



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 18, 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# 1002856**
08DRB-70233 MAJOR - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS
MARK GOODWIN AND ASSOCIATES PA agent(s) for
ANDERSON HILLS LLC request(s) the referenced/ above
action(s) for all or a portion of **BLOSSOM RIDGE,
PHASE 1**, zoned RLT, located on the west side of UNSER
BLVD SW BETWEEN DENNIS CHAVEZ BLVD SW
AND ANDERSON HILL RD SW containing approximately
23.9505 acre(s). (N-9, P-9) **A ONE YEAR EXTENSION
OF THE SUBDIVISION IMPROVEMENT AGREEMENT
(SIA) WAS APPROVED**

2. **Project# 1006822**
08DRB-70146 VACATION OF PUBLIC
RIGHT-OF-WAY
08DRB-70147 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
SURVEYS SOUTHWEST LTD agent(s) for 2000 GOLD
AVE LLC PHILLIP RABY PRINCIPAL request(s) the
above action(s) for all or a portion of Lot(s) 1&2, Block(s)
76, **TERRACE ADDITION, TOGETHER WITH
VACATED PORTIONS OF TERRACE ST GOLD AV
& BUENA VISTA DR**, zoned SU-2 / PR, located on
GOLD AV SE BETWEEN TERRACE ST SE AND
BUENA VISTA DR SE containing approximately 0.411
acre(s). (R-15) [*Deferred from 4/16/08, 4/30/08, 5/21/08,
6/4/08 & 6/11/08.*] **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/FINAL
PLAT WAS APPROVED WITH FINAL SIGN OFF
DELEGATED TO PLANNING FOR 15 DAY APPEAL
PERIOD AND AMAFCA SIGNATURE AND TO RECORD.**

3. **Project# 1003794**
08DRB-70238 MAJOR – SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT
{*TO BE HEARD NEXT WEDNESDAY,*
JUNE 25, 2008}

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 TO 6/25/08 AT THE AGENT'S REQUEST.**

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

4. **Project # 1002455**
06DRB-01649 EPC SDP FOR BUILDING
PERMIT

RIO GRANDE SURVEYING CO. agent(s) for SAN ANTONIO PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 3-7, **JJ SUBDIVISION**, zoned SU-1 for C-1 USES, located on SAN ANTONIO NE between INTERSTATE 25 NE and FOREST HILLS NE containing approximately 6.5044 acre(s). [*Deferred from 5/30/07, 5/28/08, 6/4/08 & 6/11/08*] (E-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING TO CHECK WITH CAROL TOFALETTI. 3 COPIES OF THE APPROVED SITE PLAN MUST BE PROVIDED TO PLANNING.**

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

5. **Project# 1000945**
08DRB-70260 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for EAGLE ROCK PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 22, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned SU-2 FOR IP, located on EAGLE ROCK NE BETWEEN LOUISIANA NE AND WYOMING NE containing approximately .8557 acre(s). (C-18) **AN EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED THROUGH JUNE 11, 2009.**

6. **Project# 1004857**
08DRB-70261 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

RAIMUND MCCLAIN agent(s) for SUNNY HILLS LLC, JAMES REED request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) 2, **SUNRISE CALL ADDITION Unit(s) 1**, zoned R-1, located on GIRARD NE BETWEEN REVERE PL NE AND BRONTIER AVE NE containing approximately .277 acre(s). (J-16) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE.**

7. **Project# 1005244**
08DRB-70268 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CONSENSUS PLANNING agent(s) for K & M DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 17-20 13-19, Block(s) 29 & 30, **RAYNOLDS ADDITION/ HUNING CASTLE ADDITION** zoned SU-2 MFR, located on COAL AVE SW BETWEEN 14TH ST SW AND LEAD AVE containing approximately 1 acre(s). (K-13) **DEFERRED TO 6/25/08 AT THE AGENT'S REQUEST.**

8. **Project# 1006760**
08DRB-70265 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for MARTHA A STAHNKE AND MIKE RAIDA request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 27, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned SU-2 IP, located on OAKLAND AVE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 1.0125 acre(s). (C-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT SHOWING LOCATION OF SIDEWALK AND TO DEFINE THE DISTANCE OF FACE OF CURB TO THE PROPERTY LINE, AND FOR AMAFCA SIGNATURE. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**

