



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 9, 2008 9:00 AM

MEMBERS:

Jack Cloud, Acting 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# 1001164**
07DRB-70448 MAJOR - SDP FOR
SUBDIVISION

DENISH KLINE ASSOCIATES agent(s) for HUNT UPTOWN IV LLC request(s) the above action(s) for all or a portion of Tract(s) B1, **ST. PIUS X**, zoned SU-3 OUTSIDE INTENSE CORE, located on INDIAN SCHOOL RD NE AND UPTOWN LOOP RD NE containing approximately 1.85 acre(s). (H-19) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES AND FOR PLANNING COMMENTS AND TO TRANSPORTATION FOR CROSS ACCESS EASEMENT.**

07DRB-70434 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN III, LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-A, **ST. PIUS X SUBDIVISION**, zoned SU-3, located on UPTOWN LOOP RD AND INDIAN SCHOOL ROAD containing approximately 1.8509 acre(s). (H-19) *(Deferred from 12/19/07)*. **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND AGIS DXF, AND TO TRANSPORTATION FOR CROSS LOT EASEMENT.**

2. **Project# 1001696**
07DRB-70444 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)

TIERRA WEST LLC agent(s) for PICO LLC request(s) the above action(s) for all or a portion of Lot(s) 1-13, Tract(s) A, **PICO LA CUEVA** zoned R-D, located on BARSTOW ST NE BETWEEN OAKLAND AVE NE AND ALAMEDA BLVD NE containing approximately 4.11 acre(s). (C-20) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

3. **Project# 1002632**
07DRB-70445 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of **SUNDANCE ESTATES Unit(s) 1A**, zoned R-LT, located on LYON BLVD NW BETWEEN PARADISE BLVD NW AND PROPOSED UNSER ALIGNMENT containing approximately 36.2706 acre(s). (B-11) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

4. **Project# 1003257**
07DRB-70447 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)
07DRB-70449 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for SALTILLO COMMUNITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) ALL, Block(s) ALL, **SALTILLO Unit(s) 1**, zoned R-1, located on BLACK ARROW ROAD NW BETWEEN MCMAHON BLVD NW AND CALABACILLES containing approximately 171.2342 acre(s). (A-10) **THE TWO YEAR EXTENSIONS OF THE SUBDIVISION IMPROVEMENT AGREEMENTS (SIA) WERE APPROVED.**

5. **Project# 1004341**
07DRB-70442 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)

RIO GRANDE ENGINEERING agent(s) for ENCHANTMENT HOMES OF NM, LLC request(s) the above action(s) for all or a portion of **MESA DEL RIO** zoned R-2, located on 76TH ST NW BETWEEN FORTUNA RD NW AND GLENRIO NW (J-10) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

6. **Project # 1005546**
07DRB-00589 MAJOR-VACATION OF
PUBLIC RIGHT-OF-WAY
- SURV TEK INC agent(s) for BLACK FARMS LLC request(s) the above action(s) for **BLACK FARMS ESTATE, UNIT 2**, zoned RA-1 located on IRVING BLVD NW between VALLEY VIEW DR NW and RIVERFRONTE DR NW. (C-13) (*Deferred from 6/6/07, 9/5/07, & 11/7/07*) **DEFERRED TO 4/9/08 AT THE AGENT'S REQUEST.**

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

7. **Project# 1004075**
07DRB-70453 LEVEL B PLAN PHSE 2
DRB FINAL SIGNOFF
- DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM LLC request(s) the above action(s) for all or a portion of **MESA DEL SOL LEVEL B MASTER PLAN**, zoned PC/PLANNED COMMUNITY, located on EAST OF BROADWAY SE SOUTH OF LOS PICARDOS SE, containing approximately 3,082 acre(s). **DEFERRED TO 1/16/08 AT THE AGENT'S REQUEST.**

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

8. ~~Project# 1007010~~
07DRB-70454 SKETCH PLAT REVIEW
AND COMMENT
- MICHAEL GARVINIAN agent(s) for VIRGINIA B CHAVEZ TRUST request(s) the above action(s) for all or a portion of Lot(s) 25, Block(s) 1, **GAVILAN ADDITION**, zoned RA-2, located on GAVILAN BETWEEN 4TH containing approximately 0.66 acre(s). (F-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

