



#15

COMPLETED 07/27/07 SAH  
DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 07DRB-70138 (P&F)

Project # 1006685

Project Name: MUNICIPAL ADDITION, UNIT 1

Agent: Jack's High Country

Phone No.: 898-3707

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/25/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- CITY ENGINEER / AMAFCA: M + B note 10
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- PLANNING (Last to sign): record
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

Project Number 1006685



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- \_\_\_\_\_
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  - 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

1006685



**DEVELOPMENT REVIEW BOARD  
Action Sheet**

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

July 25, 2007

9:00 A.M.

**MEMBERS:**

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

Nilo Salgado Fernandez, 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:
- 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# 1000965**  
07DRB-70102 VACATION OF  
PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 22 & 23, **VALLE PARAISO AT ANDALUCIA**, zoned SU-1/PRD, located on VALLE SANTO TRAIL NW BETWEEN VALLE BONITA CT NW AND CAMINO VALLE CT NW containing approximately 21.5725 acre(s). *[Deferred from 07/25/07]* (F-12) DEFERRED AT THE AGENT'S REQUEST TO 08/08/07.

2. **Project# 1000351**  
07DRB-70112 VACATION OF  
PUBLIC EASEMENT

WILL PLOTNER JR agent(s) for CANON DEL OSO INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 3A, 4, 5, 6, 7A & 8, **LANDS OF ZIA TRADING CO**, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH BLVD NE AND BN & SF RAILROAD containing approximately 3.4 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

07DRB-70139 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

CARTESIAN SURVEYS INC agent(s) for CANON DEL OSO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2<sup>ND</sup> ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

07DRB-70140 EPC APPROVED SDP  
FOR BUILD PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for BOB KITTS - CANON DEL OSO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2<sup>ND</sup> ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

07DRB-70141 EPC APPROVED SDP  
FOR SUBDIVISION

JASON WOODRUFF agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2<sup>ND</sup> ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

3. **Project# 1004073**  
07DRB-70100 VACATION OF  
PUBLIC EASEMENT

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) 6 & 7, **JUAN TABO HILLS Unit(s) 1**, zoned R-D, located on JUAN TABO HILLS BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS RD NE containing approximately 82.9917 acre(s). (M-21/22) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project# 1006586**  
07DRB-70101 VACATION OF PUBLIC EASEMENT  
07DRB-70109 VACATION OF PRIVATE EASEMENT  
07DRB-70137 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
- THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for WILLIAMS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) D-4-L-1 & D-4-L-2B, **SEVEN BAR RANCH**, zoned SU-1/IP, located on CALLE CUERVO NW BETWEEN ELLISON DR NW AND CORRALES RD NW containing approximately 3.72 acre(s). (A-14) **THE VACATION OF PUBLIC EASEMENT AND VACATION OF PRIVATE EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND DELEGATED TO CITY ENGINEER FOR MAINTENANCE AND BENEFICIARIES OF THE EASEMENT AND TO PLANNING FOR THREE COPIES, A 15 DAY APPEAL PERIOD, AND TO RECORD THE PLAT.**
5. **Project# 1006608**  
07DRB-70113 VACATION OF PUBLIC RIGHT-OF-WAY
- CARTESIAN SURVEYING INC. agent(s) for CITY OF ALBUQUERQUE REAL PROPERTY request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 24, X, Y, Z, & 128-130, Block(s) F & 10, **MANDELL BUSINESS AND RESIDENCE ADDITION/PERFECTO, MARIANO AND JESUS ARMIJO**, zoned SU-3, located on MARQUETTE AVE NW BETWEEN 4<sup>TH</sup> ST NW AND 5<sup>TH</sup> ST NW containing approximately 2.0 acre(s). (J-14) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
6. **Project# 1006610**  
07DRB-70114 VACATION OF PUBLIC EASEMENT  
07DRB-70115 VACATION OF PUBLIC RIGHT-OF-WAY
- CARTESIAN SURVEYING INC. agent(s) for WELLS FARGO BANK request(s) the above action(s) for all or a portion of Lot(s) 1-5 AND 28-32 AND 20-FEET ALLEY, Block(s) 11, **GRANDVIEW HEIGHTS**, zoned C-1, located on CHELWOOD PARK NE BETWEEN LOMAS NE AND ALICE NE containing approximately 0 .73 acre(s). (K-22) **THE VACATION OF PUBLIC RIGHT-OF-WAY AND VACATION OF PUBLIC EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1005564**  
07DRB-00619 MAJOR-PRELIMINARY  
PLAT APPROVAL
- MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or any portion of Tract(s) 212-BIA & 210-BIA, **RIO PERLES ADDITION**, zoned R-2, located on AMADO NW between RICE RD NW and SERNA RD NW containing approximately 1 acre(s). *[Deferred from 06/06/07 & 07/25/07]* (H-12) **INDEFINITELY DEFERRED DUE TO NO SHOW.**
8. **Project# 1006516**  
07DRB-70030 BULK LAND  
VARIANCE  
07DRB-70031 MAJOR -  
PRELIMINARY PLAT APPROVAL  
07DRB-70034 VACATION OF  
PUBLIC EASEMENT  
07DRB-70032 MINOR - TEMP DEFR  
SWDK CONST  
07DRB-70033 SIDEWALK WAIVER  
07DRB-70085 MINOR-  
PRELIM&FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). *[Deferred from 06/27/07 & 07/25/07]* (R-15, R-16, S-15 & S-16) **DEFERRED AT THE AGENT'S REQUEST TO 08/22/07.**
9. **Project# 1000976**  
07DRB-70042 MAJOR -  
PRELIMINARY PLAT APPROVAL  
07DRB-70044 MINOR - TEMP DEFR  
SWDK CONST
- ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT CO.,INC.**, zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s).*[Deferred from 07/11/07]* (M-10 & N-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 07/25/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 07/18/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: PROVIDE A 53- FEET RIGHT-OF-WAY IN ALL STREETS EXCEPT AS NOTED ON SITE PLAN AND MUST MEET SITE PLAN FOR SUBDIVISION REQUIEREMENTS.**
- 07DRB-70107 MINOR - SDP FOR  
SUBDIVISION
- CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION**, zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). *[Deferred from 07/11/07]* (M-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND DELEGATED TO PLANNING FOR THREE COPIES OF THE SITE PLAN.**