9. **Project# 1007281**
08DRB-70266 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ALPHA PROFESSIONAL SURVEYING INC agent(s) for SUNCREEK APTS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) E-3, **OSO GRANDE SUBDIVISION** zoned SU-1 PRD, located on SPAIN RD NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE containing approximately 14.788 acre(s). (F-21) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT SHOWING LOCATION OF SIDEWALK AND THE DISTANCE OF FACE OF CURB TO PROPERTY LINE FOR SPAIN ROAD, AND TO PLANNING FOR AFAMCA SIGNATURE AND TO RECORD.**

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

10. **Project# 1007335**
08DRB-70262 SKETCH PLAT REVIEW
AND COMMENT

DREAM BUILDERS OF THE SOUTH WEST request(s) the above action(s) for all or a portion of Lot(s) A, zoned C-3, located on QUINCY NE BETWEEN PROSPECT NE AND MENAUL NE (H-17) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

11. ~~Project# 1007337~~
08DRB-70263 SKETCH PLAT REVIEW
AND COMMENT

JACKS HIGH COUNTRY INC agent(s) for AUGUSTINE, ROMERO AND NANCY LOPEZ request(s) the above action(s) for all or a portion of Tract(s) A, located on GABALDON RD NW BETWEEN BEACH NW AND CARLOTA NW containing approximately 1.4959 acre(s). (H-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

12. **Project# 1003576**
08DRB-70267 SKETCH PLAT REVIEW
AND COMMENT

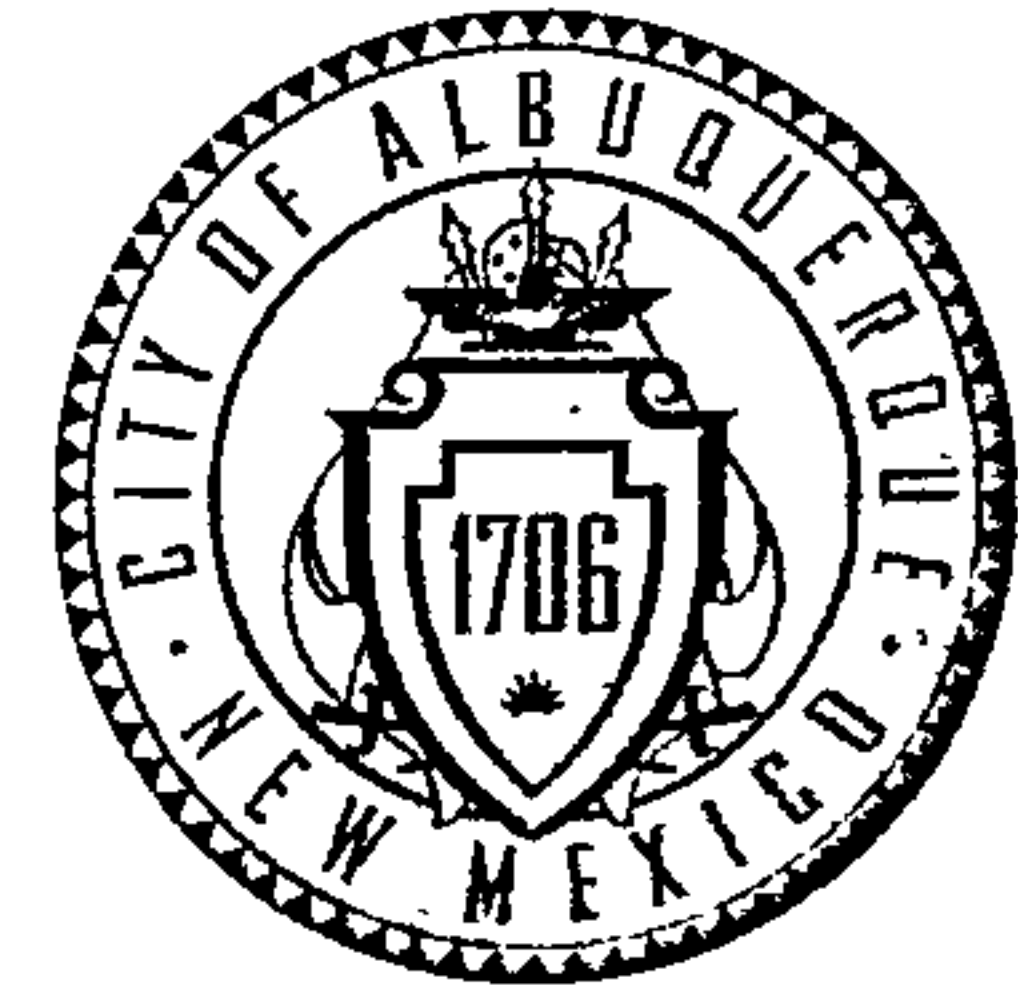
MARK GOODWIN AND ASSOCIATES PA agent(s) for THE HASKELL COMPANY request(s) the above action(s) for all or a portion of Lot(s) B-9E-1-A, & B-9F-1, **SEVEN BAR RANCH TBKA: CIBOLA LOOP SUBDIVISION** zoned SU-1 / R-2 USES, located on ELLISON DR NW BETWEEN EAST CIBOLA LOOP NW AND WEST CIBOLA LOOP NW containing approximately 26.4 acre(s). (A-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS GIVEN.**

