



COMPLETED 03/06/09 SA
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 : 08DRB-70024

Project # 1006974

Project Name Juanita G. Gallegos

Agent: Surv-Tek Inc.

Phone No : 897-3366

Your request was approved on 02-04-09 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): -AMFACA

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.**

Called to pick-up.

6974

DXF Electronic Approval Form

DRB Project Case #: 1006974

Subdivision Name: GALLEGOS--JUANITA G BLOCK 2 LOTS A1 & B1

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 2/4/2009

Hard Copy Received: 2/4/2009

Coordinate System: NMSP Grid (NAD 83)


Approved

02.04.2009
Date

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

AGIS Use Only

Copied fc **6974** to agiscov on **3/6/2009** Contact person notified on **3/6/2009**



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.: 08DRB-70024

Project # 1006974

Project Name: Juanita G Gallegos

Agent: Surv-Tek Inc.

Phone No:

897-3316

Your request was approved on 02-04-09 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): -AMFACA

- 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.**

7. **Project# 1007095**
09DRB-70021 EPC APPROVED SDP
FOR BUILD PERMIT
- J KORY BAKER ARCHITECT agent(s) for 86TH LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, **LANDS OF L W BARRETT** zoned SU-2 FOR RD, located on 86TH ST SW BETWEEN SAN IGNACIO SW AND SAGE SW containing approximately .994 acre(s). (L-9) [*Deferred from 1/28/09*]**DEFERRED TO 2/11/09 AT THE AGENT'S REQUEST.**
8. **Project# 1007551**
09DRB-70019 EPC APPROVED SDP
FOR BUILD PERMIT
- GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD AND DRUG CENTERS, INC request(s) the above action(s) for all or a portion of Lot(s) B-1-B, **HUBBELL PLAZA**, zoned C-2, located on CENTRAL AVE NW BETWEEN COORS NW AND AIRPORT RD NW containing approximately 2.26 acre(s). (K-10) [*Deferred from 1/28/09 – to be deferred to 2/11/09*]**DEFERRED TO 2/11/09 AT THE AGENT'S REQUEST.**
9. **Project# 1003565**
08DRB-70534 EPC APPROVED SDP
FOR BUILD PERMIT
- JOSH SKARSGARD agent(s) for ART GARDENSWARTZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 8, **MIRAMONTES PARK Unit(s) 1**, zoned C-1, SU-1 C-2 USES AND WAREHOUSE, located on SAN MATEO BLVD NE BETWEEN CLAREMONT AVE NE AND PHOENIX AVE NE (H-1)[*Deferred from 1/7/09, 1/28/09*]**INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

10. **Project# 1004677**
09DRB-70033 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- ABQ ENGINEERING request(s) the above action(s) for all or a portion of Tract(s) 131, zoned SU-2 CLD; SU-1/SU-2, located on CENTRAL AVE SW BETWEEN SAN PASQUALE AV SW AND LAGUNA BLVD SW containing approximately 2.2314 acre(s). (J-13)**INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
11. ~~**Project# 1006974**~~
09DRB-70024 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for NEW HORIZONS LLC request(s) the above action(s) for all or a portion of Lot(s) A, B, C & D, Block(s) 2, **JUANITA G GALLEGOS**, zoned S-MR / S-MRL, located on MOUNTAIN RD NW BETWEEN 6TH ST NW AND LOS TOMASES NW containing approximately 0.3975 acre(s). (J-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND AGIS DXF FILE.**

10. **Project# 1007246**
08DRB-70382 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

COMMUNITY SCIENCES CORP agent(s) for THE DANIELS COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **LESTER**, zoned SU-1 FOR MORTUARY, located on SCOTTS PLACE NE BETWEEN WYOMING BLVD NE AND LOUISIANA BLVD NE containing approximately 2.4155 acre(s). (D-19) *[Deferred from 9/10/08]* **THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO RIGHT-OF-WAY EASEMENTS PER TRANSPORTATION. FINAL PLAT WAS INDEFINITELY DEFERRED.**

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

11. **Project#-1006974**
08DRB-70390 SKETCH PLAT REVIEW
AND COMMENT

SURV-TEK INC agent(s) for NEW HORIZONS LLC request(s) the above action(s) for all or a portion of Lot(s) A, B, C & D, Block(s) 2, **ALBRIGHT-MOORE ADDITION** zoned S-MR/ S-MRL, located on MOUNTAIN RD NW BETWEEN 6TH ST NW AND LOS TOMASES NW containing approximately .3975 acre(s). (J-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project# 1007074**
08DRB-70397 SKETCH PLAT REVIEW
AND COMMENT

ROSS HOWARD SURVEYING CO agent(s) for YVONNE BENCOMO request(s) the above action(s) for all or a portion of Tract(s) 99, 100, & 109, **MRGCD MAP NO. 31**, zoned RA-2, located on RIO GRANDE BLVD NW BETWEEN PEDRONCELLI RD NW AND CAMINO RD NW containing approximately .7424 acre(s). (F-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project# 1007448**
08DRB-70381 SKETCH PLAT REVIEW
AND COMMENT

DON E GIBSON HALE request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) 1, **DREYFUSS ADDITION**, zoned S-MI, located on 8TH ST NW BETWEEN ASPEN AVE NW AND HANNETT NW containing approximately .18347 acre(s). (J-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project# 1007452**
08DRB-70388 SKETCH PLAT REVIEW
AND COMMENT

