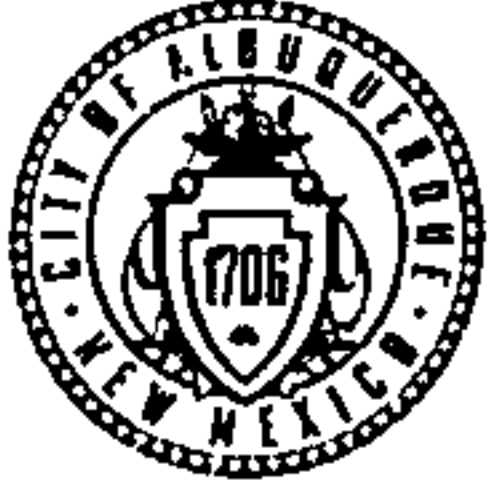


#18



DRB CASE ACTION LOG (PREL/FINAL PLAT)

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-70369**

Project # **1006932**

Project Name: **PEREA ADDITION**

Agent: **JACKS HIGH COUNTRY**

Phone No.: **898-3707**

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: 10' face of curb to property line
dedicate 6 feet of right of way bike lane.
recording info on draw plat along Central

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): AGIS dxg
change zoning to S22/cc
record the plat

- 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: 11/14/07

6932

DXF Electronic Approval Form

DRB Project Case #: 1006932

Subdivision Name: CIBOLA ENERGY COPORATION TRACT A & PEREA ADDN BLOCK
17 LOT 19A & 20A

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 11/28/2007

Hard Copy Received: 11/28/2007

Coordinate System: Ground rotated to NMSP Grid


Approved

11.28.2007
Date

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

AGIS Use Only

Copied fc 6932 to agiscov on 11/28/2007 Contact person notified on 11/28/2007



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 14, 2007 9:00 AM

MEMBERS:

Sheran Matson, AICP, DRB Chair
Angela Gomez, Administrative Assistant
924-3946

Wilfred Gallegos, 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# 1003483**
07DRB-70324 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)
SANTOSH MODY agent(s) for BHARAT H. MODY &
CHAMPA B. MODY request(s) the above action(s) for all
or a portion of Lot(s) 17-A, Tract(s) A, **NORTH
ALBUQUERQUE ACRES Unit 2**, zoned SU2/IP, located
on SIGNAL AVE NE BETWEEN SAN PEDRO AVE NE
AND SIGNAL AVE NE containing approximately 2.74
acre(s). (C-18) **THE TWO YEAR EXTENSION OF THE
SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS
APPROVED**

2. **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 SU2-UR,
SU2-SRLL, SU2-SRSL, SU2, SU1, 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*] **DEFERRED TO 11/21/07 AT THE AGENT'S
REQUEST.**

3. **Project# 1006902**
07DRB-70312 MAJOR - PRELIMINARY
PLAT APPROVAL
- BORDENAVE DESIGNS agent(s) for HARVEST LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) K,L,M & N, **LA LUZ DEL OESTE**, zoned SU1/PRD, located on COORS BLVD NW AND DELLYNNE NW AND WESTERN TRAILS NW containing approximately 7.5 acre(s). (F-11) [*Deferred from 11/7/07*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/14/07, AND AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 11/7/07 THE PRELIMINARY PLAT WAS APPROVED. A NOTE WAS ADDED TO INFRASTRUCTURE LIST FOR MEDIAN CLOSURE ON COORS TO BE UNDER A MODIFIED "B", WHICH IS NOT TO BE COMPLETED UNTIL THE SIGNAL AT SEVILLE AND ANDALUCIA IS COMPLETED. CONDITION OF FINAL PLAT IS TO SHOW PARKING AREAS ON PLAT.**
4. **Project# 1002962**
07DRB-70326 VACATION OF PUBLIC
EASEMENT
07DRB-70327 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- HIGH MESA CONSULTING GROUP agent(s) for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS request(s) the above action(s) for all or a portion of Tract(s) 10-A, **THE TRAILS, UNIT 2**, zoned SU2-SRSL 26, located on NORTHWEST CORNER OF WOODMONT AVE NW AND RAINBOW BLVD NW BETWEEN PASEO DEL NORTE AND UNIVERSE BLVD containing approximately 5.1 acre(s). (C-9) **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. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLAR COLLECTOR LANGUAGE, AGIS DXF AND FOR THE 15 DAY APPEAL PERIOD.**
5. **Project# 1002776**
07DRB-70325 VACATION OF PUBLIC
EASEMENT
07DRB-70328 MAJOR - PRELIMINARY
PLAT APPROVAL
- ISAACSON AND ARFMAN PA agent(s) for KLD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH (to be known as TRACTS Y-2A-1-A, Y-2A-1-B, Y-2A-1-C & Y-2A-1-D)**, zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.16 acre(s). (D-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/14/07 THE PRELIMINARY PLAT WAS APPROVED. CONDITION OF FINAL PLAT IS FOR THE EXISTING WATER LINE TO BE REMOVED AND REPLACED.**