13. Approval of the Development Review Board Minutes for 3/5/08 and 3/12/08.

Other Matters: None

ADJOURNED: 10:00

CITY OF ALBUQUERQUE



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD MEMO

DRB CASE NO/PROJECT NO: 1007337

AGENDA ITEM NO: 11

SUBJECT:

Sketch Plat

ENGINEERING COMMENTS:

A Grading and Drainage Plan will be required.
A drainage easement may be required for the benefit of Tract A-2.

RESOLUTION:

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:

DATE: 6-18-08

Curtis Chérne
City Engineer Designee
924-3695

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 18, 2008
DRB Comments**

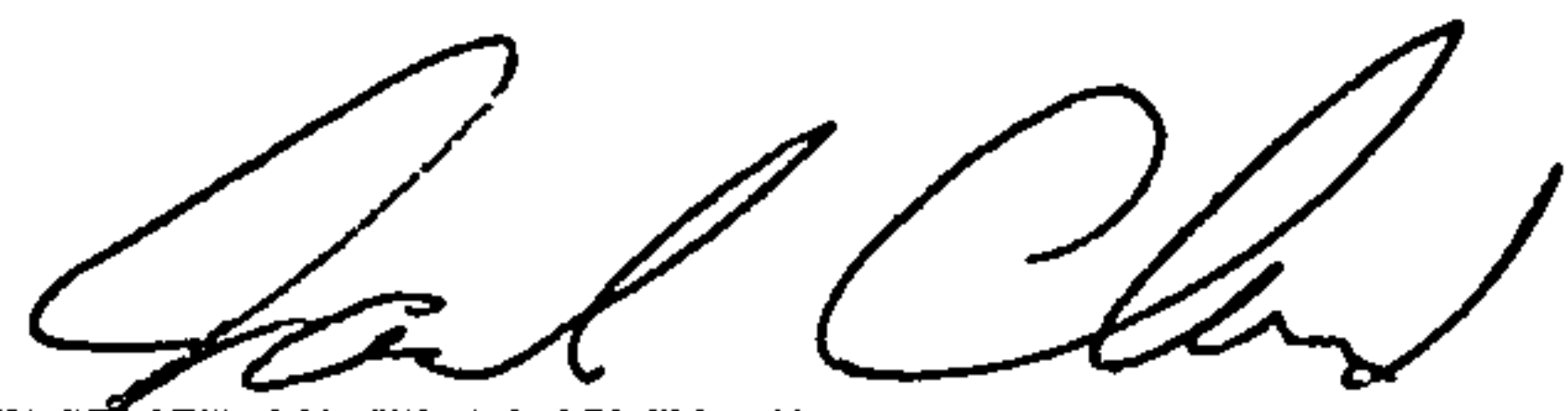
ITEM # 11

PROJECT # 1007367

APPLICATION # 08-702563

RE: Tract A-2, Land of Eufelia A. Gabaldon

The City's Geographic Information System indicates the existing Lot designation is already A-2; new lots would need to derive from that. Free Consent statement should mention dedication of right-of-way. Maintenance and Beneficiaries of proposed easement need to be called out on plat.



