



**COMPLETED 08/12/08 SAT**  
**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-70281 Project # 1007149  
 Project Name: \_\_\_\_\_  
 Agent: PLAZA SURVEYS LLC Phone No.: 507-8425

Your request was approved on 2-9-08 by the DRB with delegation of signature(s) to the following departments.

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

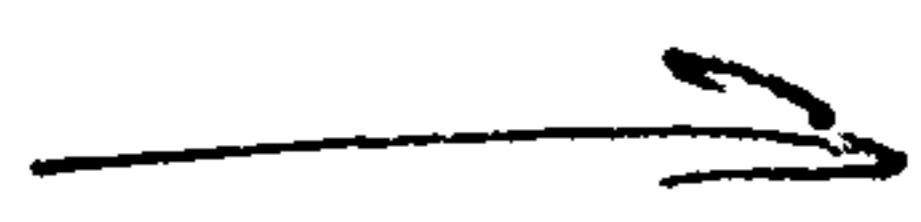
UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

PLANNING (Last to sign): - add order note OK 7-22-08  
- site plan  
 \_\_\_\_\_  
 \_\_\_\_\_

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



Created On:



# DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70281

Project # 1007149

Project Name:

Agent: PLAZA SURVEYS LLC

Phone No.: 507-8425

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### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

PLANNING (Last to sign): - add order note  
- site plan  
\_\_\_\_\_  
\_\_\_\_\_

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- Property Management's signature must be obtained prior to Planning Department's signature.**

- AGIS DXF File approval required. OK**
- Copy of recorded plat for Planning.**

Created On:

**7149**

### DXF Electronic Approval Form

DRB Project Case #: 1007149

Subdivision Name: SANCHEZ--YOLANDA LOTS A B & C

Surveyor: LENORE ARMIJO

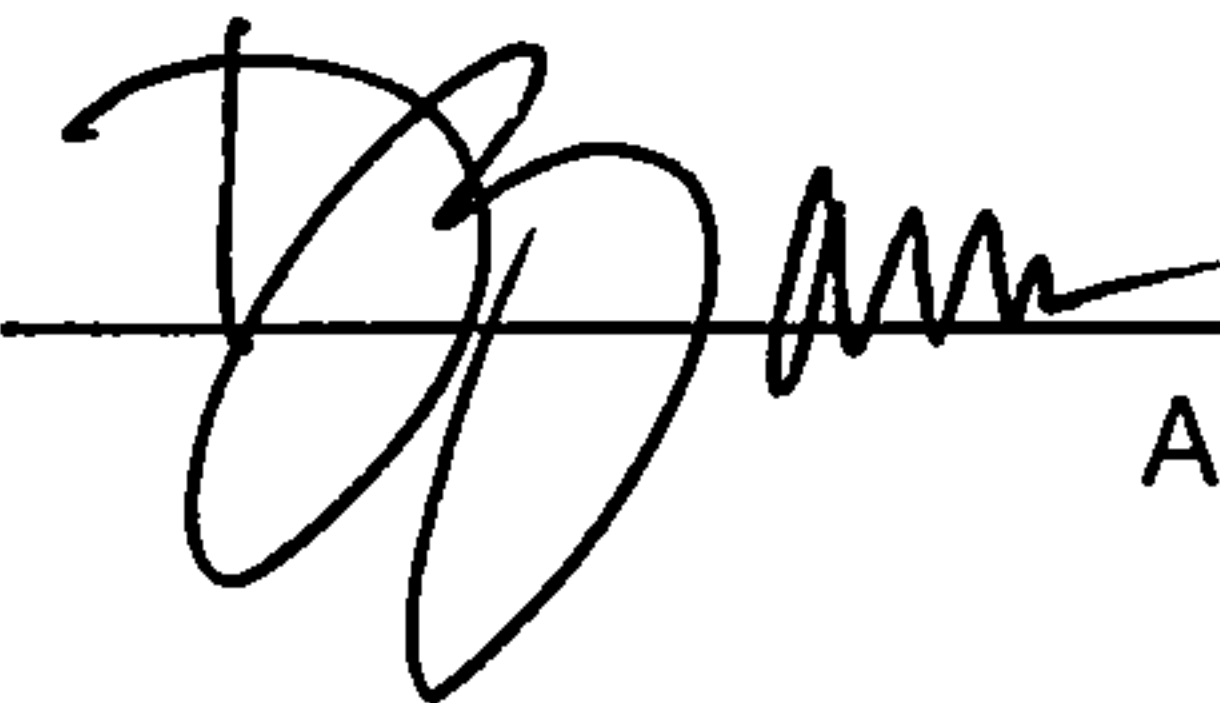
Contact Person: LENORE ARMIJO

Contact Information: 507-8425

DXF Received: 6/27/2008

Hard Copy Received: 6/27/2008

Coordinate System: NMSP Grid (NAD 83)

  
Approved

07.09.2008  
Date

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

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**AGIS Use Only**  
Copied fc 7149 to agiscov on 7/9/2008 Contact person notified on 7/9/2008



**DEVELOPMENT REVIEW BOARD  
AGENDA**

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

July 9, 2008 9:00 AM

MEMBERS:

**Jack Cloud, AICP, DRB Chairman, Planning Department**

**Angela Gomez, Administrative Assistant**

**Kristal Metro, P.E. , Transportation Development  
Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA  
Christina Sandoval, Parks/Municipal Development**

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

- 1. **Project# 1004607**  
08DRB-70264 VACATION OF PUBLIC  
RIGHT-OF-WAY

WILSON & COMPANY agent(s) for SALLS BROTHERS CONSTRUCTION INC request(s) the above action(s) for all or a portion of Block(s) 15 & 16, **VISTA VIEJA** zoned RD, located on VISTA VERIL DR NW BETWEEN METE SOL NW AND VISTA TERRAZA DR NW (D-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. A REVISED GRADING AND DRAINAGE PLAN MUST BE PROVIDED PRIOR TO PLAT.**

- 2. **Project# 1003794**  
08DRB-70238 MAJOR – SITE  
DEVELOPMENT PLAN FOR  
BUILDING PERMIT

GEORGE RAINHART & ASSOC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for Lots 3 and 4, **VOLCANO POINT SHOPPING CENTER**, zoned SU-2 / PCA, located on the northwest corner of 98TH ST NW AND CENTRAL AVE NW containing approximately 1.9833 acre(s). (K-9) *Deferred from 6/25/08.* **DEFERRED TO 7/23/08 AT THE AGENT'S REQUEST.**

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

- 3. **Project# 1000650**  
08DRB-70237 EPC APPROVED SDP  
FOR BUILD PERMIT

GEORGE RAINHART & ASSOC. agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 2A, **LAMONICA & WENK**, zoned SU-1 / C-1, located on COORS BLVD AND RIO BRAVO containing approximately 1.55 acre(s). (P-10) *[Deferred from 5/28/08, 6/4/08, 6/11/08 & 6/25/08]* **DEFERRED TO 7/16/08 AT THE AGENT'S REQUEST.**

4. **Project# 1007017**  
08DRB-70255 EPC APPROVED SDP  
FOR BUILD PERMIT  
08DRB-70256 EPC APPROVED SDP  
FOR SUBDIVISION  
08DRB-70258 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

NMHCR LLC agent(s) for KASSAM HOSPITALITY request(s) the above action(s) for all or a portion of Lot(s) 2-A-1, 2-A-2, 2-A-3, **SUNPORT PARK** zoned IP, located on **WOODWARD RD SE BETWEEN UNIVERSITY AND TRANSPORT SE** containing approximately 4.45 acre(s). (M-15) [*Deferred from 6/11/08 & 6/25/08*] **DEFERRED TO 7/16/08 AT THE AGENT'S REQUEST.**

5. **Project# 1006972**  
08DRB-70279 EPC APPROVED SDP  
FOR BUILD PERMIT

GARCIA/KRAEMER & ASSOC. agent(s) for CHARLIE FINNEGAN NM MORTUARY SERVICES request(s) the above action(s) for all or a portion of Lot(s) 41A, Block(s) 37, **VALLEY VIEW ADDITION** zoned SU-1 CCR-3 & CREMATORY, located on **TRUMAN NE BETWEEN CENTRAL NE AND COPPER NE** containing approximately .5 acre(s). (K-17) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO ABCWUA FOR LOCATION OF FIREHYDRANTS AND TO TRANSPORTATION FOR COMMENTS.**

6. **Project# 1007204**  
08DRB-70276 EPC APPROVED SDP  
FOR BUILD PERMIT

DARREN SOWELL ARCHITECTS LLC agent(s) for ARMSTRONG DEVELOPMENT PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B, 2A, 2B, 3B, 4B & 3A/4-A-1, 5-B-1 & S-B-2, **BARRETT/LANDS OF WEFKO TBK UNSER CROSSING** zoned SU-1 FOR C/2 & 0/1, located on **CENTRAL AVE AND UNSER BLVD SW BETWEEN BRIDGE ST SW AND 86TH ST SW** containing approximately 50 acre(s). (K-9-I0 & L-10) *Deferred from 6/25/08.* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATE 7/9/08, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR COUNCIL ACTION ON ZONING.**

08DRB-70296 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for ARMSTRONG DEVELOPMENT PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B, 2A, 3A, 3B, 4B, & TRACT 6 VE BARRETT SUBD & TRACTS 4A1, 5B1, 5B2, **LANDS OF WEFKO PARTNERS**, zoned SU-1 FOR C-2/01 & C-2, located on **SW CORNER OF CENTRAL AVE & UNSER SW BETWEEN BRIDGE SW AND 86TH ST SW** containing approximately 50 acre(s). (K-9 & K-10) **THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

- 7. Project# 1003674**  
08DRB-70287 EXT OF SIA

LLAVE ENTERPRISES INC. agent(s) for LLAVE ENTERPRISES INC. request(s) the above action(s) for all or a portion of Lot(s) 25-27, Block(s) 3, Tract(s) A, **RICH COURT Unit(s) B**, zoned RD 3DUA, located on ALAMOSA NE BETWEEN BARSTOW NE AND VENTURA NE (C-20) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
- 8. Project# 1003815**  
08DRB-70282 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

FORSTBAUER SURVEYING CO LLC agent(s) for CORONADO LAND LLC request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 4, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned IP, located on VENICE AVE NE BETWEEN SAN MATEO BLVD NE AND INTERSTATE 25 containing approximately 2.4997 acre(s). (B-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR DIMENSIONAL SKETCH. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**
- 9. Project# 1005185**  
08DRB-70284 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for "W" INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 1, **CITY OF ALBUQUERQUE BERN COUNTY NM** zoned C-2, located on MONTGOMERY BLVD NE BETWEEN TRAMWAY BLVD NE AND BERMUDA RD NE containing approximately .9625 acre(s). (F-22) **THE PRELIMINARY/FINAL PLAT WAS APPROVED. THE AGIS DXF FILE MUST BE PROVIDED TO PLANNING IN ADDITION TO A COPY OF THE RECORDED PLAT.**
- 10. Project# 1006833**  
08DRB-70280 MAJOR - FINAL PLAT  
APPROVAL

SURV-TEK INC agent(s) for TABEL LUMBER CO request(s) the above action(s) for all or a portion of Tract(s) A & B, S-2A-1, **MERIDAIN PARK II & ATRISCO BUSINESS PARK TBK: UNSER TOWNE CROSSING Unit(s) 2**, zoned IP, located on UNSER BLVD NW BETWEEN LOS VOLCANES NW AND INTERSTATE 40 containing approximately 70.3629 acre(s). (J-9/10) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