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

6. **Project# 1004772**
07DRB-70375 MINOR - SDP FOR
SUBDIVISION
07DRB-70376 MINOR - SDP FOR
BUILDING PERMIT
- 07DRB-70370 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- GEORGE RAINHART ARCHITECTS agent(s) for HOLLY SP , LLC request(s) the above action(s) for all or a portion of Lot(s) 14, **NORTH ALBUQUERQUE ACRES Unit B**, zoned SU2-M1, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO NE AND I-25 containing approximately 1.96 acre(s). (C-18)
THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR VERIFICATION THAT STRUCTURE SHOWN ON PLAN IS NOT AN UNUSED DRIVE PAD; ADD BUMPERS TO SPACES SURROUNDING LIGHT POLES; CROSS LOT ACCESS EASEMENT TRACTS A & B AND LOTS 13 & 20; IF THERE IS NOT AN EXISTING SIDEWALK ALONG HOLLY, IT MUST BE BUILT WITH PROJECT; WIDTH OF INTERNAL SIDEWALK ALONG OBSTACLES MUST BE INDICATED. SHOW PROPOSED HEAVY VEHICLE PATH AND PROVIDE AN EXHIBIT TO THAT EFFECT.
- ISAACSON & ARFMAN, PA agent(s) for HOLLY - SP, LLC request(s) the above action(s) for all or a portion of Lot(s) 14-19, Block 18, Tract A, **NORTH ALBUQUERQUE ACRES Unit B**, zoned SU2-M1, located on HOLLY AVE NE BETWEEN PASEO DEL NORTE NE AND SAN PEDRO NE containing approximately 3.7503 acre(s). (C-18) **WITH THE INFRASTRUCTURE LIST DATED 11/14/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. CONDITIONS OF FINAL PLAT ARE THAT THE PLAT REFERENCES THE EXISTING DECLARATION OF CCCR's AND CROSS EASEMENT AGREEMENT AND TO PROVIDE RECORDING INFORMATION FOR THE CROSS LOT ACCESS EASEMENTS BETWEEN LOTS 13 AND 20 AND TRACTS A & B.**
7. **Project# 1006833**
07DRB-70254 MAJOR - SDP FOR
SUBDIVISION
07DRB-70255 MAJOR - SDP FOR
BUILDING PERMIT
- GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)**, zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) [*Deferred from 10/10/07*] **DEFERRED TO 12/12/07 AT THE AGENT'S REQUEST.**

8. **Project# 1006721**
07DRB-70373 EPC/ SDP FOR
BUILDING PERMIT
07DRB-70374 EPC APPROVED SDP
FOR SUBDIVISION

RMKM ARCHITECTURE agent(s) for ALBUQUERQUE POLICE DEPARTMENT request(s) the above action(s) for all or a portion of Tract(s) B-9E-2-A, **SEVEN BAR RANCH**, zoned SU1 FOR R-2, located on CIBOLA LOOP RD NW BETWEEN ELLISON NW AND CIBOLA LOOP NW containing approximately 3.4 acre(s). (A-13) **DEFERRED TO 11/28/07 AT THE AGENT'S REQUEST.**

9. **Project# 1002421**
07DRB-70366 EPC/ SDP FOR
SUBDIVISION

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 SU1-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]
THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.