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

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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)
- 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.

APPLICANT INFORMATION:

Professional/Agent (if any): Jack's High Country Inc (Jack Spilman Pres.) PHONE 898-3707
 ADDRESS: 8953 2nd NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87119 E-MAIL: _____

APPLICANT: Augustine Romero + Nancy Lopez PHONE: _____
 ADDRESS: 2112 Gabaldon Rd. NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: We wish to divide Tract A into two tracts and grant any easements as shown

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. lettered "A" of the plat of division of land of E Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Eufelia A. Gabaldon, Ben County NM & shown thereon as filed Feb. 27 1978 in
 Existing Zoning: Vol. B-17 folio 83 Proposed zoning: _____
 Zone Atlas page(s): H-12 UPC Code: 101205928648711036 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
 No. of existing lots: (1) one No. of proposed lots: (2) Two Total area of site (acres): 1.4959
 LOCATION OF PROPERTY BY STREETS: On or Near: Gabaldon Rd. NW
 Between: Beach NW and Parlota
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Jack A. Spilman DATE June 7th 2008
 (Print) Jack Spilman Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

| NA | INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
|-------------------------------------|-------------------------------------|--------------------------|-----------|-------|-------------|
| <input checked="" type="checkbox"/> | All checklists are complete | <u>00DRB - 70263</u> | <u>sk</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 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 June 18 2008

Jack Spilman 6-9-08
 Planner signature / date

Project # 1007337

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.

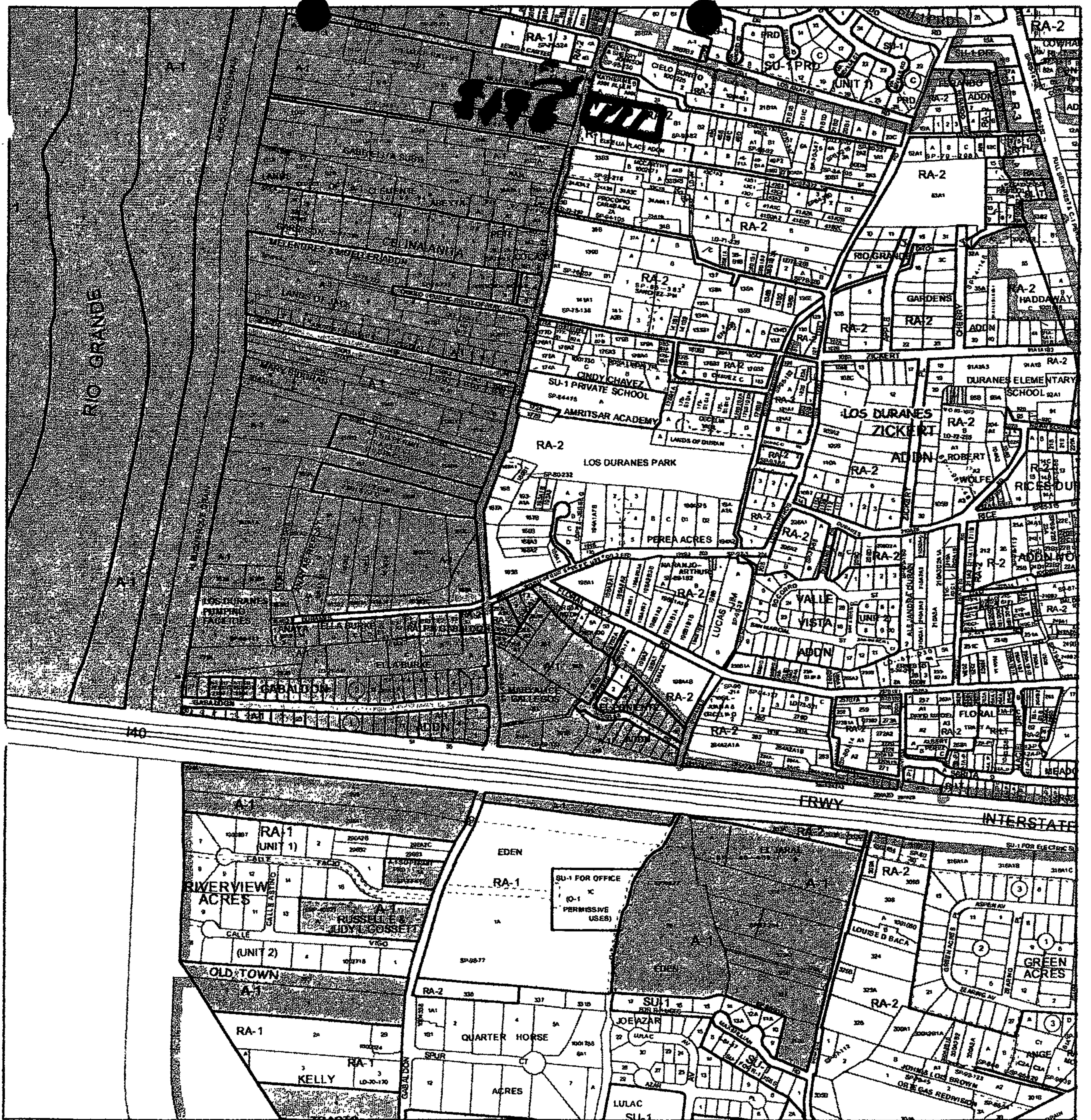
Jack Spilman
Applicant name (print)
Jack A. Spilman June 9 2008
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
08DRB - 70263

