



COMPLETED 01/31/08 stt  
DRB CASE ACTION LOG

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.: 07DRB-70385 Project # 1006751  
Project Name:  
Agent: Bavelas CDC/COA Phone No.: 242-7888

Your request was approved on 11/21/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: Additional R-o-w required?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

PLANNING (Last to sign): AGIS dxf ok.  
record  
\_\_\_\_\_  
\_\_\_\_\_

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

Created On:



# DRB CASE ACTION LOG

REVISED 10/08/07

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TRANSPORTATION: Additional R-o-w required?  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

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

PLANNING (Last to sign): AGIS dx f record  
 \_\_\_\_\_  
 \_\_\_\_\_

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Created On:

**6751**

### DXF Electronic Approval Form

DRB Project Case #: 1006751

Subdivision Name: LOPEZ--IRMA & JOSE TRACTS 4A & 4B

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 11/9/2007

Hard Copy Received: 11/9/2007

Coordinate System: Ground rotated to NMSP Grid

  
Approved

11-26-2007  
Date

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

**AGIS Use Only**  
Copied fc 6751 to agiscov on 11/26/2007 Contact person notified on 11/26/2007

**6751**

### DXF Electronic Approval Form

DRB Project Case #: 1006751

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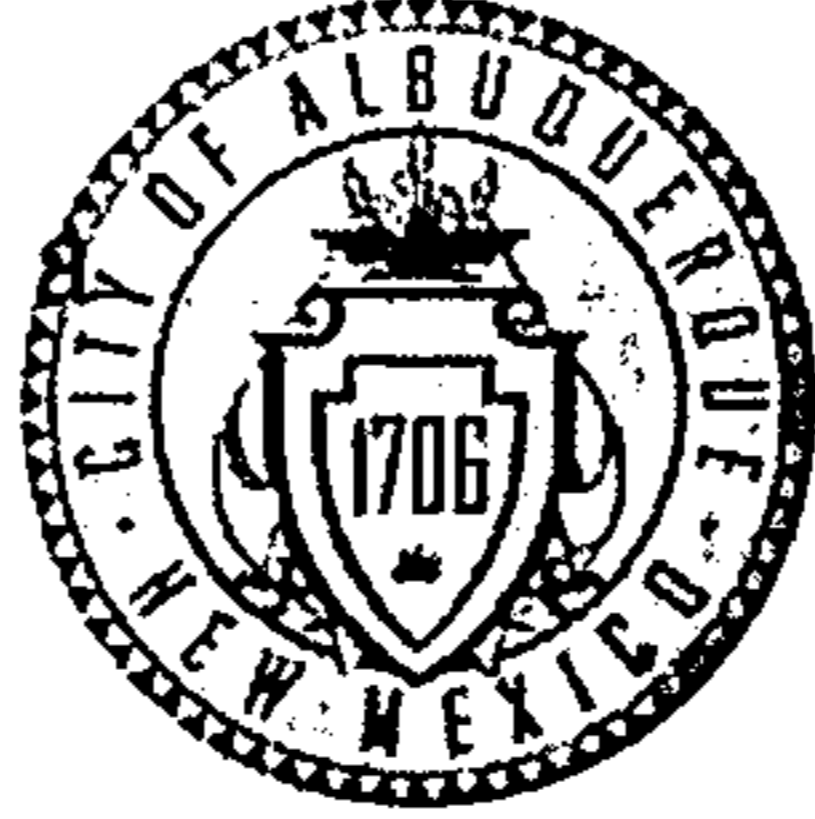
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**AGIS Use Only**  
Copied fc 6751 to agiscov on 11/9/2007 Contact person notified on 11/9/2007



**DEVELOPMENT REVIEW BOARD  
Action Sheet**

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

November 21, 2007 9:00 AM  
MEMBERS:

Sheran Matson, AICP, DRB Chair  
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- 1. Project# 1005536**  
07DRB-70344 MAJOR - PRELIMINARY  
PLAT APPROVAL  
07DRB-70345 MINOR - TEMP DEFR  
SWDK CONST

ISAACSON & ARFMAN PA agent(s) for BCR  
CONSTRUCTION request(s) the above action(s) for all or  
a portion of Lot(s) 57-59, **ROSSITER ADDITION (to be  
known as 12TH STREET VILLAS)** zoned R-2, located  
on 12TH ST NW BETWEEN CANDELARIA RD NW  
AND GRIEGOS RD NW containing approximately 1.1  
acre(s). (G-14) **WITH THE SIGNING OF THE  
INFRASTRUCTURE LIST DATED 11/21/07 AND WITH  
AN APPROVED GRADING AND DRAINAGE PLAN  
ENGINEER STAMP DATED 10/25/07 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.**

2. **Project# 1003520**  
07DRB-70337 MAJOR - SUBD IMP  
AGMT (SIA)

MARK GOODWIN & ASSOCIATES agent(s) for WASHINGTON STREET INVESTORS, LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as BENJAMIN PLACE SUBD)**, zoned RD/3 DU/AC, located on GLENDALE AVE NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately 2 acre(s). (B-20) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

3. **Project# 1006854**  
07DRB-70340 VACATION OF PUBLIC  
EASEMENT  
07DRB-70341 VACATION OF PUBLIC  
RIGHT-OF-WAY  
07DRB-70342 BULK LAND VARIANCE  
07DRB-70343 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **UNPLATTED LAND SECTION 15 (to be known as THE TRAILS UNIT 4)**, zoned SU2-UR35, SU2-SRLL18, SU-1 FOR OPEN SPACE, SU2-TC65 & SU2-NMU35, located on UNIVERSE BLVD NW BETWEEN AVENIDA DE JAIMITO NW AND WOODMONT AVE NW containing approximately 34.85 acre(s). (C-10) **DEFERRED TO 12/5/07 AT THE AGENT'S REQUEST.**

4. **Project# 1003703**  
07DRB-70338 VACATION OF PUBLIC  
RIGHT-OF-WAY

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 1-P1 & 15-P1, Block(s) 2, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as EAGLE'S VIEW ESTATE)**, zoned RD/3du/a, located on VENTURA ST NE BETWEEN EAGLE ROCK AVE NE AND OAKLAND AVE NE containing approximately 6 acre(s). (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

5. **Project# 1003655**  
07DRB-70339 VACATION OF PUBLIC  
RIGHT-OF-WAY

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15-17 & a portion of Lot 18, Block 1, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as LA VISTA @ DESERT RIDGE TRAILS)**, zoned RD/5 & 7du/a, located on WYOMING BLVD NE BETWEEN EAGLE ROCK NW AND MODESTO NE containing approximately 2.5 acre(s). (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

6. **Project# 1006868**  
07DRB-70302 MAJOR - PRELIMINARY  
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) 1A, Block(s) 35, **NORTH ALBUQUERQUE ACRES Unit(s) B** to be known as **DEL NORTE PLAZA**, zoned SU-2 FOR C-2 & IP, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 6.7402 acre(s). (C-18) *[Deferred from 10-31-07]* **DEFERRED TO 11/28/07 AT THE AGENT'S REQUEST.**

07DRB-70389 MINOR - SDP FOR  
SUBDIVISION  
07DRB-70390 MINOR - SDP FOR  
BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 35, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned SU-2 FOR C2 & IP, located on SAN PEDRO DR NE BETWEEN PASEO DEL NORTE NE AND HOLLY AVE NE containing approximately 8.6 acre(s). (C-18) **DEFERRED TO 11/28/07 AT THE AGENT'S REQUEST.**

7. **Project# 1004404**  
07DRB-70296 VACATION OF PUBLIC  
EASEMENT  
07DRB-70297 BULK LAND VARIANCE  
07DRB-70298 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 1-8, OS-1 & OS-2, 12, **THE TRAILS Unit 3A**, zoned SU-2 UR, SU-2 SROLL, SU-2SRSL, SU-2, SU-1, SU-VC, located on PASEO DEL NORTE NW BETWEEN WOODMONT AVE NW AND RAINBOW BLVD NW containing approximately 158.67 acre(s). (C-8 & C-9) *[Deferred from 10/31/07 & 11/14/07]* **DEFERRED TO 11/28/07 AT THE AGENT'S REQUEST.**

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

8. **Project# 1004875**  
07DRB-70382 EPC/ SDP FOR  
BUILDING PERMIT  
07DRB-70383 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

ALBUQUERQUE MONTHLY MEETING OF THE RELIGIOUS SOCIETY OF FRIENDS request(s) the above action(s) for all or a portion of Lot(s) 19-25, Block(s) 2, **IVES ADDITION** zoned SU2 FOR S-R, located on 5TH ST NW BETWEEN BELLAMAH NW AND ASPEN AVE NW containing approximately 0.57 acre(s). [REF: 06EPC00627/00628] (J-14) *[Catalina Lehner – EPC Planner]* **DEFERRED TO 12/5/07 AT THE AGENT'S REQUEST.**