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 TO 11/21/07 AT THE AGENT'S REQUEST.**

11. **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 TO 11/21/07 AT THE AGENT'S REQUEST.**

12. **Project# 1002776**
07DRB-70329 EPC/SDP FOR BUILDING PERMIT
07DRB-70330 EPC/SDP FOR SUBDIVISION

JUNO ARCHITECTS agent(s) for KLD ENTERPRISES LLC request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH STORAGE**, zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.12 acre(s). (D-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR THE FOLLOWING COMMENTS: ALL RADII MUST BE CALLED OUT. WHEELCHAIR RAMPS MUST BE SHOWN. ALL SIDEWALK WORK MUST BE CALLED OUT. LOCATION OF INTERNAL WHEELCHAIR RAMPS MUST BE CALLED OUT. WIDTH OF ALL ENTRANCES MUST BE DEFINED. DISTANCE FROM BACK OF CURB TO PROPERTY LINE MUST BE DEFINED ALONG HOMESTEAD CIRCLE. BUILD-NOTES WITH ALL OF THE WORK WITHIN CITY RIGHT-OF-WAY REFERRING TO THE APPROPRIATE CITY STANDARDS MUST BE PROVIDED. INDICATION OF EXISTENCE AND WIDTH OF DRIVE PADS. LENGTH AND WIDTH OF PARKING SPACES MUST BE INDICATED.**

13. **Project# 1006922**
07DRB-70351 MINOR - SDP FOR BUILDING PERMIT

CLARK CONSULTING ENGINEERS agent(s) for JOHN SCHIFFER request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block 9, Unit B, **NORTH ALBUQUERQUE ACRES Tract A**, zoned SU2-M1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND PAN AMERICAN FREEWAY NE containing approximately 2.67 acre(s). (C-18) *[Deferred from 11/7/07]* **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND FOR CITY ENVIRONMENTAL HEALTH DEPARTMENT'S SIGNATURE.**

07DRB-70347 M(NDR - PRELIMINARY/
FINAL PLAT APPROVAL

TERRAMETRICS OF NEW MEXICO agent(s) for JOHN SCHIFFER request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES (to be known as Lot 27-A) Unit B**, zoned SU-1, M-1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND I-25 NE containing approximately 2.67 acre(s). (C-18) *[Deferred from 11/7/07]* **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, CITY ENVIRONMENTAL HEALTH DEPARTMENT SIGNATURE, AND TO RECORD.**

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

14. **Project# 1004851**
07DRB-70367 EXT OF MAJOR
PRELIMINARY PLAT
- HIGH MESA CONSULTING GROUP agent(s) for THE SAWMILL DEVELOPMENT CO, LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & A-3, **TRACT 2, LANDS OF MCLAIN AND TRACT A-3 LANDS OF WILLIAM ANDREW MCCORD**, zoned S-M1, located on 2000 ZEARING AVENUE NW BETWEEN RIO GRANDE NW AND 19TH ST NW containing approximately 2.57 acre(s). (H-13) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
15. **Project# 1006768**
07DRB-70371 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- DOUG SMITH SURVEYING agent(s) for MICHAEL H MUGEL request(s) the above action(s) for all or a portion of Tract(s) 29 A-1, **HEIGHTS RESERVOIR ADDITION**, zoned C-2, located on LOMAS BLVD NE BETWEEN SAN MATEO NE AND MONZANO ST NE containing approximately 3.98 acre(s). (K-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, TO RECORD PLAT, TO PROVIDE 10FT FROM FACE OF CURB ALONG SAN MATEO BLVD AND MANZANO STREET AND TO ABCWUA TO SHOW INDICATION OF CORRECT ADDRESS, WHERE THE BUILDING IS CONNECTED TO CITY WATER AND WHETHER AN EASEMENT IS NEEDED.**
16. **Project# 1006931**
07DRB-70368 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for JOSEPH LOVATO request(s) the above action(s) for all or a portion of Lot(s) 42 & 43, **REGINA ADDITION**, zoned R-1, located on BLUEWATER RD NW BETWEEN 49TH ST NW AND RINCON RD NW containing approximately 0.71 acre(s). (J-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO TRANSPORTATION FOR 20 FT RADIUS AT RIGHT-OF-WAY DEDICATION.**
17. **Project# 1006935**
07DRB-70372 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- JACKS HIGH COUNTRY INC agent(s) for BLAIRE MARTIN & BERNICE MARTIN request(s) the above action(s) for all or a portion of Lot(s) 52-A, **CAVALIER ADDITION**, zoned R-3, located on PENNSYLVANIA NE BETWEEN COPPER AVE NE AND CHICO RD NE containing approximately 0.2187 acre(s). (K-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project# 1006932**
07DRB-70369 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for CIBOLA ENERGY CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 19, 20M AND PORTION OF LOT 21, Block(s) 17, Tract(s) 345, 346 - A, **PEREA ADDITION**, zoned SU2, located on WEST CENTRAL AVE NW BETWEEN 14TH NW AND 15TH NW containing approximately 0.99 acre(s). (J-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, CHANGE ZONING TO SU2-CC, AND TO RECORD AND TO TRANSPORTATION FOR 10 FT FACE OF CURB TO PROPERTY LINE DEDICATION, 6 FT OF RIGHT-OF-WAY FOR BIKE LANE AND RECORDING INFORMATION ON DRIVE PAD ALONG CENTRAL.**