**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.**

10. **Project# 1002651**  
07DRB-70125 AMENDED SDP FOR  
BP
- ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for DEVALMONT VINEYARDS INC request(s) the above action(s) for all or a portion of Lot(s) 25-A, Tract(s) A, Block(s) 15, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on I-25 NORTH BOUND FRONTAGE RD NE BETWEEN CARMEL AVE NE AND CORONA AVE NE [REF: DRB-93-78] *[Deferred from 07/18/07]* (C-18) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

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

11. **Project# 1003612**  
07DRB-70136 EXT OF MAJOR  
PRELIMINARY PLAT
- THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 31-33, TOWN OF ATRISCO GRANT, **SUNDORO SOUTH, UNIT 9**, zoned SU-2 R-LT, located on ENDEE RD NW BETWEEN 98<sup>th</sup> ST NW AND 94<sup>th</sup> ST NW containing approximately 6.4 acre(s). (J-9) **THE ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE CONDITIONS OF FINAL PLAT STILL APPLY.**
12. **Project # 1006683 should have been # 1006586 and was heard with Item # 4.**
13. **Project# 1004941**  
07DRB-70135 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL
- LARKIN GROUP NM INC. agent(s) for BRIDGE PARTNERS request(s) the above action(s) for all or a portion of Tract(s) B & C, FOOTHILL ESTATES, Tract A-1, **TRAMHILL TOWNHOMES**, zoned C-1 & R-3, located on TRAMWAY BLVD NE BETWEEN COPPER AVE NE AND LOMAS VERDES NE containing approximately 11.2448 acre(s). (K-22) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

14. **Project# 1005364**  
07DRB-70132 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

DOUGLAS PETERSON request(s) the above action(s) for all or a portion of Parcel(s) A & B, **EL DORADO CENTER**, zoned C-2, located on JUAN TABO BLVD NE AND MONTGOMERY BLVD NE containing approximately 4.95 acre(s). (G-22) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

15. ~~**Project# 1006685**~~  
~~07DRB-70138 MINOR -~~  
PRELIMINARY/ FINAL PLAT  
APPROVAL

JACK'S HIGH COUNTRY agent(s) for MARKS-HAWKINS, LLC request(s) the above action(s) for all or a portion of Tract 2, Block G, **MUNICIPAL ADDITION, UNIT 1**, zoned C-2, located on MONTGOMERY BLVD NE BETWEEN LOUISIANA BLVD NE AND MARK DR NE containing approximately 0.5165 acre(s). (F-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR MAINTENANCE OF RECIPROCAL ACCESS & DRAINAGE EASEMENT #10 AND TO PLANNING TO RECORD THE PLAT.**

16. **Project# 1006687**  
07DRB-70142 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL  
07DRB-70143 MINOR - TEMP DEFR  
SWDK CONST

ADIL RIZVI agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block 3, Tract 3, **(to be known as EAGLE'S PERCH SUBDIVISION, UNIT 3)**, zoned R-D 3DU AC, located on OAKLAND AVE NE BETWEEN VENTURA NE AND BARSTOW NE containing approximately 2 acre(s). *[Deferred from 07/25/07]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**