THERESA LUJAN request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 38, **MESA VERDE ADDITION**, zoned R-2, located on VERMONT ST NE BETWEEN COPPER AVE NE AND CHICO RD NE containing approximately .2479 acre(s). (K-19) **THE ABOVE ITEM WAS INDEFINITELY DEFERRED.**


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

01/22/2009 Issued By: PLNSDH

Permit Number: 2009 070 024 **Category Code 910**

Application Number: 09DRB-70024, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: MOUNTAIN RD NW BETWEEN 8TH ST NW AND LOS TOMASES NW

Project Number: 1006974

Applicant
New Horizons Llc

Po Box 758
Albuquerque NM 87103
332-3288

Agent / Contact

Surv-Tek Inc
Russ Hugg
9384 Valley View Dr Nw
Albuquerque NM 87114

rushugg@survtek.com

Application Fees

441018/4271000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$285.00
TOTAL:		\$305.00

City of Albuquerque
Treasurer Division

1/22/2009 11:59AM LOC: ANN
 WSH 008 TRANS# 0020
 RECEIPT# 00101010-00101010
 PERMIT# 2009070024 TRSCXS
 Trans Amt \$305.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$285.00
 CK \$305.00
 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): SURV-TEK, INC PHONE: 897-3366
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
 CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSHUGG@SURVTEK.COM

APPLICANT: NEW HORIZONS, LLC PHONE: 332-3298
 ADDRESS: PO BOX 758 FAX: ---
 CITY: ALB STATE NM ZIP 87103 E-MAIL: ---

Proprietary interest in site: OWNER List all owners: LISA HEBENSTREIT

DESCRIPTION OF REQUEST: MINOR PRELIMINARY / FINAL PLAT APPROVAL

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. LOTS A, B, C AND D Block: Block 2 Unit: ---
 Subdiv/Addn/TBKA: JUANITA G. GALLEGOS SUBDIVISION
 Existing Zoning: S-MRN - Proposed zoning: SAME MRGCD Map No N/A
 Zone Atlas page(s): J-14 UPC Code: 101405815229620605 10140581462982064
101405814130020603 101405815229920606

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z-, V-, S-, etc.): 1006974

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 4 No. of proposed lots: 2 Total area of site (acres): 0.3975
 LOCATION OF PROPERTY BY STREETS: On or Near MOUNTAIN ROAD NW
 Between: 6TH STREET NW and LOS TOMASES NW

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: 9/17/08

SIGNATURE [Signature] DATE 12/31/08
 (Print) RUSS HUGG 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 70024</u>	<u>PEF</u>	<u>5(3)</u>	<u>\$ 285.00</u>
	<u>CME</u>		<u>\$ 20.00</u>
			\$
			\$
			\$
			\$
			\$
			Total
			<u>\$ 305.00</u>

Hearing date 02/04/09

Sandy Handley 01/22/09
 Planner signature / date

Project # 1006974

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.

Russ Huges
Applicant name (print)
[Signature] 12/31/08
Applicant signature / date



Form revised October 2007

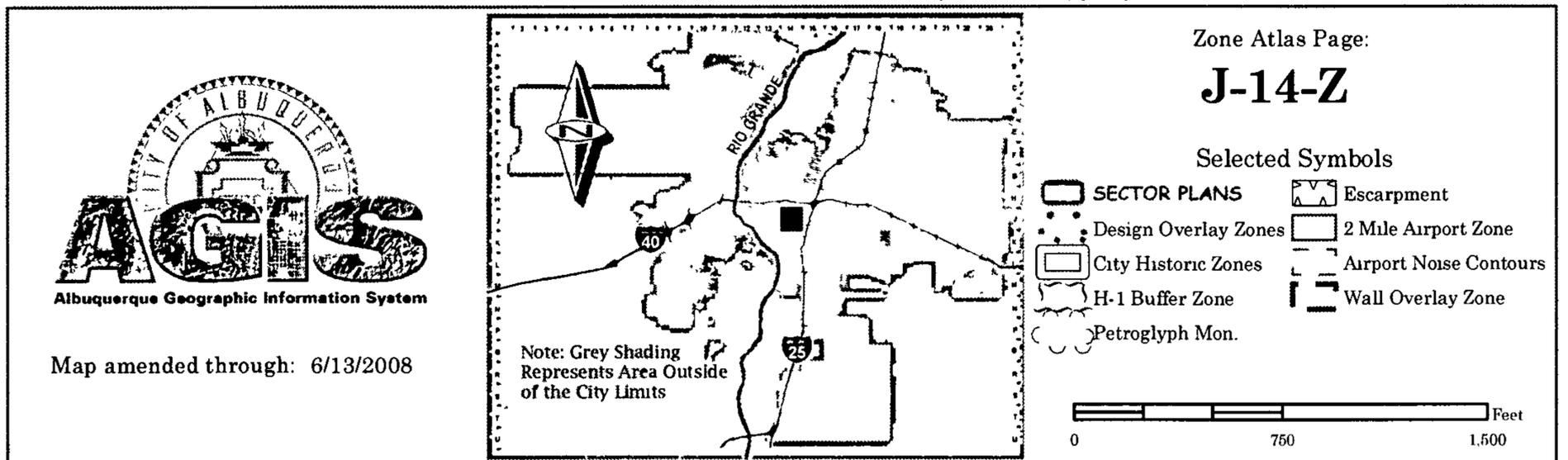
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
09DRB - 70024