9. **Project# 1003714**  
07DRB-70364 EPC/SDP FOR BUILDING PERMIT
- ALEXANDER FINALE agent(s) for ASSOCIATED HOME & RV SALES, INC request(s) the above action(s) for all or a portion of Tract(s) C-3-A, **ADOBE WELLS SUBDIVISION**, zoned SU1 FOR IPC-2/R-2, located on EAGLE RANCH NE BETWEEN WESTSIDE NE AND COORS BYPASS BLVD NE containing approximately 2.29 acre(s). (B-13) *[EPC Planner – Carol Toffaleti][Deferred from 11/14/07]*. **INDEFINITELY DEFERRED ON A NO SHOW.**
10. **Project# 1006600**  
07DRB-70365 EPC/ SDP FOR BUILDING PERMIT
- GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-C, **TOWN OF ATRISCO GRANT Unit 6**, zoned SU-1 PRD /20 DU-A, located on BATAAN DR SW BETWEEN DELIA AVE SW AND GWIN ST SW containing approximately 3.2 acre(s). (K-10) *[EPC Planner – Anna DiMambro] [Deferred from 11/14/07]*. **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/21/07 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND FOR 3 COPIES OF THE SITE PLAN AND TO TRANSPORTATION FOR INDICATION OF ADDITIONAL RAMPS AND FOR ALL BUILD-NOTES TO REFER TO CITY STANDARDS.**

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

11. **Project# 1000512**  
07DRB-70388 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- JACKS HIGH COUNTRY INC agent(s) for SANDRA L. FENKETICH request(s) the above action(s) for all or a portion of Lot(s) 16-A, **WEST HIGHLANDS AT HIGH DESERT**, zoned R-1, located on SAND CHERRY NE BETWEEN ELATA CT NE AND PINO ARROYO CT NE containing approximately 0.503 acre(s). (E-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLAR COLLECTOR LANGUAGE, TO RECORD, AGIS DXF FILE, AND FOR ADROA SIGNATURE.**
12. ~~Project# 1006751~~  
07DRB-70385 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- BARELAS CDC/CITY OF ALBUQUERQUE agent(s) for MRS. IRMA V. LOPEZ request(s) the above action(s) for all or a portion of Tract(s) 4, zoned SU2-R1, located on PACIFIC AVE SW BETWEEN 4TH ST SW AND BARELAS RD SW containing approximately 0.215 acre(s). (K-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD THE PLAT AND TO TRANSPORTATION FOR ADDITIONAL RIGHT-OF-WAY FOR SIDEWALK IF UNEXISTING.**



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

13. **Project# 1006936**  
07DRB-70377 SKETCH PLAT REVIEW  
AND COMMENT
- RIO GRANDE SURVEYING CO. agent(s) for CITY OF ALBUQUERQUE REAL ESTATE OFFICE request(s) the above action(s) for all or a portion of Block(s) 29 **TRANSPORTATION CENTER**, zoned SU3, located on 2ND ST SW BETWEEN LEAD SW AND GOLD SW containing approximately 3.3 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**
14. **Project# 1006939**  
07DRB-70381 SKETCH PLAT REVIEW  
AND COMMENT
- 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(s) 3**, zoned M1, located on PHOENIX AVE NE BETWEEN VASSAR DR NE AND GIRARD BLVD NE containing approximately 1.91 acre(s). (H-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**
15. **Project# 1006940**  
07DRB-70384 SKETCH PLAT REVIEW  
AND COMMENT
- COMMUNITY SCIENCES CORPORATION agent(s) for FABIAN IVARRA request(s) the above action(s) for all or a portion of Lot(s) 17-20 Block(s) 12, **ORIGINAL TOWNSITE OF WESTLAND**, zoned C2, located on 90TH ST SW BETWEEN BRIDGE SW AND VIA DEL ORO SW containing approximately 1.2 acre(s). (K-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**
16. Other Matters: None

ADJOURNED: 11:10

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
November 21, 2007  
DRB Comments**

**ITEM # 12**

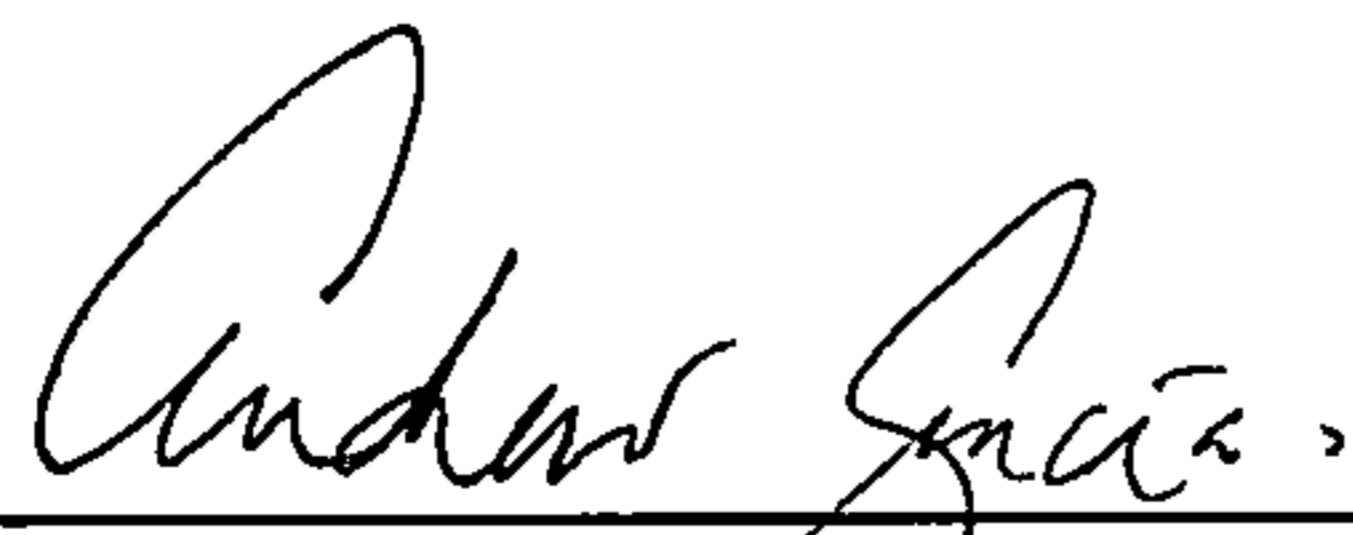
**PROJECT # 1006751**

**APPLICATION # 07-70385**

**RE: Tract 4, MRGCD Map 40/p&f**

The AGIS dxf is not approved.

Planning will take delegation for the AGIS dxf approval, and to record the plat.



---

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



**DEVELOPMENT REVIEW BOARD**  
**TRANSPORTATION DEVELOPMENT**  
**Standard Comment Sheet**

DRB- 1006751                      Item No. 12              Zone Atlas D-19

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) Infrastructure per the DPM is required.
- 2) What is the distance from face of curb to the property line? (It appears that dedication will be required)
- 3) A 6' sidewalk will be required.

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

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

**ITEM # 12**

**PROJECT # 1006751      APPLICATION # 07-70200**

**RE: Tract 4, Map 40/sketch**

Planning will make comments at the hearing on the proposed replat.

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: 1006751**

**AGENDA ITEM NO: 12**

**SUBJECT:**

Sketch Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

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

**RESOLUTION:**

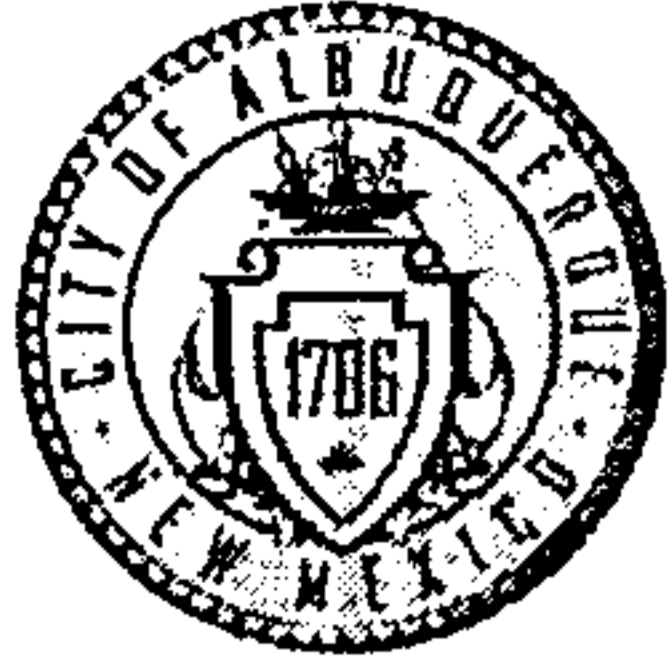
APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

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

**DATE:** AUGUST 29, 2007  
505-924-3986

0



## **IMPACT FEES – # 1006751**

**Development Review Board 8/29/07 Agenda Item #12  
Sketch Plat: Tract 4, MRGCD Map 40**

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. Because this property lies within a Metropolitan Redevelopment Area, if the dwelling meets the criteria by Family and Community Services for affordable housing, impact fees will be waived.

**JACK CLOUD  
IMPACT FEE ADMINISTRATOR**

**DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT  
Standard Comment Sheet**

DRB- 1006751                      Item No. 12              Zone Atlas D-19

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

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# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1006751**

**AGENDA ITEM NO: 12**

**SUBJECT:**

Sketch Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED *DISCUSSED* ; 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

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## IMPACT FEES – # 1006751

Development Review Board 8/29/07 Agenda Item #12  
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JACK CLOUD  
IMPACT FEE ADMINISTRATOR

## PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
08/29/07.	TR.4 MAP 40 1006751	SKETCH	COMMENTS GIVEN

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1006751**

**AGENDA ITEM NO: 12**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

No adverse comments.

