



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 26, 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**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1007137**
08DRB-70097 VACATION OF PUBLIC RIGHT-OF-WAY
ISMELDA F. FLORES request(s) the above/ referenced action(s) for all or a portion of the alley at the rear of Lot(s) 1, Block B, **CACY SUBDIVISION** zoned R-2, located on the east side of CORONA DR NW BETWEEN PHEASANT AVE NW AND FLAMINGO AVE NW. (G-11) **DEFERRED TO 5/7/08 AT THE AGENT'S REQUEST.**

2. **Project# 1004036**
08DRB-70104 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)
MAX and VICTORIA CONTRERAS request(s) the above/ referenced action(s) for all or a portion of **MAX REPLAT** zoned RA-2 and R-1, located on the west side of RIO GRANDE BLVD NW BETWEEN LOS ANAYAS RD NW AND ZICKERT RD NW containing approximately 1.0661 acre(s). (H-12, H-13) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

3. **Project# 1000965**
08DRB-70109 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)
BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above/ referenced action(s) for all or a portion of **ANDALUCIA AT LA LUZ**, zoned SU-1, located on the east side of COORS BLVD NW BETWEEN MONTANO RD NW AND NAMASTE RD NW containing approximately 84.7 acre(s). (F-11) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

4. **Project# 1004739**
08DRB-70110 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for SIERRA AT THE TRAILS, INC request(s) the above/ referenced action(s) for all or a portion of **SANTA FE 3 AT THE TRAILS UNIT 2** zoned SU-2/ RD, located on the NORTHWEST CORNER OF TREELINE AVE NW AND OAKRIDGE ST NW, containing approximately 19.3591 acre(s). (C-9) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

5. **Project# 1005108**
08DRB-70059 MAJOR - PRELIMINARY
PLAT APPROVAL
08DRB-70105 SIDEWALK WAIVER
08DRB-70138 SIDEWALK WAIVER

THE DESIGN GROUP agent(s) for RALPH CORRIZ request(s) the above/ referenced action(s) for all or a portion of Tract(s) 67-A-1 AND 67-A-2, **MRGCD MAP #29**, zoned R-1 and C-1, located on the east side of 4TH ST NW BETWEEN VINEYARD RD NW AND WILLOW RD NW containing approximately 2.4 acre(s). (E-15) *[Deferred from 2/27/08 & 3/12/08].* **DEFERRED TO 4/2/08 AT THE AGENT'S REQUEST.**

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

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 TO 4/9/08 AT THE AGENT'S REQUEST.**

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

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]* **DEFERRED TO 4/9/08 AT THE AGENT'S REQUEST.**

7. **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.]* **DEFERRED TO 4/2/08 AT THE AGENT'S REQUEST.**

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

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8. **Project# 1006865**
08DRB-70117 EPC APPROVED SDP
FOR BUILD PERMIT

TIERRA WEST LLC agent(s) for SOUTHWEST REGIONAL COUNCIL OF CARPENTERS request(s) the above action(s) for all or a portion of Tract(s) A-1, **COMANCHE BUSINESS PARK** zoned M-1, located on PAN AMERICAN FREEWAY NE BETWEEN COMANCHE NE AND VASSAR DR NE containing approximately 15.701 acre(s). (G-16) *[Deferred from 3/12/08]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/26/08, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND EASMENTS, AND TO TRANSPORTATION FOR EASEMENT AND COMMENTS – A PLAT MAY BE NEEDED FOR DEDICATION OF RIGHT-OF-WAY.**

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

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]* **DEFERRED TO 4/9/08 AT THE AGENT'S REQUEST.**

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

10. **Project# 1003828**
08DRB-70142 SIDEWALK WAIVER

WILLIAM T CANIGCIA agent(s) for CANDALARIA VILLAGE LLC request(s) the above action(s) for all or a portion of Lot(s) 23-P1, **CANDALARIA VILLAGE** zoned R-1, located on VALLE AND CANDELARIA (G-13) **THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project# 1003857**
08DRB-70141 MAJOR - FINAL PLAT
APPROVAL

PRECISION SURVEYS INC agent(s) for MICHAEL GONZALES request(s) the above action(s) for all or a portion of Tract(s) B TBK LOTS 1-12 & TRACT A, **BARELAS COFFEE HOUSE To Be Known As BARELAS TOWN HOMES**, zoned SU-2 & SU-2 R-T, located on SIMPIER LANE SW BETWEEN 8TH ST SW AND 4TH ST SW containing approximately 1.0618 acre(s). (L-14) **THE FINAL PLAT WAS APPROVED. AGENT MUST PROVIDE 3 COPIES OF RECORDED PLAT TO PLANNING.**

12. **Project# 1006940**
08DRB-70139 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

COMMUNITY SCIENCES CORPOTATION agent(s) for FABIAN IBARRA request(s) the above action(s) for all or a portion of Lot(s) 17-20, **ORIGINAL TOWNSITE OF WESTLAND** zoned C-2, located on BRIDGE BLVD SW BETWEEN 86TH ST SW AND 90TH ST SW containing approximately 1.1941 acre(s). (K-09) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/26/08, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. ~~Project# 1005513~~
08DRB-70035 MINOR - FINAL PLAT
APPROVAL

JACKS HIGH COUNTRY INC agent(s) for FRANK L AND EVELYN S BARELA request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF ALBERT L. MATTHEW**, zoned R-1, located on 12TH ST NW BETWEEN DON FRANCISCO NW AND DON FRANCISCO PL NW containing approximately 0.3755 acre(s). (G-14) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELGATED TO CITY ENGINEER FOR ENGINEERING CERTIFICATION AND TO PLANNING TO RECORD AND FOR 3 COPIES.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

14. **Project# 1001970**
08DRB-70140 SKETCH PLAT REVIEW
AND COMMENT

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIRGIL GIL JR request(s) the above action(s) for all or a portion of Tract(s) F, **COLLEGE PARK WEST** zoned RL-T, located on ST JOSEPH AVE NW BETWEEN UNSER BLVD NW AND LADERA DR NW containing approximately 2.7 acre(s). (G-10) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Approval of the Development Review Board Minutes for October 31, 2007.

16. Other Matters: None

ADJOURNED: 10:35

#15



COMPLETED

107/08
SDP Stt

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.

7 444 70242

DRB Application No.: 08DRB-70035

Project # 1005513

Project Name: LANDS OF ALBERT L. MATTHEW

Agent: JACKS HIGH COUNTRY INC.

Phone No.:

Your request was approved on 2/13/08 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): - complete infrastructure - concurrent w/ Final Plat
- Label SDP "Subdivision"
- TRAN comment

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.

RETURN THIS SHEET WITH

- 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.

Created For: 1/30/08



SDP

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-70035

Project # 1005513

Project Name: LANDS OF ALBERT L. MATTHEW

Agent: JACKS HIGH COUNTRY INC

Phone No.: 898-3707

Your request was approved on 2/13/08 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): SDP - complete infrastructure - concurrent w/ final plat
- label SDP "Subdivision"
- Trans comment

- 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:



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**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

**February 13 2008 9:00 AM
MEMBERS:**

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

**Kristal Metro, P.E., Transportation Development Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Brad Bingham, P.E., Hydrology/ Alternate City Engineer Christina Sandoval, Parks/Municipal Development**

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

- 1. Project# 1001789**
08DRB-70031 1YR YEAR EXTENSION OF
SUBDIVISION IMPROVEMENTS

JASON DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 28-A-1, Block 6 **MONTE VISTA ADDN**, zoned CCR, located on CENTRAL AVE NE BETWEEN WELLESLEY NE AND TULANE NE containing approximately 0.8483 acre(s). (K-16) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
- 2. Project# 1004972**
08DRB-70020 VACATION OF PUBLIC
RIGHT-OF-WAY

ROBERT WESTFALL request(s) the above action(s) for all or a portion of Spruce Street NE, adjacent to Lot 1, Block 27, **COUNTRY CLUB ADDITION**, zoned R-1, located on the north side of SIGMA CHI RD NE BETWEEN ENCINO PL NE AND UNIVERSITY BLVD NE (J-15) **THE VACATION WAS DENIED.**
- 3. Project# 1007051**
08DRB-70014 VACATION OF PUBLIC
RIGHT-OF-WAY

JOSEPH B. GARCIA agent(s) for JOE M. CRUZ request(s) the above action(s) for all or a portion of **THE AMOLE DEL NORTE DIVERSION**, adjacent to Tract 398-B, Town of Atrisco Grant Unit 3, zoned A-1 (County), located on the north side of SAGE RD SW BETWEEN 75th ST AND RAEL ST SW containing approximately 0.83 acre(s). (L-10) **DEFERRED TO 3/15/08 AT THE AGENT'S REQUEST.**

4. **Project# 1000376**
08DRB-70033 - 1YR YEAR EXTENSION
OF SUBDIVISION IMPROVEMENTS

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE, INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1-117 Unit 1 & 1-35 Unit 2, **PARADISE SKIES UNITS 1 & 2**, zoned R-LT, located on BANDELIER DRIVE NW BETWEEN MCMAHON BLVD NW AND UNSER BLVD NW containing approximately 23.2 acre(s). (A-11) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

5. **Project# 1001249**
08DRB-70032 VACATION OF PUBLIC
EASEMENT

TIERRA WEST LLC agent(s) for GOODMAN REALTY GROUP request(s) the above action(s) on a portion of Tract(s) A, **SNOW VISTA INVESTORS**, zoned C-1 (SC), located on 98TH ST SW BETWEEN SAGE RD SW AND BENAVIDES RD SW containing approximately 10.7651 acre(s). (M-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. CONDITION OF FINAL PLAT : EXISTING SANITARY SEWER LINE MUST BE RELOCATED AND APPROVED TO A NEW ALIGNMENT PER ABCWUA.**

6. **Project# 1007063**
08DRB-70030 VACATION OF PUBLIC
EASEMENT

PRECISION SURVEYS INC agent(s) for LARDNER FAMILY REVOCABLE LIVING TRUST request(s) the above action(s) on a portion of Tract(s) A, **LLD SUBDIVISION**, zoned M-1, located on PAN AMERICAN FREEWAY NE BETWEEN COMMERCE DR NE AND OFFICE BLVD NE containing approximately 3.463 acre(s). (F-16, F-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE VACATION MUST BE SHOWN ON THE PLAT.**

7. **Project# 1006953**
07DRB-70406 VACATION OF PUBLIC
EASEMENT

LOGAN HALL request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 4, **TERRACE ADDITION**, zoned SU-2/NCR, located on LEAD AVE SE BETWEEN LOCUST AVE SE AND ELM ST SE containing approximately 0.4539 acre(s). (K-15) *(Deferred from 12/19/07, 12/23/07 & 2/6/08)* **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. A TURN AROUND IS NOT REQUIRED BASED ON EXISTING CONDITIONS.**

8. **Project# 1006001**
08DRB-70052 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
08DRB-70005 VACATION OF PUBLIC
EASEMENT
08DRB-70007 VACATION OF PRIVATE
EASEMENT

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, **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) *(Deferred from 1/30/08 & 2/6/08)* **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE WITH CONDITIONS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/13/08 THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO VERIFICATION WITH THE CITY ATTORNEY REGARDING APPROPRIATE MAINTENANCE OF TRACT 22C. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

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

9. **Project# 1004075**
07DRB-70453 LEVEL B PLAN PHSE 2
DRB FINAL SIGNOFF

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM LLC request(s) the above action(s) for all or a portion of **MESA DEL SOL LEVEL B MASTER PLAN**, zoned PC/PLANNED COMMUNITY, located on EAST OF BROADWAY SE SOUTH OF LOS PICARDOS SE, containing approximately 3,082 acre(s). *(Deferred from 1/9/08, 1/16/08 & 1/30/08, 2/6/08)* **LEVEL B PLAN RECEIVED FINAL SIGNOFF SUBJECT TO CONCURRENCE FROM CITY ENGINEER AND CITY ATTORNEY REGARDING THE PROCESS FLOWCHART.**

10. **Project# 1002404**
08DRB-70023 EPC APPROVED SDP FOR
BUILD PERMIT
08DRB-70024 EPC APPROVED SDP FOR
SUBDIVISION

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 1-B & 1-D, **LADERA INDUSTRIAL CENTER**, located on UNSER BLVD NW BETWEEN VISTA ORIENTE NW AND LADERA CHANNEL containing approximately 7.08 acre(s). (H-9) (*Deferred from 1/23/08 & 1/30/08*) **INDEFINITELY DEFERRED AT THE AGENT' S REQUEST.**

- Project# 1002404**
08DRB-70029 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for PETERSON INV-98TH/UNSER LLC request(s) the above action(s) for all or a portion of Lot(s) 1-B & 1-D, **LADERA INDUSTRIAL CENTER**, zoned SU-1 LIGHT INDUSTRIAL, located on UNSER BLVD NW AND VISTA ORIENTE ST NW containing approximately 7.0919 acre(s). (H-9) (*Deferred from 1/30/08*) **INDEFINITELY DEFERRED AT THE AGENT' S REQUEST.**

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

11. **~~Project# 1005513~~**
08DRB-70035 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for FRANK L AND EVELYN S BARELA request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF ALBERT L. MATTHEW**, zoned R-1, located on 12TH ST NW BETWEEN DON FRANCISCO NW AND DON FRANCISCO PL NW containing approximately 0.3755 acre(s). (G-14) (*Deferred from 1/30/08*)

WITH AN APPROVED GRADING AND DRAINAGE PLAN DATED 9/4/07, AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/13/08, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED PENDING COMPLETION OR FINANCIAL GUARANTEE OF INFRASTRUCTURE. FINAL SIGN OFF WAS DELEGATED TO PLANNING FOR THE SITE DEVELOPMENT PLAN TO BE TIED TO THE INFRASTRUCTURE AND THE PLAT.

12. **Project# 1003717**
08DRB-70064 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ERIC JOHNSON request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION TOGETHER WITH A PORTION OF VACATED PUBLIC ALLEY**, zoned SU-2 FOR NCR, located on AVENIDA CESAR CHAVEZ SE BETWEEN BROADWAY BLVD SE AND ARNO ST SE containing approximately 0.1102 acre(s). (L-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR TURN AROUND EASEMENT AND ADDITIONAL COMMENTS, AND TO PLANNING TO RECORD.**

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

13. **Project# 1003991**
08DRB-70065 SKETCH PLAT REVIEW
AND COMMENT

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1-P1 - 26-P1, **SAGE RANCH**, zoned RLT, located on SNOW VISTA BLVD SW BETWEEN SAGE SW AND BENAVIDES RD SW containing approximately 3.7442 acre(s). (M-9) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project# 1003916**
08DRB-70055 SKETCH PLAT REVIEW
AND COMMENT

ISAACSON AND ARFMAN PA agent(s) for DEL RAY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) A, **MONTERRA DEL RAY Unit(s) A**, zoned SU-1/PDA, located on DERICKSON AVE NE BETWEEN LOUISIANA BLVD NE AND SAN PEDRO DR NE containing approximately 58.2994 acre(s). (D-18) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project# 1007091**
08DRB-70062 SKETCH PLAT REVIEW
AND COMMENT

JULIE RAEL OR ROBERT GUTTIERREZ request(s) the above action(s) for all or a portion of Tract B, **AURELIA GUTIERREZ**, zoned R-1, located on GUADALUPE TRAIL NW BETWEEN SANDIA RD NW AND GRECIAN NW containing approximately 0.15 acre(s). (F-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

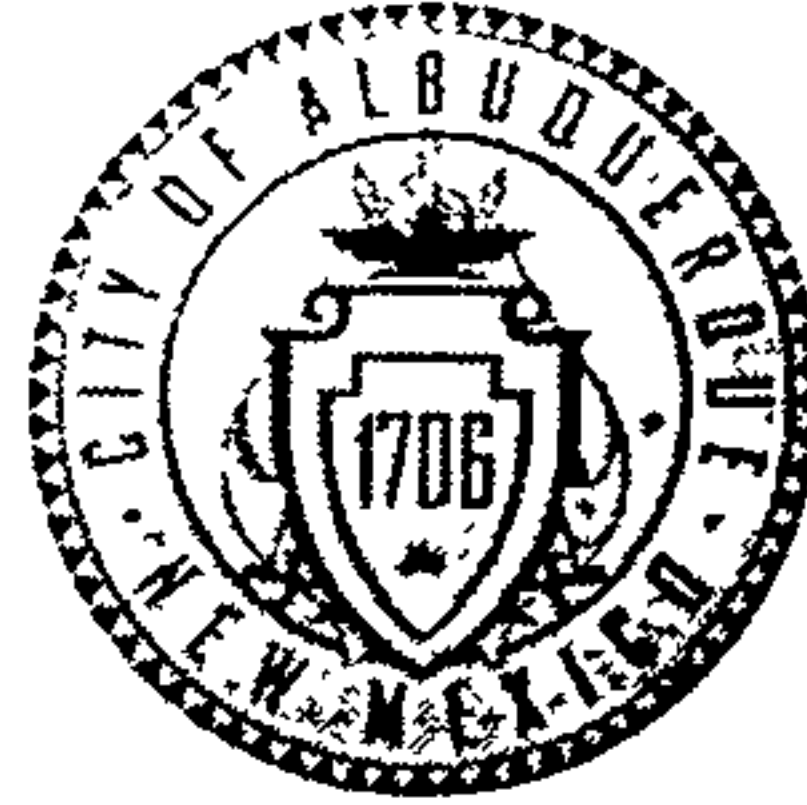
16. Approval of the Development Review Board Minutes for January 23, 2008.