Sandy Handley 01/22/09
Planner signature / date
Project # 1006974



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



SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

December 31, 2008

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Mr. Jack Cloud, Chair

RE: *Preliminary/Final Plat approval for Lots A-1 and B-1, Block 2, Juanita G. Gallegos Subdivision (Being a replat of Lots A, B, C and D, Block 2, Juanita G. Gallegos Subdivision) City of Albuquerque, Bernalillo County, New Mexico as shown on Zone Atlas Page J-14.*

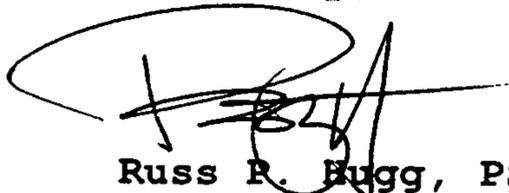
Dear Mr. Cloud

The owners of the above captioned property, New Horizons, LLC and Lisa Hebenstreit are hereby filing application with the City of Albuquerque Development Review Board for *Preliminary/Final Plat approval* to reconfigure the interior lot lines of Block 2 to conform to existing site improvements and the conditions as set forth in the Zoning Hearing Examiner Notification of Decision Project # 1006974, Special Exception # 07ZHE-80174

This project was previously reviewed by Sketch Plat review on 9-17-08 as DRB Project Number 1006974.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,



Russ P. Hugg, PS
Surv-Tek, Inc.

September 3, 2008

Mr. Russ Hugg
Surv-Tek, Inc.
5643 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114

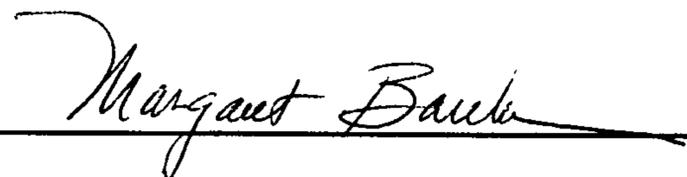
Re: Preliminary/Final Plat for Lots A-1 and B-1, Block 2,
Albright-Moore Addition (Being a replat of Lots A, B, C and D,
Block 2, Albright-Moore Addition) City of Albuquerque,
Bernalillo County, New Mexico as shown on Zone Atlas Page J-
14.

Dear Russ:

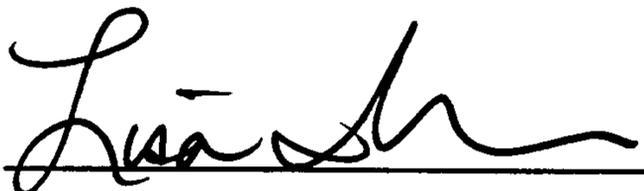
By this letter, we hereby authorize you to act as our agent for the
purpose of re platting of the above referenced real estate.

Sincerely,

New Horizons, LLC
PO Box 758
Albuquerque, New Mexico 87103



By: Margaret Barela, Managing Member



Lisa Hebenstreit



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): SURV-TEK, INC PHONE: 897-3366
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
 CITY: ALBUQ STATE NM ZIP 87114 E-MAIL: RUSS HUGG@SURVTEK.COM
 APPLICANT: NEW HORIZONS, LLC PHONE: 332-3298
 ADDRESS: PO BOX 758 FAX: ---
 CITY: ALB STATE NM ZIP 87103 E-MAIL: ---
 Proprietary interest in site: OWNER List all owners: LISA HERENSTREIT

DESCRIPTION OF REQUEST: SKETCH PLAN REVIEW

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. LOTS A, B, C AND D Block: BLOCK 2 Unit: ---
 Subdiv/Addn/TBKA: ALBRIGHT-MOORE ADDITION
 Existing Zoning: S-MR/S-MRL Proposed zoning: SAME MRGCD Map No N/A
 Zone Atlas page(s): J-14 UPC Code: 101405815229620605 101405814629820604 101405814130020603 101405815229920606

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? N/A
 No. of existing lots: 4 No. of proposed lots: 2 Total area of site (acres): 0.3975
 LOCATION OF PROPERTY BY STREETS: On or Near: MOUNTAIN ROAD NW
 Between: 6TH STREET NW and LOS TOMASES NW

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

SIGNATURE [Signature] DATE 9/2/08
 (Print) Russ Hugg 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>08DRB 70390</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ 0</u>
---	---	---	\$ ---
---	---	---	\$ ---
---	---	---	\$ ---
---	---	---	\$ ---
Hearing date <u>09/17/08</u>			Total <u>\$ 0</u>

Sandy Handley 09/08/08
 Planner signature / date

Project # 1006974

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

A Bulk Land Varlance 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
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 - 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
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- 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
- 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.

