

5. **Project# 1007263**
 09DRB-70012 MAJOR - PRELIMINARY
 PLAT APPROVAL
 09DRB-70013 SIDEWALK WAIVER
 09DRB-70014 MINOR - TEMP DEFR
 SWDK CONST

BOHANNAN HUSTON INC agent(s) for KHANI COMPANY-NASER ALIKHANI request(s) the above action(s) for all or a portion of Tract(s) A-1, **FOUR HILLS VILLAGE- 21ST INSTALLMENT**, zoned R-1, located on HIDEWAY LN SE AND WARM SANDS DR SE AND OPEN SPACE containing approximately 7.2734 acre(s). (M-23)[Deferred from 2/11/09, 3/4/09, 3/18/09] **DEFERRED TO 4/29/09 AT THE AGENT'S REQUEST.**

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

6. **Project# 1003522**
 09DRB-70127 EXT OF SIA FOR TEMP
 DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of **SYDNEY PLACE** zoned RA-2, located on CANDELARIA NW BETWEEN INDIAN FARM LANE NW AND LA PLAZA NW containing approximately 4.3758 acre(s). (G-13) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

7. **Project# 1003571**
 09DRB-70128 EXT OF SIA FOR TEMP
 DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for VANTAGE BUILDERS, INC request(s) the above action(s) for all or a portion of **EL RANCHO GRANDE I** zoned R-LT, located on BLAKE RD SW BETWEEN 98TH ST SW AND MUSTANG RIDGE DR SW containing approximately 35.1413 acre(s). (N-9) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

8. ~~**Project# 1006749**~~
 09DRB-70123 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL

BRUNO MOROSIN agent(s) for BRUNO MOROSIN request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 13, **FOUR HILLS VILLAGE AND 14TH INSTALLMENTS Unit(s) 2nd & 14th**, zoned R-1, located on HIDEWAY LN SE BETWEEN STAGECOACH RD SE AND SAGEBRUSH TR SE containing approximately 3.6051 acre(s). (M-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED.**

9. **Project# 1007726**
 09DRB-70131 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for RICHARD ADAMS & TERESA SMITH request(s) the above action(s) for all or a portion of Lot(s) 1 & 4, Block(s) 5, **RINCON SUBDIVISION** zoned R-D, located on CONRAD NW BETWEEN CHAPLIN NW AND ASTAIR NW containing approximately .348 acre(s). (F-10) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006749

AGENDA ITEM NO: 8

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque No adverse comments.

NM 87103

RESOLUTION:

www.cabq.gov APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

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

DATE: April 8, 2009



COMPLETED 04/08/09 st(
DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB Application No.: 09DRB-70123

Project # 1006749

Project Name: FOUR HILLS VILLAGE AND 14TH INSTALLMENTS UNIT 2ND & 14TH

Agent: BRUNO MOROSIN

Phone No.:

Your request was approved on 04-08-09 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: [blank lines]

UTILITIES: [blank lines]

CITY ENGINEER / AMAFCA: [blank lines]

PARKS / CIP: [blank lines]

PLANNING (Last to sign): [blank lines]

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:



DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB Application No.: 09DRB-70123

Project # 1006749

Project Name: FOUR HILLS VILLAGE AND 14TH INSTALLMENTS UNIT 2ND & 14TH

Agent: BRUNO MOROSIN

Phone No.:

Your request was approved on 04-08-09 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

Created On:

6749

DXF Electronic Approval Form

DRB Project Case #: 1006749

Subdivision Name: FOUR HILLS VILLAGE SECOND INSTALLMENT BLOCK 13 LOT 1A & FOUR HILLS VILLAGE FOURTEENTH INSTALLMENT BLOCK 13

Surveyor: THOMAS D JOHNSTON

Contact Person: THOMAS D JOHNSTON

Contact Information: 255-2052

DXF Received: 4/3/2009

Hard Copy Received: 4/3/2009

Coordinate System: NMSP Grid (NAD 83)


Approved

04-04-2009
Date

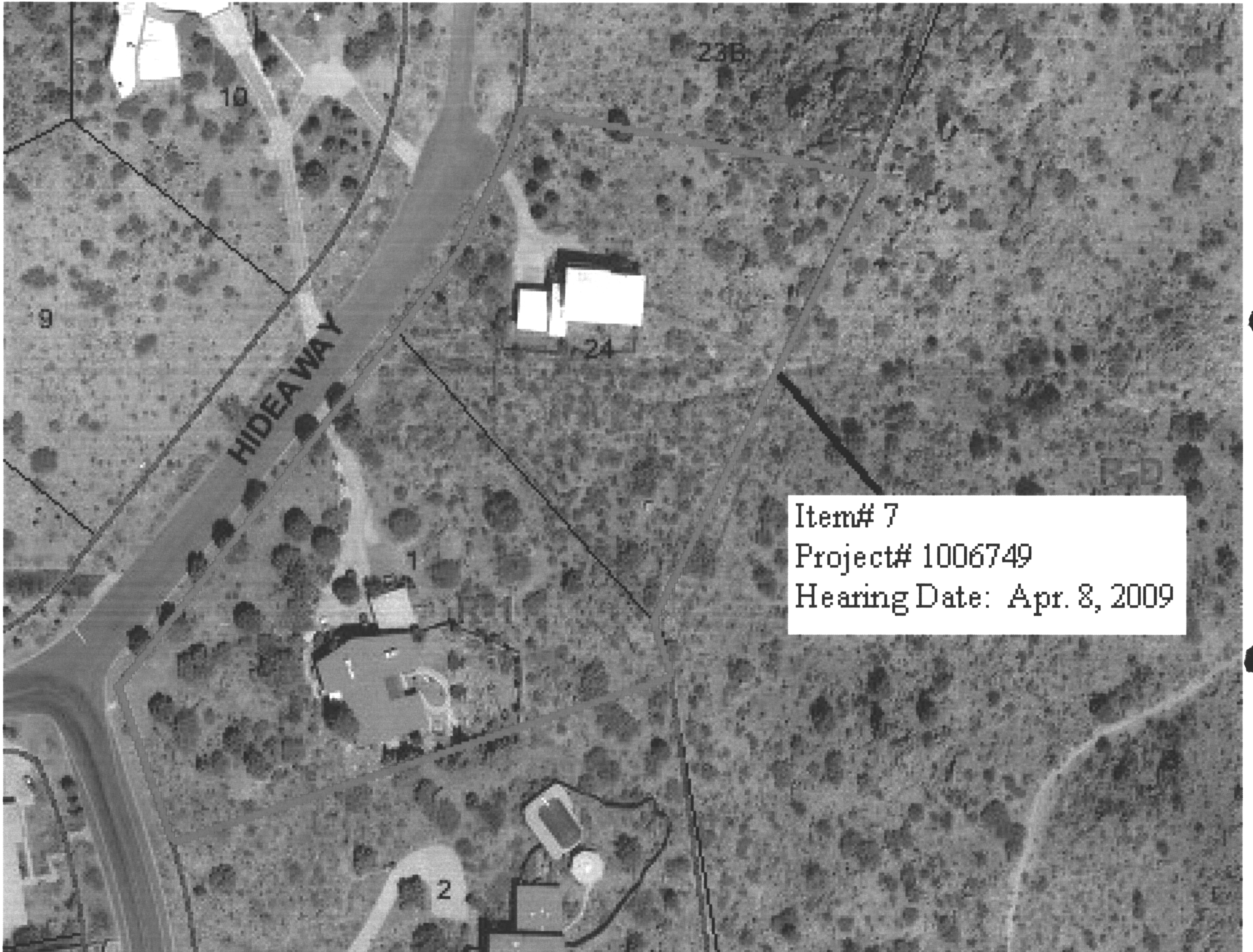
* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc 6749

to agiscov on 4/3/2009

Contact person notified on 4/3/2009



Item# 7
Project# 1006749
Hearing Date: Apr. 8, 2009

8. **Project# 1006845**
08DRB-70415 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
NMQC 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 TR NW AND GRANDE DR NW containing approximately .7452 acre(s). (F-14) *[Deferred from 10/1/08]* **DEFERRED TO 10/15/08 AT THE AGENT'S REQUEST.**
9. **Project# 1006936**
08DRB-70426 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
RIO GRANDE SURVEYING CO. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Block(s) 29 & PARK SITE, **TRANSPORTATION CENTRAL (TO BE KNOWN AS SILVER GARDENS)**, zoned SU-3, located on 2ND ST SW BETWEEN LEAD SW AND GOLD SW containing approximately 3.3 acre(s). (K-14) *[Deferred from 10/1/08]* **DEFERRED TO 10/15/08 AT THE AGENT'S REQUEST.**
10. **Project# 1007459**
08DRB-70393 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
CARTESIAN SURVEYS INC agent(s) for CHARLES ABBOT request(s) the above action(s) for all or a portion of Lot(s) 10-15, Block(s) 12, **ALBRIGHT-MOORE ADDITION**, zoned S-R, located on LOS TOMASES NW AND KINLEY AVE NW containing approximately .4864 acre(s). (J-14) *[Deferred from 9/24/08]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**
11. ~~**Project# 1006749**~~
08DRB-70429 SIDEWALK WAIVER
08DRB-70432 SKETCH PLAT REVIEW
AND COMMENT
BRUNO MOROSIN request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 13, **FOURHILLS VILLAGE ADDITION**, zoned R-1, located on HIDEAWAY LN SE AND STAGECOACH SE containing approximately 1.706 acre(s). (M-23) **NO ACTION TAKEN.**

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

12. **Project# 1007489**
08DRB-70419 SKETCH PLAT REVIEW
AND COMMENT
CITY OF ALBUQUERQUE REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Tract(s) C-42, B-4, 106, 107 & 108, **TOWN OF ATRISCO & HUBBELL HEIGHTS**, zoned SU-2 FOR IP, located on UNSER NW BETWEEN CENTRAL AVE NW AND BLUEWATER RD NW containing approximately 9.9511 acre(s). (K-10) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

October 8, 2008

DRB Comments

ITEM # 11

PROJECT # 1006749

APPLICATION # 08-70432

RE: Lot 24, Block 13, Four Hills Village Addition

A Sidewalk Variance request must accompany a plat application; based on the low density of and lack of sidewalks in the area, the Planning Department would not object to such a variance.

Waiver of curb and gutter would require a Subdivision Design Variance (which also must accompany a plat application). Planning would not support such a variance.

The proposed plat still does not meet the minimum 60 foot lot width requirement, which is measured 50 feet back from the edge of the access easement.



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

**CITY OF ALBUQUERQUE
Planning Department
August 29, 2007
DRB Comments**

ITEM # 11

PROJECT # 1006749 APPLICATION # 07-70199

**RE: Lot 24, Block 13, 4 Hills Village Addition, 14th
Installment/sketch**

Is the existing house encroaching into the right of way for Hideway Lane? The proposed house must meet all setback requirements.

Be advised that any plats approved by DRB must contain the following language from the City Subdivision Ordinance:

Section 14-14-4-7(B) "No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision."

In addition, City Resolution, R-06-74, requires that all residential plats brought before DRB for approval must have a signed APS Pre-Development Facility Fee Agreement as part of the application submittal. Please contact Betty King at APS at 842-4514 for information.



Sheran Matson, AICP

DRB Chair

924-3880 smatson @ cabq.gov



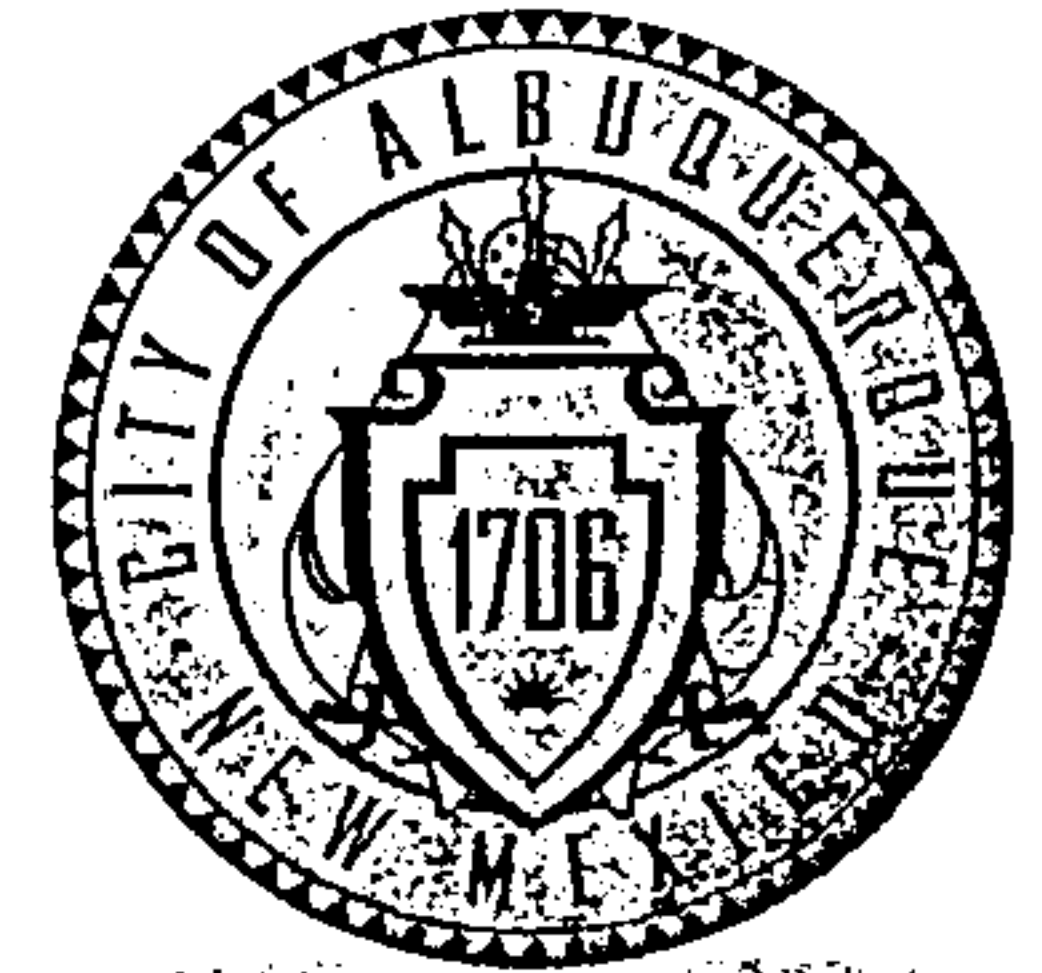
IMPACT FEES – # 1006749

Development Review Board 8/29/07 Agenda Item #11
Sketch Plat: Lot 24, Block 13, Four Hills Village Addition 14th
Installment

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 \$1,592.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006749

AGENDA ITEM NO: 17

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Need cross-lot drainage easement.