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

19. **Project# 1006926**
07DRB-70352 SKETCH PLAT REVIEW
AND COMMENT

ART MARSHALL agent(s) for MERCEDES R. MARSHALL request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block 3, **SUNSHINE ADDITION**, zoned SU2, located on EDITH BLVD SE BETWEEN SMITH SE AND ANDERSON SE containing approximately 0.33 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

20. **Project# 1006927**
07DRB-70353 SKETCH PLAT REVIEW
AND COMMENT

PLAZA SURVEYS LLC agent(s) for CHRISTINA ALVERAZ request(s) the above action(s) for all or a portion of Lot 24, Block 4, **ESPERANZA ADDITION**, zoned C-1, located on KATHRYN SE BETWEEN SAN MATEO SE AND ORTIZ SE containing approximately 0.16 acre(s). (L-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN**

21. The Development Review Board Minutes for October 3, 2007 were approved.

ADJOURNED: 11:20

**CITY OF ALBUQUERQUE
Planning Department
November 14, 2007
DRB Comments**

ITEM# 18

PROJECT # 1006932

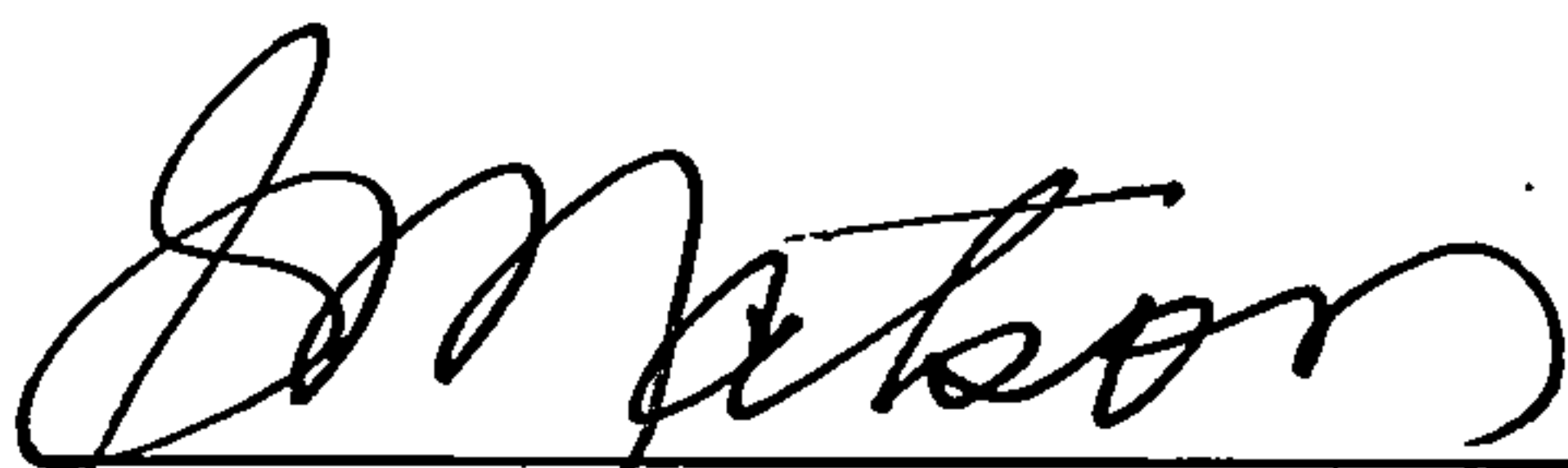
APPLICATION # 07-70369

RE: Perea Addition Lots/minor plat

Planning has no objection to this requested platting action.

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

The zoning is SU2-CC. We will also take delegation until the zoning on the plat is correct.



