUBD IMP<br/>AGMT EXT (2YR SIA)</p>                              | <p>WILSON AND COMPANY agent(s) for THE TRAILS request(s) the above action(s) for all or a portion of Tract(s) A, B, C, D &amp; F, , <b>SANTA FE AT THE TRAILS, TAOS &amp; RESERVE AT THE TRAILS Unit(s) I &amp; 2</b>, zoned RD, located on RAINBOW RD NW BETWEEN PASEO DEL NORTE NW AND WOODMONT AVE NW containing approximately 76 acre(s). (C-9) <b>THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED</b></p> |
| <p><b>2. Project# 1003688</b><br/>08DRB-70290 VACATION OF PUBLIC EASEMENT<br/>08DRB-70291 VACATION OF PRIVATE EASEMENT</p> | <p>SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9, <b>THE TRAILS Unit(s) 3A</b>, zoned SU-2 FOR SRSL 26, SU-1 FOR SCHOOL, PARK, OPEN SPACE &amp; FUTURE ROW, located on WOODMONT AVE NW BETWEEN RAINBOW BLVD NW AND PASEO DEL NORTE NW containing approximately 25.25 acre(s). (C-9100906413032322306)<b>DEFERRED TO 7/30/08 AT THE AGENT'S REQUEST.</b></p>                          |

3. **Project # 1005070**  
06DRB-01154 MAJOR-PRELIMINARY  
PLAT APPROVAL  
06DRB-01156 MINOR-SIDEWALK  
WAIVER  
06DRB-01155 MINOR-TEMP DEFER  
SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, **THE TRAILS, UNIT 2 (to be known as TAOS @ THE TRAILS, UNIT 2)** zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). (C-9) [Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07, 08/22/07 & 09/05/07 & 09/26/07, 10/17/08, 4/16/08, 5/14/08 & 7/16/08]. **DEFERRED TO 9/24/08 AT THE AGENT'S REQUEST.**

4. **Project# 1003794**  
08DRB-70238 MAJOR – SITE  
DEVELOPMENT PLAN FOR  
BUILDING PERMIT

GEORGE RAINHART & ASSOC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for Lots 3 and 4, **VOLCANO POINT SHOPPING CENTER**, zoned SU-2 / PCA, located on the northwest corner of 98TH ST NW AND CENTRAL AVE NW containing approximately 1.9833 acre(s). (K-9) *Deferred from 6/25/08 & 7-9/08.* **DEFERRED TO 8/13/08 AT THE AGENT'S REQUEST.**

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

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5. **Project# 1000650**  
08DRB-70237 EPC APPROVED SDP  
FOR BUILD PERMIT

GEORGE RAINHART & ASSSOC. agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 2A, **LAMONICA & WENK**, zoned SU-1 / C-1, located on COORS BLVD AND RIO BRAVO containing approximately 1.55 acre(s). (P-10) [Deferred from 5/28/08, 6/4/08, 6/11/08, 6/25/08, 7/9/08 & 7/23/08] **DEFERRED TO 7/30/08 AT THE AGENT'S REQUEST.**

6. **Project# 1007266**  
08DRB-70322 EPC APPROVED SDP  
FOR BUILD PERMIT

R. JARROD CLINE agent(s) for JAMES TWOHIG DDS AND MARY ROSE TWOHIG DDS request(s) the above action(s) for all or a portion of Lot(s) 20, Block(s) 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 / O-1, located on ALAMEDA BLVD BETWEEN WYOMING BLVD AND EAGLE FEATHER DR containing approximately .866 acre(s). (C-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**



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

7. **Project# 1005280**  
08DRB-70317 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for JLF, LLC request(s) the above action(s) for all or a portion of Tract(s) E-1-A-1, **CREST VIEW SUBDIVISION** zoned SU-1, located on MCMAHON BLVD NW BETWEEN UNSER BLVD NW AND FINELAND DR NW containing approximately 2.3774 acre(s). (A-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT AND TO PLANNING FOR AMAFCA SIGNATURE. PLANNING MUST RECORD THIS PLAT.**
8. **Project# 1000901**  
08DRB-70315 MINOR FINAL PLAT  
APPROVAL
- PRECISION SURVEYS INC agent(s) for BOSQUE SCHOOL request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **BOSQUE PREPARATORY SCHOOL & LOT 9 ANDALUCIA @ LA LUZ** located on LEARNING RD NW BETWEEN COORS BLVD NW AND MIRANDELA ST NW containing approximately 31.3093 acre(s). (E-12/F-12) [*Deferred from 7/16/08*]. **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SPECIFIC EASEMENTS THAT FIT WITH THE DESIGN AND TO PLANNING FOR 3 COPIES OF SITE PLAN AND TO RECORD.**
9. **Project# 1003612**  
08DRB-70321 EXT OF MAJOR  
PRELIMINARY PLAT
- THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DRAGONFLY DEVELOPMENT, INC request(s) the above action(s) for all or a portion of Tract(s) 31-33, **TOWN OF ATRISCO GRANT** zoned SU-2 / R-LT, located on ERDEE RD NW BETWEEN 98TH ST NW AND 94TH ST NW containing approximately 6.4 acre(s). (J-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO REAPPLICATION AND RE-APPROVAL OF 94<sup>TH</sup> STREET VACATION.**

10. **Project# 1004989**  
08DRB-70324 EXT OF MAJOR  
PRELIMINARY PLAT  
08DRB-70325 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT COMPANY request(s) the above action(s) for all or a portion of Tract(s) A, **WILDERNESS AT HIGH DESERT (TO BE KNOWN AS WILDERNESS CANON AT HIGH DESERT) Unit(s) 2**, zoned SU-2/HD R-R, located on TRAMWAY BLVD NE BETWEEN HIGH DESERT PLACE NE AND FOREST SERVICE LAND (F-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND FOR EXHIBIT SUBMITTED TO TRANSPORTATION DEVELOPMENT. PLANNING MUST RECORD THIS PLAT. DELEGATION TO ABCWUA: PAPER EASMENT FOR WATERLINE MUST BE SUBMITTED AND ROUTED FOR APPROVAL.**

11. **Project# 1005474**  
08DRB-70323 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

CATHERINE HELLER request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) 3, **ROSEMONT PARK ADDITION (TO BE KNOWN AS LOT 8A)** zoned S-R, located on 11TH ST NW BETWEEN 10TH ST NW AND MOUNTAIN RD NW containing approximately .1608 acre(s). (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE, AGIS DXF AND A COPY OF THE RECORDED PLAT.**

12. **Project# 1007383**  
08DRB-70318 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for REGENTS OF THE UNIVERSITY OF NEW MEXICO (REAL ESTATE) request(s) the above action(s) for all or a portion of Lot(s) 1-9 INCLUSIVE, Block(s) 4, **UNITY ADDITION** zoned C-2, located on CENTRAL AVE SE BETWEEN TEXAS ST SE AND UTAH ST SE containing approximately 1.6538 acre(s). (K-9) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR RADIUS AT CURVE C2 AND EXHIBIT AND TO CITY ENGINEER FOR INFORMATION ON FLOOD ZONE ON NORTH WEST CORNER. A NOTE MUST BE ADDED TO PLAT SHOWING FLOOD ZONE CHANGE, AND FOR AMAFCA SIGNATURE.**

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

13. **Project# 1003095**  
08DRB-70320 SKETCH PLAT REVIEW  
AND COMMENT

WAYJOHN SURVEYING INC agent(s) for FRANK CASALE/JAMES SELIGMAN request(s) the 'above action(s) for all or a portion of Lot(s) 2-A-2, LA MIRADA SUBDIVISION TBKA LA MIRADA TOWNHOMES UNIT 1 zoned O-1 (CONDITIONAL USE), located on LA MIRADA PLACE NE BETWEEN WYOMING BLVD NE AND PENNSYLVANIA ST NE containing approximately 1.1443 acre(s). (G-19)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Other Matters: None

ADJOURNED: 10:15

# CITY OF ALBUQUERQUE



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD MEMO**

**DRB CASE NO/PROJECT NO: 1005474**

**AGENDA ITEM NO: 11**

**SUBJECT:**

Plat Approval

**ENGINEERING COMMENTS:**

No adverse comments.

**RESOLUTION:**

PO Box 1293

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

Albuquerque

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

NM 87103

**SIGNED:**

**DATE: 7-23-08**

www.cabq.gov

Curtis Cheme  
City Engineer Designee  
924-3695




**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
July 23, 2008  
DRB Comments**

**ITEM # 11**

**PROJECT # 1005474          APPLICATION # 08-70323**

**RE: Lots 7 & 8, Block 3, Rosemont Park Addition**

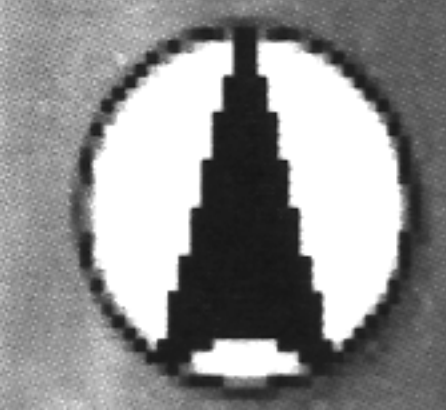
For future reference, please remove the "Current Zoning" note (No. 9) from the plat. Additionally, for the solar collector note, please be specific to this type of request, i.e. use the words "THIS PLAT" and not "REQUESTED FINAL ACTION" in the beginning of the note.

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





Item# 11  
Project# 1005474  
Hearing Date: July 23, 2008





**5474**

### DXF Electronic Approval Form

DRB Project Case #: 1005474

Subdivision Name: ROSEMONT PARK BLOCK 3 LOTS 7A & 8A

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 3/12/2008

Hard Copy Received: 3/12/2008

Coordinate System: Ground rotated to NMSP Grid

  
Approved

03-12-2008  
Date

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

**AGIS Use Only**  
Copied fc **5474** to agiscov on **3/12/2008** Contact person notified on **3/12/2008**



# DRB CASE ACTION LOG (PREL/FINAL)

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.: 08DRB-70163

Project # 1005474

Project Name: ROSEMONT PARK ADDITION

Agent: CATHERINE HELLER

Phone No.: 255-4406

Your request was approved on 4/9/08 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): add Maintenance / Beneficiary Statement for 15' Access easement. Condition that the ~~lot~~ variance for lot size be approved through The Zoning Hearing Examiner

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:





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

**April 9, 2008 9:00AM**

**MEMBERS:**

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

**Angela Gomez, Administrative Assistant**

**Kristal Metro, P.E. , Transportation Development  
Brad Bingham, P.E., Hydrology/ Alternate City  
Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA  
Christina Sandoval, Parks/Municipal Development**

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**CASES WHICH REQUIRE PUBLIC NOTIFICATION**  
**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS** . . . . .