New Mexico 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:** November 21, 2007

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
November 21, 2007  
DRB Comments**

**ITEM # 12**

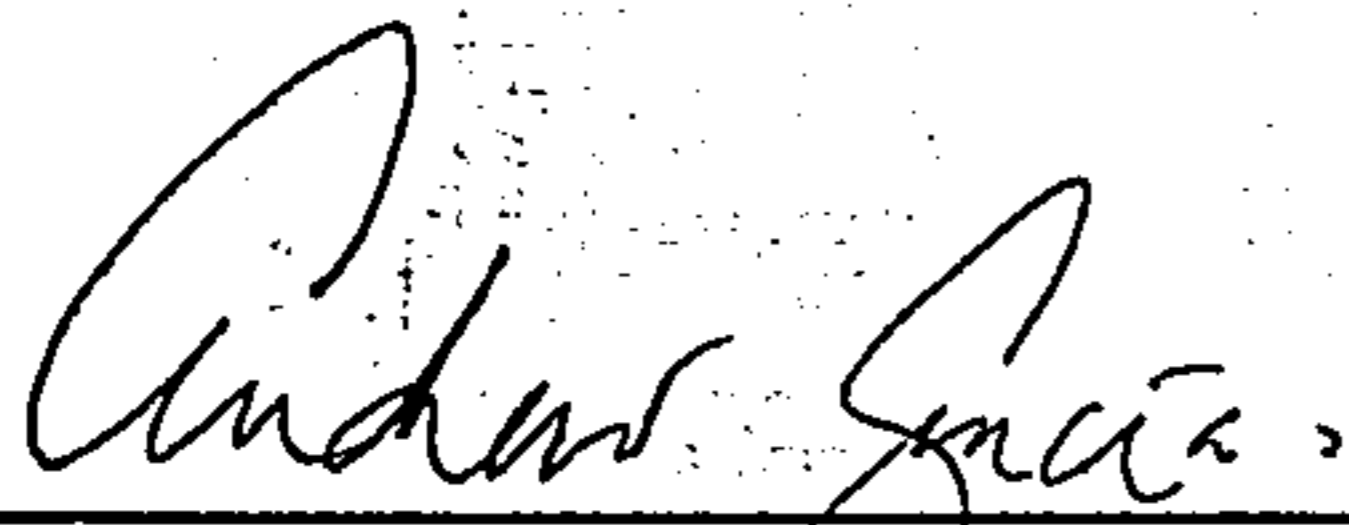
**PROJECT # 1006751**

**APPLICATION # 07-70385**

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

**ITEM # 12**

**PROJECT # 1006751      APPLICATION # 07-70200**

**RE: Tract 4, Map 40/sketch**

Planning will make comments at the hearing on the proposed replat.

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 – # 1006751

Development Review Board 8/29/07 Agenda Item #12  
Sketch Plat: Tract 4, MRGCD Map 40

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. Because this property lies within a Metropolitan Redevelopment Area, if the dwelling meets the criteria by Family and Community Services for affordable housing, impact fees will be waived.

JACK CLOUD  
IMPACT FEE ADMINISTRATOR



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Monica Chavez / Barelas CDC City of Albuquerque PHONE: 242-7886  
 ADDRESS: 700 4th St SW FAX: 242-3875  
 CITY: Albuquerque STATE: NM ZIP: 87104 E-MAIL: Barelascdc@msn.com  
 APPLICANT: Irma V. Lopez PHONE: 261-2867  
 ADDRESS: 7524 Via Serenta SW FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE: NM ZIP: 87121 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: Irma Lopez, Francisco Jose Lopez

DESCRIPTION OF REQUEST: Subdivide Tract 4 map 40 into 2 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. 4 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: \_\_\_\_\_  
 Existing Zoning: SLZ-R1 Proposed zoning: SLZ-R1 MRGCD Map No. 40  
 Zone Atlas page(s): 12-14-2 UPC Code: 101405707004930522

**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): 0.2145  
 LOCATION OF PROPERTY BY STREETS: On or Near: Pacific Ave SW  
 Between: 4th St SW and Pacific Ave SW

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

SIGNATURE: Monica Chavez DATE: 11/13/07  
 (Print) Monica Chavez Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - 70385</u>	<u>PIF</u>	<u>5(3)</u>	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input 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 November 21, 2007

Andrew Jones 11/13/07  
 Planner signature / date

Project # 1006751



**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.
- <sup>N/A</sup> 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
  - <sup>N/A</sup> 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
  - <sup>N/A</sup> 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
  - <sup>N/A</sup> Infrastructure list if required (**verify with DRB Engineer**)
  - <sup>Remd</sup> 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.

Ornella Char  
Applicant name (print)