17. **Project# 1004871**  
07DRB-70028 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ALBUQUERQUE INN KEEPER, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A & 2-A, **CAVAN SUNPORT CENTRE**, zoned SU-1 FOR PERMISSIVE O-1, C-2 & IP USES, located on ROSS AVE SE BETWEEN YALE BLVD SE AND INTERNATIONAL AVE SE containing approximately 2.9833 acre(s). [REF: Z-93-122, DRB-94-599] [*Indef deferred from 6/13/07*] (L-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES FOR 35-FOOT EASEMENT FOR 3-INCH METER VAULT AND TO PLANNING FOR COPY OF THE RECORDED PLAT.**

07DRB-70105 MINOR - SDP FOR  
BUILDING PERMIT

THOMAS E. ROBSON ARCHITECT agent(s) for ALBUQUERQUE INNKEEPERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, **CAVAN SUNPORT CENTRE**, zoned SU-1 FOR IP, located on YALE BLVD SE BETWEEN ROSS AVE SE AND INTERNATIONAL AVE SE containing approximately 2.9 acre(s). [*Deferred from 07/11/07*] (L-15/16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES FOR REVISED UTILITY PLAN TO SEPARATE THE FIRE LANE AND POSSIBLE RELOCATION OF THE METER AND TO PLANNING FOR THREE COPIES.**

18. **Project# 1004919**  
07DRB-70073 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2<sup>ND</sup> STREET BUSINESS CENTER**) zoned M-1, located on 2<sup>nd</sup> ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). [*Deferred from 06/27/07, 07/11/07 & 07/25/07*] [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.**

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

19. **Project# 1006681**  
07DRB-70134 SKETCH PLAT  
REVIEW AND COMMENT  
MARK GOODWIN & ASSOCIATES PA agent(s) for QUANA HOSPITALITY PARTNERS LP request(s) the above action(s) for all or a portion of Tract D, **SCHWARTZMAN PACKING COMPANY**, zoned SU-1 for Hotels & Restaurants, located on MULBERRY ST SE BETWEEN BETHEL AVE SE AND ALAMO AVE SE, containing approximately 2.89 acre(s). (M-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. **Project# 1006656**  
07DRB-70131 SKETCH PLAT  
REVIEW AND COMMENT  
VICTOR F. APODACA agent(s) for JESUS F. APODACA request(s) the above action(s) for all or a portion of Tract(s) 7, MRGCD Map 37, zoned SU-2/R-1, located on HANNATT SE BETWEEN EDITH SE AND BROADWAY SE, containing approximately 0.201 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project# 1006537**  
07DRB-70133 SKETCH PLAT  
REVIEW AND COMMENT  
TIERRA WEST LLC agent(s) for KATHY TRUJILLO request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, Block 12, **VOLCANO CLIFFS, UNIT 3**, zoned O-1, located on MOJAVE ST NW BETWEEN UNSER BLVD NW AND TESUQUE ST NW, containing approximately 4.24 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project# 1004414**  
07DRB-70130 SKETCH PLAT  
REVIEW AND COMMENT  
PHILIP D. SHEETS request(s) the above action(s) for all or a portion of Tract A, Lot 1, **GIBSON SUBDIVISION**, zoned R-2, located on SAN CLEMENTE AVE NW BETWEEN 4<sup>th</sup> ST NW AND 2<sup>nd</sup> ST NW, containing approximately 0.178 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. **Project# 1002120**  
07DRB-70129 SKETCH PLAT  
REVIEW AND COMMENT  
PHILIP D. SHEETS request(s) the above action(s) for all or a portion of Lot 2, Block 10, **MONKBRIDGE PLACE**, zoned R-T, located on 4<sup>th</sup> ST NW BETWEEN CHEROKEE RD NW AND HEADINGLY AVE NW, containing approximately 0.278 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. ADJOURNED: 11:15 AM

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
July 25, 2007  
DRB Comments**

