

#14



# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 10/08/07

DRB

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-70288

Project # 1006733

Project Name: **OLD TOWN GARDENS ADDITION**

Agent: SURVEYS SOUTHWEST LTD

Phone No.: 998-0303

Your request was approved on 10/10/07 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: dedicate sidewalk (construct sidewalk)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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. - OK**
- Copy of recorded plat for Planning.**

Created on \_\_\_\_\_



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 10, 2007

**Project# 1006733**

07DRB-70288 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST, LTD agent(s) for STEPHAN TAYS request(s) the above action(s) for all or a portion of Tract(s) 242, **OLD TOWN GARDENS ADDITION**, zoned R-1, located on MOUNTIAN RD NW BETWEEN RIO GRANDE BLVD NW AND CONSUELO LANE NW containing approximately 0.72 acre(s). (J-13)

On October 10, 2007 the preliminary/final plat was approved without delegation.

07DRB-70290 – SIDEWALK WAIVER

The sidewalk waiver was denied.

If you wish to appeal this decision, you must do so by October 18, 2007, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Sheran Maizon, AICP, DRB Chair

Cc: Surveys Southwest, Ltd – 333 Lomas Blvd NE – 87102

Cc: Stephan Tays – 2406 Mountain Road NW – 87104



24  
24  
24

**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

October 10, 2007 9:00 a.m.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Angela Gomez, 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 ANGELA GOMEZ, 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: 11:30
- 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# 1004071**  
07DRB-70245 BULK LAND VARIANCE  
07DRB-70246 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for all or a portion of Tract(s) C, **ANCIENT MESA**, zoned SU-1, SU-2 FOR SCHOOL AND SU-1, SU-2 FOR OPEN SPACE, located on RAINBOW RD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 143.32 acre(s). [REF: 05DRB-00511, 00512 AND 00513, 07DRB-00367] (C-9) **THE BULK LAND VARIANCE WAS APPROVED FOR TRACT C-2 ONLY. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/10/07, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. CONDITIONS OF FINAL PLAT: (1) REALIGNMENT OF RAINBOW TO CONFORM TO VHSDP; (2) EXECUTION OF DEVELOPMENT AGREEMENT WITH THE ABCWUA.**
  
2. **Project# 1004540**  
07DRB-70256 VACATION OF PUBLIC  
EASEMENT  
07DRB-70257 VACATION OF PUBLIC  
RIGHT-OF-WAY

WILSON AND COMPANY INC agent(s) for KB HOME NEW MEXICO/LONGFORD HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 19, Block(s) 2 Unit 14, Lot(s) 4, 5 & 6, Block(s) 2, Lot(s) 1, Block(s) 5, Unit 25, **VOLCANO CLIFFS** & Tract(s) D, **VISTA VIEJA, Unit 2**, zoned SU-2, SU-1 FOR PARK, located on ATRISCO DR NW BETWEEN UNSER BLVD NW AND SCENIC RD NW containing approximately 23.7 acre(s). (D-9 & D-10) **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. CONDITION OF FINAL PLAT: PROVIDE RIGHT OF WAY PER VHSDP.**
  
3. **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 AT THE AGENT'S REQUEST TO 11/14/07.**

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

26  
26  
26

4. **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 10/24/07.**
5. **Project# 1004873**  
07DRB-70283 EPC APPROVED SDP  
FOR BUILD PERMIT

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM, LLC request(s) the above action(s) for all or a portion of Tract(s) 23 & 24, **INNOVATION PARK**, zoned PC, located on STRYKER RD SE AND UNIVERSITY BLVD NORTHBOUND AND UNIVERSITY BLVD SOUTHBOUND containing 4.5 acre(s) (R-16, R-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/17/07.**
6. **Project# 1000771**  
07DRB-70281 EPC APPROVED SDP  
FOR BUILD PERMIT

DEKKER PERICH SABATINI agent(s) for H R RENTAL PROPERTIES INC request(s) the above action(s) for all or a portion of Tract(s) C, **COTTONWOOD POINTE SUBDIVISION to be known as Eagle Vista Apartments**, zoned SU-1 FOR R-2, C-2 AND IP, located on EAGLE RANCH RD. NW AND IRVING BLVD NW containing approximately 6.76 acre(s). (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 10/17/07.**
7. **Project# 1005410**  
07DRB-70292 MINOR - SDP FOR  
BUILDING PERMIT

MECHENBIER CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **RICHFIELD PARK SUBDIVISION**, zoned IP, located on ALAMEDA BLVD NE BETWEEN JEFFERSON NE AND WASHINGTON NE containing approximately 2 acre(s). (C-  
**DEFERRED AT THE AGENT'S REQUEST TOMMR 10/24/07.**



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

8. **Project# 1002565**  
07DRB-70293 EXT OF SIA FOR TEMP  
DEFR SDWK CONST  
07DRB-70294 SIDEWALK WAIVER

RONALD BROWN agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of **VILLA DE LA CAPILLA SUBDIVISION**, zoned SU-1/ PRD, located on GRIEGOS RD NW BETWEEN RIO GRANDE BLVD NW AND SAN ISIDRO NW (F-13) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
9. **Project# 1002315**  
07DRB-70284 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for KEYSTONE HOMES request(s) the above action(s) for all or a portion of Lot(s) 33, **WILDERNESS SUBDIVISION AT HIGH DESERT Unit(s) 2**, zoned SU-2 HD-R-R, located on ALOLA GRANDE PL NE BETWEEN WILDLANDS PL NE AND HIGH DESERT PL NE containing approximately 0.4385 acre(s). (F-23) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD, FOR AGIS DFX AND TO INDICATE APPLICATION NUMBER ON THE PLAT.**
10. **Project# 1003597**  
07DRB-70285 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

ABQ ENGINEERING INC agent(s) for RON NELSON request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1-D-1-A & 1-E-1-A, **ALBAN HILLS**, zoned SU-1 FOR C-2, located on COORS NW BETWEEN LA ORILLA NW AND BRIAN MEADOWS PL NW containing approximately 4.95 acre(s). (D-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE AND TO RECORD.**
11. **Project # 1000469**  
06DRB-01416 Minor-Extension of  
Preliminary Plat

ABQ ENGINEERING INC agent(s) for UNSER WEST TENANCY - JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) **L-1-C, ATRISCO BUSINESS PARK**, zoned IP, located on UNSER NW, between BLUEWATER NW and LOS VOLCANES NW containing approximately 2 acre(s). [REF: 05DRB-01556] (K-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. **Project# 1004414**  
07DRB-70286 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for PHILLIP SHEETS request(s) the above action(s) for all or a portion of Lot(s) 1, **GIBSON TRACT A**, zoned R-2, located on SAN CLEMENTE AVE NW BETWEEN 4TH ST NW AND SAN LORENZO NW containing approximately 0.1784 acre(s). (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR CROSS ACCESS NOTE.**
13. **Project# 1006855**  
07DRB-70291 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for DEBORAH LARNTZ request(s) the above action(s) for all or a portion of Lot(s) E 140' OF LOT 1 & E 140' OF THE N 30' OF LOT 2, Block(s) 17, **MONKBRIDGE ADDITION**, zoned C-3, located on VERANDA RD NW 4TH ST NW AND CANDELARIA NW containing approximately 0.2571 acre(s). (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR 20 FOOT RADIUS.**
14. ~~Project# 1006733~~  
07DRB-70288 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
07DRB-70290 SIDEWALK WAIVER
- SURVEYS SOUTHWEST LTD agent(s) for STEPHAN TAYS request(s) the above action(s) for all or a portion of Tract(s) 242, **OLD TOWN GARDENS ADDITION**, zoned R-1, located on MOUNTAIN RD NW BETWEEN RIO GRANDE BLVD NW AND CONSUELO LANE NW containing approximately 0.72 acre(s). (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION. SIDEWALK WAIVER WAS DENIED.**
15. **Project# 1005539**  
07DRB-70279 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- WILSON AND COMPANY INC agent(s) for MGME DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 5, **VOLCANO CLIFFS SUBDIVISION, Unit(s) 26, (to be known as Tierra Buena Estates)**, zoned SU-2 SRLL, located on KIMMICK DR NW BETWEEN ROSA PARKS RD NW AND VALIENTE RD NW containing approximately 3.62 acre(s). (C-11) **DEFERRED AT THE AGENT'S REQUEST TO 10/17/07.**