Other Matters: None

ADJOURNED: 11:00



Item# 15
Project# 1005513
Hearing Date: Jan 30, 2008



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 30, 2008 9:00 AM

MEMBERS:

Jack Cloud, DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1004462**
08DRB-70006 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)
BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO. INC. request(s) the above action(s) for all or a portion of **ANDALUCIA AT LA LUZ UNIT 3**, zoned SU-1, located on COORS BLVD NW BETWEEN NAMASTE RD AND SEVILLA AVE containing approximately 23.1164 acre(s). (F-11) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

2. **Project# 1006539**
08DRB-70005 VACATION OF PUBLIC EASEMENT
08DRB-70007 VACATION OF PRIVATE EASEMENT
BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract 22, **MESA DEL SOL INNOVATION PARK**, zoned PC, located on UNIVERSITY BLVD SE BETWEEN EASTMEN SE AND STRYKER SE containing approximately 15.82 acre(s). (R-16) **DEFERRED TO 2/6/08 AT THE AGENT'S REQUEST.**

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

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (*Deferred from 06/27/07 & 11/28/07*) (R-15, R-16, S-15 & S-16) **DEFERRED TO 3/5/08 AT THE AGENT'S REQUEST.**
4. **Project# 1007018**
08DRB-70002 VACATION OF PUBLIC
EASEMENT

CARTESIAN SURVEYS INC agent(s) for CONTACT BRENT TIANO request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) A & B, **CIRCLE K CORPORATION**, zoned C-1, located on WYOMING BLVD BETWEEN COMANCHE NE AND CANDELARIA NE containing approximately 0.58 acre(s). (G-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**
5. **Project# 1003709**
08DRB-70003 VACATION OF PUBLIC
EASEMENT
08DRB-70004 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 32-35, W35' OF LOT 37, & 38, **TOGETHER W/ LOT 36A, HUBBEL HEIGHTS ADDN & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT**, zoned SU-1 FOR O-1 & C-1 AND RESTAURANT AND LIQUOR, located on 65TH ST SW BETWEEN CENTRAL AVE SW AND COORS BLVD SW containing approximately 5.555 acre(s). (K-11) **DEFERRED TO 2/6/08 AT THE AGENT'S REQUEST.**
6. **Project# 1006833**
07DRB-70254 MAJOR - SDP FOR
SUBDIVISION
07DRB-70255 MAJOR - SDP FOR
BUILDING PERMIT

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, 11/14/08 & 12/12/07*) **DEFERRED TO 2/27/08 AT THE AGENT'S REQUEST.**

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

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7. **Project# 1004075**
07DRB-70453 LEVEL B PLAN PHSE 2
DRB FINAL SIGNOFF
- DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM LLC request(s) the above action(s) for all or a portion of **MESA DEL SOL LEVEL B MASTER PLAN**, zoned PC/PLANNED COMMUNITY, located on EAST OF BROADWAY SE SOUTH OF LOS PICARDOS SE, containing approximately 3,082 acre(s). (*Deferred from 1/9/08 & 1/16/08*). **DEFERRED TO 2/6/08 AT THE AGENT'S REQUEST.**
8. **Project# 1007076**
08DRB-70042 MINOR - SDP FOR
BUILDING PERMIT
- DEKKER/PERICH/SABATINI agent(s) for MARK RILEY request(s) the above action(s) for all or a portion of Lot(s) 3A1-B, Block(s) A, **INTERSTATE INDUSTRIAL TRACT; ALBUQUERQUE, BERNILLIO CO., NM Unit 2**, zoned IP, located on OSUNA RD NE BETWEEN GULTON CT NE AND CHAPPELL NE containing approximately 0.75 acre(s). (E-17) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TRANSPORTATION FOR SITE DEVELOPMENT PLAN TO INCLUDE REQUESTED AMENDED ITEMS, AND TO PLANNING FOR REFUSE AGREEMENT TO REMOVE DUMPSTER, AND FOR VERIFICATION THAT A PUBLIC HEARING WAS NOT REQUIRED.**
9. **Project# 1002404**
08DRB-70023 EPC APPROVED SDP
FOR BUILD PERMIT
08DRB-70024 EPC APPROVED SDP
FOR SUBDIVISION
- GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 1-B & 1-D, **LADERA INDUSTRIAL CENTER**, located on UNSER BLVD NW BETWEEN VISTA ORIENTE NW AND LADERA CHANNEL containing approximately 7.08 acre(s). (H-9) (*Deferred from 1/23/08*) **DEFERRED TO 2/13/08 AT THE AGENT'S REQUEST.**
- Project# 1002404**
08DRB-70029 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for PETERSON INV-98TH/UNSER LLC request(s) the above action(s) for all or a portion of Lot(s) 1-B & 1-D, **LADERA INDUSTRIAL CENTER**, zoned SU-1 LIGHT INDUSTRIAL, located on UNSER BLVD NW AND VISTA ORIENTE ST NW containing approximately 7.0919 acre(s). (H-9) **DEFERRED TO 2/13/08 AT THE AGENT'S REQUEST.**

10. **Project# 1006602**
 08DRB-70036 EPC APPROVED SDP FOR BUILD PERMIT
 08DRB-70037 EPC APPROVED SDP FOR SUBDIVISION
- GEORGE RAINHART ARCHITECTS agent(s) for ALM LLC request(s) the above action(s) for all or a portion of Lot(s) 13-17, 18A-20A, Block(s) 31, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit A**, zoned SU-2/C-1, located on PASEO DEL NORTE NE BETWEEN BARSTOW NW AND VENTURA NE containing approximately 5.44 acre(s). (D-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
- 08DRB-70027 VACATION OF PRIVATE EASEMENT
 08DRB-70028 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for ALM LLC request(s) the above action(s) for all or a portion of Lot(s) 13-17, 18A - 20A, Block 31, **TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES (To be known as VENTURA PLAZA) Unit A**, zoned SU-2/C-1, located on PASEO DEL NORTE NE BETWEEN VENTURA ST NE AND BARSTOW ST NE containing approximately 5.4387 acre(s). (D-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

11. **Project# 1003804**
 08DRB-70040 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for SHERI MILONE request(s) the above action(s) for all or a portion of Tract(s) M-1, **UNIVERSITY HEIGHTS HOSPITAL**, zoned SU-1, located on MONTGOMERY BLVD NE BETWEEN JEFFERSON ST NE AND HOSPITAL LOOP NE containing approximately 11.3317 acre(s). (F-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO SHOW SETBACKS AND TO CLARIFY RECIPROCAL EASEMENTS, AND TO PLANNING FOR CROSS LOT ACCESS EASEMENT.**
12. **Project# 1002632**
 08DRB-70034 AMENDMENT TO INFRASTRUCTURE LIST
- TIERRA WEST LLC agent(s) for AmGo, LLC request(s) the above action(s) for all or a portion of **SUNDANCE ESTATES Unit 1A**, zoned R-LT, located on LYON BLVD NW BETWEEN PARADISE BLVD NW AND PRPOSED UNSER ALIGNMENT containing approximately 32.2706 acre(s). (B-11) **WITHDRAWN AT THE AGENT'S REQUEST.**

13. **Project# 1004526**
08DRB-70039 EXT OF MAJOR
PRELIMINARY PLAT
- CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) 401, **SAGE PARK**, zoned PRD, located on SAGE RD SW BETWEEN COORS SW AND SAN YGNACIO SW containing approximately 10 acre(s). (L-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
14. **Project# 1004986**
08DRB-70041 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- STEPHEN & PATRICIA DWYER request(s) the above action(s) for all or a portion of Lot 2, Tract 2, **FOUR HILLS VILLAGE INSTALLMENT 11-A**, zoned R-1, located on STAGECOACH RD SE BETWEEN PEDREGOSO PL SE AND LA CABRA DR SE containing approximately 0.9439 acre(s). (M-23) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**
15. ~~Project# 1005513~~
08DRB-70035 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- JACKS HIGH COUNTRY INC agent(s) for FRANK L AND EVELYN S BARELA request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF ALBERT L. MATTHEW**, zoned R-1, located on 12TH ST NW BETWEEN DON FRANCISCO NW AND DON FRANCISCO PL NW containing approximately 0.3755 acre(s). (G-14) **DEFERRED TO 2/13/08 AT THE AGENT'S REQUEST.**
16. **Project# 1007043**
08DRB-70045 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- PETE DASKALOS & JOHN GALLEGOS request(s) the above action(s) for all or a portion of Lot(s) A35-B-1 & A35-B-2, **TOWN OF ATRISCO GRANT Unit(s) NE**, zoned SU-1 FOR C-1 & O-1 USES, located on SEQUOIA NW BETWEEN ATRISCO NW AND COORS NW containing approximately 2.6664 acre(s). (G-11) **THE PRELIMINARY/FINAL AT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RECIPROCAL ACCESS PARKING AND DRAINAGE EASMENT, AND TO PLANNING FOR INDICATION OF WIDTH AT NARROWEST POINT, 25 FT RADIUS AT INTERSECTION OF ATRISCO AND SEQUOIA, WIDTH OF RIGHT-OF-WAY, AND EXHIBIT SHOWING SIDEWALK AND DISTANCE OF FACE OF CURB TO PROPERTY LINE.**

17. **Project# 1007078**
08DRB-70044 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- PRECISION SURVEYS INC agent(s) for CHU LAI YUE, TRUSTEE RVT request(s) the above action(s) for all or a portion of Lot(s) 9A, 10 - 12, Block 20, **BEL-AIR**, zoned C-2, located on MENAUL BLVD NE BETWEEN MONROE NE AND MADISON NE containing approximately 0.9048 acre(s). (H-17)
THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 2 FT DEDICATION FOR ALLEY RIGHT OF WAY ON THE NORTH.

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

18. **Project# 1007077**
08DRB-70043 SKETCH PLAT REVIEW
AND COMMENT
- PRECISION SURVEYS INC agent(s) for MICHELLE DEVLIN request(s) the above action(s) for all or a portion of Lot(s) 1-A, **MOTOROLA REPLAT**, zoned SU-1/M-1, located on ALAMEDA NE BETWEEN WASHINGTON NE AND JEFFERSON NE containing approximately 20.739 acre(s). C-17 **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. **Project# 1007074**
08DRB-70038 SKETCH PLAT REVIEW
AND COMMENT
- ROSS HOWARD SURVEYING CO. request(s) the above action(s) for all or a portion of Tract(s) 99,100,109, zoned RA-2, located on RIO GRANDE BLVD NW BETWEEN GRIEGOS NW AND DIETZ PL NW containing approximately 0.7 acre(s). (F-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. Approval of the Development Review Board Minutes for January 9, 2008.

Other Matters: None

ADJOURNED: 11:05

5513

DXF Electronic Approval Form

DRB Project Case #: 1005513

Subdivision Name: MATTHEW--ALBERT L TRACTS 2A, 2B, 2C & 2D

Surveyor: ANTHONY L HARRIS

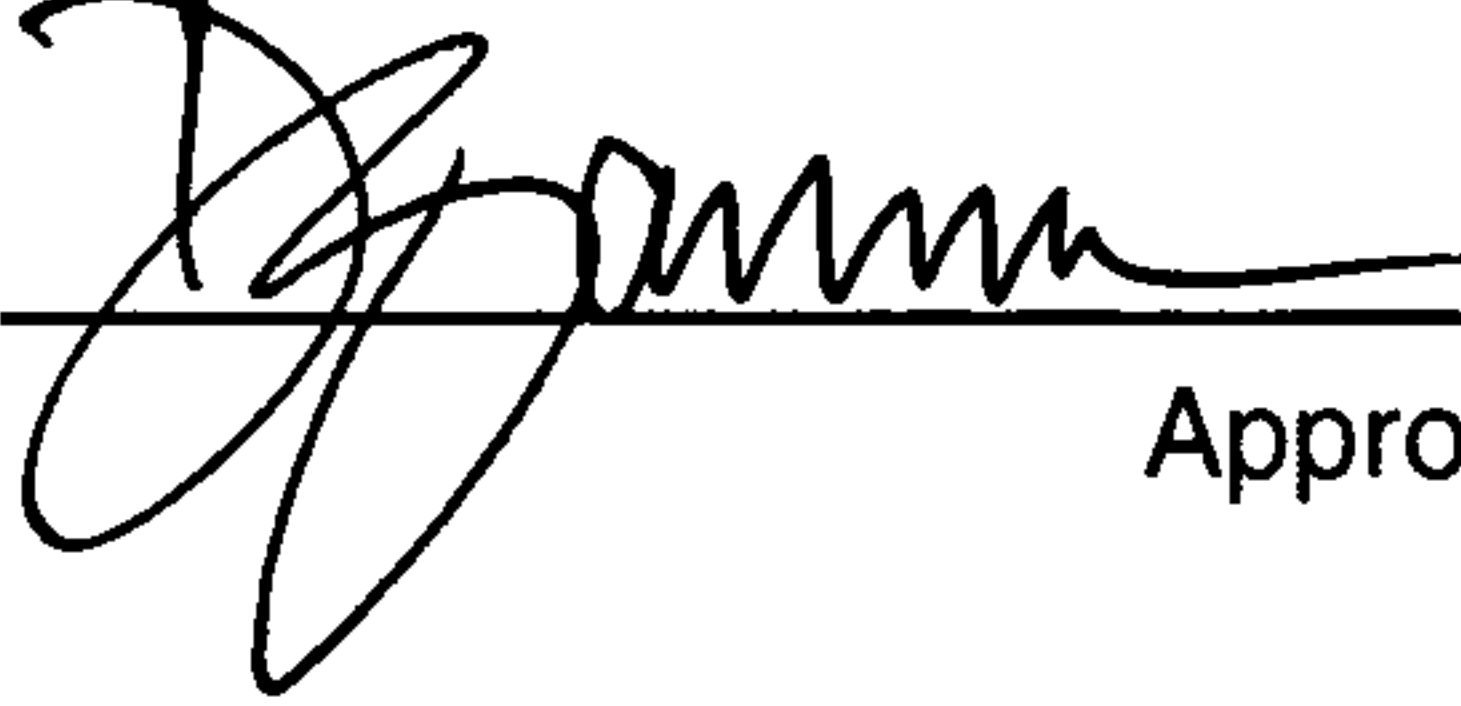
Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 1/18/2008

Hard Copy Received: 1/18/2008

Coordinate System: Ground rotated to NMSP Grid


Approved

01-18-2008
Date

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

AGIS Use Only
Copied fc 5513 to agiscov on 1/18/2008 Contact person notified on 1/18/2008



**DEVELOPMENT REVIEW BOARD
ACTON SHEET**

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

September 12, 2007
MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order 9:00 A.M. Adjourned: 10:11 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

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

1. **Project# 1002473**
07DRB-70202 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA) DR HORTON request(s) the above action(s) for all or a portion of **DESERT VISTA SUBDIVISION**, zoned RD-5DU/A, located on VENTURA ST NE BETWEEN CORONA NE AND SIGNAL AVE NE containing approximately 15.94 acre(s). [06DRB-01329] (C-20) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project# 1000845**
07DRB-70203 MAJOR - AMENDED SDP
SUBD

WILSON AND COMPANY INC agent(s) for BRUNACINI DEVELOPMENT LTD CO. request(s) the above action(s) for all or a portion of Lot 3 Tract S-1, Lot 2 Tract S-1, Lot 1A Tract S-1A and Tract(s) S-2A-2, S-2A-1 and all lots within Atrisco Business Park and Meridian Business Park, MERIDIAN BUSINESS PARK and ATRISCO BUSINESS PARK (to be known as **MERIDAN BUSINESS PARK PHASE II**) zoned IP, located on UNSER BLVD NW BETWEEN FORTUNA RD NW AND CENTRAL AVE NW. [07DRB-70181] (J-9, J-10 & K-10) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE PLAN.**
3. **Project# 1003597**
07DRB-70201 VACATION OF PUBLIC
EASEMENT

ABQ ENGINEERING agent(s) for SANDIA AREA FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of, Tract(s) 1-D-1-A & 1-E-1-A, Block(s) 15, **ALBAN HILLS, UNIT 1**, zoned SU-1 FOR C-2, located on COORS BLVD NW BETWEEN LA ORILLA NW AND BRIAN MEADOWS PL NW containing approximately 4.95 acre(s). [07DRB-00576] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 09/26/07.**
4. **Project# 1006739**
07DRB-70187 VACATION OF PUBLIC
RIGHT-OF-WAY

JACK'S HIGH COUNTRY INC. agent(s) for MANUEL AND MARTHA P. BARRAZA request(s) the above action(s) for all or a portion of the AMOLE DEL NORTE DIVERSION FACILITY, located on SAGE RD SW BETWEEN RAE L ST SW AND AMOLE DEL NORTE DIVERSION CHANNEL containing approximately 0.32 acre(s). [Deferred from 09/05/07] (L-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**
5. **Project# 1002715**
07DRB-70184 VACATION OF PUBLIC
RIGHT-OF-WAY
07DRB-70185 BULK LAND VARIANCE
07DRB-70186 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for PARADISE AT UNSER LLC request(s) the above action(s) for all or a portion of Lot(s) 1,2,3 & 4, replat of Tract H, LANDS OF HORIZON CORPORATION (to be known as **PARADISE AT UNSER**), zoned SU-1 FOR C-1 USES/ SU-1 PRD-FAR 0.5, located on UNSER BLVD NW BETWEEN PARADISE BLVD NW AND LYONS BLVD NW containing approximately 29.8336 acre(s). [Deferred from 09/05/07] (B-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE BULKLAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR AMAFCA'S SIGNATURE AND TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE ON THE PLAT AND TO RECORD.**