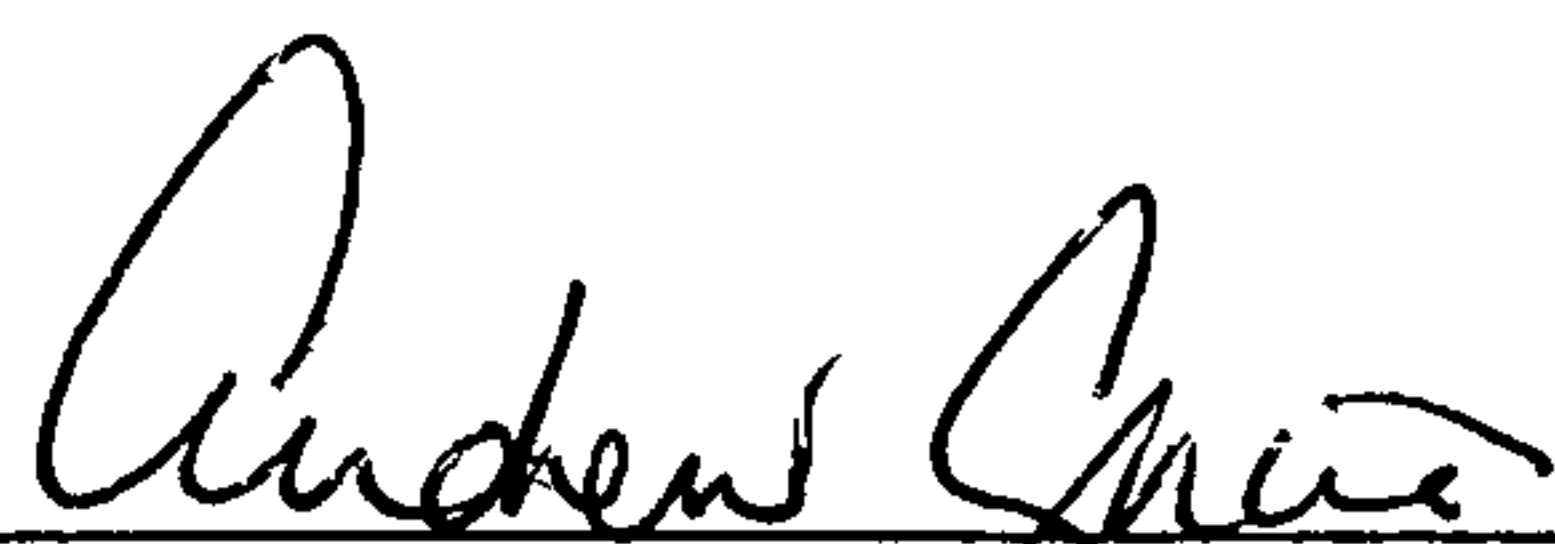
**Item # 15**

**Project # 1006685**

**Application # 07-70138**

**RE: Tract 2, Block G, Municipal Addition/p&f**

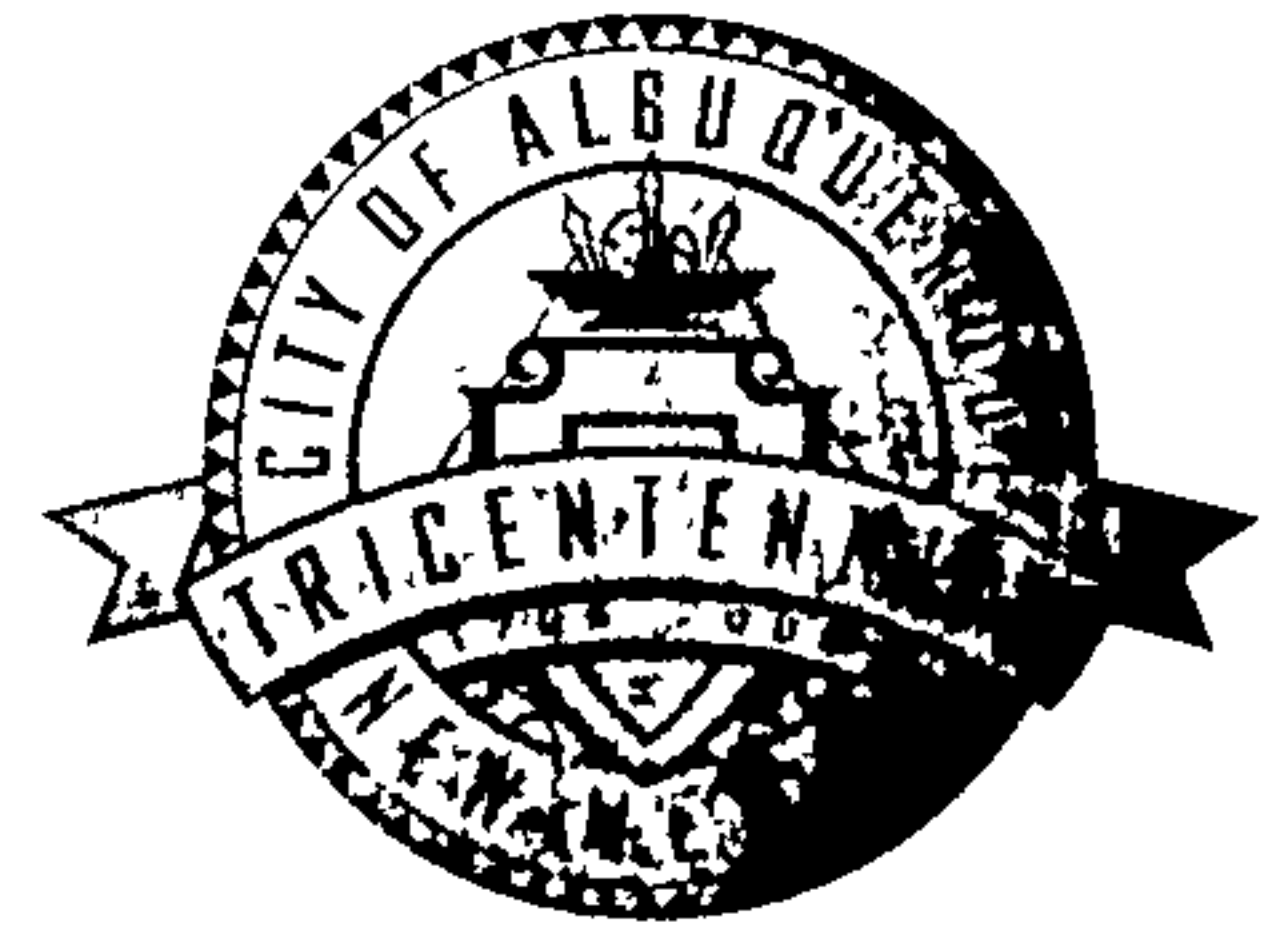
Planning has no objection to the requested platting action, but will take delegation to record the plat.



