

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-70144 (P&F)

Project # 1006691

Project Name: MAYFLOWER HEIGHTS

Agent: HALL SURVEYING CO.

Phone No.: 292-6727

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/1/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: grant x access easement

-
-
-
-

ABCWUA: _____

-
-
-
-

CITY ENGINEER / AMAFCA: _____

-
-
-
-

PARKS / CIP: _____

-
-
-
-

PLANNING (Last to sign): record

- AGIS dxg
-
-
-

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

1006691

6691

DXF Electronic Approval Form

DRB Project Case #: 1006691

Subdivision Name: MAYFLOWER HEIGHTS BLOCK 2 LOT 1A & 2A

Surveyor: PRESTON E HALL

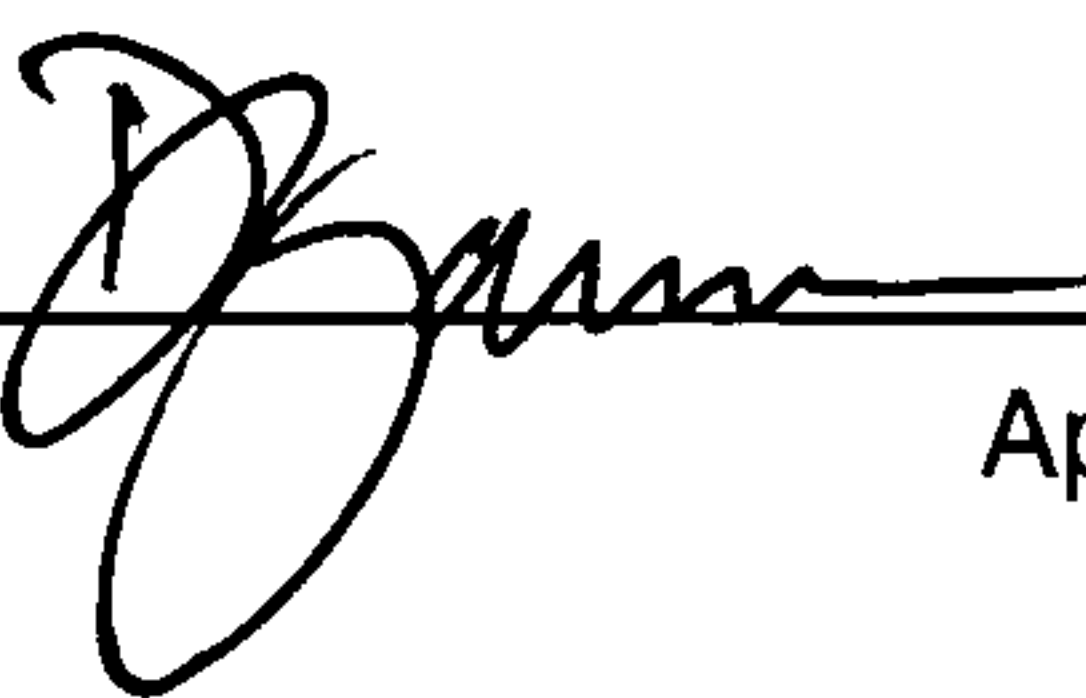
Contact Person: PRESTON E HALL

Contact Information: 292-6727

DXF Received: 8/3/2007

Hard Copy Received: 8/3/2007

Coordinate System: NMSP Grid (NAD 27)


Approved

08.03.2007
Date

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

AGIS Use Only
Copied fc **6691** to agiscov on **8/3/2007** Contact person notified on **8/3/2007**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 01, 2007, 9:00 a.m.

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: 10:35 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# 1000983**
07DRB-70110 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70111 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

JAMES F. AND DIANA CRABTREE agent(s) for JAMES F. AND DIANA CRABTREE request(s) the above action(s) for all or a portion of Lot(s) A AND H, Block(s) 10, MOJAVE TOWNHOMES, UNIT 3, zoned R-T, located on ATRISCO NW BETWEEN MOJAVE ST NW AND SANTO DOMINGO NW containing approximately 0.25 acre(s). (E-10) THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION: AN EXHIBIT SHOWING THE RIGHT-OF-WAY REQUIRED IS 13 -FEET MINIMUM FROM THE FACE OF CURB OF THE NEW IMPROVEMENTS. TWO-YEAR SIA WAS APPROVED.