Sheran Matson, AICP

DRB Chair

924-3880/smatson@cabq.gov

CITY OF ALBUQUERQUE
Planning Department
November 14, 2007
DRB Comments

ITEM# 18

PROJECT # 1006932

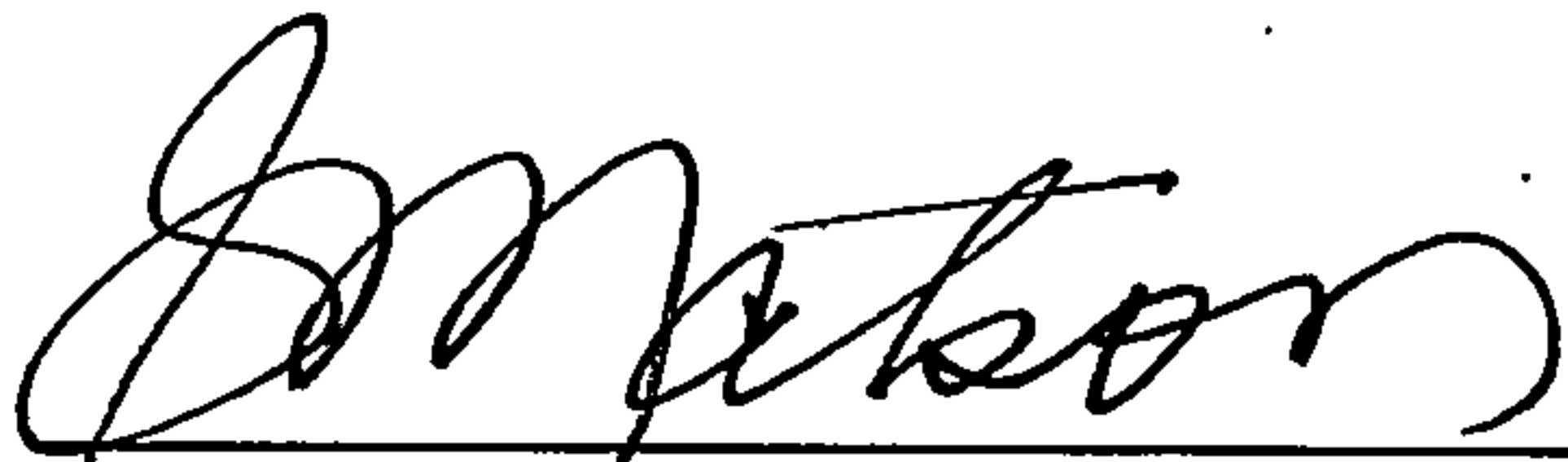
APPLICATION # 07-70369

RE: Perea Addition Lots/minor plat

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The zoning is SU2-CC. We will also take delegation until the zoning on the plat is correct.



Sheran Matson, AICP

DRB Chair

924-3880/smatson@cabq.gov

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

11/06/2007 Issued By: PLNSDH

Permit Number: 2007 070 369 **Category Code 910**

Application Number: 07DRB-70369, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: WEST CENTRAL AVE NW BETWEEN 14TH NW AND 15TH NW

Project Number: 1008932

Applicant

Cibola Energy Corporation
Barret Yates - Vice President
Po Box 1888
Albuquerque NM 87103

Agent / Contact

Jacks High Country Inc

8953 2nd St Nw
Albuquerque NM 87114
898-3707

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

11/8/2007 10:48AM LOC: ANNX
WSH 009 TRANSH 0013
RECEIPT# 00003813-00083813
PERMIT# 2007070369 TRSLJS
Trans Amt \$375.00
Conflict Manag. Fee \$20.00
DRB Actions \$355.00
CK \$375.00
CHANGE

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006932

AGENDA ITEM NO: 18

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT:(x) APP:() 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 14, 2007



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- 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): Stacks High Country Inc (Jack Spilman, Pres.) PHONE 505-898-3707
 ADDRESS: 8853 2nd NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____

APPLICANT: Cibola Energy Corporation Bartlett Yates - Vice President PHONE: _____
 ADDRESS: P.O. Box 1668 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87103-1668 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: We are requesting the combining of tract and lots into a resulting culmination of 1 (one) tract and 2 (two) 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. See attached sheet Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: SU-2-CC Proposed zoning: SU-2
 Zone Atlas page(s): J-13 UPC Code: 101 305 833 407 741318 MRGCD Map No 38
101 305 834 808341303

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: 5 No. of proposed lots: 3 Total area of site (acres): 0.9883
 LOCATION OF PROPERTY BY STREETS: On or Near: West Central Avenue NW
 Between: 14th NW and 15th N.W.