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

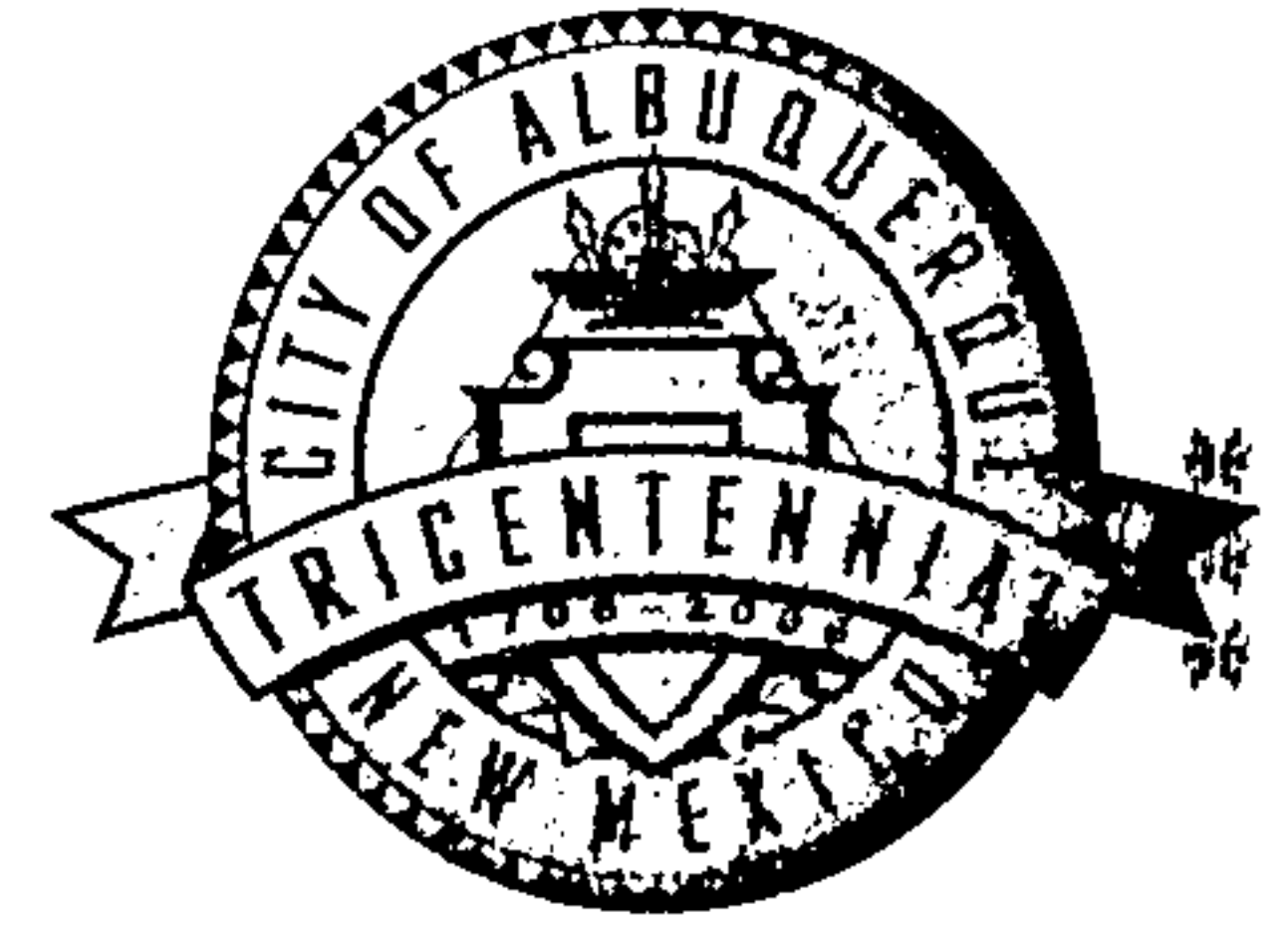
16. **Project# 1006845**  
07DRB-70280 SKETCH PLAT REVIEW  
AND COMMENT
- RICHARD LOVATO, NMOC agent(s) for CARLOS MATA request(s) the above action(s) for all or a portion of Tract(s) 3, **GARDEN ACRES ADDITION**, zoned R-1, located on GRIEGOS RD NW BETWEEN GUADALUPE TRAIL NW AND GRANDE DR NW containing approximately 0.75 acre(s). [REF: DRB99-272] (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project# 1006853**  
07DRB-70287 SKETCH PLAT REVIEW  
AND COMMENT
- WAYJOHN SURVEYING INC agent(s) for DON DEAN request(s) the above action(s) for all or a portion of Lot(s) 5-8, Block(s) 54, **RAYNOLD'S ADDITION**, zoned SU-2 FOR R-1, located on IRON AVE SW BETWEEN 12TH ST SW AND 11TH ST SW containing approximately 0.3265 acre(s). (K-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project# 1006854**  
07DRB-70289 SKETCH PLAT REVIEW  
AND COMMENT
- BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 1-4, OS-1& 2, **THE TRAILS Unit(s) 4**, zoned SU-1 FOR OPEN SPACE & SU-2 - SRLL, SRSL, TC, UC & UR, containing approximately 35.11 acre(s). (C-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

**Approval of the Development Review Board Minutes for September 15, 2007 were approved.**

**ADJOURNED: 11:30**



# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1006733**

**AGENDA ITEM NO: 14**

**SUBJECT:**

Final Plat  
Preliminary Plat  
Sidewalk Waiver

**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:**

*sw waiver*

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

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

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

**DATE:** OCTOBER 10, 2007  
505-924-3986

0





CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
October 10, 2007  
DRB Comments

ITEM # 14

PROJECT # 1006733

APPLICATION # 07-70288, 70290

RE: Lot 1, Gibson Tract A/minor plat

The AGIS dxf is not approved. *ok*

Planning will take delegation for the AGIS dxf approval.

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

**6733**

### DXF Electronic Approval Form

DRB Project Case #: 1006733

Subdivision Name: OLD TOWN GARDENS TRACTS A B & C

Surveyor: MITCH REYNOLDS

Contact Person: SARAH AMATO

Contact Information: 998-0303

DXF Received: 10/2/2007

Hard Copy Received: 10/2/2007

Coordinate System: Ground rotated to NMSP Grid

  
Approved

10.2.2007  
Date

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

**AGIS Use Only**  
Copied fc **6733** to agiscov on **10/2/2007** Contact person notified on **10/2/2007**





CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
July 18, 2007  
DRB Comments

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ITEM # 11

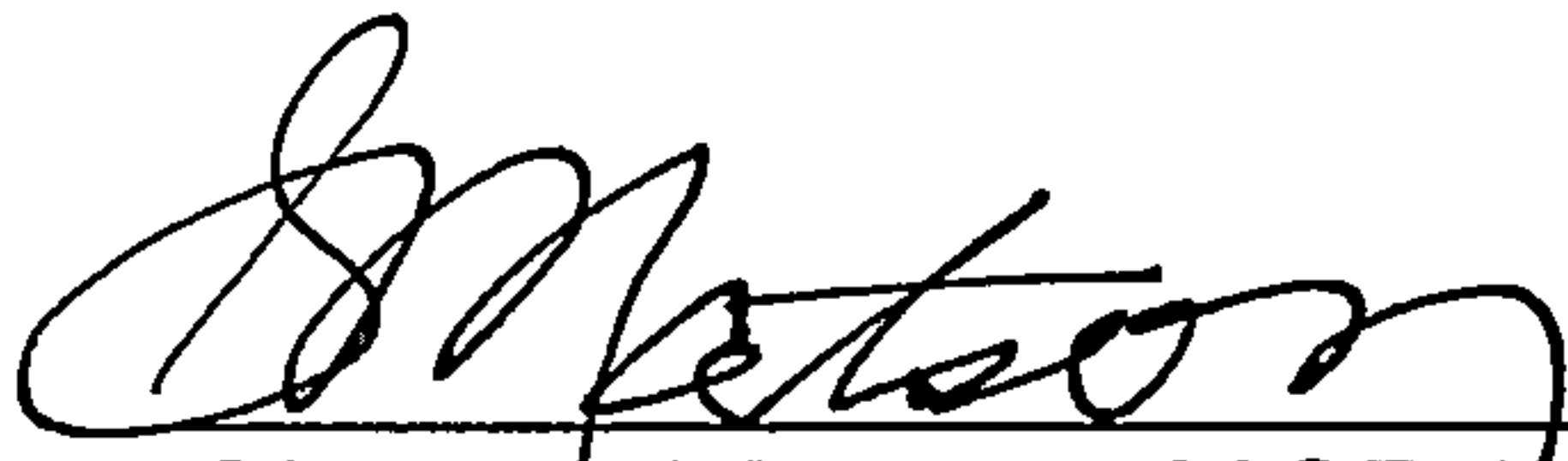
PROJECT # 1002092

APPLICATION # 07-70120

RE: Lots 14P-1 & 25P-1, Oxbow Bluff/minor plat

No objection to the requested replat.

Agent may record the plat if Planning receives a paper copy for the file.



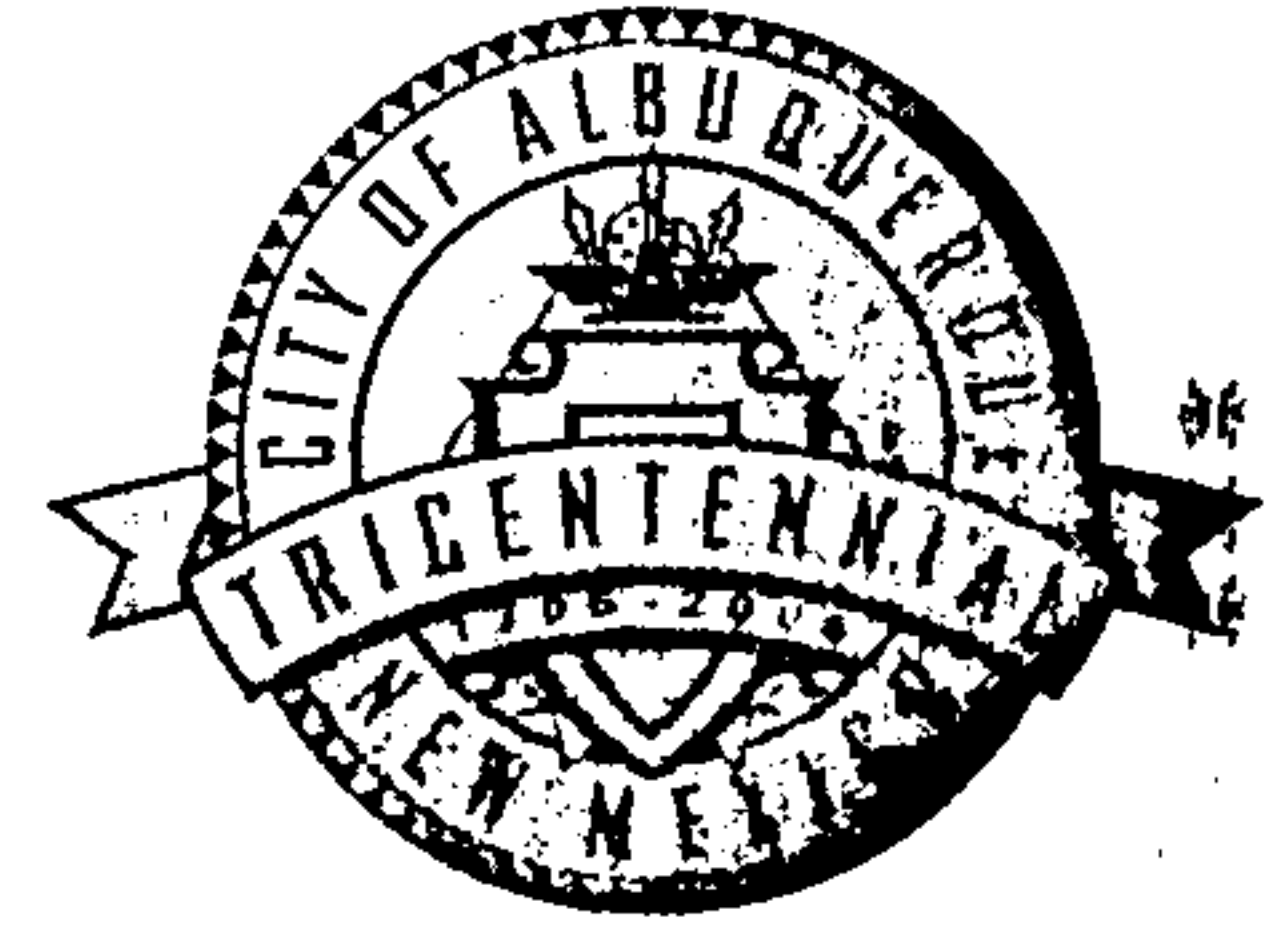
Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov



# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006733

AGENDA ITEM NO: 11

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

A cross lot drainage easement is required.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham  
City Engineer / AMAFCA Designee

505-924-3986

DATE: AUGUST 15, 2007

0

*discussed*



## IMPACT FEES – # 1006733

Development Review Board 8/15/07 Agenda Item #11  
Sketch Plat: Lots 19 & 20, Old Town Gardens Subdivision  
and Tract 242, MRGCD Map 38

Construction of a new single family residence on a vacant lot within the proposed subdivision will require payment of Impact Fees. Based on a house size of approximately 2,000 square feet, it is estimated that impact fees will total approximately \$1,332.

JACK CLOUD  
IMPACT FEE ADMINISTRATOR



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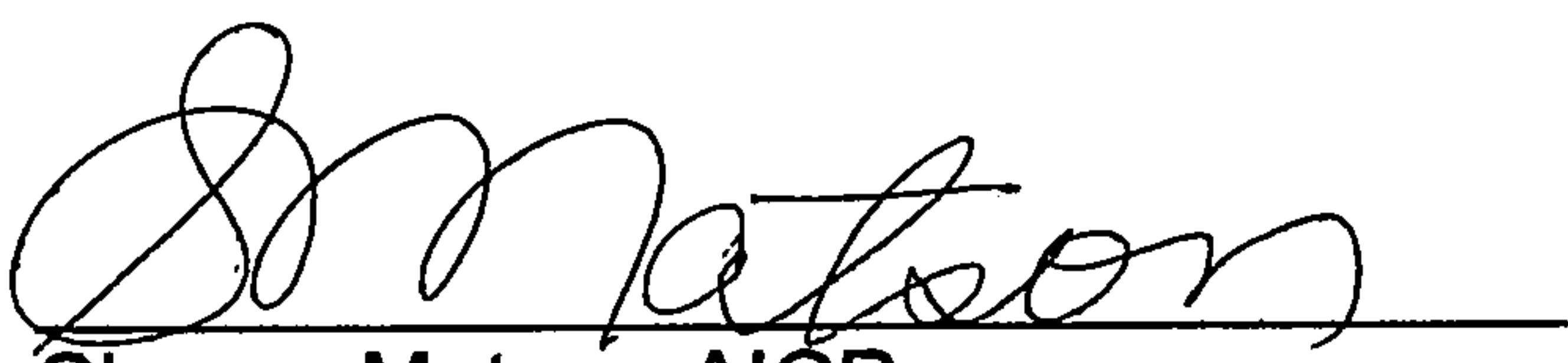
**CITY OF ALBUQUERQUE  
Planning Department  
August 15, 2007  
DRB COMMENTS**

**ITEM # 11**

**PROJECT # 1006733 APPLICATION # 07-70176**

**RE: Lots 19 AND 29, Old Town Gardens/sketch**

Planning will comment once we understand what is existing & what is proposed.



Sheran Matson, AICP  
DRB Chair  
924-3880 [smatson@cabq.gov](mailto:smatson@cabq.gov)

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# PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
08/15/07	TR. 242 MRECD MAP 38 LT# 19 & 20 OLD TOWN GARDEN	SKETCH	COMMENTS GIVEN

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
October 10, 2007  
DRB Comments

ITEM # 14

PROJECT # 1006733

APPLICATION # 07-70288, 70290

RE: Lot 1, Gibson Tract A/minor plat

The AGIS dxf is not approved.

Planning will take delegation for the AGIS dxf approval.



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



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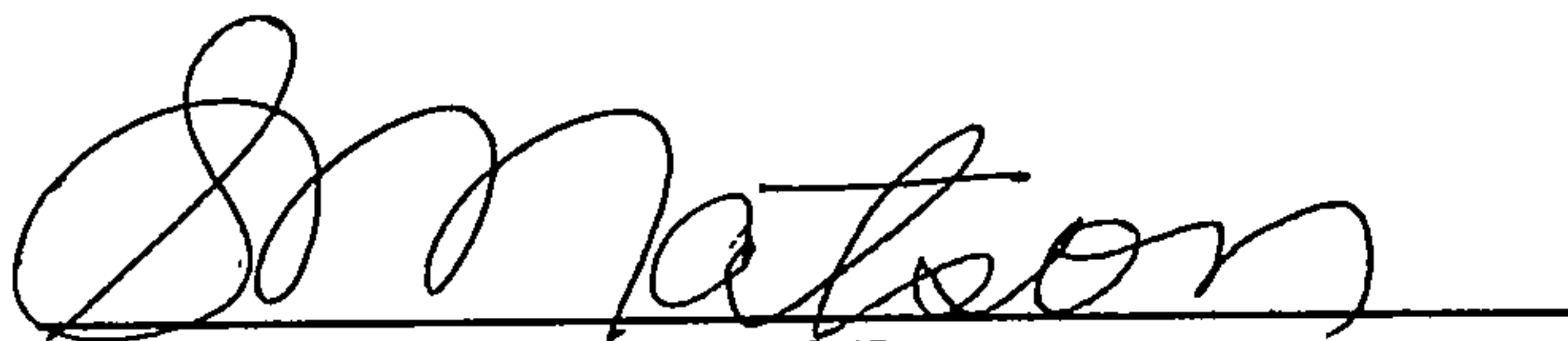
**CITY OF ALBUQUERQUE  
Planning Department  
August 15, 2007  
DRB COMMENTS**

**ITEM # 11**

**PROJECT # 1006733 APPLICATION # 07-70176**

**RE: Lots 19 AND 29, Old Town Gardens/sketch**

Planning will comment once we understand what is existing & what is proposed.



Sheran Matson, AICP

DRB Chair

924-3880 [smatson@cabq.gov](mailto:smatson@cabq.gov)



## IMPACT FEES – # 1006733

Development Review Board 8/15/07 Agenda Item #11  
Sketch Plat: Lots 19 & 20, Old Town Gardens Subdivision  
and Tract 242, MRGCD Map 38

Construction of a new single family residence on a vacant lot within the proposed subdivision will require payment of Impact Fees. Based on a house size of approximately 2,000 square feet, it is estimated that impact fees will total approximately \$1,332.

JACK CLOUD  
IMPACT FEE ADMINISTRATOR

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

10/02/2007 Issued By: PLNABG

PLNABG

**Permit Number: 2007 070 288**

**Category Code 910**

**Application Number: 07DRB-70288, Minor - Preliminary/ Final Plat Approval**

**Address:**

**Location Description: MOUNTIAN RD NW BETWEEN RIO GRANDE BLVD NW AND CONSUELO LANE NW**

**Project Number: 1006733**

**Applicant**  
Stephan Tays

2408 Mountain Rd Nw  
Albuquerque, NM 87104  
247-4221

**Agent / Contact**  
Tierra West Llc  
Ronald Bohannon  
5571 Midway Park Pl Ne  
Albuquerque, NM 87109

twllc@tierrawestllc.com

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$355.00
<b>TOTAL:</b>		<b>\$375.00</b>

City Of Albuquerque  
Treasury Division

10/2/2007 10:47AM LOC: ANNX  
WSH 007 TRANS# 0032  
RECEIPT# 00088751-00088751  
PERMIT# 2007070288 TRSMSP  
Trans Amt \$375.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$355.00  
CK \$375.00  
CHANGE \$0.00

Thank You



# City of Albuquerque



## DEVELOPMENT/PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

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

**PRELIM/FINAL  
SIDEWALK WAIVER  
(DRB21)**

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

L A  
D

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

**APPLICANT INFORMATION:**

Professional/Agent (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303  
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306  
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

APPLICANT: STEPHAN TAYS PHONE: 247-4221  
 ADDRESS: 2406 MOUNTAIN ROAD NW FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87104 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: PHILLIP PEREZ

DESCRIPTION OF REQUEST: DIVIDE ONE EXISTING MERGED TRACT & TWO EXISTING LOTS INTO THREE NEW TRACTS & GRANT ADDITIONAL 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 or Tract No. TRACT 242, MERGED MAP NO. 38 Block: N/A Unit: N/A  
 Subdiv/Addn/TBKA: TOGETHER W LOTS 19&20, OLD TOWN GARDENS  
 Existing Zoning: R-1 Proposed zoning: N/A  
 Zone Atlas page(s): J-13-2 UPC Code: 1-013-058-013-411-21744 MRGCD Map No 38  
1-013-058-020-407-21760

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 07DRB-070176  
PROJ # 1006733

**CASE INFORMATION:**

Within city limits?  Yes  No Within 1000FT of a landfill? NO  
 No. of existing lots: 1 merged tract & 2 lots No. of proposed lots: 3 Total area of site (acres): 0.72 AC  
 LOCATION OF PROPERTY BY STREETS: On or Near: MOUNTAIN ROAD NW  
 Between: 710 GRANDE BLVD NW and CONSUELO LANE NW  
 Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team . Date of review: 8/15/07

SIGNATURE Dan Graney DATE 9.25.07  
 (Print) Dan Graney Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

- 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	
07DRB	70288
07DRB	70289

Action	S.F.	Fees
P&F		\$ 355.00
SW		\$ 0
CMF		\$ 20.00
		\$
		\$
		\$
		\$
		Total
		\$ 375.00

Hearing date October 10, 2007

Andrew [Signature] 10/2/07  
 Planner signature / date

Project # 1006733

Form revised 4/07



**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.

- Waiver*
- 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.