2. **Project# 1005280**
07DRB-70116 VACATION OF PUBLIC
EASEMENT
07DRB-70117 MAJOR - PRELIMINARY
PLAT APPROVAL

SURV-TEK INC agent(s) for SCM PROPERTY COMPANY, LLC request(s) the above action(s) for all or a portion of Tract 16A-1, PARADISE NORTH & Tract E-1-A, CRESTVIEW SUBDIVISION, (to be known as **MCMAHON MARKET PLACE**), zoned SU-1 C-1, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND BANDELIER DR NW containing approximately 12.2538 acre(s). (A-11) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 08/01/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 03/22/07, THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: LOT NUMBER CORRECTIONS ON PLAT AND SITE PLAN AND CROSS- ACCESS EASEMENTS.**

3. **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 **SIERRA 2 @ 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, 6/20/07, 7/18/07 & 08/01/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 08/08/07.**

- 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 **SIERRA 2 @ 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, 6/20/07 & 7/18/07 08/01/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 08/08/07.**

- 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 **SIERRA 2 @ 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, 6/20/07, 7/18/07 & 08/01/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 08/08/07.**

4. **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) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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 2ND ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR FINAL SIGN-OFF, 15 DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

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 2ND ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING FOR 3 COPIES.**

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 2ND ST NE containing approximately 3.3182 acre(s). *[Deferred from 07/25/07]* (E-15) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES.**

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

5. **Project# 1004246**
07DRB-70090 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for PETE AND PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract (s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on HOLLY AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 5.3279 acre(s). *[Deferred from 07/11/07]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 08/08/07.**

07DRB-70093 MINOR - SDP FOR
SUBDIVISION

TIERRA WEST LLC agent(s) for KOZANI, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract(s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR IP USES, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 5.42 acre(s). *[Deferred from 07/11/07]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 08/08/07.**

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

6. **Project# 1003523**
07DRB-70154 SIDEWALK VARIANCE

MONTEREY LAND GROUP II LLC request(s) the above action(s) for Land of Atrisco Grant, **PRIMA ENTRADA SUBDIVISION**, zoned SU-2 for RLT, located on 94th ST NW BETWEEN ENDEE RD NW AND SONTERRO AVE NW containing approximately 5.5 acre(s). (J-8 & J-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- ~~7. **Project# 1006691**~~
07DRB-70144 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HALL SURVEYING CO. agent(s) for JULIAN J. TORREZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, and east 50-feet of lot 3, Block 3, **MAYFLOWER HEIGHTS**, zoned C-1, located on CENTRAL AVE SW BETWEEN 55th ST SW AND 57th ST SW containing approximately 1.0529 acre(s). (K-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR GRANT OF CROSS-ACCESS AGREEMENT AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

8. **Project# 1004300**
07DRB-70158 EXT OF MAJOR
PRELIMINARY PLAT
- WAYJOHN SURVEYING INC agent(s) for ELITE DRI-WALL request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block 9, Tract A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-1/M-1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND INTERSTATE 25 NE containing approximately 1.9986 acre(s). (C-18) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
9. **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 2ND STREET BUSINESS CENTER**) zoned M-1, located on 2nd 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 08/08/07.**
10. **Project# 1006596**
07DRB-70106 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- JACK'S HIGH COUNTRY INC agent(s) for MARY FRANCES PADILLA request(s) the above action(s) for all or a portion of Tract(s) M-6, **LANDS OF TEODORA PADILLA**, zoned RA-2, located on RIO GRANDE BLVD NW BETWEEN TEODORO LANE NW AND CANDELARIA RD NW containing approximately 0.5548 acres. [Deferred from 7/11/07] (F-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ESTATE CURB AND TO PLANNING TO RECORD THE PLAT.**
11. **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) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 08/01/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 07/31/07, THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 47-FEET RIGHT-OF-WAY ON CUL-DE-SAC, P-1 LOT DESIGNATION ON LOTS AND PERIMETER WALL APPROVAL.**