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

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6. **Project# 1006801**
07DRB-70240 MINOR - SDP FOR
BUILDING PERMIT
CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT COMPANY, LTD request(s) the above action(s) for all or a portion of Tract(s) C, **BRUNACINI AT ATRISCO BUSINESS PARK**, zoned IP, located on LOS VOLCANES RD NW BETWEEN UNSER BLVD NW AND COORS BLVD NW containing approximately 22.5074 acre(s). (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 09/26/07.**

7. **Project# 1005513**
07DRB-70241 EPC APPROVED SDP
FOR BUILD PERMIT
07DRB-70242 EPC APPROVED SDP
FOR SUBDIVISION
FRANK AND EVELYN BARELA request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF ALBERT L. MATTHEW**, zoned SU-1/R-LT USES, located on 12TH ST NW BETWEEN DON FRANCISCO NW AND CANDELARIA NW containing approximately 0.3788 acre(s). [Anna Di Mambro, EPC Planner] (G-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

8. **Project# 1004677**
07DRB-70221 EPC APPROVED SDP
FOR SUBDIVISION
INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Parcel 1, Tract(s) 133A1, 133A2, 133B, 134 & 135A and Parcel 2 Tract(s) 129B1A, MRGCD Map 38, Tract(s) A & B, **LANDS OF HB AND CALVIN HORN & LAGUNA SUBDIVISION**, Tract(s) A1A, LAGUNA SUBDIVISION (to be known as **COUNTRY CLUB PLAZA**) zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW containing approximately 4.45 acre(s). [Deferred from 09/05/07] [Carmen Morrone, EPC Planner] (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

9. **Project# 1003359**
07DRB-70226 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
07DRB-70227 MINOR - SDP FOR
BUILDING PERMIT
RIO GRANDE SURVEYING agent(s) for KASSAM BUSINESS CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 8-10 & 23-25, Tract(s) A, Block(s) 26, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on EAGLE ROCK AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 6.01 acre(s). [Deferred from 09/05/07] (C-18) **INDEFINITELY DEFERRED DUE TO A NO SHOW.**

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

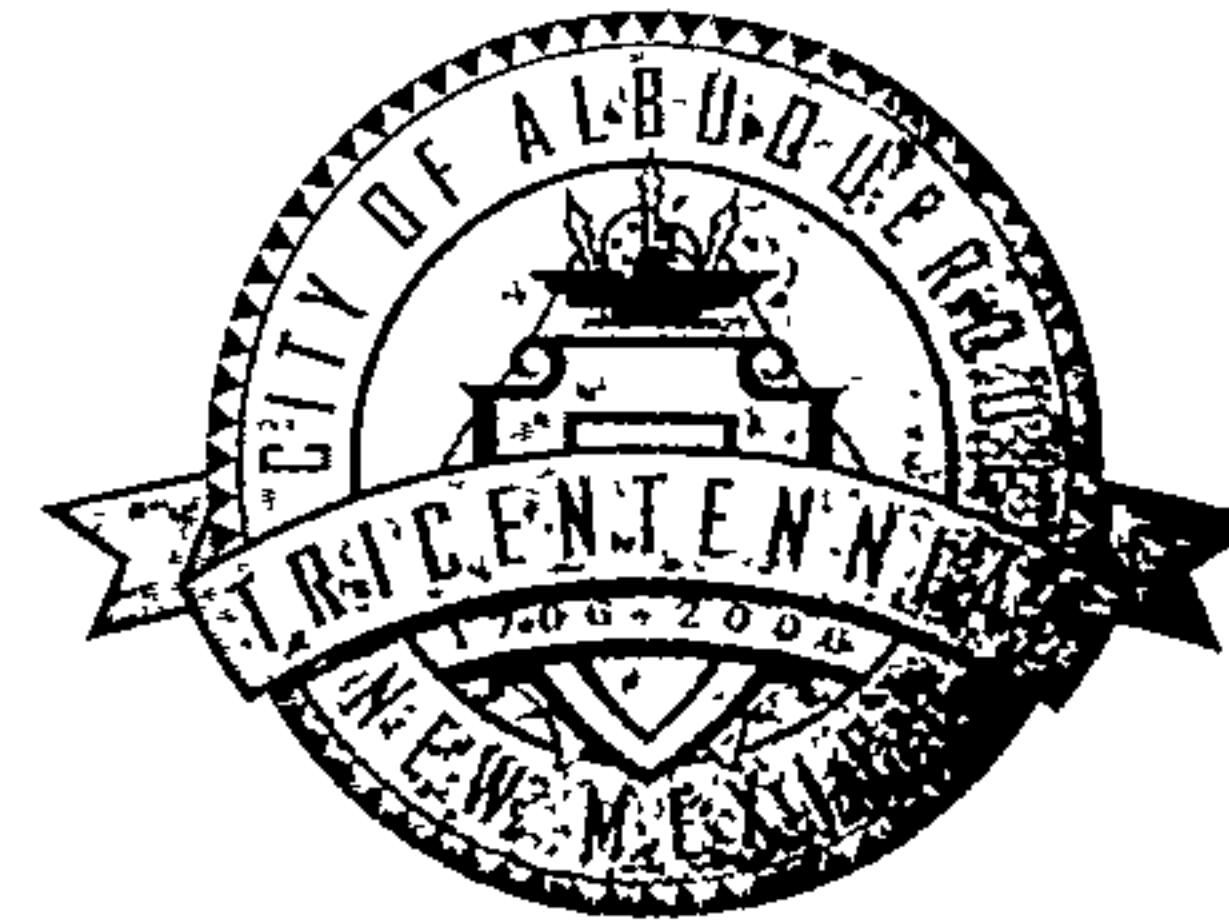
10. **Project# 1006697**
07DRB-70231 VACATION OF PRIVATE EASEMENT
07DRB-70232 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for G & K SERVICES INC request(s) the above action(s) for all or a portion of Tract(s) D-1A1, **LOOP INDUSTRIAL DISTRICT, UNIT 1**, zoned SU-2/M-1, located on WILSHIRE AVE NE BETWEEN JEFFERSON ST NE AND SAN MATEO BLVD NE containing approximately 4.911 acre(s). (C-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**
11. **Project# 1002428**
07DRB-70238 VACATION OF PRIVATE EASEMENT
07DRB-70239 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- SANDIA LAND SURVEYING, LLC agent(s) for GABRIEL A. PORTILLO request(s) the above action(s) for all or a portion of Lot(s) 39-A-1, 40-C-1 & 40-E-1, **ALVARADO GARDENS, UNIT 2**, zoned RA-2/W7, located on CAMPBELL RD NW BETWEEN GLENWOOD NW AND RIO GRANDE BLVD NW containing approximately 1.48 acre(s). (G-12) **THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR FOR THE SOLAR COLLECTOR LANGUAGE AND AMAFCA'S SIGNATURE ON THE PLAT AND TO RECORD.**

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

12. **Project# 1004891**
07DRB-70237 SKETCH PLAT REVIEW AND COMMENT
- ANTHONY C. GARCIA request(s) the above action(s) for all or a portion of Lot(s) 2, **RANCHO GUADALUPE**, zoned RA-2, located on RANCHO GUADALUPE TR NW BETWEEN DOUGLAS MACARTHUR NW AND GUADALUPE TR NW containing approximately 0.465 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
13. **Project# 1006804**
07DRB-70243 SKETCH PLAT REVIEW AND COMMENT
- DANIEL PIZARRO request(s) the above action(s) for all or a portion of Parcel(s) B, Tract(s) 118E, **LOS PABLITOS ADDITION**, zoned R-1, located on GUADALUPE TRAIL NW BETWEEN GREIGOS NW AND MONTANO NW (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
14. Other Matters: None.

ADJOURNED: 10:11 A.M.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005513

AGENDA ITEM NO: 7

SUBJECT:

Site Plan for Building Permit
Site Plan for Subdivision

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

Concurrent platting action is required.

Albuquerque

New Mexico 87103

www.cabq.gov

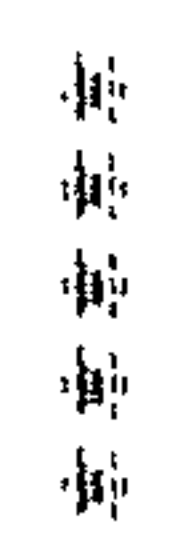
RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986
(G-14/D077 - 12TH STREET TOWNHOMES, SUBMITTED 9/4/07 FOR FP, BP APPROVAL)

DATE: SEPTEMBER 12, 2007



September 11, 2007

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Sheran Matson, DRB Chair

FROM: Anna DiMambro, Planner *AD*

SUBJECT: Project # 1005513

On July 19, 2007, the Environmental Planning Commission approved Project # 1005513/07EPC-00572 and 07EPC-00573, a request for a site development plan for subdivision and a site development plan for building permit for Lot 2, Matthews Albert L., located on 12th St. NW between Don Francisco NW and Candelaria NW.

The applicant has satisfied all of the EPC conditions of approval with the following exceptions:

1. The applicant has not corrected a spelling error on the Site Development Plan for Building Permit (Sheet 1). The note on the bottom of the sheet should read, "Site Plan shall comply with DPM standards" rather than "DMP" (Condition 5).
2. The landscape plan does not show that Conditions 12f and 12g have been fulfilled. Ralph Mims in the Metropolitan Redevelopment Agency should approve the landscape plan once this condition has been met.

If you should have any questions regarding this case, please do not hesitate to call me at 924-3924.

Thank you.

checked plate
bolts down
1 8" plate
primed & plated

route out piece
3" shoulder

Can see correct work

flange at or about
not flange in steel
by 1"

September 11, 2007

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Sheran Matson, DRB Chair

FROM: Anna DiMambro, Planner AD

SUBJECT: Project # 1005513

On July 19, 2007, the Environmental Planning Commission approved Project # 1005513/07EPC-00572 and 07EPC-00573, a request for a site development plan for subdivision and a site development plan for building permit for Lot 2, Matthews Albert L., located on 12th St. NW between Don Francisco NW and Candelaria NW.

The applicant has satisfied all of the EPC conditions of approval with the following exceptions:

1. The applicant has not corrected a spelling error on the Site Development Plan for Building Permit (Sheet 1). The note on the bottom of the sheet should read, "Site Plan shall comply with DPM standards" rather than "DMP" (Condition 5).
2. The landscape plan does not show that Conditions 12f and 12g have been fulfilled. Ralph Mims in the Metropolitan Redevelopment Agency should approve the landscape plan once this condition has been met.

If you should have any questions regarding this case, please do not hesitate to call me at 924-3924.

Thank you.



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70035	Project # 1005513
Project Name: LANDS OF ALBERT L. MATTHEW	
Agent: JACKS HIGH COUNTRY	Phone No.: 898-3707

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____



CITY ENGINEER / AMAFCA: Engineering Certification

PARKS / CIP: _____

PLANNING (Last to sign): _____

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



Created On:

**Levi J. Valdez, P.E.
1428 LaFayette, N.E.
Albuquerque, New Mexico 87106**

August 16, 2007

**NEAR NORTH VALLEY NEIGHBORHOOD ASSOC.
ATTN: CONNIE HARRINGTON**

**Re: Barela Development Group
North 12th Street Townhomes (07EPC 00573)**

Dear Ms Harrington:

We have prepared an "CONCEPTUAL" GRADING AND DRAINAGE PLAN for the above referenced development; we understand that there are two concerns that you may have with said plan:

- 1.) That the proposed driveway cut will result in flooding. Answer: There will be no flooding for said developed as the proposed finish floor elevations for said units are to be approximately a minimum of 18" above the street gutter flowline elevation(s).
- 2.) Four items in #14A comments referring to proposed curb cuts, wheelchair ramps, and others. Answer: The final grading and drainage plan will be designed according to all City of Albuquerque Standard Design drawings for approvals.

Sincerely,


Levi J. Valdez, P.E.



Item# 13
Project# 1005513
Hearing Date: Mar. 26, 2008



DRB CASE ACTION LOG (SITE PLAN FOR BUILDING PERMIT)

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-70241 (SBP)	Project # 1005513
Project Name: LANDS OF ALBERT L. MATTHEW	
Agent: RAY BARELA	Phone No.: 304-8765

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

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): 3 Copies

- 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 1005513

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

12th & CAMEZARTA TOWNHOUSES

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS 2-A, 2-B, 2-C, 2-D LANDS OF ALBERT L. MATTHEW

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		2 FOOT	CONCRETE SWELL	TRACK 2-A, 2-B, 2-C, 2-D	DON FRANCISCO	12 th	/	/	/
			REPLACE DRIVE PAD & CURB & GUTTER	TRACK 2-D	DON FRANCISCO	12 th	/	/	/
			WATER & SEWER STUBS INTO PROPERTY	TRACK 2-A 2-B, 2-C, 2-D	DON FRANCISCO	12 th	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

JEROME R. ECKSTEIN

NAME (print)

DRB CHAIR - date

PARKS & RECREATION - date

AGENT

FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature]
SIGNATURE - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque Planning Department

One Stop Shop - Development and Building Services

01/19/2008 Issued By: PLNSDH

Permit Number: 2008 070 035 Category Code 910

Application Number: 08DRB-70035 Minor Preliminary/Final Plat Approval

Address:

Location Description: 12TH ST NW BETWEEN DON FRANCISCO NW AND DON FRANCISCO PL NW

Project Number: 1005513

Applicant

Frank L And Evelyn S Barela

1617 Los Almos Sw
Albuquerque NM 87102
898-3707

Agent / Contact

Jacks High Country Inc

8953 2nd St.Nw
Albuquerque NM 87114

Application Fees

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

City of Albuquerque
Treasury Division

1/18/2008 12:41PM POC: ARNY
MS# 0063 TRANS# 0019
RECEIPT# 00086826-00086826
PERMIT# 2008070035 TRSDCS
Trans. Amt \$445.00
Conflict Manag. Fee \$20.00
DRB Action \$425.00
CK \$45.00
CHANGE \$0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

01/18/2008 Issued By: PLNSDH

Permit Number: 2008 070 035

Category Code 910

Application Number: 08DRB-70035, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: 12TH ST NW BETWEEN DON FRANCISCO NW AND DON FRANCISCO PL NW

Project Number: 1005513

Applicant

Frank L And Evelyn S Barela

1617 Los Almos Sw
Albuquerque NM 87102
888-3707

Agent / Contact

Jacks High Country Inc

8853 2nd St Nw
Albuquerque NM 87114

Application Fees

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

City of Albuquerque
Treasury Division

1/17/2008 11:14 AM 00000000
MGR 200 TRN 0017
RECLIP# 0006000-0000000
PERMIT# 20080035 100.00
Trans Act 425.00
Conflict Mgmt Fee 20.00
DRB Actions 425.00
TOTAL 945.00
CHANGE 50.00

TOTAL 945.00

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1005513

AGENDA ITEM NO: 13

SUBJECT:

Final Plat

ACTION REQUESTED:

REV/CMT: APP: SIGN-OFF: EXTN: AMEND:

ENGINEERING COMMENTS:

PO Box 1293

Need private drainage easement on the plat with M & B.
Engineering Certification of the grading plan is required for City Engineer signoff of the plat.