---

Andrew Garcia, Planning Alternate  
924-3858 Agarcia@cabq.gov

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1006685**

**AGENDA ITEM NO: 15**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

P.O. Box 1293

A cross lot drainage easement is required.

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

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

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

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

505-924-3986

**DATE:** JULY 25, 2007

(F-18/D057)

**6685**

## DXF Electronic Approval Form

DRB Project Case #: 1006685

Subdivision Name: MUNICIPAL ADDN NO 1 TRACTS 2D & 2E

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 7/18/2007

Hard Copy Received: 7/18/2007

Coordinate System: Ground rotated to NMSP Grid

  
Approved

7-18-2007  
Date

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

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### AGIS Use Only

Copied fc **6685** to agiscov on **7/18/2007** Contact person notified on **7/18/2007**



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 (Form D)**

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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Jacks High Country PHONE: 898-3707  
 ADDRESS: 8953 2nd St. xLAA. N.W. FAX: ---  
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: ---

APPLICANT: Marks-Hawkins LLC PHONE: 512-789-7604  
 ADDRESS: 4525 S. Dean Martin Dr. Unit 2012 FAX: ---  
 CITY: Las Vegas STATE NV ZIP 89103 E-MAIL: ---  
 Proprietary interest in site: owner List all owners: Marks-Hawkins LLC

DESCRIPTION OF REQUEST: Replotting a portion of Lot 2 into two separate tracts

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. Portion of Tract 2 Block: G Unit: 1  
 Subdiv/Addn/TBKA: Municipal Addition  
 Existing Zoning: C-2 Proposed zoning: C-2 MRGCD Map No N/A  
 Zone Atlas page(s): F-18 UPC Code: 101806151901440405

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): None

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 0.5165  
 LOCATION OF PROPERTY BY STREETS: On or Near: Montgomery Blvd. NE  
 Between: Louisiana Blvd. NE and Mark Dr. NE.

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

SIGNATURE Jack Spilman DATE 7-17-07  
 (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>07DRB - 70138</u>	<u>P: F</u>	<u>5(3)</u>	<u>\$ 285.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>July 25, 2007</u>	_____	_____	<u>\$ 305.00</u>

Andrew Gure  
 Planner signature / date

Project # 1006685

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.