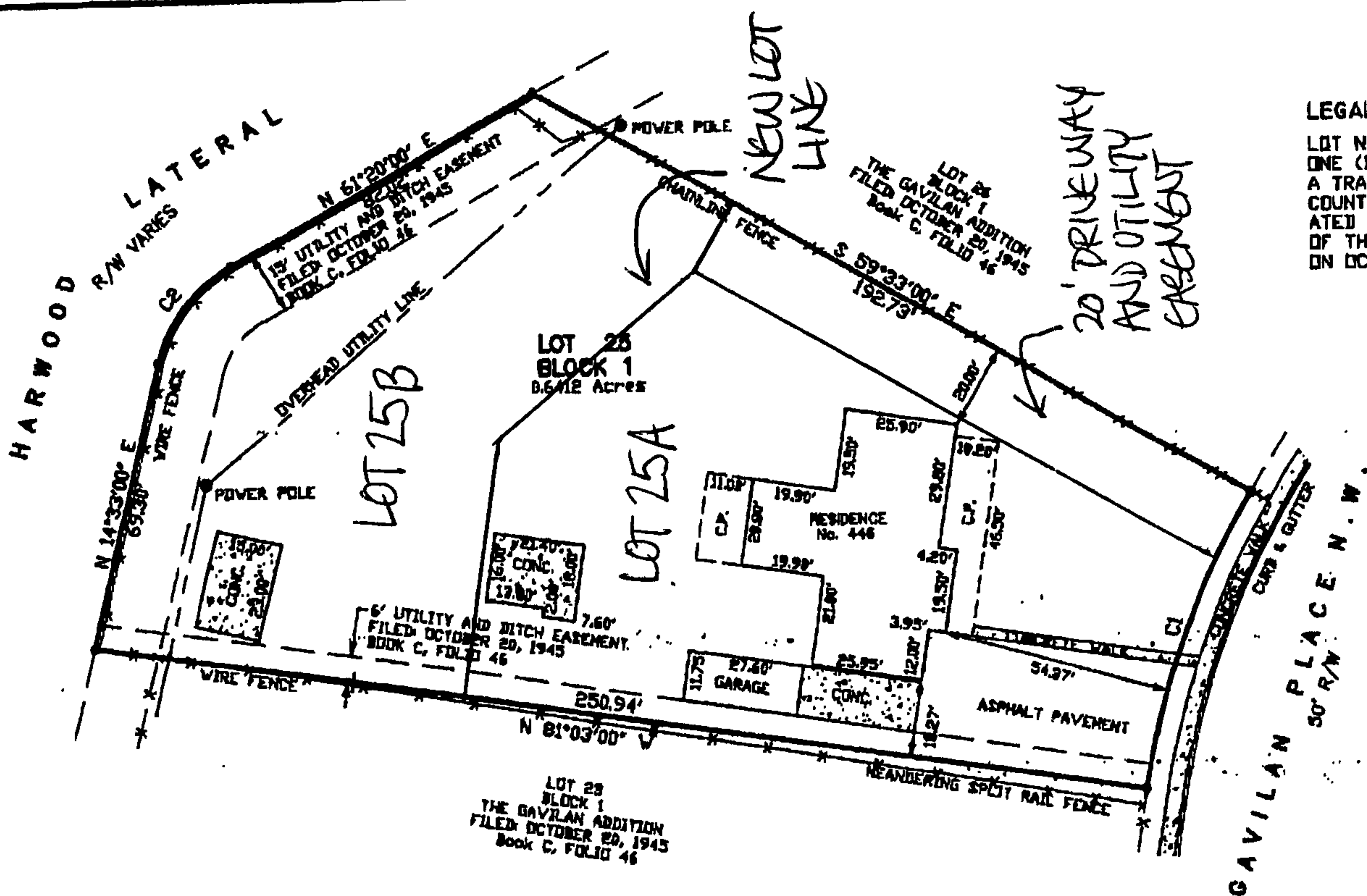
9. Other Matters: None

ADJOURNED: 10:30

PLAT OF SURVEY
OF

LEGAL DESCRIPTION:

LOT NUMBERED TWENTY-FIVE (25) ON BLOCK NUMBERED ONE (1), OF THE GAVILAN ADDITION, A SUBDIVISION OF A TRACT OF LAND IN SCHOOL DISTRICT No. 4, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 20, 1945 IN PLAT BODK C, FOLIO 46.



NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	21°30'00"	S 19°42'00" W	200.00	75.05	74.61
C2	46°47'03"	S 37°57'08" W	35.66	29.28	28.47

GENERAL NOTES:

- OWNER OF RECORD PER LANDAMERICA ALBUQUERQUE TITLE CO. TITLE BINDER DATED: NOVEMBER 28, 2007 IS MICHAEL GARVANIAN
- LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY LANDAMERICA ALBUQUERQUE TITLE CO. COMMITMENT No. 215004058
- PLATS USED TO ESTABLISH BOUNDARY:
A: PLAT OF THE GAVILAN ADDITION FILED: OCTOBER 20, 1945 IN Book C, FOLIO 46
- FIELD WORK PERFORMED ON DECEMBER, 2007

SURVEYOR'S CERTIFICATE:

State of New Mexico
County of Bernalillo) S.S.