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

SIGNATURE Jack A. Spilman DATE OCT. 30 - 07
 (Print) Jack Spilman Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - 70369</u>	<u>P&F</u>	_____	\$ _____
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>LMF</u>	_____	\$ <u>20.00</u>
<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>Nov. 12, 2007</u>				Total
				\$ _____

[Signature] 11/6/07
 Planner signature / date

Project # 1006932

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.

Jack Spilman

Applicant name (print)

Jack A. Spilman

Applicant signature / date

11/06/07



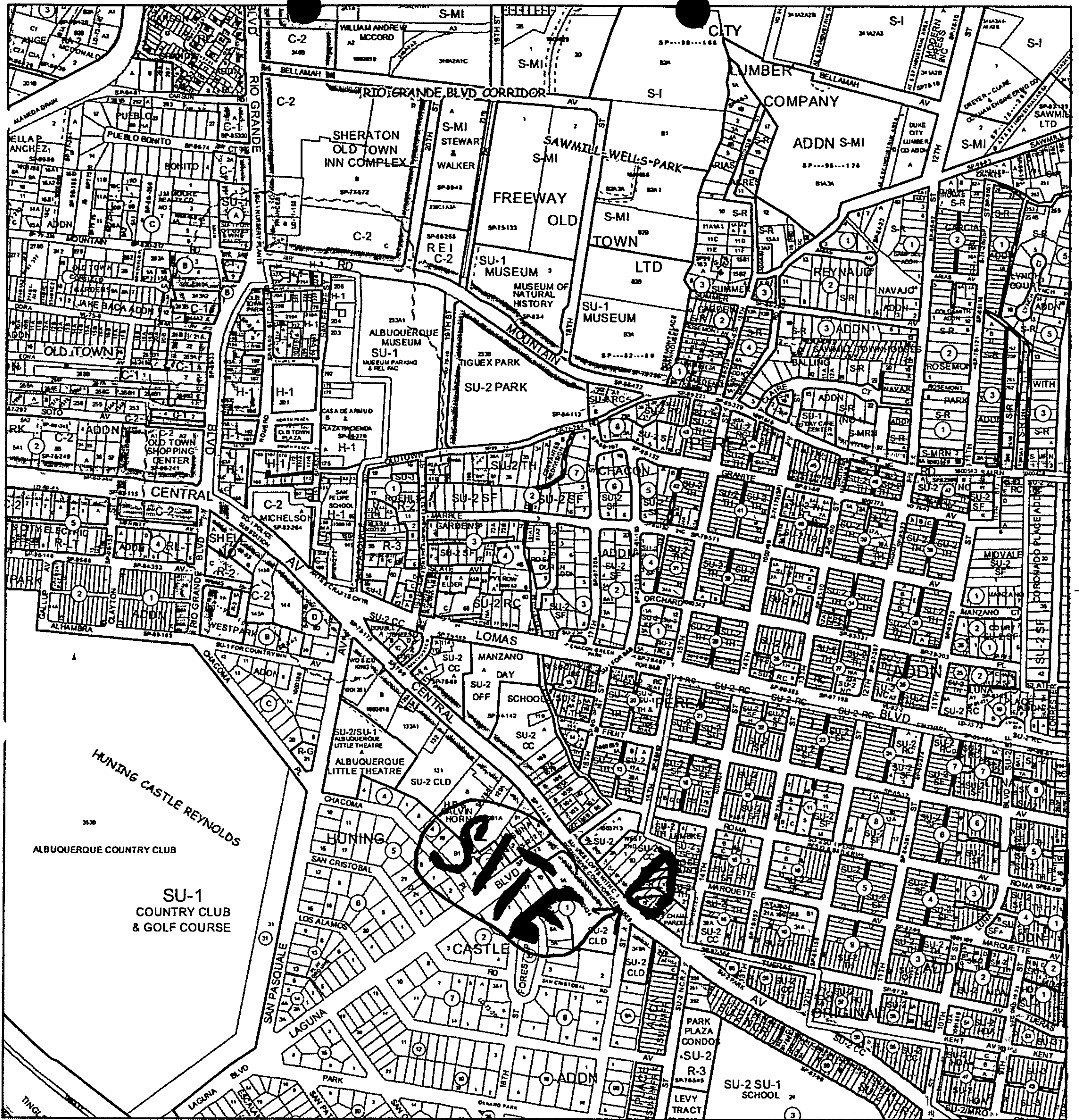
Form revised 4/07

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


Application case numbers	
07DRB -	- 07369
-	-
-	-

Paul [Signature] 11 602
Planner signature / date

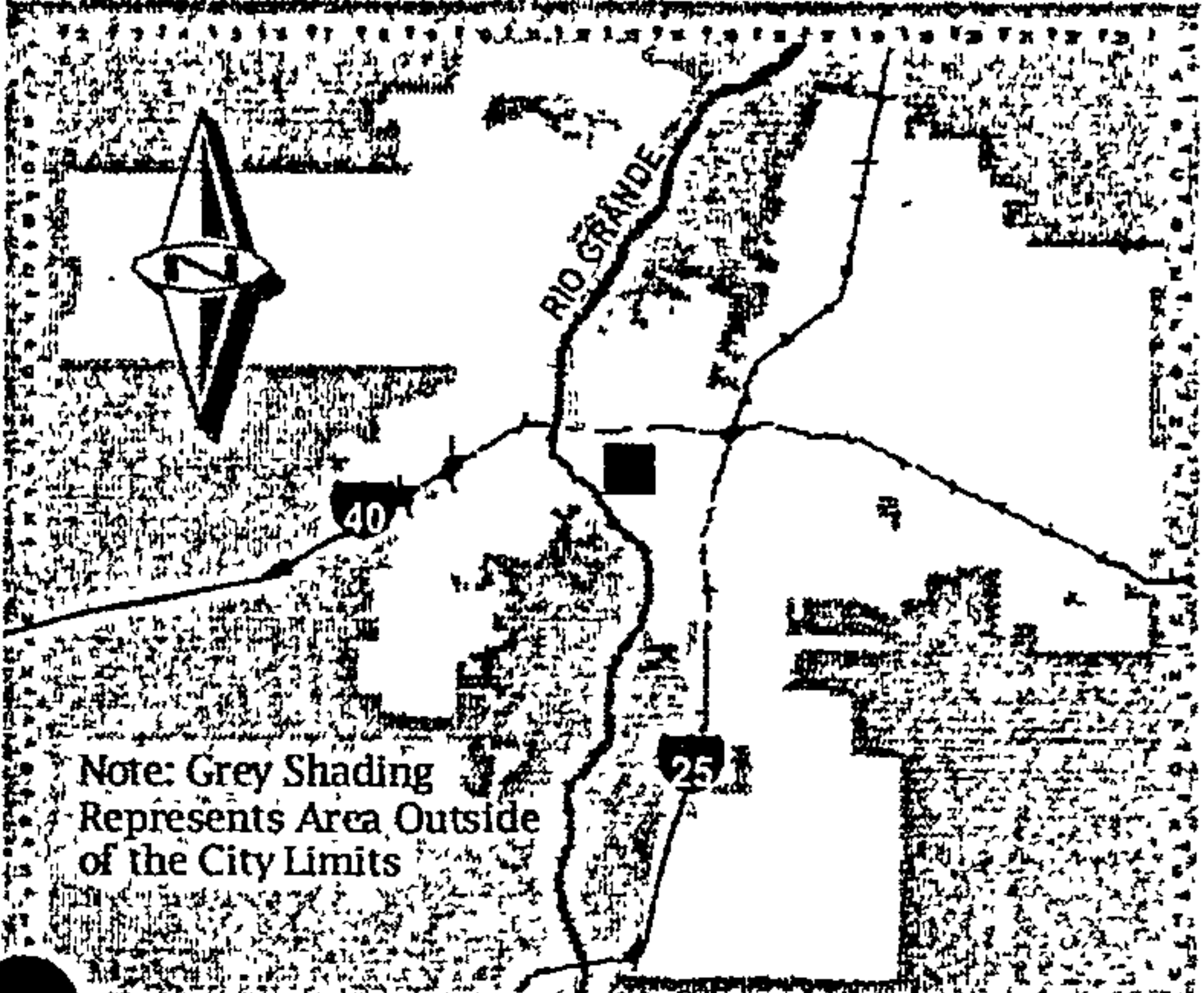
Project # 1006932



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






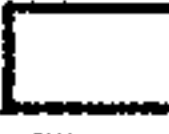





Map amended through: 5/1/2006

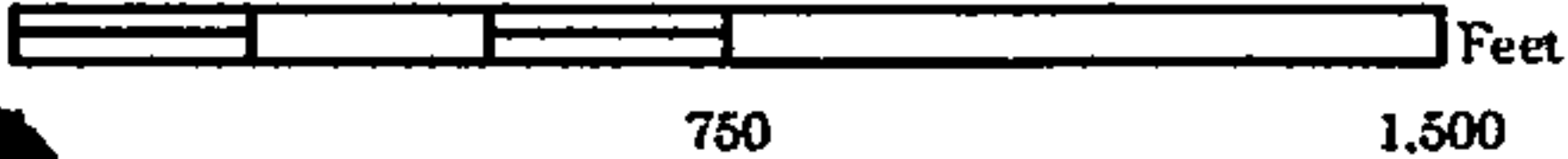


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-Z

Selected Symbols

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



750 1500 Feet

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING IDENTIFIED AS TRACTS 345, 346-A AND 346-B AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP No. 38 AND LOTS NUMBERED NINETEEN (19) AND TWENTY (20) IN BLOCK NUMBERED SEVENTEEN (17)