Ralph 6-9-08
Planner signature / date
Project # 1007337



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-12-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

Map amended through: 5/1/2006

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

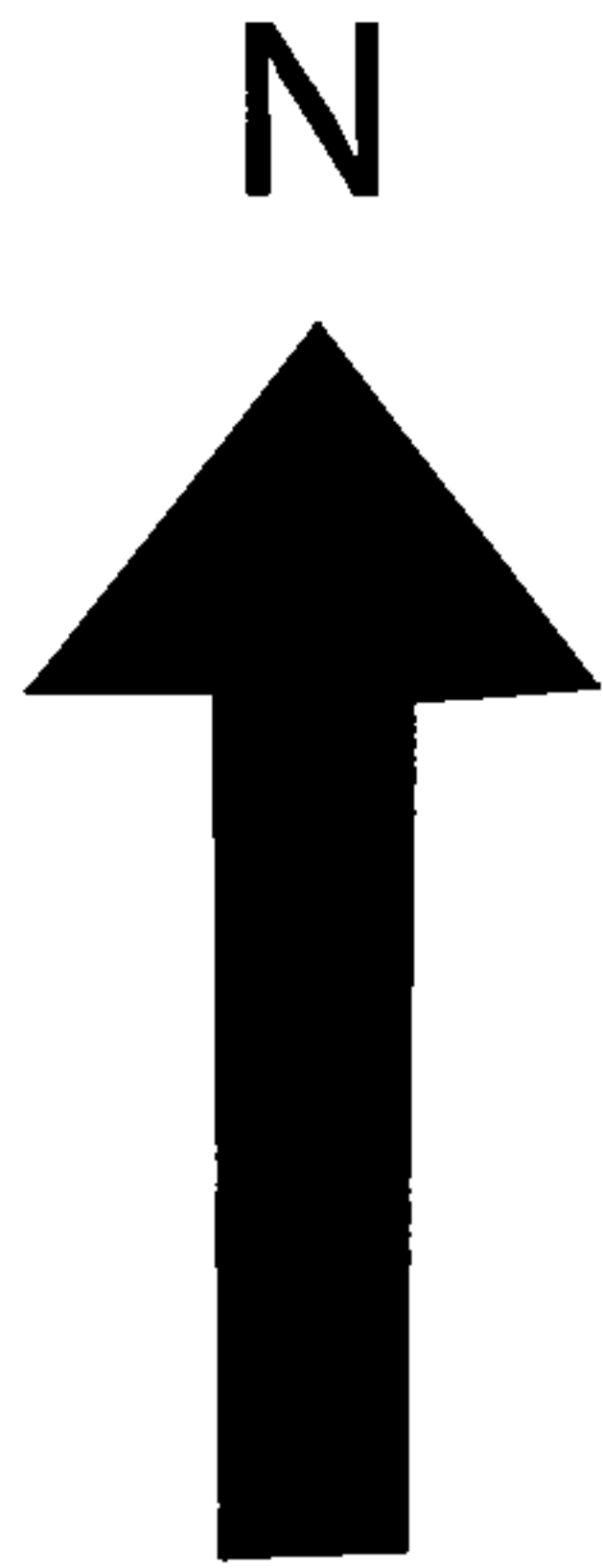
TO; City of Albuquerque, Development Review Board

