



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 18, 2015

Project# 1007371

15DRB-70097 EXT OF MAJOR PRELIMINARY PLAT

MYERS, OLIVER & PRICE agent(s) for BISHOP'S COMPOUND, LLC request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, ALVARADO GARDENS (TBKA BISHOP'S COMPOUND SUBDIVISION) zoned R-LT, located on CANDELARIA RD NW BETWEEN CALLE SAN YSIDRO, NW AND RIO GRANDE BLVD, NW containing approximately 1.3379 acre(s). (G-12

At the March 18, 2014 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

A handwritten signature in black ink, appearing to read "Jack Cloud".

Jack Cloud, DRB Chair



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 27, 2013

Project# 1007371
13DRB-70477 EXT OF MAJOR PRELIMINARY PLAT

MYERS, OLIVER & PRICE agent(s) for BISHOPS COMPOUND, LLC request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **ALVARADO GARDENS (TBKA BISHOP'S COMPOUND SUBDIVISION) Unit(s) 3**, zoned R-LT, located on CANDELARIA RD NW BETWEEN CALLE SAN YSIDRO NW AND RIO GRANDE BLVD NW containing approximately 1.3379 acre(s). (G-12)

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If you wish to appeal this decision, you must do so by April 11, 2013 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing. You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).


Jack Cloud, DRB Chair

Cc: MYERS, OLIVER & PRICE
Marilyn Maldonado
file



Supplemental Form (SF)

SUBDIVISION	S. Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Major subdivision action	___	___ Annexation
___ Minor subdivision action		
___ Vacation	V	___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Variance (Non-Zoning)		
SITE DEVELOPMENT PLAN	P	___ Adoption of Rank 2 or 3 Plan or similar
___ for Subdivision		___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ for Building Permit		
___ Administrative Amendment/Approval (AA)		
___ IP Master Development Plan	D	___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)		
STORM DRAINAGE (Form D)	L A	APPEAL / PROTEST of...
___ Storm Drainage Cost Allocation Plan		___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): J. Matt Myers (Myers, McCready & Myers) PHONE: 247-9080
 ADDRESS: 1401 Central Avenue, NW, Suite B FAX: 247-9109
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: mmyers@moplaw.com

APPLICANT: Bishop's Compound, LLC PHONE: 235-5084
 ADDRESS: 3009 Calle San Ysidro, NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: johnjkellynm@gmail.com
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Extension of Preliminary Plat

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lots 2 and 3 Block: _____ Unit: 3
 Subdiv/Addn/TBKA: Alvarado Gardens (TBKA Bishop's Compound Subdivision)
 Existing Zoning: R-LT Proposed zoning: Same MRGCD Map No _____
 Zone Atlas page(s): G-12 UPC Code: 1-120605831110330

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 09-DRB-70234;
09-DRB-70379; 09DRB-70380; 09DRB-70381; 11-DRB-70058; 12DRB-700921;

CASE INFORMATION: 13DRB-70477; 14DRB70066; Project No. 1007371

Within city limits? Yes Within 1000FT of a landfill? No.
 No. of existing lots: 2 No. of proposed lots: 9 Total site area (acres): 1.3379

LOCATION OF PROPERTY BY STREETS: On or Near: Candelaria Road, NW
 Between: Calle San Ysidro, NW and Rio Grande Blvd., NW

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) . Review Date: _____

SIGNATURE J. Matt Myers DATE 3/6/15
 (Print Name) J. Matt Myers Applicant Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>13DRB 70097</u>	<u>EPP</u>	___	<u>\$ 50.00</u>
_____	<u>CME</u>	___	<u>\$ 20.00</u>
_____	___	___	\$ _____
_____	___	___	\$ _____
_____	___	___	\$ _____
Hearing date <u>March 18, 2015</u>			Total <u>\$ 20.00</u>

Voy
 Staff signature & Date 3-6-15

Project # 1007371

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

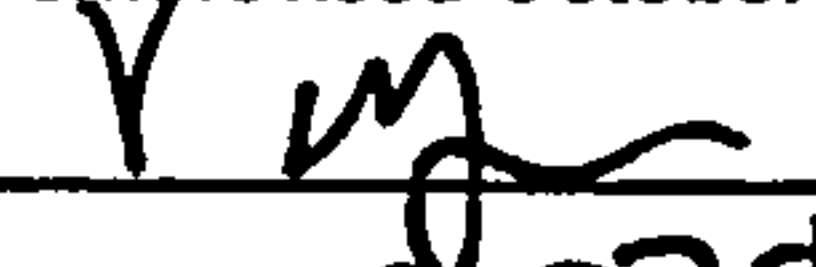
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