I, Anthony L. Harris, a Professional Surveyor, licensed under the laws of the State of New Mexico, do hereby certify that I have surveyed the above described property and I am responsible for said survey and that the plat herein drawn is a true and correct representation of said survey to the best of my knowledge and belief, and meets the minimum standards for land surveys in the State of New Mexico; that the bearings and distances shown herein are based on the Plat or Book of Record, unless otherwise indicated herein; that it shows all easements shown on the plat of record; that there are no encroachments from the said property onto adjoining properties onto said property, unless shown herein and that it shows the location of all permanent improvements pertinent to the said survey.

Given under my hand and seal at Albuquerque, New Mexico, this _____ day of _____ 2007.

Anthony L. Harris, N.M.P.S. #11483 HARRIS SURVEYING, INC.
2412-D Meares Street, NE • Albuquerque, New Mexico 87110
Telephone (505) 886-8056 • FAX (505) 886-8648

7-1443 (Rev. 11-07)



Item # 8
Project# 1007010
Hearing Date: Jan. 9, 2008

RA-2

GAVILAN

OD LATERAL

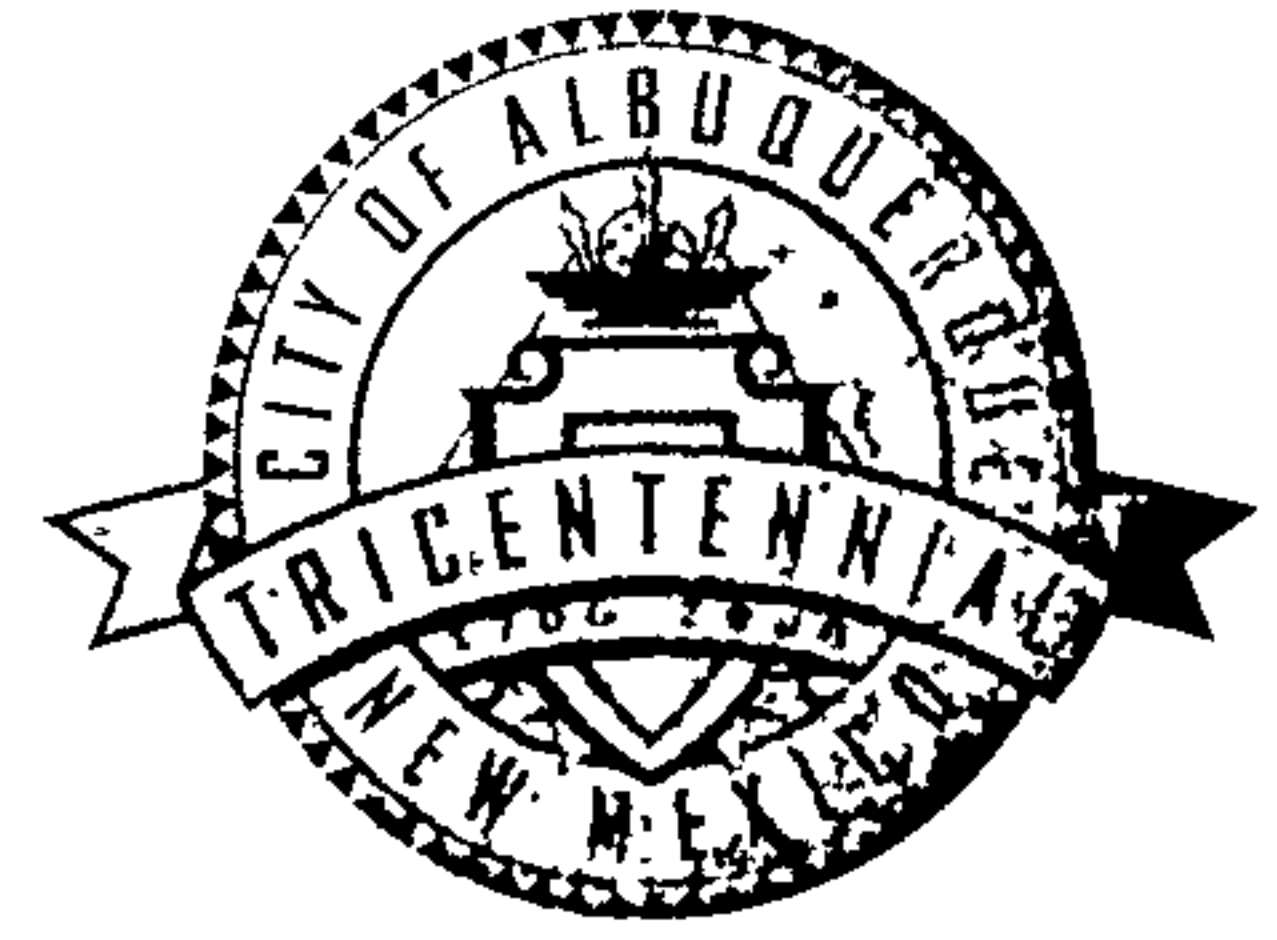
26

25

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RA

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007010

AGENDA ITEM NO: 8

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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: January 9, 2008



SKETCH PLAT

Supplemental form

SUBDIVISION	S Z	ZONING & PLANNING
<input type="checkbox"/> Major Subdivision action	<input type="checkbox"/>	<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action	<input type="checkbox"/>	<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/>	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision	<input type="checkbox"/>	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit	<input type="checkbox"/>	<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)	<input type="checkbox"/>	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan	L A	APPEAL / PROTEST of...
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	D	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
STORM DRAINAGE		
<input type="checkbox"/> Storm Drainage Cost Allocation Plan		

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): VIRGINIA B. CHAVEZ TRUST, ALFREDO D. CHAVEZ, TRUSTEE PHONE: (310) 373-6249
 ADDRESS: 531 VIA DEL MONTE, FAX: (310) 373-2476
 CITY: PALOS VERDES ESTATES STATE CA ZIP 90274 E-MAIL: AL.CHAVEZ@VERIZON.NET

~~AGENT~~ MICHAEL GARVANIAN PHONE: 315-2938
 ADDRESS: 7905 MORROW AVE NE FAX: 265-3608
 CITY: ABQ STATE NM ZIP 87110 E-MAIL: STANDINGSTONESINC@MSN.COM

Proprietary interest in site: BUYER UNDER CONTRACT List all owners: CHAVEZ FAMILY TRUST