RE; Tract lettered "A" of the plat of division of land of Eufelia A. Gabaldon, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 27, 1978 in Volume B14, Folio 83

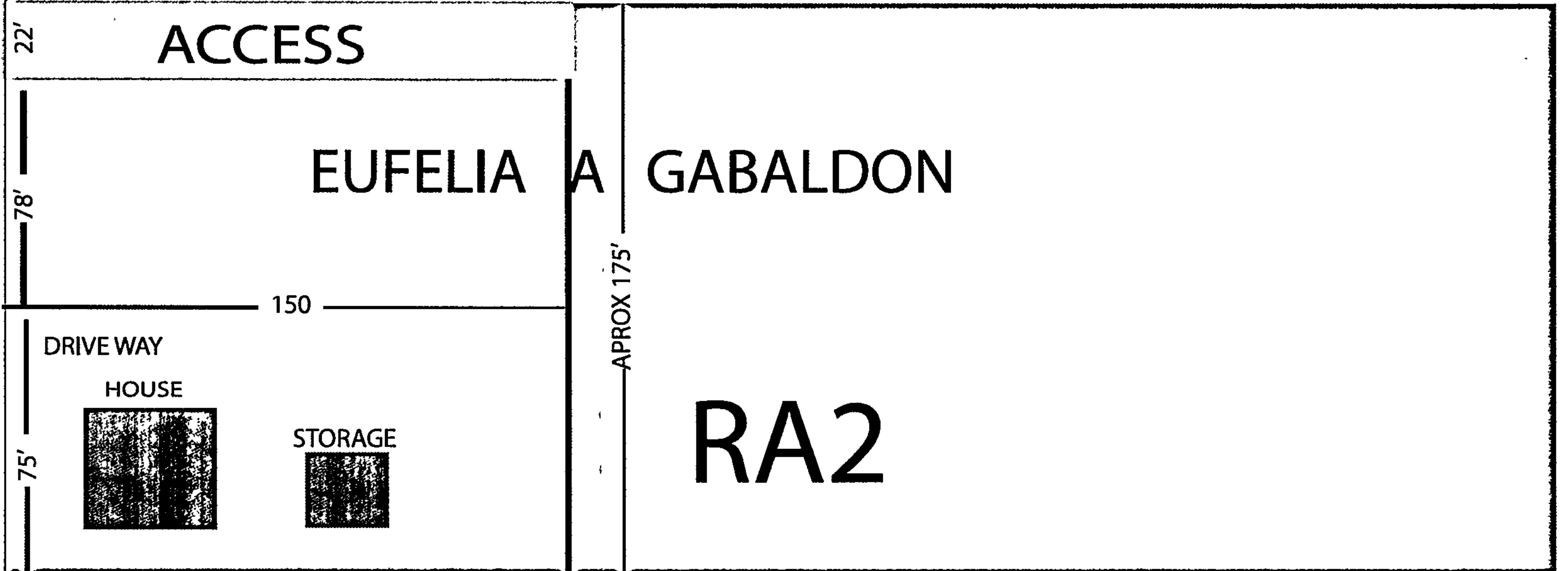
SUBJECT: The purpose of this plat is to divide Tract A into 2 Tracts and grant any easements as shown.

JUNE 6, 2008

ROMERO, A



Gabaldon Road



A2 1.6 ACRES

Proposed Lot Division

Augustine Romero
2112 Gabaldon NW
Albuquerque, NM. 87104
505.453.1829