RESOLUTION:

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

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

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

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

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

FOR: _____

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

DATE: May 21, 2008

discussal

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



**DEVELOPMENT REVIEW BOARD
Action Sheet**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building
May 21, 2008**

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development

Brad Bingham, P.E., Hydrology/ Alternate City Engineer

Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA

Christina Sandoval, Parks/Municipal Development

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. Project# 1007258**
08DRB-70200 – SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT

RICK BENNETT ARCHITECTS agent(s) for RIO GRANDE PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 7A, **JOURNAL CENTER PHASE 2, UNIT 1**, zoned IP, located at the southern terminus of HANCOCK CT NW south of WOLCOTT AVE NW containing approximately 0.5 acre(s). (D-17) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR JOURNAL CENTER ARCHITECTURAL COMMENTS APPROVAL AND TO TRANSPORTATION FOR WRITTEN COMMENTS.**
- 2. Project# 1007259**
08DRB-70201 – SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT

PETER BUTTERFIELD, ARCHITECT agent(s) for ALAMEDA PARTNERS, LLC request(s) the above action(s) for all or a portion of Lot 1, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on the southwest corner of ALAMEDA PARK DR NW AND ALAMEDA RD NW containing approximately 2.2014 acre(s). (C-16) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR COMMENTS. 3 COPIES OF APPROVED SITE PLAN MUST BE PROVIDED TO PLANNING.**

3. **Project# 1005540**
08DRB-70187 VACATION OF PUBLIC
EASEMENT
08DRB-70188 MAJOR - PRELIMINARY
PLAT APPROVAL
08DRB-70189 - TEMPORARY
DEFERRAL OF SIDEWALK
CONSTRUCTION

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, INC. request(s) the above action(s) for all or a portion of Tract(s) D & E, **LA CUENTISTA SUBDIVISION**, zoned SU-2 (VOLCANO HEIGHTS SECTOR PLAN), located on the east side of KIMMICK DR NW BETWEEN FIRE THORN LN NW AND ROSA PARKS RD NW containing approximately 91.037 acre(s). (C-11, D-11)[*Deferred from 5/14/08*] **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 4/18/08 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE.**

4. **Project# 1006822**
08DRB-70146 VACATION OF PUBLIC
RIGHT-OF-WAY
08DRB-70147 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for 2000 GOLD AVE LLC PHILLIP RABY PRINCIPAL request(s) the above action(s) for all or a portion of Lot(s) 1&2, Block(s) 76, **TERRACE ADDITION, TOGETHER WITH VACATED PORTIONS OF TERRACE ST GOLD AV & BUENA VISTA DR**, zoned SU-2 / PR, located on GOLD AV SE BETWEEN TERRACE ST SE AND BUENA VISTA DR SE containing approximately 0.411 acre(s). (R-15) [*Deferred from 4/16/08 & 4/30/08.*] **DEFERRED TO 6/4/08 AT THE AGENT'S REQUEST.**

5. **Project# 1001275**
08DRB-70192 MAJOR - 2YR
EXTENSION OF SUBDIVISION
IMPROVEMENTS

CONSENSUS PLANNING INC agent(s) for TEAM RETAIL COTTONWOOD, LTD request(s) the above action(s) for all or a portion of Lot(s) 1, **LOWES SUBDIVISION**, zoned SU-1/C-2/IP/R-3, located on the north side of OLD AIRPORT AVE NW BETWEEN COTTONWOOD DR NW AND COORS BLVD NW containing approximately 8.13 acre(s). (A-14) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

6. **Project# 1000572**
08DRB-70197 VACATION OF PUBLIC
EASEMENT

SURV-TEK INC agent(s) for MW DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **THE PRESIDIO (TBK COPPER POINTE SUBDIVISION)** zoned SU-1 FOR PRB, located on COPPER AVE NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE containing approximately 18.9993 acre(s). (K-21) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

08DRB-70212 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
08DRB-70226 EPC APPROVED SDP
FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for NW DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, B-2, B-3, B-4 & B-5, **THE PRESIDIO** zoned SU-1 FOR IP, located on COPPER AVE NE BEWEEN EUBANK BLVD NE AND MORRIS ST NE containing approximately 19 acre(s). (K-21) **DEFERRED TO 5/25/08 AT THE AGENT'S REQUEST.**

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

7. **Project# 1004221**
08DRB-70228 EPC APPROVED SDP
FOR BUILD PERMIT

CONSENSUS PLANNING agent(s) for KENNY HINKES request(s) the above action(s) for all or a portion of Lot(s) D-3, **ACADEMY PLACE SUBDIVISION** zoned SU-1 FOR INSTITUTION, located on JUAN TABO BLVD NE BETWEEN SPAIN RD NE AND OSUNA RD NE containing approximately 1.0842 acre(s). (F-21) [*Planner – Randall Falkner*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR REVISED PLAN PER COMMENTS, AND TO ABCWUA FOR REVISED UTILITY PLAN.**

8. **Project# 1000771**
08DRB-70218 AMENDED EPC SDP
FOR SUBDIVISION

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** zoned SU-1, R-2, C-2, IP USES, located on EAGLE RANCH RD AND IRVING BLVD containing approximately 6.76 acre(s). (B-13) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED. 3 COPIES OF APPROVED SITE PLAN MUST BE PROVIDED TO PLANNING.**

9. **Project# 1003125**
08DRB-70183 MINOR - SDP FOR
BUILDING PERMIT

MOLZEN-CORBIN & ASSOCIATES agent(s) for TRI MOTOR LLC request(s) the above action(s) for all or a portion of Tract(s) S-1, **AEROSPACE TECHNOLOGY PARK IN DOUBLE EAGLE II AIRPORT**, zoned SU-1 FOR AIRPORT & REL FAC, located on AEROSPACE PARKWAY NW BETWEEN SHOOTING RANGE PARK RD NW AND AREOSPACE PARKWAY NW containing approximately 2 acre(s). (G-6) *[Deferred from 4/30/08 & 5/7/08]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR WRITTEN COMMENTS AND TO ABCWUA FOR REVISED UTILITY PLAN. 3 COPIES OF SITE PLAN MUST BE PROVIDED TO PLANNING.**

10. **Project# 1003801**
08DRB-70227 EPC APPROVED SDP
FOR BUILD PERMIT

DAC ENTERPRISES, INC agent(s) for DOUG PETERSON request(s) the above action(s) for all or a portion of Lot(s) 28-A, Block(s) A, **ALTURA ADDITION** zoned SU-1 FOR C-1 W/ EXCEPTIONS, located on CARLISLE BLVD NE BETWEEN INDIAN SCHOOL RD NE AND HANNETT AVE NE containing approximately 1 acre(s). (J-16) *[Planner – Jennifer Donofrio]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED. 3 COPIES OF APPROVED SITE PLAN MUST BE PROVIDED TO PLANNING**

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

11. **Project# 1005073**
08DRB-70217 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ALEJANDRO GONZALES-BASURTO agent(s) for GABRIEL & ARLENE GONZALES-BASURTO request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 2, **ROSEMONT PARK ADDITION** zoned SR, located on 12TH ST NW BETWEEN ROSEMONT AVE NW AND ARIAS AV NW containing approximately .48 acre(s). (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DEED DOCUMENT WEST OF 1- 40 BEFORE 1973. SHOW SETBACK FROM NEW PROPERTY LINE.**

12. **Project# 1006571**
08DRB-70225 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

DOUG SMITH agent(s) for GEROGE EK request(s) the above action(s) for all or a portion of Tract(s) 309-B-2, **LANDS OF GEORGE R EK** zoned RA-2, located on MOUNTAIN RD NW BETWEEN MONTROYA RD NW AND LULAC AVE NW containing approximately .5326 acre(s). (J-12) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO INDICATE REVISED WATER AND SEWER EASEMENTS TO DISCLOSURE STATEMENT.**

13. **Project# 1006868**
08DRB-70220 MAJOR - FINAL PLAT APPROVAL
- TIERRA WEST LLC agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 35, **NORTH ALBUQUERQUE ACRES / TBK LOTS 1-4, DEL NORTE PLAZA Unit(s) B**, zoned SU-2 FOR IP USES, located on HOLLY AVE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 7.4007 acre(s). (C-18) **THE FINAL PLAT WAS APPROVED. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**
14. **Project# 1006939**
08DRB-70078 MINOR - FINAL PLAT APPROVAL
- WAYJOHN SURVEYING INC agent(s) for E&J INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **BRUNACINI INDUSTRIAL PARK Unit 3**, zoned M-1, located on PHOENIX AVE NE BETWEEN VASSAR DR NE AND GIRARD BLVD NE containing approximately 1.9085 acre(s). (H-16) [*Deferred from 2/27/08, 3/5/08 & 3/12/08*] **THE FINAL PLAT WAS APPROVED. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**
15. **Project # 1002455**
07DRB-70004 VACATION OF PRIVATE EASEMENT
07DRB-70005 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- RIO GRANDE SURVEYING CO. agent(s) for SAN ANTONIO PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 3-7, **JJ SUBDIVISION**, zoned SU-1 for C-1 USES, located on SAN ANTONIO NE between INTERSTATE 25 NE and FOREST HILLS NE containing approximately 6.5044 acre(s). [*Indef deferred from 5/30/07*] (E-18) **DEFERRED TO 5/28/08 AT THE AGENT'S REQUEST.**
16. **Project# 1007214**
08DRB-70169 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for KENDALL SYKES C/O: TERRY SYKES request(s) the above action(s) for all or a portion of Lot(s) L-4, **COLES INDUSTRIAL SUBD., #2** zoned M-1, located on STANFORD DR NE BETWEEN CANDELARIA RD NE AND VASSAR NE containing approximately 0.267 acre(s). (H-16) [*Deferred from 4/16/08, 4/30/08 & 5/14/08*]. **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

17. ~~Project#-1006749~~
08DRB-70216 SKETCH PLAT REVIEW
AND COMMENT

BRUNO MOROSIN agent(s) for BRUNO MOROSIN request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 13, **FOUR HILLS VILLAGE ADDITION** zoned R-1, located on HIDEAWAY LN SE AND STAGE COACH containing approximately 1.706 acre(s). (M-23)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for March 5, 2008.

Other Matters: None

ADJOURNED: 11:20

ALBUQUERQUE
PLANNING DEPARTMENT
May 21, 2008
DRB Comments

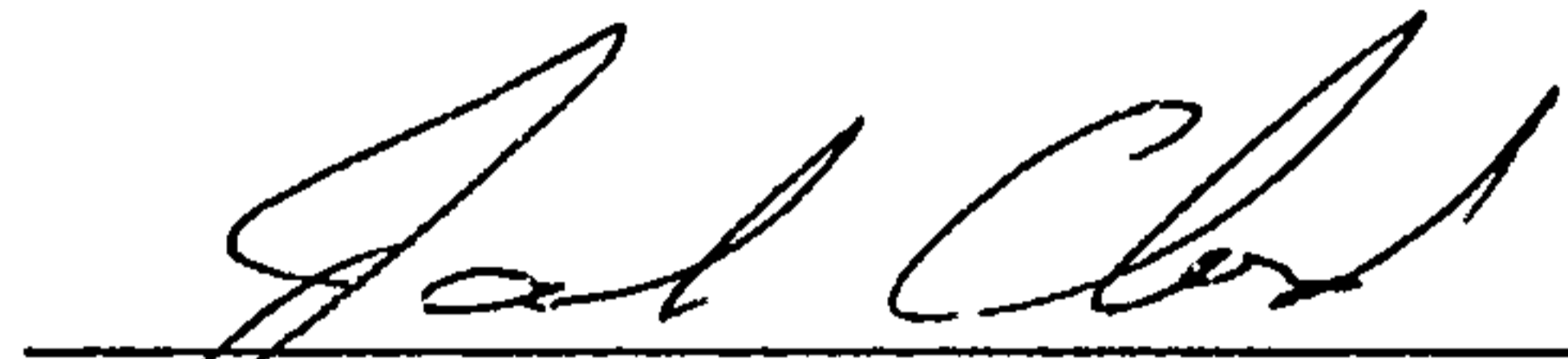
ITEM # 1

PROJECT # 1006749

APPLICATION # 08-70216

RE: Lot 24, Block 13, 4 Hills Village Addition

The 'narrow neck entrance' to the proposed new lot would need to be a private access, drainage, water & sewer easement overlaid on the 'front' lot.



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

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1006749 Item No. 11 Zone Atlas M-23

DATE ON AGENDA 8-29-07

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

No. Comment

- 1) Standard infrastructure per the DPM is required.
- 2) What is the distance from face of curb to the property line?
- 3) Are the sidewalks in place?
- 4) The access to the rear lot will need to be 15' minimum.