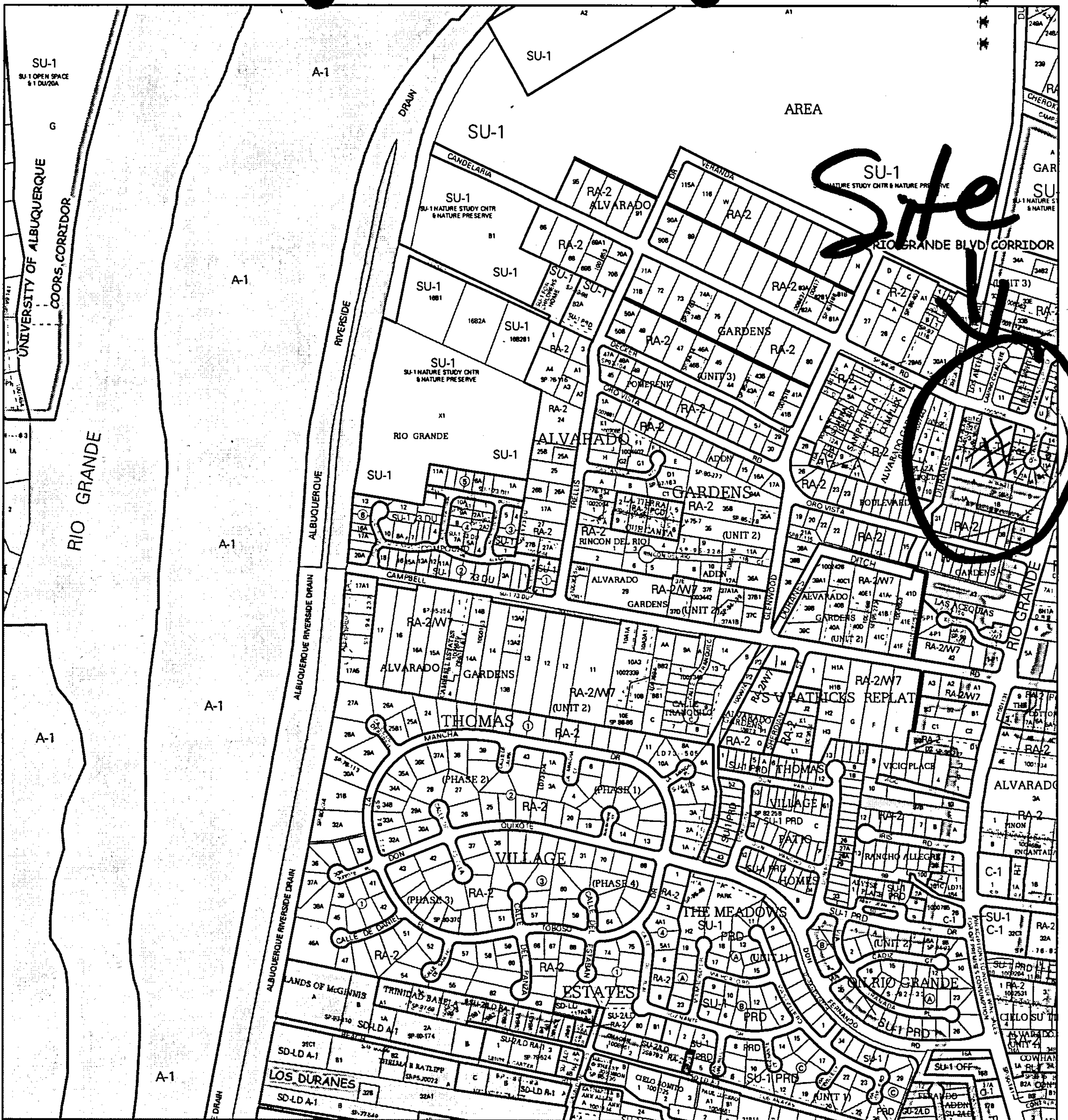
J. Matt Myers
 Applicant name (print)
J. Matt Myers
 Applicant signature / date