1. **Project# 1006516**  
07DRB-70030 BULK LAND VARIANCE  
07DRB-70031 MAJOR - PRELIMINARY  
PLAT APPROVAL  
07DRB-70032 MINOR - TEMP DEFR  
SWDK CONST  
07DRB-70033 SIDEWALK WAIVER  
07DRB-70034 VACATION OF PUBLIC  
EASEMENT  
07DRB-70085 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
  
BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) *[Deferred from 6/27/07, 7/25/07, 7/22/07, 8/22/07 & 9/26/07, 1/30/08, & 3/5/08]* **DEFERRED TO 5/14/08 AT THE AGENT'S REQUEST.**
  
2. **Project # 1005546**  
07DRB-00589 MAJOR-VACATION OF  
PUBLIC RIGHT-OF-WAY  
  
SURV TEK INC agent(s) for BLACK FARMS LLC request(s) the above action(s) for **BLACK FARMS ESTATE, UNIT 2**, zoned RA-1 located on IRVING BLVD NW between VALLEY VIEW DR NW and RIVERFRONTE DR NW. (C-13) *[Deferred from 6/6/07, 9/5/07, 11/7/07 & 1/9/08]* **DEFERRED TO 6/11/08 AT THE AGENT'S REQUEST.**

3. **Project# 1006833**  
08DRB-70108 VACATION OF PUBLIC EASEMENT  
08DRB-70111 VACATION OF PRIVATE EASEMENT  
08DRB-70112 MAJOR - PRELIMINARY PLAT APPROVAL

07DRB-70254 MAJOR - SDP FOR SUBDIVISION  
07DRB-70255 MAJOR - SDP FOR BUILDING PERMIT

4. **Project# 1003916**  
08DRB-70123 VACATION OF PUBLIC EASEMENT  
08DRB-70124 SIDEWALK WAIVER  
08DRB-70125 MINOR - TEMP DEFR SWDK CONST  
08DRB-70126 MAJOR - PRELIMINARY PLAT APPROVAL

08DRB-70152 EPC APPROVED SDP FOR SUBDIVISION

SURV-TEK INC agent(s) for TABEL LUMBER CO request(s) the above/ referenced action(s) for all or a portion of Tracts S-1A and S-2A-2, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as Tract(s) A & B, MERIDIAN BUSINESS PARK II) together with Tract S-2A-1, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as UNSER TOWNE CROSSING) zoned IP, located on the east side of UNSER BLVD NW BETWEEN LOS VOLCANES RD NW AND INTERSTATE ROUTE 40 containing approximately 70.3629 acre(s). (J-9, J-10) *[Deferred from 3/26/08]* **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) *[Deferred from 10/10/07, 11/14/07, 12/12/07, 1/30/08, 2/27/08, 3/26/08]* **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

ISAACSON AND ARFMAN PA agent(s) for DEL REY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES** (TBK MONTERRA DEL REAY, UNITS 1-3), zoned SU-1/ PDA, located between SAN PEDRO DR NE and LOUISIANA BLVD NE, AND BETWEEN DERICKSON AVE NE and SANTA MONICA AVE NE containing approximately 63.3836 acre(s). (D-18) *[Deferred from 4/2/08]* **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

DEKKER PERICH SABATINI agent(s) for DEL RAY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) A**, zoned SU-1 FOR MOBILE HOME PARK, located on DERICKSON BETWEEN SAN PEDRO AND LOUISIANA containing approximately 58.52 acre(s). (D-18) *[Deferred from 4/2/08]* **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

5. **Project# 1004354**  
08DRB-70048 SITE DEVELOPMENT  
PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION**, zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) [*Deferred from 2/20/08, 3/5/08, 3/12/08, 3/19/08, 3/26/08 & 4/2/08 .*] **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

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

6. **Project# 1002270**  
08DRB-70151 EPC APPROVED SDP  
FOR BUILD PERMIT

TOM LUCERO ARCHITECT agent(s) for MANNY AKA request(s) the above action(s) for all or a portion of Lot(s) 2-4, Block(s) 52, **TERRANCE ADDITION** zoned SU-2 FOR CMU, located on CENTRAL AVE SE BETWEEN ASH SE AND MAPLE SE containing approximately 0.49 acre(s). (L-15) [*Deferred from 4/2/08*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR CORRECTIONS ON THE SITE PLAN AND TO PLANNING FOR LANDSCAPING – 10' LANDSCAPE BUFFER ALONG CENTRAL AND THREE COPIES.**



7. **Project# 1004677**  
08DRB-70101 EPC APPROVED SDP  
FOR SUBDIVISION

C DAVID DAY, MOULE & POLYZOIDES ARCHITECTS agent(s) for JAY REMBE AND/OR HIS ASSIGNS request(s) the above action(s) for all or a portion of Tract(s) 129A, 131, 133A1, 133A2, 133B, 134, AND 135A, **ALBUQUERQUE LITTLE THEATER, CALVIN HORN, AND LAGUNA SUBDIVISION**, zoned SU-1/SU-1/ ALBUQUERQUE LITTLE THEATER & SU-2/SU-1 CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE SW containing approximately 3.86 acre(s). (J-13) [*Deferred from 3/5/08, 3/19/08 & 4/2/08*] **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN.**

08DRB-70143 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for COUNTRY CLUB PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, 131, 132, 133-A-1, 133-A-2, 133-B, 134 & 135-A , 134 & 135-a, **LANDS OF ALBUQUERQUE LITTLE THEATER TBK COUNTRY CLUB PLAZA** zoned SU-2/SU-1 FOR MIXED USE, located on CENTRAL AVE SW BETWEEN SAN PASQUALE AVE SW AND LAGUNA BLVD SW containing approximately 4.7322 acre(s). (J-13)[*Deferred from 4/2/08*] **WITH THE SIGNING OF THE INFRA-STRUCTURE LIST DATED 4/9/08, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. CONDITION OF FINAL PLAT PER TRANSPORTATION:NEGOTIATION WITH UNDERLYING PROPERTY OWNERS FOR RELOCATED 28FT ACCESS EASEMENT.**



8. **Project# 1006973**  
08DRB-70119 EPC APPROVED SDP  
FOR BUILD PERMIT  
08DRB-70120 EPC APPROVED SDP  
FOR SUBDIVISION

08DRB-70058 MINOR -  
PRELIMINARY/FINAL PLAT  
APPROVAL

CONSENSUS PLANNING agent(s) for MIDWEST PHILLIPS EDISON AND COMPANY request(s) the above action(s) for all or a portion of Lot(s) 19 A-1, **PARADISE NORTH** zoned SU-1 FOR C-1 USES, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND SUMMER REDGE NW containing approximately 3.6 acre(s). (A-11) [*Deferred from 3/12/08 & 3/26/08*] **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

SURVEYS SOUTHWEST LTD agent(s) for THE PHILLIPS EDISON GROUP, LLC request(s) the above/ referenced action(s) for the Temporary Drainage Easement on Tract(s) 19A1, **PARADISE NORTH**, zoned SU-1/ C-1 USES, located on the northeast corner of UNSER BLVD NW AND MCMAHON BLVD NW containing approximately 3.6 acre(s). (A-11) **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

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

9. **Project# 1004720**  
08DRB-70153 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

TERRA LAND SURVEYS agent(s) for RALPH GREEN request(s) the above action(s) for all or a portion of Lot(s) EAST 10 FT OF 2 , NORTH 97 FT OF 3, 3-A & 4, Block(s) K, **HIGHLAND ADDITION SOUTH** zoned SU-2 FOR NCR, located on BROADWAY BLVD SE BETWEEN HAZELDINE AVE SE AND SANTA FE AVE SE containing approximately 0.3882 acre(s). (K-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

10. **Project# 1004820**  
08DRB-70157 VACATION OF PRIVATE  
EASEMENT  
08DRB-70158 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for ACI MANAGMENT LLC request(s) the above action(s) for all or a portion of Tract(s) D-1-B-2, **ADOBE WELLS SUBDIVISION** zoned C-2, located on EAGLE RANCH RD NW BETWEEN IRVING BLVD NW AND COORS BYPASS NW containing approximately 3.45 acre(s). (B-13) **WITHDRAWN AT THE AGENT'S REQUEST.**

11. ~~Project# 1005474~~  
08DRB-70163 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

CATHERINE HELLER request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, **ROSEMONT PARK ADDITION** zoned S-R, located on 11TH ST NW BETWEEN 10TH ST NW AND MOUNTAIN RD NW containing approximately 0.1608 acre(s). (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADD MAINTENANCE AND BENEFICIARY NOTE FOR 15FT ACCESS EASEMENT, AND THE CONDITION THAT THE VARIANCE FOR LOT SIZE BE APPROVED THROUGH THE ZONING HEARING EXAMINER.**

12. **Project# 1006001**  
08DRB-70161 MINOR - FINAL PLAT  
APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 22-A, 22-B, 22-C, **REPLAT OF TRACT 22, MESA DEL SOL INNOVATION PARK** zoned PC, located on UNIVERSITY BLVD SE BETWEEN EASTMAN AVE SE AND STRYKER SE containing approximately 15.82 acre(s). (R-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project# 1006200**  
08DRB-70159 MINOR - FINAL PLAT  
APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **REPLAT OF TRACTS 1&2, MESA DEL SOL INNOVATION PARK** zoned PC, located on CRICK AVE SE BETWEEN UNIVERSITY SE AND WATSON DR SE containing approximately 41.2085 acre(s). (Q-15, Q-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR 30FT RADIUS AT UNIVERSITY AND CRICK SE, AND TO PLANNING FOR AGIS DXF AND TO RECORD.**

14. **Project# 1007200**  
08DRB-70160 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

ALPHA PROFESSIONAL SURVEYING INC agent(s) for NAOMI CASTRO request(s) the above action(s) for all or a portion of Lot(s) 14, Block(s) G, **THE PALISADES** zoned R-T, located on ALALMOGORDO DR NW BETWEEN OURAY RD NW AND WESTERN BREEZE CT NW containing approximately 0.2436 acre(s). (H-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT AND 3 FT BUILDING MAINTENANCE EASEMENT, AND TO PLANNING FOR CERTIFICATION FROM BUILDING AND SAFETY.**

15. **Project# 1007201**  
08DRB-70162 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for MILDRED SKENDER request(s) the above action(s) for all or a portion of Lot(s) 8, **LOS HERMANOS ADDITION** zoned R-1, located on CARLTON ST NW BETWEEN GREGOS RD NW & BELLROSE ST NW containing approximately 0.375 acre(s). (G-15)**THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

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

16. **Project# 1006767**  
08DRB-70164 SKETCH PLAT REVIEW  
AND COMMENT

MULLEN HELLER ARCHITECTURE agent(s) for CUARPARRAL ELECTRIC request(s) the above action(s) for all or a portion of Lot(s) 1-A (LOT-B, LOT 1 & LOT 2), Block(s) 2, **HILL'S ACRES SUBDIVISION** zoned S-M1, located on 6TH ST NW BETWEEN MCNIGHT AVE NW AND BEZEMEK AVE NW containing approximately 0.63 acre(s). (H-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for February 13, 2008.

Other Matters: None

ADJOURNED: 10:45



# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1005474

AGENDA ITEM NO: 11

SUBJECT:

Final Plat  
Preliminary Plat

ACTION REQUESTED

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

NM 87103

RESOLUTION:

www.cabq.gov

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP)

BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP)

TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: -Bradley L. Bingham  
City Engineer/AMAFCA Designee  
924-3986

DATE: April 9, 2008



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
April 9, 2008  
DRB Comments**

**ITEM # 11**

**PROJECT # 1005474          APPLICATION # 08-70163**

**RE: Lots 7 & 8, Block 3, Rosemont Park Addition**

The proposed lots do not meet the minimum lot area requirements of the S-R zone, which is 3,500 sq ft (NET – exclusive of any access easement) – a Special Exception for a Lot Size Variance would be required. If these lots were combined as a single parcel, please note that the S-R zone allows two detached dwellings on one lot provided there is a minimum area of 7,000 sq ft and a minimum distance of 10 feet between buildings.

For future reference, please do not identify the property's zoning (Note 9) on the plat. Also, please revise solar note to be specific to this type of request, i.e. use the words "THIS PLAT" and not "REQUESTED FINAL ACTION."

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

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
April 11, 2007  
DRB Comments

ITEM # 20

PROJECT # 1005474

APPLICATION # 07-00413

RE: Lots 7 & 8, Block 3, Rosemont Addition/sketch

A vacation of the acequia is required to use that property.

*Sawmill Sector Plan*

A 15 foot rear yard setback is required per the RLT zoning.