11. **Project# 1006865**  
08DRB-70285 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for SOUTHWEST REGIONAL COUNCIL OF CARPENTERS request(s) the above action(s) for all or a portion of Tract(s) A-1, **CONANCHE BUSINESS PARK** zoned M-1, located on PAN AMERICAN FREEWAY NE BETWEEN COMACHE NE AND VASSAR NE containing approximately 16.7 acre(s). (G-16) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADD SOLAR COLLECTORS NOTE. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**

12. ~~Project# 1007149~~  
08DRB-70281 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

PLAZA SURVEYS LLC agent(s) for YOLANDA SANCHEZ request(s) the above action(s) for all or a portion of Tract(s) 122B, zoned RA-2, located on ELFEGO NW BETWEEN TEODORO NW AND GRIEGOS NW containing approximately .9709 acre(s). (F-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADD SOLAR COLLECTORS NOTE AND FOR SITE PLAN INDICATING VIABILITY OF LOT WITH REGARD TO SETBACKS.**

13. **Project# 1007304**  
08DRB-70293 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for PETE AND SARA LLC request(s) the above action(s) for all or a portion of Lot(s) 5-18, 6-13, Block(s) 1 & 2, **SPRINGER TRANSFER COMPANY ADDITION Unit(s) 1**, zoned M-1, located on BROADWAY BLVD NE BETWEEN KINLEY AVE NE AND ODELIA RD NE containing approximately 2.2183 acre(s). (J-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR VERIFICATION OF STUB STREET CRITERIA IS MET.**

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

14. **Project# 1003188**  
08DRB-70283 SKETCH PLAT REVIEW  
AND COMMENT

COMMUNITY SCIENCES CORP agent(s) for ANGELA & MARIO GARCIA request(s) the above action(s) for all or a portion of Lot(s) 26R, Tract(s) 145-A, 145-A2, 144B-1, **LUKE ADDITION** zoned RA-2, located on GRIEGOS NW BETWEEN RIO GRANDE NW AND SAN ISIDRO NW containing approximately 1.2415 acre(s). (F-13) **WAS REVIEWED AND COMMENTS GIVEN.**

15. **Project# 1004575**  
08DRB-70288 SKETCH PLAT REVIEW  
AND COMMENT

JUAN F DELGADO III & BARBARA A DELGADO agent(s) for JUAN F DELGADO III & BARBARA A DELGADO request(s) the above action(s) for all or a portion of Tract(s) D-1, **PEREA ACRES** zoned RA-2, located on DURANES RD NW BETWEEN GALBALDON NW AND LOS LUCEROS NW containing approximately .7464 acre(s). (H-12) **WAS REVIEWED AND COMMENTS GIVEN.**

16. **Project# 1006926**  
08DRB-70295 SKETCH PLAT REVIEW  
AND COMMENT

ROBERT GUTIERREZ agent(s) for ART MARSHALL request(s) the above action(s) for all or a portion of Lot(s) 26 & 27, Block(s) 3, **SUNSHINE ADDITION** zoned SU-2 MR, located on EDITH BETWEEN ANDERSON AVE AND SMITH AVE containing approximately .2445 acre(s). (L-14) **WAS REVIEWED AND COMMENTS GIVEN.**

17. **Project# 1007347**  
08DRB-70286 SKETCH PLAT REVIEW  
AND COMMENT

CARTESIAN SURVEYS INC agent(s) for ASHCRAFT REALESTATE request(s) the above action(s) for all or a portion of Lot(s) 4AA6A, **JOURNAL CENTER** zoned IP, located on MASTHEAD NE BETWEEN INTERSTATE 25 AND JEFFERSON NE containing approximately 3.0479 acre(s). (D-17) **WAS REVIEWED AND COMMENTS GIVEN.**

18. **Project# 1007356**  
08DRB-70294 SKETCH PLAT REVIEW  
AND COMMENT

RIO REAL ESTATE agent(s) for RIO GRANDE CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 1-12, Block(s) 5, **ROMERO ADDITION** zoned C-2/S-R, located on ROSEMONT ST NW BETWEEN 4TH ST NW AND 5TH ST NW containing approximately .98 acre(s). (J-14) **WAS REVIEWED AND COMMENTS GIVEN.**

19. Other Matters: None

ADJOURNED: 10:35



**7149**

### DXF Electronic Approval Form

DRB Project Case #: 1007149

Subdivision Name: SANCHEZ--YOLANDA LOTS A B & C

Surveyor: LENORE ARMIJO

Contact Person: LENORE ARMIJO

Contact Information: 507-8425

DXF Received: 6/27/2008

Hard Copy Received: 6/27/2008

Coordinate System: NMSP Grid (NAD 83)

  
Approved

07-01-2008  
Date

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

**AGIS Use Only**  
Copied fc **7149** to agiscov on **7/1/2008** Contact person notified on **7/1/2008**

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1007149**

**AGENDA ITEM NO: 12**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

No adverse comments.

NM 87103

**RESOLUTION:**

www.cabq.gov

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

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

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

FOR:

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

**DATE:** July 9, 2008

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
July 9, 2008  
DRB Comments**

**ITEM # 12**

**PROJECT # 1007149**

**APPLICATION # 08-70281**

**RE: Tract 122-B, MRGCD Map # 31**

Given the setback requirements of the RA-2 zone (15 feet front, and 25 feet rear), a site plan with a proposed house floor plan is needed to demonstrate the viability for building on proposed Lot A within the required setbacks.

Please remove the "Existing Zoning" note from the plat. A solar collector note per Section 14-14-4-7 of the Subdivision Ordinance is needed - please be specific to this type of request, i.e. use the words "THIS PLAT" and not "REQUESTED FINAL ACTION" in the beginning of the note and delete the words "OR SITE DEVELOPMENT PLAN FOR SUBDIVISION" from the end of the note.



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



Item# 12  
Project# 1007149  
Hearing Date: July 9, 2008



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

March 12, 2008 9:00AM  
MEMBERS:

**Jack Cloud, AICP, DRB Chairman, Planning Department  
Angela Gomez, Administrative Assistant**

**Kristal Metro, P.E. , Transportation Development                      Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA  
Brad Bingham, P.E., Hydrology/ Alternate City Engineer              Christina Sandoval, Parks/Municipal Development**

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**CASES WHICH REQUIRE PUBLIC NOTIFICATION**  
**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project# 1005108**  
08DRB-70059 MAJOR - PRELIMINARY  
PLAT APPROVAL  
08DRB-70105 SIDEWALK WAIVER  
  
THE DESIGN GROUP agent(s) for RALPH CORRIZ request(s) the above/ referenced action(s) for all or a portion of Tract(s) 67-A-1 AND 67-A-2, **MRGCD MAP #29**, zoned R-1 and C-1, located on the east side of 4TH ST NW BETWEEN VINEYARD RD NW AND WILLOW RD NW containing approximately 2.4 acre(s). (E-15) *[Deferred from 2/27/08]*. **DEFERRED TO 3/26/08 AT THE AGENT'S REQUEST.**
  
2. **Project# 1007051**  
08DRB-70014 VACATION OF PUBLIC  
RIGHT-OF-WAY  
  
JOSEPH B. GARCIA agent(s) for JOE M. CRUZ request(s) the above action(s) for all or a portion of **THE AMOLE DEL NORTE DIVERSION**, adjacent to Tract 398-B, Town of Atrisco Grant Unit 3, zoned A-1 (County), located on the north side of SAGE RD SW BETWEEN 75<sup>th</sup> ST AND RAEL ST SW containing approximately 0.83 acre(s). (L-10) *[February 13, 2008]*. **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. CONDITION OF FINAL PLAT IS FOR ALL AS-BUILTS OF RECORD BE SUBMITTED CONCURRENTLY WITH THE PLATTING ACTION.**

3. **Project# 1001562**  
08DRB-70071 VACATION OF PUBLIC  
EASEMENT  
08DRB-70089 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 11-P1, 12-P1, & 13-P1, Block(s) 1, Tract(s) 1-A, **RESERVE AT FOUR HILLS SUBDIVISION** zoned R-D, located on SEA BISCUIT DRIVE BETWEEN SECRETARIAT AV AND SEATTLE SLEW AVE containing approximately .7208 acre(s). (M-22) **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 CITY ENGINEER FOR CERTIFICATION OF GRADING PLAN ON THE PLAT, AND TO PLANNING FOR EXHIBIT INDICATING LOCATION OF SIDEWALK AND DISTANCE OF FACE OF CURB TO PROPERTY LINE AND TO RECORD.**

4. **Project# 1003684**  
08DRB-70074 MAJOR - 2YR SUBD IMP  
AGMT EXT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENT/COLLATZ request(s) the above action(s) for all or a portion of **ANASAZI Unit(s) 1**, zoned R-1, located on MCMAHON BLVD NE BETWEEN ANASAZI RIDGE AVE NW AND WESTSIDE BLVD NW containing approximately 40.3491 acre(s). (A-10) **AN 18 MONTH EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

5. **Project# 1004354**  
08DRB-70048 SITE DEVELOPMENT  
PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION**, zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) *[Deferred from 2/20/08 & 3/5/08]* **DEFERRED TO 3/19/08 AT THE AGENT'S REQUEST.**

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

6. **Project# 1006865**  
08DRB-70117 EPC APPROVED SDP  
FOR BUILD PERMIT

TIERRA WEST LLC agent(s) for SOUTHWEST REGIONAL COUNCIL OF CARPENTERS request(s) the above action(s) for all or a portion of Tract(s) A-1, **COMANCHE BUSINESS PARK** zoned M-1, located on PAN AMERICAN FREEWAY NE BETWEEN COMANCHE NE AND VASSAR DR NE containing approximately 15.701 acre(s). (G-16) **DEFERRED TO 3/26/08 AT THE AGENT'S REQUEST.**

7. **Project# 1006973**  
08DRB-70119 EPC APPROVED SDP  
FOR BUILD PERMIT  
08DRB-70120 EPC APPROVED SDP  
FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for MIDWEST PHILLIPS EDISON AND COMPANY request(s) the above action(s) for all or a portion of Lot(s) 19 A-1, **PARADISE NORTH** zoned SU-1 FOR C-1 USES, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND SUMMER REDGE NW containing approximately 3.6 acre(s). (A-11) **DEFERRED TO 3/26/08 AT THE AGENT'S REQUEST.**

8. **Project# 1006824**  
08DRB-70100 EPC APPROVED SDP  
FOR BUILD PERMIT

DEKKER PERICH SABATINI agent(s) for YMCA OF CENTRAL NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A, **R P TINNIN**, zoned SU-1 FOR PLANNED RESIDENTIAL AND RECREATIONAL DEVELOPMENT, located on COMANCHE NE BETWEEN TRAMWAY NE AND JUAN TABO NE containing approximately 3.01 acre(s). (G-22) [*Deferred from 3/5/08*] **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA TO CLOSE OUT MINI WORK ORDER, ACCOUNT SET-UP, AND TO CALL OUT EXISTING/PROPOSED SERVICES AND TO PLANNING FOR STAFF PLANNERS INITIALS ON PLAT OR REVISED MEMO.**

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

9. **Project# 1000523**  
08DRB-70085 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for BROADWAY VISTA PARTNERS request(s) the above action(s) for all or a portion of Block 19, Tract(s) A, B, C, D, E, & F TRACT 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-1, C-1, located on PASEO DEL NORTE BETWEEN VENTURA AND HOLBROOK containing approximately 4.7776 acre(s). (C-20) [*Deferred from 3/5/08*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/12/08, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

10. **Project# 1006939**  
08DRB-70078 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for E&J INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **BRUNACINI INDUSTRIAL PARK Unit 3**, zoned M-1, located on PHOENIX AVE NE BETWEEN VASSAR DR NE AND GIRARD BLVD NE containing approximately 1.9085 acre(s). (H-16) [*Deferred from 2/27/08 & 3/5/08*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/12/08 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN DATED 3/7/08, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS DEFERRED FOR THE SIA.**