[Signature]  
Applicant signature / date



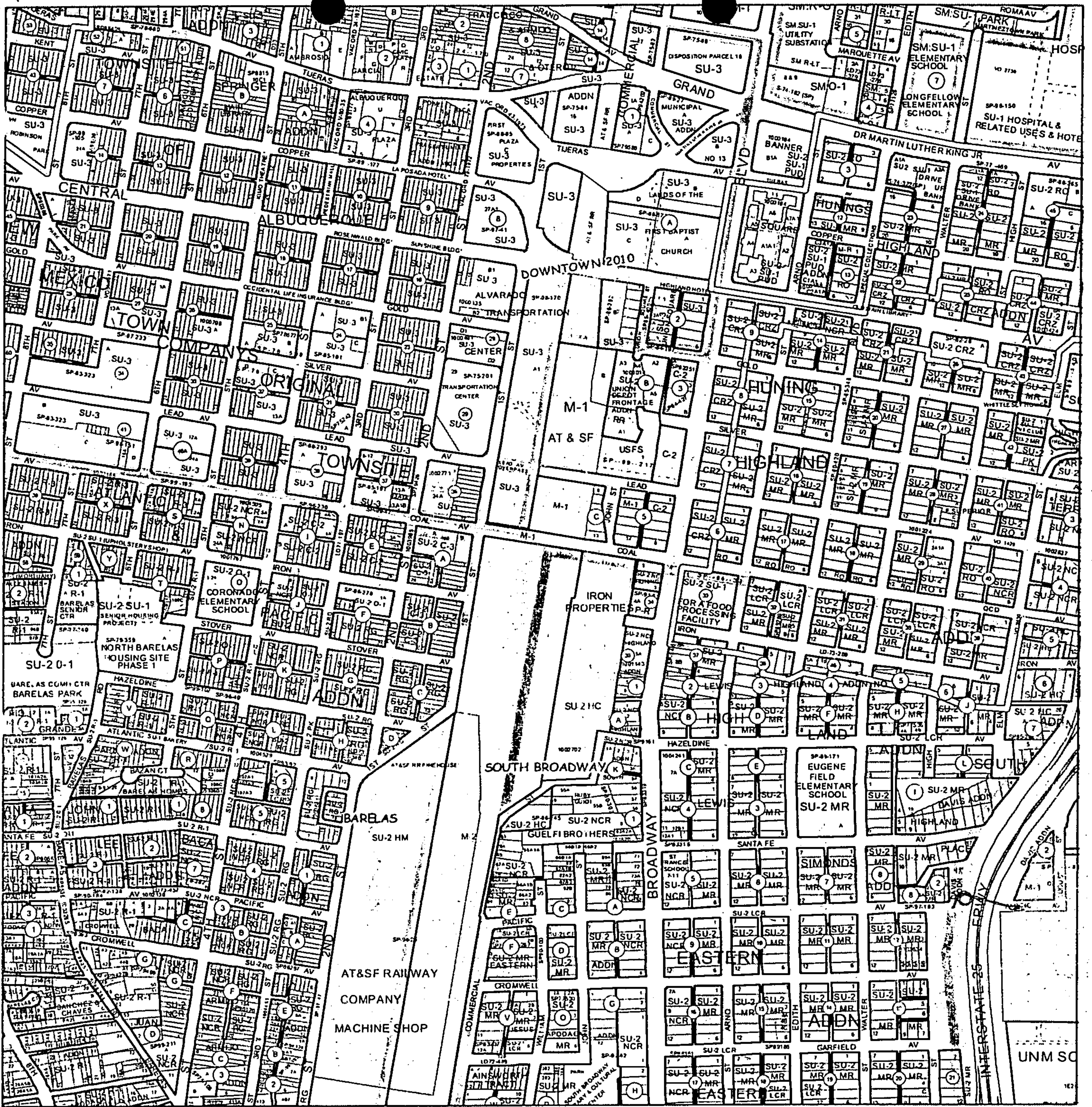
Form revised October 2007

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


Application case numbers  
0702B - 70385  
 \_\_\_\_\_  
 \_\_\_\_\_

Andrew Jones 11/13/07  
Planner signature / date

Project # 1006251

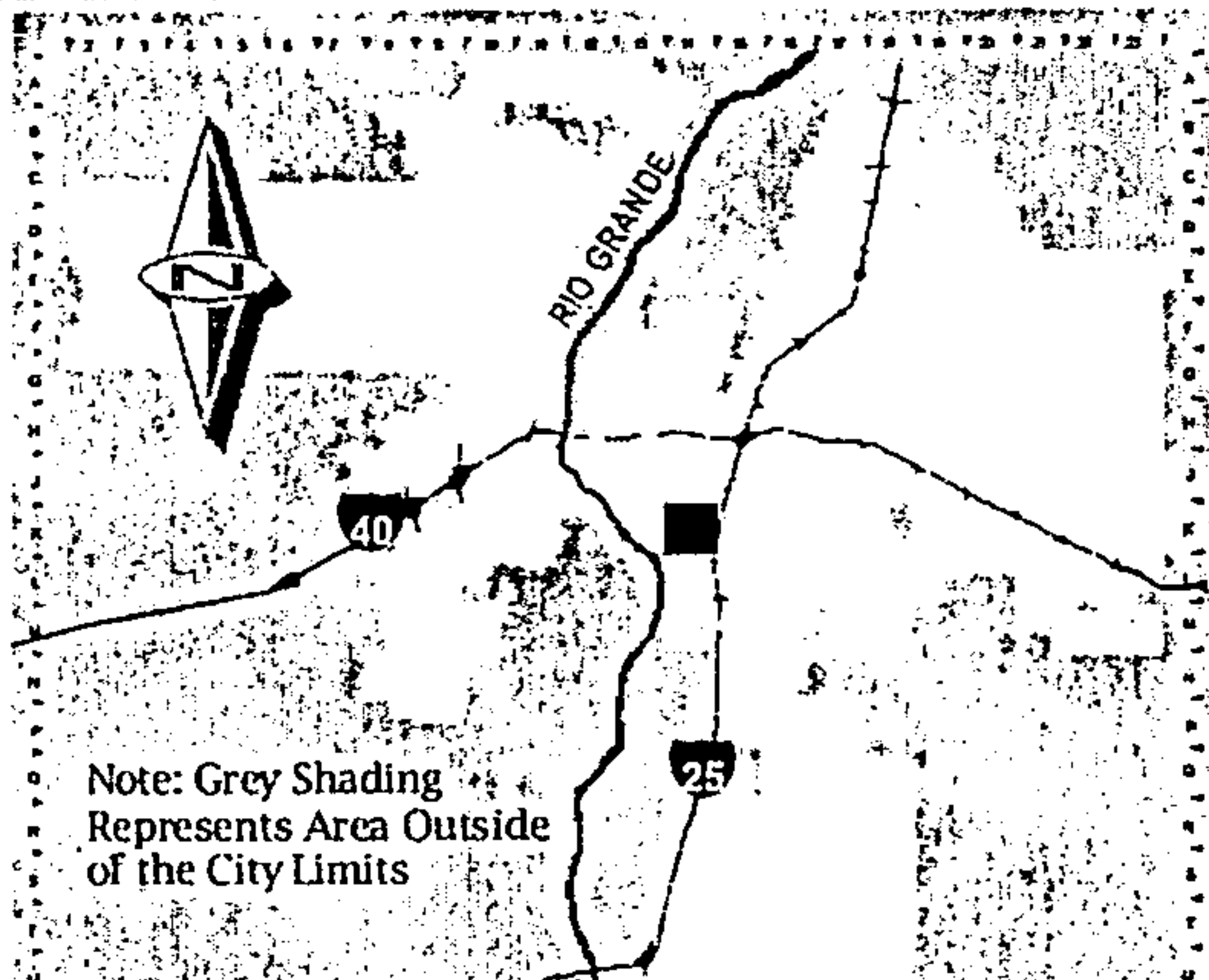


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System










Map amended through: 5/1/2006



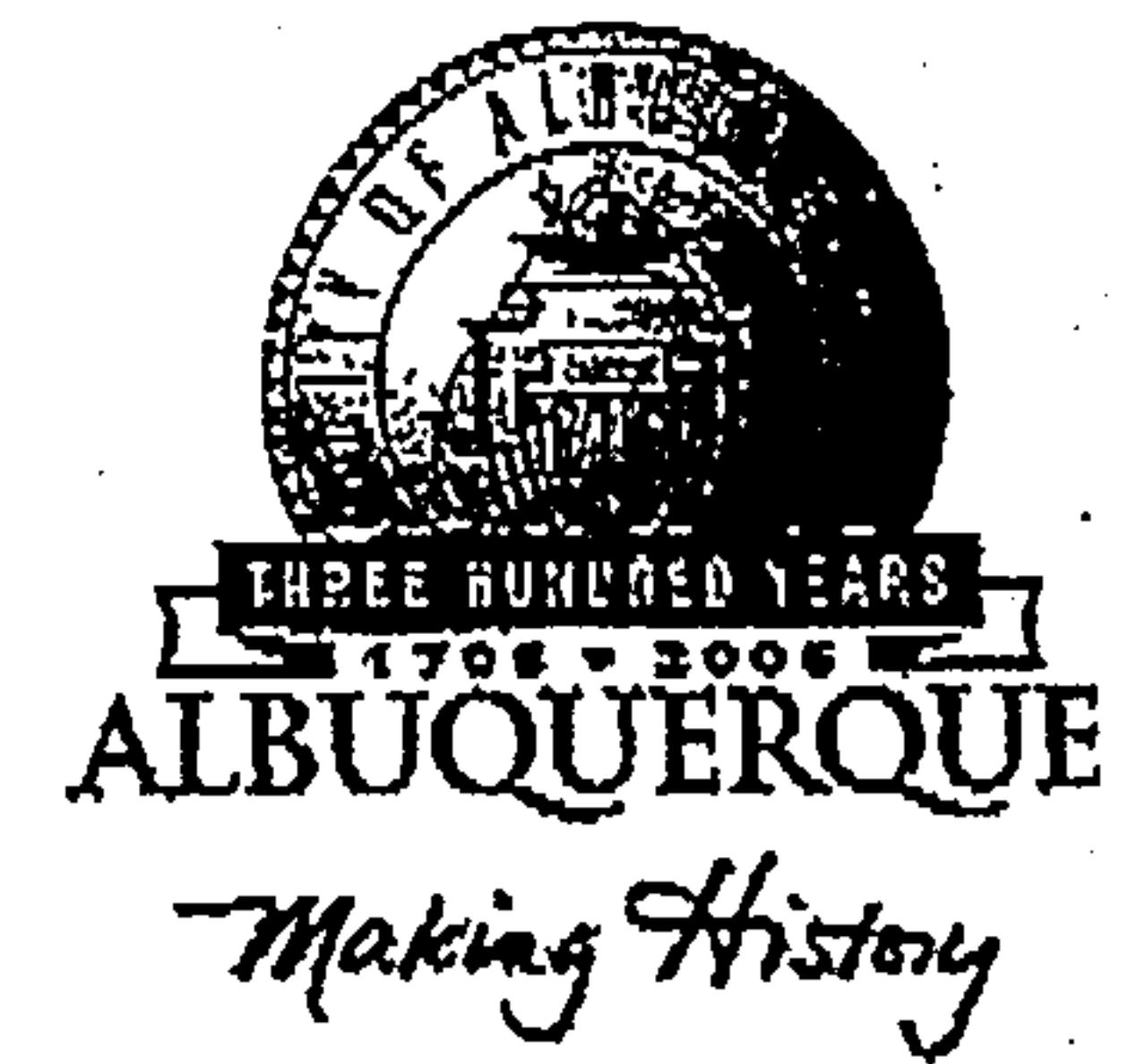
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**K-14-Z**

Selected Symbols

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

0 750 1,500 Feet



**Department of Family & Community Services**

*Received*  
*11-9-06* *MS*

**INTEROFFICE CORRESPONDENCE**

**DATE:** September 20, 2006  
**TO:** James McNeely, Property Appraiser  
**FROM:** Victor Snead, Program Specialist *VS*  
Department of Family and Community Services  
**RE:** Appraisal Review  
Vacant Lot Located at Pacific Avenue SW (Map 40 Tract 4)

P.O. Box 1293

Barelas Community Development Corporation (BCDC) is proposing to purchase the property located on Pacific Avenue SW (Map 40 Tract 4), Albuquerque, New Mexico 87102. The property will be used for the expansion of affordable housing in the Pocket of Poverty.

Albuquerque

Attached is a copy of the appraisal. The appraised value is \$40,000.00.

New Mexico 87103

Because the Department will provide BCDC with funds from the Housing and Neighborhood Economic Development /Opportunity Fund for this project, an appraisal review is required prior to acquisition. Please call me if you have any questions at ext. 82873.

**Review Comments:**

www.cabq.gov

- The subject property valuation of \$40,000 as of July 10, 2006, appears supported and reasonable.
- The subject property valuation of \$40,000 as of July 10, 2006, does not appear to be supported and reasonable.