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



## **IMPACT FEES – # 1005474**

**Development Review Board 4/11/07 Agenda Item #20  
Sketch Plat: Lots 7 & 8, Block 3, Rosemont Park Addition**

**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 \$1,332.**

**JACK CLOUD  
IMPACT FEE ADMINISTRATOR**







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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1005474**

**AGENDA ITEM NO: 20**

**SUBJECT:**

Sketch Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

~~No adverse comments.~~

*Vacate.*

P.O. Box 1293

Albuquerque

New Mexico 87103

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:** APRIL 11, 2007

0

*discussed*

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
4/11/07	Rosemont Park Proj 1005474	Sketch	



# City of Albuquerque Planning Department

## One Stop Shop – Development and Building Services

04/01/2008 Issued By: E08375

**Permit Number:** 2008 070 163 **Category Code 910**

**Application Number:** 08DRB-70163, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** 11TH ST NW BETWEEN 10TH ST NW AND MOUNTAIN RD NW

**Project Number:** 1005474

**Applicant**  
Catherine Heller

**Agent / Contact**  
Catherine Heller

P.O. Box 82913  
Albuquerque NM 87198  
255-4406  
hellerc@earthlink.net

P.O. Box 82913  
Albuquerque NM 87198  
255-4406  
hellerc@earthlink.net

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$285.00
<b>TOTAL:</b>		<b>\$305.00</b>

City Of Albuquerque  
Treasury Division

4/1, 2008      11:42AM      LOG: AMW  
 WSR 007      TRANCH 0019  
 RECEIPT# 00076523-00076527  
 PERMITH 2008070163      TRANCH  
 Trans Amt      \$305.00  
 Conflict Mgmt. Fee      \$20.00  
 DRB Actions      \$285.00  
 CR      \$305.00  
 CHANGE      \$0.00

Thank You



Supplemental form

**SUBDIVISION**

- Major Subdivision action
- Minor Subdivision action
- 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
- 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:**

Professional Agent (if any): Catherine Heller PHONE: 255-4406

ADDRESS: P.O. Box 82913 FAX: \_\_\_\_\_

CITY: Albuquerque STATE Nm ZIP 87198 E-MAIL: heller.c@earthlink

APPLICANT: \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

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

DESCRIPTION OF REQUEST: Preliminary & Final Plat

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. Lot 8A from 7 & 8 Block: B Unit: 0

Subdiv/Addn/TBKA: Rosemont Park Addition

Existing Zoning: SR Proposed zoning: Same

Zone Atlas page(s): J13 UPC Code: 10130585092311732 MRGCD Map No #37 438

**CASE HISTORY:**

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

DRB #1005474

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? N/A

No. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): 7004 ~~sq ft~~ 0.1608 Acre

LOCATION OF PROPERTY BY STREETS: On or Near: 1014 11<sup>th</sup> St. N.W.

Between: 10<sup>th</sup> & 11<sup>th</sup> St. NW and Mantain & Bellaman

Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team . Date of review: 4/9/07

SIGNATURE Catherine Heller DATE 7/15/08

(Print) CATHERINE HELLER Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08DRB 70323</u>	<u>P&amp;F</u>	<u>5(3)</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>07/23/08</u>			Total <u>\$ 0</u>

Sandy Handley 07/15/08  
Planner signature / date

Project # 1005474



**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
- 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.

\_\_\_\_\_  
**CATHERINE HELLER**  
 Applicant name (print)  
 \_\_\_\_\_  
*Catherine Heller* 7/15/08  
 Applicant signature / date



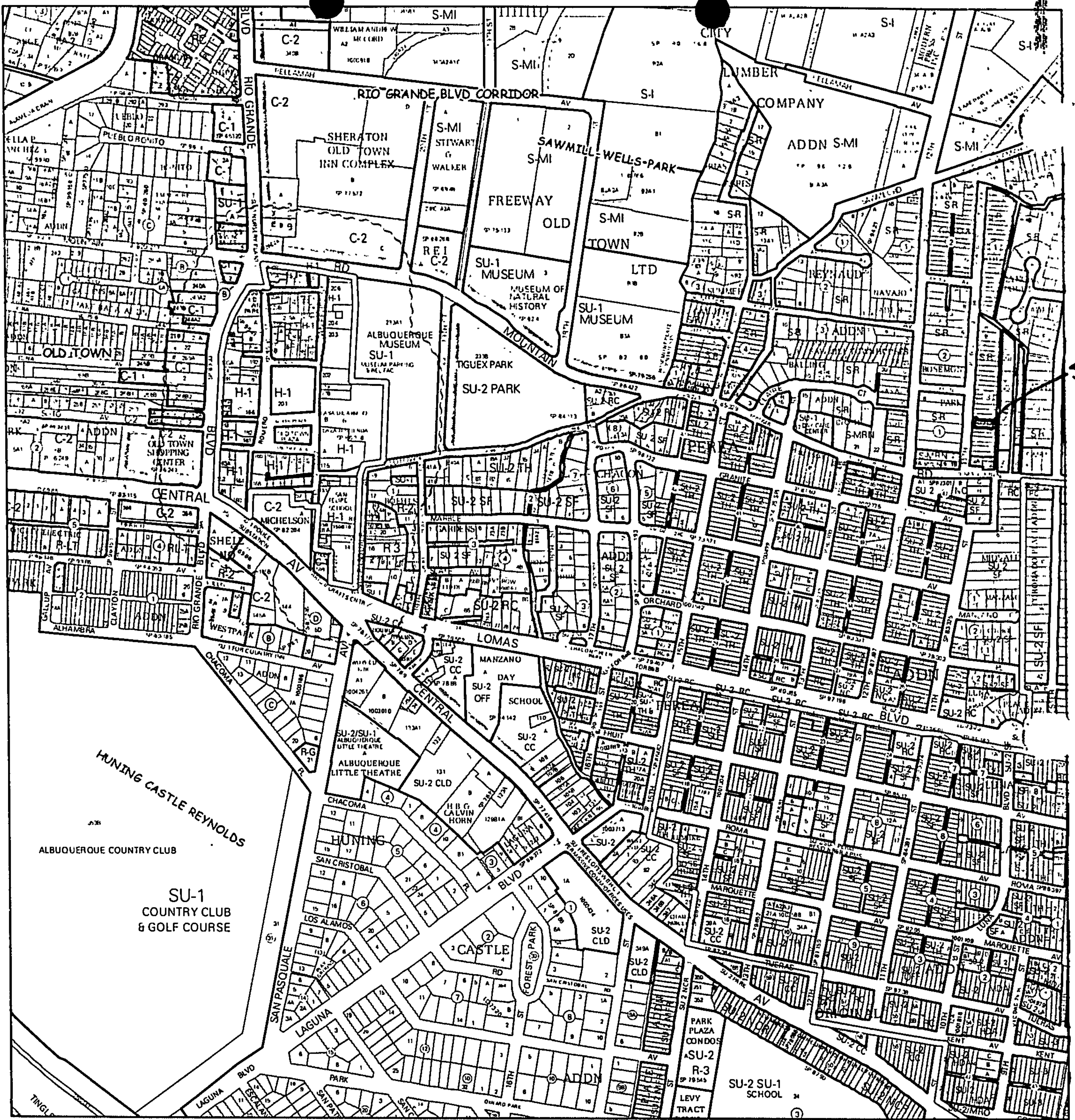
Form revised October 2007

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

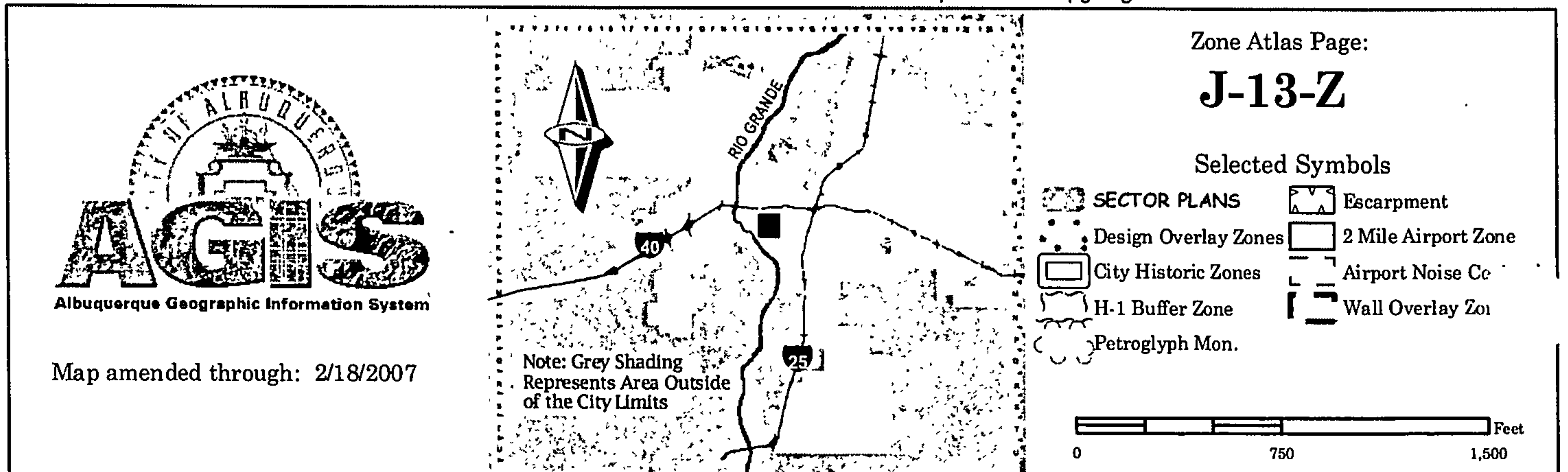
Application case numbers  
 08DRB - 70323

\_\_\_\_\_  
*Sandy Handley* 07/15/08  
 Planner signature / date  
 Project # 1005474





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





Catherine Heller  
P.O. Box 82913  
Albuquerque, New Mexico 87198  
(505) 255-4406

July 15, 2008

To: The City of Albuquerque  
Development Review Board  
Plaza Del Sol  
600 2nd St. N.W.  
Albuquerque, New Mexico 87102

Re: Sketch Plat Review  
1014 11th St. N.W.  
Rosemont Park Addition  
Block 3, Lots 7 & 8

To Whom It May Concern,

I am submitting the attached information for your review. I own lots 7 & 8 of Block 3 of the Rosemont Park Addition, in the Wells Park area, and wish to make them into 1 lot. The 2 lots at this time are 25' wide by +/-140' deep and are approximately 3500 sq. ft. each. The lots together are approximately 7000 sq. ft.. There is a small adobe residence to the rear of the property and I am wanting to be able to build a 2nd dwelling toward the front. As 2 lots, I was denied a variance to develop the front property due to the mandatory easement required to access the rear property, causing the front lot to be less than the minimum lot size of 3,500 sq. ft.. Under the Sawmill / Wells Park Sector Development Plan, a 2nd dwelling is permitted if the property is 7000 sq. ft..

I would appreciate your consideration and review of this and hope you will grant approval of converting my 2 lots into 1. Please see the survey and accompanying sketch.

Thank you for your time.

Sincerely,

Catherine Heller

R-06-74

Condition of Final Plat Beginning November 1, 2006.

Developer must include on the residential subdivision final plat this statement:

" The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded at [insert recording information here]."

Contacts at APS:

- Kizito Wijenje 848-8875
- Brad Winter 765-5950
- Betty King 842-4514

April Winters : ~~APS~~ APS  
848-8830  
915 Locust St. NE



Catherine Heller  
P.O. Box 82913  
Albuquerque, New Mexico 87198  
(505) 255-4406

April 2, 2007

To: The City of Albuquerque  
Development Review Board  
Plaza Del Sol  
600 2nd St. N.W.  
Albuquerque, New Mexico 87102

Re: Sketch Plat Review & Comment  
1014 11th St. N.W.  
Rosemont Park Addition  
Block 3, Lots 7 & 8

To Whom It May Concern,

I am submitting the attached information for your review and clarification. In September 2006 I purchased a property at 1014 11th N.W. which included lots 7 & 8 of Block 3 of the Rosemont Park Addition. At the time of purchase I was given an "ILR" locating the property using information from a plat dated October 3, 1919. An acequia was located at the back of the property and shortened the depth of the lots shown on an October 2, 1919 plat from 144.04' to 137', with no definition as to the width of the acequia.

At one time there was an acequia running between 11th and 10th St. N.W. from Mountain Rd. to the north end of 11th St. N. W. at lots 31 & 32. This acequia has been abandoned for years. On October 2, 1919 a plat was done which did not include this acequia. I have been to many departments of the city trying to clarify exactly how deep my lots are and have found a number of interesting and inconclusive responses. One of which was the assessor who told me that the property has been assessed at the depth shown on the October 2, 1919 plat. Another was from Real Properties who states that there is a Right of Way at the rear of the property. I have since contacted the title company and they found some more information, some of which is included in this packet. I would like to accurately clarify the depth of the lots I have purchased.