11. **Project# 1006950**  
08DRB-70115 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for SIERRA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) B-B NMDOT ROW TBKA TRACT A LANDS OF SIERRA WEST LLC, zoned R-1, located on WYOMING BLVD NE BETWEEN MOUNTAIN RD NE AND INTERSTATE 40 NE containing approximately 1.1249 acre(s). (J-20)

**THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR VERIFICATION OF EXISTING EASEMENT STATUS AND TO PLANNING TO RECORD.**

12. **Project# 1005403**  
08DRB-70092 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

INTEGRATED DESIGN & ARCHITECTURE agent(s) for J & J REAL ESTATE LLC request(s) the above action(s) for all or a portion of Tract(s) 12-A1-A & 12-A-1B, **HACIENDAS DON VILLEGAS**, zoned RLT, located on RIO GRANDE BLVD NW BETWEEN INDIAN SCHOOL NW AND CONTEREAS PL NW containing approximately 1.2084 acre(s). (H-13) [*Deferrd from 3/5/08*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/12/08, AND WITH AN APPROVED GRADING AND DRAINAGE PLAN DATED 12/6/07, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE WITH THE CONDITION THAT THE SIDEWALK MUST EXTEND TO DRIVE PAD ON LOT 4 PER TRANSPORTATION DEVELOPMENT. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE.**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

13. **Project# 1006571**  
08DRB-70118 SKETCH PLAT REVIEW  
AND COMMENT

DOUG SMITH agent(s) for JIO RANCESORD request(s) the above action(s) for all or a portion of Tract(s) 309-B-2, zoned RA-2, located on MOUNTAIN RD NW BETWEEN MONTOYA RD NW AND LULAC AVE NW containing approximately .5326 acre(s). (J-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**



14. **Project# 1007147**  
08DRB-70113 SKETCH PLAT REVIEW  
AND COMMENT

JOSE ARMAS agent(s) for JOSE ARMAS request(s) the above action(s) for all or a portion of Lot(s) 28-A, Block(s) 39, **MESA VERDE ADDITION** zoned R-3, located on WESCONSIN NE BETWEEN MARQUETTE NE AND COPPER NE containing approximately .2662 acre(s). (K-19) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. ~~Project# 1007149~~  
08DRB-70114 SKETCH PLAT REVIEW  
AND COMMENT

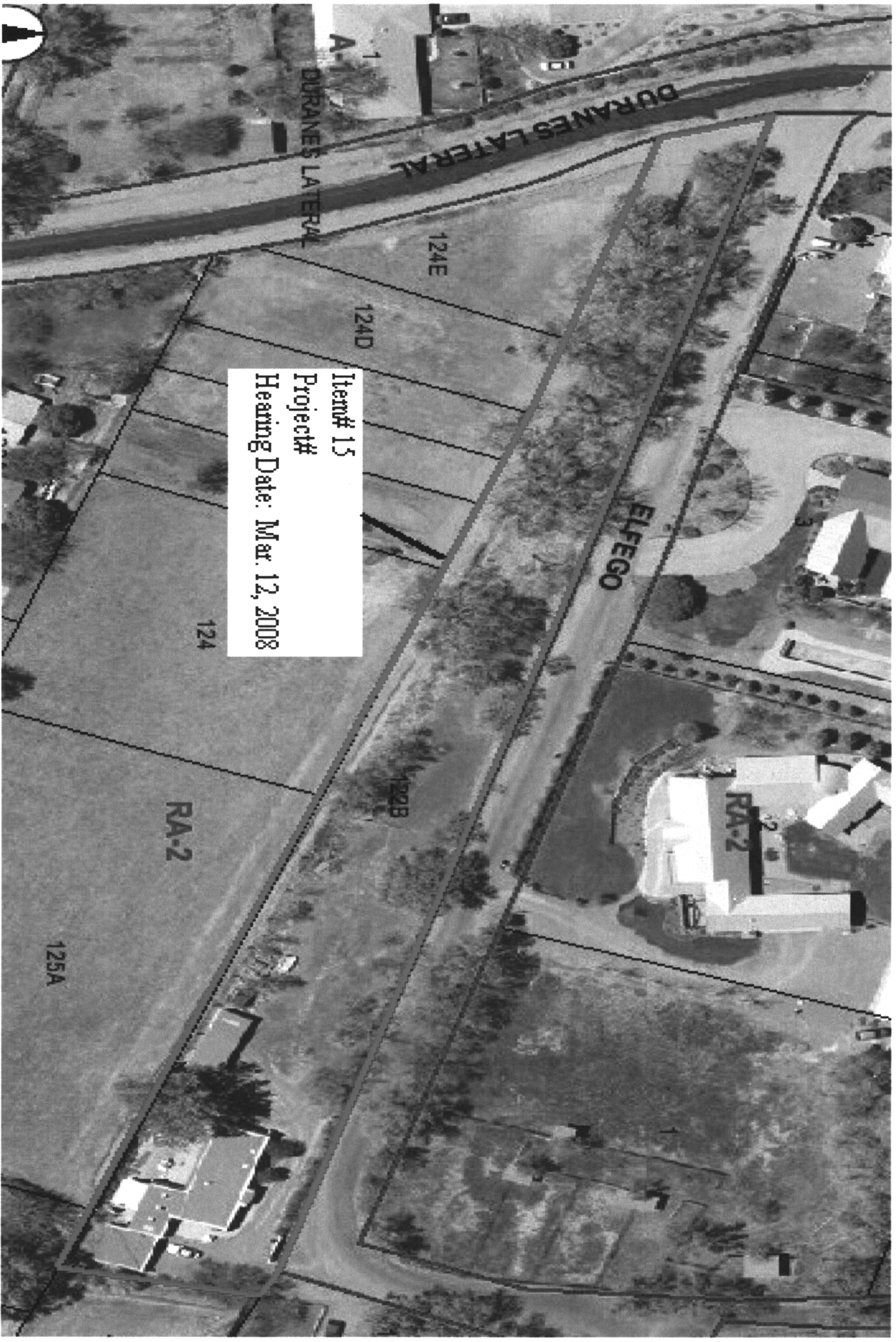
PLAZA SURVEYS, LLC agent(s) for YOLANDA SANCHEZ request(s) the above action(s) for all or a portion of Tract(s) 122B, zoned RA-2, located on ELFEGO NW BETWEEN TEODORO NW AND GRIEGOS RD NW containing approximately .9709 acre(s). (F-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project# 1007150**  
08DRB-70116 SKETCH PLAT REVIEW  
AND COMMENT

SURVEYS SOUTHWEST LTD agent(s) for WILLIAM O'CONNELL request(s) the above action(s) for all or a portion of Lot(s) 3, **FLAMINGO HEIGHTS** zoned O-1, located on ST JOSEPHS CT NW BETWEEN LADERA DR NW AND ATRISCO DR NW containing approximately .48 acre(s). (G-11) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Other Matters: None.

ADJOURNED: 10:24



Item# 15  
Project#  
Hearing Date: Mar. 12, 2008

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
March 12, 2008  
DRB Comments**

**ITEM # 15**

**PROJECT # 1007149**

**APPLICATION # 08-70114**

**RE: Tract 122-B, MRGCD Map # 31**

It appears that Elfego Rd does not meet the minimum right-of-way requirements, so that dedication of additional right-of-way will be required. Given the setback requirements of the RA-2 zone (15 feet front, and 25 feet rear), a site plan with a proposed house floor plan may be needed to demonstrate the viability for building on proposed Lot A.



---

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

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

08/24/2008 Issued By: E08375

**Permit Number: 2008 070 281**

**Category Code 910**

**Application Number: 08DRB-70281, Minor - Preliminary/ Final Plat Approval**

**Address:**

**Location Description: ELFEGO NW BETWEEN TEODORO NW AND GRIEGOS NW**

**Project Number: 1007149**

**Applicant**  
Yolanda Sanchez

**Agent / Contact**  
Plaza Surveys Llc

2504 Elfego Rd Nw  
Albuquerque NM 87104  
715-7728

2418-C Rice Ave Nw  
Albuquerque NM 87104  
507-8425

**Application Fees**

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

City Of Albuquerque  
Treasury Division

6/24/2008 9:26AM LOC: ANNX  
WS# 008 TRANS# 0004  
RECEIPT# 00093048-00093048  
PERMIT# 2008070281 TRSSVG  
Trans Amt \$375.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$355.00  
CK \$375.00  
CHANGE \$0.00

Thank You

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1007149**

**AGENDA ITEM NO: 15**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

REV/CMT:() APP:(x) 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

*discussal*

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:** March 12, 2008



**PLAZA SURVEYS**  
LLC.

*Boundary Surveys, Inspection  
Reports, Replats and Lot Splits*

2418-C Rice Avenue NW  
Albuquerque, NM 87104

Phone: 505 507.8425  
Email: lenorearmijo@comcast.net

To JACK CLOUD

From  
Lenore Armijo, P.S.

Name:  
Organization Name/Dept:  
CC:  
Phone number:  
Fax number:

Phone: 505 507.8425  
Email: lenorearmijo@comcast.net

- Urgent
- For Review
- Please Comment
- Please Reply

Date sent:  
Time sent:  
Number of pages including cover page:

Message:

RE: PROJECT # 1007149

ELFEGO ROAD NW 30' R/W

Lands of Elfego  
C10-131  
6/27/1975

0.48'

75.95'

124b

Tract 124a

**LOT A**

19896.0 SQ. FT.  
0.4567 ACRES

Tract 124  
M.R.G.C.D. Map No. 31

(Asphalt Road)

(S 72°11'20" E, 770.23')

15.0'

N 11°01'12" E

64.36'

10.00'

153.43'

**LOT B**

10890.0 SQ. FT.  
0.2500 ACRES

Tract 125A  
M.R.G.C.D. Map No. 31

FENCE

(N 66°59'20" W, 770.10')

155.82'

N 11°01'12" E

78.66'