*pend*

**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 Spilman \_\_\_\_\_  
Applicant signature / date



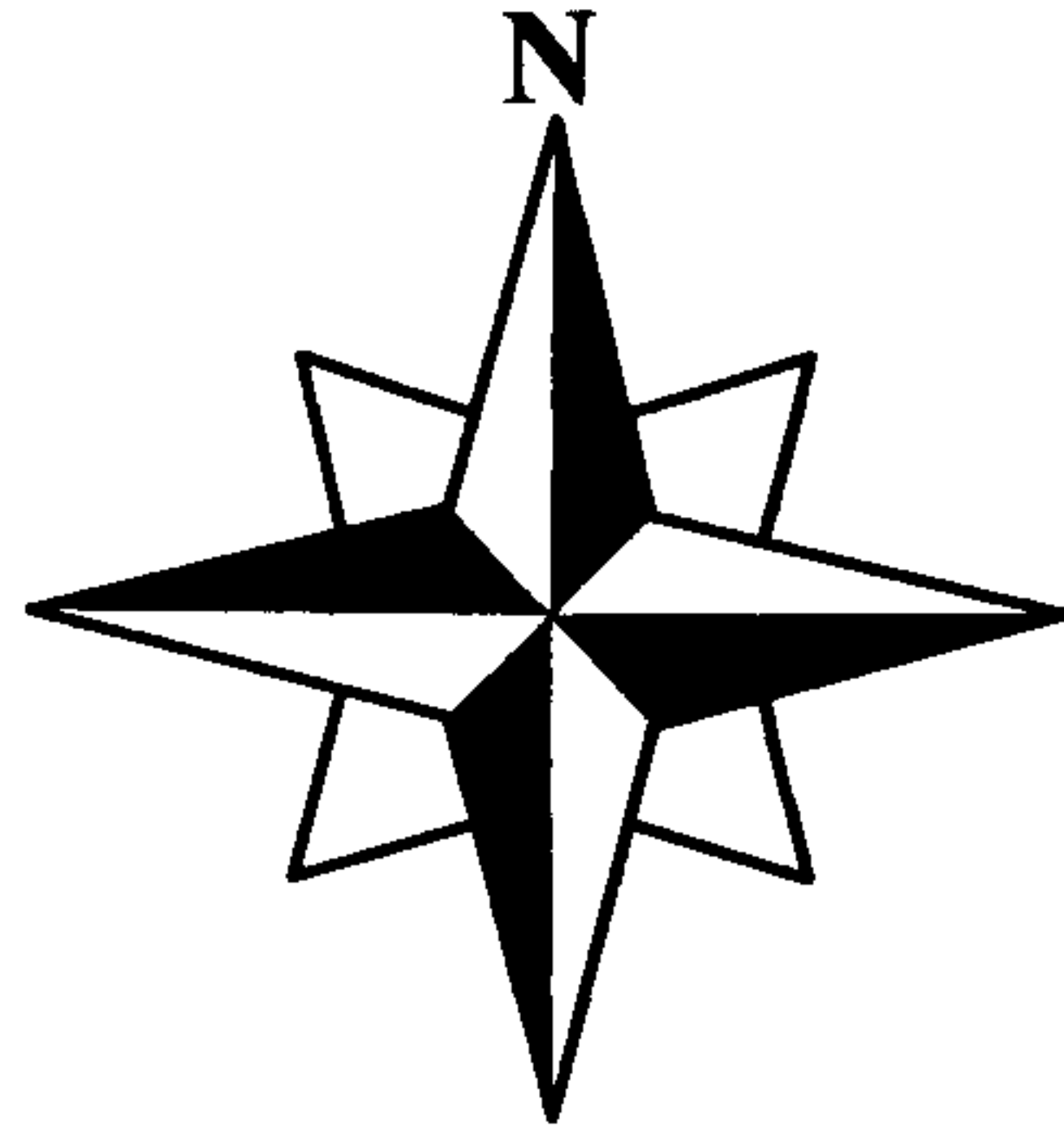
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 07023 - - 70138  
 \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_

Form revised 4/07

Andrew Garcia 7/17/07  
 \_\_\_\_\_  
 Planner signature / date

**Project #** 1006685



**Harris Surveying, Inc.**  
**2412-D Monroe Street NE**  
**Albuquerque, NM 87110**

*Phone (505) 889-8056 \* Fax (505) 889-8645*

July 17, 2007

To: DRB Board Members

Re: Replat of Lots 2-D & 2-E

Dear: Members

The purpose of this plat is to divide a portion of lot 2 into 2 parcels. One parcel will have only a billboard located on it and the other parcel will have the carwash located on it.