Dan Graney  
 Applicant name (print)  
Dan Graney  
 Applicant signature / date  
 9-25-07



- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 07028 - - 70288

Form revised 4/07  
Andrew J... 10-2-07  
 Planner signature / date  
 Project # 1006733



FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE) 24 copies
- Application for Minor Plat on FORM S-3, including those submittal requirements.
  - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
  - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)** 6 copies
- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14")
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the variance
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
  - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
  - Letter of authorization from the grantors and the beneficiaries (private easement only)
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. 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.

Don Graney  
Applicant name (print)

Don Graney 10.01.07  
Applicant signature / date



Form revised 4/07

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- |                          |         |
|--------------------------|---------|
| Application case numbers |         |
| 07DRB -                  | - 70289 |
| -                        | -       |
| -                        | -       |

Andrew Garcia 10-2-07  
Planner signature / date

Project # 1006733



# *Surveys Southwest, Ltd*

*333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 998-0303 \* Fax \* 998-0306*

October 1, 2007

RICHARD DOURTE  
TRAFFIC ENGINEER  
PLAZA DEL SOL  
600 SECOND STREET NW  
ALBUQUERQUE, NM 87102

REF: SIDEWALK WAIVER REQUEST FOR PROJECT #1006733 – TRACTS A, B,  
& C, OLD TOWN GARDENS

Dear Richard:


This is a request for a sidewalk waiver adjacent to Mountain Road NW. The owner is willing to grant easement for a public sidewalk or dedicate additional street right-of-way.

Currently the sidewalks are along the north right-of-way of Mountain Road NW and to build a small stretch of sidewalk may cause people to cross the street unnecessarily.

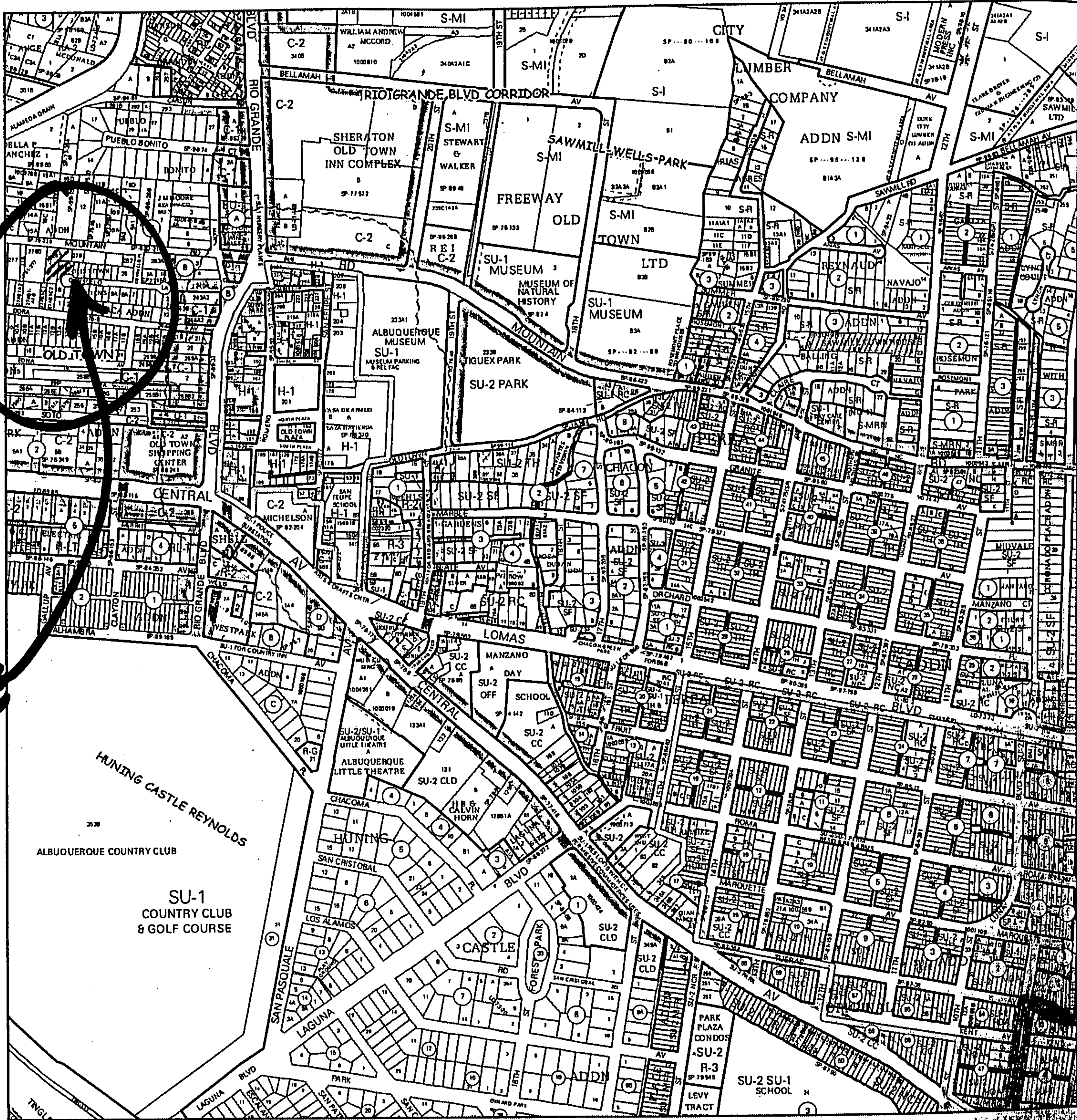
The owner would build a sidewalk when others are built along the south right-of-way.

If you have any questions please feel free to contact me.