Russ Hoge
Applicant name (print)
[Signature] 9/2/08
Applicant signature / date



Form revised October 2007

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

Application case numbers
05DRB - 70390

Sandy Handley 09/08/08
Planner signature / date
Project # 9006974



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:
J-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 1500 Feet

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

September 3, 2008

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Mr. Jack Cloud, Chair

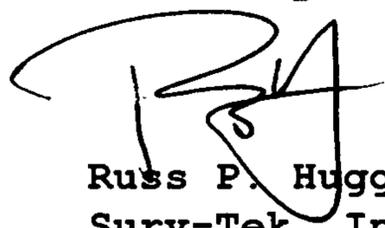
RE: *Sketch Plat Review for Lots A-1 and B-1, Block 2, Albright-Moore Addition (Being a replat of Lots A, B, C and D, Block 2, Albright-Moore Addition) City of Albuquerque, Bernalillo County, New Mexico as shown on Zone Atlas Page J-14.*

Dear Mr. Cloud

The owners of the above captioned property, New Horizons, LLC and Lisa Hebenstreit are hereby filing application with the City of Albuquerque Development Review Board for Sketch Plat review to reconfigure the interior lot lines of Block 2 to conform to existing site improvements and the conditions as set forth in the Zoning Hearing Examiner Notification of Decision Project # 1006974, Special Exception # 07ZHE-80174 , a copy of which is attached hereto.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,



Russ P. Hugg, PS
Surv-Tek, Inc.



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

NEW HORIZONS LLC (MARGARET M. BARELA, AGENT) request(s) a special exception to Section PAGE 113 D D.1: a VARIANCE of 2,500 sq ft to exceed the allowed 10,000 sq ft maximum lot size requirement by combining lots A, B, C on all or a portion of Lot(s) LOTS A, B, C, Block(s) 2, Juanita G Gallegos zoned S-MR/S-MRL, located at 601 MOUNTAIN RD NW (J-14)

Special Exception No: 07ZHE-80174
Project No:..... Project# 1006974
Hearing Date:..... 02-28-08
Closing of Public Record:..... 02-28-08
Date of Decision: 03-10-08

STATEMENT OF FACTS: The applicant, New Horizons, LLC, requests a variance of 2,500 sq. ft. to exceed the allowed 10,000 sq. ft. maximum lot size requirement by combining lots A, B, and C. Ms. Barela testified, at the hearing, that this lot is exceptional due to its irregular shape. She indicated that she intends to sell this property, but has no prospective buyers at this time. A letter, from the Wells Park Neighborhood Association, is noted in the file supporting this request. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

Based on all of the testimony and a review of the entire file, it is determined that there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this parcel is exceptional as compared to other parcels in the vicinity and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved.

If you wish to appeal this decision, you may do so by 5:00 p.m., on March 25, 2008 in the manner described below:

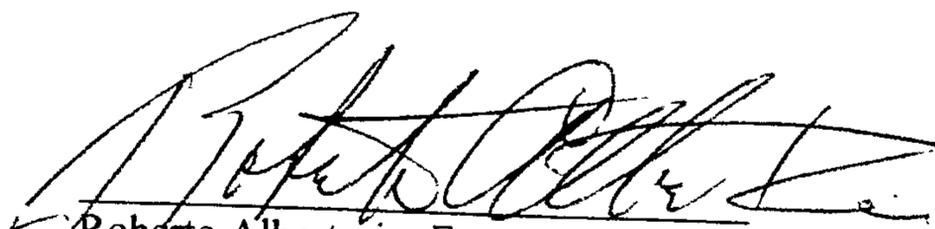
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File (2)
Margaret Barela, New Horizons, LLC, P O Box 758, 87103
Peter Armijo, 515 Constitution Avenue NW, 87102
Fred Sais, Wells Park NA, 1508 Los Tomas NW, 87102

1109 Los Tomases Dr., N.W.
Albuquerque, New Mexico 87102
March 20, 2008

Re: Fire Rating of Exterior Wall
Barela Property
Mountain Road and Sixth Street
Albuquerque, New Mexico

To Whom It May Concern:

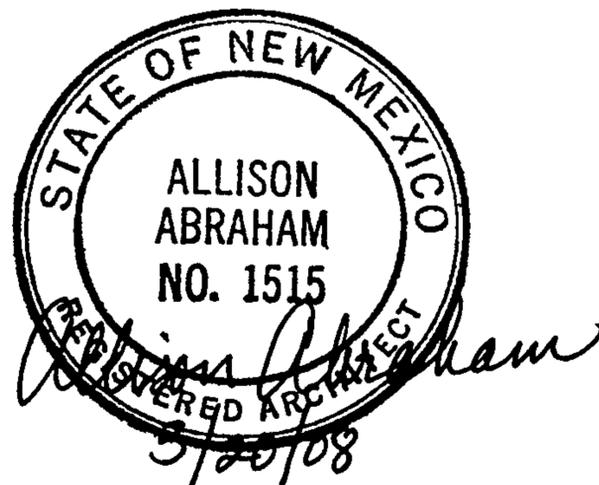
The building wall in question is on an east property line at the northernmost portion of the property. The purpose of the investigation was to determine whether the wall meets the requirements for 1-HR fire rated construction. Information regarding the wall construction was gathered through conversation with the long-time owner of the property and through non-invasive inspection.