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

12. **Project# 1006697**
07DRB-70156 SKETCH PLAT REVIEW
AND COMMENT
SURV-TEK INC agent(s) for G & T 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 ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
13. **Project# 1006701**
07DRB-70157 SKETCH PLAT REVIEW
AND COMMENT
WAYJOHN SURVEYING INC agent(s) for COE & PETERSON LLC request(s) the above action(s) for all or a portion of Tract 5, **TOWN OF ATRISCO GRANT, ROW 1, UNIT B**, zoned SU-2 PDA, located on CENTRAL AVE SW BETWEEN 98th ST SW AND 102nd ST SW containing approximately 4.4375 acre(s). (L-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
14. **Project# 1006703**
07DRB-70159 SKETCH PLAT REVIEW
AND COMMENT
RIVERA INVESTMENTS INC request(s) the above action(s) for all or a portion of Lot(s) 3, 4, 5 & 6, Block(s) 2, **SUMMER GARDEN ADDITION**, zoned S-R, located on 15th ST NW BETWEEN SUMMER NW AND ROSEMONT NW containing approximately 0.36 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. **Project# 1006705**
07DRB-70160 SKETCH PLAT REVIEW
AND COMMENT
KEN KRAUSE request(s) the above action(s) for all or a portion of Tract(s) 300-A-2-A, **MRGCD MAP 38**, zoned RA-2, located on CARSON RD NW BETWEEN RIO GRANDE BLVD NW AND MONTOYA RD NW containing approximately 0.52 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. **Project# 1006693**
07DRB-70145 SKETCH PLAT REVIEW
AND COMMENT
MILES GRAY request(s) the above action(s) for all or a portion of Lot(s) 75 & 78, **MRGCD MAP 40**, zoned SU-2/MR, located on JOHN ST SE BETWEEN BROADWAY BLVD SE AND WILLIAM SE containing approximately 0.2 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. Approval of the Development Review Board Minutes for July 11, 2007 and July 18, 2007.
THE DRB MINUTES FOR JULY 11, 2007 AND JULY 18, 2007 WERE APPROVED BY THE BOARD.

Other Matters: None.

ADJOURNED: 10:35 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
August 1, 2007
DRB Comments**

ITEM # 7

PROJECT # 1006691

APPLICATION # 07-70144

RE: Lots 1, 2, 3 , Block 3, Mayflower Heights/minor plat

What happens to the remainder of Lot 3?

This property lies within the West Route 66 Sector Plan Design Overlay Zone boundaries. Therefore, a DRB approved site plan for building permit is required. Is there an already approved site plan?

Are both lots already developed?



Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1006691 Item No. 7 Zone Atlas K-11

DATE ON AGENDA 8-1-07

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

| <u>No.</u> | <u>Comment</u> |
|------------|---|
| 1) | What are the widths of the sidewalks along Central and 55 th Street? |
| 2) | What are the distances from face of curb to the property lines along Central and 55 th Street? |

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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006691