Sincerely,

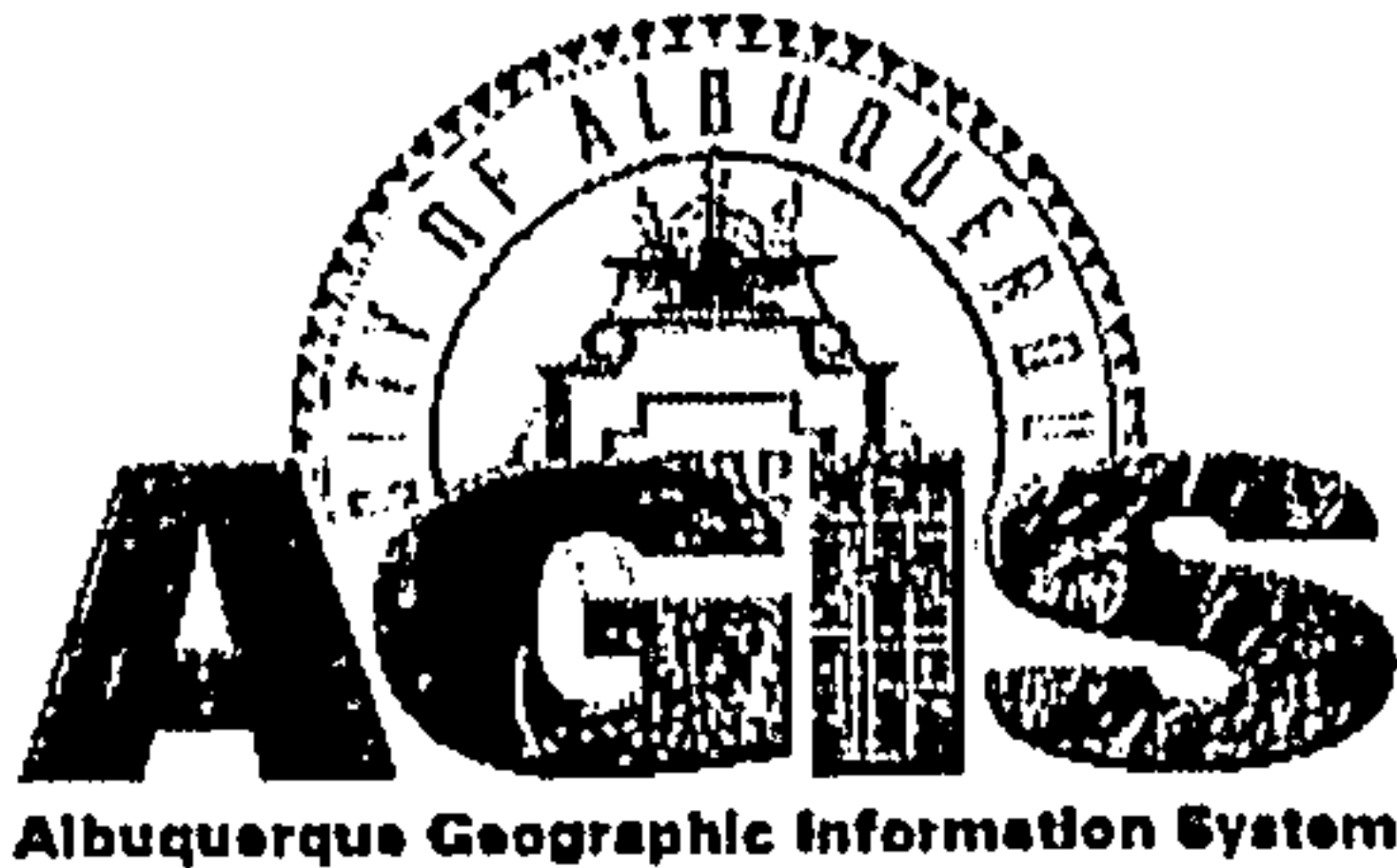
  
Dan Graney  
President



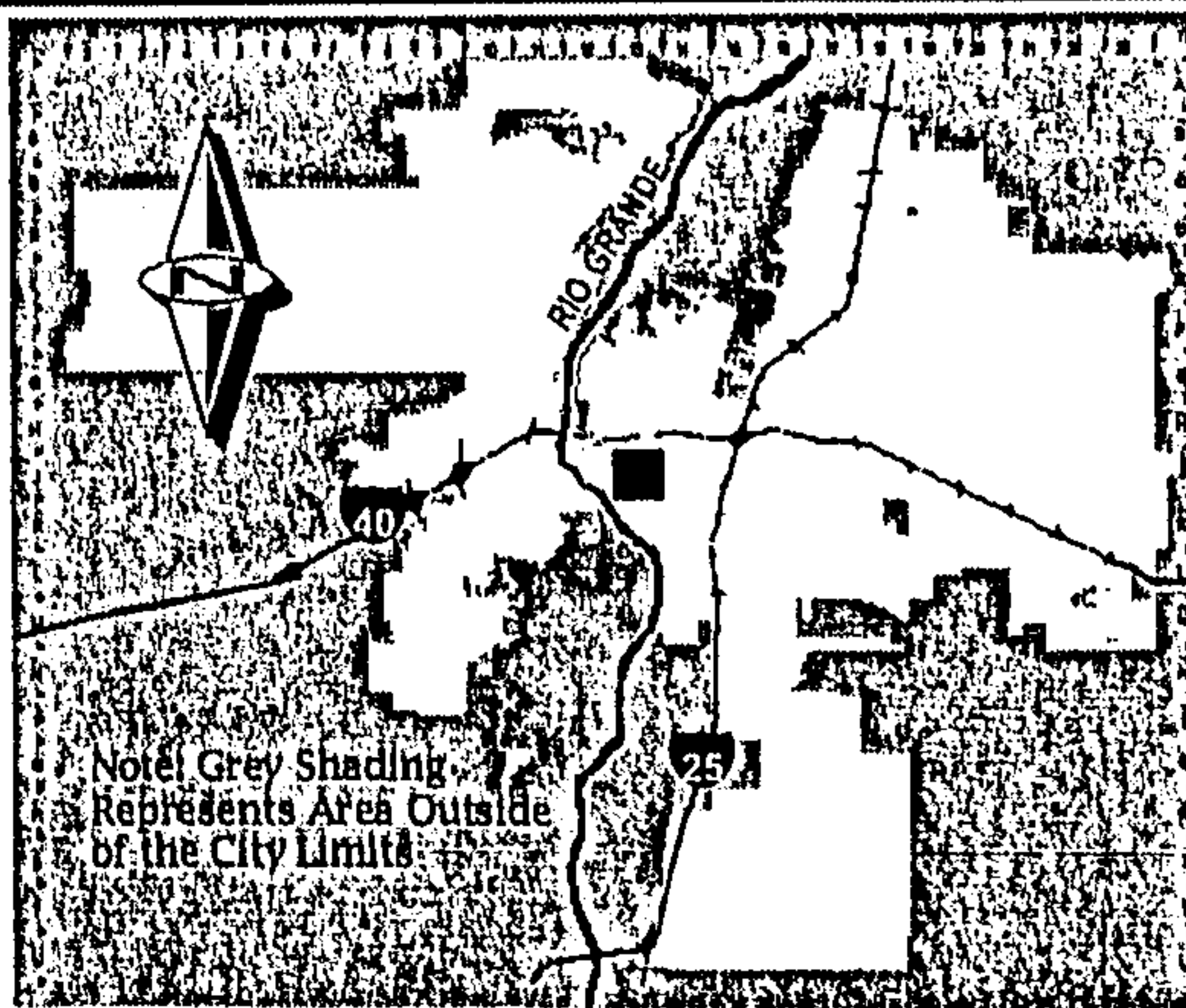


**SITE**

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



Map amended through: 10/25/2006

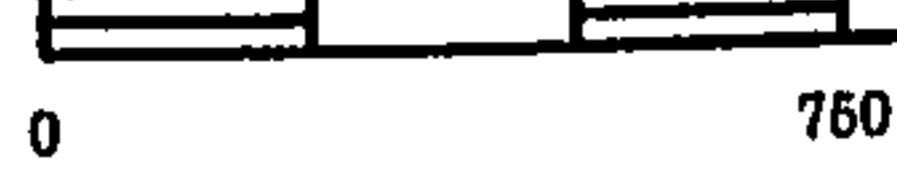


Note: Grey Shading Represents Area Outside of the City Limits

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

Selected Symbols

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





# *Surveys Southwest, Ltd*

*333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 998-0303 \* Fax 998-0306*

\*\*\*

September 25, 2007

DEVELOPMENT REVIEW BOARD MEMBERS  
PLAZA DEL SOL  
600 SECOND STREET NW  
ALBUQUERQUE, NM 87102

REF: PROJECT #1006733 – TRACTS A, B, & C, OLD TOWN GARDENS  
ADDITION

Dear Board Members:

The purpose of the above referenced plat is to divide the western tract into two (2) new tracts.

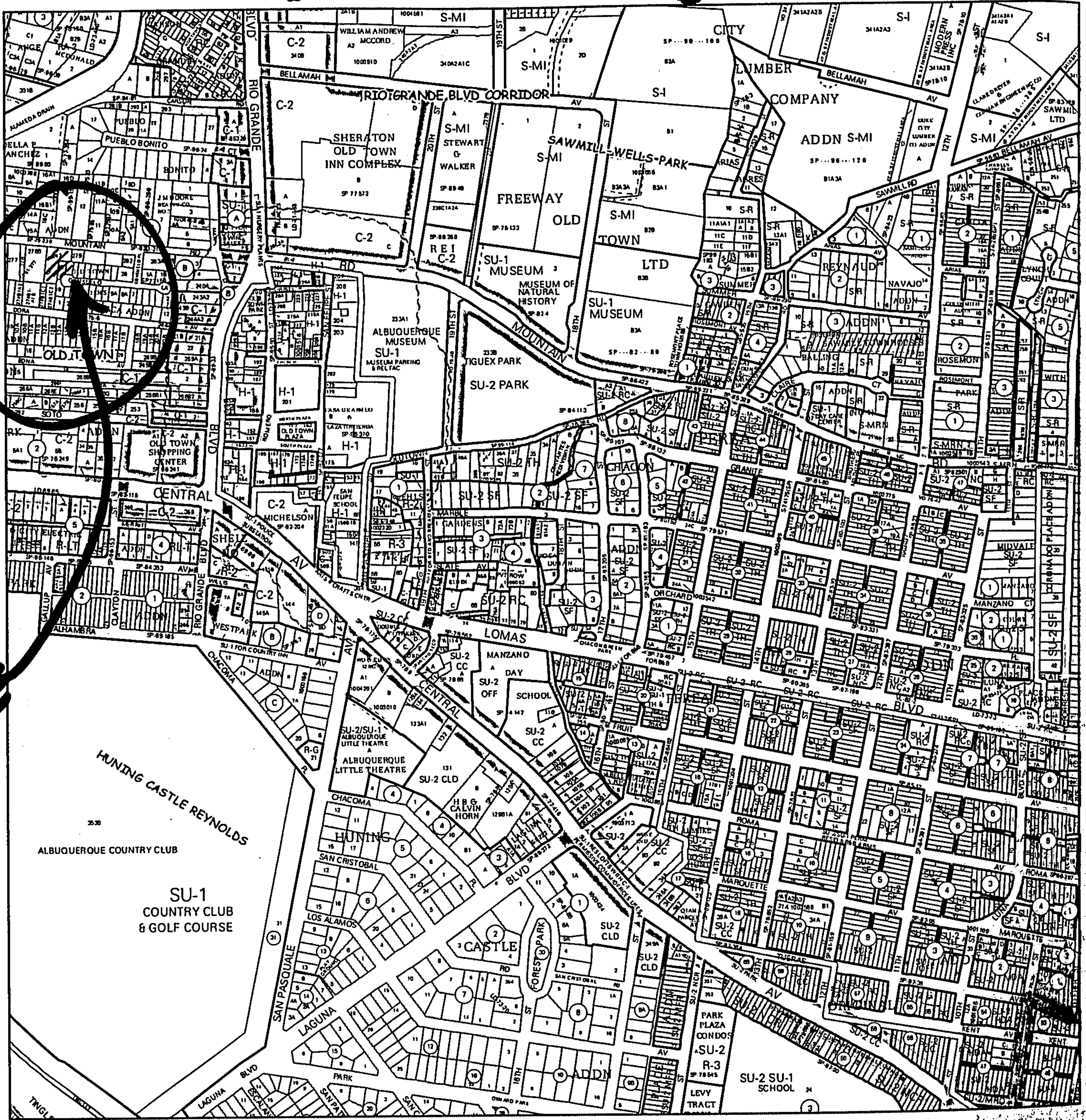
Tract A has an existing residence with a accessory building being a garage with a workout gym and sauna on the second floor. Tract B proposed as a new residence and Tract C has an existing residence.

If you have any questions please feel free to contact me.