AND A PORTION OF LOT TWENTY-ONE (21) IN BLOCK NUMBERED SEVENTEEN (17) (DIVIDED BY WARRANTY DEED FILED ON APRIL 10, 1959 IN BOOK D434, PAGE 403) OF THE PEREA ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK AND EX-OFFICIO RECORDED OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 13, 1905 IN VOLUME B, FOLIO 7 ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY LINE OF CENTRAL AVENUE, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "12-J13" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1927) $x=376,922.94$ AND $y=1,489,212.34$ BEARS N. 18 deg. 46' 37" E., A DISTANCE OF 1351.60 FEET RUNNING:

THENCE N. 54 deg. 40' 43" W., ALONG THE NORTHERLY LINE OF CENTRAL AVENUE, A DISTANCE OF 169.88 FEET TO THE SOUTHWEST CORNER;

THENCE N. 45 deg. 38' 40" E., A DISTANCE OF 324.82 FEET TO THE NORTHWEST CORNER;

THENCE S. 08 deg. 38' 40" E., A DISTANCE OF 61.66 FEET TO A POINT;

THENCE S. 45 deg. 47' 14" W., A DISTANCE OF 69.46 FEET TO A POINT;

THENCE S 78° 22' 39" E, A DISTANCE OF 196.78 FEET TO A POINT ON THE WESTERLY LINE OF 14TH STREET;

THENCE S 11° 37' 21" W, ALONG THE WESTERLY LINE OF 14TH STREET, A DISTANCE OF 50.00 FEET TO A POINT;

THENCE N 78° 22' 39" W, A DISTANCE OF 164.11 FEET TO A POINT;