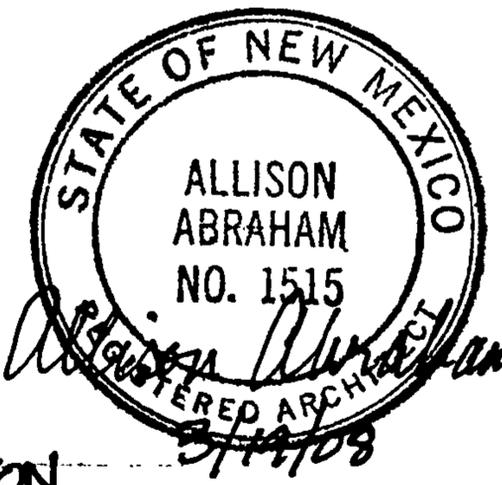
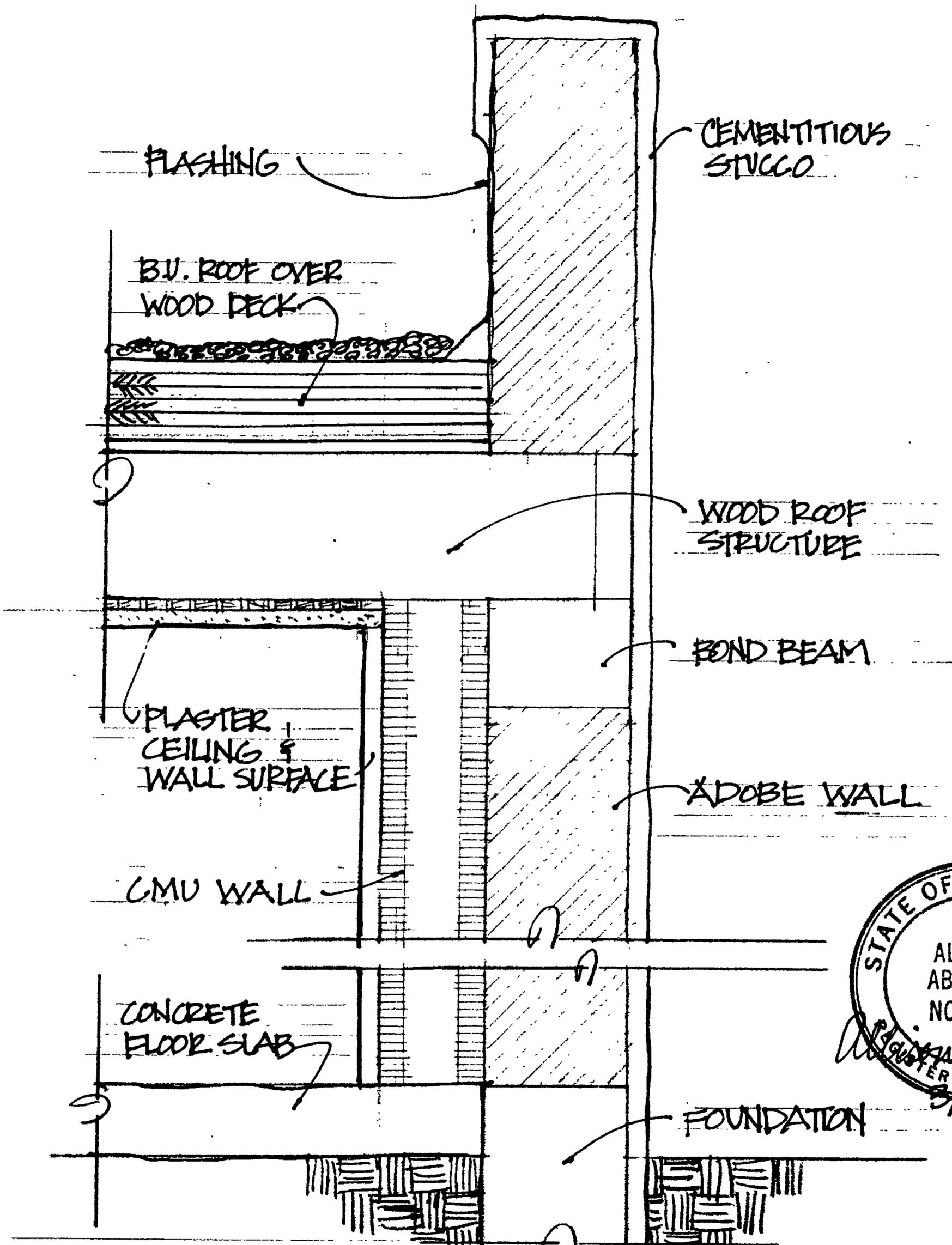
The wall is two layers of masonry – adobe on the exterior and CMU on the interior (see attached sketch). The CMU alone would provide a 2-HR rating per UL Design No. U906 (see attached). There are no openings in this wall and the parapet is more than three feet above the roof on the adjacent property. It is reasonable to consider this wall as meeting the requirements for 1-HR fire rated construction.

Very truly yours,



Allison Abraham AIA
Architectural License No. 1515





EXTERIOR WALL SECTION

BARELA PROPERTY - MOUNTAIN RD 1/2 6TH ST.

994 FIRE RESISTANCE RATINGS - ANSI/UL 263 (BXUV)

See Concrete Blocks category for list of eligible manufacturers.

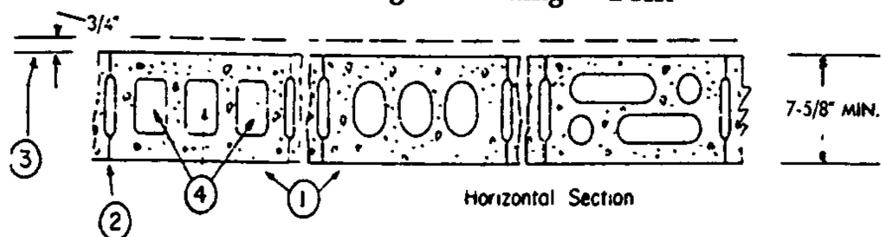
- Mortar — Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.
- Portland Cement Stucco or Gypsum Plaster — Add 1/2 hr to Classification if used. Attached to concrete blocks (Item 1).
- Loose Masonry Fill — If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 1 hr to Classification.
- Foamed Plastic* — (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).