Sincerely,

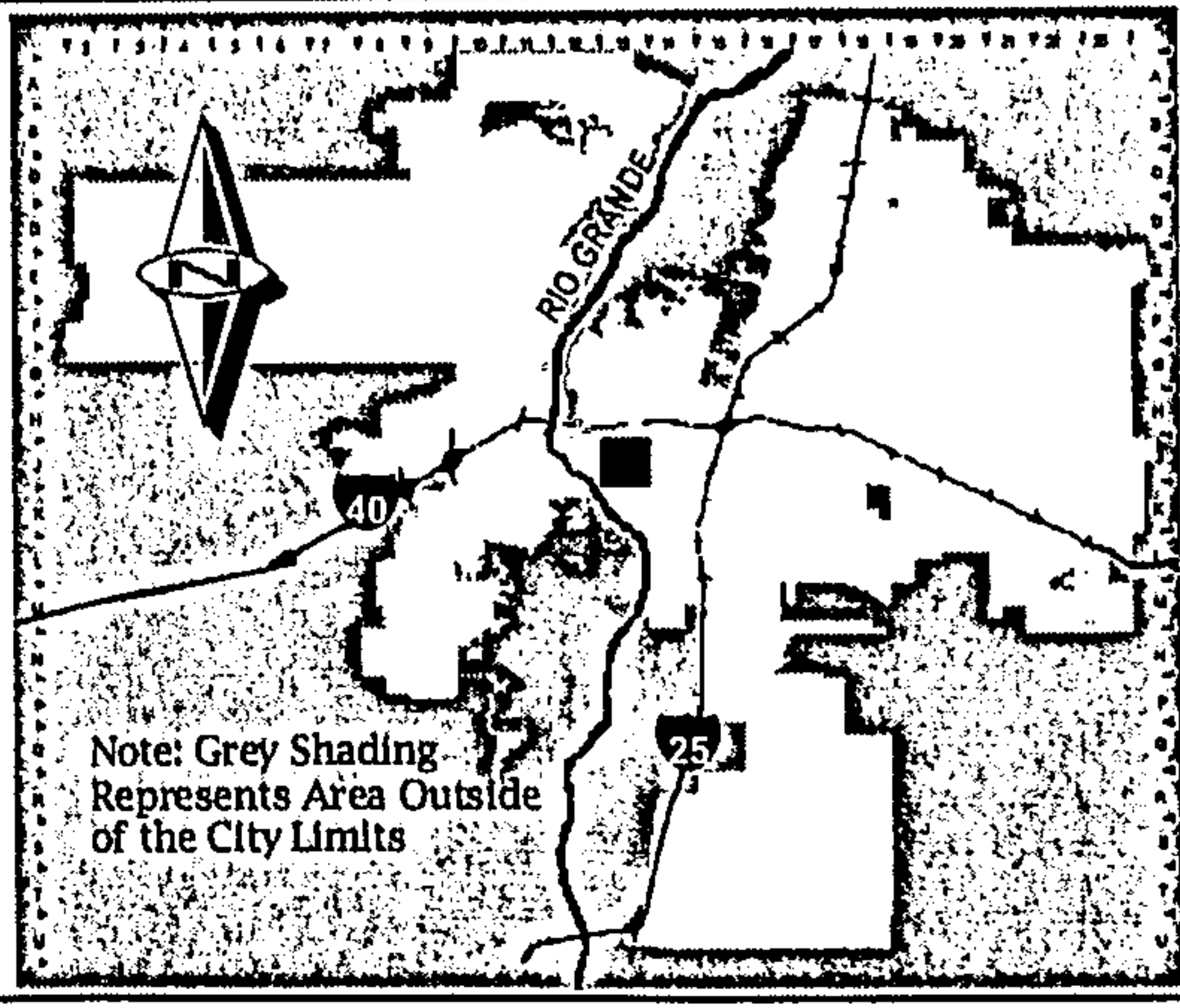
Dan Graney  
President





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

Map amended through: 10/25/2006



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

Selected Symbols

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

0 750 1,500 Feet



**ALBUQUERQUE PUBLIC SCHOOLS  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lots 19 and 20 Old Town Gardens Addition, and Tract 242 MRGCD Map 38, which is zoned as R-1, on September 25, 2007 submitted by Stephen Tays, owner of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because by eliminating the lot line between lots 19 and 20, one lot will be created, Tract C. Also, the owner of the above property will be adding a lot line to the southern portion of Tract 242 MRGCD Map 38 to create Tract B. This will result in no net gain of lots .

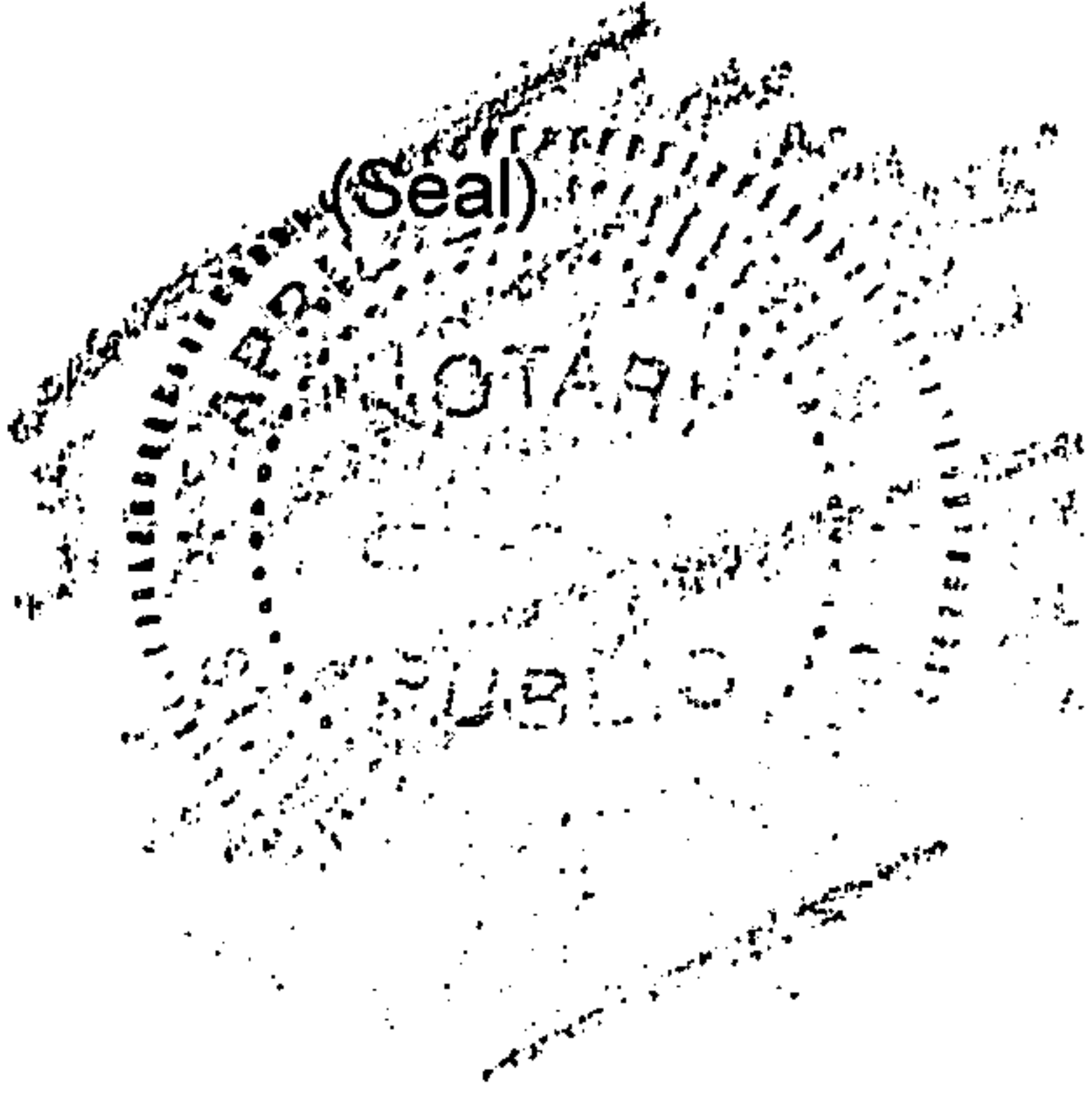
ALBUQUERQUE PUBLIC SCHOOLS

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

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

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on September 25, 2007, by Betty King as Planner, Capital Master Plan of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.



April L. Winters  
Notary Public

My commission expires: May 18, 2011

"EXHIBIT"

✱  
✱  
✱



1" = 30'  
PROJECT NO. 0706EH08  
DRAWN BY PGB  
ZONE ATLAS: J-13-Z

LOS MOCHOS COMPOUND  
(2007C, 146)

FND #4 REBAR  
W/CAP LS11224

6' PUBLIC ROADWAY ESMT. (2007C, 146)

FND 1" PIPE

MOUNTAIN ROAD N.W.  
RIGHT-OF-WAY VARIES

3.5' SIDEWALK

FND 3/4" PIPE

S84°22'09"E

24.4'  
Back of Curb to  
Back of Curb

WAIVER ↗

161.05'