THENCE S. 22 deg. 17' 34" W., A DISTANCE OF 34.46 FEET TO A POINT;

THENCE S. 49 deg. 35' 14" E., A DISTANCE OF 37.82 FEET TO THE NORTH-EAST CORNER;

THENCE S. 41 deg. 10' 02" W., A DISTANCE OF 138.02 FEET TO THE SOUTH-EAST CORNER AND PLACE OF BEGINNING CONTAINING 0.9883 ACRES MORE OR LESS.

Jack's High Country, Inc.
8953 Second Street, N.W.
Albuquerque, New Mexico 87114

TO; City of Albuquerque, Development Review Board

RE; Tracts 345, 346-A, 346-B MRGCD. Map No. 38 and Lots 19,20 and a portion of Lot 21 of Block 17, Perea Addition.

SUBJECT: The purpose of this plat is to combine Tracts 345,346-A, 346-B MRGCD. Map No. 38 and Lots 19, 20, and a portion of lot 21 of Block 17, Perea Addition into 1 tract and 2 Lots and grant any easements as shown.

November 5,2007

Cibola Energy Corp.

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LETTER OF AUTHORIZATION

Subject Property: Tracts 345, 346-A and 346-B, MRCED
MAP No. 38 and a portion of lot 21, Block 17
Perea addition and a portion of Lots 19 & 20 B.17
Perea Addition

I, the undersigned owner of subject property, hereby designate JACK'S HIGH COUNTRY, INC. to be my authorized representative agent for the processing and recording of planning, zoning or appeals actions on this property.

Bennett E. Yates
Owner

11/2/07
Date

Vice President
Cibola Energy Corporation