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



IMPACT FEES – # 1006749

Development Review Board 8/29/07 Agenda Item #11
Sketch Plat: Lot 24, Block 13, Four Hills Village Addition 14th
Installment

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 \$1,592.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

**CITY OF ALBUQUERQUE
Planning Department
August 29, 2007
DRB Comments**

ITEM # 11

PROJECT # 1006749 APPLICATION # 07-70199

**RE: Lot 24, Block 13, 4 Hills Village Addition, 14th
Installment/sketch**

Is the existing house encroaching into the right of way for Hideway Lane? The proposed house must meet all setback requirements.

Be advised that any plats approved by DRB must contain the following language from the City Subdivision Ordinance:

Section 14-14-4-7(B) "No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision."

In addition, City Resolution, R-06-74, requires that all residential plats brought before DRB for approval must have a signed APS Pre-Development Facility Fee Agreement as part of the application submittal. Please contact Betty King at APS at 842-4514 for information.



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: 1006749

AGENDA ITEM NO: 11

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

A cross lot drainage easement will be required.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham

City Engineer / AMAFCA Designee

505-924-3986

DATE: AUGUST 29, 2007

0

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
08/29/07	LT# 24 FOUR HILLS VILLAGE 1006749	SKETCH	COMMENTS GIVEN

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/26/2009 Issued By: PLNSDH

Permit Number: 2009 070 123

Category Code 910

Application Number: 09DRB-70123, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: HIDEWAY LN SE BETWEEN STAGECOACH RD SE AND SAGEBRUSH TR SE

Project Number: 1006749

Applicant
Bruno Morosin

Agent / Contact
Bruno Morosin

1210 Hideway Ln Se
Albuquerque NM 87123
298-0984

1210 Hideway Ln Se
Albuquerque NM 87123
298-0984

Application Fees

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

City Of Albuquerque
Treasury Division

3/26/2009 1:51PM LOC: ANNX
WS# 008 TRANSH 0023
RECEIPT# 00103499-00103499
PERMIT# 2009070123 TRSASR
Trans Amt \$375.00
Conflict Manag. Fee \$20.00
DRB Actions \$355.00
VI \$375.00
CHANGE \$0.00

Thank You

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

09/29/2008 Issued By: E08375

Permit Number: 2008 070 429

Category Code 910

Application Number: 08DRB-70429, Sidewalk Waiver

Address:

Location Description: HIDEAWAY LN SE AND STAGECOACH SE

Project Number: 1006749

Applicant
Bruno Morosin

Agent / Contact
Bruno Morosin

1210 Hideaway Ln Se
Albuquerque NM 87123
298-0984

1210 Hideaway Ln Se
Albuquerque NM 87123
298-0984

Application Fees

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

City Of Albuquerque
Treasury Division

9/29/2008 11:15AM LOC: ANNX
WS# 006 TRANS# 0013
RECEIPT# 00098239-00098239
PERMIT# 2008070429 TRSDMG
Trans Amt \$20.00
Conflict Manag. Fee \$20.00
VI \$20.00
CHANGE \$0.00

Thank You



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (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)
- 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.

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: BRUNO MOROSIN PHONE: 298.0994
 ADDRESS: 1210 HIDEAWAY LANE SE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87123 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: BRUNO; ELSIE MOROSIN; FRANK; PATRICIA LOGAN

DESCRIPTION OF REQUEST: MINOR PRELIMINARY/FINAL PLAT TO CREATE 3 LOTS FROM 2 EXISTING LOTS

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. 1 AND 24 Block: 13 Unit: 2nd & 14th
 Subdiv/Addn/TBKA: FOUR HILLS VILLAGE 2ND AND 14TH INSTALLMENTS
 Existing Zoning: R-1 Proposed zoning: SAME MRGCD Map No _____
 Zone Atlas page(s): M-23 UPC Code: 102305533845910317, 102305532143810306

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1006749
07-70199, 08-70216

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 3 Total area of site (acres): 3.6051
 LOCATION OF PROPERTY BY STREETS: On or Near: HIDEAWAY LANE SE
 Between: STAGECOACH RD. SE and SAGEBRUSH TR. SE

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 5/21/2008

SIGNATURE Bruno Morosin DATE 3/26/2009
 (Print) BRUNO MOROSIN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>09DRB 70123</u>	<u>P&E</u>	<u>5(3)</u>	<u>\$ 355.00</u>
_____	<u>CME</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>04/08/09</u>			Total <u>\$ 375.00</u>

Sandy Handley 03/26/09

Project #

1006749

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.**

- ~~N/A~~ 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- ~~N/A~~ 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
- ~~N/A~~ 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
- ~~N/A~~ 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.

Bruno Morosin
Applicant name (print)
Bruno Morosin 3/26/09
Applicant signature / date

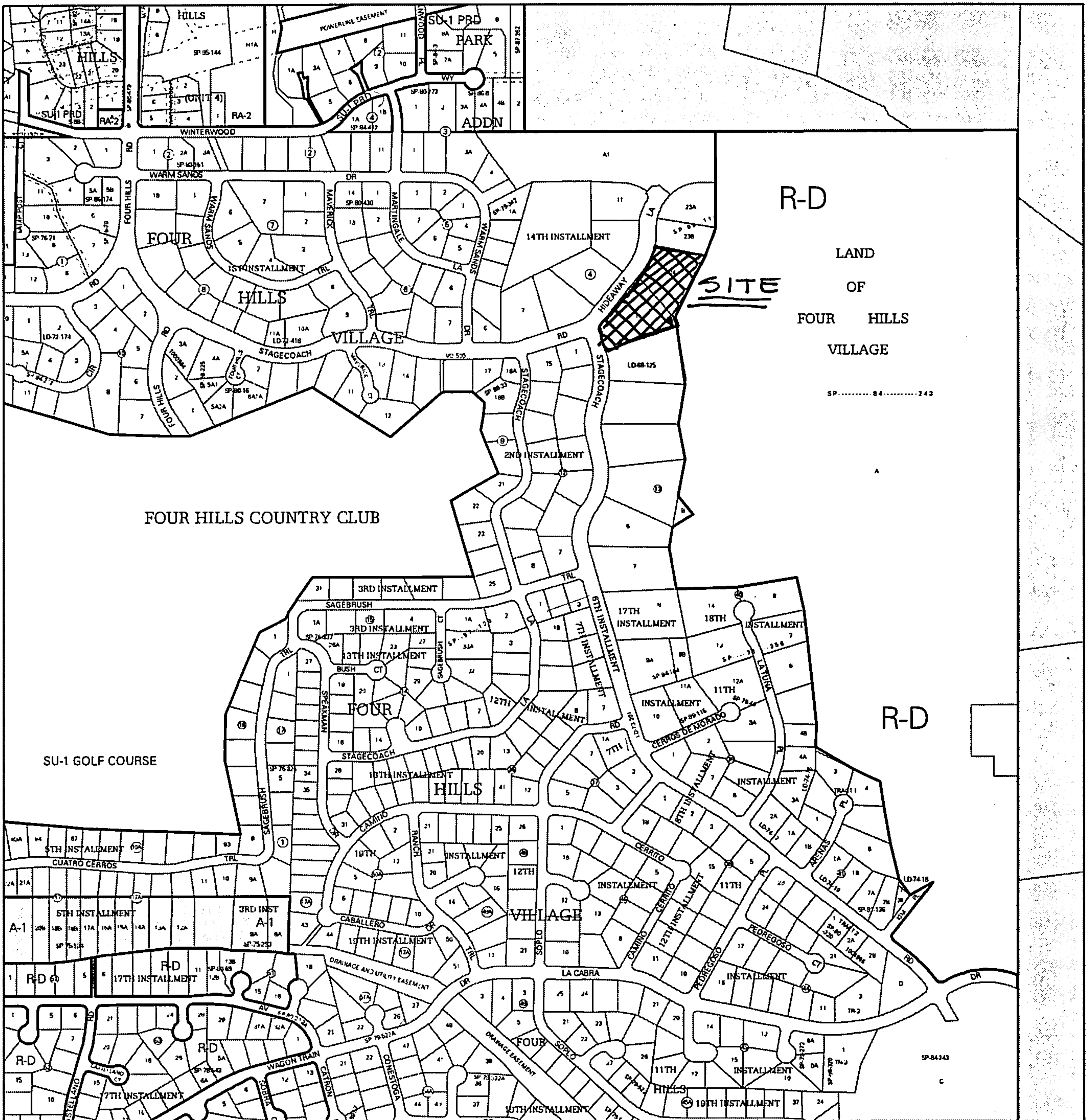


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
09 DRB - 70123

Form revised October 2007
Sandy Handley 04/08/09
Planner signature / date
Project # 1006749

1006749



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

Map amended through: 6/13/2008

Zone Atlas Page:
M-23-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

March 25, 2009

Bruno Morosin
1210 Hideaway Lane, SE
Albuquerque, NM 87123

Development Review Board
600 2nd Street, NW
Plaza Del Sol Building
Albuquerque, NM 87103

RE: Subdivision Plat, Lot 1-A, Block 13, Four Hills Village 2nd Installment; Lots 24-A and 24-B, Block 13, Four Hills Village 14th Installment, Project No. 1006749

To Whom It May Concern:

I have enclosed an application for minor preliminary/final plat approval. This project has been heard at sketch plat previously on August 29, 2007 and May 21, 2008. At that time, the sketch plat was designed to create two lots from Lot 24, Block 13, Four Hills Village 14th Installment. The comments that were received regarded the installation of separate water and sewer facilities for the new lot as well as the installation of new curb and gutter in front of the property on Hideaway Lane, SE. Both of those items have been completed. I have provided copies of the approvals from the City of Albuquerque for your information.

Since the time of the sketch plat, the scope of this project has increased. This project now includes Lot 1, Block 13, Four Hills Village 2nd Installment as well. This preliminary and final plat contains the lot line adjustment between Lots 1 and 24 as well as the creation of a new lot, which will be Lot 24-B. Lots 1-A and 24-A have existing residences on them; Lot 24-B is vacant.

Thank you for your consideration of this matter. If you have any questions or concerns, feel free to contact me.

Regards,


Bruno Morosin

DRB Project # 1006749
APS Cluster Manzano

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

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

RUINO ELSIE MORALES FEASZ PATRICIA LUNA ("Developer") effective as of this 11 day of MARCH, 2007, and pertains to the subdivision commonly known as LOT 1-A, BLOCK 13, FOUR HILLS VILLAGE 2ND INSTALLMENT, LOTS 24-A & 24-B, BLOCK 13, FOUR HILLS VILLAGE 14TH INSTALLMENT

(the "Subdivision".) The following individual lots comprise the subdivision:
[List lots by street address; Lots which will be used for multi-family residences should be marked "multifamily- ___ units" with the number of units filled in.]

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

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

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

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

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

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools.

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

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

DRB Project #

0016749

APS Cluster

Manzano

- If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

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

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

Bruno Morosin
Signature
BRUNO MOROSIN
Name (typed or printed) and title

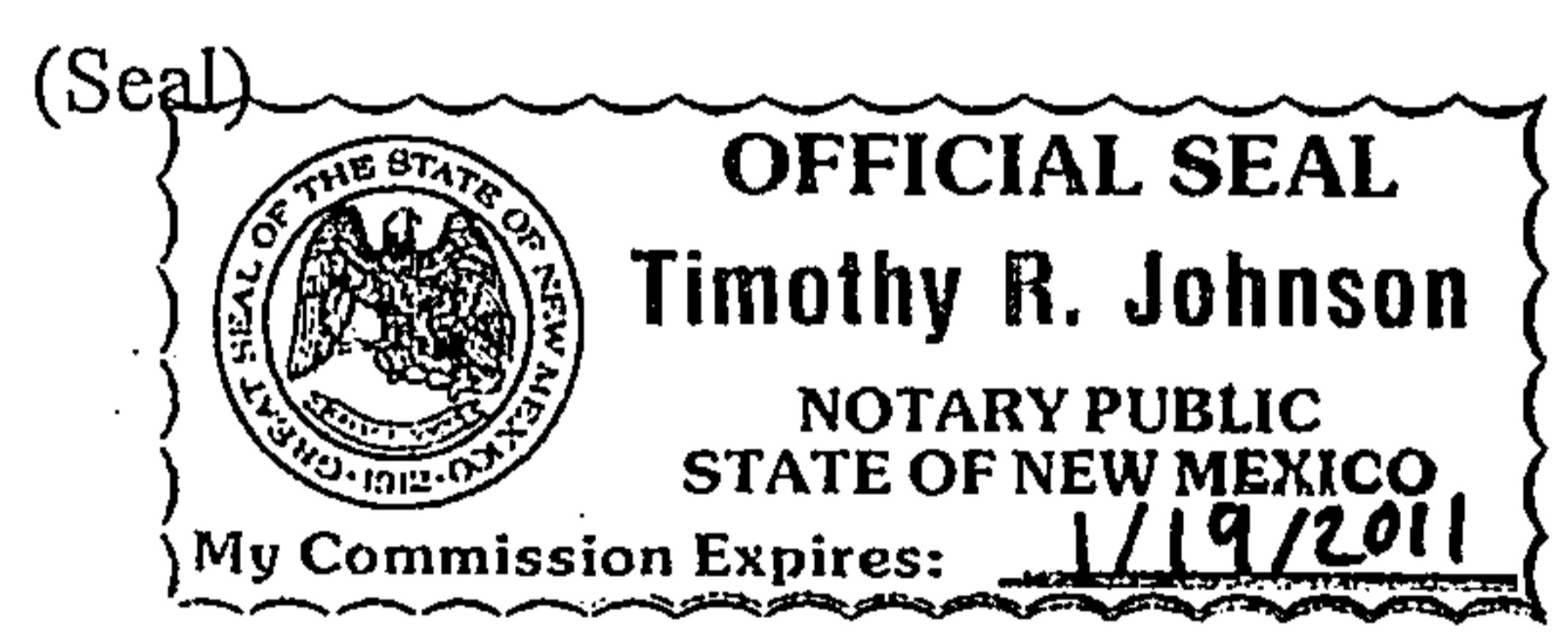
Developer

Elsie S. Morosin
Signature
Elsie S. Morosin
Name (typed or printed) and title

Developer

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 3/16/09, by BRUNO AND ELSIE MOROSIN as OWNERS of LOTS 24.A; 24.B, a corporation.