Albuquerque

RESOLUTION:

NM 87103

APPROVED _____; DENIED _____; DEFERRED _____; COMMENTS PROVIDED _____; WITHDRAWN _____

www.cabq.gov

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: March 26, 2008

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1005513

AGENDA ITEM NO: 15

SUBJECT:

Site Plan for Subd
Site Plan for BP
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Need a signature block on Site Plans.
Site Plan for Subdivision should show all easements
Add maintenance and beneficiaries to landscaping easement.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ~~___~~ ²⁻¹³⁻⁰⁸; COMMENTS PROVIDED ____; WITHDRAWN

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

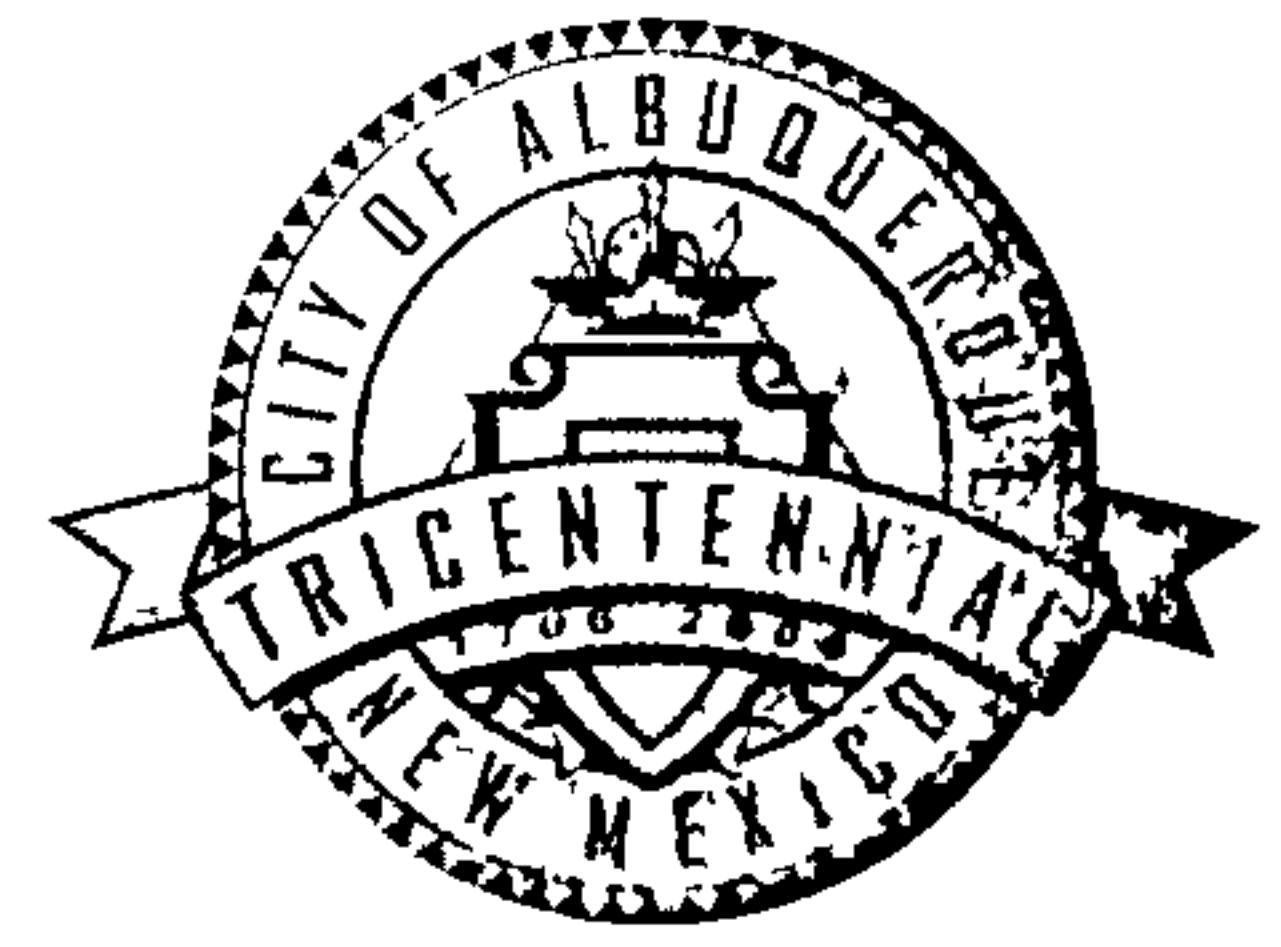
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

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

DATE: January 30, 2008

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1005513

AGENDA ITEM NO: 11

SUBJECT:

Site Plan for Subd
Final Plat
Preliminary Plat

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

An approved grading and drainage plan dated 9-4-07 is on file for Preliminary Plat approval.
Comment on infrastructure list.

New Mexico 87103

~~Site Plan should all easements and have appropriate signature block.~~

www.cabq.gov

RESOLUTION: *signed I.L.*

APPROVED *x*; DENIED ____; DEFERRED *indef*; 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: February 13, 2008

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005513

AGENDA ITEM NO: 7

SUBJECT:

Site Plan for Building Permit
Site Plan for Subdivision

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

Concurrent platting action is required.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

Indef

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986

DATE: SEPTEMBER 12, 2007

(G-14/D077 - 12TH STREET TOWNHOMES, SUBMITTED 9/4/07 FOR FP, BP APPROVAL)

September 11, 2007

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Sheran Matson, DRB Chair

FROM: Anna DiMambro, Planner AD

SUBJECT: Project # 1005513

On July 19, 2007, the Environmental Planning Commission approved Project # 1005513/07EPC-00572 and 07EPC-00573, a request for a site development plan for subdivision and a site development plan for building permit for Lot 2, Matthews Albert L., located on 12th St. NW between Don Francisco NW and Candelaria NW.

The applicant has satisfied all of the EPC conditions of approval with the following exceptions:

1. The applicant has not corrected a spelling error on the Site Development Plan for Building Permit (Sheet 1). The note on the bottom of the sheet should read, "Site Plan shall comply with DPM standards" rather than "DMP" (Condition 5).
2. The landscape plan does not show that Conditions 12f and 12g have been fulfilled. Ralph Mims in the Metropolitan Redevelopment Agency should approve the landscape plan once this condition has been met.

If you should have any questions regarding this case, please do not hesitate to call me at 924-3924.

Thank you.

3/18/08

To whom it may concern:

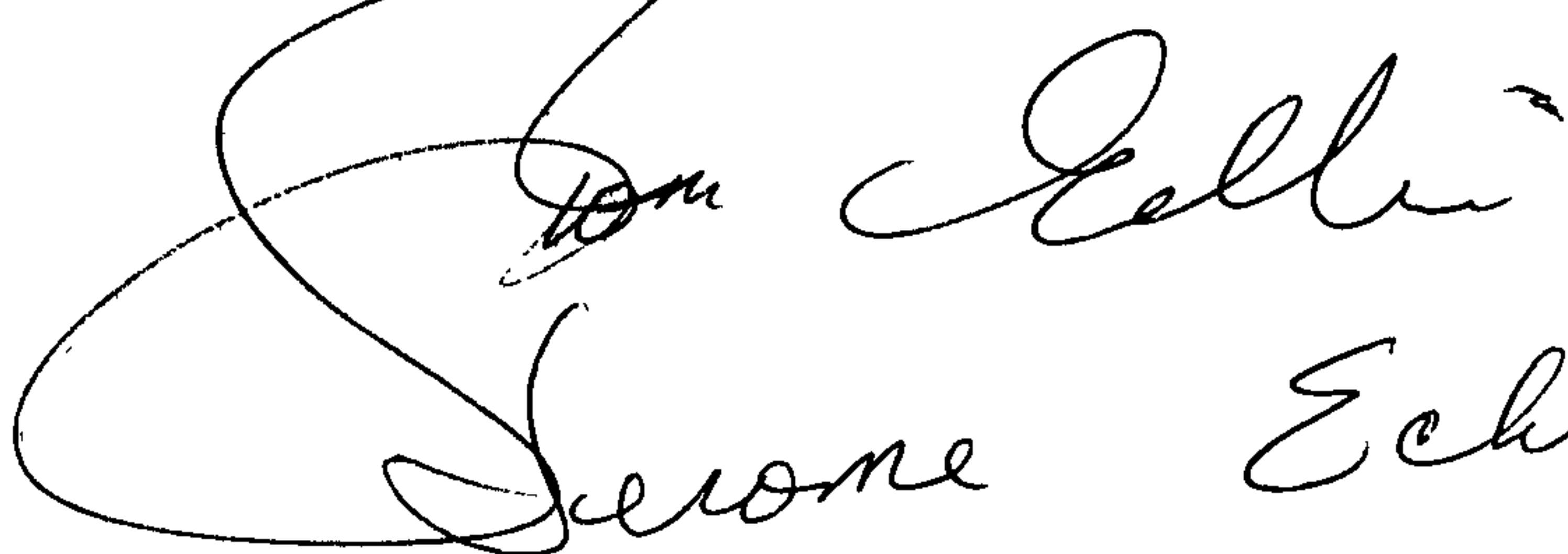
Please place me on
the 3/26/08 agenda.

WRB # 1005513.

The infrastructure has
been completed as of
3/18/08.

Thank you for your
time.

Respectfully,


Jerome Eckstein
328-5050

10. **Project# 1002404**
08DRB-70023 EPC APPROVED SDP FOR
BUILD PERMIT
08DRB-70024 EPC APPROVED SDP FOR
SUBDIVISION

GEORGE RAINHART ARCHITECT & ASSOCIATES
agent(s) for PETERSON PROPERTIES request(s) the
above action(s) for all or a portion of Lot(s) 1-B & 1-D,
LADERA INDUSTRIAL CENTER, located on UNSER
BLVD NW BETWEEN VISTA ORIENTE NW AND
LADERA CHANNEL containing approximately 7.08
acre(s). (H-9) (*Deferred from 1/23/08 & 1/30/08*)
**INDEFINITELY DEFERRED AT THE AGENT' S
REQUEST.**

Project# 1002404
08DRB-70029 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for PETERSON INV-
98TH/UNSER LLC request(s) the above action(s) for all or
a portion of Lot(s) 1-B & 1-D, **LADERA INDUSTRIAL
CENTER**, zoned SU-1 LIGHT INDUSTRIAL, located on
UNSER BLVD NW AND VISTA ORIENTE ST NW
containing approximately 7.0919 acre(s). (H-9) (*Deferred
from 1/30/08*) **INDEFINITELY DEFERRED AT THE
AGENT' S REQUEST.**

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

11. **Project# 1005513**
~~08DRB-70035 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL~~

JACKS HIGH COUNTRY INC agent(s) for FRANK L
AND EVELYN S BARELA request(s) the above action(s)
for all or a portion of Tract(s) 2, **LANDS OF ALBERT
L. MATTHEW**, zoned R-1, located on 12TH ST NW
BETWEEN DON FRANCISCO NW AND DON
FRANCISCO PL NW containing approximately 0.3755
acre(s). (G-14) (*Deferred from 1/30/08*)

**WITH AN APPROVED GRADING AND DRAINAGE PLAN
DATED 9/4/07, AND WITH THE SIGNING OF THE
INFRASTRUCTURE LIST DATED 2/13/08, THE
PRELIMINARY PLAT WAS APPROVED. FINAL PLAT
WAS INDEFINITELY DEFERRED PENDING
COMPLETION OR FINANCIAL GUARNATEE OF
INFRASTRUCTURE. FINAL SIGN OFF WAS
DELEGATED TO PLANNING FOR THE SITE
DEVELOPMENT PLAN TO BE TIED TO THE
INFRASTRUCTURE AND THE PLAT.**



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

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...

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): Jack's High County Inc. (Jack Spilman Pres.) PHONE: 898-3707
 ADDRESS: 8953 2nd N.W FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____

APPLICANT: Frank L. and Evelyn S. Barela PHONE: 610-1212
 ADDRESS: 1617 Los Alamos S.W. FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: We wish to divide Tract 2 into 4 lots and grant any easements as shown

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 of Tract No: Tract No. 2 of the plat of div of land of Albert I Block: _____ Unit: _____
 Subdiv/Adm/DBKA: Matthews, Albuq. N.M. designated on plat, filed Dec 27, 1975 Vol. B-10 Folio 178
 Existing Zoning: R-1 Proposed zoning: R-1
 Zone Atlas page(s): G-14 UPC Code: 101406003719530413 MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
Project 1005513 Application 0 DRB 00490

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 (One) No. of proposed lots: 4 (Four) Total area of site (acres): 0.3755
 LOCATION OF PROPERTY BY STREETS: On or Near: 12th Street NW
 Between: Don Francisco NW and Don Francisco Pl. NW

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: April 18 2007

SIGNATURE Jack A. Spilman DATE Jan 14 08
 (Print) Jack Spilman Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08DRB-70035</u>	<u>P&F</u>	<u>5(3)</u>	<u>\$425.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>01/30/08</u>				Total <u>\$445.00</u>

Sandy Handley 01/18/08
 Planner signature / date

Project # 1005513

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

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Jack Spilman

Applicant name (print)

Jack A. Spilman

Applicant signature / date

1/18/08



Form revised 4/07

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

Application case numbers

08DRB - - 70035

Sandy Handley 01/18/08

Planner signature / date

Project # 1005513

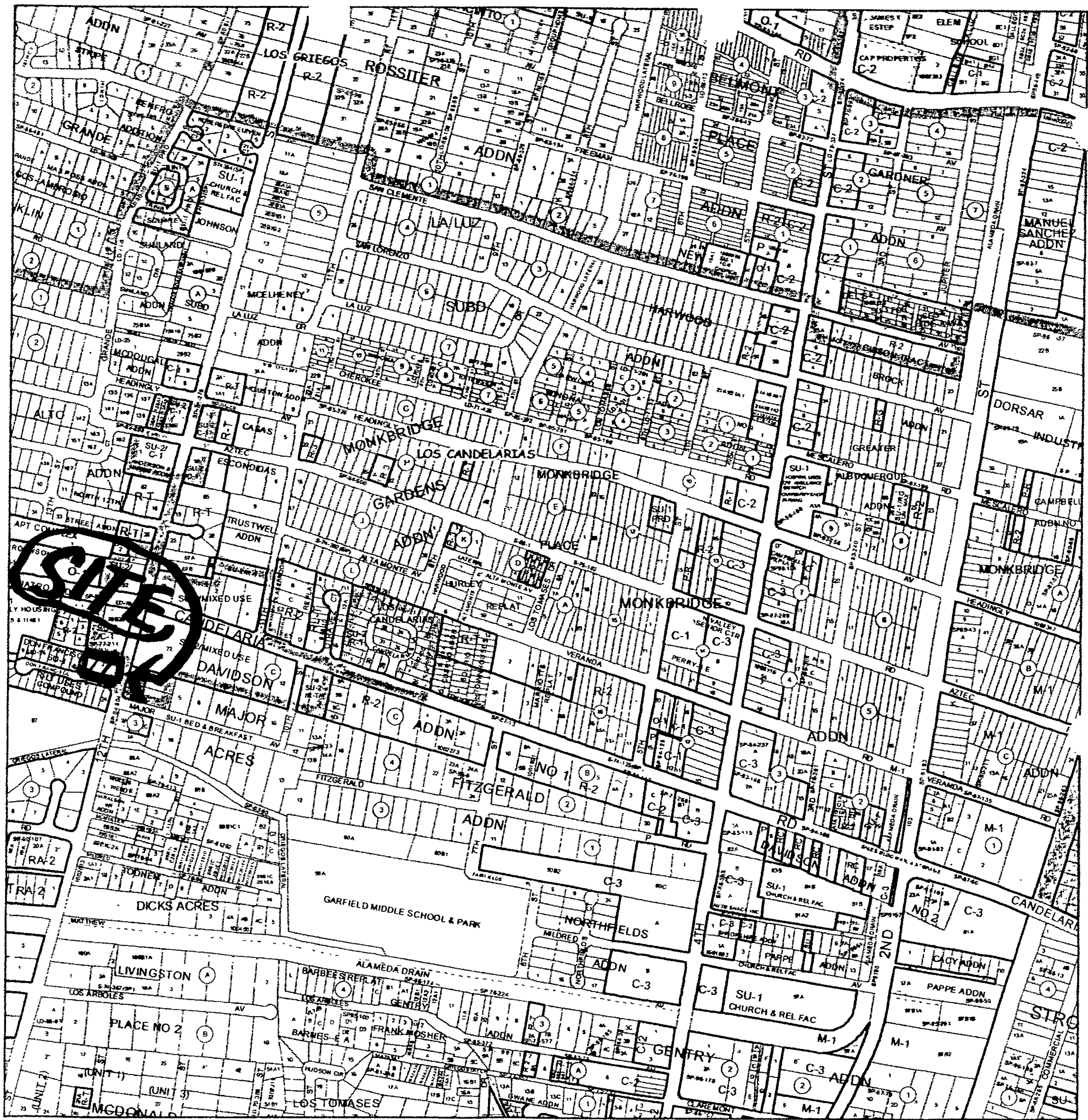
Jack's High Country, Inc.
8953 Second Street, N.W.
Albuquerque, New Mexico 87114

TO; City of Albuquerque, Development Review Board

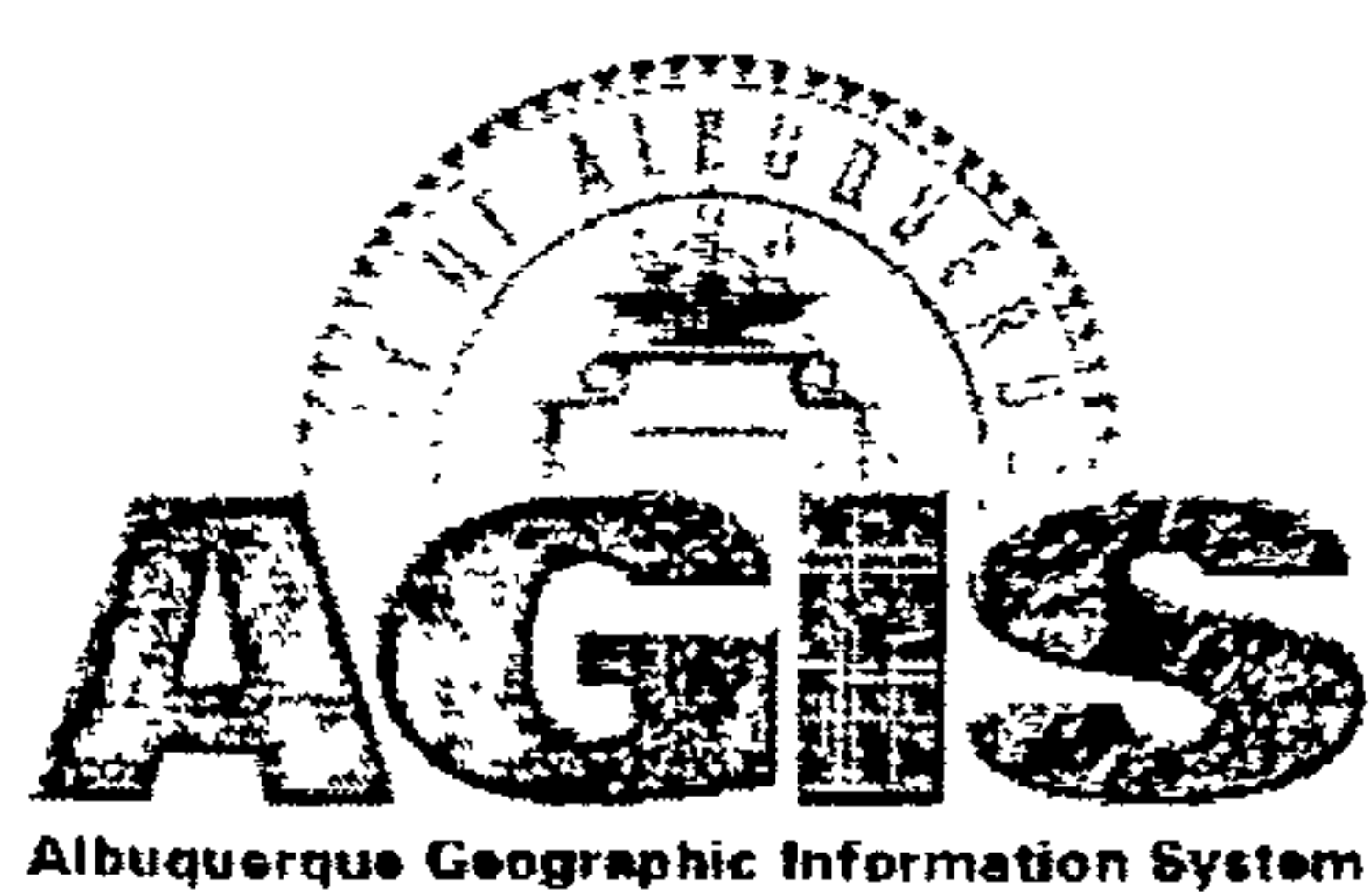
RE; Lot numbered 2, plat of the division of land of the land of Albert L. Matthew,
containing 0.3755 acres. City of Albuquerque, Bernalillo County, New Mexico.