AGENDA ITEM NO: 7

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

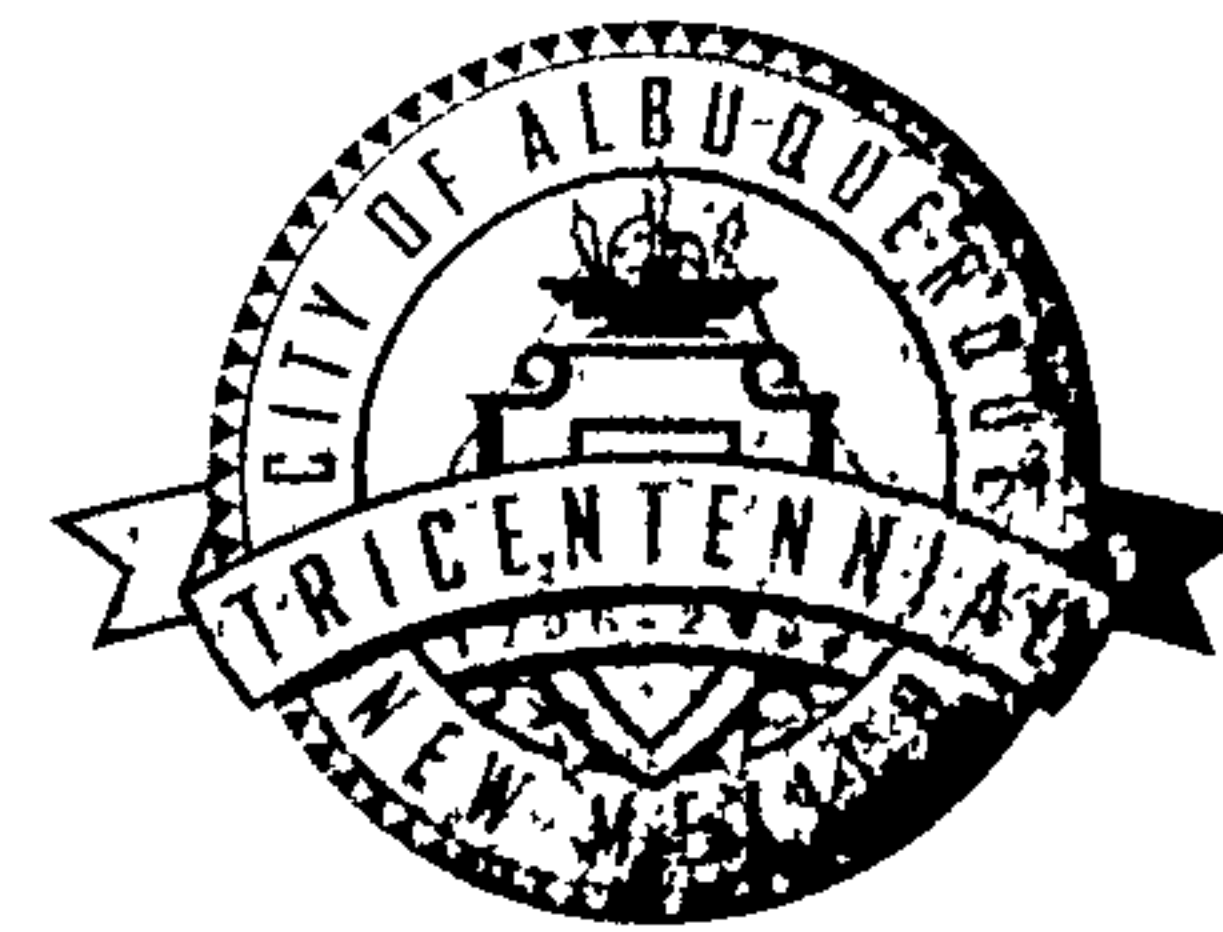
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

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

DATE: AUGUST 1, 2007

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CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006691

AGENDA ITEM NO: 7

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

505-924-3986

DATE: AUGUST 1, 2007

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IMPACT FEES

Development Review Board 8/1/07

Project Number: 1006693

Agenda Item number: 16

Site: MRGCD Map 40

Lot/s: 75 & 78

Zoned: SU-2 MR

At this time of platting combining two lots to make one does not require the payment of impact fees. However, Impact Fees will be required at the time a permit is issued for a new home on this new lot. Using an average of 2000sf of heated area the estimated impact fees this home are as follows:

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

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

JACK CLOUD
IMPACT FEE ADMINISTRATOR

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
August 1, 2007
DRB Comments**

ITEM # 7

PROJECT # 1006691

APPLICATION # 07-70144

RE: Lots 1, 2, 3 , Block 3, Mayflower Heights/minor plat

What happens to the remainder of Lot 3?

This property lies within the West Route 66 Sector Plan Design Overlay Zone boundaries. Therefore, a DRB approved site plan for building permit is required. Is there an already approved site plan?

Are both lots already developed?



Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: Julian J. Torrez PHONE: 450-7897
 ADDRESS: 7305 Countrywood Ave. N.W. FAX: _____
 CITY: Alb. STATE NM ZIP 87120 E-MAIL: _____

Proprietary interest in site: owner List all owners: _____

AGENT (if any): Hall Surveying Co. PHONE: 292-6727
 ADDRESS: 12805 Menaul Blvd. N.E. FAX: 292-6728
 CITY: Alb. STATE NM ZIP 87112 E-MAIL: HallSurveying@msu.com

DESCRIPTION OF REQUEST: Eliminate lot lines

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. Lots 1, 2 and East 50' of lot 3 Block: 3 Unit: _____
 Subdiv. / Addn. May Flower Heights
 Current Zoning: C-1 Proposed zoning: _____
 Zone Atlas page(s): K-11 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 1.0529 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 1-011-057-302-334-10710 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Central Ave SW.
 Between: 55th St. SW and 57th St. SW