Secondly, I have been renovating the small adobe at the rear of the property and have thought that it might be better if the property was divided differently than the 25' by 144.04' (?) so as to make yard areas and parking more reasonable when I develop the 2nd lot toward the front. The driveway is already to one side of the property (the south of lot 7) and a shared parking area between the 2 would be beneficial and a good separation of the lots. I would appreciate a review of this and comments as to the development of the lots with a 2nd home to the west and north on the street side.

Thank you for your time and any clarifications you might help with.

Sincerely,



Catherine Heller





January 19, 2007

Matt Lucero  
Bernalillo County Assessor's Office

Re: Catherine Heller  
1104 11<sup>th</sup> Street NW-Lots 7 and 8, Block 3, Rosemont Park  
Acequia Question


Hi Matt-

I have been having a conversation with Ms. Heller about the question of the acequia on the backside of the lots in Block 3 of the Rosemont Park Addition and I told her I would forward you what I could find in our title plant.

As is the case in many of the older subdivisions in town there is no clear answer. The plat recorded October 3, 1919 sets out the acequia behind the lots. A 1951 Special Assessment District for the area lists the City of Albuquerque as the owner of the acequia. There is no conveyance to the City in the record. There are no conveyances from the City to any lot owner for an abandoned acequia. The city did deed Lots 7 and 8 to the Chavez' in 1964 but using the October 3, 1919 plat. A 1976 replat of Lots 28 through 32 in Block 3 includes the acequia in the new lots created by that plat. A 2000 replat of the West ½ of Lots 1 through 3 shows the surveyor rejected an existing 1" pipe on the east boundary of Lot 6 and accepting a 1" pipe on the east side of the acequia area along the north line of Lot 3. The plat also shows the fence lines northward to the south boundary of Lot 7 along the easterly line of the acequia area. Lastly, the assessor map for tax map J-13 shows the assessments for the lots in Block 3 to include the acequia area.

I hope this is helpful. Please let me know if I can provide any further information.

Thank you very much.

  
Bill Wooten  
LandAmerica Albuquerque Title  
889-5011






DATE: 3/1/06  
 SCALE: 1"=30'  
 DRAWN: AH/TCG/JJ  
 ALF  
 JOB NO. 063114

# CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244

## IMPROVEMENT LOCATION REPORT LOTS 7 AND 8, BLOCK 3 ROSEMONT PARK ADDITION CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

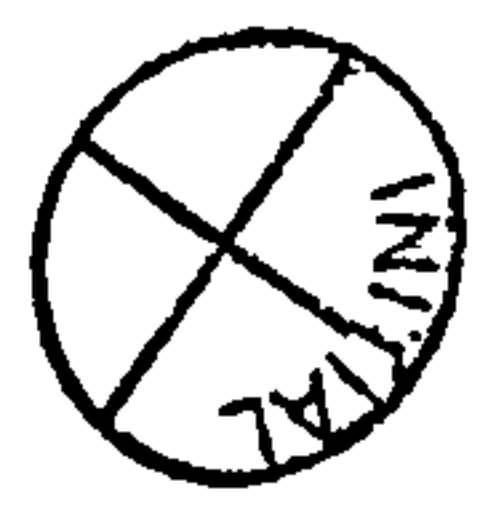
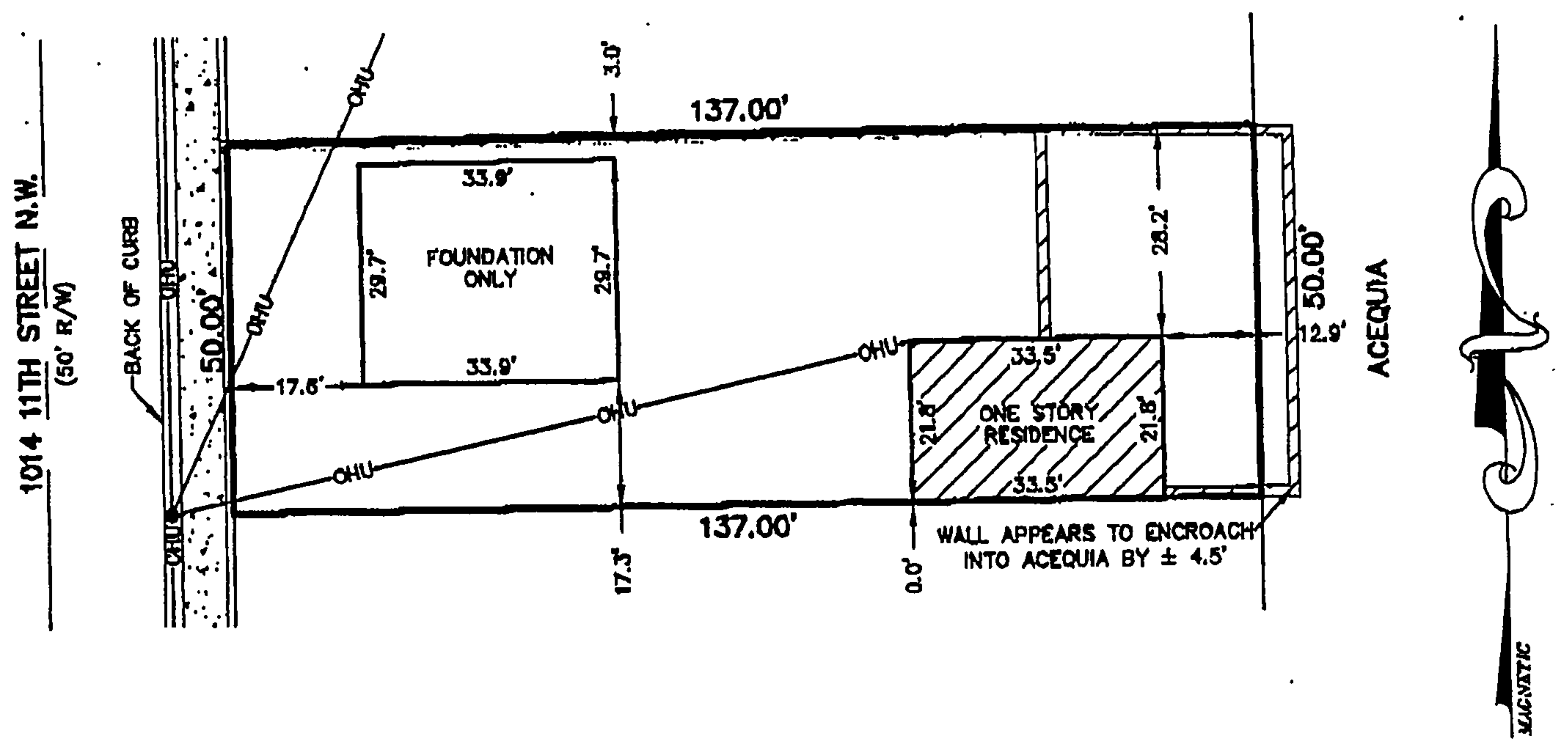
### LEGEND

-  COVERED AREA
-  CONCRETE
-  BLOCK WALL
-  POWER POLE
-  OVERHEAD UTILITY

NOTE: 1. THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, AS DETERMINED BY F.E.M.A. AND SHOWN ON FLOOD INSURANCE RATE MAP DATE NOVEMBER 19, 2003, MAP NO. 35001C0331E.

2. THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED ON THE NOTES ON THE RECORDED PLAT.

3. THIS IS NOT A BOUNDARY SURVEY.



*Will Plotner*  
 NMRPS No. 14271

### LEGAL DESCRIPTION

LOT NUMBERED SEVEN (7) AND EIGHT (8) IN BLOCK NUMBERED THREE (3) OF THE ROSEMONT PARK ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 3, 1919 IN MAP BOOK C2, FOLIO 12.

THIS IS TO CERTIFY: LANDAMERICA ALBUQUERQUE TITLE TO UNDERWRITER: COMMONWEALTH LAND TITLE INSURANCE CO.  
 TO TITLE COMPANY: LANDAMERICA ALBUQUERQUE TITLE  
 TO LENDER: \_\_\_\_\_ that on SEPTEMBER 1ST 20 06, I, Will W. Plotner, Jr., N.M.P.S. No. 14271, made an inspection of the premises situated at LOTS 7 AND 8, BLOCK 3, ROSEMONT PARK ADDITION BERNALILLO County, New Mexico briefly described as (Address if applicable) 1014 11TH STREET N.W.

PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat (include filing information if plat is filed).  
SEE LEGAL DESCRIPTION

NOTE: The error of closure is less than one foot of error for every 10,000 feet along the perimeter of the legal description provided. Easements shown hereon are as listed in the Title Commitment No. 6211002531 provided by the Title Company. Improvement location is based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.

- THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE (THIS INCLUDES BUILDING PERMITS)**
- I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:
- Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas, or oil pipe lines on or crossing said premises (show location, if none visible, so indicate): \_\_\_\_\_
  - Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises: \_\_\_\_\_
  - Evidence of cemeteries or family burial grounds located on said premises (show location): \_\_\_\_\_
  - Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location): \_\_\_\_\_
  - Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs in common or joint garages: \_\_\_\_\_
  - Apparent encroachments, if the building, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location): \_\_\_\_\_
  - Specific physical evidence of boundary lines on all sides: SEE ABOVE SKETCH
  - Is the property improved? (If structure appears to encroach on adjoiners show approximate distances): YES
  - Indications of recent building construction, alterations or repairs: SEE ABOVE SKETCH
  - Approximate distance of structure from at least two lot lines must be shown: SEE ABOVE SKETCH

• NOT APPLICABLE, UNLESS INDICATED OTHERWISE ON THE ABOVE SKETCH  
 setback and setback violations are not shown hereon.



DATE: 3/1/08  
 SCALE: 1"=30'  
 DRAWN: AH/TCG/WJ  
 ALF  
 JOB NO. 063114

# CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244

## IMPROVEMENT LOCATION REPORT LOTS 7 AND 8, BLOCK 3 ROSEMONT PARK ADDITION CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

**LEGEND**

- COVERED AREA
- CONCRETE
- BLOCK WALL
- POWER POLE
- OVERHEAD UTILITY

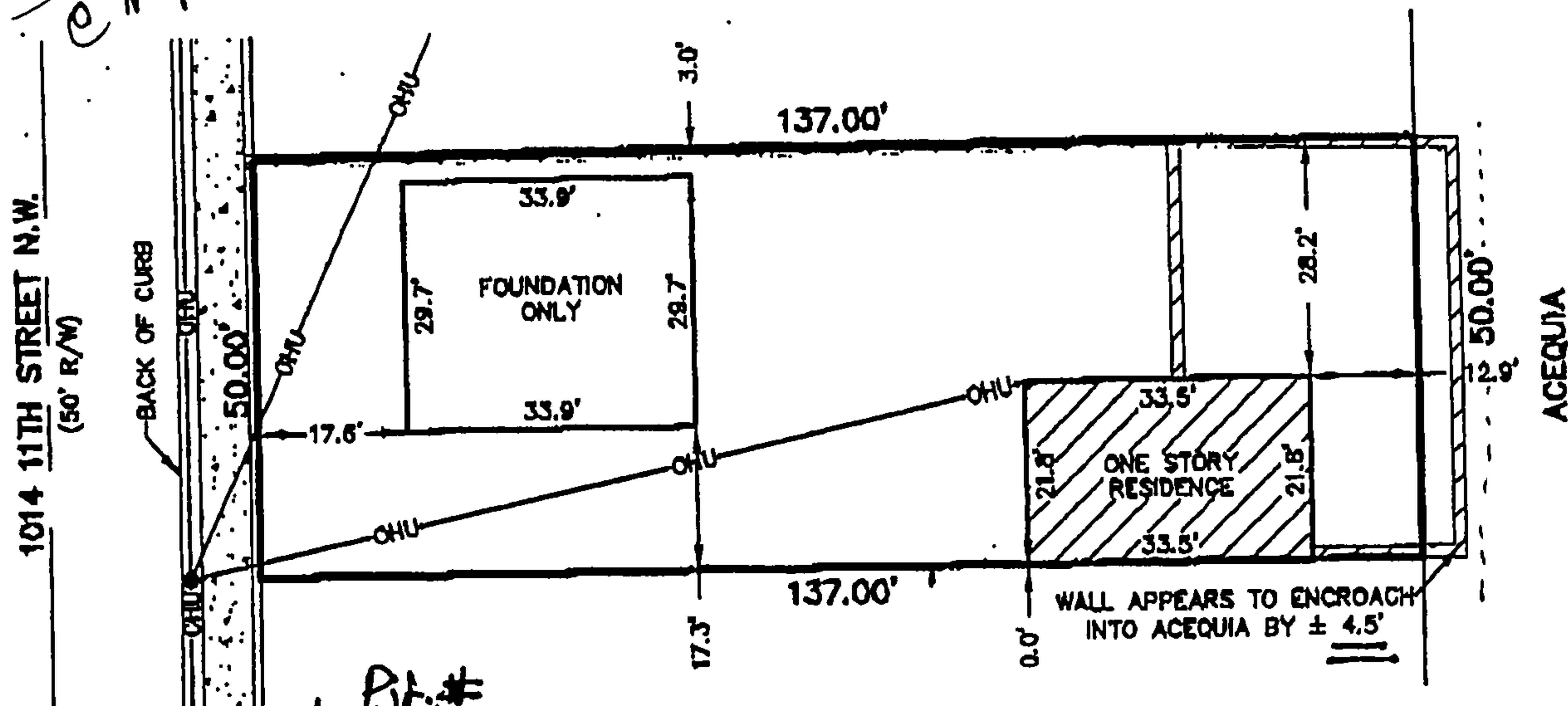
NOTE: 1. THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, AS DETERMINED BY F.E.M.A. AND SHOWN ON FLOOD INSURANCE RATE MAP DATE NOVEMBER 19, 2003, MAP NO. 35001C0331E.