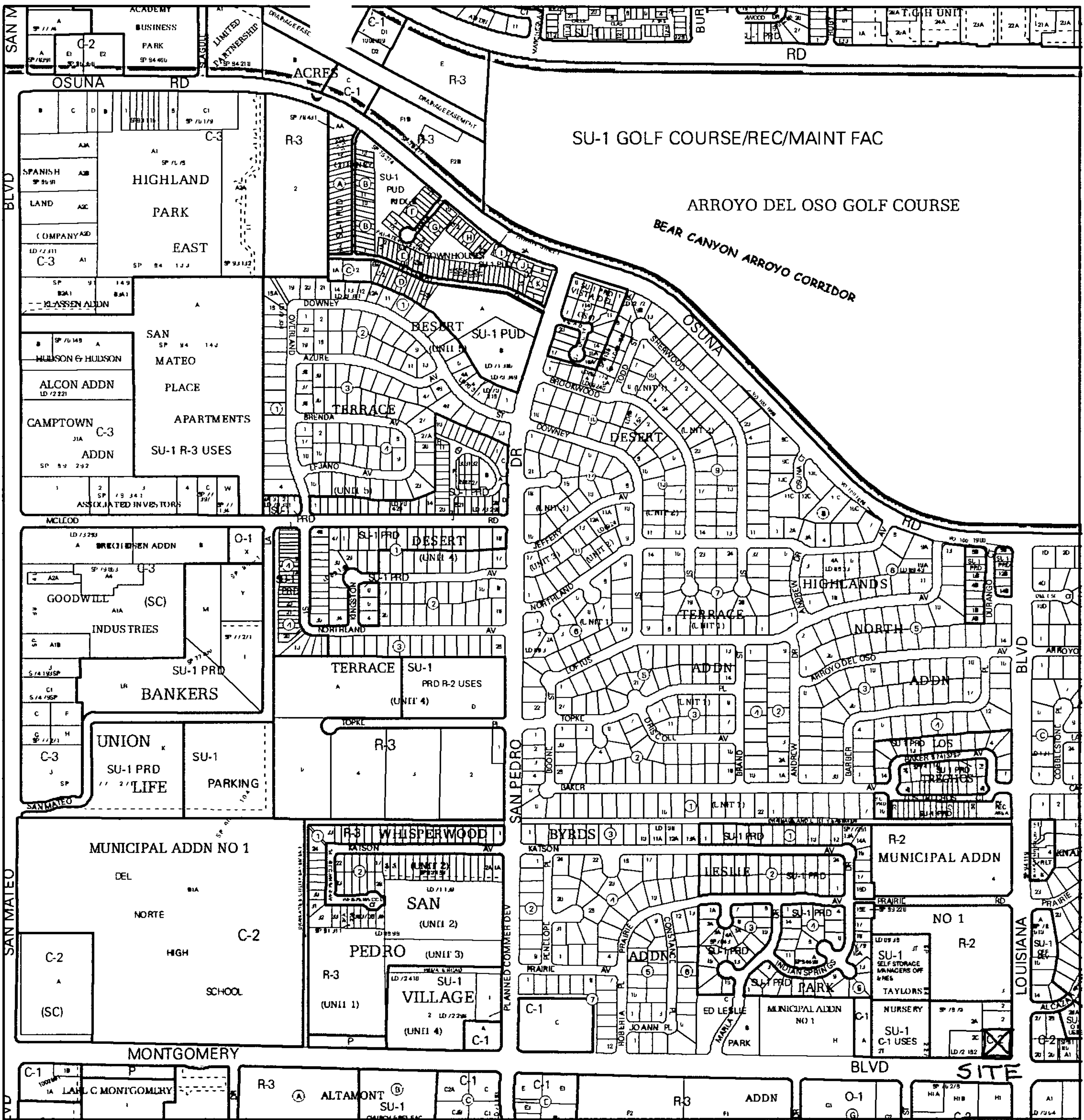
If there are any questions, please contact me at my office.

Sincerely,

Anthony L. Harris

ALH/ep





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

Map amended through: 2/18/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**F-18-Z**

Selected Symbols


0 750 1,500 Feet

## LETTER OF AUTHORIZATION

Subject Property:

I, the undersigned owner of subject property, hereby designate 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.

Chris Hawkes  
Owner

7-14-07  
Date

#15

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

07/17/2007 Issued By: PLNABG

**Permit Number:** ✓ 2007 070 138 **Category Code 910**

**Application Number:** 07DRB-70138, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** MONTGOMERY BLVD NE BETWEEN LOUISIANA NE AND MARLA NE

**Project Number:** 1006685

**Applicant**  
Marks-Hawkins, Llc

**Agent / Contact**  
Jack'S High Country

4525 S. Dean Martin Dr Unit 2012  
Las Vegas, NV 89103  
512-789-3707

8953 2nd St  
Albuquerque, NM 87114  
898-3707

**Application Fees**

441018/4871000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$285.00

**TOTAL: \$305.00**

7/17/2007 11:51AM LOC: ANNX  
 RECEIPT# 00085096 WSH# 007 TRANS# 0027  
 Account 441006 Fund 0000  
 Activity 4983000 TRSMSP  
 Trans Amt \$305.00  
 J24 Misc \$285.00  
 CK \$305.00  
 CHANGE \$0.00