24.4'  
Back of Curb to  
Back of Curb

FND #5 REBAR  
W/CAP LS1010

TRACT A  
OLD TOWN GARDENS ADDITION

SIDEWALK  
EXHIBIT C

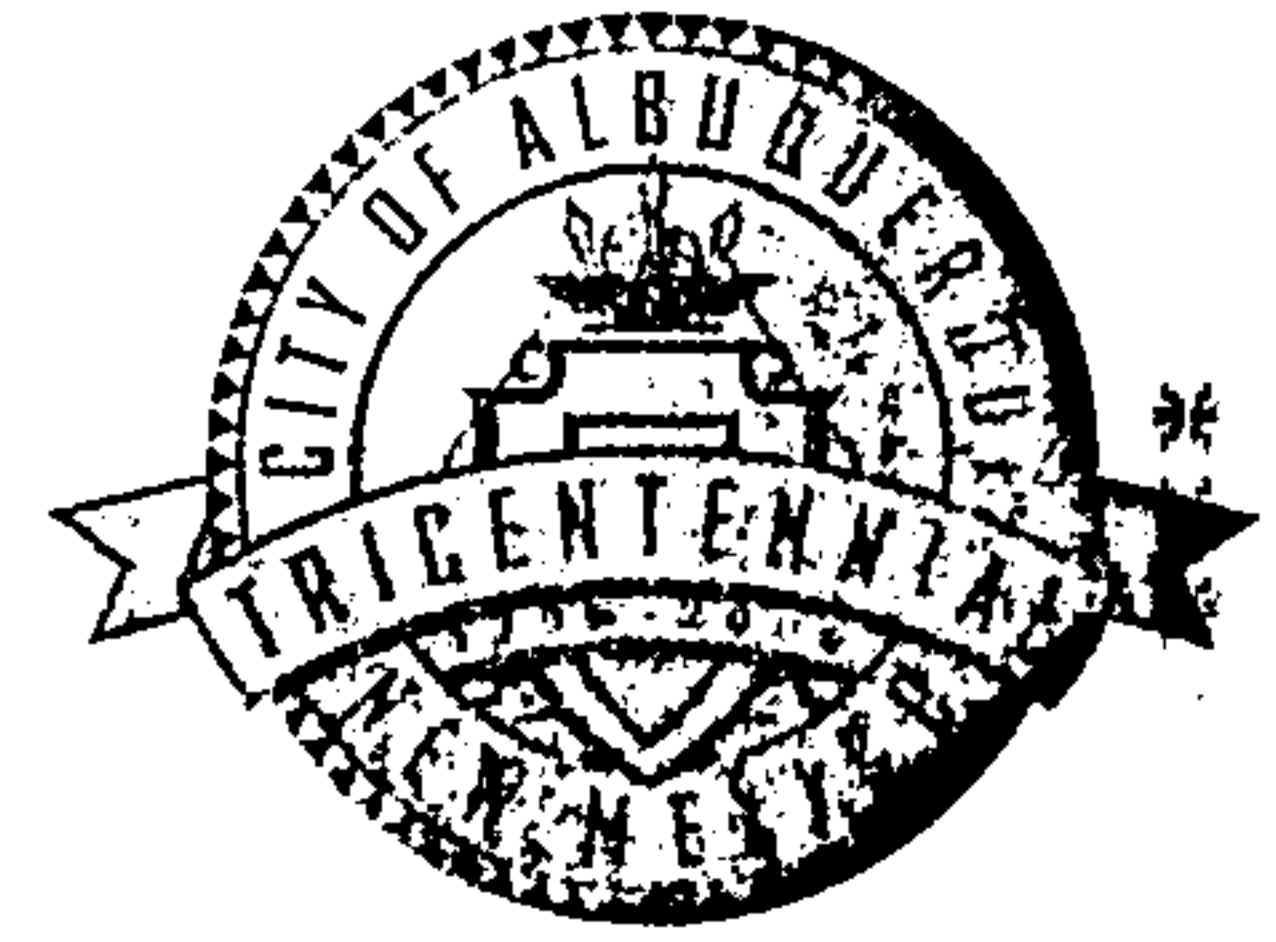
Date 10/10/07

**SURVEYS SOUTHWEST, LTD.**

333 LOMAS BLVD., N.E.  
ALBUQUERQUE, NEW MEXICO  
87102

PHONE: (505) 998-0303  
FAX: (505) 998-0306

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1006733**

**AGENDA ITEM NO: 11**

**SUBJECT:**

Sketch Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

A cross lot drainage easement is required.

P.O. Box 1293

Albuquerque

New Mexico 87103

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

**RESOLUTION:**

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

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

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

**DATE:** AUGUST 15, 2007

0

*discussed*





Supplemental form

**SUBDIVISION**

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

*SKETCH PLAT*

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

**SITE DEVELOPMENT PLAN**

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

P

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

L A D

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

**APPLICANT INFORMATION:**

Professional/Agent (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303  
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306  
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

APPLICANT: STEPHAN TAYS PHONE: 247-4221  
 ADDRESS: A 2406 MOUNTAIN ROAD NW FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87104 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: PHILLIP PEREZ

DESCRIPTION OF REQUEST: DIVIDE ONE EXISTING MRGCD TRACT & TWO LOTS INTO THREE NEW TRACTS & PROVIDE ACCESS TO SAID 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. TRACT 242, MRGCD MAP 38 Block: N/A Unit: N/A  
 Subdiv/Addn/TBKA: TOGETHER W LOTS 19 & 20, OLD TOWN GARDENS  
 Existing Zoning: R-1 Proposed zoning: N/A  
 Zone Atlas page(s): J-13-2 UPC Code: 1-013-058-013-411-21744 MRGCD Map No 38  
1-013-058-020-407-21760

**CASE HISTORY:**

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

**CASE INFORMATION:**

Within city limits?  Yes  No Within 1000FT of a landfill? NO  
 No. of existing lots: 1 MRGCD TRACT & 2 LOTS No. of proposed lots: 3 Total area of site (acres): 0.7204 AC.  
 LOCATION OF PROPERTY BY STREETS: On or Near:  
 Between: TRIO GRANDE BLVD NW and AN MOUNTAIN RD NW  
CONSUELO LANE NW

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

SIGNATURE Dan Graney DATE 8.3.07  
 (Print) Dan Graney Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB 70174</u>	<u>SK</u>	<u>SL(3)</u>	<u>\$</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>8-15-07</u>				Total <u>\$</u>

Planner signature / date [Signature] 8/15/07 Project # 1006733

Form revised 4/07



**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.

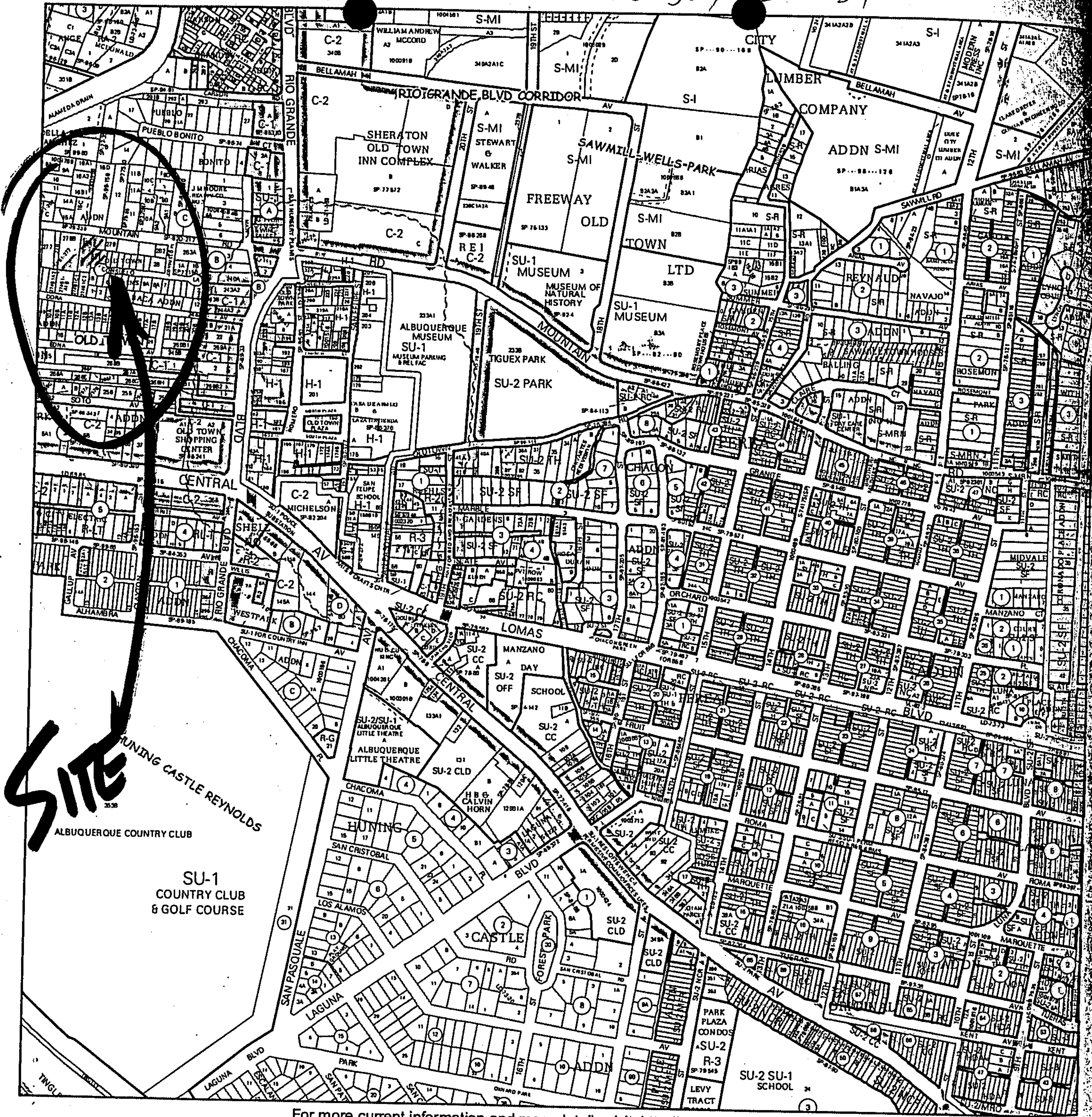
Dan Graney  
Dan Graney Applicant name (print)  
 8.03.07 Applicant signature / date



Checklists complete      Application case numbers  
 Fees collected      07DRB - 070174  
 Case #s assigned  
 Related #s listed

Form revised 4/07  
Ki Es 8/7/07  
 Planner signature / date  
**Project # 1006733**





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

**AGIS**  
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

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

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 10/25/2006



#  
#  
#

# *Surveys Southwest, Ltd*

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*333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 998-0303 \* Fax 998-0306*

August 3, 2007

DEVELOPMENT REVIEW BOARD MEMBERS  
PLAZA DEL SOL  
600 SECOND STREET NW  
ALBUQUERQUE, NM 87102

REF: TRACTS A, B, & C, OLD TOWN GARDENS ADDITION

Dear Board Members:

The purpose of the above referenced sketch plat request is to create a new buildable residential lot off of Consuelo Lane NW (Tract B). The other lots have existing residences.

If you have any questions please feel free to contact me.