**Plan #528-0493**

**Open Layout  
Ensures Easy Living**

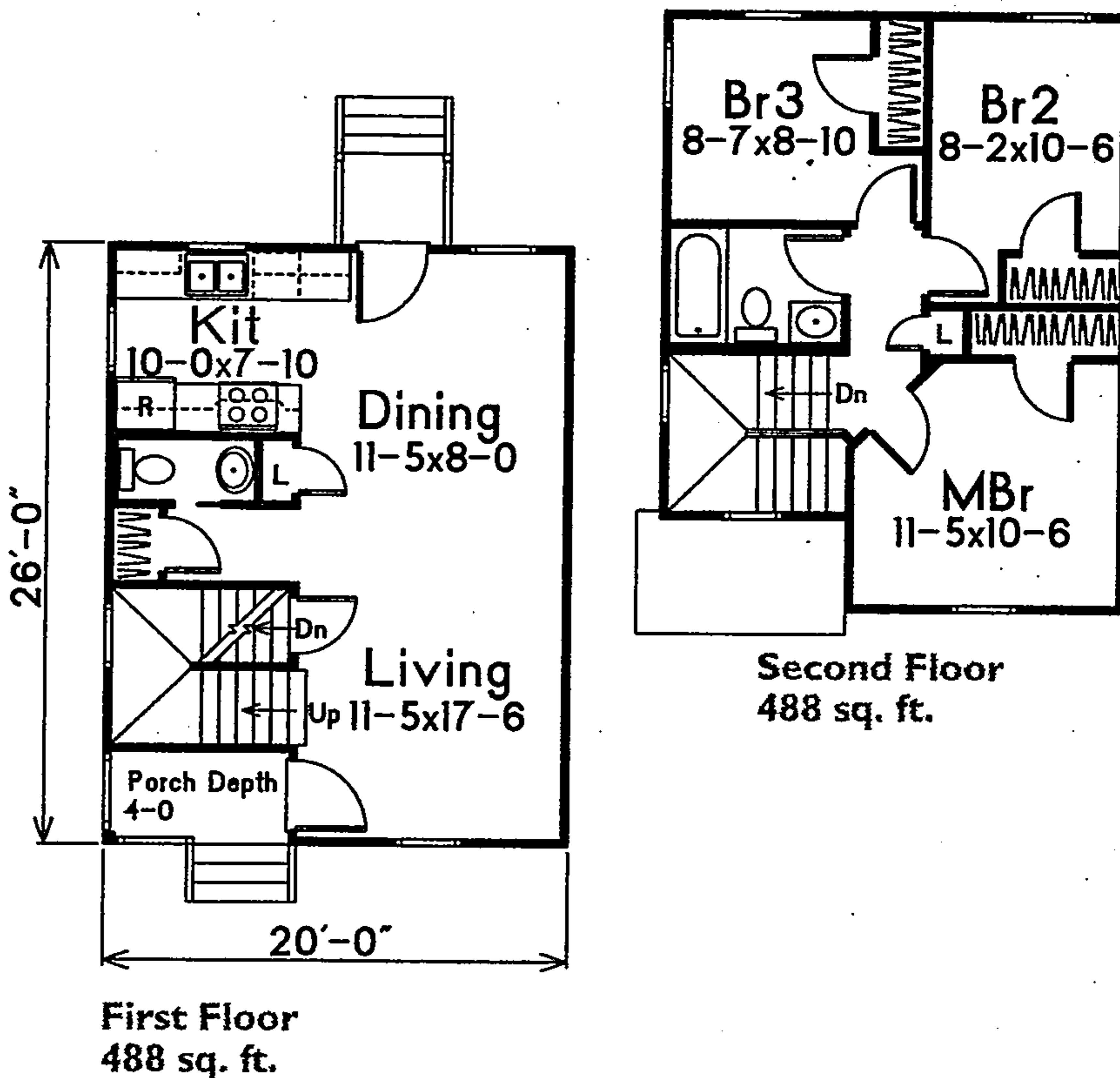
Living Area: 976 total square feet

Foundation: Basement foundation

Price Code: AA

**Special features**

- Cozy front porch opens into large living room
- Convenient half bath is located on first floor
- All bedrooms are located on second floor for privacy
- Dining room has access to the outdoors
- 3 bedrooms, 1 1/2 baths





References:

1. M.R.G.C.D. Map No. 31
2. Special Warranty Deed filed August 27, 1993 in Book 93-23, Page 4802.
3. Agreement Designating Property as Separate Property filed August 27, 1993 in Book 93-23, Pages 4803-4804.
4. Plat of Lands of Elfege filed June 27, 1975 in Vol. C10, Folio 131.
5. Unrecorded Boundary Survey Map of Tract 122B, M.R.G.C.D. Map No. 31 dated July 1979 and signed by D.T. Morrison, NMLS 1010.
6. Unrecorded Certificate of Survey of Tract 122B, M.R.G.C.D. Map No. 31 dated October 10, 1989 and signed by Franklin E. Wilson, NMLS No. 6446.
7. Plat of Tracts A & B, Lands of Stone filed March 29, 1996 in Vol. 96C, Folio 138.

Duranes Community Lateral  
(No defined R/W)

**SOLAR COLLECTOR NOTE:**

No property within this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.

PLAT OF  
LOTS A, B, and C  
LANDS OF YOLANDA SANCHEZ  
(being a replat of Tract 122B, MRGCD Map 31)  
SITUATE WITHIN  
Section 31, Township 11 North, Range 3 East, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

April 2008

Legal Description:

That certain tract of land situate in Section 31, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract 122B, M.R.G.C.D. Map No. 31, more particularly described as follows:

Beginning at the Northeast Corner of Said Tract 122B, a found rebar with cap stamped "LS 6446", said point also being the Northwest corner of Tract A, Lands of Stone, filed March 29, 1996 in Vol. 96C, Folio 138, whence Albuquerque City Survey Control Monument "14\_F13" bears N 40°14'13" E, 2474.62 feet distant; thence,

S 11°01'12" W, 91.38 feet along the west property line of above mentioned Tract A, Lands of Stone, to a point being the Southeast Corner of the herein described tract, a found rebar with cap stamped "LS 6446"; thence,

N 66°45'07" W, 770.23 feet to a point on the easterly right of way of Duranes Community Lateral, said point also being the Southwest corner of the herein described tract, a found rebar with cap stamped "LS 6446"; thence,

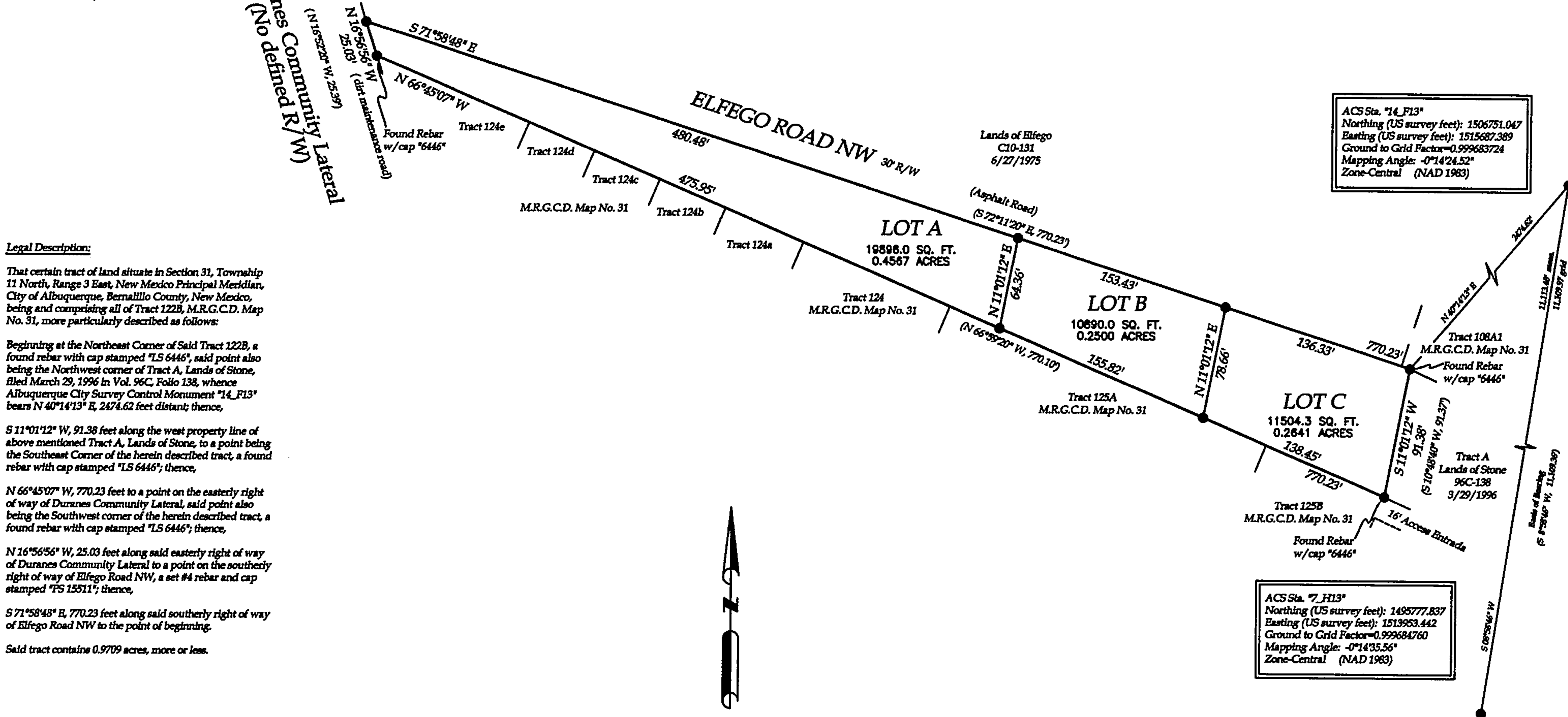
N 16°56'56" W, 25.03 feet along said easterly right of way of Duranes Community Lateral to a point on the southerly right of way of Elfege Road NW, a set #4 rebar and cap stamped "FS 15511"; thence,

S 71°58'48" E, 770.23 feet along said southerly right of way of Elfege Road NW to the point of beginning.

Said tract contains 0.9709 acres, more or less.

ACS Sta. "14\_F13"  
Northing (US survey feet): 1506751.047  
Easting (US survey feet): 1515687.389  
Ground to Grid Factor=0.999683724  
Mapping Angle: -0°14'24.52"  
Zone-Central (NAD 1983)

ACS Sta. "7\_H13"  
Northing (US survey feet): 1495777.837  
Easting (US survey feet): 1513953.442  
Ground to Grid Factor=0.999684760  
Mapping Angle: -0°14'35.56"  
Zone-Central (NAD 1983)



**Legend**

- Found Monument as noted
- Set #4 rebar w/ Cap L.S. 15511

PLAZA SURVEYS, LLC  
2418-C Rice Ave. NW  
ALBUQUERQUE, NEW MEXICO 87104  
phone: 505.507.8425  
email: lenorearmijo@comcast.net



		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
<input type="checkbox"/> Major Subdivision action			<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	<b>V</b>		<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>	<b>A</b>	<b>APPEAL / PROTEST of...</b>
<b>STORM DRAINAGE</b>	<b>D</b>		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

Professional/Agent (if any): PLAZA SURVEYS LLC PHONE: 507 8425  
 ADDRESS: 2418-C RICE AVE. NW 87104 FAX: -  
 CITY: ALB STATE NM ZIP 87104 E-MAIL: lenorearmijo@comcast.net  
 APPLICANT: YOLANDA SANCHEZ PHONE: 715 7728  
 ADDRESS: 2504 ELFEGO RD. NW FAX: -  
 CITY: ALB STATE NM ZIP 87104 E-MAIL: -  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: TO SPLIT ONE TRACT INTO 3 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. TRACT 122B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: \_\_\_\_\_  
 Existing Zoning: RA-2 Proposed zoning: SAME  
 Zone Atlas page(s): F13 UPC Code: 101306103016830341 MRGCD Map No 31

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): PROJ. NO. 1007149

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 3 Total area of site (acres): 0.9709  
 LOCATION OF PROPERTY BY STREETS: On or Near: ELFEGO NW  
 Between: TEODORO NW and GRIEGOS NW

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

SIGNATURE Lenore Armijo DATE 6-23-08  
 (Print) LENORE ARMIJO 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>08DRD</u>	<u>73f</u>		\$ <u>355.00</u>
<input checked="" type="checkbox"/>	All fees have been collected	<u>70251</u>	<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/>	All case #s are assigned				\$ _____
<input type="checkbox"/>	AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/>	Case history #s are listed				\$ _____
<input type="checkbox"/>	Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/>	F.H.D.P. density bonus				\$ _____
<input type="checkbox"/>	F.H.D.P. fee rebate				\$ _____
		Hearing date <u>July 9, 2008</u>			Total
					\$ <u>375.00</u>

[Signature] 6/24/08  
 Planner signature / date

Project # 1007149

**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
- 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.

RENORE ARMISO  
 Applicant name (print)  
Renore Armiso 6-23-08  
 Applicant signature / date