SUBJECT: The purpose of this plat is to divide lot 2 into 4 lots and grant any
easements as shown.

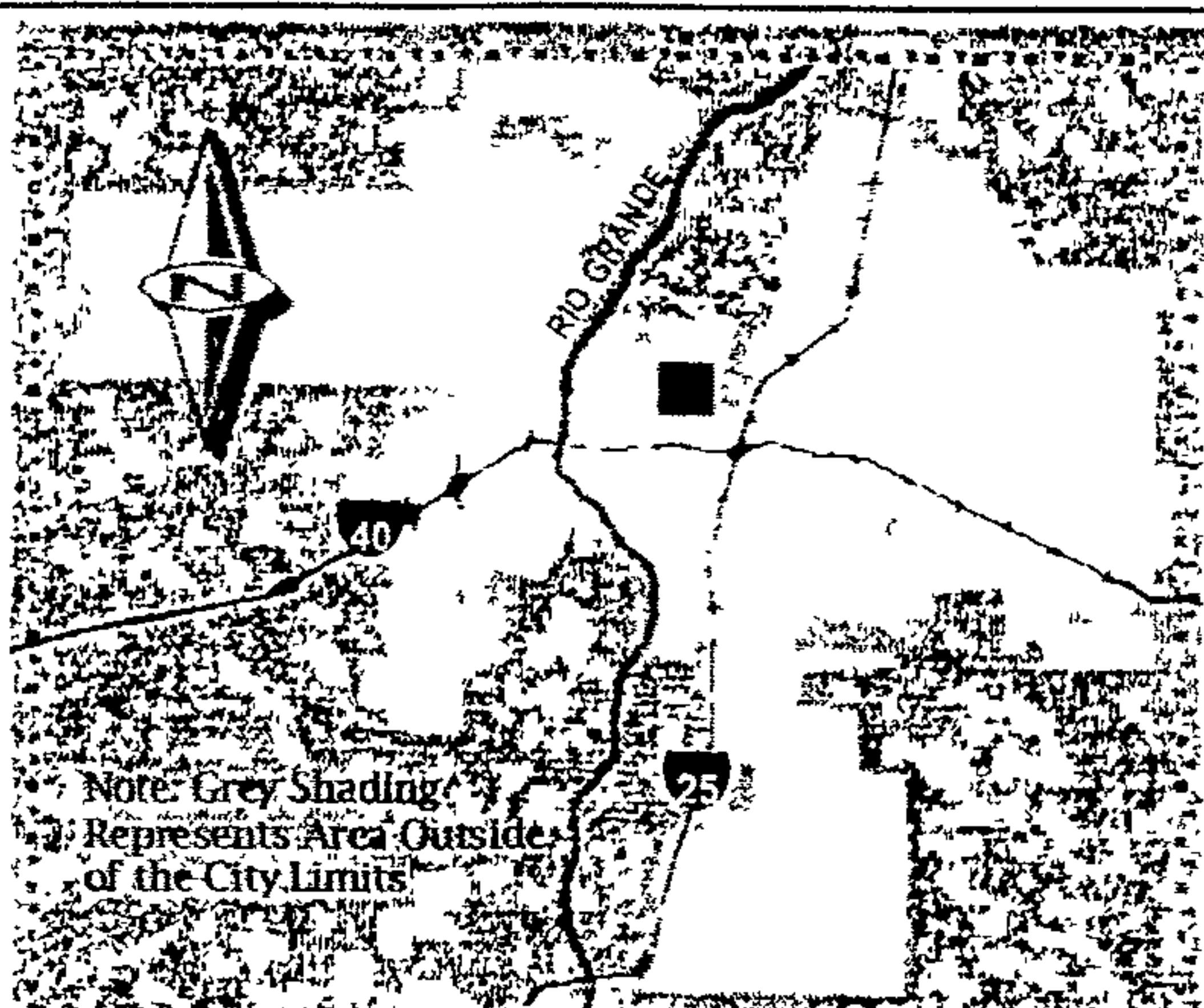
Jan 14 08
F. Barela



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



Map amended through: 5/1/2006



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-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 1500 Feet

LETTER OF AUTHORIZATION

Subject Property: Tract number Two of the plat of division of land of Albert L. Matthew, Alby, N.M., as the same is shown & designated on the plat, thereof, filed in the office, county clerk, Bern County, NM on Dec. 29 1975 in volume B10 folio 178

I, the undersigned owner of subject property, hereby designate ^{1 lot into 5} JACK'S HIGH COUNTRY, INC. to be my authorized representative agent for the processing and recording of planning, zoning or appeals actions on this property.



Owner

4-9-07
Date

6

15

1617 Los Alamos St.

DRB :ct # 1005513
APS Cluster Valley

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

Frank L. Barela ("Developer") effective as of this 14 day of January, 2008 and pertains to the subdivision commonly known as Lands of Albert L. Matthew and more particularly described as Tracts 2-A, 2-B, 2-C, and 2-D Lands of Albert L. Matthew [use new legal description of subdivision]

(the "Subdivision".) The following individual lots comprise the subdivision:

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

1201	DON FRANCISCO	PL. NW	TRACT 2-D
1205	DON FRANCISCO	PL. NW	TRACT 2-C
1209	DON FRANCISCO	PL. NW	TRACT 2-B
1215	DON FRANCISCO	PL. NW	TRACT 2-A

* NOTE: NO LOT USED FOR MULTIFAMILY.

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

DRB ect # 1005513

APS Cluster Valley

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

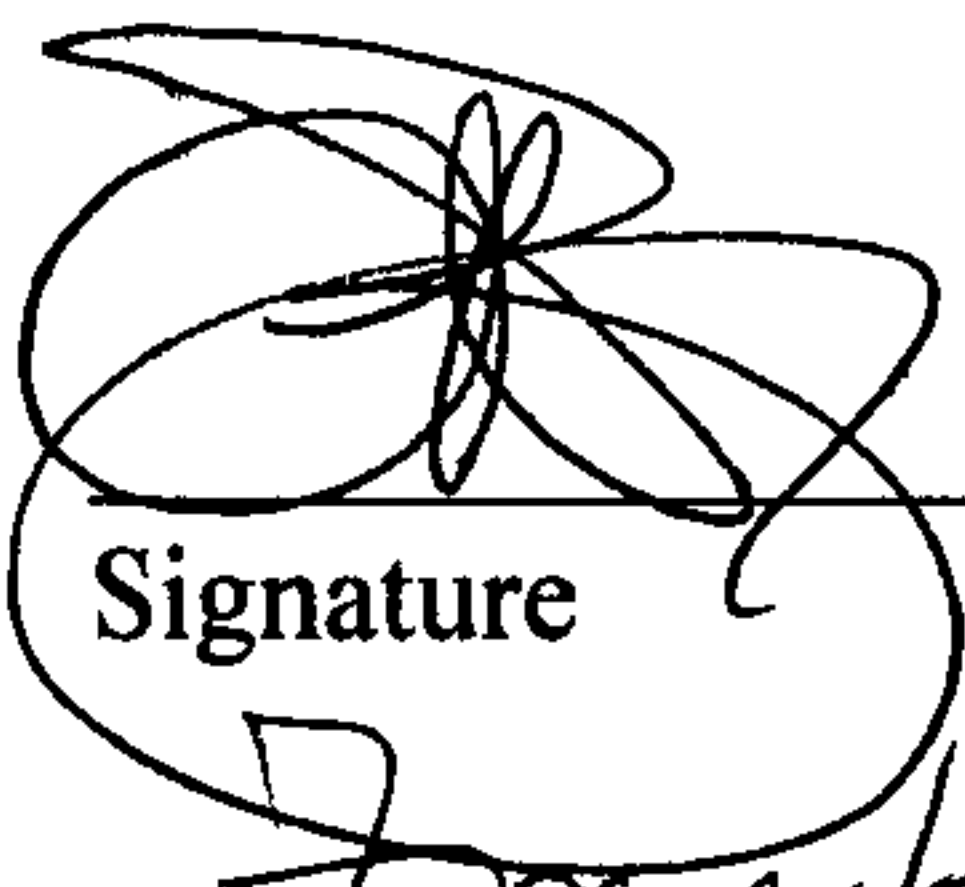
1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
 - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
 - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
5. This contract shall be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."
6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

DRB ect # 805513

APS Cluster Valley


Signature

Frank L. Barela

Name (typed or printed) and title

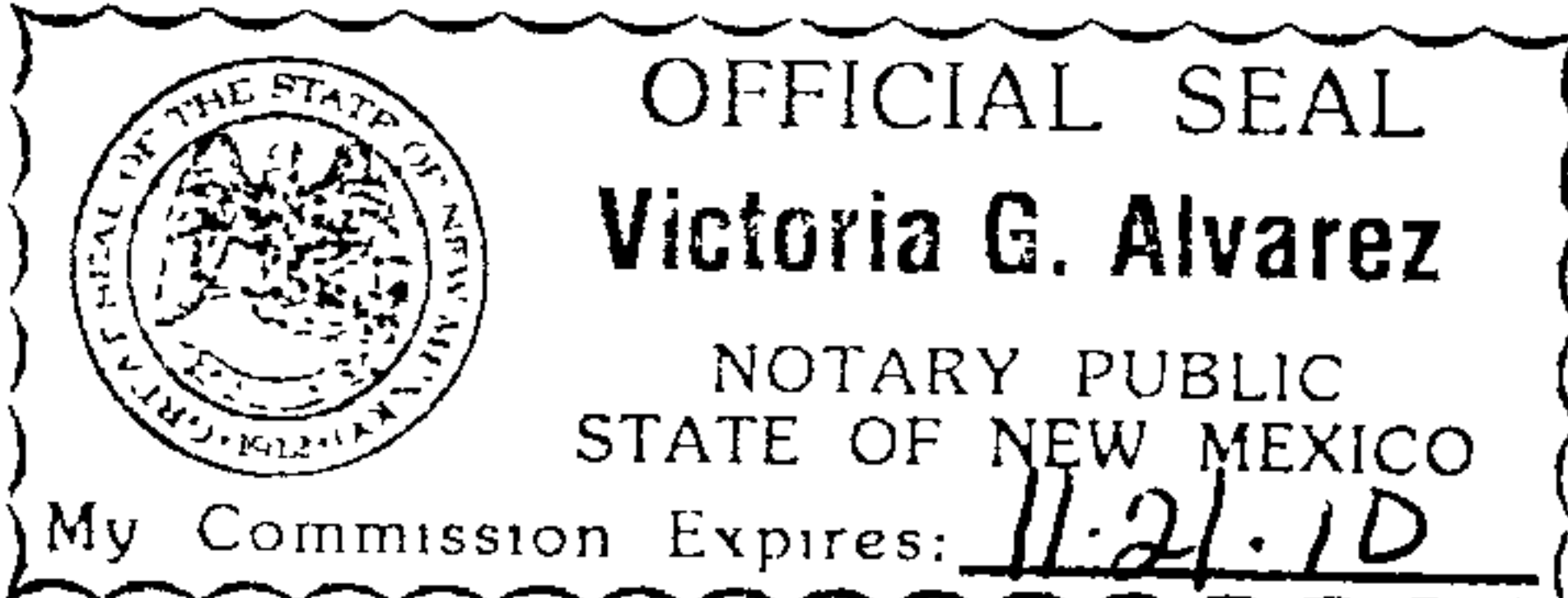
Barela Development Group LLC

Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

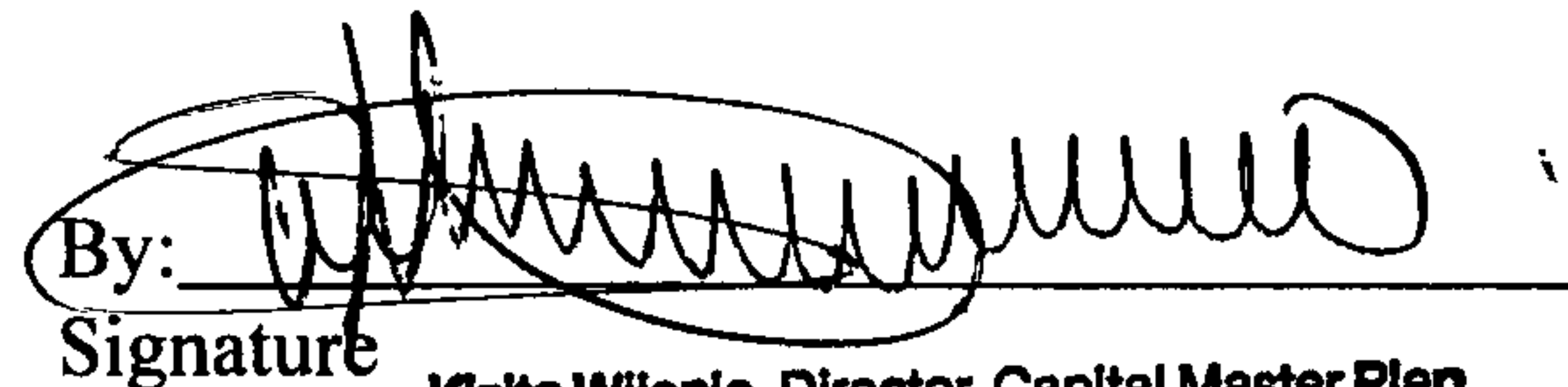
This instrument was acknowledged before me on 1-14-08, by Frank L. Barela as President of Barela Development Group LLC a corporation.

(Seal) 

Victoria G. Alvarez
Notary Public

My commission expires: 11-21-10

ALBUQUERQUE PUBLIC SCHOOLS

By: 
Signature

Kizito Wijenje, Director, Capital Master Plan

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 1-18-08, by Kizito Wijenje as Director CMP of the Albuquerque Municipal School

District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

April L. Whittier
Notary Public

My commission expires: May 18, 2011

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

09/04/2007 Issued By: PLNABG

Permit Number: 2007 070 242 **Category Code 910**

Application Number: 07DRB-70242, Epc Approved Sdp For Subdivision

Address:

Location Description: 12TH ST NW BETWEEN DON FRANCISCO NW AND CANDELARIA NW

Project Number: 1005513

Applicant
Ray Barela

Agent / Contact
Frank And Evelyn Barela

1640 Lakspur Dr
Rio Rancho, NM 87144
304-8765
rybarela@yahoo.com

1617 Los Alamos Sw
Albuquerque, NM 87102
810-1212

Application Fees

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

City Of Albuquerque
Treasury Division

9/4/2007 12:30PM LOC: ANNX
WS# 006 TRANS# 0022
RECEIPT# 00081614-00081614
PERMIT# 2007070242 TRSCCS
Trans Amt \$90.00
Conflict Manaq. Fee \$20.00
Thank You

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

09/04/2007 Issued By: PLNABG

Permit Number: 2007 070 241

Category Code 910

Application Number: 07DRB-70241, Epc Approved Sdp For Build Permit

Address:

Location Description: 12TH ST NW BETWEEN DON FRANCISCO NW AND CANDELARIA NW

Project Number: 1005513

Applicant
Ray Barela

1640 Lakspur Dr
Rio Rancho, NM 87144
304-8785
rybarela@yahoo.com

Agent / Contact
Frank And Evelyn Barela

1617 Los Alamos Sw
Albuquerque, NM 87102
810-1212

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00
TOTAL:		\$70.00

City Of Albuquerque
Treasury Division

9/4/2007 12:30PM LOC: ANNX
WS# 006 TRANS# 0022
RECEIPT# 00081614-00081615
PERMIT# 2007070241 TRSCCS
Trans Amt \$90.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
VI \$90.00
CHANGE \$0.00

Thank You

9-4-07 12:00 NOON
- Duane -

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
- 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION: Project # 1005513 FOR DRB SIGN-OFF APPOVAL

Professional/Agent (if any): Raj BARELA PHONE: 304-8765

ADDRESS: 1640 LARKSPUR DR FAX: _____

CITY: RIO RANCHO STATE NM ZIP 87144 E-MAIL: RYBARELA@YAHOO.COM

APPLICANT: FRANK & EVELYN BARELA PHONE: 610-1212

ADDRESS: 1617 LOS ALAMOS SW FAX: _____

CITY: ALBUQ STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: RE-DEVELOPE TRACT OF LAND FROM R-1 TO TOWNHOME (4 UNITS) / DRB CASE # - 1005513 FOR DRB SIGN-OFF