City Of Albuquerque  
Treasury Division

Thank You

City Of Albuquerque  
Treasury Division

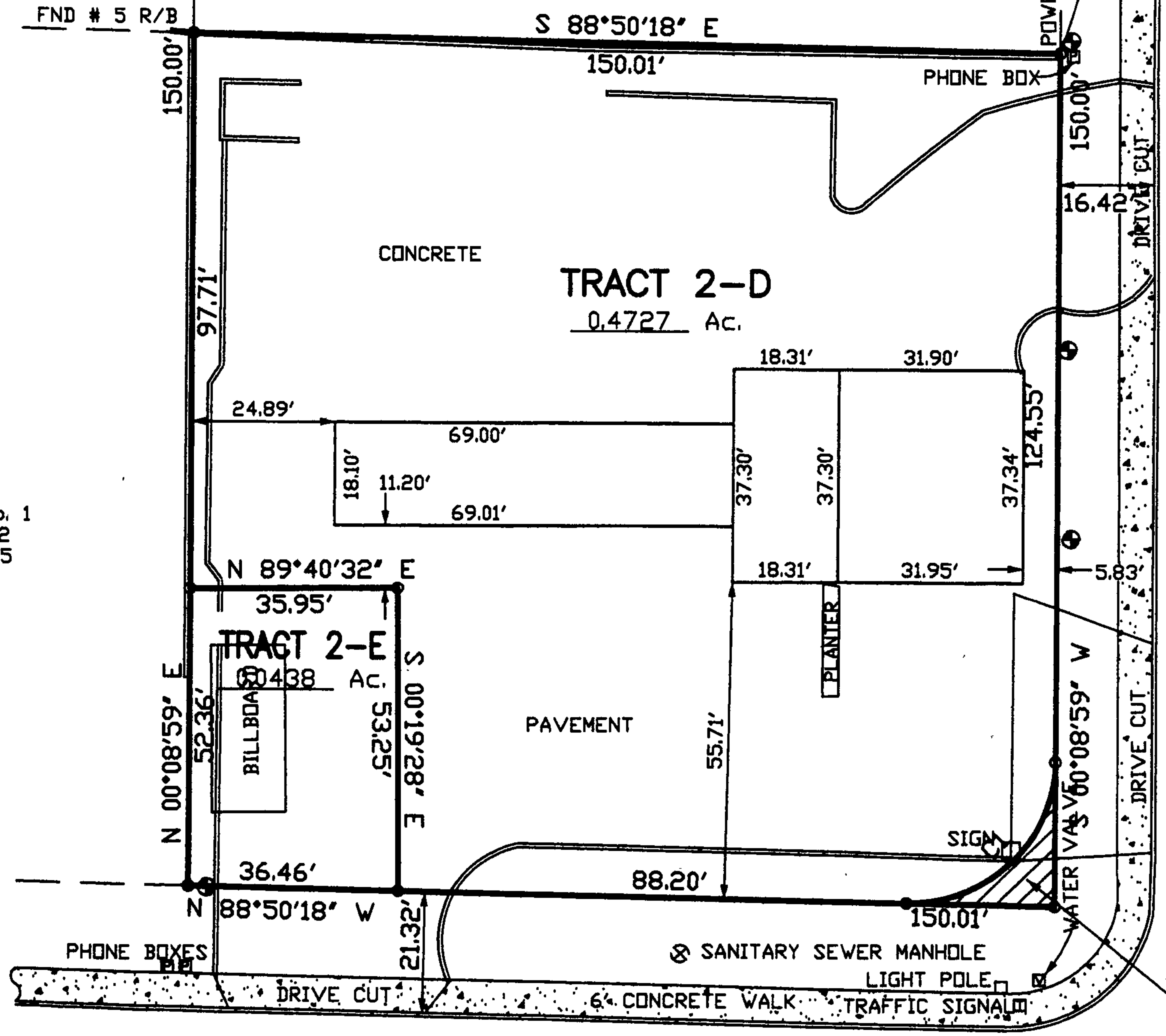
7/17/2007 11:51AM LOC: ANNX  
 RECEIPT# 00085095 WSH# 007 TRANS# 0027  
 Account 441032 Fund 0000  
 Activity 3424000 TRSMSP  
 Trans Amt \$305.00  
 J24 Misc \$20.00

Thank You

$\Delta\alpha = -00^{\circ} 10' 54''$   
CENTRAL ZONE, NAD 1927

-A, TRACT 'G'  
- ADDITION No. 1  
FEBRUARY 10, 1978  
B14, FOLIO 65

PORTION OF TRACT 2  
MUNICIPAL ADDITION No. 1  
FILED: JANUARY 28, 1964  
VOLUME C5, FOLIO 196



-C, TRACT 'G'  
- ADDITION No. 1  
APRIL 13, 1972  
B6, FOLIO 115

MONTGOMERY BOULEVARD N.E.

130' R/W

LOUISIANA BOULEVARD N.E.

100' R/W

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