Timothy R. Johnson
Notary Public
My commission expires: 1/19/2011

Patricia C. Logan
Signature
PATRICIA C. LOGAN
Name (typed or printed) and title

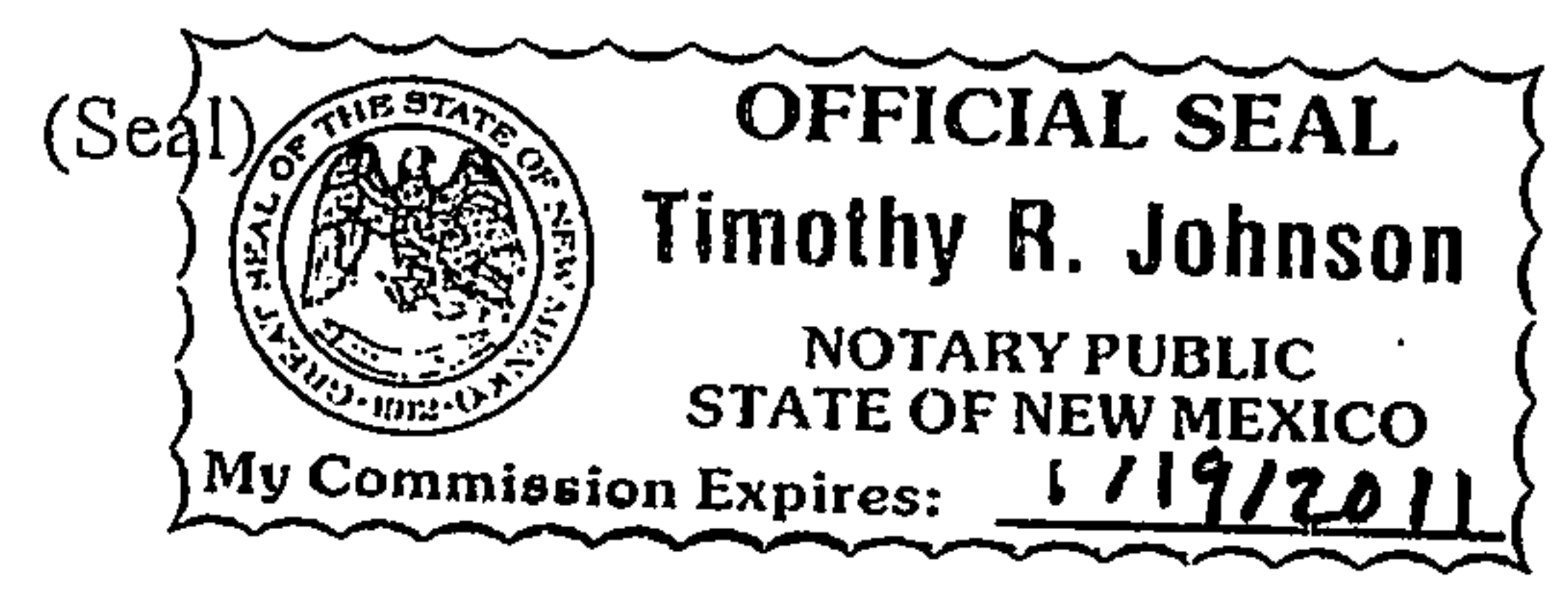
Developer

Frank A. Logan III
Signature
FRANK A. LOGAN III
Name (typed or printed) and title

Developer

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 3/16/09, by PATRICIA C & FRANK A LOGAN III as OWNERS of LOT 11A, a corporation.



Timothy R. Johnson
Notary Public
My commission expires: 1/19/2011

ALBUQUERQUE PUBLIC SCHOOLS

By: [Handwritten Signature]
Signature

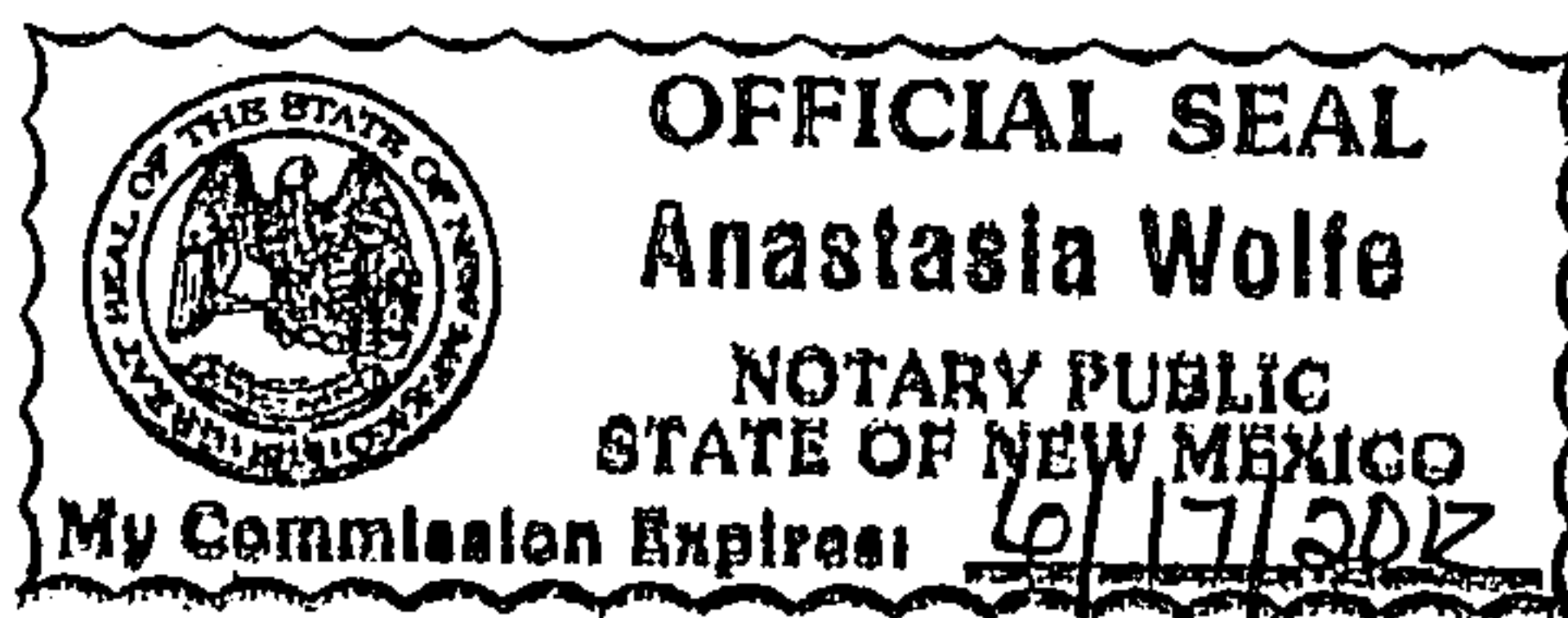
Kizito Wijenje, Director, Capital Master Plan

Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on March 18, 2009, by Kizito Wijenje
as Director C.M.P. of the Albuquerque Municipal School
District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under
the laws of the State of New Mexico.

(Seal)



Anastasia Wolfe
Notary Public

My commission expires: 6/17/2012

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): Self PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: BRUNO MOROSIN PHONE: 298-0994
 ADDRESS: 1210 Hideaway Ln SE FAX: _____
 CITY: Albuquerque STATE N Mex ZIP 87123 E-MAIL: emorosin@unm.edu
 Proprietary interest in site: owner List all owners: Elsie + Bruno Morosin

DESCRIPTION OF REQUEST: waiver of curb, gutter & sidewalk (also part of street improvement)
on # 1006749

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

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

Lot or Tract No. LOT 24 Block: 13 Unit: _____
 Subdiv/Addn/TBKA: Four Hills Village Addition 14th Installment
 Existing Zoning: R-1 Proposed zoning: R-1
 Zone Atlas page(s): M-23-Z UPC Code: _____ MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
1006749

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): 1.706 ac

LOCATION OF PROPERTY BY STREETS: On or near: Hideaway Ln SE
 Between: _____ and _____

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: May 06, 2008

SIGNATURE Bruno Morosin DATE Sept 29, 2008
 (Print) BRUNO MOROSIN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08DRB - 70429</u>	<u>SW</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>C</u>	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>08DRB - 70432</u>	<u>SK</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" 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>October 8, 2008</u>				Total \$ <u>20.00</u>

[Signature]

9-29-08
Planner signature / date

Project # 1006749

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.

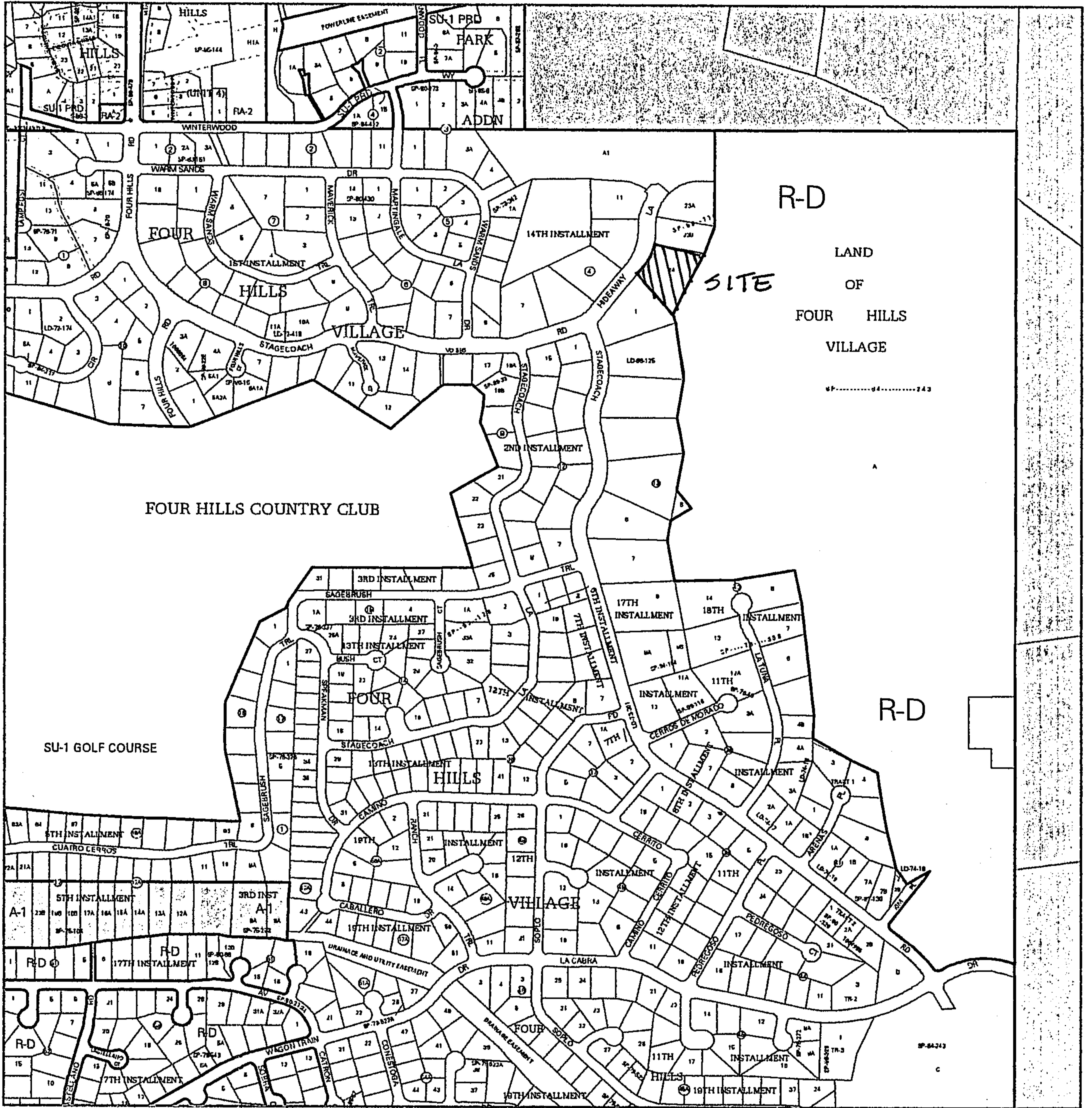
Bruno Morosin
Applicant name (print)

Bruno Morosin 9/29/08
Applicant signature / date



Form revised 4/07

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>Vaf</u> 9.29.08
<input checked="" type="checkbox"/> Fees collected	<u>DRB</u> - <u>70429</u>	Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned	_____	Project # <u>1006749</u>
<input checked="" type="checkbox"/> Related #s listed	_____	