DESCRIPTION OF REQUEST: LOT SPLIT

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. 25 Block: 1 Unit: _____
 Subdiv/Addn/TBKA: GAUILAN ADD'N
 Existing Zoning: RA2 Proposed zoning: _____
 Zone Atlas page(s): F14 UPC Code: 101406139847610734 MRGCD Map No _____

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): .66
 LOCATION OF PROPERTY BY STREETS: On or Near: ON GAUILAN NEAR 4TH S GUADALUPE TRAIL
 Between: _____ and _____

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

SIGNATURE [Signature] DATE 12/31/07
 (Print) MICHAEL GARVANIAN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - 70454</u>	_____	_____	\$ <u>.0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>0</u>

Hearing date Jan. 9, 2008

[Signature] 12/31/07
 Planner signature / date

Project # 1007010

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 Scaled site plan and related drawings (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
 Letter of authorization from the property owner if application is submitted by an agent
 Copy of the document delegating approval authority to the DRB
 Completed Site Plan for Subdivision Checklist
 Infrastructure List, if relevant to the site plan
 Fee (see schedule)
 List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 Solid Waste Management Department signature on Site Plan
 Zone Atlas map with the entire property(ies) clearly outlined
 Letter briefly describing, explaining, and justifying the request
 Letter of authorization from the property owner if application is submitted by an agent
 Copy of the document delegating approval authority to the DRB
 Infrastructure List, if relevant to the site plan
 Completed Site Plan for Building Permit Checklist
 Copy of Site Plan with Fire Marshal's stamp
 Fee (see schedule)
 List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
 AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) **Maximum Size: 24" x 36"**
 Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 DRB signed Site Plan being amended (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
 Letter of authorization from the property owner if application is submitted by an agent
 Infrastructure List, if relevant to the site plan
 Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 Fee (see schedule)
 List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
 FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)
 Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 Solid Waste Management Department signature on Site Plan for Building Permit
 Zone Atlas map with the entire property(ies) clearly outlined
 Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 Infrastructure List, if relevant to the site plan
 Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