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3. THIS IS NOT A BOUNDARY SURVEY.

Assessors Office  
 of Size  
 7,250 #  
 or  
 .1664 AC

Met Luro  
 @ Maps @ Accessal  
 222-3700



Pt. #  
 #1000348

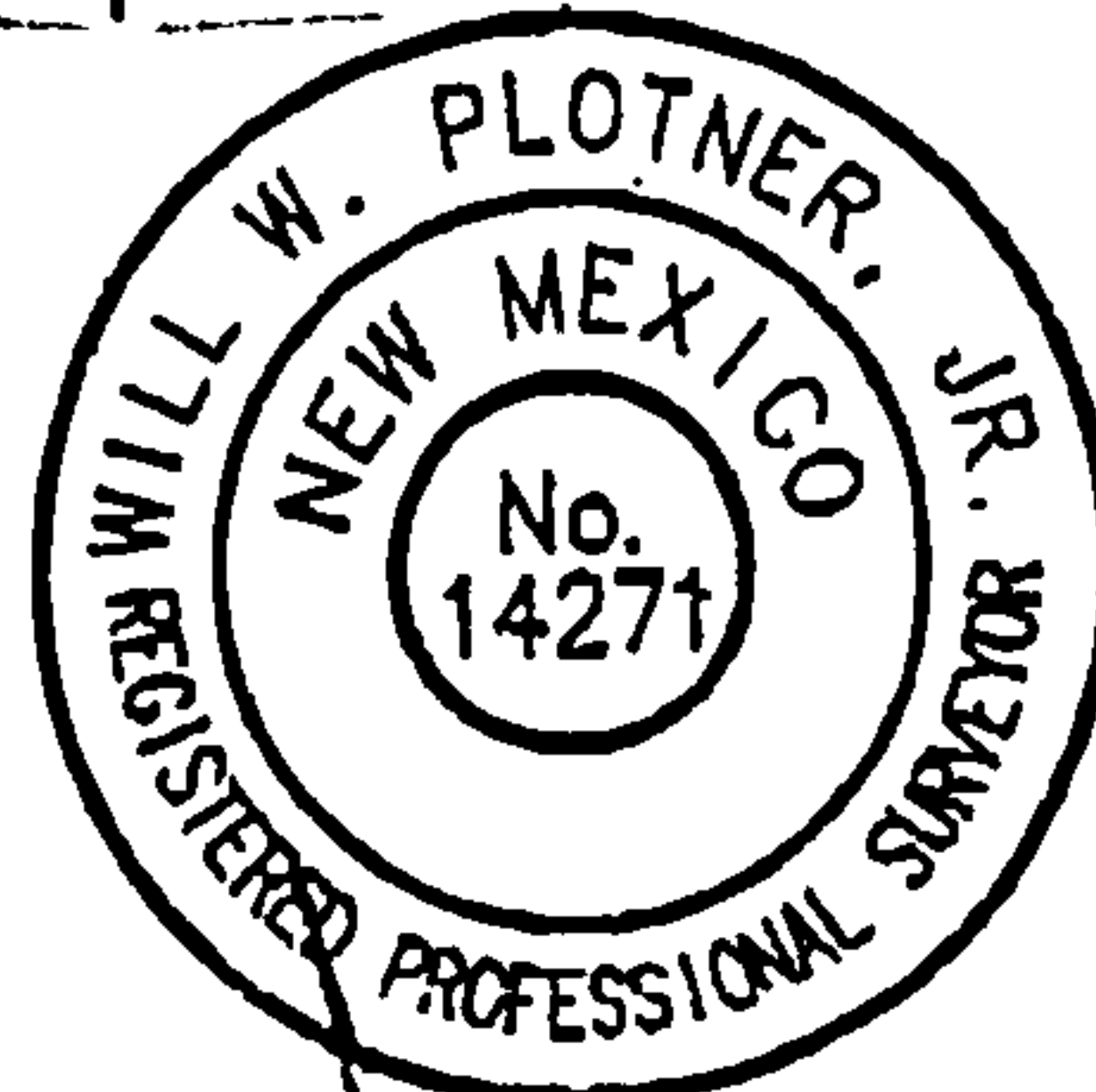
- 144'  
 # 137'  
 7' difference

Assessors office  
 UPC  
 Bernalillo.gov (USE GIS DATA)



22  
 144'  
 x 50'  
 7200 #

? Average of Parcel or # of Lots (Average x 43,500' = # ÷ 50')



*Will Plotner*  
 NMRPS No. 14271

**LEGAL DESCRIPTION**

LOT NUMBERED SEVEN (7) AND EIGHT (8) IN BLOCK NUMBERED THREE (3) OF THE ROSEMONT PARK ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 3, 1919 IN MAP BOOK C2, FOLIO 12.

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- I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:
- Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas, or oil pipe lines on or crossing said premises (show location, if none visible, so indicate): \_\_\_\_\_
  - Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises: \_\_\_\_\_
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  - Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location): \_\_\_\_\_
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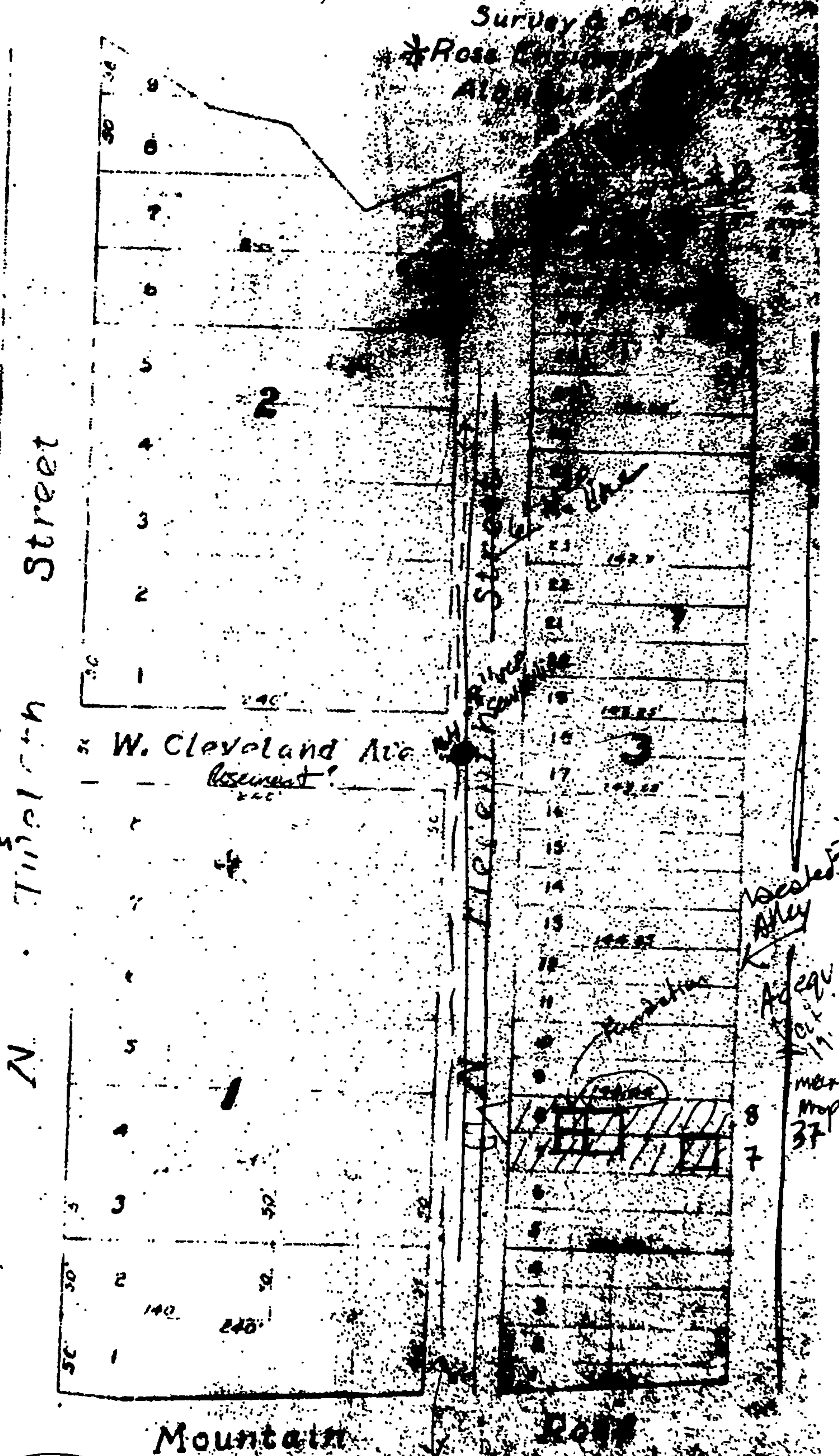


City of Albuquerque  
 Jos. Barnett & H.L. ...  
 Scale: 1 in = 100 ft

State of New Mexico)  
 County of Bernalillo)  
 This instrument was filed for record on  
 October 2, 1919  
 At 2:30 o'clock p.m. Recorded in Vol. ...  
 of records of said County Folio ...  
 S. Nestor Alonzo Clerk & Recorder  
 J. Quinn Everett Deputy Clerk

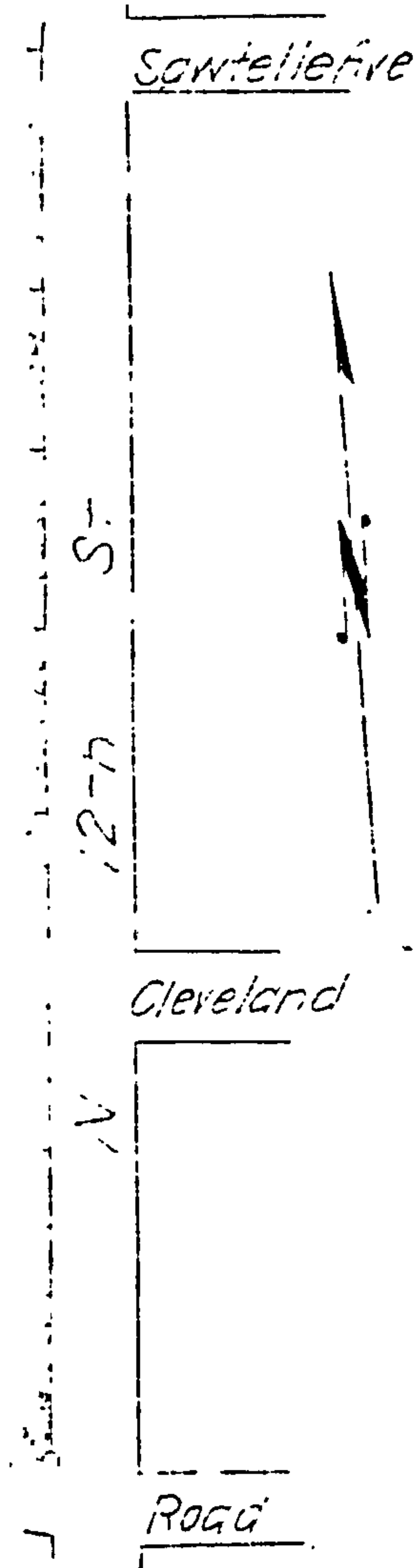
Ramona Montoya, County Clerk of Bernalillo County,  
 New Mexico, do hereby certify that the map on which  
 this certificate appears is a true copy, made under  
 my direction and under the provisions of Chapter 11  
 of New Mexico Session Laws 1939, of a map filed for  
 record on the 2nd day of October 1919  
 Ramona Montoya  
 County Clerk, Bernalillo County, New Mexico

lots 7 & 8  
 Block # 3  
 Rosemont Park Addition  
 1014 11 NW.