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. TRACT 2, LANDS OF ALBERT L. MATTHEW Block: _____ Unit: _____

Subdiv/Addn/TBKA: _____

Existing Zoning: SU1 / R-LT USES Proposed zoning: NO CHANGE

Zone Atlas page(s): G-14 UPC Code: 101406 003719530413 MRGCD Map No _____

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 - 1005513

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO

No. of existing lots: 1 No. of proposed lots: 4 Total area of site (acres): .3788

LOCATION OF PROPERTY BY STREETS: On or Near: 12th STREET (3621 12th ST)

Between: MANUEL NW and CANDALARA NW

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

SIGNATURE Raj BARELA DATE 9-4-07

(Print) Raj BARELA Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>07 DRB - 70241</u>	<u>SPS</u>	<u>PL3)</u>	<u>\$ 20.⁰⁰</u>
<u>07 DRB - 70242</u>	<u>SBP</u>	<u>PL3)</u>	<u>\$ 20.⁰⁰</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			<u>\$ 40.⁰⁰</u>

Hearing date September 12, 2007

Andrew [Signature]
Planner signature / date 9/4/07

Project # 1005513

PART De LINE - TUE 9-4-0 - 12:00 IN NOON
 - 3:45 -
 - 300 -

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 - Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 - Scaled site plan and related drawings (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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - DRB signed Site Plan being amended (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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Solid Waste Management Department signature on Site Plan for Building Permit TRASH
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision) FIRE
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

Frank Evelyn Barcala FRANK EVELYN BARCALA
 Applicant name (print)

Frank Evelyn Barcala
 Applicant signature / date

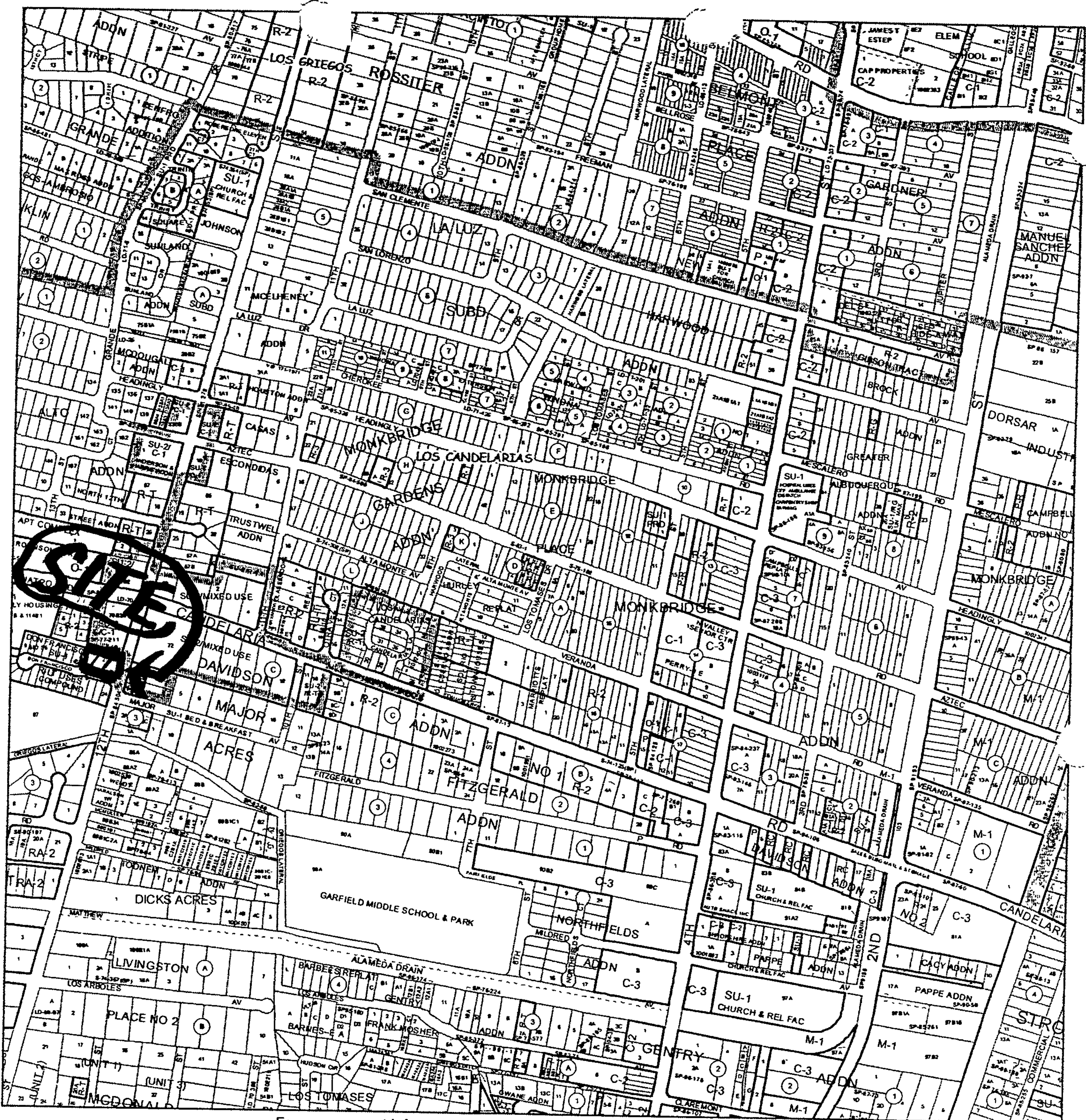


<input checked="" type="checkbox"/> Checklists complete	Application case numbers
<input checked="" type="checkbox"/> Fees collected	07DRB - 70241
<input checked="" type="checkbox"/> Case #s assigned	07DRB - 70242
<input checked="" type="checkbox"/> Related #s listed	- -

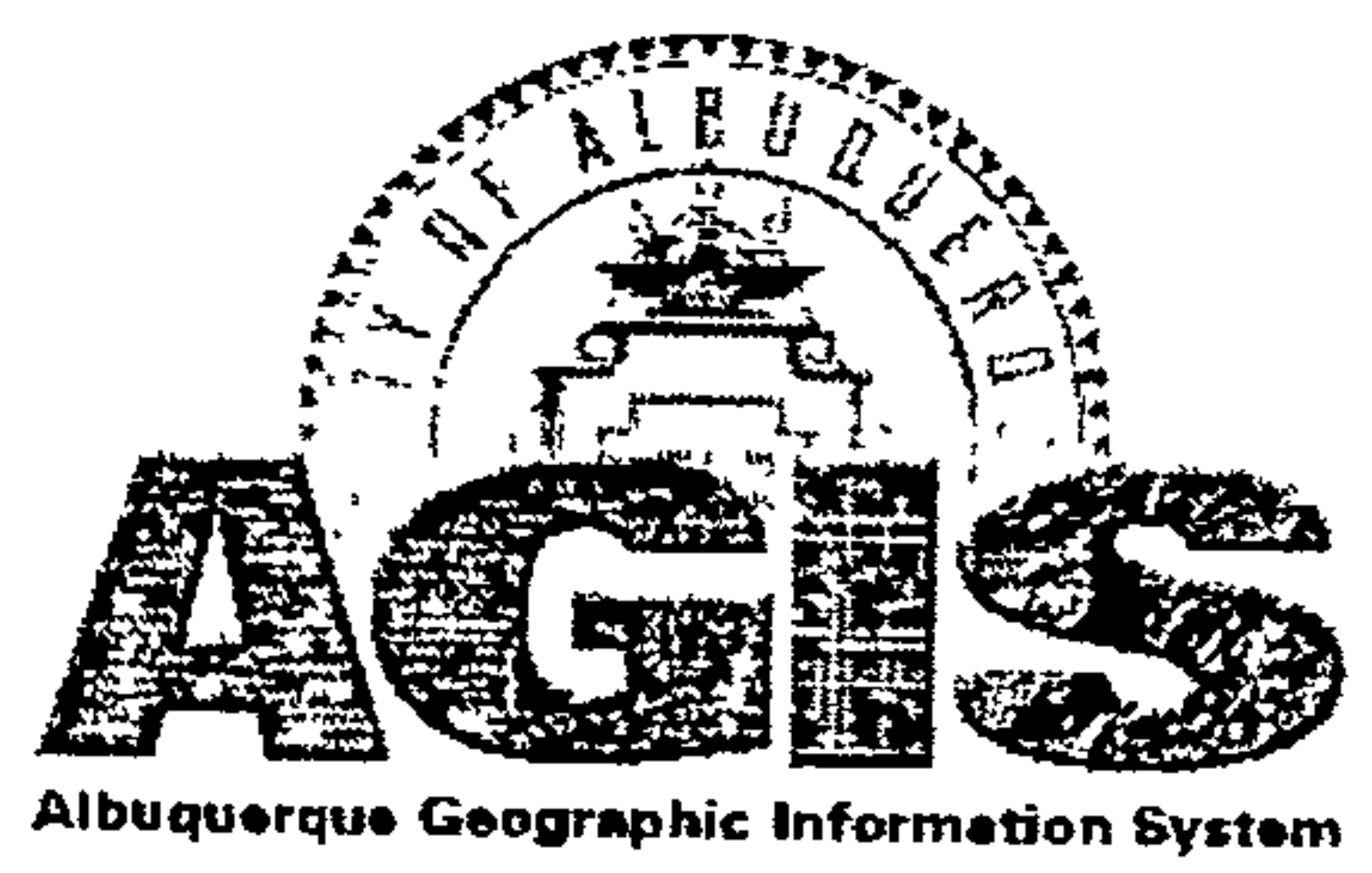
Form revised APRIL 2007

Andrew Smie
 Planner signature / date

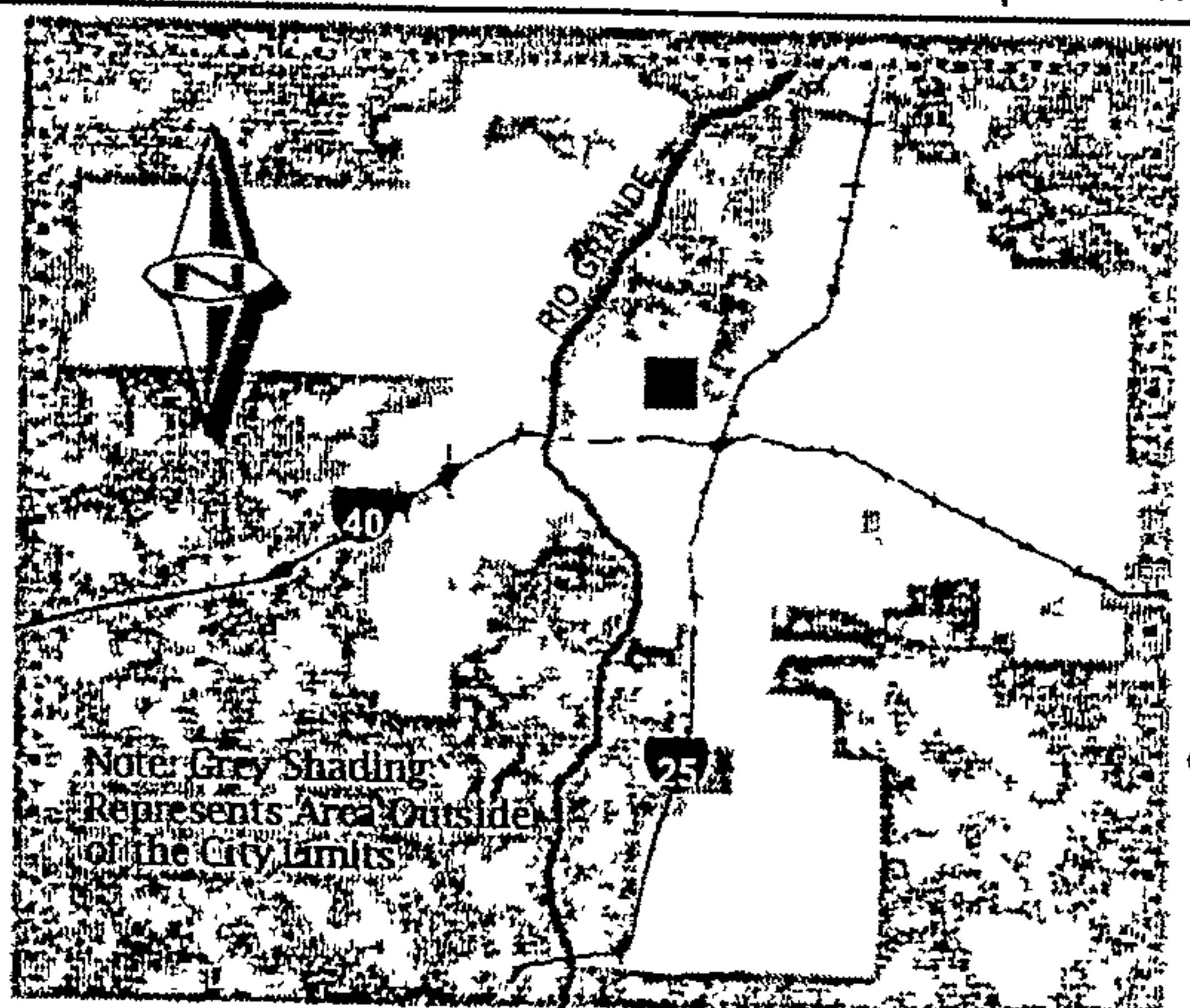
Project # 1005513



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



Map amended through: 5/1/2006

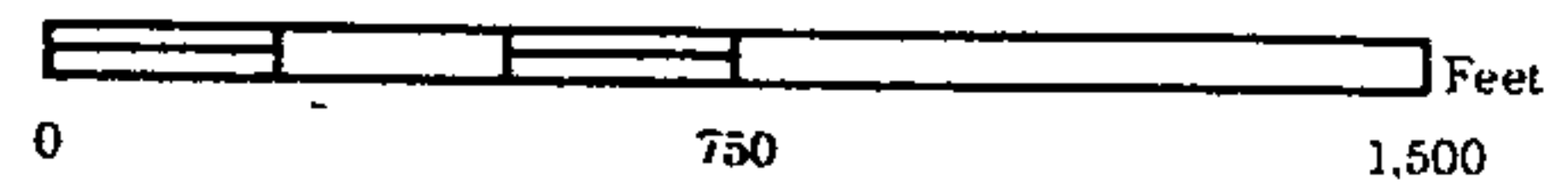


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-14-Z

Selected Symbols

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





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

Date: July 20, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1005513
07EPC-00572 EPC Site Development Plan-
Subdivision
07EPC-00573 EPC Site Development Plan-
Building Permit

Frank & Evelyn Barela
1617 Los Alamos SW
Albuq. NM 87102

LEGAL DESCRIPTION: for all or a portion of
Lot 2, Matthews Albert L, zoned SU-1 for RLT
Uses, located on 12TH ST. NW, between DON
FRANCISCO NW and CANDELARIA NW, (G-
14) Anna DiMambro, Staff Planner

On July 19, 2007 the Environmental Planning Commission voted to approve Project 1005513/07EPC 00572, a request for approval of a site development plan for subdivision, for Lot 2, Matthews Albert L., based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for Lot 2, Matthews Albert L., an approximately 0.38 acre site located on Don Francisco Place NW and 12th Street NW, just south of Candelaria.
2. The applicant is proposing to subdivide the subject site into four lots to accommodate the construction of four two-story townhouses.
3. The proposed use is permissive under the current zoning.
4. There is no known neighborhood or other opposition to the subdivision request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
 2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
 3. The sheet currently labeled "Plat of Topography" shall be relabeled "Site Development Plan for Subdivision."
-

On July 19, 2007 the Environmental Planning Commission voted to approve Project 1005513/07EPC 00573, a request for approval of a site development plan for building permit, for Lot 2, Matthews Albert L., based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for Lot 2, Matthews Albert L., an approximately 0.38 acre site located on Don Francisco Place NW and 12th Street NW, just south of Candelaria.
2. The applicant is proposing to subdivide the subject site into four lots to accommodate the construction of four two-story townhouses.
3. The subject site is zoned SU-1 for R-LT uses. The proposed development is permissive under the existing zoning.
4. This request furthers the following Comprehensive Plan policies for Developing and Established Urban Areas:
 - a. The proposed townhouse development contributes to a full range of urban land uses (Policy II.B.5.a).
 - b. The applicant is proposing to redevelop a site located in an older neighborhood in the Established Urban area (Policy II.B.5.o).