THE DOW CHEMICAL CO — Type Thermax

*Bearing the UL Classification Mark

Design No. U905

Bearing Wall Rating — 2 HR.
Nonbearing Wall Rating — 2 HR



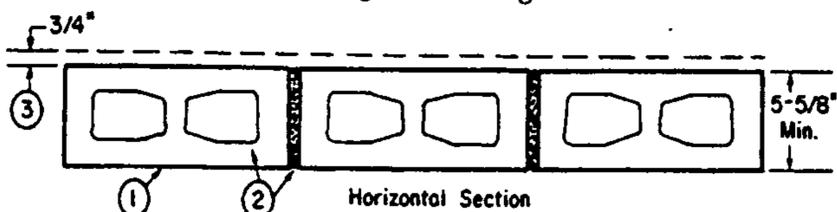
- Concrete Blocks* — Various designs. Classification D-2 (2 hr). See Concrete Blocks category for list of eligible manufacturers.
- Mortar — Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.
- Portland Cement Stucco or Gypsum Plaster — Add 1/2 hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).
- Loose Masonry Fill — If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.
- Foamed Plastic* — (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).

THE DOW CHEMICAL CO — Type Thermax

*Bearing the UL Classification Mark

Design No. U906

Bearing Wall Rating — 2 HR.
Nonbearing Wall Rating — 2 HR.



- Concrete Blocks* — Nominal 6 by 8 by 16 in, hollow or solid. Classification D-2 (2 hr).
ANCHOR CONCRETE PRODUCTS INC
GAGNE & SON CONCRETE BLOCK INC
Allowable compressive stress of 57% of max allowable compressive stress in accordance with the empirical design method.
BETCO BLOCK & PRODUCTS INC, DBA
ARTHUR WHITCOMB
WESTBROOK CONCRETE BLOCK CO INC
Allowable compressive stress of 75.6% of max allowable compressive stress in accordance with the empirical design method.
- Mortar — Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.
- Portland Cement Stucco or Gypsum Plaster — Add 1/2 hr to Classification if used. Attached to concrete blocks (Item 1).
- Foamed Plastic* — (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).

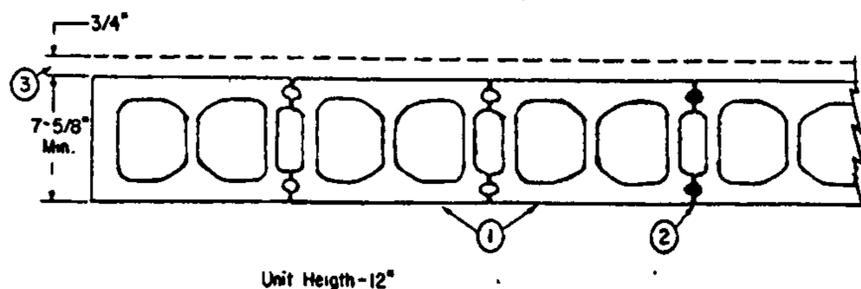
THE DOW CHEMICAL CO — Type Thermax

*Bearing the UL Classification Mark

FIRE RESISTANCE RATINGS - ANSI/UL 263 (BXUV)

Design No. U907

Nonbearing Wall Rating — 3 or 4 HR.
(See Item 1)



- Concrete Blocks* — Classification C-3 (3 hr) and B-4 (4 hr).

Rating Hr	Certificate	Web Thkns	Face Shell Thkns	No. Core
3	C-3	1-1/8 in.	1-1/4 in.	2
4	B-4	1 in.	1-1/2 in.	2