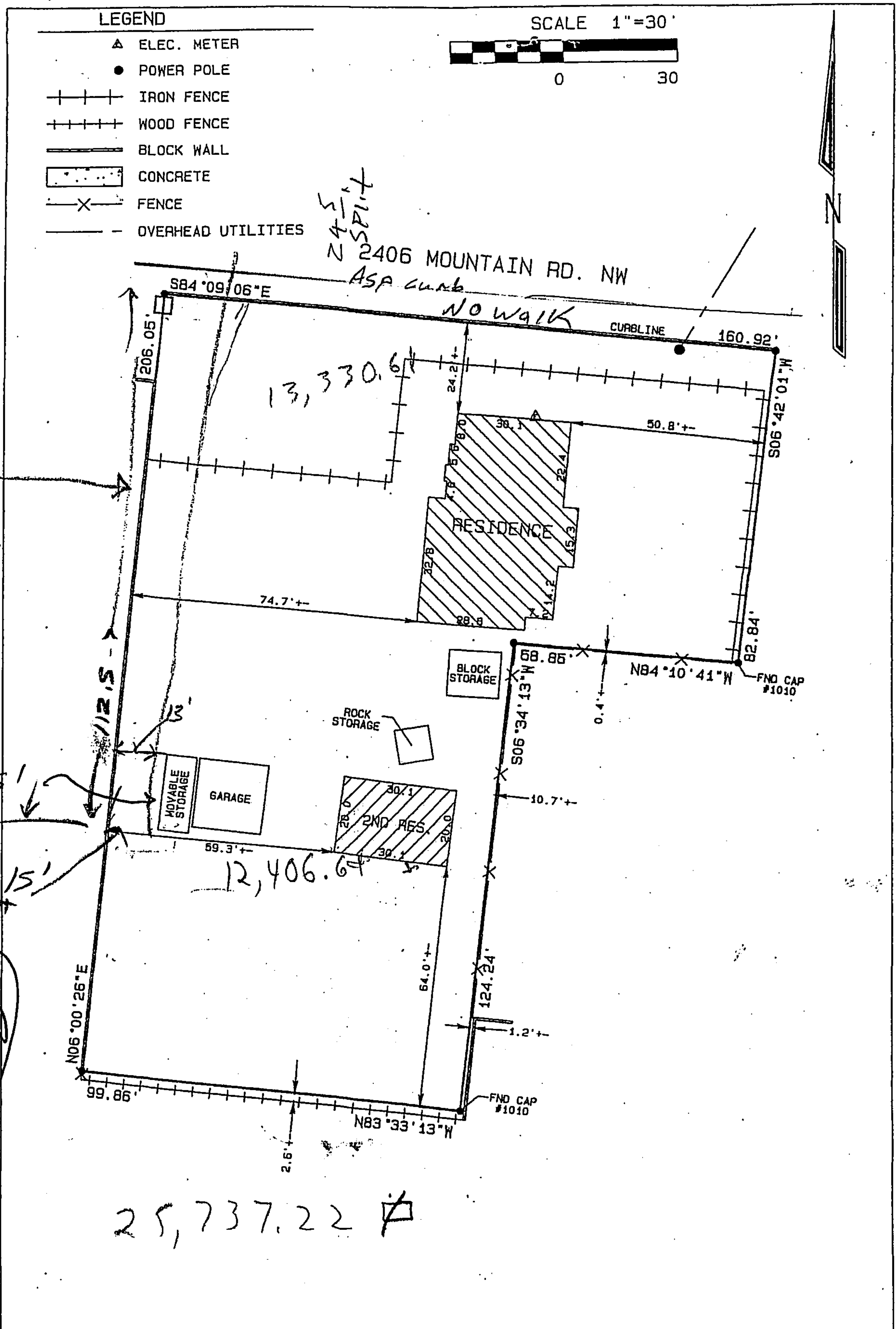
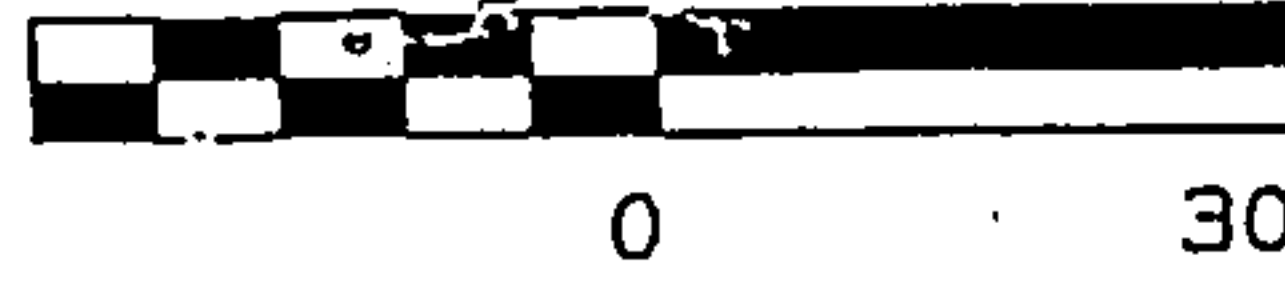
Sincerely,

Dan Graney  
President

LEGEND

- ▲ ELEC. METER
- POWER POLE
- ++++ IRON FENCE
- ++++ WOOD FENCE
- ===== BLOCK WALL
- ..... CONCRETE
- X- FENCE
- OVERHEAD UTILITIES

SCALE 1"=30'



Easment  
 1687.50 ft.  
 X 15 ft.  
 25,312.5

N 4 1/2 W  
 SPLIT

EASMENT

*(Handwritten signature/initials)*

NOTES

IMPROVEMENT LOCATION IS BASED ON PREVIOUS PROPERTY SURVEYS AND MAY NOT REFLECT THAT WHICH MAY BE DISCLOSED BY A BOUNDARY SURVEY. NO MONUMENTS WERE SET. THIS TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD WHICH PERTAIN. THIS IS NOT TO BE RELIED ON FOR THE ESTABLISHMENT OF FENCES, BUILDINGS OR FUTURE IMPROVEMENTS. THIS IS NOT A BOUNDARY SURVEY TO BE USED BY PROPERTY OWNER FOR ANY USE.

MAY 22, 2007  
 ILR: 07-18861

*(Handwritten initials)*



7-18-07  
12/55

Mountain Rd.

5/12/07  
N.W. 1/4

3505  
165  
3670

ASP. CURB

Tract  
"A"

Tract  
279

Tract "C"

RES.

RES.

RES

lot  
21

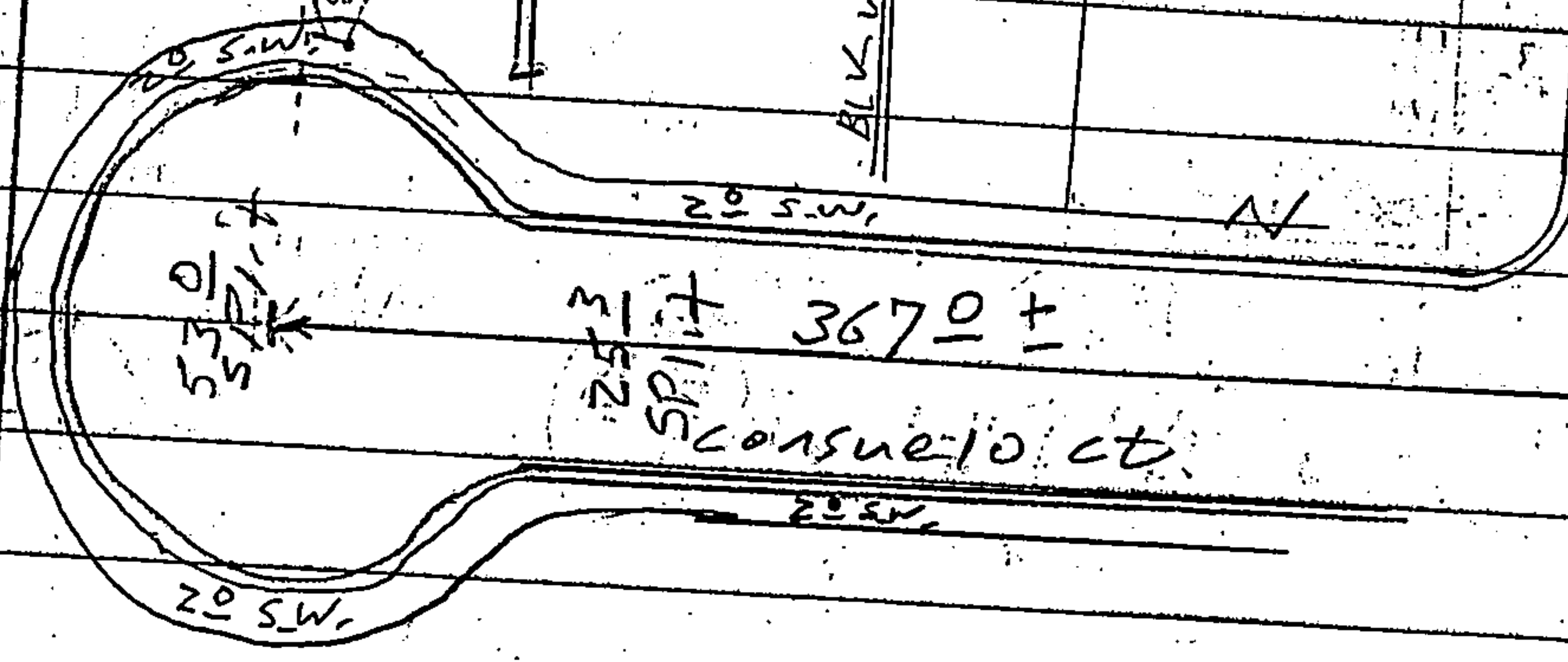
lot  
22

Vacant  
lot

BLK WALL

BLK WALL

33' consueio Pl.  
ROAD SPLIT  
E Road



MIT 3670 ±  
SPLIT  
consueio ct.

55' split

20 SW

20 SW

20 SW