OFFICIAL NOTICE OF DECISION

JULY 19, 2007

PROJECT #1005513

PAGE 3 OF 6

5. This request partially conflicts with the following Comprehensive Plan policies for Developing and Established Urban Areas:
 - a. This request proposes new growth on a currently vacant property located contiguous to existing urban facilities and services. However, the integrity of existing neighborhoods cannot be ensured because the design and scale of the proposed development are not fitting with the character of the neighborhood (Policy II.B.5.e).
 - b. This request is for higher density housing just outside the boundary of a designated Community Activity Center and with excellent access to the major street network. However, the proposed development is not compatible with existing development (Policy II.B.5.h).
6. This request conflicts with the following Comprehensive Plan policies for Developing and Established Urban Areas:
 - a. The design of the proposed development does not respect existing neighborhood values (Policy II.B.5.d).
 - b. The proposed design is not appropriate for this Plan area (Policy II.B.5.1).
7. This request partially conflicts with the following policies of the North Valley Area Plan:
 - a. The request encourages pedestrian accessibility to a designated Activity Center by proposing higher density housing. However, it is not in the scale and character of the neighborhood where it is proposed (Village Centers Policy 1).
 - b. The applicant is not proposing a variety of lot sizes and housing types. However, the subject site is small and does not allow for a great deal of variety. Also, all homes previously constructed on Don Francisco Place are townhouses on small lots (Community Design Policy 4.v).
8. The applicant met with the Near North Valley Neighborhood Association on June 12, 2007 and June 26, 2007. Staff has received a general letter of support with some specific concerns from the Neighborhood Association and letters of opposition from three individual neighbors. All neighborhood concerns pertain to design and can be addressed through conditions of approval.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

OFFICIAL NOTICE OF DECISION

JULY 19, 2007

PROJECT #1005513

PAGE 4 OF 6

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met. A representative from the Near North Valley Neighborhood Association and residents of Don Francisco shall be included in these meetings.
3. The Site Development Plan for Building Permit shall show the existing building to the north of the subject site.
4. Each driveway shall be a minimum of 20' long to comply with Zoning Code setbacks for the R-LT zone.
5. Typographical errors as identified by staff shall be corrected.
6. Parking calculations shall show the number of baths per unit.
7. The existing curb cut on 12th Street shall be closed and restored to curb height matching surrounding areas.
8. Grading, drainage, and utility plans shall be reviewed and approved by the appropriate agencies before final sign-off.
9. The upper story of each unit shall be limited to 50% of the building footprint and shall be stepped back from Don Francisco.
10. Walls:
 - a. Perimeter walls shall be of split faced CMU or shall be stuccoed.
 - b. The north perimeter wall shall include elements allowing for visibility to the north.
 - c. The applicant shall provide a detail drawing of the perimeter wall indicating materials, colors, and design elements.
 - d. The wall between the two buildings shall be removed.
11. Design:
 - a. Front courtyard walls shall be removed from the site plan.
 - b. Turrets shall be removed from the plans.
 - c. Doors for the two-car garages shall be provided in the form of two separate single car doors.
 - d. Additional articulation to include windows shall be provided on all side elevations
 - e. Buildings shall be designed in a territorial style.
12. Landscaping:
 - a. The note stating "Final landscaping layout and design to be determined upon receipt of final grading plan" shall be deleted.
 - b. A shrub planting detail shall be provided.

OFFICIAL NOTICE OF DECISION

JULY 19, 2007

PROJECT #1005513

PAGE 5 OF 6

- c. All groundcover materials shall be indicated.
 - d. The amount of high water use turf shall be reduced.
 - e. The applicant shall correct plant counts for ocotillo.
 - f. Existing City-maintained landscape to the north of the curb cut on 12th Street shall be extended through the curb cut once it is closed and shall be designed to match the existing City landscaping to the north. The applicant shall coordinate with the Metropolitan Redevelopment Agency to ensure that this condition is met.
 - g. The applicant shall repair damage done to City-installed landscaping adjacent to or on the subject site to match the landscape plans for the Los Candelarias Village Center streetscape improvements. The applicant shall coordinate with the Metropolitan Redevelopment Agency to ensure that this condition is met.
 - h. The planting area south and east of the points of curvature at the southeast corner of the subject site shall be replaced with sidewalk to match existing sidewalks along 12th Street in materials, color, and style. Wildflowers shown in the landscape plan shall be relocated within the subject site. The applicant shall coordinate with the Metropolitan Redevelopment Agency to ensure that this condition is met.
13. The applicant shall comply with all Solid Waste Management Department ordinances and requirements.
14. City Engineer conditions:
- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - b. Provide parking calculations.
 - c. Show sidewalk (4' on Don Francisco Place and 6' on 12th Street) and landscape buffer on site plan. Sidewalks to be located at property line within City right-of-way.
 - d. Site plan shall comply and be designed per DPM Standards.
 - e. Platting must be a concurrent DRB action.
15. Sidewalk transitions at drive pads on Don Francisco shall be constructed to a 12:1 ratio to maintain ADA accessibility.
16. Sidewalks along Don Francisco shall not exceed a 2% cross slope.

OFFICIAL NOTICE OF DECISION

JULY 19, 2007

PROJECT #1005513

PAGE 6 OF 6

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY AUGUST 3, 2007 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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

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

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

Sincerely,

CMarone

for Richard Dineen
Planning Director

RD/AD/ac

cc: George Hutton, Near North Valley NA, 1820 Indian School NW, #103, Albuquerque, NM 87104
Kristina Anderson, Near North Valley NA, 1115 Mildred Ave. NW, Albuquerque, NM 87107
Katharine Blaker, 1212 Don Francisco Pl. NW, Albuquerque, NM 87107
Susan Malone, 1233 Don Francisco Pl. NW, Albuquerque, NM 87107
Kate Blaker, 1212 Don Francisco, Albuquerque, NM 87107
Rose Hartnet, 1249 Don Francisco Pl. NW, Albuquerque, NM 87107
James Sutton, 1252 Don Francisco Pl. NW, Albuquerque, NM 87107
Marit Tully, 1107 La Poblana NW, Albuquerque, NM 87107

Date: 09-03-07

File: Project # 1005513

Request for site development plan for subdivision for Lot 2, Matthews Albert L. an approximately 0.38 acre site located on Don Francisco Place and 12th Street.

Conditions and explanation of who they have been met.

Official Notice of Decision- July 19, 2007

1. The EPC delegates final sign-off authority of this development plan to Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made the site plan since EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to the site plan, including before or after DRB final sign-off, may result in forfeiture of approvals. Response: Frank Barela the "Owner" has been diligent to work with the City and Association to meet the EPC and DRB conditions as requested in the following conditions.
2. Prior to application submittal to DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval have are met. A representative from the Near North Valley Neighborhood Association and residents of Don Francisco shall be included in these meetings. Response: Meetings were scheduled between City Planner Anna DiMambro and Near North Valley representative Connie Harington.
3. The Site Development Plan for Building Permit shall show the existing building to the north of the subject site. Response: The Building is shown on sheet 1.
4. Each driveway shall be a minimum of 20' long to comply with Zoning Code setbacks for the R-LT zone. Response: All four driveways are shown as 20'.
5. Typographical errors as identified by staff shall be corrected. Response: Corrections have been made.
6. Parking calculations shall show the number of baths per unit. Response: Calculations are shown on sheet 1.
7. The existing curb cut on 12th Street shall be closed and restored to curb height matching surrounding areas. Response: The existing curb cut will be closed and updated to meet City standards.
8. Grading, drainage, and utility plans shall be reviewed and approved by the appropriate agencies before final sign-off. Response: Grading and Drainage design shall be completed by Levi J. Valdez, P.E. and will reflect all city standards and insure proper drainage to residents.
9. The upper story of each unit shall be limited to 50% of the building footprint and shall be stepped back from Don Francisco. Response: The second story floor has been adjusted to meet the 50% requirement.

10. Walls: a. Perimeter walls shall be of split faced CMU or shall be stuccoed. Response: All walls constructed shall be of split face CMU and is reflected on plans.
- b. The north perimeter wall shall include elements allowing for visibility to the north. Response: Sheet 3 shows the CMU Wall section which indicates required visibility.
- c. The applicant shall provide a detail drawing of the perimeter wall indicating materials, colors, and design elements. Response: See sheet 3 Wall Section- shows materials and CMU to match buildings.
- d. The wall between the two buildings shall be removed. Response: The walls between the buildings has been removed. See sheet 1.
11. Design:
- a. Front courtyard walls shall be removed from the site plan. Response: Walls were removed from plan and now allows an open feel.
- b. Turrets shall be removed from the plans. Response: Turrets were removed from floor plan design.
- c. Doors for the two-car garages shall be provided in the form of two separate single car doors. Response: Two car doors are shown on plans.
- d. Additional articulation to include windows shall be provided on all side elevations. Response: Additional windows were added to the elevations.
- e. Buildings shall be designed in a territorial style. Response: Plans were updated from the turret design to a territorial design to reflect the surroundings.
12. Landscaping:
- a. The note stating "Final landscaping layout and design to be determined upon receipt of final grading plan" shall be deleted. Response: Note was removed.
- b. A shrub planting detail shall be provided. Response: Details are shown on sheet 2.
- c. All groundcover materials shall be indicated. Response: Plans were updated to show ground cover in detail. See sheet 2
- d. The amount of high water use turf shall be reduced. Response: Turf area reduced. See sheet 3
- e. The applicant shall correct plant counts for ocotillo. Response: plant count corrected on sheet 3.
- f. Existing City-maintained landscape to the north of the curb cut on 12th Street shall be extended through the curb cut once it is closed and shall be designed to match the existing City landscaping to the north. The applicant shall coordinate with the metropolitan Re-development Agency to ensure that this condition is met. Response: Plans indicate that City maintained landscaping shall be extended through the curb cut once closed. Owner shall coordinate with City during construction.
- g. The applicant shall repair damage done to City-installed landscaping adjacent to or on the subject site to match the landscape plans for the Los Candelarias Village Center streetscape improvements. The applicant shall

coordinate with the Metropolitan Redevelopment Agency to ensure that this condition is met. Response: Owner to verify during construction with the City.

- h. The planting area south and east of the points of curvature at the southeast corner of the subject site shall be replaced with sidewalk to match existing sidewalks along 12th Street in materials, color and style. Wildflowers shown in the landscape plan shall be relocated within the subject site. The applicant shall coordinate with the Metropolitan Redevelopment Agency to ensure that this condition is met. Response: This area has been corrected on the plans and is shown that the sidewalk will be widened.

13. The applicant shall comply with all Solid Waste Management Department ordinances and requirements. Response: Owner to coordinate Waste Management requirements to meet requirements.

14. City Engineer conditions:

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441). Response: All standard shall be met to conform to City Standards during construction.
- b. Provide parking calculations. Response: Parking calculations are shown on sheet 1.
- c. Show sidewalk (4' on Don Francisco Place and 6' on 12th Street) and landscape buffer on site plan. Sidewalks to be located at property line at property line within City right-of-way. Response: Sheet 1 shows sidewalk widths.
- d. Site plan shall comply and be designed per DPM Standards. Response: Sidewalk standards are shown in note form on sheet and will be met during construction.
- e. Platting must be a concurrent DRB action. Response: Platting will be coordinated as needed with DRB.

15. Sidewalk transitions at drive pads on Don Francisco shall be constructed to a 12:1 ratio to maintain ADA accessibility. Response: The transition ratio will meet the 12:1 requirements.

16. Sidewalks along Don Francisco shall not exceed a 2% cross slope. Response: The transition ratio will meet the 12:1 requirements.

**Levi J. Valdez, P.E.
1428 LaFayette, N.E.
Albuquerque, New Mexico 87106**

August 16, 2007

**NEAR NORTH VALLEY NEIGHBORHOOD ASSOC.
ATTN: CONNIE HARRINGTON**

**Re: Barela Development Group
North 12th Street Townhomes (07EPC 00573)**

Dear Ms Harrington:

We have prepared an "CONCEPTUAL" GRADING AND DRAINAGE PLAN for the above referenced development; we understand that there are two concerns that you may have with said plan:

- 1.) That the proposed driveway cut will result in flooding. Answer: There will be no flooding for said developed as the proposed finish floor elevations for said units are to be approximately a minimum of 18" above the street gutter flowline elevation(s).
- 2.) Four items in #14A comments referring to proposed curb cuts, wheelchair ramps, and others. Answer: The final grading and drainage plan will be designed according to all City of Albuquerque Standard Design drawings for approvals.

Sincerely,


Levi J. Valdez, P.E.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 18, 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: 10:35 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003973**
07DRB-00365 Major-Preliminary Plat Approval
07DRB-00366 Minor-Sidewalk Waiver
07DRB-00367 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or any portion of Tract(s) 5 & 7, THE TRAILS UNIT 2 (to be known as **TAOS AT THE TRAILS, UNIT 2**) zoned SU2-SRSL and SU2-UR, located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE BLVD NW containing approximately 34 acre(s). [Deferred from 4/18/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

2. **Project # 1005031**
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06, 8/23/06, 9/13/06, 9/27/06, 10/4/06 , 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

3. **Project # 1005133**
07DRB-00260 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for VT INC., A MISSOURI CORPORATION request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2, **SEVEN BAR RANCH**, zoned SU-1 FOR AP located on COORS BLVD BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 18 acre(s). *[Deferred from 3/28/07, 04/11/07 & 4/18/07]*(B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

07DRB-00352 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for COORS EAGLE RANCH LLC request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2-A, N-1-B-2-B & N-1-B-2-C, **SEVEN BAR RANCH**, zoned SU-1 FOR AP, located on COORS BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 17 acre(s). *[Deferred from 3/28/07, 04/11/07 & 4/18/07]* (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

07DRB-00486 Minor-SiteDev Plan
Subd/EPC
07DRB-00487 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for AEM & ASSOCIATES request(s) the above action(s) for all or any portion of Tract(s) N1 & B2, **SEVEN BAR RANCH**, zoned SU-1 for C-2 permissive uses, located on COORS BYPASS NW between EAGLE RANCH RD NW and SEVEN BAR LOOP RD NW containing approximately 17 acre(s). **[Carmen Marrone for Makita Hill, EPC Case Planner]** *[Deferred from 4/18/07]* (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

4. Project # 1005070

06DRB-01154 Major-Preliminary Plat
Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

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

5. Project # 1004387

07DRB-00334 Major-Vacation of Pub
Right-of-Way
07DRB-00335 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JUDITH C SCHAAB request(s) the above action(s) for all or any portion of Lot(s) 31-35, Block(s) 12, **COUNTRY CLUB ADDITION**, together with a portion of LAS LOMAS RD NE, zoned O-1 located on LAS LOMAS RD NE between ENCINO PL NE and CEDAR CT NE containing approximately 1 acre(s). [REF: 06DRB00644, 05DRB01332] *[Deferred from 04/11/07, Indef defer*

4/18/07] (J-15) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/18/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/13/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.

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

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

6. **Project # 1000892**
07DRB-00468 Minor-SiteDev Plan
BldPermit/EPC

LEE GAMELSKY ARCHITECTS PC agent(s) for CHARLES BENZAQUEN request(s) the above action(s) for the portion of the south 100-feet of Lot(s) 47 & 48, Block(s) 10, **PEREA ADDITION**, zoned SU-2/TH located on TIJERAS NW between 12th ST NW and 13th ST NW containing approximately 1 acre(s). **[Carol Toffaleti, EPC Case Planner] (J-13) THE SITE PLAN FOR FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STANDARD DRAWINGS FOR SIDEWALKS IN PUBLIC RIGHT-OF-WAY AND LANDSCAPE MAINTENANCE AGREEMENT AND PLANNING FOR CAROL TOFFALETI'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

7. **Project # 1005049**
07DRB-00488 Minor-SiteDev Plan
BldPermit/EPC

BRISCOE ARCHITECTS PC agent(s) for VINTAGE CAPITAL GROUP request(s) the above action(s) for all or any portion of Tract(s) M, R, S-1 and S-2, **FAR NORTH SHOPPING CENTER**, zoned C-2 and C-3 (SC), located on SAN MATEO BLVD NE between ACADEMY NE and HARPER NE containing approximately 18 acre(s). **[Maggie Gould, EPC Case Planner] [Deferred from 4/18/07] (E-18) DEFERRED AT THE AGENT'S REQUEST TO 5/02/07.**

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

8. **Project # 1001409**
07DRB-00432 Minor-Extension of Preliminary Plat
- ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or any portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS UNIT 1**, zoned R-1 located on LOMAS BLVD NE between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 1 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02033, 04DRB01425, 05DRB00531, 06DRB00446] (J-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**
9. **Project # 1002478**
07DRB-00485 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for MIKE JACOBS request(s) the above action(s) for all or any portion of Lot(s) 6 & 7, **BLUE SKY BUSINESS PARK**, zoned M-2, located on JACS LANE NE between the AMAFCA NORTH DIVERSION CHANNEL NE and NORTH I-25 NE containing approximately 5 acre(s).(D-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD THE PLAT.**
10. **Project # 1004994**
07DRB-00382 Minor-Prelim&Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ-PICKARD LLC request(s) the above action(s) for all or any portion of Anasazi Ridge, Unit 1, Tract E and Tract A, Seville Subdivision, Unit 7A (to be known as **ANASAZI RIDGE, UNIT 1A**) zoned R-1 located on MCMAHON BLVD NW between ANASAZI RIDGE AVE NW and BASKET WEAVER PL NW containing approximately 1 acre(s). [Indef deferred from 4-4-07] (A-10) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

11. **Project # 1005255**
07DRB-00420 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for JAMES A & JAMES C PETERSON request(s) the above action(s) for all or any portion of Lot(s) A-1, Block(s) 15 and Lot(s) B-1 & C-1, Block(s) 10, **VISTA LARGA**, zoned R-1 located on HANNETT AVE NE between STANFORD DR NE and HARVARD DR NE containing approximately 1 acre(s). *[Deferred from 4/11/07 & 4/18/07]* (J-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

12. **Project # 1005498**
07DRB-00462 Minor-Sketch Plat or Plan

CLAUDIO VIGIL ARCHITECTS agent(s) for L & M ASSET MANAGEMENT request(s) the above action(s) for all or any portion of Lot(s) 10-13, Block(s) 3, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP located on PASADENA NE between 1-25 NE and SAN MATEO NE containing approximately 3 acre(s). (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Project # 1005513
07DRB-00490 Minor-Sketch Plat or Plan