MICHAEL GARVANIAN

Applicant name (print)
MG 12/31/07

Applicant signature / date

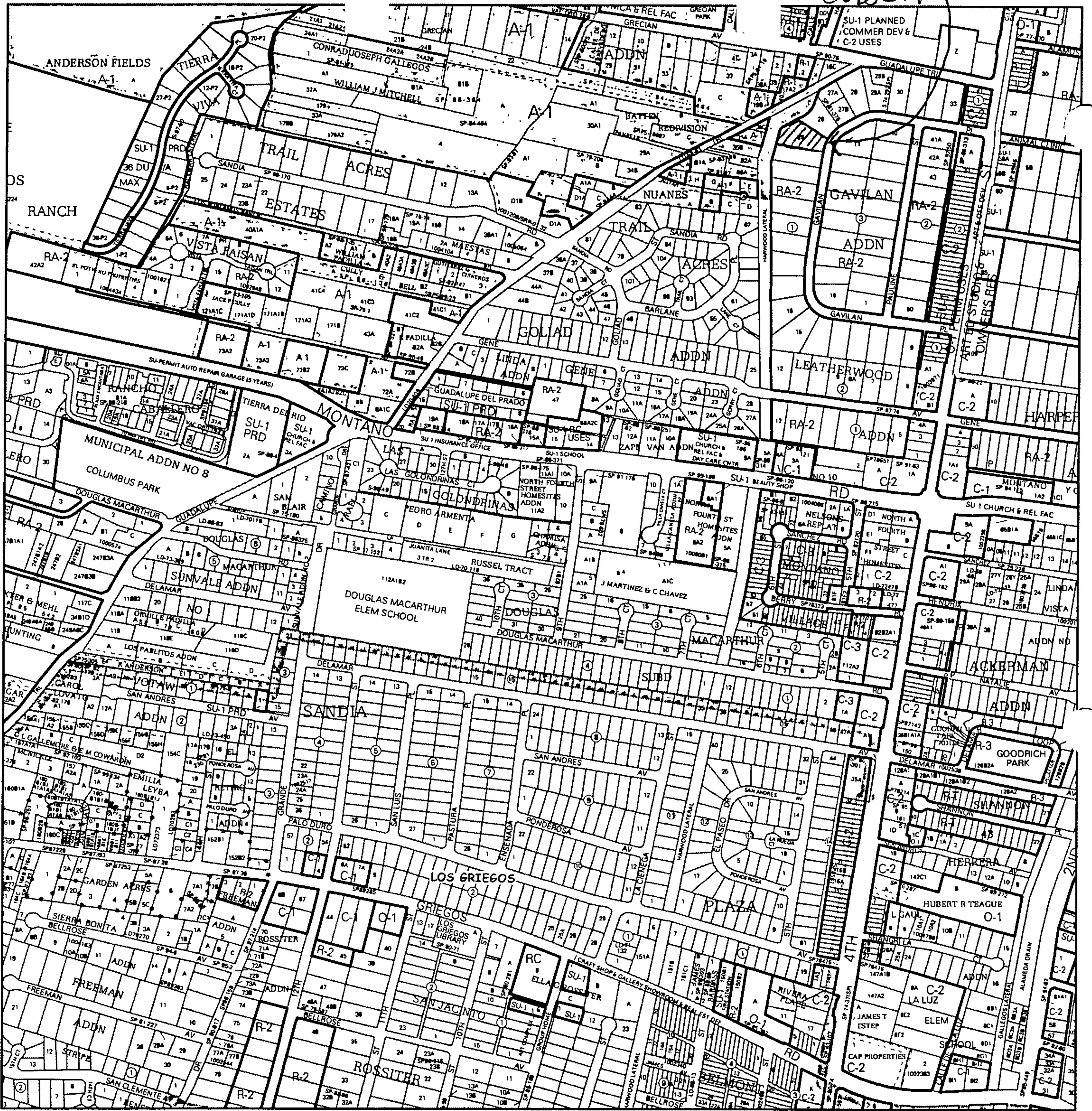


Form revised October 2007

- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- Application case numbers
07DRB - 70454

Planner signature / date
Project # 1007010

SUBJECT



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

AGIS
Albuquerque Geographic Information System

Map amended through: 5/17/2007

Note: Grey Shading Represents Area Outside of the City Limits.

Zone Atlas Page:
F-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

To: ABQ Planning and Zoning Dept.

12/31/07

From: Michael Garvanian

Re: Sketch Plat for 446 Gavilan Pl. NW

I am writing regarding a proposed lot split for 446 Gavilan Pl. NW. The legal description is: Lot 25 Block 1 Gavilan Addition. This property contains .65576528 Acre (or 28,565 square feet). I propose a division of the existing property into two distinct lots, one to the East (or front) of approximately 17,000 square feet, and one to the West (or rear) not less than 10,890 square feet. The West lot shall be served by a driveway easement along the Northerly property boundary (see sketch plat) that is 20 feet wide.

Thank You,

A handwritten signature in black ink, appearing to be 'MG' followed by a stylized flourish.

Michael Garvanian
(505) 315-2938