Form revised October 2007

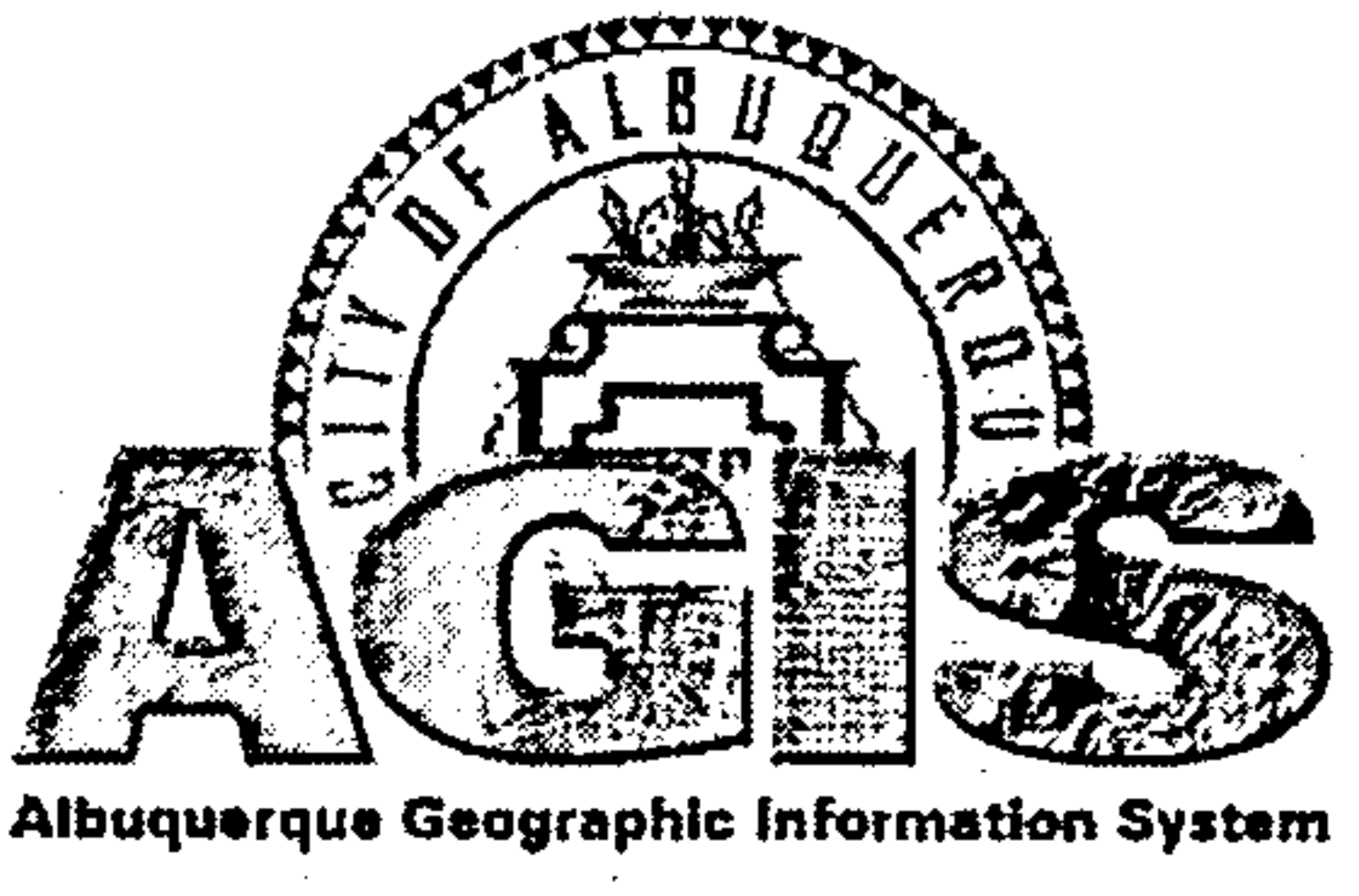
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
15DKB 70097