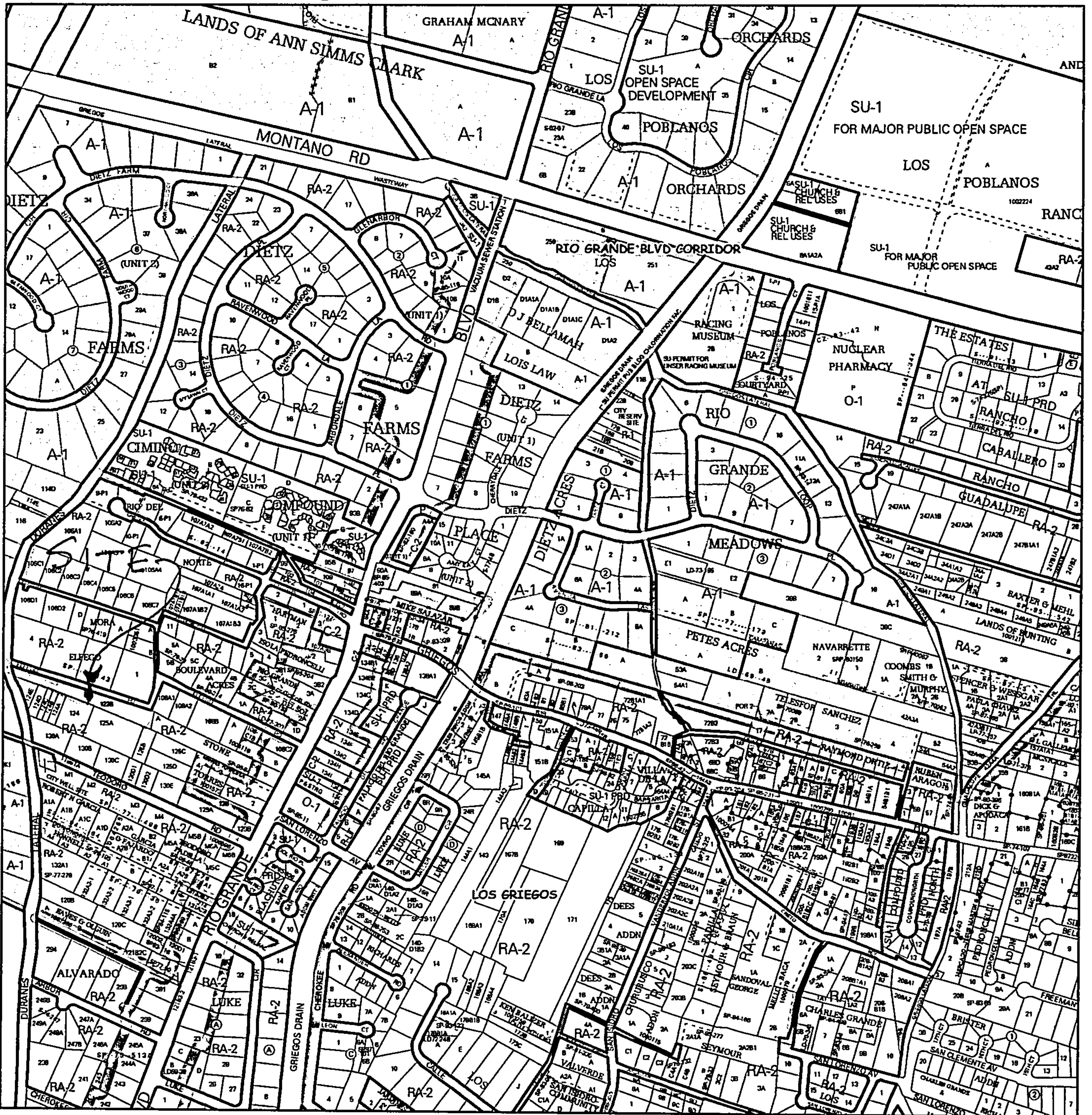


- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
08DBB-70281

Form revised October 2007

[Signature] 6/24/08  
 Planner signature / date

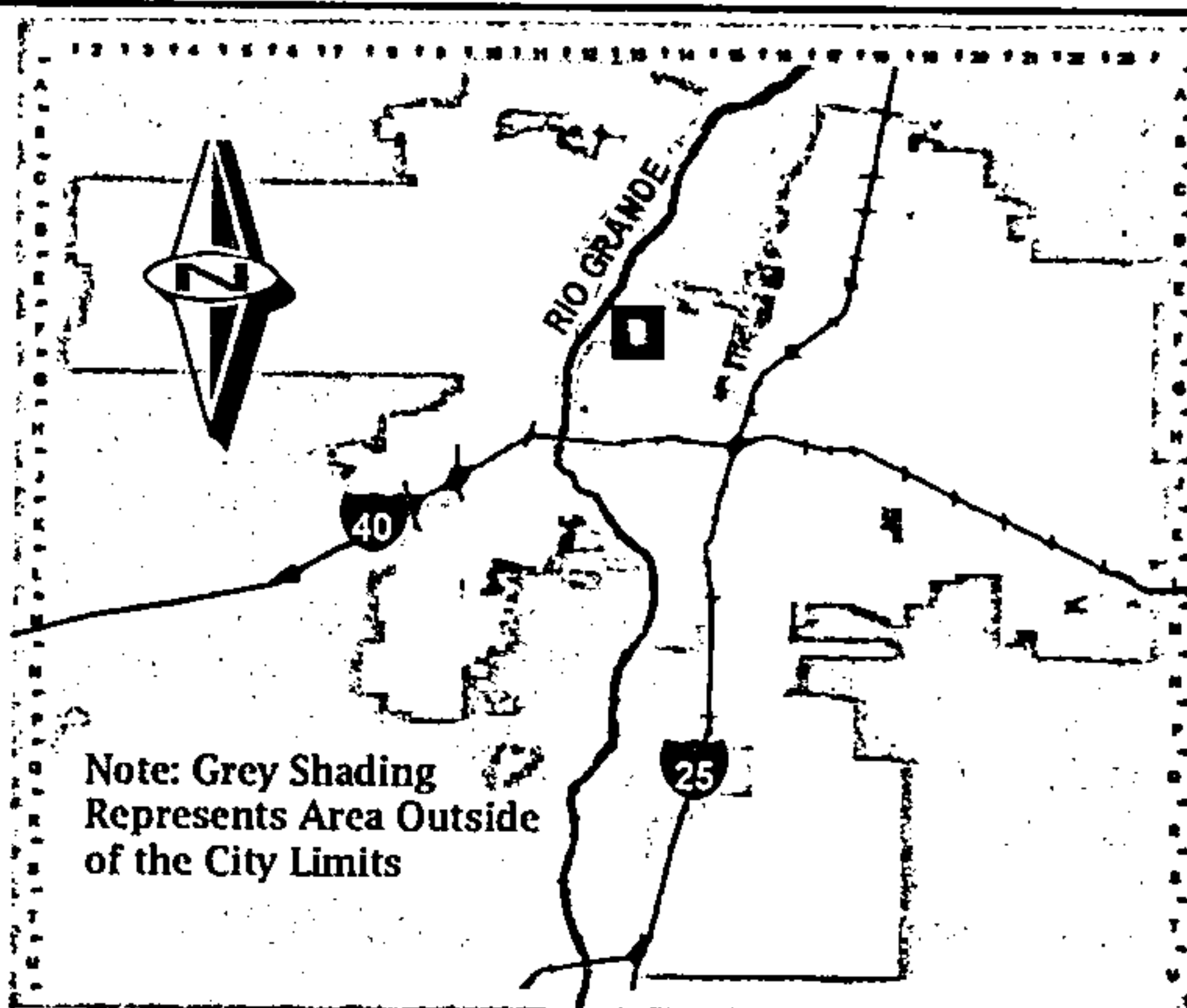
Project # 1007149



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



Map amended through: 1/4/2008



Note: Grey Shading Represents Area Outside of the City Limits

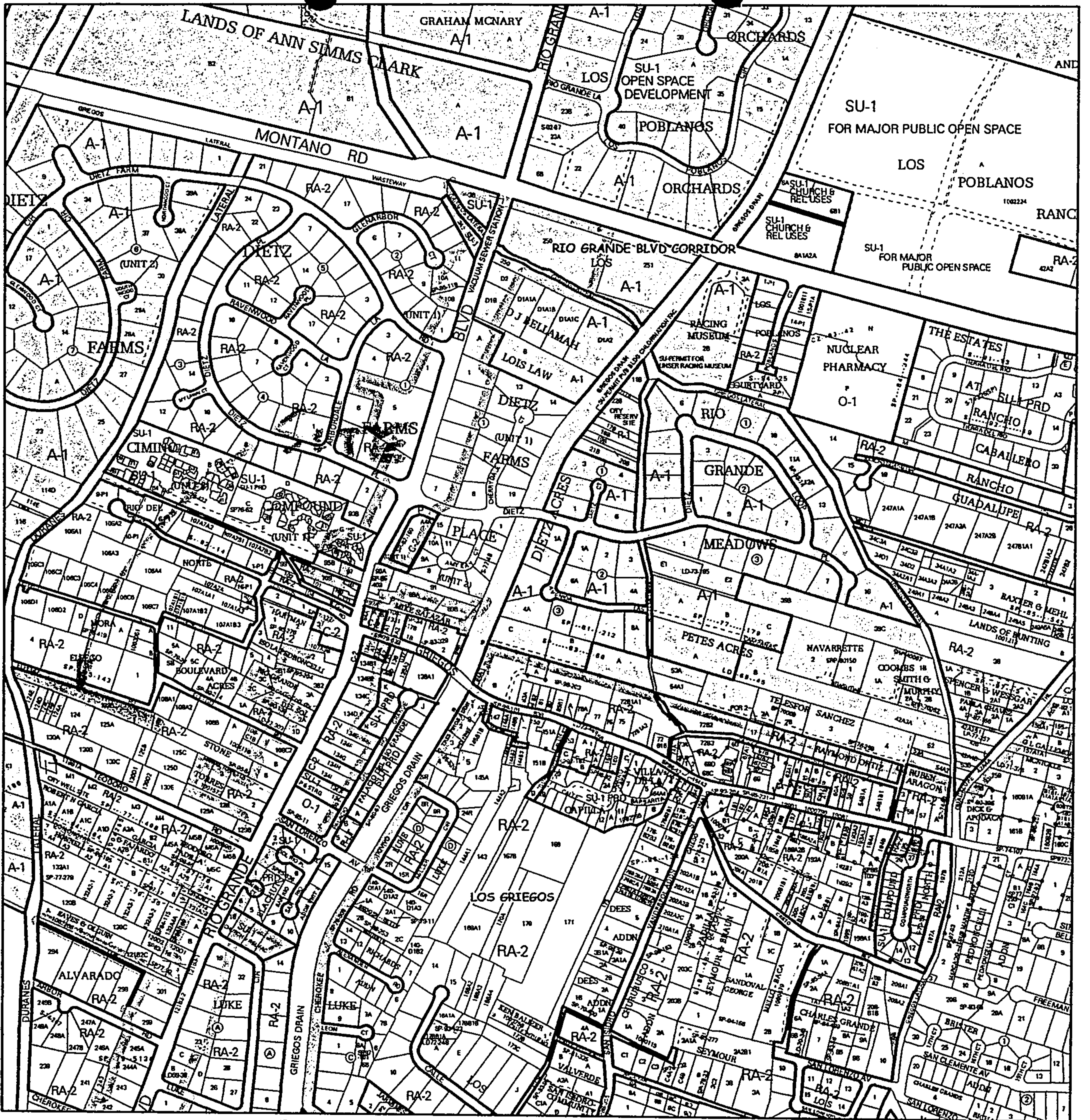
Zone Atlas Page:

**F-13-Z**

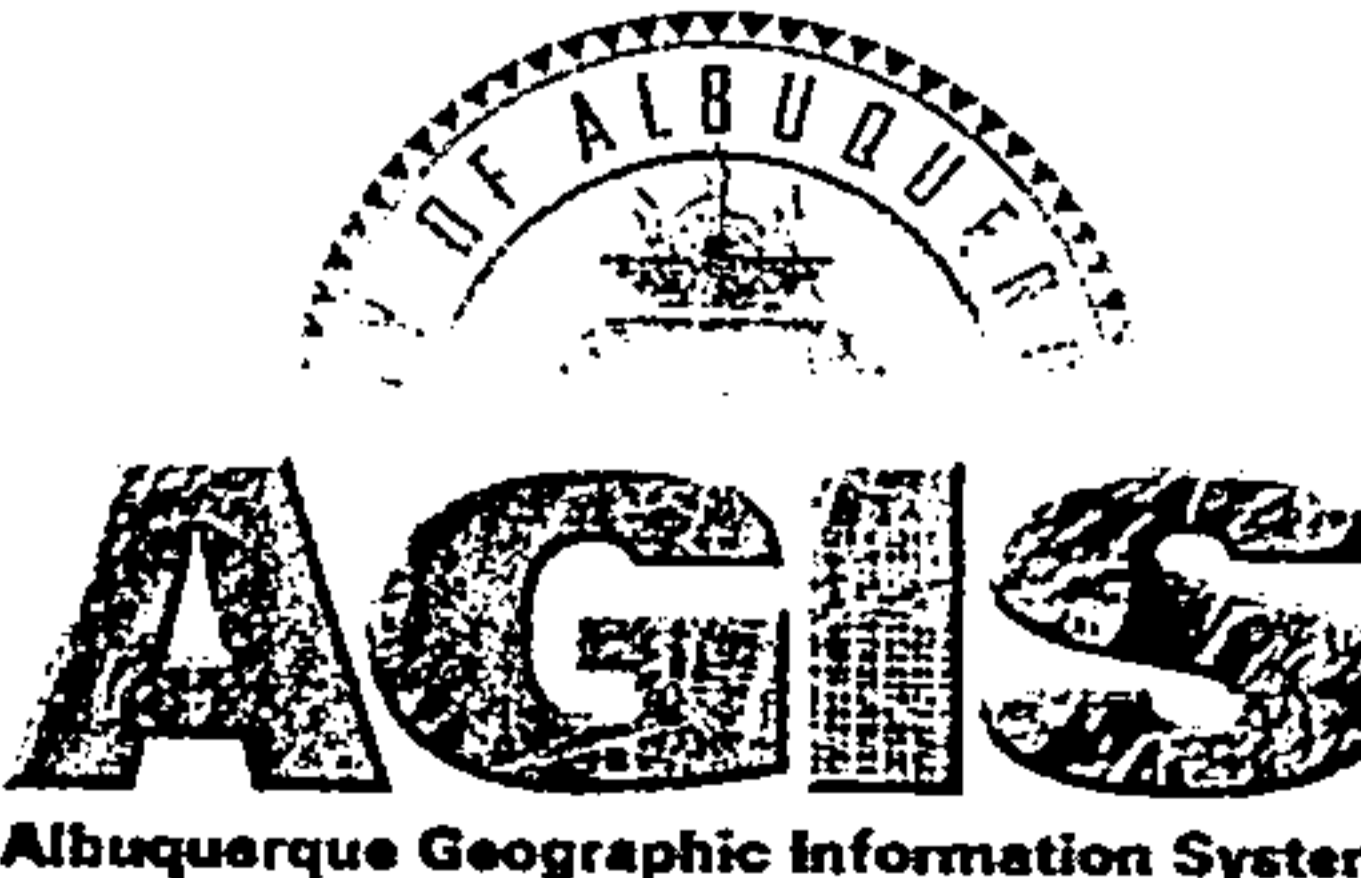
Selected Symbols

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

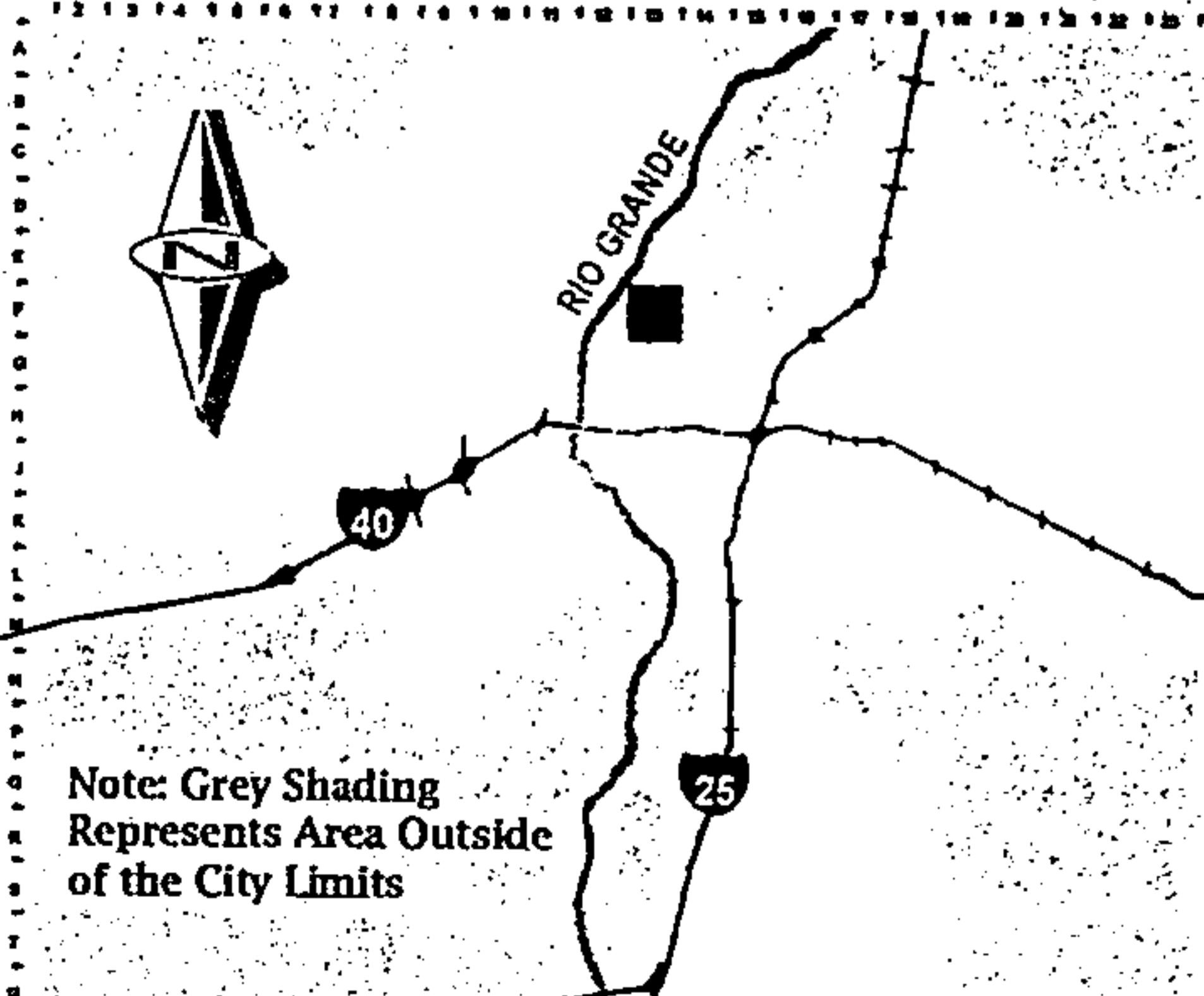




For more current information and more details visit: <http://www.cabq.gov/gis>












Map amended through: 1/4/2008




Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**F-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.		



June 23, 2008

Planning Manager, DRB Chair  
Planning Department  
Development & Building Services Div.  
PO Box 1293, 600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87103

RE: Tract 122B, MRGCD Map 31

As agent to Yolanda Sanchez, owner of the above mentioned tract, I am submitting a final plat to create three new lots.

Thank you.

Lenore Armijo, PS  
Plaza Surveys, LLC  
507-8425



### Pre-Development Facilities Fee (PDFF) Cover Sheet

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

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

DRB Project # (if already assigned) 1007149

Doc# 2008056560

05/20/2008 09:38 AM Page: 1 of 5  
AGRE R:\$17.00 M. Toulouse Oliver, Bernalillo County



**Please check one:**

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

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

**Project Information**

Subdivision Name MRGCD MAP No. 31

Location of Project (address or major cross streets) 2504 Elfego Road NW

Proposed # of Units: 3 Single-Family \_\_\_\_\_ Multi-Family

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

**Contact Information**

Name LENORE ARMILLO, P.S.

Company PLAZA SURVEYS LLC

Phone 507 8425

E-mail lenorearmijo@comcast.net

**Please include with your submittal:**

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

**FOR OFFICIAL USE ONLY**

APS Cluster Valley  
Preliminary PDFF Date Submitted \_\_\_\_\_  
Preliminary PDFF Date Completed \_\_\_\_\_

Final PDFF Date Submitted 5/2/08  
Final PDFF Date Completed 6/2/08

DRB Project # 1007149

APS Cluster Valley

EXHIBIT B

FINAL  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and YOLANDA SANCHEZ ("Developer") effective as of this 4<sup>th</sup> day of April, 2008, and pertains to the subdivision commonly known as Yolanda Sanchez, and more particularly described as Lots A, B, & C Lands of Yolanda Sanchez [use new legal description of subdivision]

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

2504 EL FEGO ROAD NW  
ALB NM 87104

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

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

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

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

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



DRB Project # 1007149  
APS Cluster Valley

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

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

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

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

DCS Project # 1007149

APS Cluster Valley

Yolanda M. Sanchez  
Signature

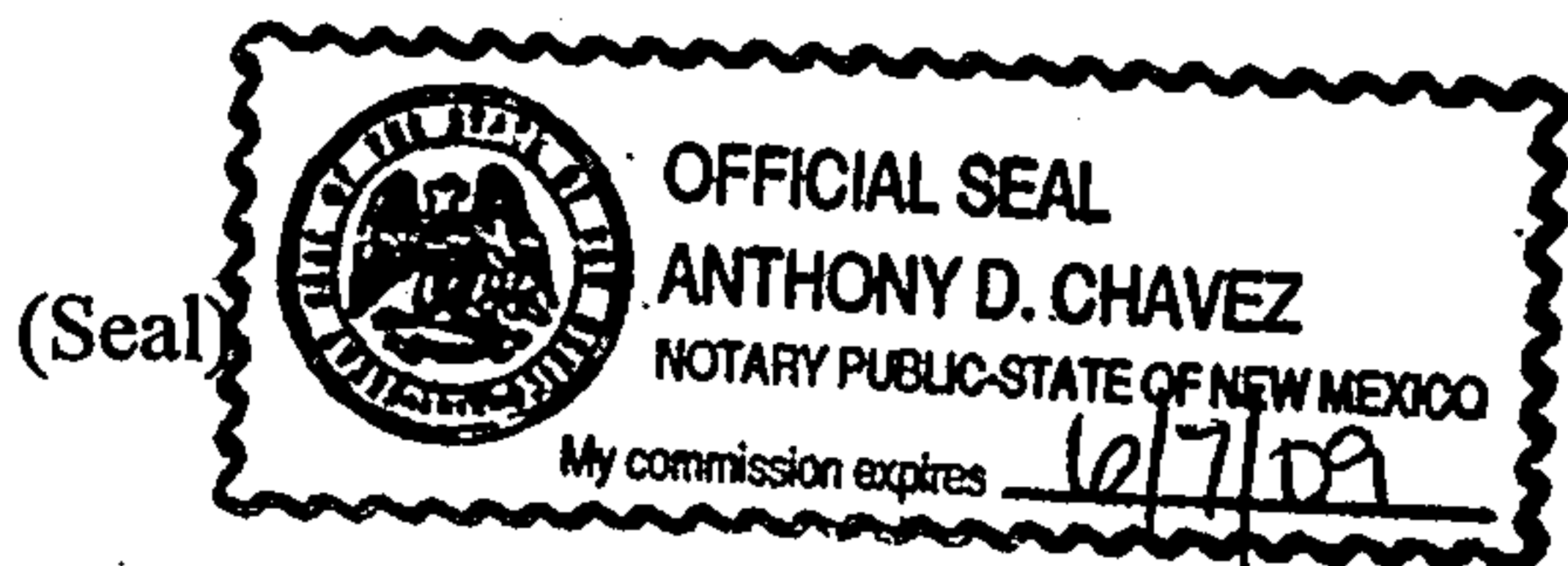
YOLANDA M. SANCHEZ  
Name (typed or printed) and title

Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 4, 2008, by Yolanda M. Sanchez as \_\_\_\_\_ of \_\_\_\_\_, a corporation.