Signed: *James McNeely*  
James McNeely, Property Appraiser  
Right of Way/Acquisition  
Real Property Division

*11/15/06 email states appraised from J. McNeely & faxed copy of letter*

**BARELAS COMMUNITY DEVELOPMENT CORPORATION  
700 FORTH STREET SW  
ALBUQUERQUE, NEW MEXICO 87102  
(505) 242-7888**

**August 16<sup>th</sup>, 2007**

**City of Albuquerque  
Development Review Board  
Plaza de Sol Building  
200 Second Street NW  
Albuquerque, New Mexico 87102**

**Ref; 420 Pacific SW  
Map 40 Tract 4  
Zone Map K-14**

**Dear Board members:**

**Submitted for your review, is an application for the creation of a new lot, by the separation of an existing lot which is located at 420 Pacific SW, between 4<sup>th</sup> Street and Barelás Rd SW.**

**Property is identified as Map 40 Tract 4, Zone Atlas Page K-14. Property is zoned SU2-R1.**

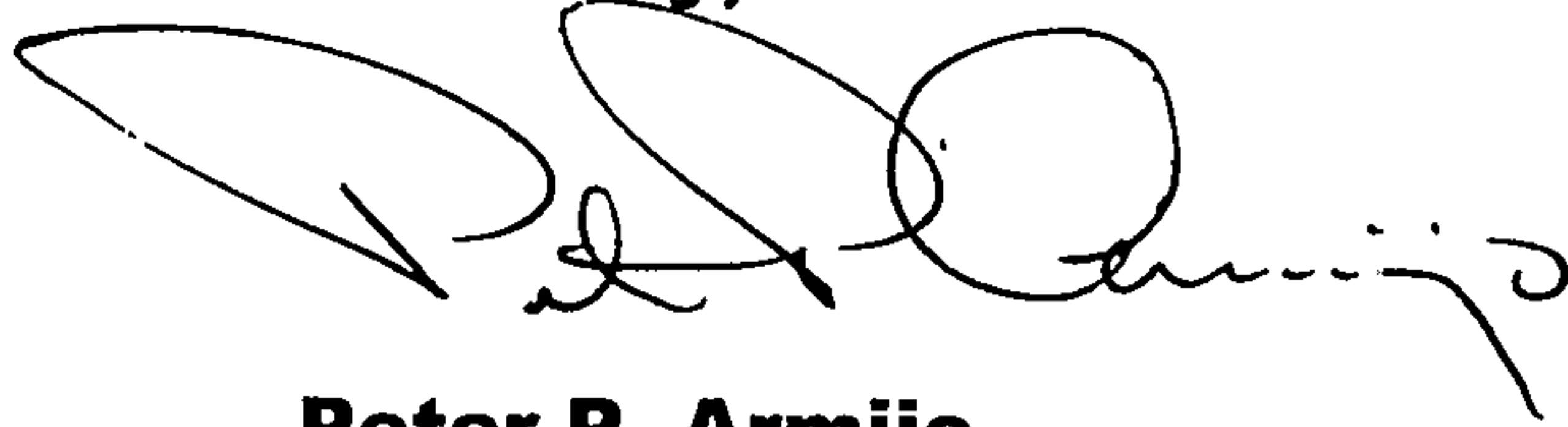
**Mrs. Irma Lopez has given permission to the Barelás Community Development Corporation (BCDC) and its staff to act as agent(s) on her behalf on this application.**

**BCDC has entered into an agreement to purchase this new lot, once it has been approved and subdivided. BCDC plans on building a "Work Force" housing unit or units depending on the approval of the new Barelás Sector Development Plan, by the Albuquerque City Council.**

**BCDC will be submitting future applications dealing with the construction of new "Work Force" housing units in the near future.**

**If you require any additional information please feel free to contact me at any time, the easiest phone number to reach me at would be my cell phone (505) 350-9617 or my email [thor848@hotmail.com](mailto:thor848@hotmail.com)**

**Sincerely,**

A handwritten signature in black ink, appearing to read "Peter P. Armijo". The signature is fluid and cursive, with a large initial "P" and "A".

**Peter P. Armijo  
Project Coordinator**



Pre-Development Facilities Fee (PDFF)
Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: http://construction.voteaps.com/LincolnMap.html

Project # (if already assigned by DRB/EPC) 100 6751

Please check one:

[ ] Preliminary PDFF (Preliminary PDFF are required for preliminary plat submittals.)

[x] Final PDFF (Final PDFF are required for final plat submittals and must be recorded prior to DRB hearing)

[ ] Waiver/Deferral (Must provide reason for waiver/deferral)

Project Information

Subdivision Name Lands of Irma and Jose Lopez

Location of Project (address or major cross streets) Pacific Av SW and Cromwell Av SW

Proposed Number of Units: 1 Single-Family Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

Waiver Information

Property Owner Legal Description Zoning

Reason for Waiver/Deferral

Contact Information

Name Monica Chavez

Company Barelas Community Development Corp.

Phone 242-7888 c. 450-5080

E-mail BarelasCDCAlbq@aol.com

Please include with your submittal:

- [x] Zone Atlas map with the entire property(ies) precisely and clearly outlined
[x] Copy of a plat or plan for the proposed project
[x] List of legal description (e.g. lot, block) and street address for each lot (for final plat only)
[x] Please include project number on the top right corner of all documents
[x] Please paper clip all submitted documents (for ease of making copies)

FOR OFFICE USE ONLY

APS Cluster Albuquerque

Date Submitted 11/5/07

Date Completed 11/5/07

DRB Project # 1006751

APS Cluster Albuquerque

EXHIBIT B

FINAL  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

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

Irma Lopez and Francisco Jose Lopez ("Developer") effective as of this 4 day of November, 2007 and pertains to the subdivision commonly known as MAGEO MAP 40 and more particularly described as Tracts 4-A and 4-B  
[use new legal description of subdivision] Lands of -  
Irma and Jose Lopez

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

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

Doc# 2007156359

11/13/2007 10:48 AM Page: 1 of 4  
AGRE R: \$15.00 M. Toulouse, Bernalillo County



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

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

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

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

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

Rev 11/13/06

DRB Project # 1006751

APS Cluster Albuquerque

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

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

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

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



DRB Project # 100 6751

APS Cluster Albuquerque

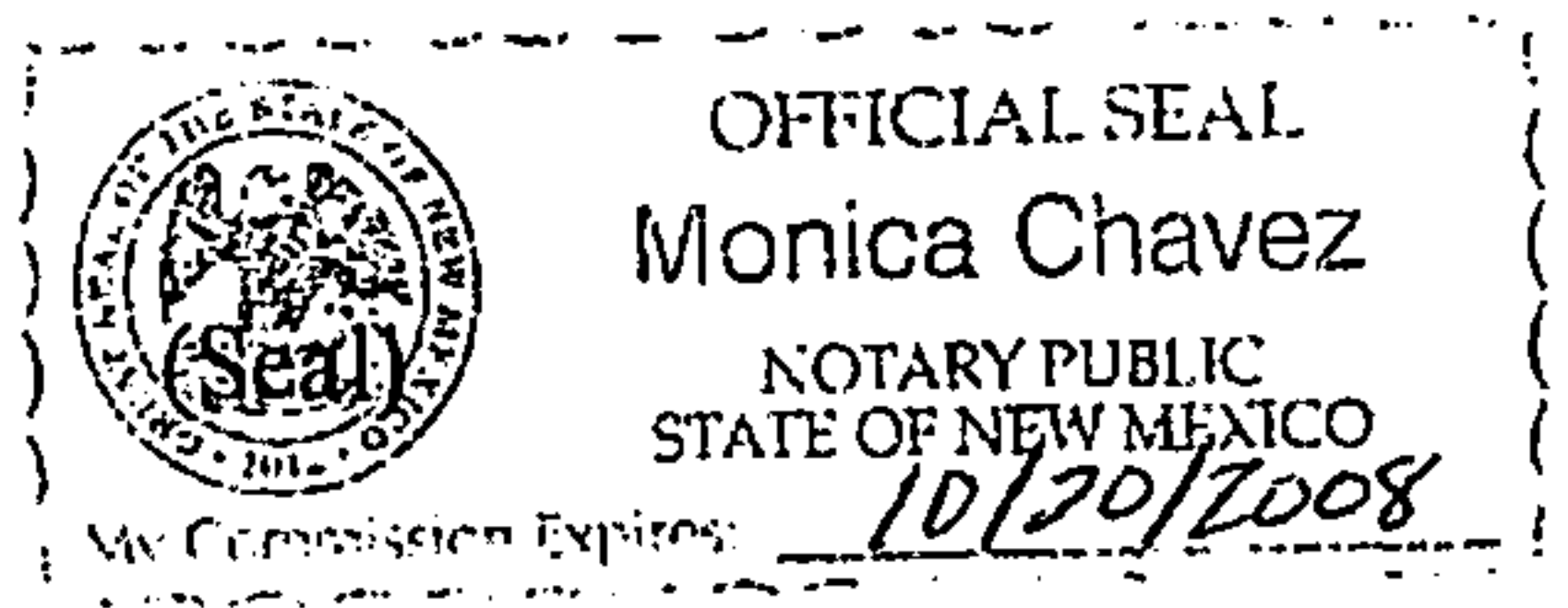
[Signature]  
Signature

Irma Lopez Francisco Lopez  
Name (typed or printed) and title

Developer Owner

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 11/4/07, by Irma Lopez & Francisco Lopez as owners of the property, a corporation.