65-75  
 Oct 5, 1919



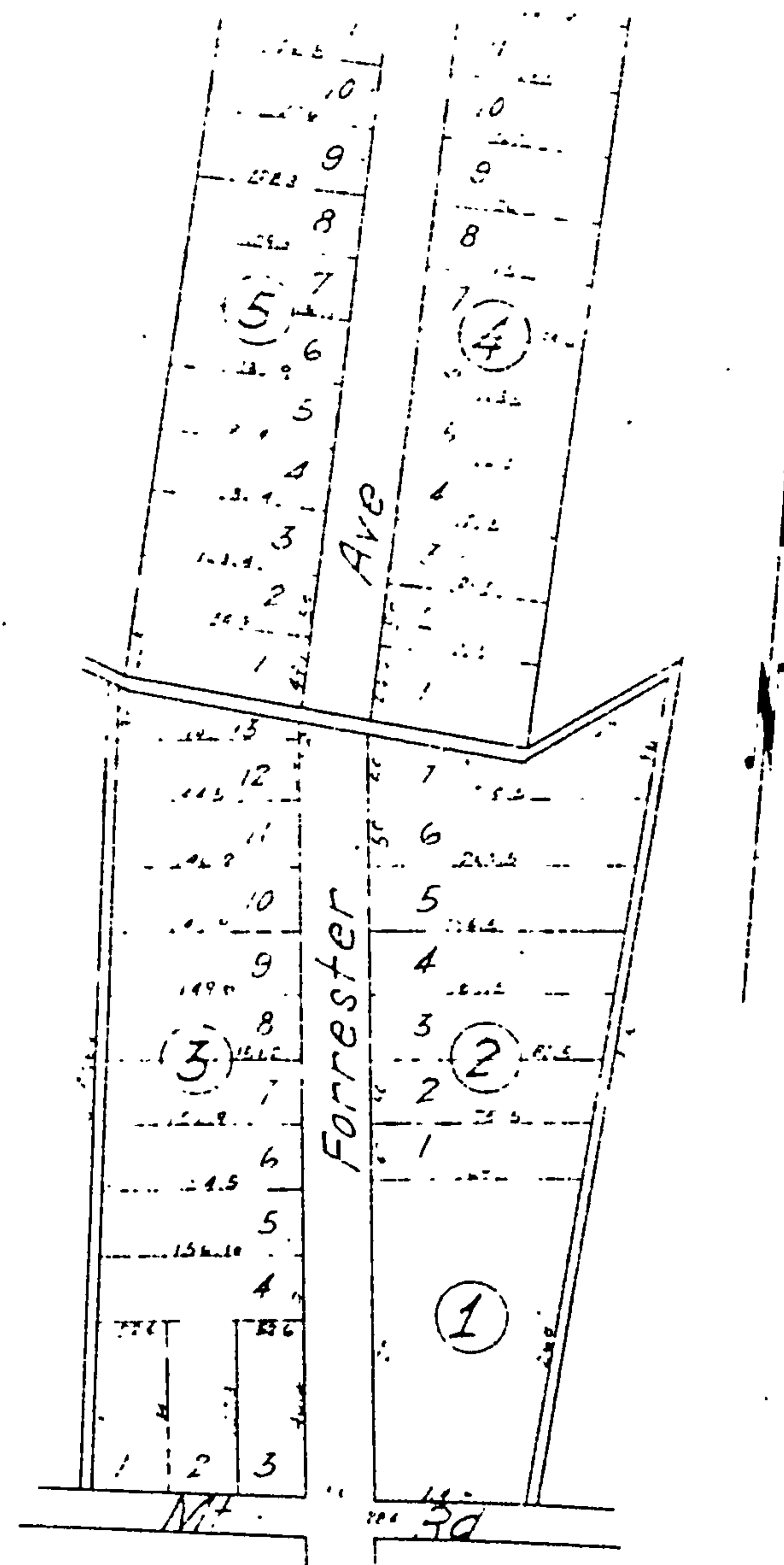


ADDITION

Filed Oct 3, 1919  
Scale 1"=200'

ROSEMONT PARK ADDITION

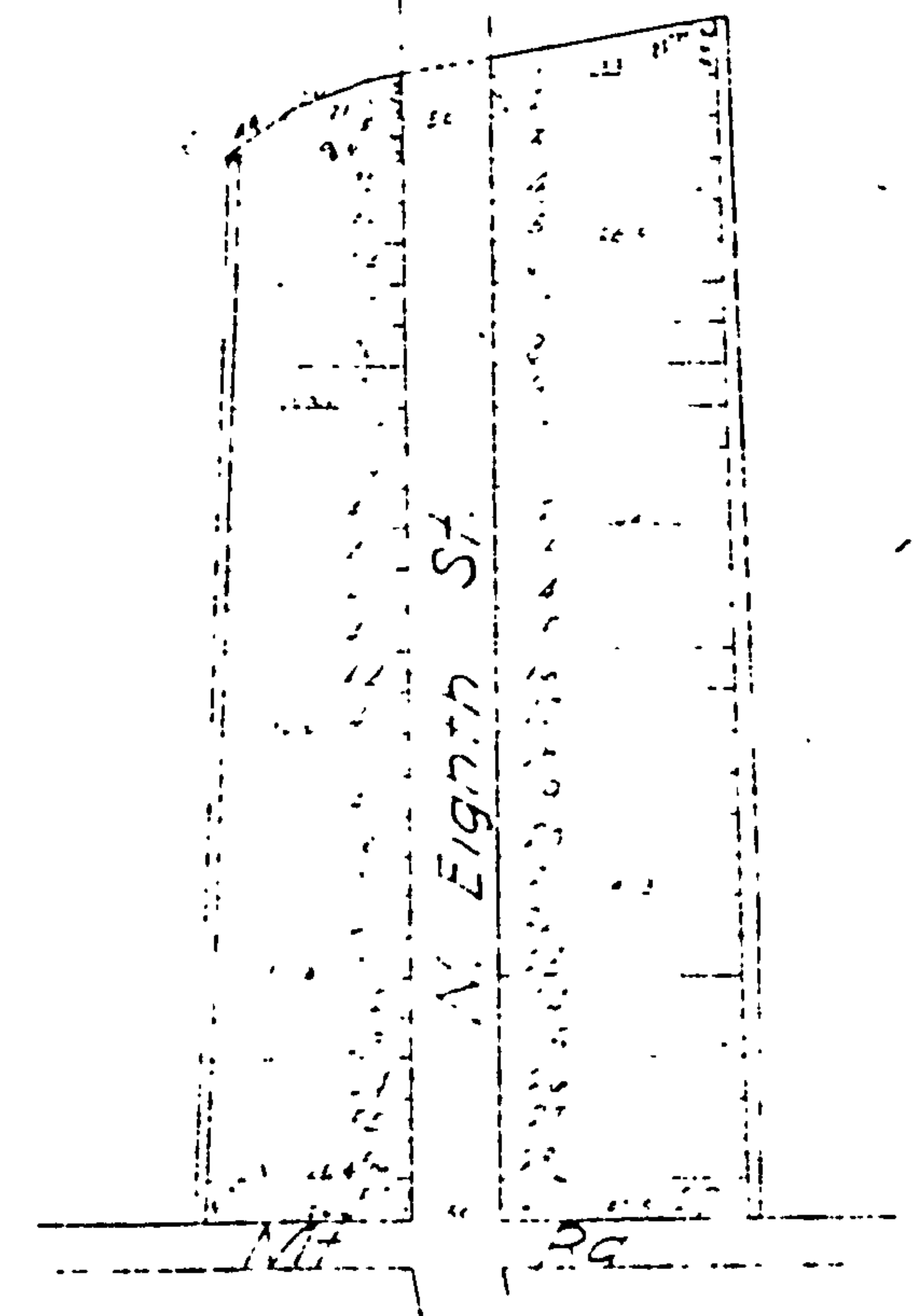
Filed Oct 3, 1919  
Scale 1"=200'



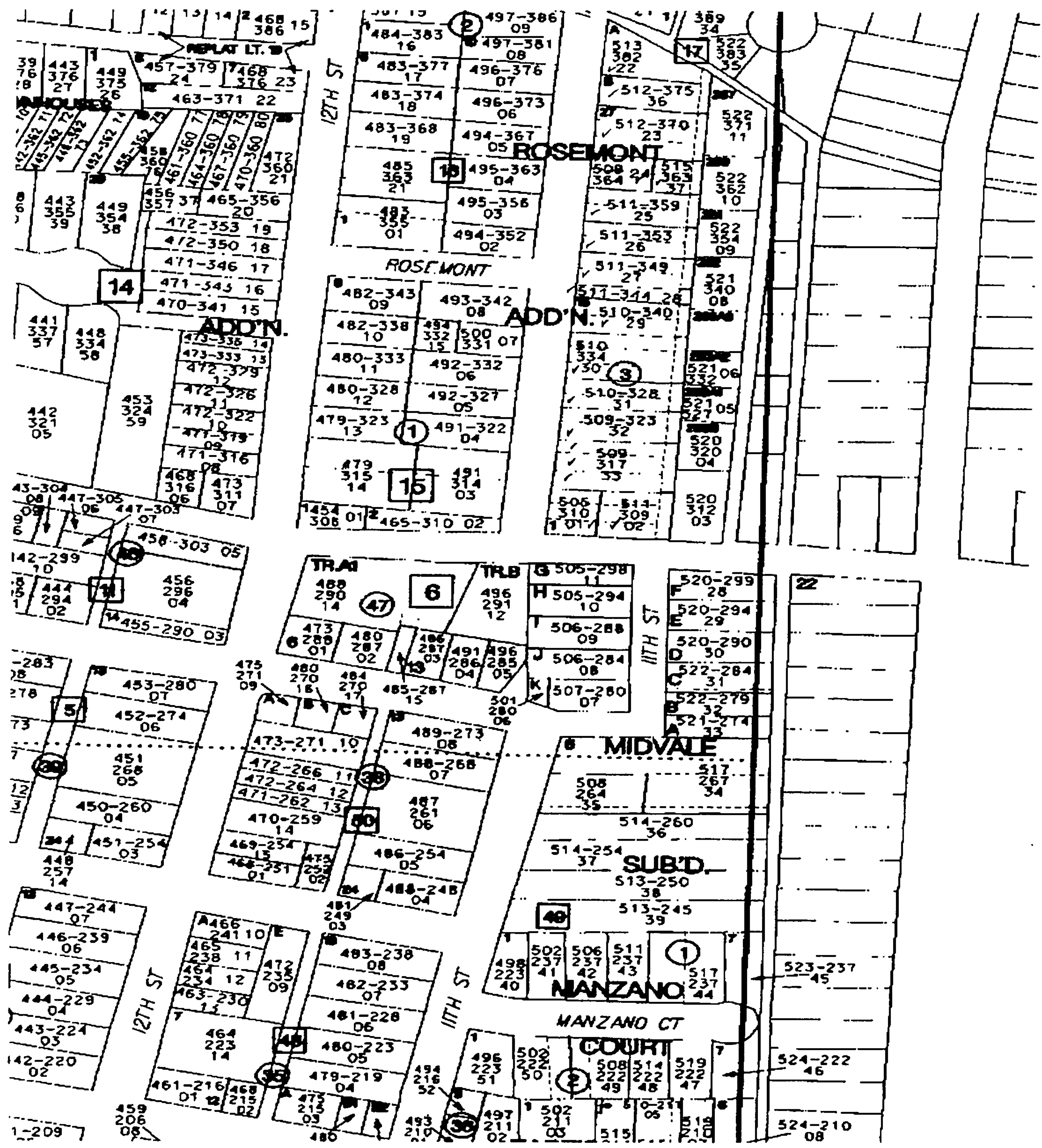
WITH ADDITION

Filed Mar 27, 1920  
Scale 1"=200'