[Signature]  
Notary Public  
My commission expires: 6/7/09

ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]  
Signature

Kizito Wijenje, Director, Capital Master Plan

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 2, 2008, by Kizito Wijenje as Director of CMP of the Albuquerque Municipal School

District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

[Signature]  
Notary Public  
My commission expires: May 18, 2011



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

**APPLICANT INFORMATION:**

Professional/Agent (if any): PLAZA SURVEYS LLC PHONE: 5078425

ADDRESS: 2418-C RICE AVE. NW 87104 FAX: \_\_\_\_\_

CITY: ALB STATE NM ZIP 87104 E-MAIL: lenorearmijo@comcast.net

APPLICANT: YOLANDA SANCHEZ PHONE: 715 7728

ADDRESS: 2504 ELFEGO RD. NW FAX: \_\_\_\_\_

CITY: ALB STATE NM ZIP 87104 E-MAIL: \_\_\_\_\_

Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: To split one tract into 3 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. TRACT 122B Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: \_\_\_\_\_

Existing Zoning: RA-2 Proposed zoning: same

Zone Atlas page(s): F13 UPC Code: 101306103016830341 MRGCD Map No 31

**CASE HISTORY:**

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

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No

No. of existing lots: 1 No. of proposed lots: 3 Total area of site (acres): 0.9709

LOCATION OF PROPERTY BY STREETS: On or Near: ELFEGO NW

Between: TEODORO NW and GRIEGOS NW

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

SIGNATURE Lenore Armijo DATE 3-3-08

(Print) LENORE ARMILJO Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08 DRB - 70114</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>March 12, 2008</u>				Total <u>\$ 0</u>

Andrew Jones 3/3/08  
Planner signature / date

Project # 1007149

**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.

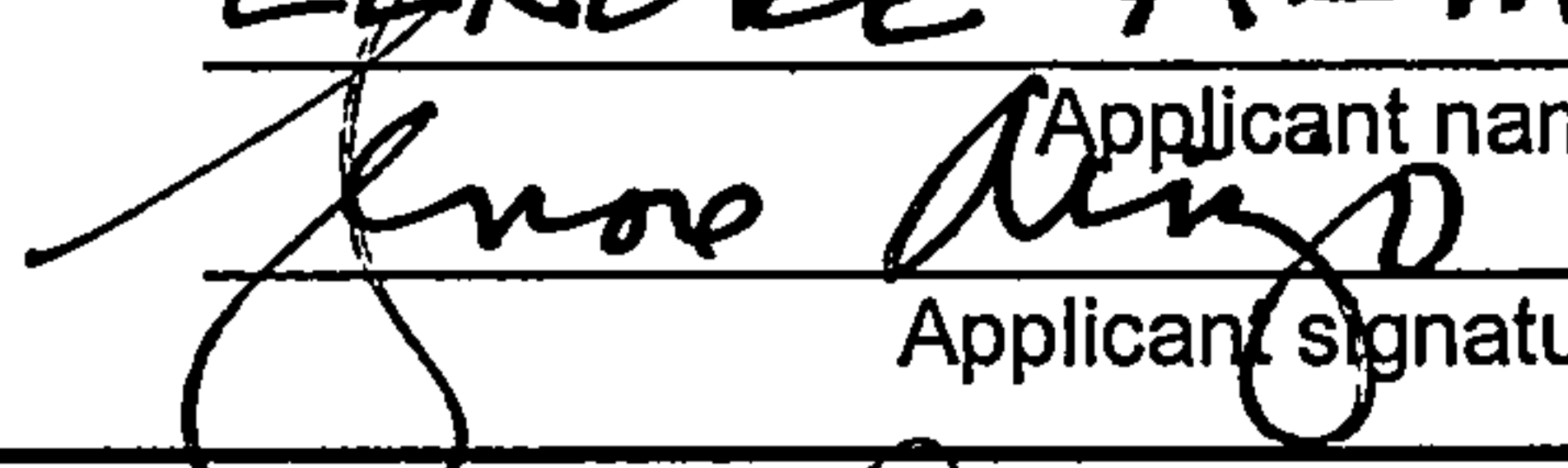
**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.


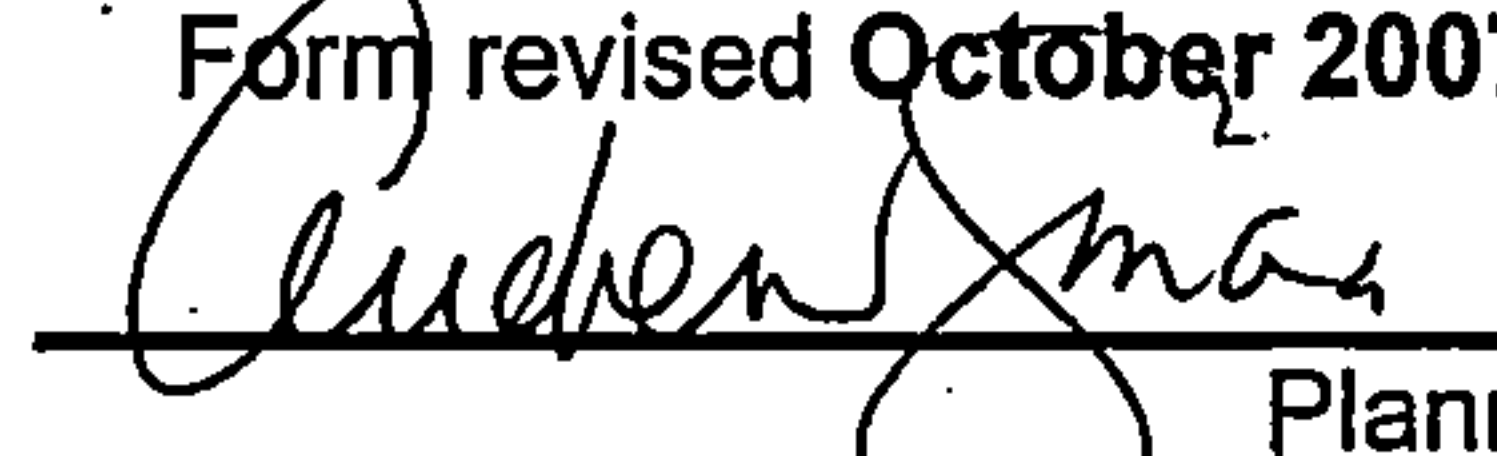
- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross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

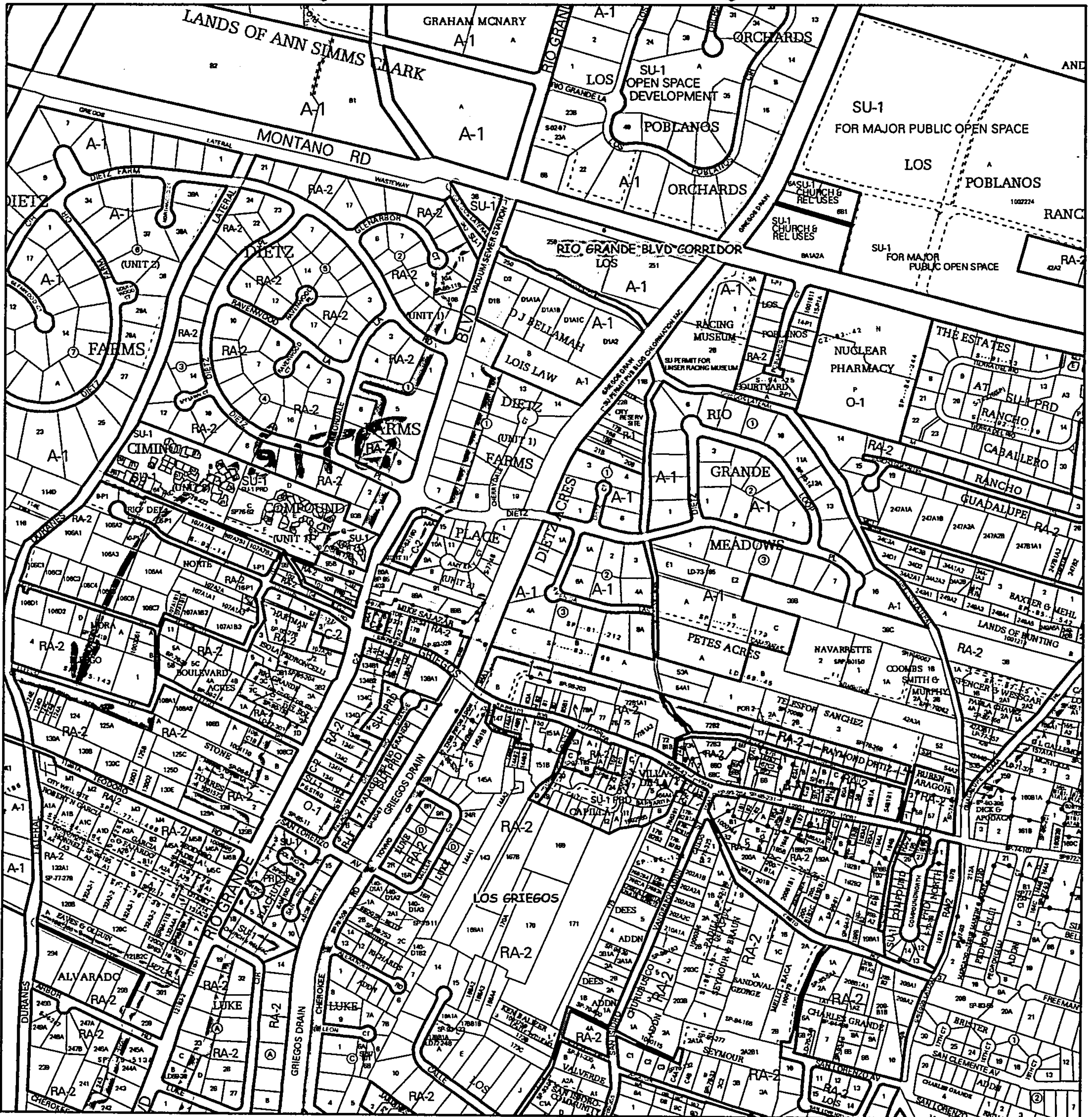
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded 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.