[Signature]  
Notary Public

My commission expires: 10/20/2008

ALBUQUERQUE PUBLIC SCHOOLS

[Signature]  
By:  
Signature  
Kizito Wijerje, Director, Capital Master Plan

Name (typed or printed) and title

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on November 5, 2007 by Kizito Wijerje as Director, 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.

(Seal)

[Signature]  
Notary Public

My commission expires: May 18, 2011

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### Supplemental form

#### S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...
- 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 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:

NAME: MRS IRMA U Lopez PHONE: (505) 261-2867  
 ADDRESS: 7524 VIA SERENITA SW FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

Proprietary interest in site: owner List all owners: \_\_\_\_\_  
 AGENT (if any): Peter P. Armijo - BARCELAS COMMUNITY DEVELOPMENT GROUP PHONE: (505) 350-9617  
 ADDRESS: 704 4<sup>th</sup> St SW FAX: (505) 242-3875  
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: thor848@hotmail.com

DESCRIPTION OF REQUEST: SUB-DIVIDED TRACT 4 Map 40 into (2) lots

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

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

Lot or Tract No. 4 MAP 40 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. \_\_\_\_\_

Current Zoning: SU2-R1 Proposed zoning: SU2-R1

Zone Atlas page(s): K-14 No. of existing lots: 1 No. of proposed lots: 2

Total area of site (acres): 0.2145 Density if applicable: dwellings per gross acre: 0 dwellings per net acre: 0

Within city limits?  Yes.  No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? \_\_\_\_\_

UPC No. 101-405-707-006-930-522 MRGCD Map No. 40

LOCATION OF PROPERTY BY STREETS: On or Near: 420 Pacific Ave SW

Between: 4<sup>th</sup> STREET SW and BARCELAS RD SW

### CASE HISTORY:

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

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

SIGNATURE Peter P. Armijo DATE 8-16-07  
 (Print) PETER P. ARMIO \_\_\_\_\_ Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - 70200</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected				<u>\$</u>
<input checked="" type="checkbox"/> All case #'s are assigned				<u>\$</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				<u>\$</u>
<input checked="" type="checkbox"/> Case history #'s are listed				<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus				<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				<u>\$</u>
	Hearing date <u>August 29, 2007</u>			Total <u>\$ 0</u>

Andrew Jones 8-17-07  
 Planner-signature / date

Project # 1006751

**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.

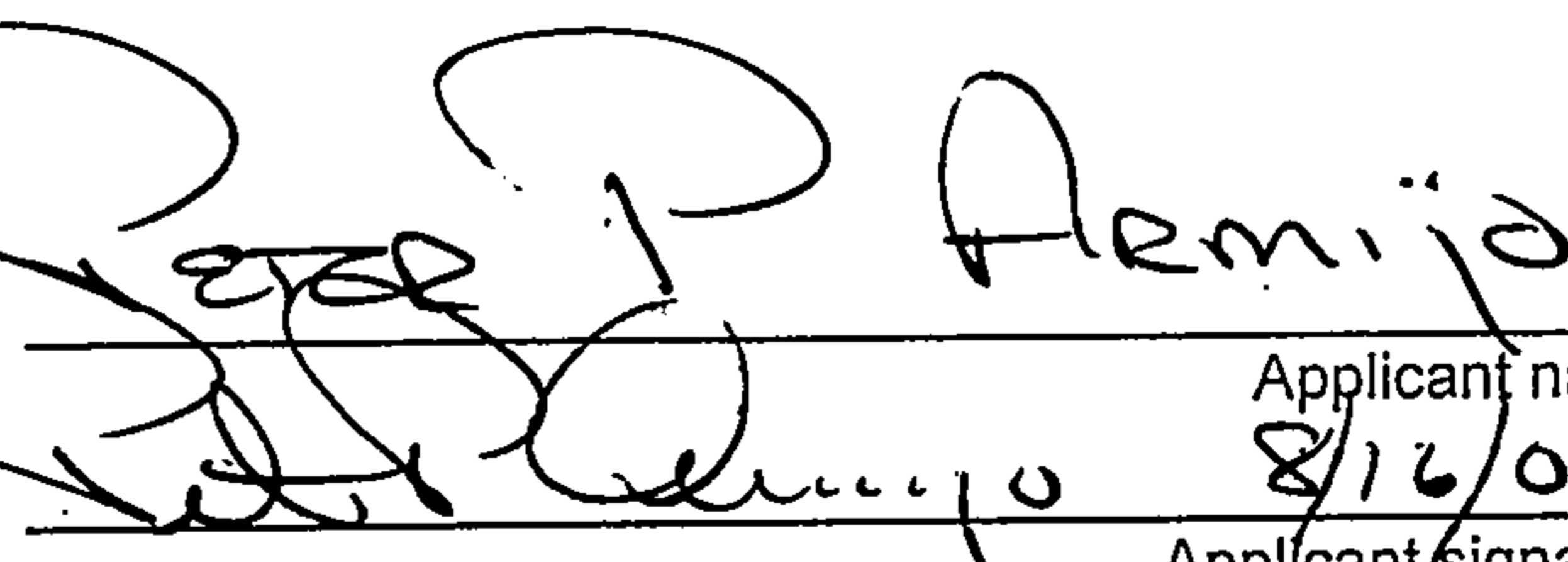
**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.

- 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.

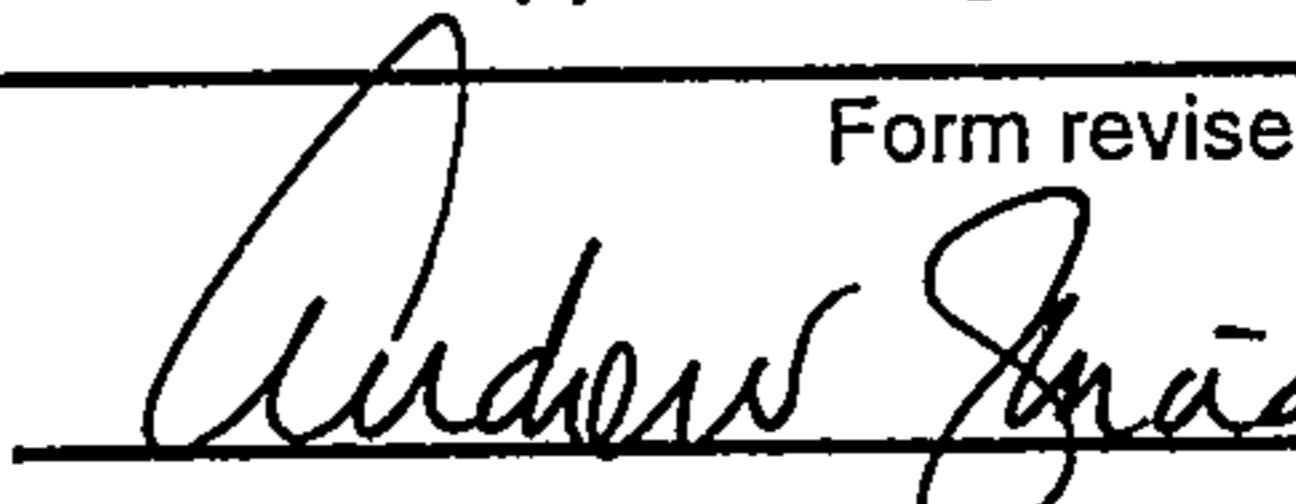
  
 Applicant name (print) \_\_\_\_\_  
 Applicant signature / date \_\_\_\_\_ 8/16/07



Form revised 4/07

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

Application case numbers  
 07228 - 70200

  
 Planner signature / date \_\_\_\_\_ 8-17-07

Project # 1006251

SU2-R1  
 R1  
 40' lot width  
 4,800'² needed for replanning



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

Map amended through: 5/1/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**K-14-Z**

Selected Symbols

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

0 750 1,500 Feet

**BARELAS COMMUNITY DEVELOPMENT CORPORATION  
700 FORTH STREET SW  
ALBUQUERQUE, NEW MEXICO 87102  
(505) 242-7888**

**August 16<sup>th</sup>, 2007**

**City of Albuquerque  
Development Review Board  
Plaza de Sol Building  
200 Second Street NW  
Albuquerque, New Mexico 87102**

**Ref; 420 Pacific SW  
Map 40 Tract 4  
Zone Map K-14**

**Dear Board members:**

**Submitted for your review, is an application for the creation of a new lot, by the separation of an existing lot which is located at 420 Pacific SW, between 4<sup>th</sup> Street and Barelmas Rd SW.**