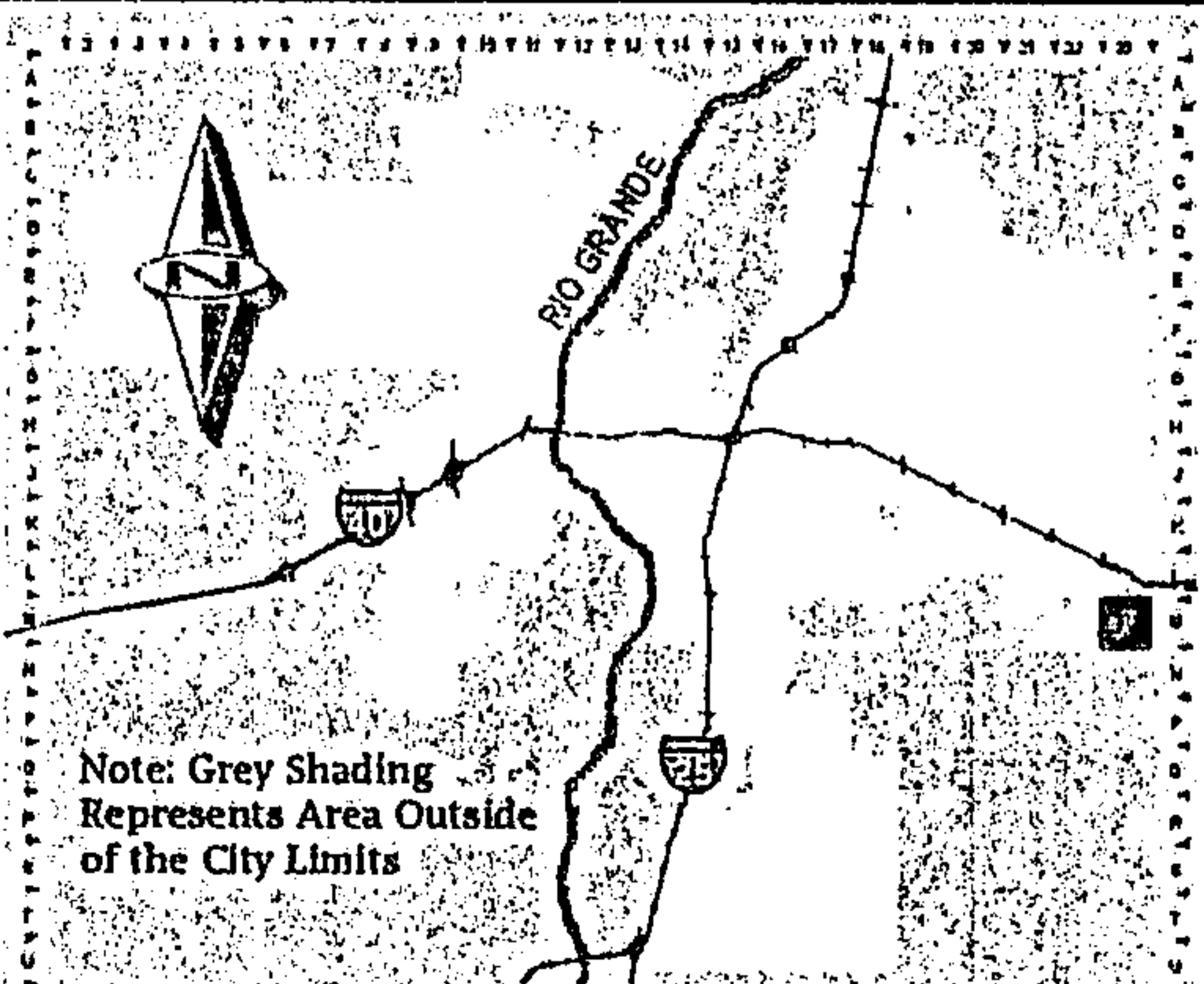


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: 6/13/2008



Note: Grey Shading Represents Area Outside of the City Limits

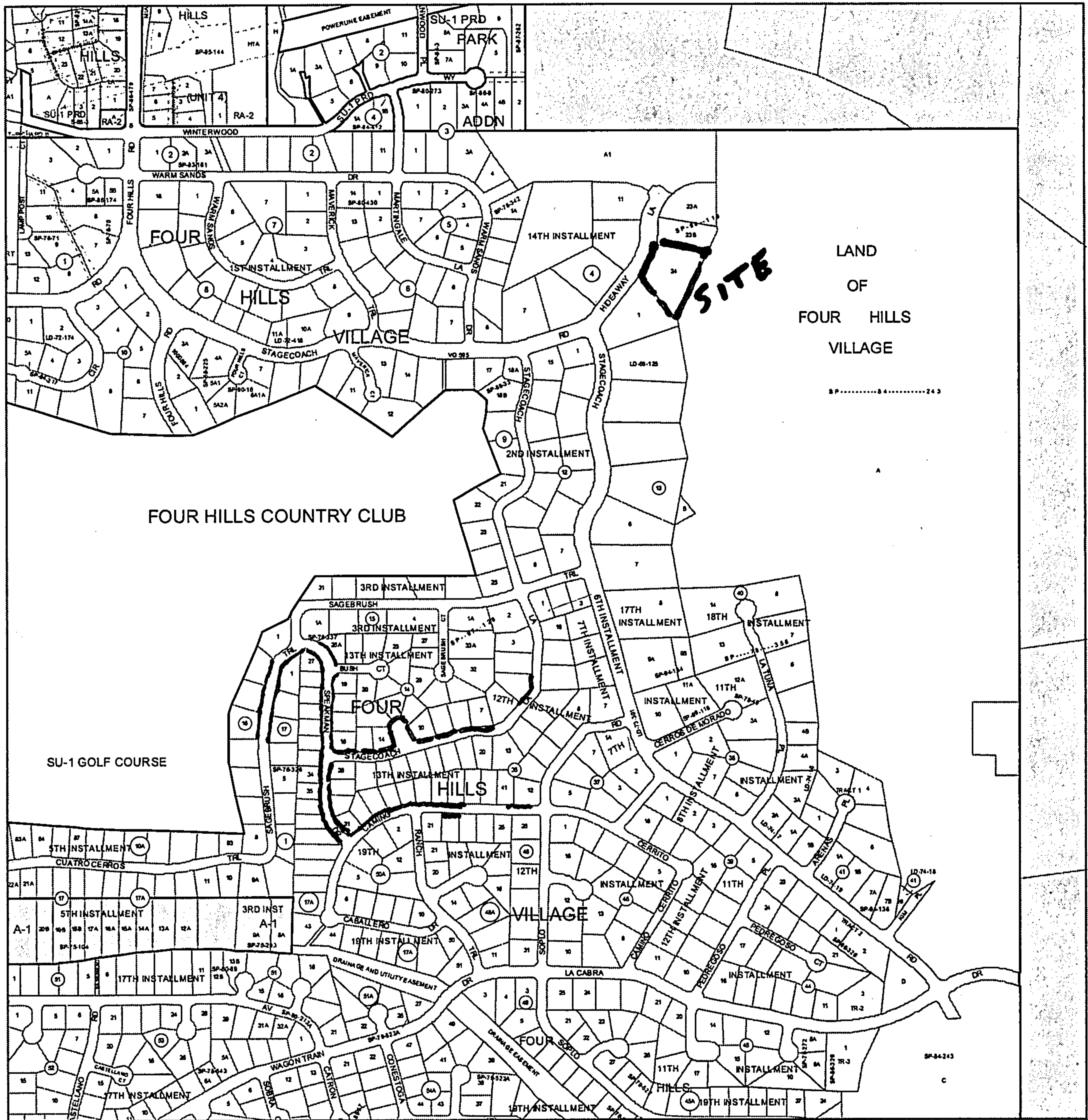
Zone Atlas Page:

M-23-Z

Selected Symbols

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



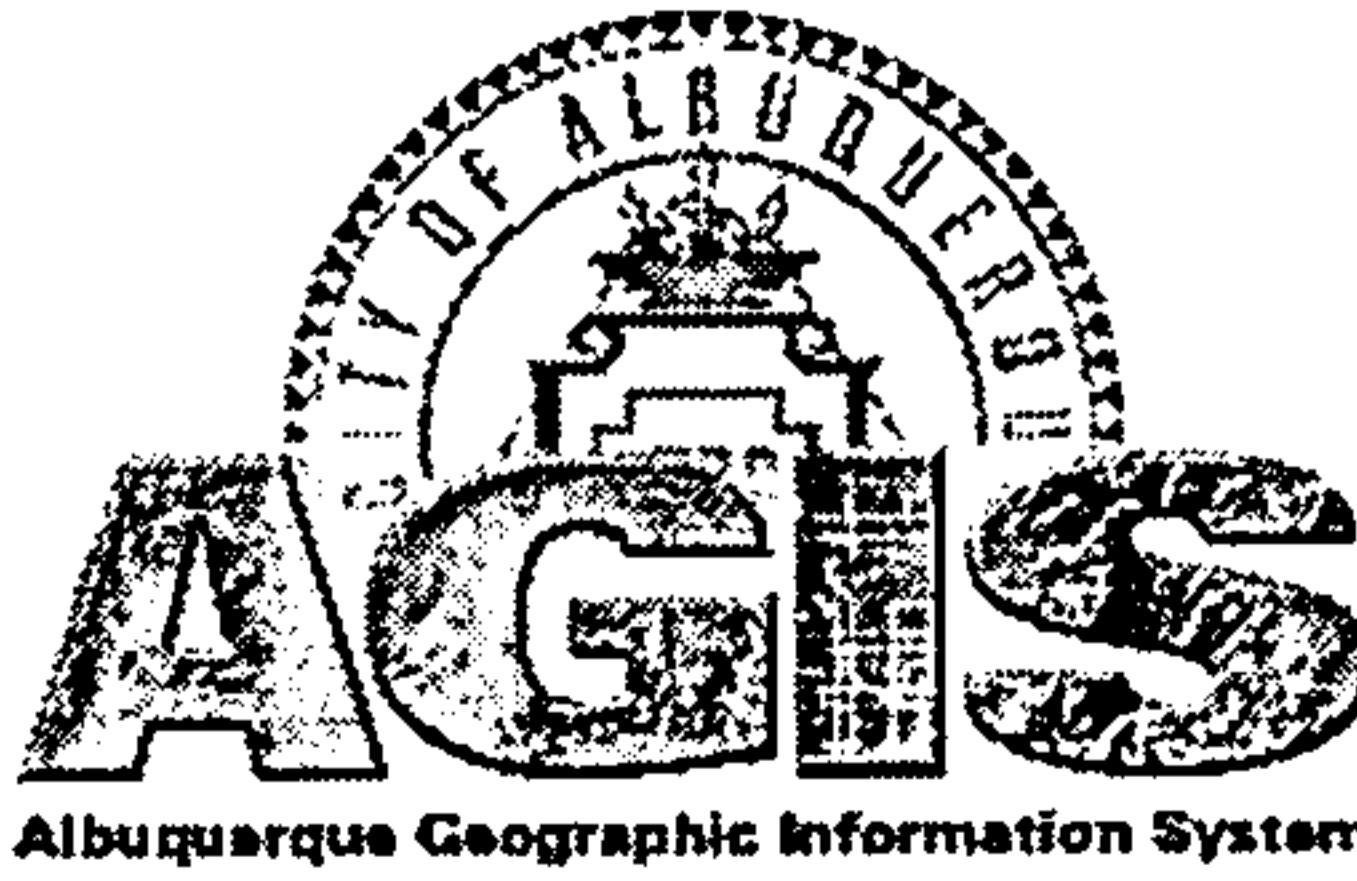


LAND
OF
FOUR HILLS
VILLAGE

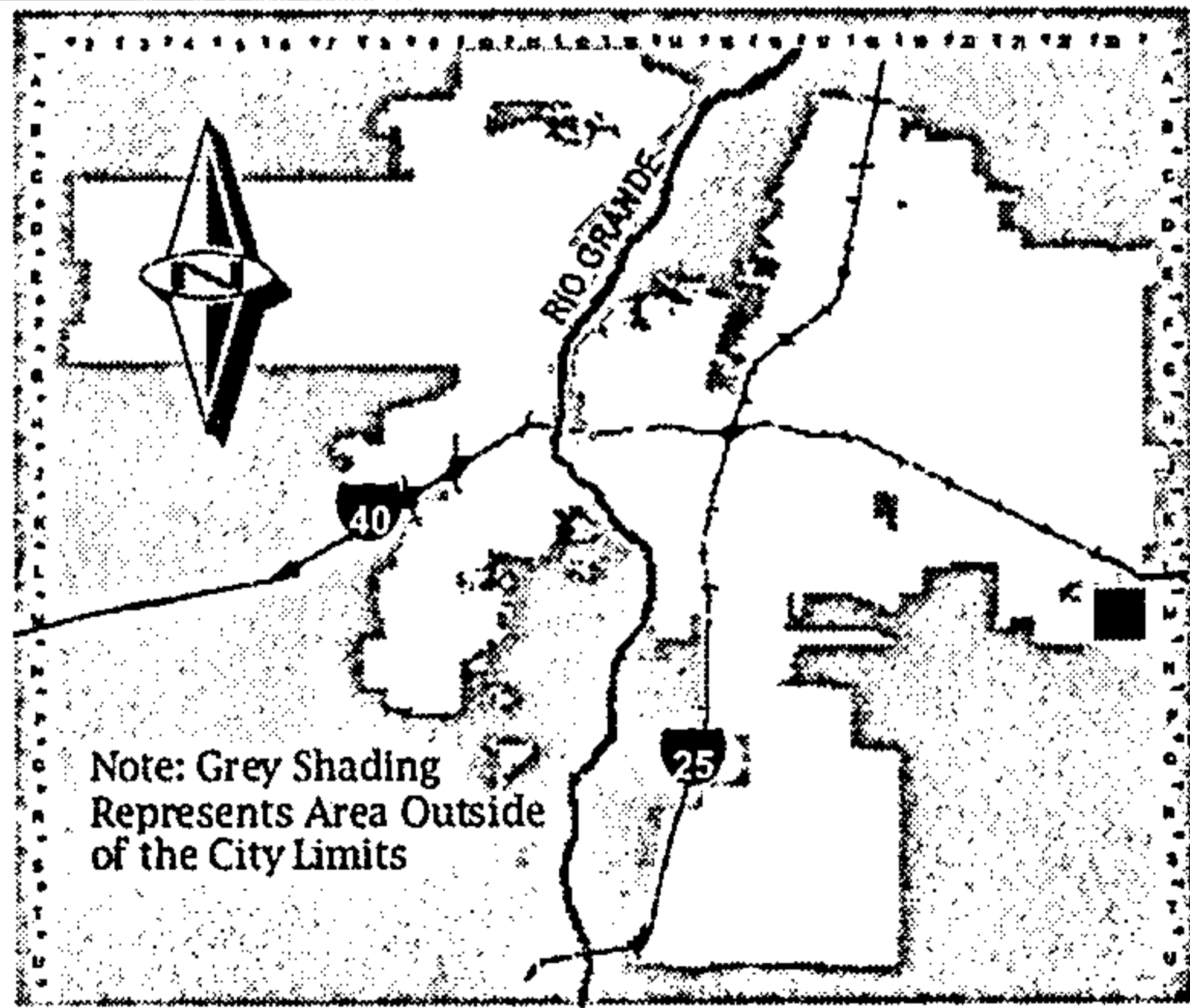
FOUR HILLS COUNTRY CLUB

SU-1 GOLF COURSE

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



Map amended through: 3/14/2006

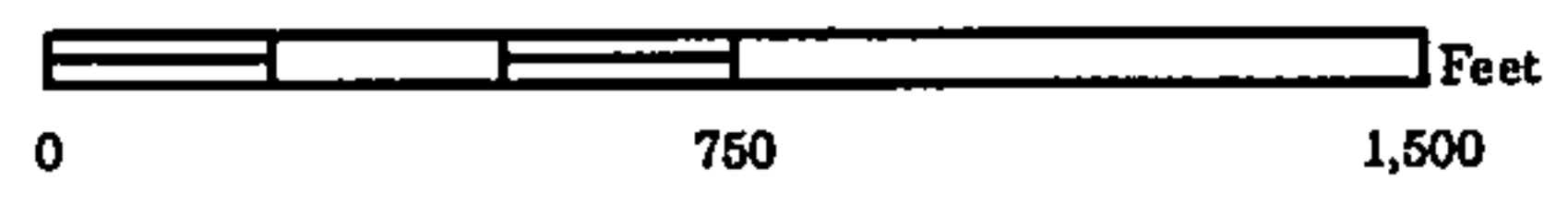


Note: Grey Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
M-23-Z

Selected Symbols

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



Project # 1006749

Request for waiver of curb, gutter, sidewalk and street improvement

I am requesting a waiver of the requirement to install a curb, gutter, and sidewalk as well as any small street improvements necessary pursuant for the lot division of lot 24, block 13 of the Four Hills Village Addition, 14th installment.

This lot of ~1.7 ac would be divided into two lots, 24-A (~1 ac) and 24-B (~0.7 ac). An easement on 24-A will be required for private access, water, sewer and gas lines for 24-B since there is no way to meet the "60 ft width at 50 ft in" requirement.

A current plat exhibit, prepared by Wayjohn Surveying, shows the only existing curbing is the continuation of the curbing for Four Hills lots facing Stagecoach Dr SE. Installation of such curbing would hinder the space currently used by City and other trucks turning around in this dead-end street.

The plat exhibit does not show any sidewalks. A zone atlas page M-23-Z is provided on which the closest sidewalks are marked in red. The nearest continuous sidewalks are ~0.7 mi from lot 24. All the area north of the Country Club as well as that to the east of, as well as west adjacent to, Stagecoach Dr do not have any sidewalks.

Finally, the plat exhibit shows the current existing asphalt width along Hideaway Ln. The small amount of asphalt required on Hideaway Ln fronting lot 24 at the northwest corner would serve only as the entrance for the private access of lot 23-B, a project initiated ~5 weeks ago. The current private access entrance for lot 23-B appears to be located on the "normal" street width for the extension of Hideaway Ln to the north.

**Bruno Morosin
1210 Hideaway Ln SE**

505-298-0994

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

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

APPLICANT INFORMATION:

Professional/Agent (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: BRUNO MOROSIN PHONE: 298-0994

ADDRESS: 1210 HIDEAWAY LN SE FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87123 E-MAIL: _____

Proprietary interest in site: _____ List all owners: Bruno & Elsie Morosin

DESCRIPTION OF REQUEST: Divide lot into two equal sized lots, new to be used for new dwelling - RESUBMISSION of # 1006749 w changes

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

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

Lot or Tract No. Lot 24 Block: 13 Unit: _____

Subdiv/Addn/TBKA: Four Hills Village Addition 14th Installment

Existing Zoning: R-1 Proposed zoning: R-1

Zone Atlas page(s): M-23 UPC Code: _____ MRGCD Map No _____

CASE HISTORY:

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

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): 1.706 ac

LOCATION OF PROPERTY BY STREETS: On or Near Hideaway Ln SE

Between: _____ and _____

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: Aug 29, 2007

SIGNATURE Bruno Morosin DATE MAY 26, 2008
Aug 21, 2007

(Print) BRUNO MOROSIN 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>DRB</u> - <u>79216</u>	<u>SK</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>0</u>

Hearing date May 21, 2008

[Signature]
Planner signature / date 5-6-08

Project # 1006749

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

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

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

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

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

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

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

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

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

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

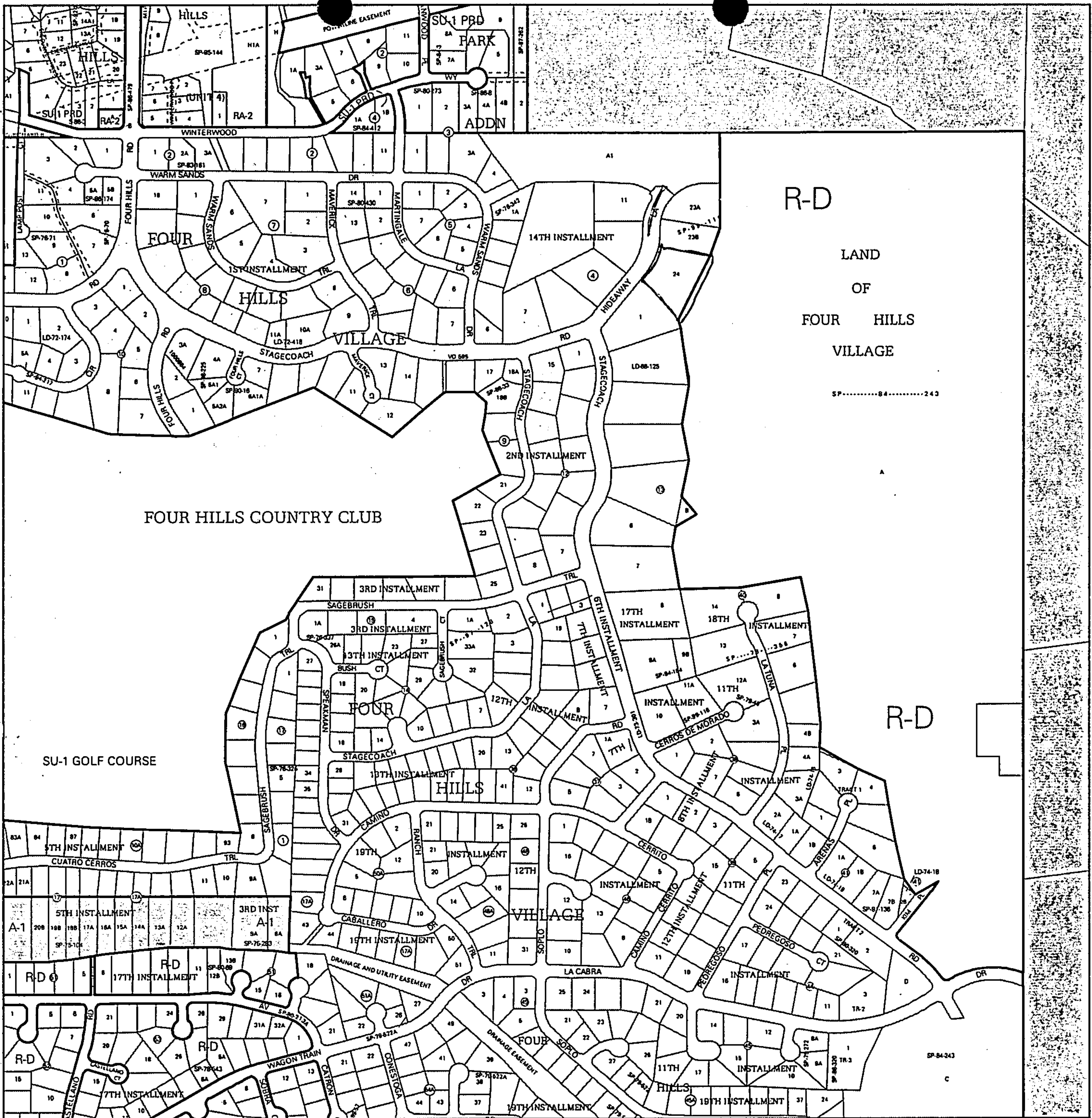
BRUNO MOROSIN
Applicant name (print)
Bruno Morosin 5/6/08
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
06088 - 70216