REPLAT LOTS 53 TO 57 J.M. MOORE  
REALTY CO. NO 1  
Filed Jan 9, 1925  
Scale 1"=200'



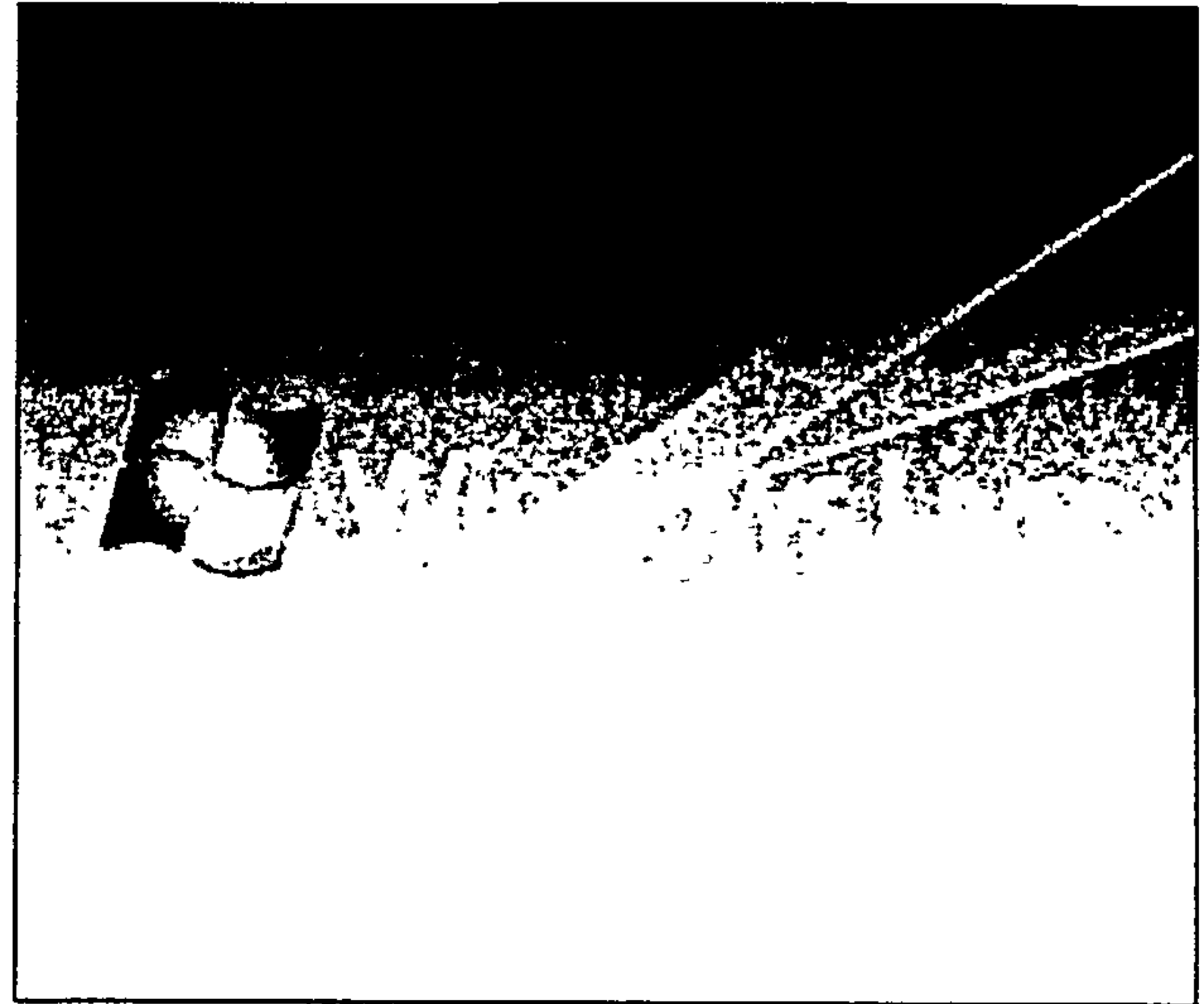
J.M. MOORE REALTY CO. NO 1





神  
神  
神

 Live Search



PER





VALLIANT PRINTING CO., ALBUQUERQUE-27698

GRANTOR	PROPERTY	NO.	GRANTEE	BOOK	PAGE	DATE			FILED		
						MO.	DAY	YR.	MO.	DAY	YR.
Joseph Lieberman	11-12-13	101	formerly Louise Sherman Lieberman Louise A. Sherman		#59709	4	21	49	5	2	4
single	101 11-12-13	102	Albany Fed. Sav. & Loan	MD60	267	7	7	49	5	2	4
Leo J. Shelby, single	28-30-32	103	Albany Fed. Sav. & Loan	MD67	339	7	13	49	7	14	4
Manuel Gallegos & Sophia, w/f	9-10	104	Motor Finance Co		#67400	8	11	49	8	12	4
Frances A. Lovato & Fred	21-22	105	Joe A. Angures, single (Joe A.)		#68336	8	17	49	8	24	4
103 28-30-32	106	Leo J. Shelby, single			#69816	9	6	49	9	12	4
106 28-30-32	107	Albany Fed. Sav. & Loan			#69817	9	6	49	9	12	4
28,29,30,31,32	108	Leo J. Shelby			#12531						
Manuel Gallegos & Sophia	9-10	109	Fulwiler Motor Fin. Co.	MD116	#261	7	10	50	7	13	5
First Nat. Bank in Albany	25-26-27	110	Frank L. Doyle & Lucille, w/f	RD40	#455	7	28	50	7	29	5
Frank Leo Doyle	110 25-26-27	111	American Nat. Ins. Co.		#2054	7	27	50	7	29	5
Thomas Werner, Jr. & E. Lisa G	w/2 of 1 to 3	112	Reece E. Rodey, Jr. for	TD 44	#6428	7	27	50	7	29	5
Duran Plumbing, Clairmont	N. 15' of 15'	113	Antonia E. Salas, widow		#16587	3	9	49	9	18	5
Manuel Gallegos & Sofia	9-10	114	Archie E. Garcia & Angelina, w/m		#18984				12	20	5
Joe A. Angures	21-22	115	Fulwiler Motor Finance Co.			1	12	51	1	19	5
Max Duran, Jr.	N. 15' of 15,	116	Rita Angures		DC# 46291				12	16	5
Duran Plumbing & Heating	all 16	117	Archie E. Garcia & Angelina		DC# 47636				5	16	5
		118	Archie Garcia								
		119	Leo J. Shelby	PL3	16						
		120	Leo J. Shelby	"	"						
		121	Leo J. Shelby	"	"						
		122	Frank L. Doyle	"	"						
		123	Frank L. Doyle	"	"						
		124	Frank L. Doyle	"	"						
		125	Gilbert Klinefline	"	"						
		126	Gilbert Klinefline	"	"						
		127	Joe A. Angures	"	"						
		128	Joe A. Angures	"	"						
		129	Ruben Saiz	"	"						
		130	Ruben Saiz	"	"						
		131	Manuel S. Chavez	"	"						
		132	Manuel S. Chavez	"	"						
		133	Archie Garcia	"	"						
		134	Archie Garcia	"	"						
		135	Milo E. Peters	"	"						
		136	Joseph Lieberman	"	"						
		137	Joseph Lieberman	"	"						
		138	Joseph Lieberman	"	"						
		139	Manuel Gallegos	"	"						
		140	Manuel Gallegos	"	"						
		141	Fred L. Kattman		17						
		142	Fred L. Kattman		"						
		143	James W. Hall or E. B. Jensen		"						
		144	James W. Hall or E. B. Jensen		"						
		145	James W. Hall or E. B. Jensen		"						
		146	Thomas Werner		"						
		147	Thomas Werner		"						
		148	Thomas Werner		"						
		149	Leo J. Shelby		18						
		150	Leo J. Shelby		"						
		151	Leo J. Shelby		"						
		152	City of Albany		19						
1/424 N. Frickhoff et al	1/2 lot in 21-22		Joe A. Angures & Frances Lovato		#45263				7	26	



### QUITCLAIM DEED

CITY OF ALBUQUERQUE, NEW MEXICO, a municipal corporation

for consideration paid, quitclaim \$ to

JAMES CHAVEZ and BESSIE CHAVEZ, his wife

the following described real estate in BERNALILLO County, New Mexico:

Lots numbered Seven (7) and Eight (8) in Block numbered Three (3) of the ROSEMONT PARK ADDITION to THE CITY OF ALBUQUERQUE, NEW MEXICO as the same are shown and designated on the map of said addition filed in the office of the Probate Clerk and Ex-officio Recorder of Bernalillo County, New Mexico on October 3, 1919.

CITY OF ALBUQUERQUE, NEW MEXICO  
A municipal corporation

By: Archie Westfall (Vice-Chairman)  
ARCHIE WESTFALL, Chairman of the City Commission and Ex-officio Mayor of the City of Albuquerque, New Mexico

ATTEST:

Ida V. Malone  
Ida V. Malone  
City Clerk

*Approved as to form*  
*Frank Horan, City Atty.*

WITNESS hand and seal this 2<sup>nd</sup> day of Dec, 1919

(Seal) (Seal)

(Seal) (Seal)

### ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF \_\_\_\_\_ ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

by \_\_\_\_\_ (Name or Names of Person or Persons Acknowledging)

My commission expires: \_\_\_\_\_ (Seal)

Notary Public

Probate Clerk and Ex-officio Recorder of Bernalillo  
County, New Mexico on October 3, 1919.

CITY OF ALBUQUERQUE, NEW MEXICO  
A municipal corporation

By: Luther J. Heilman (Vice-Chairman)  
ARCHIE WESTFALL, Chairman of the  
City Commission and Ex-officio  
Mayor of the City of Albuquerque,  
New Mexico

ATTEST:

Ida V. Malone  
Ida V. Malone  
City Clerk

*Approved as to form  
Frank Horan, City Atty.*

WITNESS hand and seal this 2<sup>nd</sup> day of Dec, 196

(Seal) (Seal)

(Seal) (Seal)

**ACKNOWLEDGMENT FOR NATURAL PERSONS**

STATE OF NEW MEXICO

COUNTY OF \_\_\_\_\_

ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

by \_\_\_\_\_  
(Name or Names of Person or Persons Acknowledging)

My commission expires:  
(Seal)

Notary Public

**ACKNOWLEDGMENT FOR CORPORATION**

STATE OF NEW MEXICO

COUNTY OF Bernalillo

ss.

The foregoing instrument was acknowledged before me this 2nd  
day of December, 1964

by Luther J. Heilman, Vice-chairman of the  
City Commission (Name of Officer) of the City of  
Albuquerque, New Mexico, a municipal corporation  
(Title of Officer) (Name of Corporation Acknowledging) ti

corporation. ~~XXXXXX~~ on behalf of said  
(State of Incorporation)

My commission expires: Sept 6 1968

(Seal)

Archie E. Garcia  
Notary Public

FOR RECORDER'S USE ONLY

State of New Mexico }  
County of Bernalillo } ss

This instrument was filed for record on

13 DEC 1 0 1964

At 6 o'clock A.m. Recorded in Vol. \_\_\_\_\_  
of records of said County Folio \_\_\_\_\_

\_\_\_\_\_  
Clerk & Recorder  
Deputy Clerk









**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.

- <sup>N/A</sup> 5 Acres or more: Certificate of No Effect or Approval
- <sup>X</sup> Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- <sup>X</sup> Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- <sup>N/A</sup> Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- <sup>X</sup> 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**
- <sup>X</sup> Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- <sup>X</sup> Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- <sup>N/A</sup> 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
- <sup>N/A</sup> Infrastructure list if required (**verify with DRB Engineer**)
- <sup>N/A</sup> 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.