TARMAC MID-ATLANTIC INC

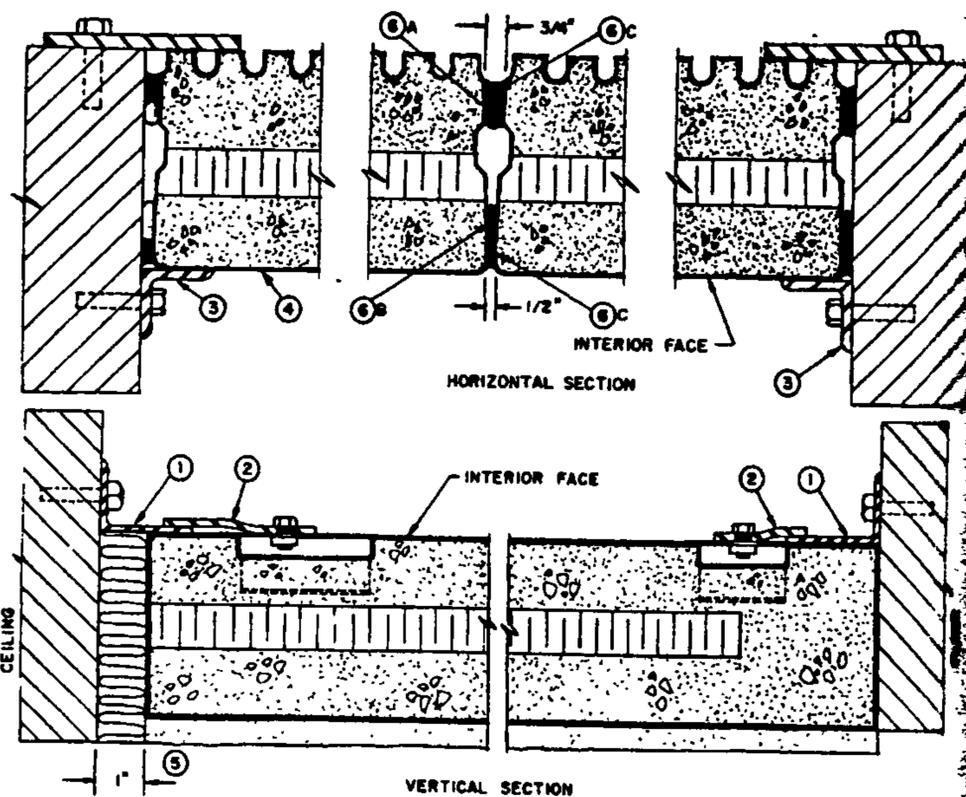
- Mortar — Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to one part Portland cement (proportioned by volume) and 15 percent hydrated lime (by cement volume). Vertical joints staggered.
- Portland Cement Stucco or Gypsum Plaster — Add 1/2 hr to classification if used. Attached to concrete blocks (Item 1).
- Loose Masonry Fill — (Not shown) — If all core spaces are filled with loose dry expanded slag, expanded clay or shale (rotary kiln process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation, Class C-3 (3 hr) concrete blocks will provide a 4 hr fire resistance rating.
- Foamed Plastic* — (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1) or interior wall surface.