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 Preston E. Hall DATE 7/19/07
 (Print) Preston E. Hall _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

| | Application case numbers | Action | S.F. | Fees |
|---|------------------------------------|--------|------|-----------------------------|
| <input type="checkbox"/> INTERNAL ROUTING | | | | |
| <input checked="" type="checkbox"/> All checklists are complete | 07DRB . 70144 | PK | 5(3) | \$ 285. ⁰⁰ |
| <input checked="" type="checkbox"/> All fees have been collected | | | | \$ 20. ⁰⁰ |
| <input checked="" type="checkbox"/> All case #s are assigned | | | | \$ |
| <input 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>August 1, 2007</u> | | | Total \$ 305. ⁰⁰ |

Andrew J. ... 7/19/07 Project # 1004691

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

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

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

- MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations & cross sections of perimeter walls 3 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

- MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
 - Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year

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

Jesse Hall 7/19/07
Applicant name (print)

[Signature]
Applicant signature / date



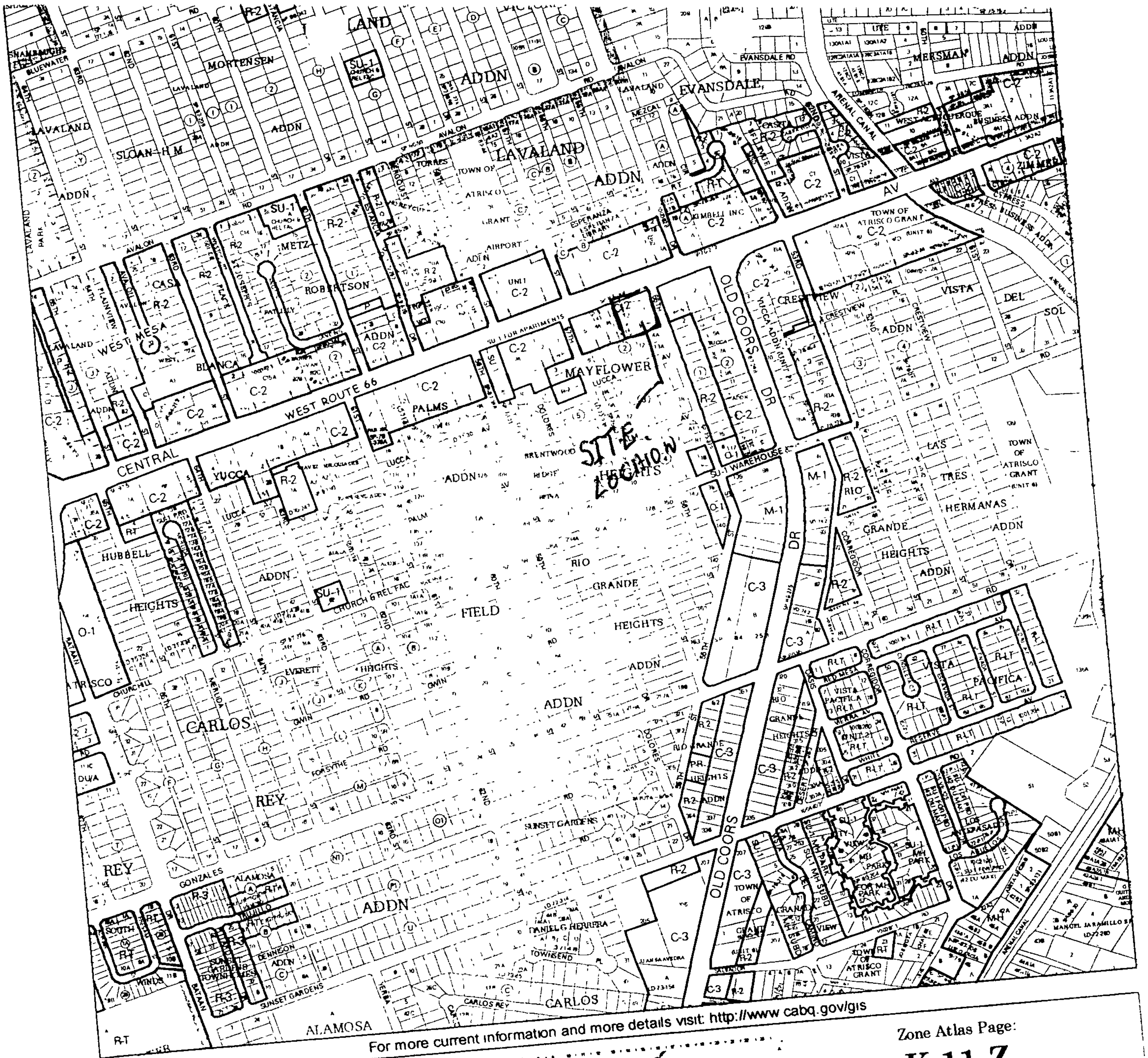
Form revised 8/04, 1/05, 10/05 & NOV 06

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

| Application case numbers | |
|--------------------------|---------|
| 07 DRB - | - 70144 |
| - | - |
| - | - |