\_\_\_\_\_  
**CATHERINE HELLER**  
 Applicant name (print)  
 \_\_\_\_\_  
*C. Heller*  
 Applicant signature / date



- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 D&DRB - \_\_\_\_\_ - 70163

Form revised **October 2007**  
 \_\_\_\_\_  
*Andrew Conner* 4/1/08  
 Planner signature / date  
 Project # 1005474





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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 2/8/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-13-Z**

Selected Symbols

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

0                      750                      1,500 Feet



Catherine Heller  
P.O. Box 82913  
Albuquerque, N.M. 87198

4/1/08

To: City of Albuquerque  
Development Review Board  
Plaza de Sol  
600 2nd St. N.W.  
Albuquerque, N.M. 87102

Re: Preliminary Final  
Plat Review &  
Approval  
for  
1014 11th St. N.W.  
Rosemont Park Add.  
Blocks 3, Lots 7 & 8

To Whom It May Concern;

Please review the modification of lots 7 & 8 on the accompanying Plat, for changes in lot delineation & division. The property was been resurveyed to include the area to the back well which has ~~been~~<sup>been</sup> acquired previously & has since been abandoned and divided by the previous owner & the neighbor to the east. There is also a driveway & utility easement defined to the south of the property & the existing drive.

If this is acceptable, please allow the replat for submission to the city for permanent record of this property.

Sincerely,

Catherine Heller

Note: Exhibit 'A'.

EXHIBIT "A"

QUITCLAIM DEED LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE N.M.P.M., CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING COMMON WITH THE NORTHEAST CORNER OF LOT 8, BLOCK 3, ROSEMONT PARK ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 3, 1919 IN VOLUME C2, FOLIO 12 RUNNING THENCE S. 86 DEG. 03' 50" E., A DISTANCE OF 1.95 FEET TO THE NORTHEAST CORNER; THENCE S. 01 DEG. 29' 45" W., A DISTANCE OF 50.05 FEET TO THE SOUTHEAST CORNER; THENCE N. 86 DEG. 03' 50" W., A DISTANCE OF 4.22 FEET TO THE SOUTHWEST CORNER; THENCE N. 04 DEG. 05' 37" E., A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER AND PLACE OF BEGINNING.





### Pre-Development Facilities Fee (PDFF) Cover Sheet

**PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.**

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

**Project #** (if already assigned by DRB/EPC) 1005474

**Please check one:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Preliminary PDFF<br>(Preliminary PDFF are required for preliminary plat submittals.) | <input type="checkbox"/> Final PDFF<br>(Final PDFF are required for final plat submittals and <b>must be recorded</b> prior to DRB hearing) | <input checked="" type="checkbox"/> Waiver/Deferral<br>(Must provide reason for waiver/deferral) |
|---|---|--|

**Project Information**

Subdivision Name Rosemont Park Addn  
 Legal Description Lots 7-A and 8-A, Block 3, Rosemont Park Addition  
 Location of Project (address or major cross streets) 1014 11<sup>th</sup> St NW between 12<sup>th</sup> St NW and Mountain NW  
 Proposed Number of Units: 1 Single-Family        Multi-Family 1 Total Units  
 Note: A single-family unit is a single-family, detached dwelling unit.

Comments       

**Waiver Information**

Property Owner Catherine Heller Legal Description Lots 7-A and 8-A, Block 3, Rosemont Park Addition Zoning S-R  
 Reason for Waiver/Deferral the owner of the above property is re-adjusting the lot line to run north and south between the new lots 7-A and 8-A, the original lot line between lots 7 and 8 ran east to west. This will result in no net gain of residential units.

**Contact Information**

Name Catherine Heller  
 Company Heller Design  
 Phone (505) 255-4406  
 E-mail hellerc@earthlink.net

**Please include with your submittal:**

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

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FOR OFFICE USE ONLY  
 APS Cluster Albuquerque  
 Date Submitted 3/11/2008  
 Date Completed 3/11/2008



### Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.  
Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

DRB Project # (if already assigned) 1005474

**Please check one:**

Preliminary PDFF  
(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF  
(Final PDFF are required for final plat submittals and must be recorded prior to DRB hearing)

**Project Information**

Subdivision Name Rosemont Park Addition

Location of Project (address or major cross streets) 1014 11<sup>th</sup> St. N.W. (12<sup>th</sup> & Mountain)

Proposed # of Units: 2 Single-Family \_\_\_\_\_ Multi-Family (1 exists)

Note: A single-family unit is a single-family, detached dwelling unit.

**Contact Information**

Name Catherine Hellen

Company Hellen Design

Phone (505) 255-4406

E-mail hellen@cseutlink.net

**Please include with your submittal:**

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include DRB project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

**FOR OFFICIAL USE ONLY**

APS Cluster Albuquerque

Preliminary PDFF Date Submitted \_\_\_\_\_

Preliminary PDFF Date Completed \_\_\_\_\_

Final PDFF Date Submitted \_\_\_\_\_

Final PDFF Date Completed \_\_\_\_\_



**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 Lots 7-A and 8-A, Block 3, Rosemont Park Addition, which is zoned as S-R, on March 11, 2008 submitted by Catherine A. Heller, owner of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the owner of the above property is re-adjusting the lot line to run north and south between the new lots 7-A and 8-A, the original lot line between lots 7 and 8 ran east to west. This will result in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Betty King, Planner, Capital Master Plan

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on March 11, 2008, by Betty King as Planner, Capital Master Plan 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)

April L. Whittier  
Notary Public

My commission expires: May 18, 2011







Supplemental form

**SUBDIVISION**

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: CATHERINE HELLER PHONE: (505) 255-4406  
 ADDRESS: P.O. BOX 82913 FAX: \_\_\_\_\_  
 CITY: Albuquerque, STATE NM ZIP 87198 E-MAIL: hellerc@earthlink.net  
 Proprietary interest in site: owner List all owners: N/A but me  
 AGENT (if any): N/A PHONE: N/A  
 ADDRESS: " FAX: "  
 CITY: " STATE " ZIP " E-MAIL: "

SKETCH PLAT

DESCRIPTION OF REQUEST: City entities have differing info pertaining to lot depth & actuality of acquisition. Want to possibly subdivide the 2 lots differently than existing plat.

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

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

Lot or Tract No. Lots 7 & 8 Block: 3 Unit: \_\_\_\_\_  
 Subdiv. / Addn. Rosemont Park Addition  
 Current Zoning: S-R (C-1) SR-1 Proposed zoning: same  
 Zone Atlas page(s): J-13 No. of existing lots: 2 No. of proposed lots: 2  
 Total area of site (acres): Not sure? Density if applicable: dwellings per gross acre: per lot 1 dwellings per net acre: per lot 2  
 Within city limits?  Yes.  No Within 1000FT of a landfill?  No  
 UPC No. 101305850932311732 MRGCD Map No. #37/38  
 LOCATION OF PROPERTY BY STREETS: On or Near: 11<sup>th</sup> St NW & Main Road: 1014 11<sup>th</sup> St. NW.  
 Between: 10<sup>th</sup> St. NW and 12<sup>th</sup> St. NW

**CASE HISTORY:**

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

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

SIGNATURE Catherine Heller DATE 4/2/07  
 (Print) CATHERINE HELLER  Applicant  Agent

**FOR OFFICIAL USE ONLY**

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>07DRB - 00413</u>	<u>SK</u>		\$ <u>0</u>
<input type="checkbox"/> All fees have been collected				\$ _____
<input type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>4-11-07</u>			Total \$ <u>0</u>

Form revised 4/04, 3/07

Catherine Heller 4-2-07 Project # 1005474  
 Planner signature / date



W  
Tuesday  
12:00 PM

**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.

\_\_\_\_\_  
**CATHERINE HELLER**  
 Applicant name (print)

\_\_\_\_\_  
*C Heller*  
 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  
 07DRB - 00413

\_\_\_\_\_  
*Justin Reese* 4-2-07  
 Planner signature / date

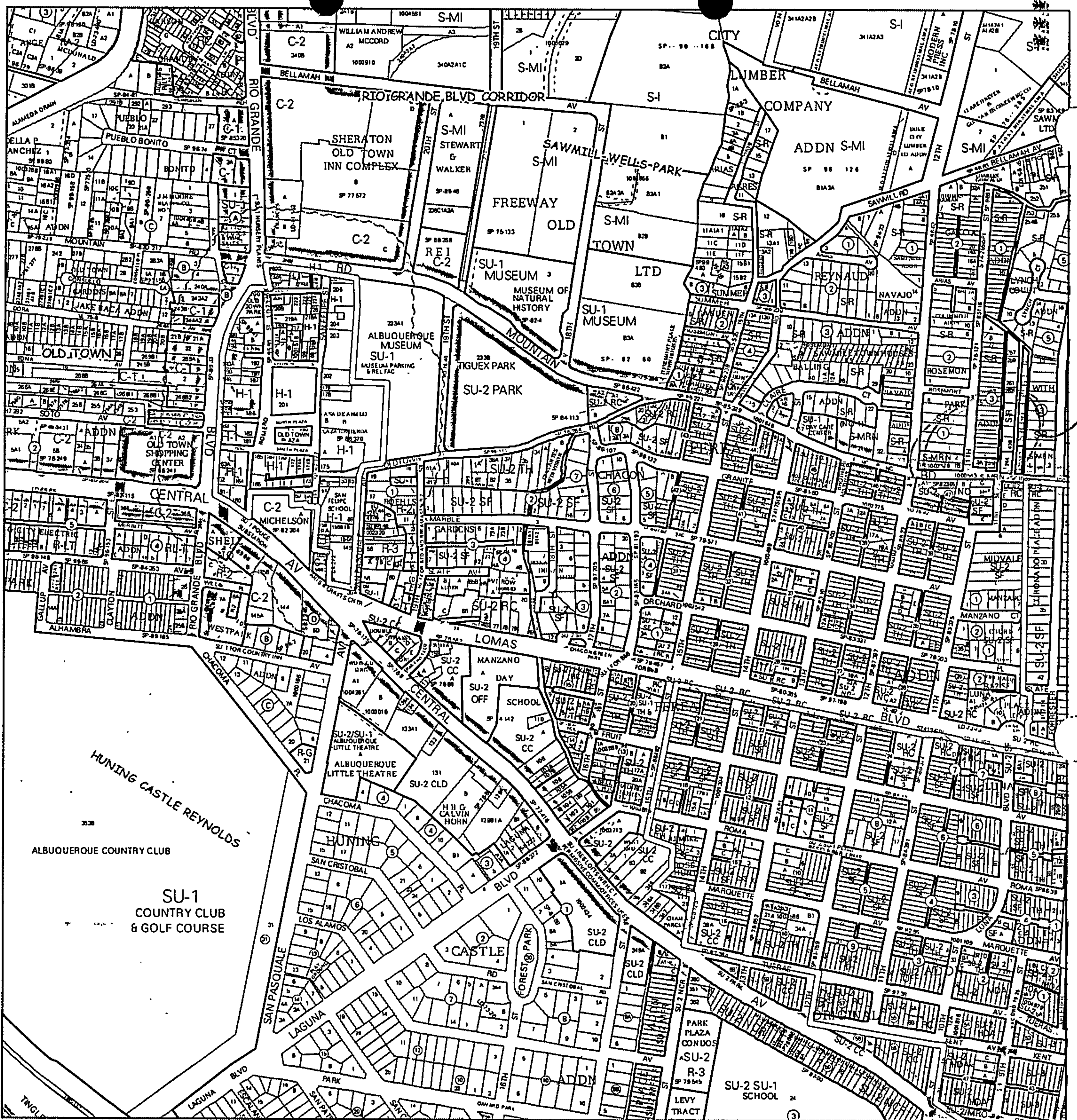
**Project # 1005474**





SK | Zone  
7000





215 site

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

Albuquerque Geographic Information System

Map amended through: 2/18/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-13-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