[Signature] 5-6-08
Planner signature / date
Project # 10006749



R-D
LAND
OF
FOUR HILLS
VILLAGE

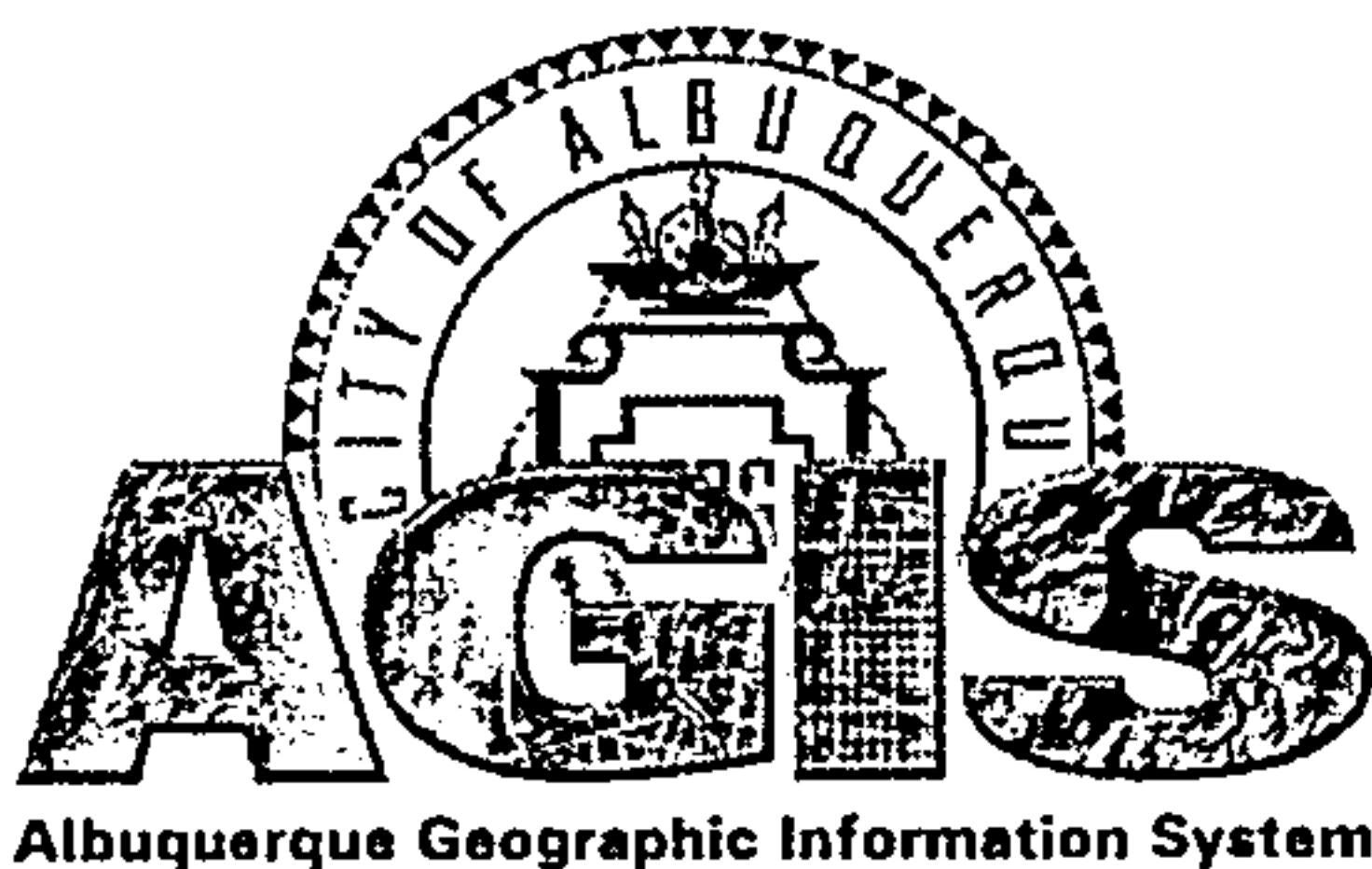
SP.....84.....243

FOUR HILLS COUNTRY CLUB

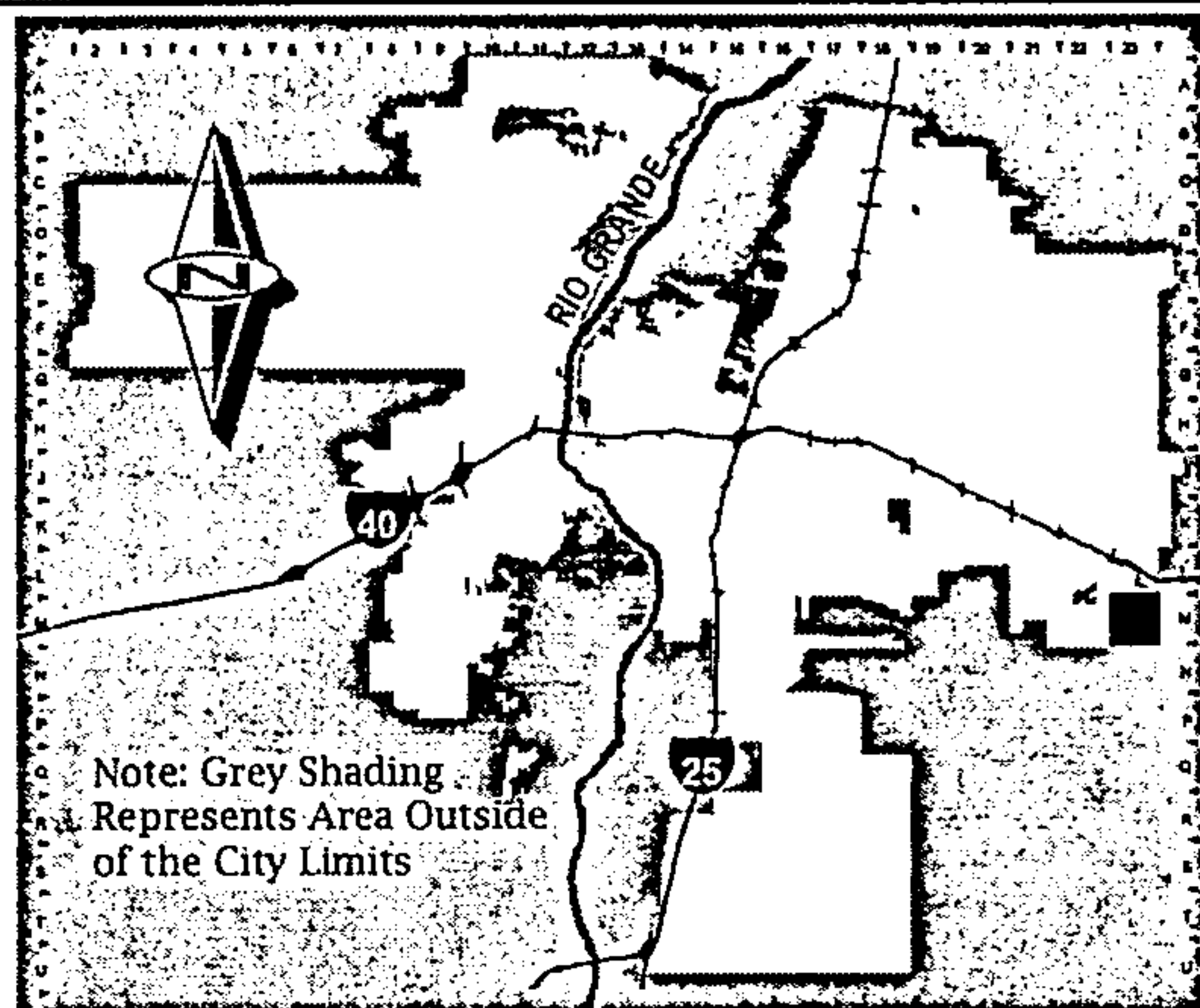
SU-1 GOLF COURSE

R-D

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



Map amended through: 5/17/2007

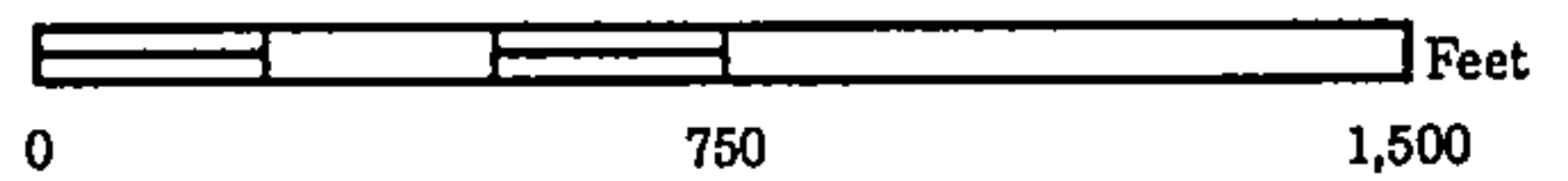


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-23-Z

Selected Symbols

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



RE: Resubmission of Sketch Plat Review

On August 29, 2007, a Sketch Plat Review and Comment request was submitted and tentatively approved as Project 1006749. I was advised to resubmit the suggested changes to the house positioning and lot division before proceeding with surveying. This would place the new residence closer to my present home at 1210 Hideaway Ln SE (Four Hills Village Addition; 14th Installment, Lot 24, Block 13), reducing the spacing from 56ft to 29ft and requiring a jogging of the new lot line between the present and proposed resident.

The remainder of this memo restates information on the initial submission.

The present house has multi-levels (undesirable with age advancing), is situated on an 1.706 acre lot within the city limits (to be divided into two approximately equal sized lots, the new one requiring a narrow neck entrance into the house site) and is on a street with temporary pavement and mostly no curbs, necessitating use of an estate curb and pavement adjustment for the new proposed lot-street front (no circle drive at the end of Hideaway Ln so trucks use present drive way to back into).

The present lot has an arroyo draining perhaps a third of the upper area of the large open space on the east side of the lot. The natural division would be along the arroyo, but would require access through the neighbors property or going over the arroyo near its street outlet (north by about 10 ft.); in addition, our long standing neighbors to the south did not want their view from their patio and dining room to be partly obstructed by the roof line of a house plan I discussed with them; I want to honor their concern.

Dave Turner of your plan approval group believes the proposed set-backs meet the city regulations for that site. There may be an old water/sewer outlet near the proposed entrance to the new lot. Power lines currently cross the rear (east) side of the lot.

Proposed lot
division & house
site

To be installed:
Estate curb & Street
pavement adjust

water meter

curb

fence

Present
house &
back yard

380.00'
pole
power
lines

HIDEAWAY LN SE

N



Lot 24, Block 13
Four Hills Village Addition
14th Installment

1.706 ac.

S79°06'13" E 268.28'

~110'

30'

25'

~52'

15'

~55'

14'

14'

~29'

~184'

N 40°19'30" W 305.55'

S22°14'20" W 380.00'

~81'



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: BRUNO MOROSIN PHONE: 298-0994

ADDRESS: 1210 Hideaway Ln SE FAX: _____

CITY: Albuquerque STATE NM ZIP 87123 E-MAIL: _____

Proprietary interest in site: _____ List all owners: BRUNO + Elsie Morosin

DESCRIPTION OF REQUEST: Divide lot into two equal sized lots, new to be used for new dwelling

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

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

Lot or Tract No. LOT 24 Block: 13 Unit: _____

Subdiv/Addn/TBKA: Four Hills Village Addition 14th Installment

Existing Zoning: R-1 Proposed zoning: R1

Zone Atlas page(s): M-23 UPC Code: _____ MRGCD Map No _____

CASE HISTORY:

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

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): 1,706 ac

LOCATION OF PROPERTY BY STREETS: On or Near: Hideaway Lane SE
Between: and STAGECOACH SE and _____

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

SIGNATURE Bruno Morosin DATE 8/16/07

(Print) BRUNO MOROSIN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>07DRB - 70199</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All checklists are complete	_____	_____	_____	_____
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	_____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	_____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	_____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	_____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	_____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	_____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	_____
Hearing date <u>August 29, 2007</u>				Total <u>\$ 0</u>

Andrew Garcia 8-16-07
Planner signature / date

Project # 1006749

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.

BRUNO MOROSIN

Applicant name (print)

Bruno Morosin

Applicant signature / date

8/16/07



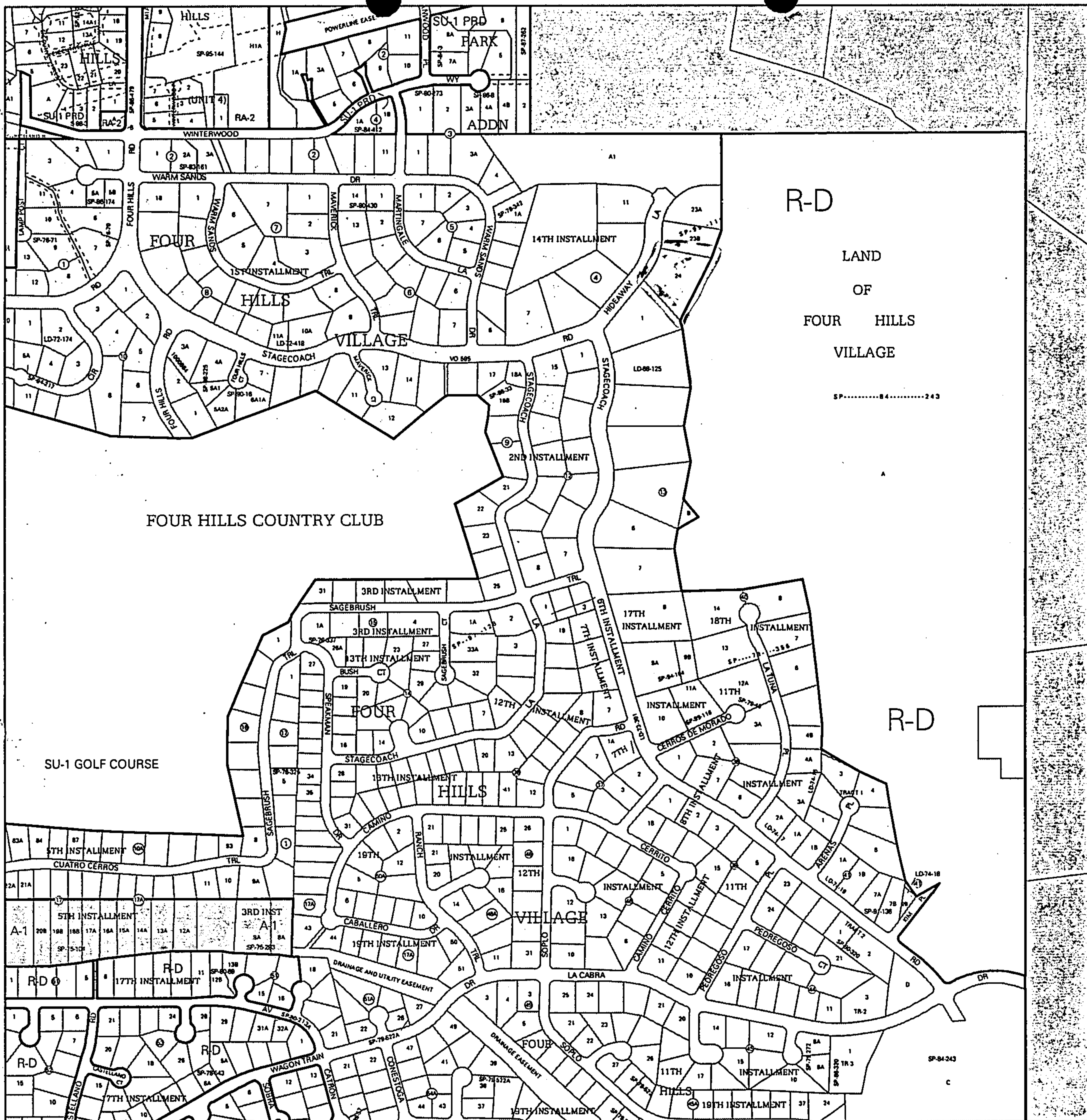
Form revised 4/07

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

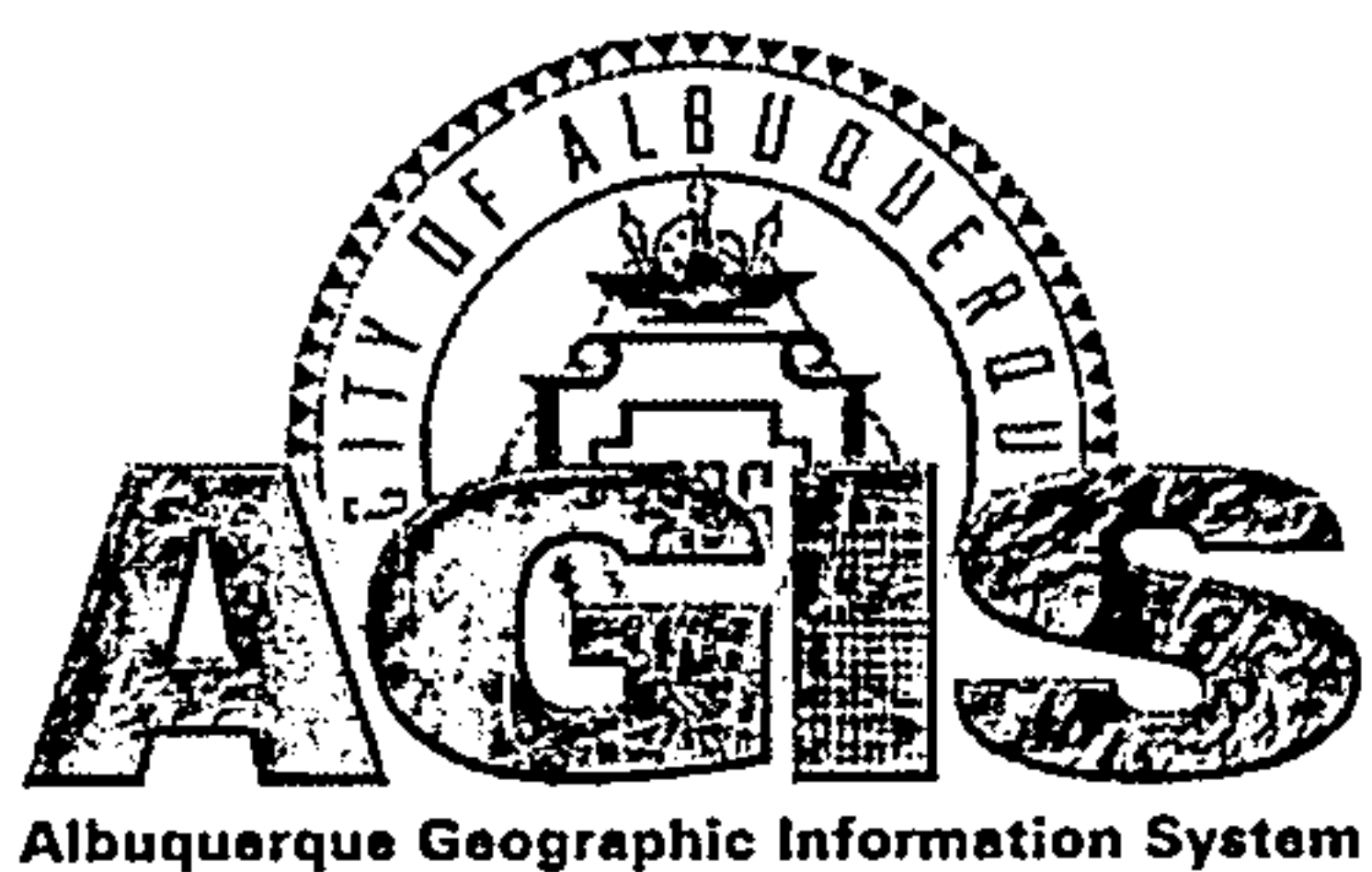
Application case numbers	
07DRB	- 70199
	-
	-