**Property is identified as Map 40 Tract 4, Zone Atlas Page K-14.**

**Property is zoned SU2-R1.**

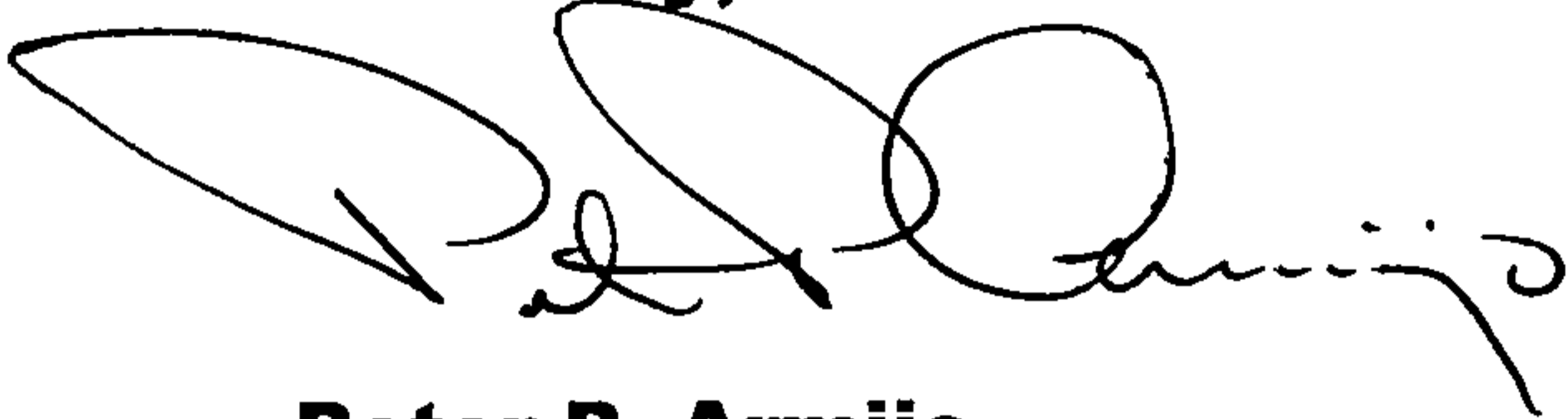
**Mrs. Irma Lopez has given permission to the Barelmas Community Development Corporation (BCDC) and its staff to act as agent(s) on her behalf on this application.**

**BCDC has entered into an agreement to purchase this new lot, once it has been approved and subdivided. BCDC plans on building a "Work Force" housing unit or units depending on the approval of the new Barelmas Sector Development Plan, by the Albuquerque City Council.**

**BCDC will be submitting future applications dealing with the construction of new "Work Force" housing units in the near future.**

**If you require any additional information please feel free to contact me at any time, the easiest phone number to reach me at would be my cell phone (505) 350-9617 or my email [thor848@hotmail.com](mailto:thor848@hotmail.com)**

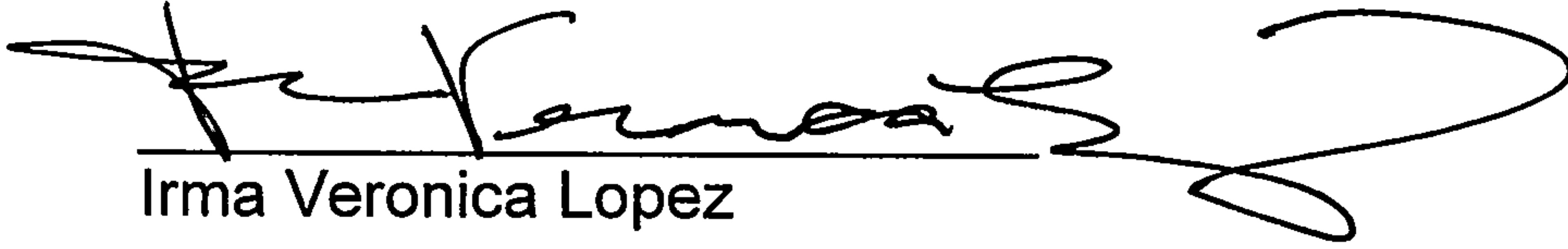
**Sincerely,**

A handwritten signature in black ink, appearing to read "Peter P. Armijo". The signature is fluid and cursive, with a large initial "P" and "A".

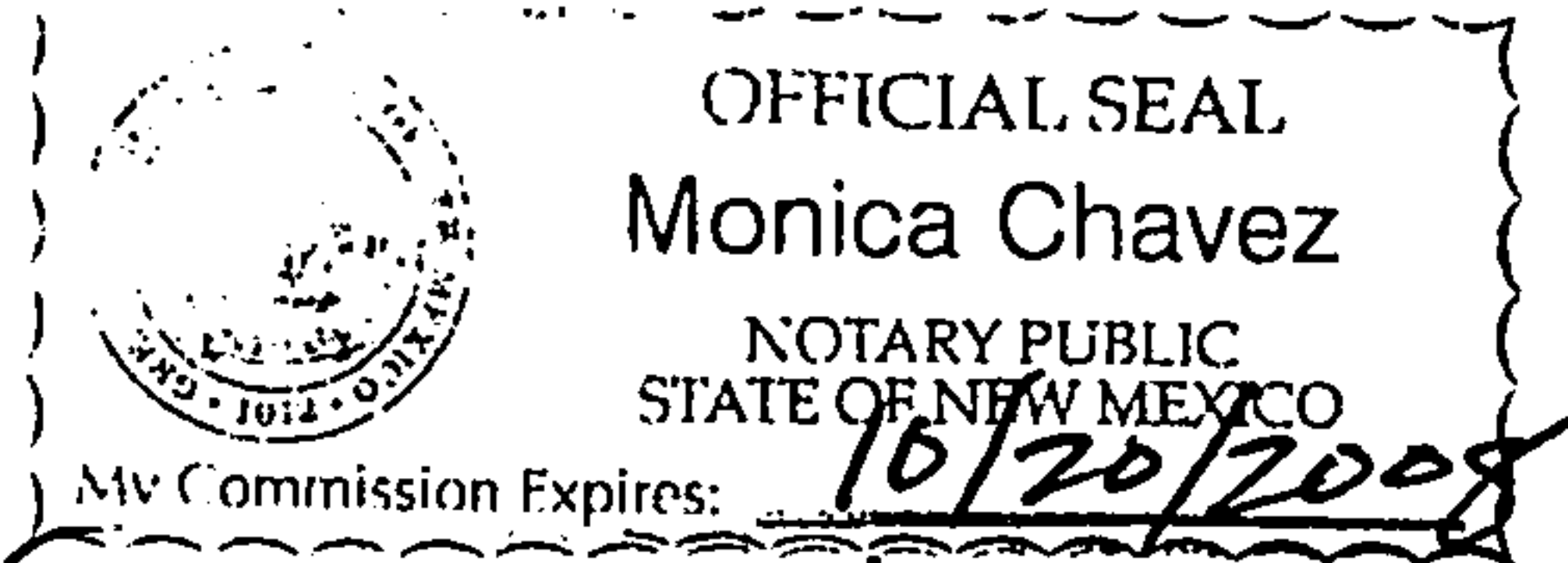
**Peter P. Armijo  
Project Coordinator**

AGENT AGREEMENT

I, Irma Lopez give permission to the Barelvas CDC to act as my agent in the process to equally subdivide the property located on Pacific Ave. SW (Map 40 Tract 4).

  
Irma Veronica Lopez

4/23/07  
Date



Monica Chavez  
County of Bernalillo  
State of New Mexico

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

**ITEM # 12**

**PROJECT # 1006751      APPLICATION # 07-70200**

**RE: Tract 4, Map 40/sketch**

Planning will make comments at the hearing on the proposed replat.

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

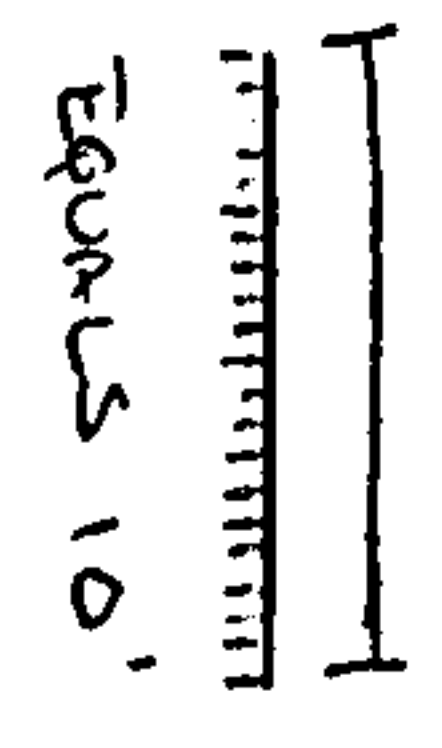
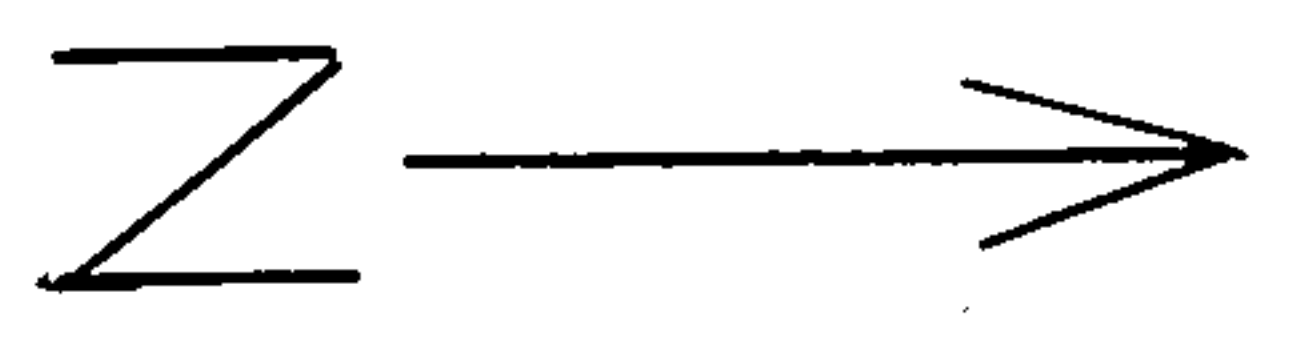
DRB Chair