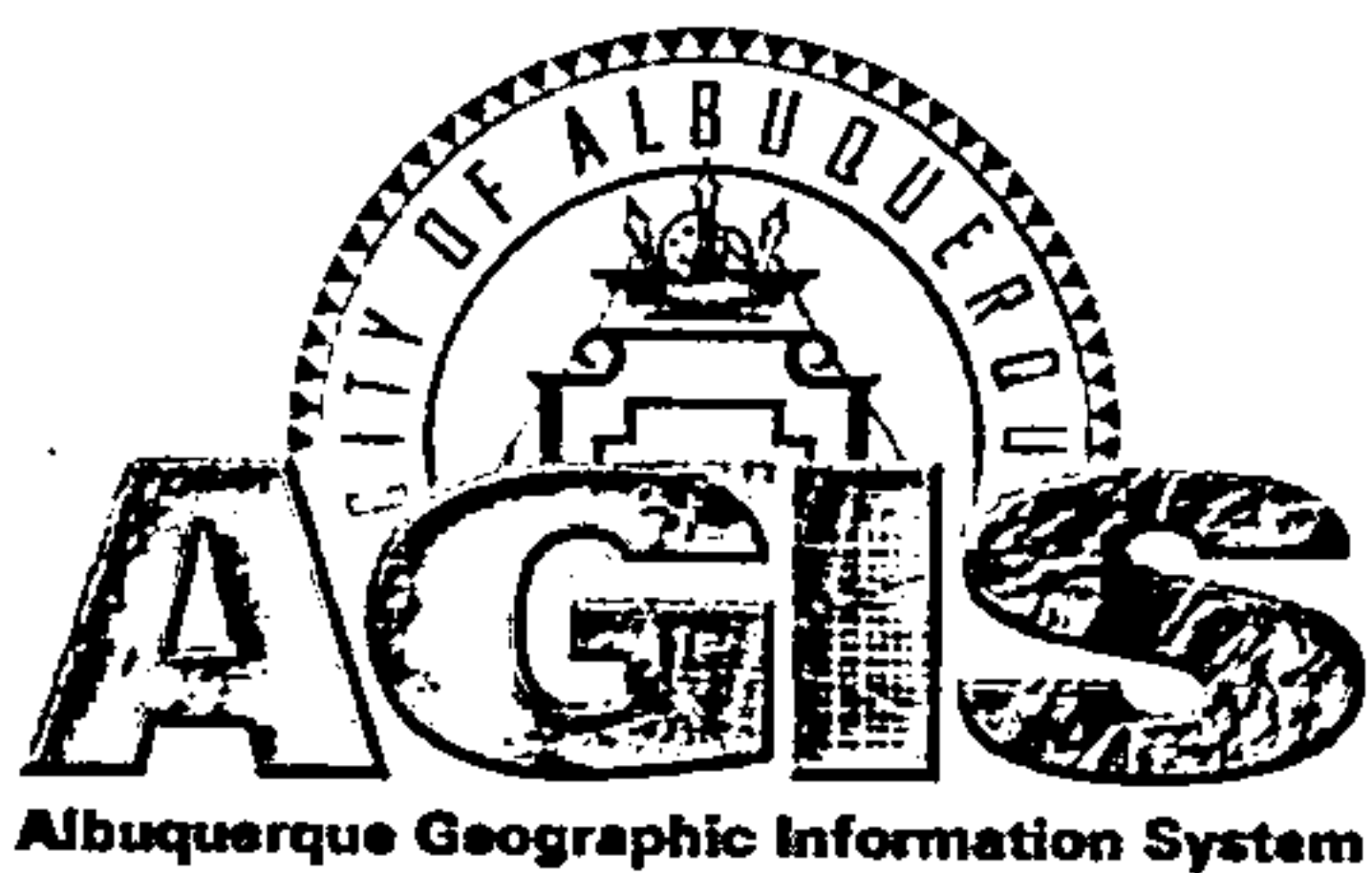
**LENORE ARMISO**  
 Applicant name (print)  
  
 Applicant signature / date **3-3-08**

  
 Form revised **October 2007**  
  
 Planner signature / date **3/3/08**  
 Project # **100 7149**

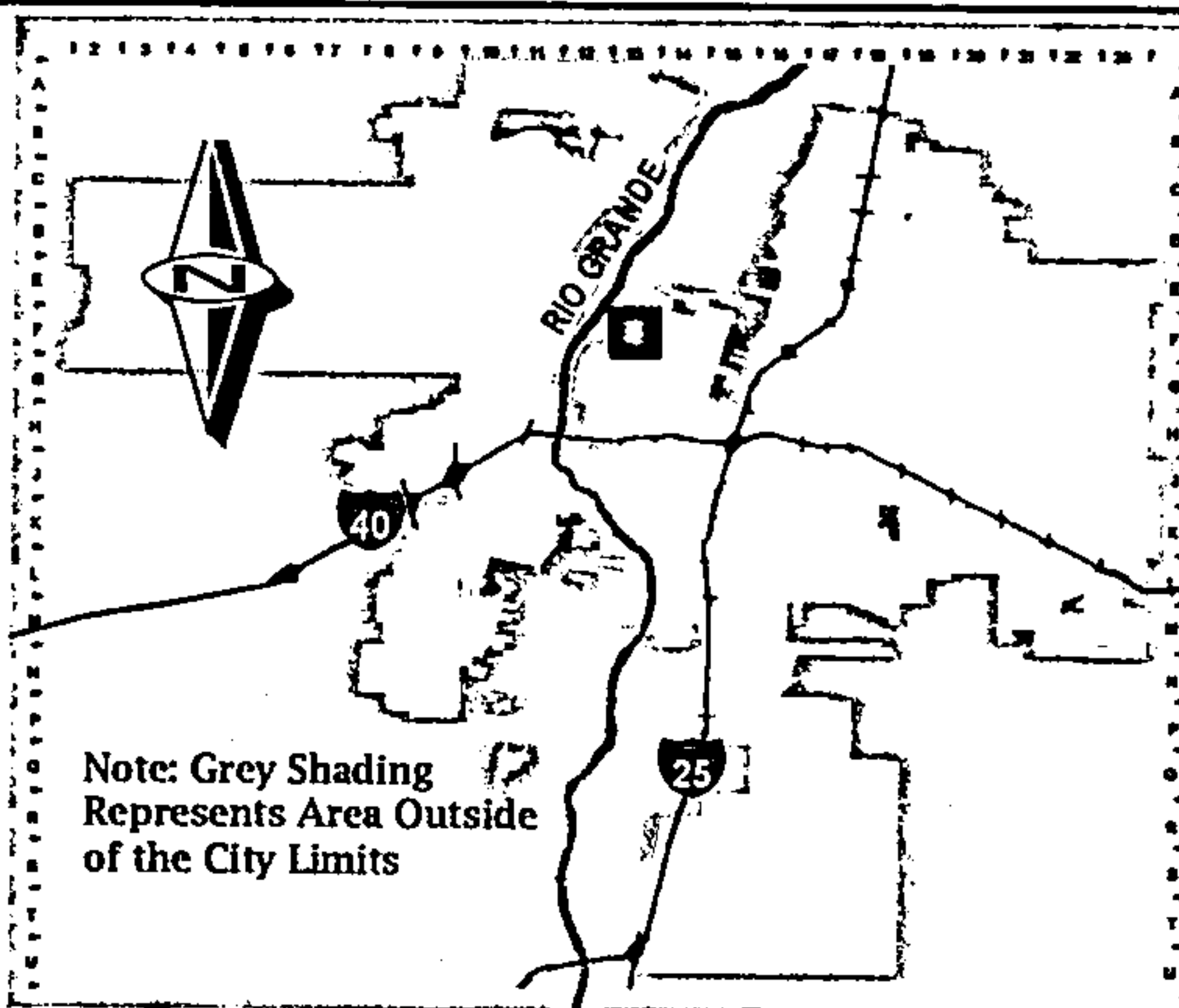
- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
**08 DRB- -70114**



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



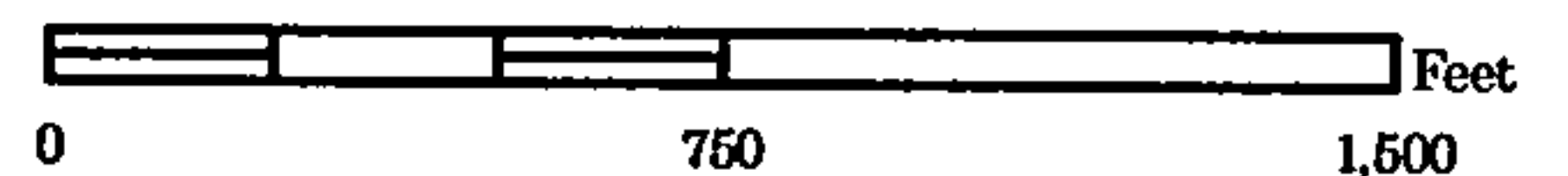
Map amended through: 1/4/2008



Zone Atlas Page:  
**F-13-Z**

Selected Symbols

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





**PLAZA SURVEYS**  
LLC

Boundary Surveys,  
Inspection Reports, Replats  
and Lot Splits

Phone: 505 507.8425  
Email: lenorearmijo@comcast.net

2418-C Rice Ave. NW  
Albuquerque, NM 87104

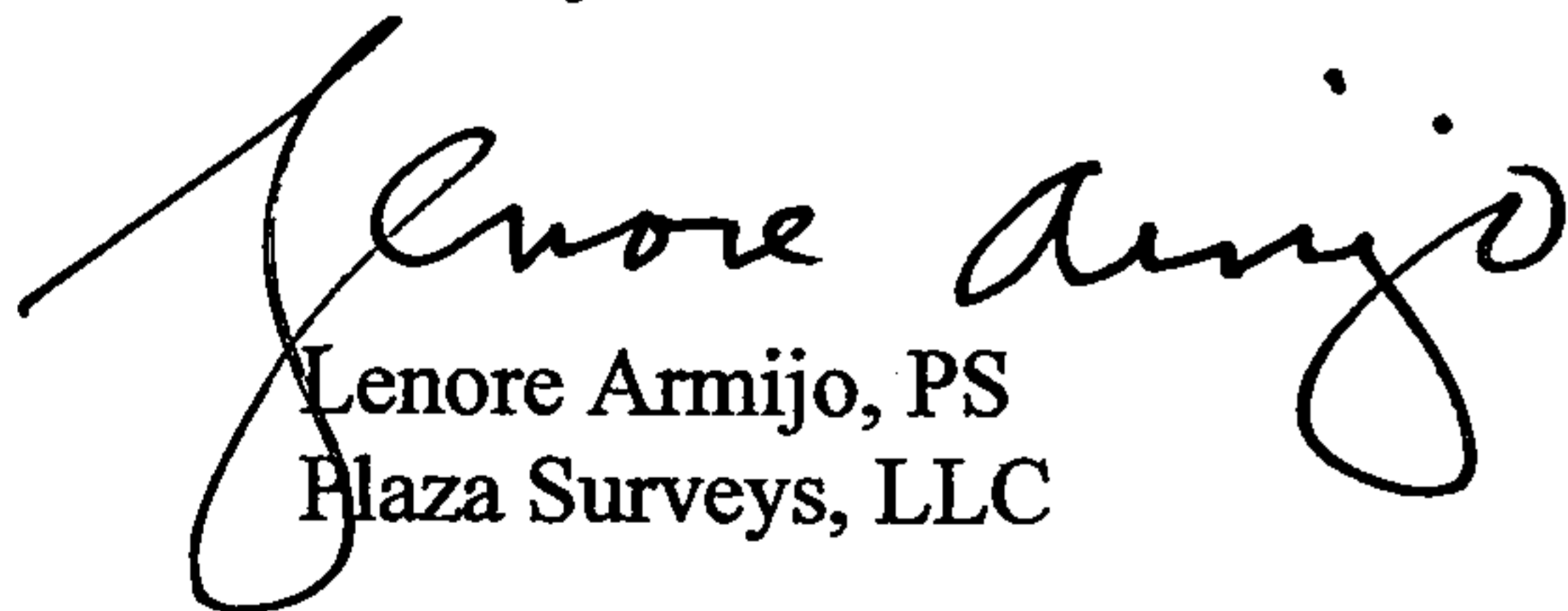
March 3, 2008

Planning Manager, DRB Chair  
Planning Department  
Development & Building Services Div.  
PO Box 1293, 600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87103

RE: Tract 122B, MRGCD Map 31

As agent to Yolanda Sanchez, owner of the above mentioned tract, I am submitting a sketch plat to create three new lots.

Thank you.

  
Lenore Armijo, PS  
Plaza Surveys, LLC