Andrew Gomez 8-16-07
Planner signature / date

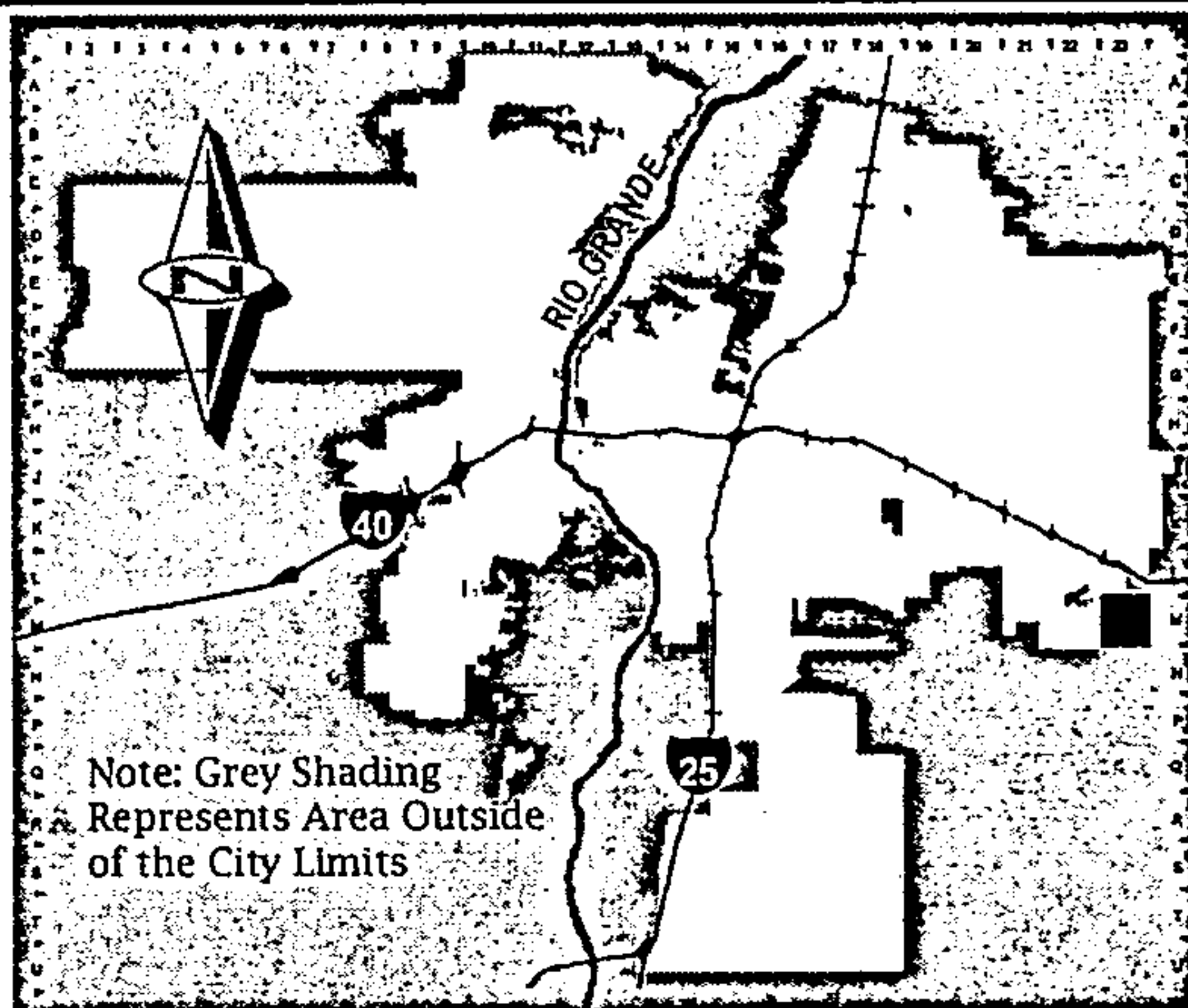
Project # 1006749



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



Map amended through: 5/17/2007

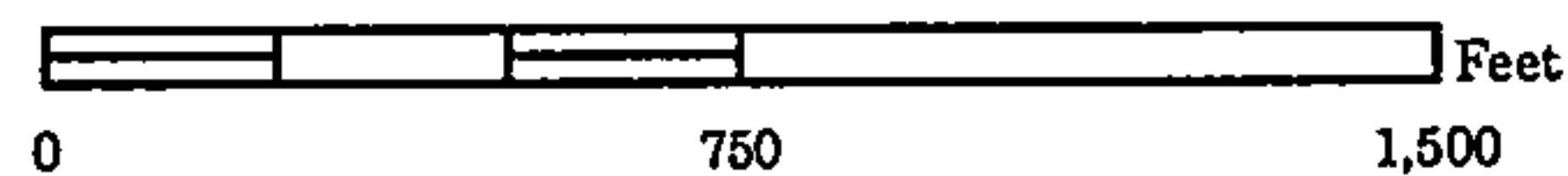


Zone Atlas Page:

M-23-Z

Selected Symbols

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



Sketch Plat Review.txt

RE: Sketch Plat Review

We currently live at 1210 Hideaway Ln SE in the Four Hills Village Addition (14th Installment, Lot 24, Block 13) on an 1.706 acre lot which is in the city limits. Our current house has multi-levels, not a concern when we built it in 1982. We would like to live in a house with essentially one level. We would like to divide our present lot into two about equal lots to accomplish this.

Our present lot has an arroyo draining perhaps a third of the upper area of the large open space on the east side of the lot. The natural division would be to divide along this arroyo; however, our long standing neighbors to the south did not want their view from their patio and dining room to be partly obstructed by the roof line of a house plan I discussed with them. We want to honor their concern.

The attached sketch plat drawings show the other possible place for a house if the lot can be divided. It is not an optimum site, but discussions with your plan approval group (David and Jonathan) suggest such a site would be approved for the preliminary house plans drawn. This requires a narrow neck entrance into the house site.

When we built our present house, I recall that there may be an old water/sewer outlet set in the street by Paul Smith, who developed Four Hills Village in the 1970s. This might be near the proposed entrance to the new lot. Power lines currently cross the rear (east) side of the lot.

Bruno Morosin

298-0994

S79°06'13 E 268.28'

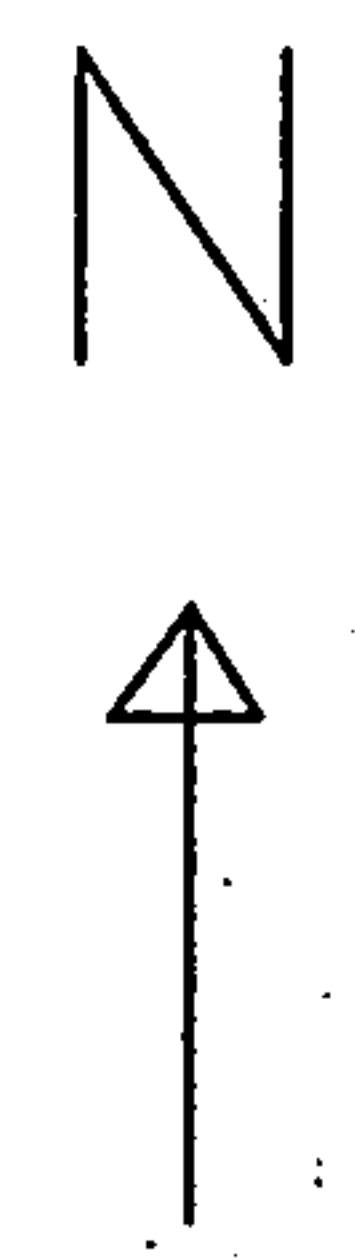
Present House
1210 Hideaway Ln
SE

water meter

curb

power lines

HIDEAWAY LN SE



Lot 24, Block 13
Four Hills Village Addition
14th Installment

1.706 ac.

N 40°19'30"W

305.55'

S22°14'20"W 380.00'

~0.83 ac

~0.88 ac

178'

105'

50'

65'

178'

113'

34'

80'

22'

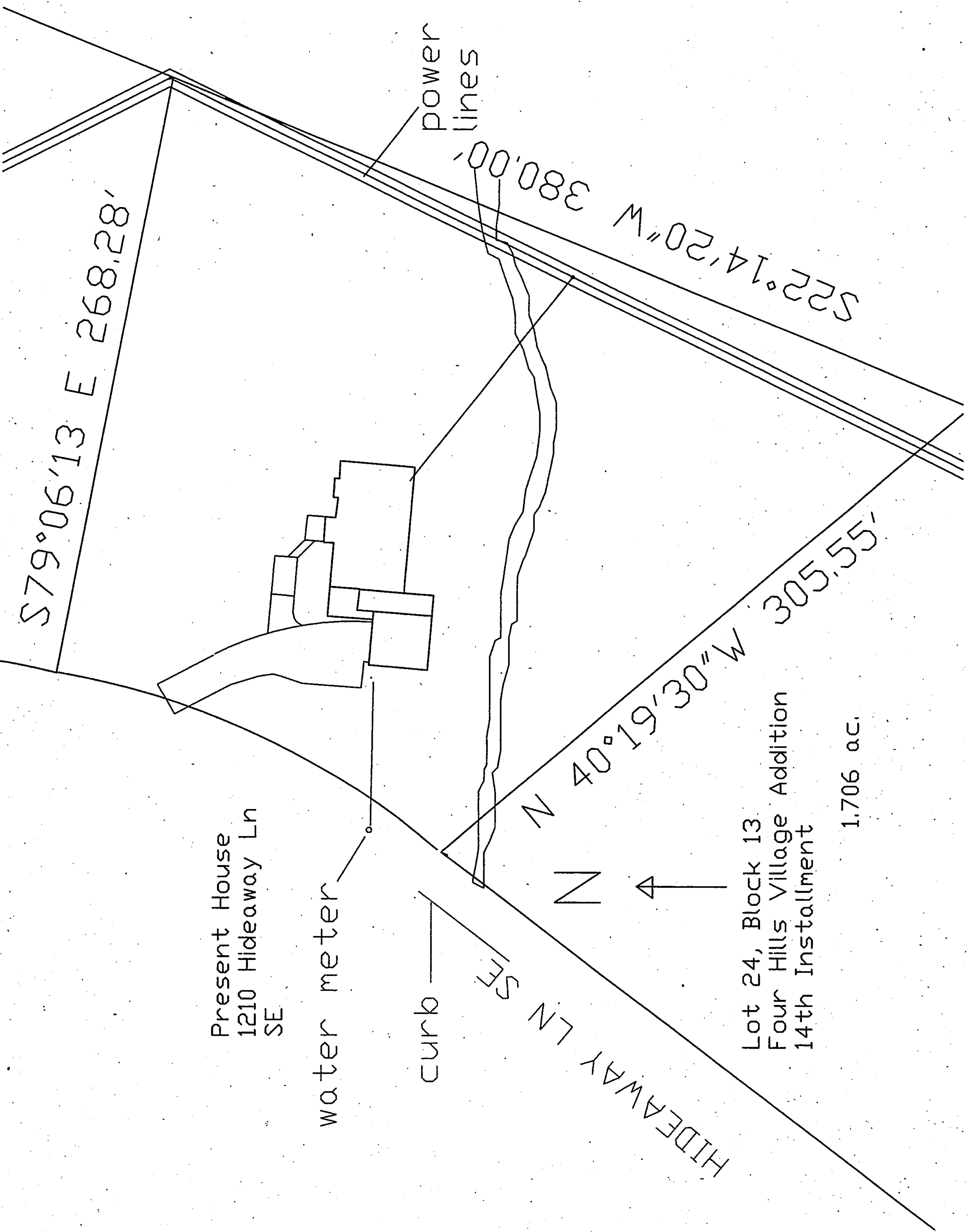
113'

28'

28'

34'

40'



Present House
1210 Hideaway Ln
SE

water meter

curb

power
lines

HIDEAWAY LN
N 40°19'30" W 305.55'

S22°14'20" W 380.00'

S79°06'13 E 268.28'

Lot 24, Block 13
Four Hills Village Addition
14th Installment

1.706 ac.