924-3880 smatson @ cabq.gov



PACIFIC AVE

CURB & GUTTER



N 88°41'24" E

51.08'

6" X 6" IN  
CONCRETE

CONCRETE WALK

EAST PORTION  
OF  
TRACT 4

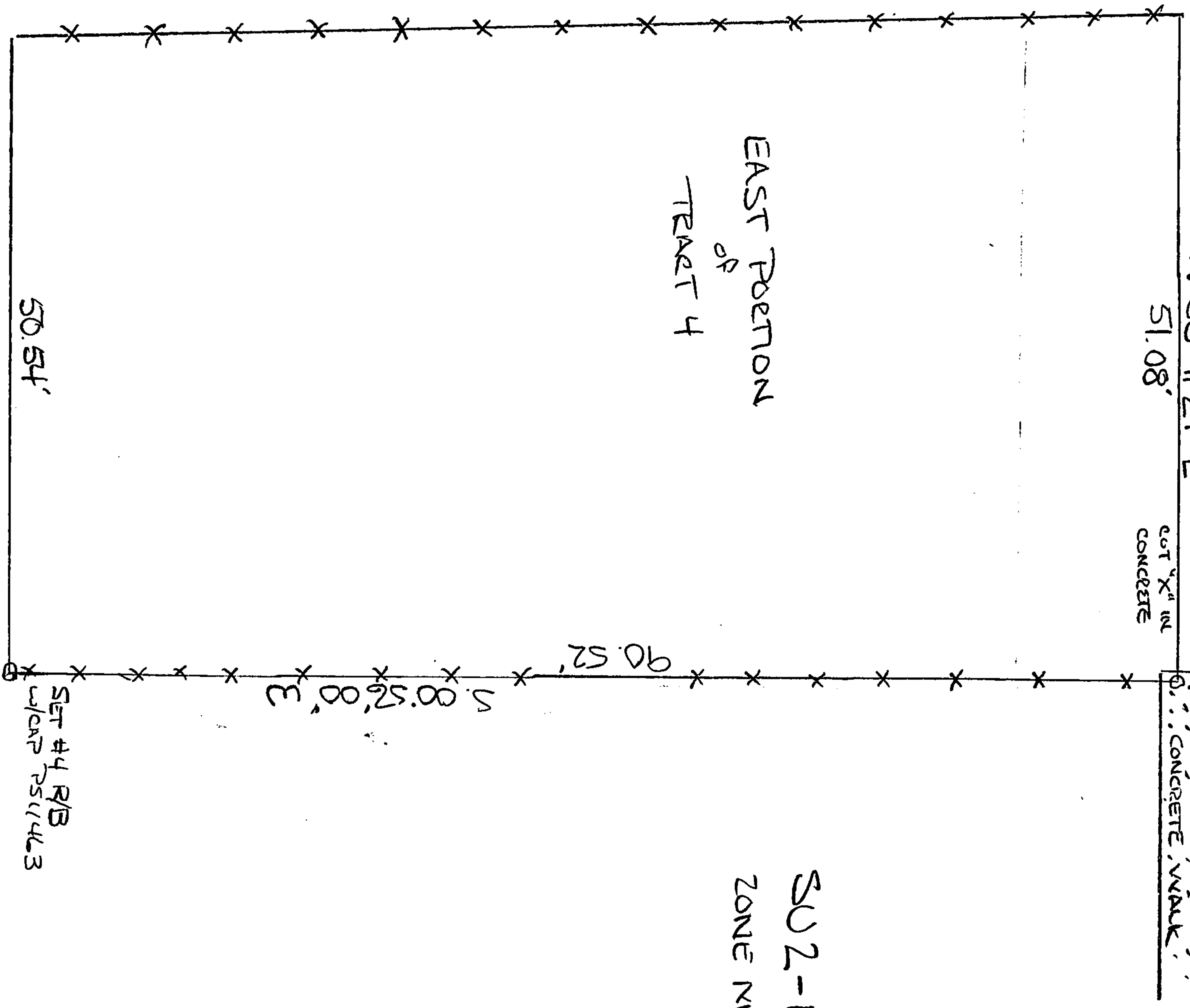
SU2-R1  
ZONE MAP R-14-Z

90.52'

S 00°52'00" W

50.54'

SET #4 R/B  
w/ cap 2511463

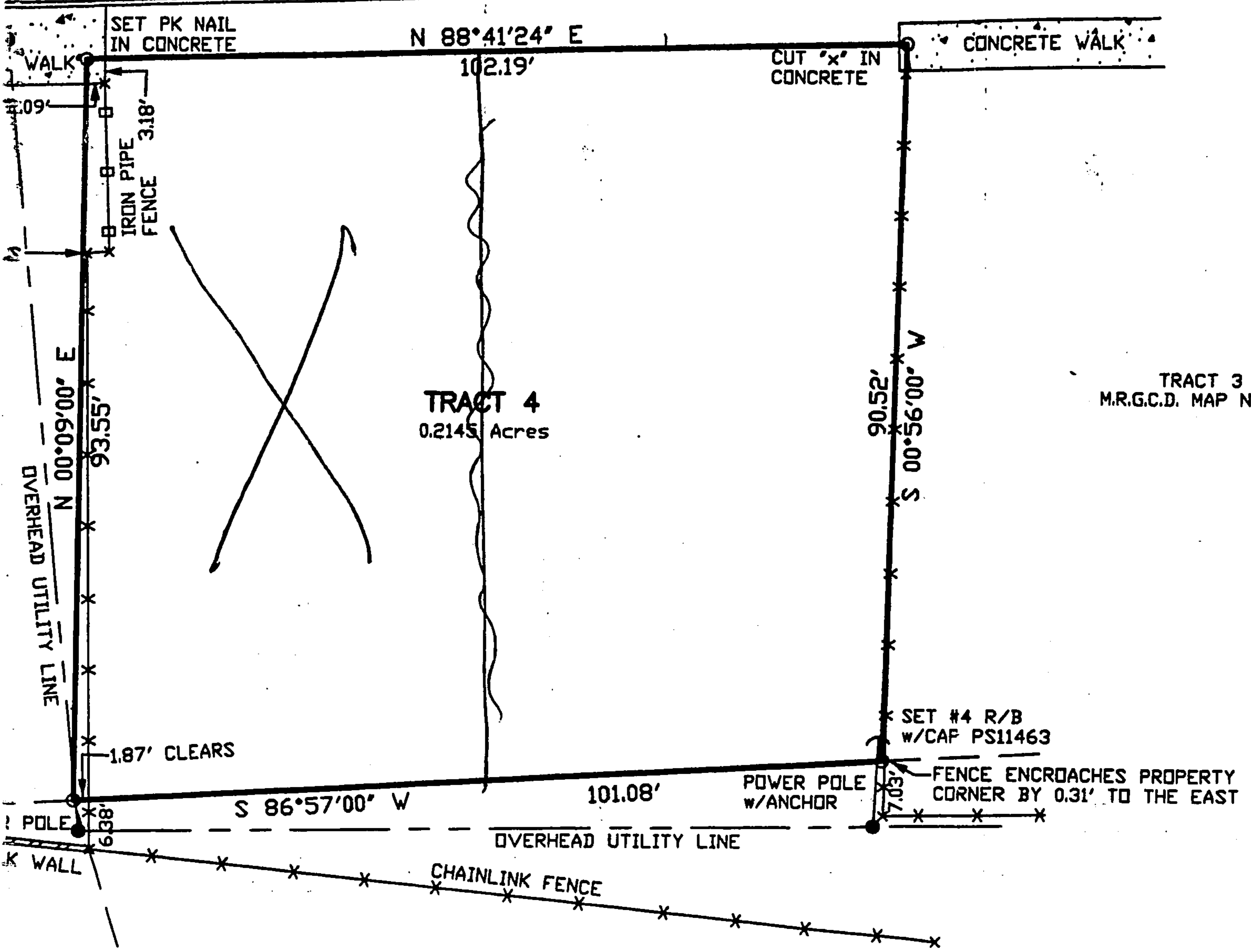


PACIFIC AVENUE S.W.  
60' R/W

IRMA LOPEZ

ADD.. TBD Pacific Se

CURB & GUTTER



TRACT 3  
M.R.G.C.D. MAP No. 40

TRACT 20  
JUAN ARMIJO AND BACA & ARMIJO ADDITION  
FILED: APRIL 28, 1888  
VOLUME D1, FOLIO 34

ONICA LOPEZ

ROVIDE BY

DITION

# *Bardas Community Development Corporation*

---

◆  
“Not-for-Profit”

*Peter P. Armijo*

**Project Coordinator**



**700 Fourth St SW  
Albuquerque, NM 87102**

**Phone: (505) 350-9617**

**Fax: (505) 242-3875**

**Email: [Thor848@hotmail.com](mailto:Thor848@hotmail.com)**