Andrew Garcia 7/19/07
Planner signature / date

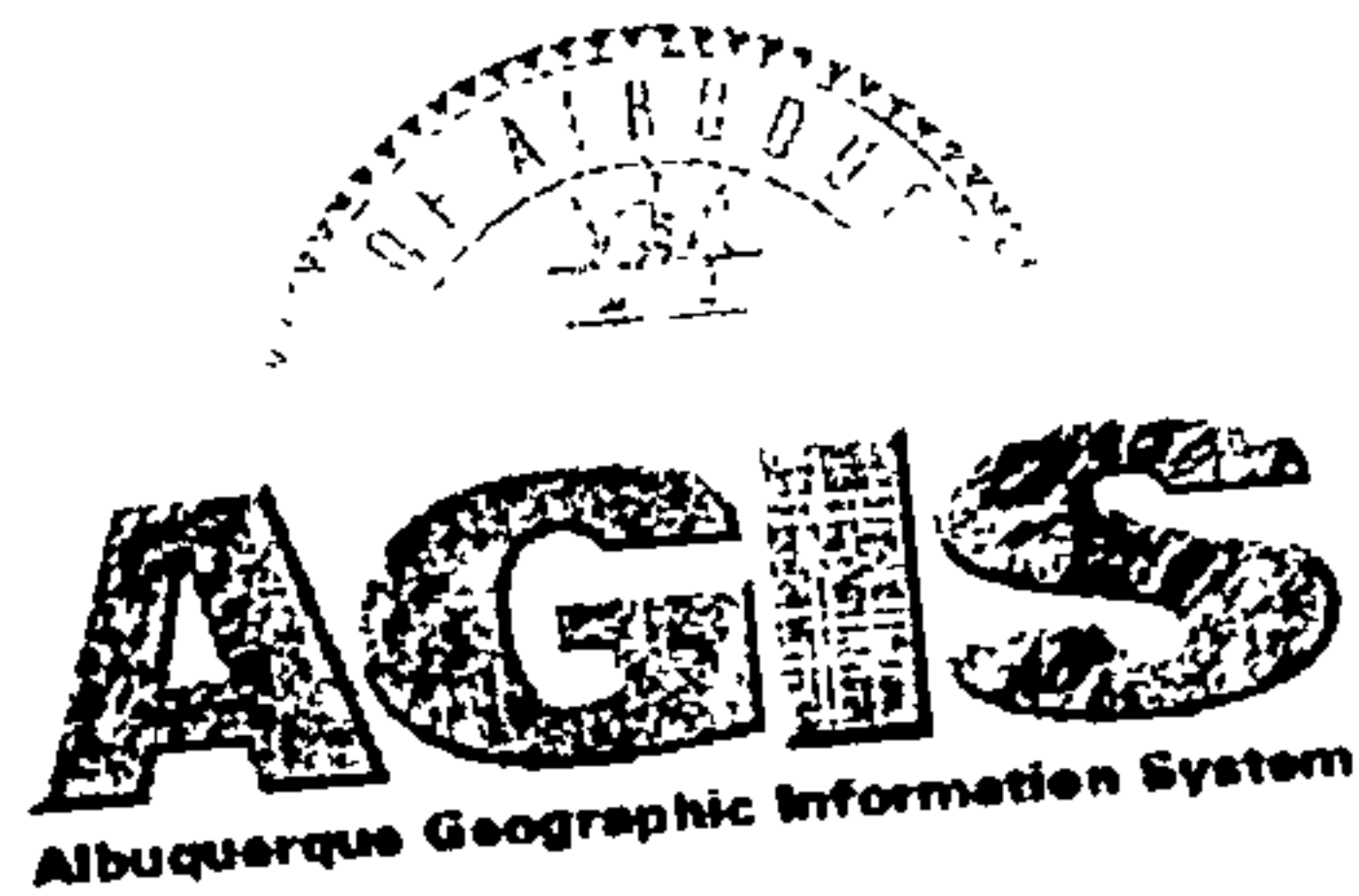
Project # 1006691



Zone Atlas Page:
K-11-Z

Selected Symbols

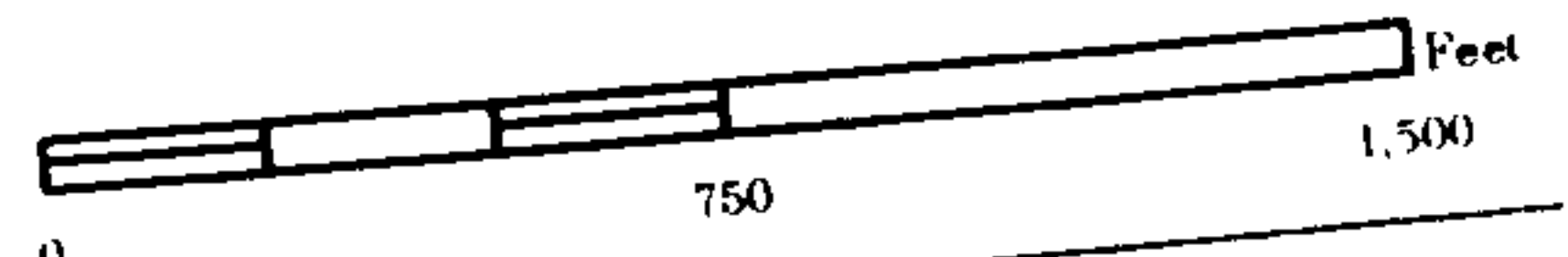
- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contour
- Wall Overlay Zone



Map amended through: 1/9/2007



Note: Grey Shading
Represents Area Outside
of the City Limits



Hall Surveying Co.
12805 Menaul Blvd. N.E.
Albuquerque, NM 87112
Phone:292-6727, fax: 292-6728

To: CDRA MEMBERS,
THE OWNERS OF LOTS 1,2 AND EAST 50' OF LOT 3, MAYLOWER HEIGHTS
ADDITION REQUEST TO ELIMINATE CURRENT LOT LINES IN FAVOR OF
OWNERSHIP AND IMPROVEMENTS.

Sincerely,
Preston E. Hall owner ps10042


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

07/18/2007 Issued By: PLNABG

Permit Number: 2007-070-144

Category Code 910

Application Number: 07DRB-70144, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: CENTRAL AVE SW BETWEEN 55TH ST SW AND 57TH ST SW

Project Number: 1006691

Applicant

Julian J. Torrez

7305 Countrywood Ave Nw
Albuquerque, NM 87120
450-7897

Agent / Contact

Hall Surveying Co.

12805 Menaul Blvd Ne
Albuquerque, NM 87112
292-6727

Application Fees

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

City Of Albuquerque
Treasury Division

7/20/2007 9:11AM LOC: ANNX
WS# 008 TRANS# 0007
RECEIPT# 00078975-00078975
PERMITH# 2007070144 TRSDMG
Trans Amt \$305.00
APN Fee \$305.00
CK \$305.00
CHANGE \$0.00

Thank You

OFFICE OF THE ATTORNEY GENERAL

STATE OF TEXAS

January 1, 1900

Estimated

Year of Receipt

Amount of Receipt

Number of Receipts

Per Cent

1900

1900

1901

1901

| Year | Amount | Per Cent |
|------|-----------|----------|
| 1900 | 1,000,000 | 100 |
| 1901 | 1,000,000 | 100 |