THE DOW CHEMICAL CO — Type Thermax

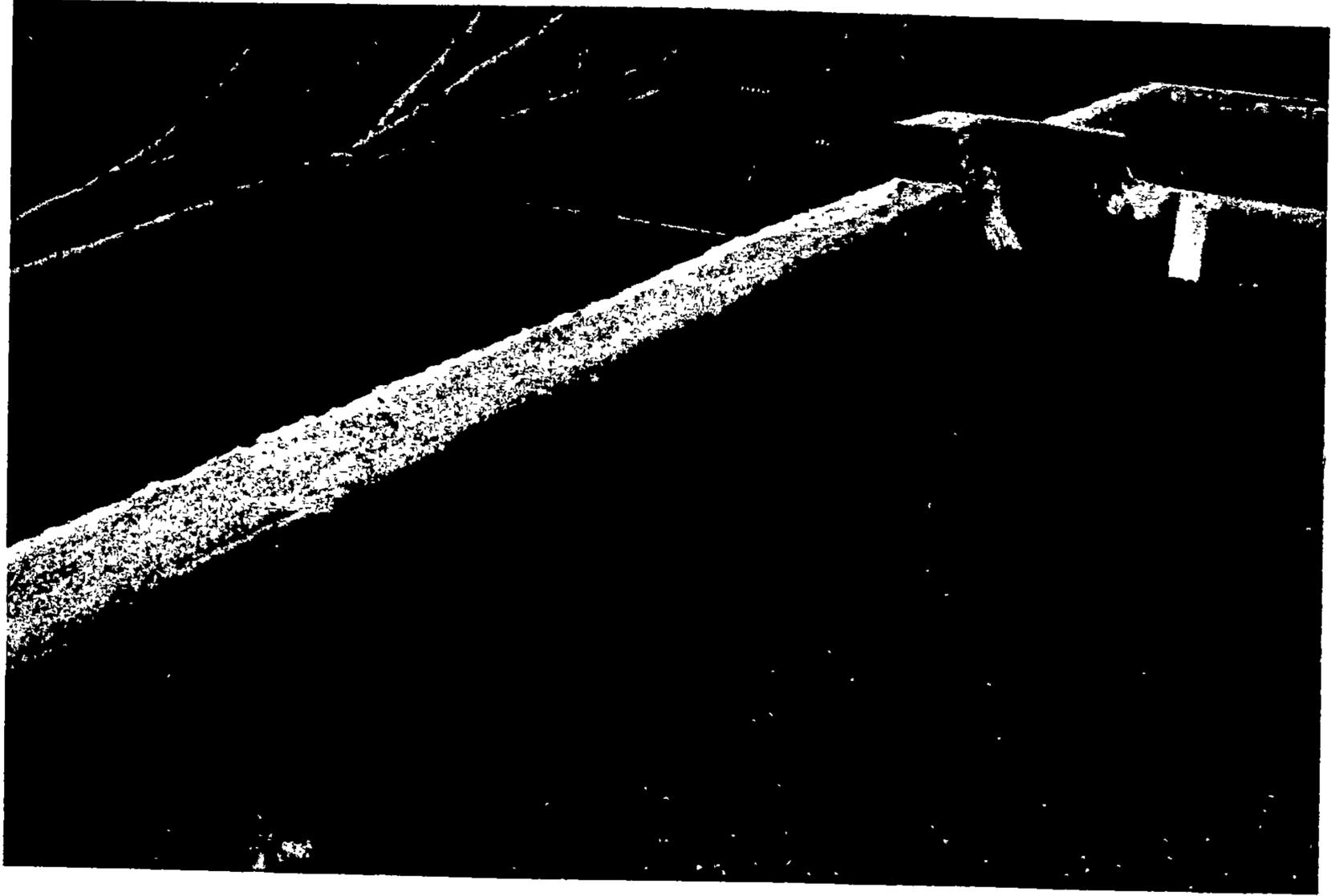
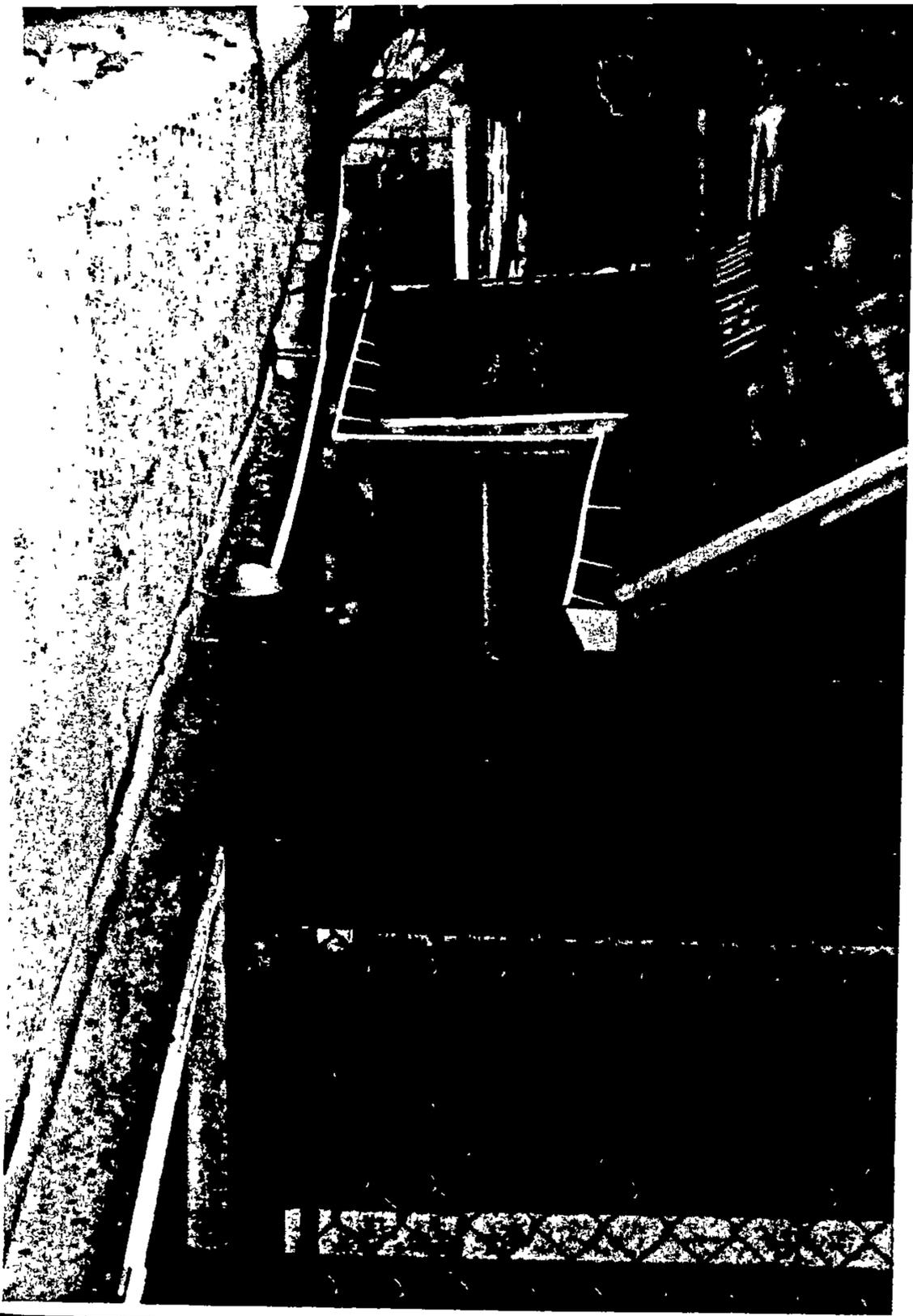
*Bearing the UL Classification Mark

Design No. U909

Nonbearing Wall Rating — 3 or 4 HR. (See Item 6)



- Support Angles — 3 by 3 by 1/4 in. thick steel angles attached to the floor and ceiling with masonry fasteners spaced 24 in. O.C.
- Attachment Clips — 3/8 in. thick steel "S" shaped clips slipped over the support angles and secured to the precast concrete units with 3/4 by 1-1/4 in. long machine bolts and nuts. The bolts inserted through the attachment plates into inserts provided in the precast concrete units. Each concrete unit contains two inserts at the ceiling level and two inserts at the floor level.
- Flashing Angles — 3 by 3 by 1/4 in. thick steel angles attached to masonry with masonry fasteners spaced 24 in. O.C.
- Precast Concrete Units* — Nom 8 in. thick by 4 ft wide units with foamed plastic core. Normal weight aggregate.
NITTERHOUSE CONCRETE PRODUCTS INC
OLDCASTLE PRECAST INC
- Batts and Blankets* — Mineral wool batts, 1-1/2 in. thick, placed between the top of the precast concrete units and the ceiling surface. See Batts and Blankets (BZJZ) category for names of manufacturers.



Item# 11
Project# 1006974
Hearing Date: Feb. 4, 2008