JACK'S HIGH COUNTRY INC. agent(s) for FRANK L. & EVELYN S. BARELA request(s) the above action(s) for all or any portion of Lot(s) 2, **LAND OF ALBERT L MATTHEW**, zoned R-1, located on 12th ST NW between DON FRANCISCO NW and DON FRANCISCO PL NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

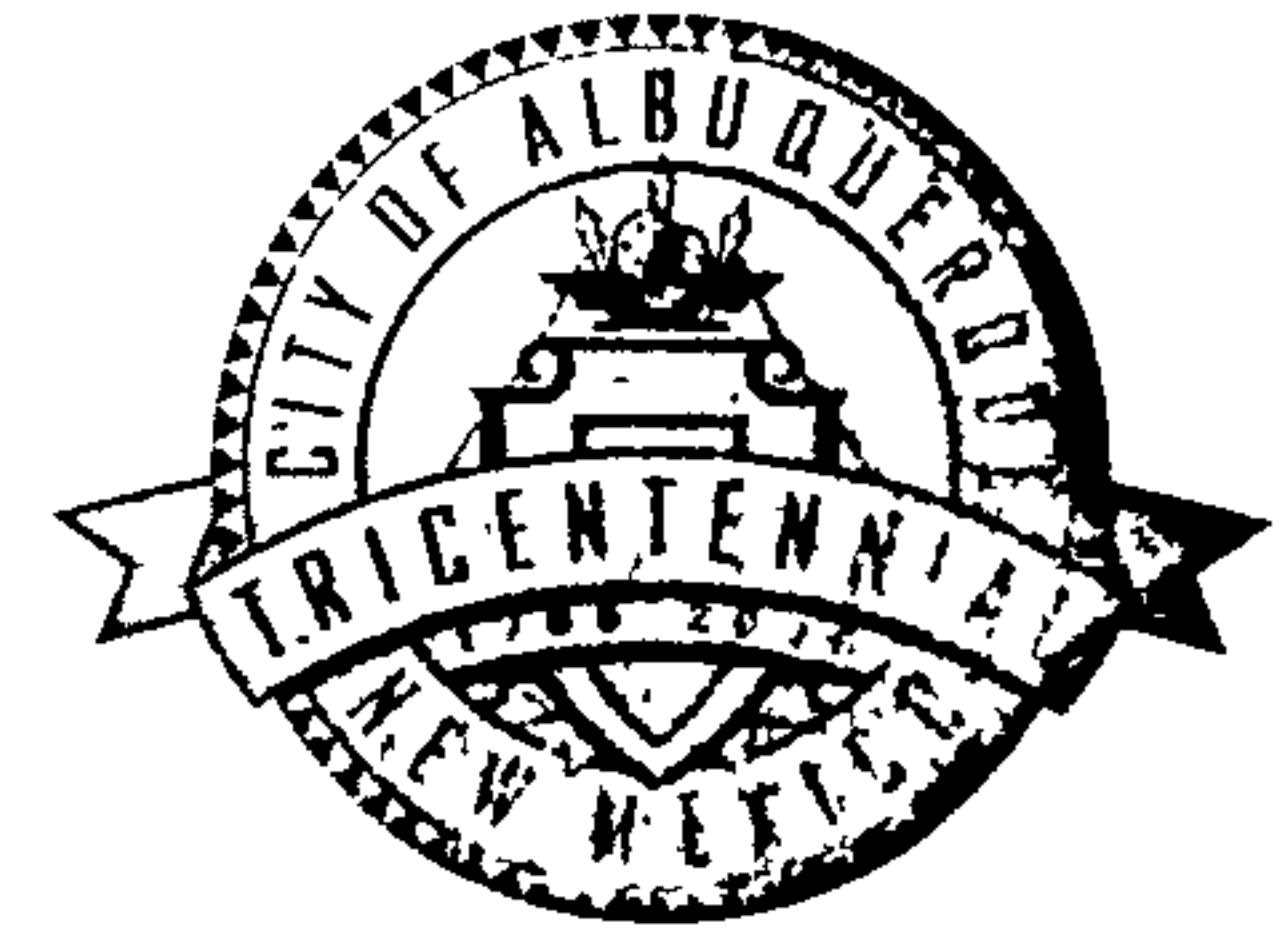
14. **Project # 1005514**
07DRB-00489 Minor-Sketch Plat or Plan

JACK'S HIGH COUNTRY INC agent(s) for ARELLANO CORDERO request(s) the above action(s) for all or any portion of Lot(s) 11 & 12, Block(s) 7, **HUNING CASTLE ADDITION**, zoned R-1, located on LOS ALAMOS AVE SW between LAGUNA BLVD SW and 16th ST SW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Approval of the Development Review Board Minutes for April 11, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR APRIL 11, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:35 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005513

AGENDA ITEM NO: 13

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report must be on file prior to Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: APRIL 18, 2007

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**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 18, 2007
DRB Comments**

ITEM # 13

PROJECT # 1005513

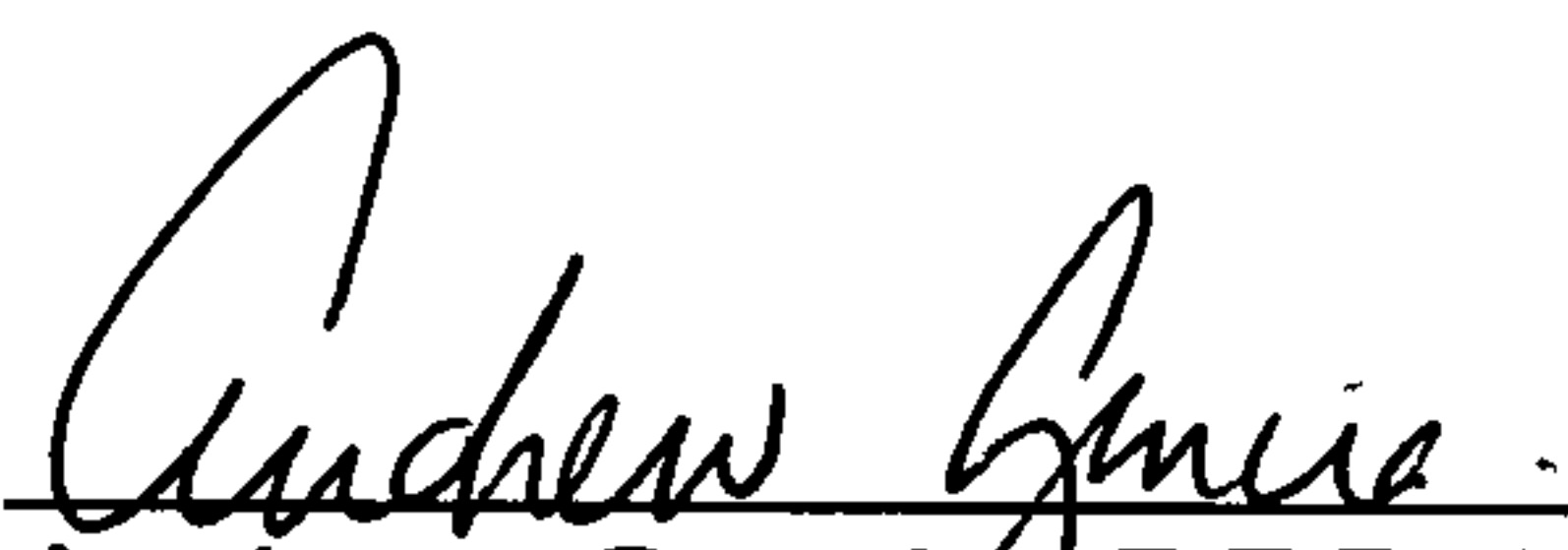
APPLICATION # 07-00490

RE: Lot 2, Land of Albert L Matthew/sketch

The property is zoned SU-1/R-LT

A re-plat is required for this development through the Environmental Planning Commission.

The residential sub-divider must comply with City Council Resolution R-06-74 regarding the Pre Development Facility Fee Agreement with Albuquerque Public Schools (APS) prior to DRB approval of any residential platting actions.



Andrew Garcia, DRB Alternate
924-3858 agarcia@cabq.gov



IMPACT FEES

Development Review Board 4/18/07

Project Number: 1005513

Agenda Item number: 13

Site: Land of Albert L. Matthew

Tract: Lot 2

Zoned: SU-1/RLT Uses

Subdividing this lot into five lots will not require impact fees at this time. However, Impact Fees will be required at the time a permit is issued for each new home. Using an estimate of 2,000 sq ft of heated area, the estimated impact fees for a new home are as follows:

4. Public Safety Facilities for the Eastside: \$552.00
5. Parks, Trails, Open Space for N. Valley/ I-25 area: \$3260.00

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

JACK CLOUD
IMPACT FEE ADMINISTRATOR

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
04/18/07	LANDS OF ALBERT L. MATTHEW 1005513	SKETCH	<i>Comment John</i>

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

<p>SUBDIVISION</p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</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>STORM DRAINAGE</p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p>S Z ZONING & PLANNING</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 & Collector)</p> <p>L A APPEAL / PROTEST of...</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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Frank L. and Evelyn S. Barela PHONE: 505 898-3707

ADDRESS: 1617 Los Alamos S.W. FAX: _____

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

AGENT (if any): Jacks High Country Inc. (Jack A. Spilman) PHONE: 505-898-3707

ADDRESS: 895-3 2nd NW FAX: _____

CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____

DESCRIPTION OF REQUEST: Purpose of plat is to divide lot 2 into 5 lots and grant any easements as shown

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. Numbered Two, plat of the div. of land of Block: _____ Unit: _____

Subdiv. / Addn. The land of Albert & Matthew, cont. 0.3788 acres

Current Zoning: SU-1-RT Proposed zoning: SM

Zone Atlas page(s): G-14 No. of existing lots: 1 No. of proposed lots: 5

Total area of site (acres): 0.3788 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. 101406003719530413 MRGCD Map No. _____

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

Between: Don Francisco NW and Don Francisco Pl. NW.

CASE HISTORY:

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

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

SIGNATURE Jack A. Spilman DATE 4/10/07

(Print) Jack A. Spilman _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input type="checkbox"/> All checklists are complete</p> <p><input type="checkbox"/> All fees have been collected</p> <p><input type="checkbox"/> All case #s are assigned</p> <p><input type="checkbox"/> AGIS copy has been sent</p> <p><input type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>09 DRB. 00490</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>April 18, 2007</u></p>	<p>Action</p> <p><u>SK</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>0</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>0</u></p>
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Andrew Jones 4/10/07 Project # 1005513

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL **Your attendance is required.**

- ___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ___ Property owner's and City Surveyor's signatures on the Mylar drawing
- ___ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) **Your attendance is required.**

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year

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

Jack Spilman Applicant name (print)
Jack A. Spilman 4/10/07 Applicant signature / date

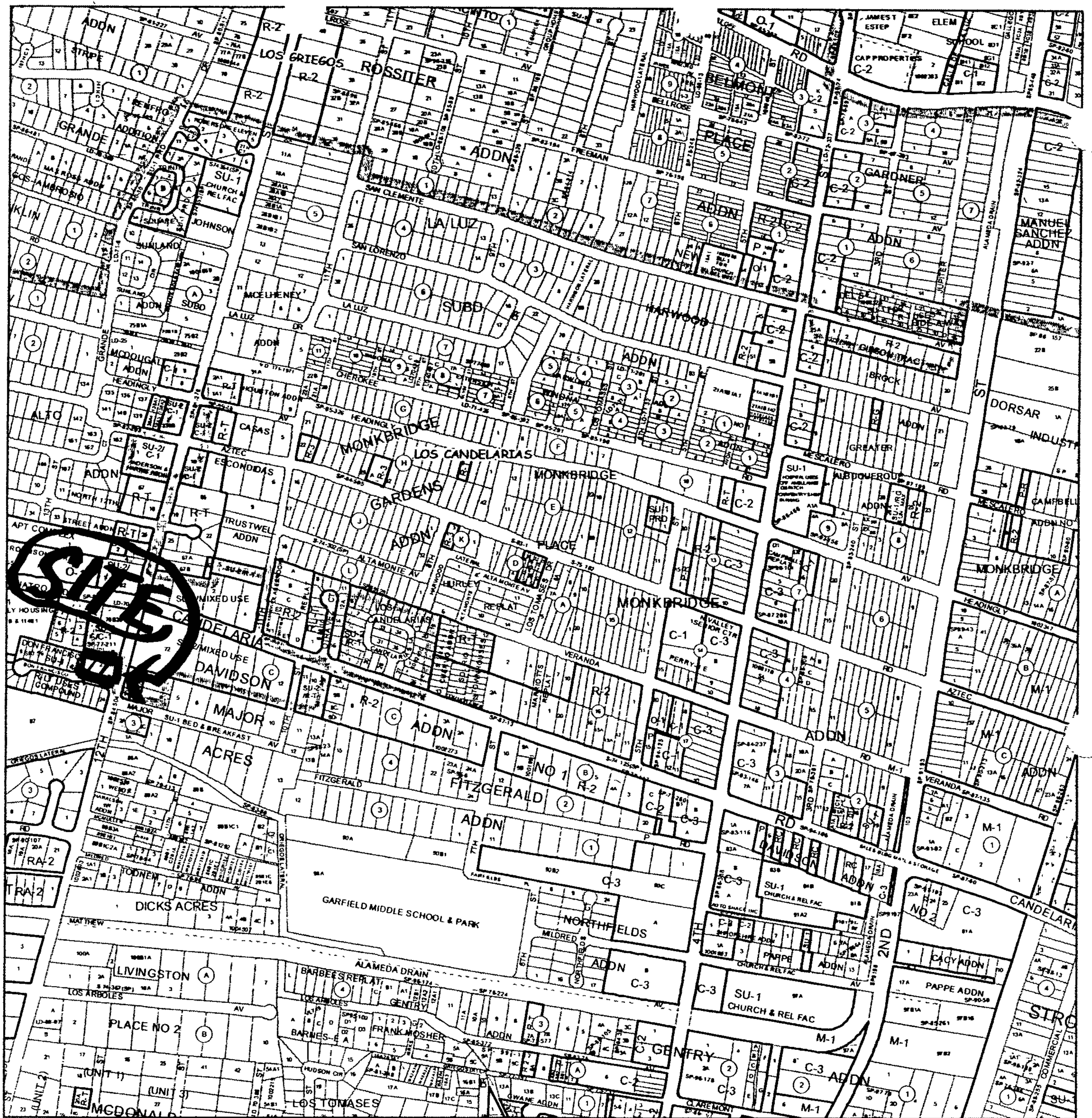


Form revised 8/04, 1/05 & 10/05

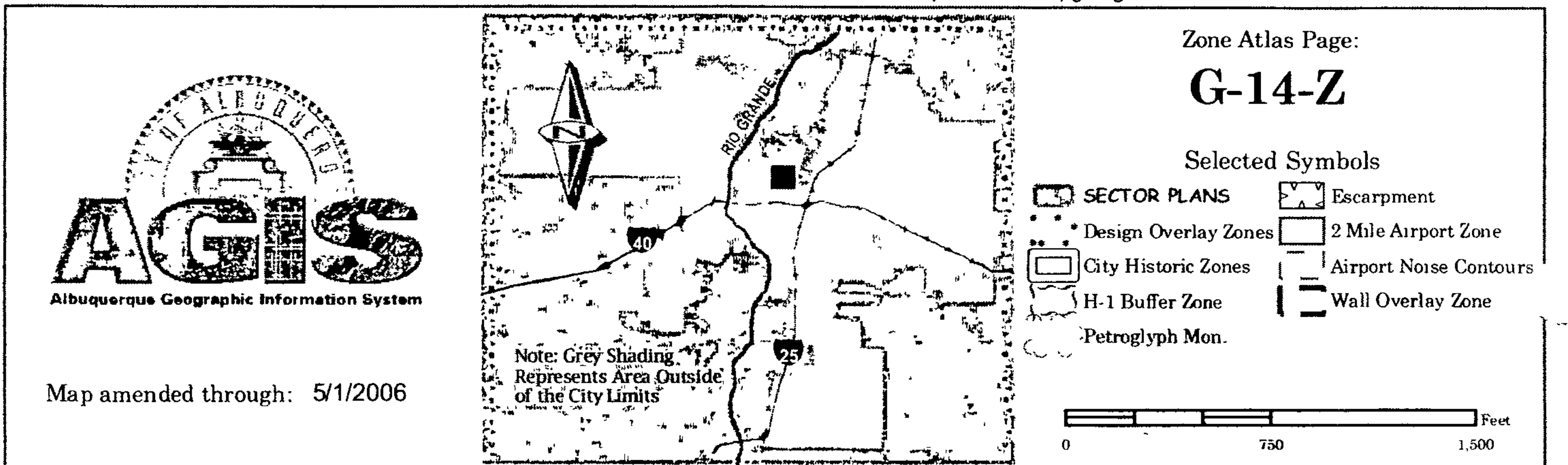
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 07 DRB - 00490

Andrew Garcia 4/10/07 Planner signature / date
Project # 1005513



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



Jack's High Country, Inc.
8953 Second Street, N.W.
Albuquerque, New Mexico 87114

TO; City of Albuquerque, Development Review Board

RE; Lot numbered 2, plat of the division of land of the land of Albert L. Matthew,
containing 0.3788 acres. City of Albuquerque, Bernalillo County, New Mexico.

SUBJECT: The purpose of this plat is to divide lot 2 into 5 lots and grant any
easements as shown.

April 10, 2007
F. Barela