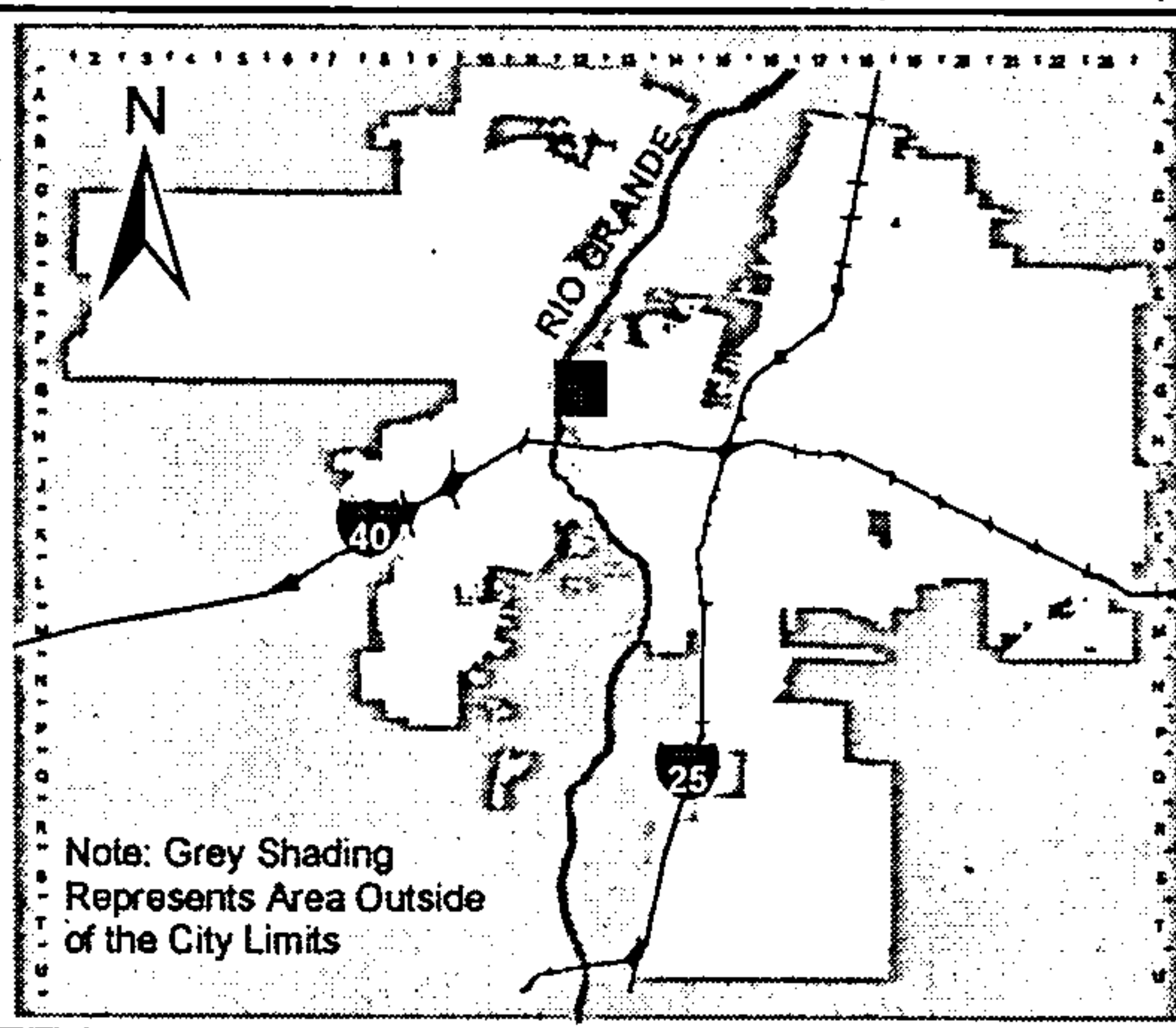

 Planner signature / date
3-6-15
 Project # **1007371**



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



Map amended through: 9/2/2014

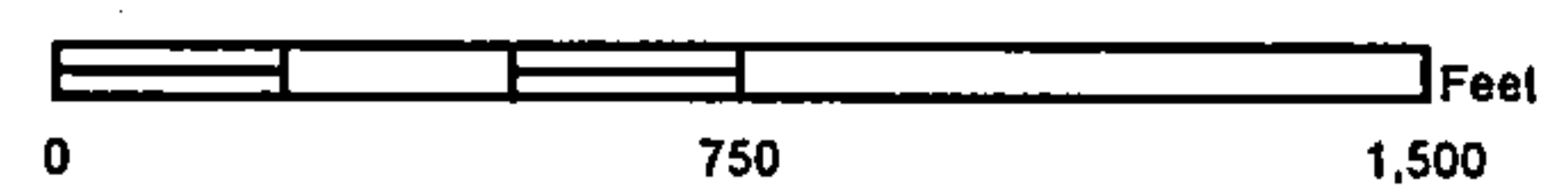


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-12-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



BISHOP'S COMPOUND, LLC
3009 Calle San Ysidro, NW
Albuquerque, New Mexico, 87107
Telephone: 505-235-5084

March 5, 2015

Hand Delivered
City of Albuquerque
Planning Department
600 Second Street, NW
Suite 200
Albuquerque, New Mexico 87103

Re: Bishop's Compound/Project No. 1007871
09DRB-70379 Major – Preliminary Plat Approval
09DRB-70380 Sidewalk Waiver
09DRB-70381 Subdivision Design Variance From Min. DPM Stds.
11DRB-70058 Plat Extension
12DRB-70092 Plat Extension
13DRB-70477 Plat Extension
14DRB-70066 Plat Extension

Ladies and Gentlemen:

The undersigned is the owner of the above referenced Property, the subject of a preliminary plat approval request in Project No. 1007871. Myers, McCready & Myers, P.C. (J. Matt Myers) is hereby authorized to act as the agent in its application to the Development Review Board to extend the preliminary plat for an additional year. Myers, Oliver & Price is further authorized to remain as its agent through any appeals process.

BISHOP'S COMPOUND, LLC

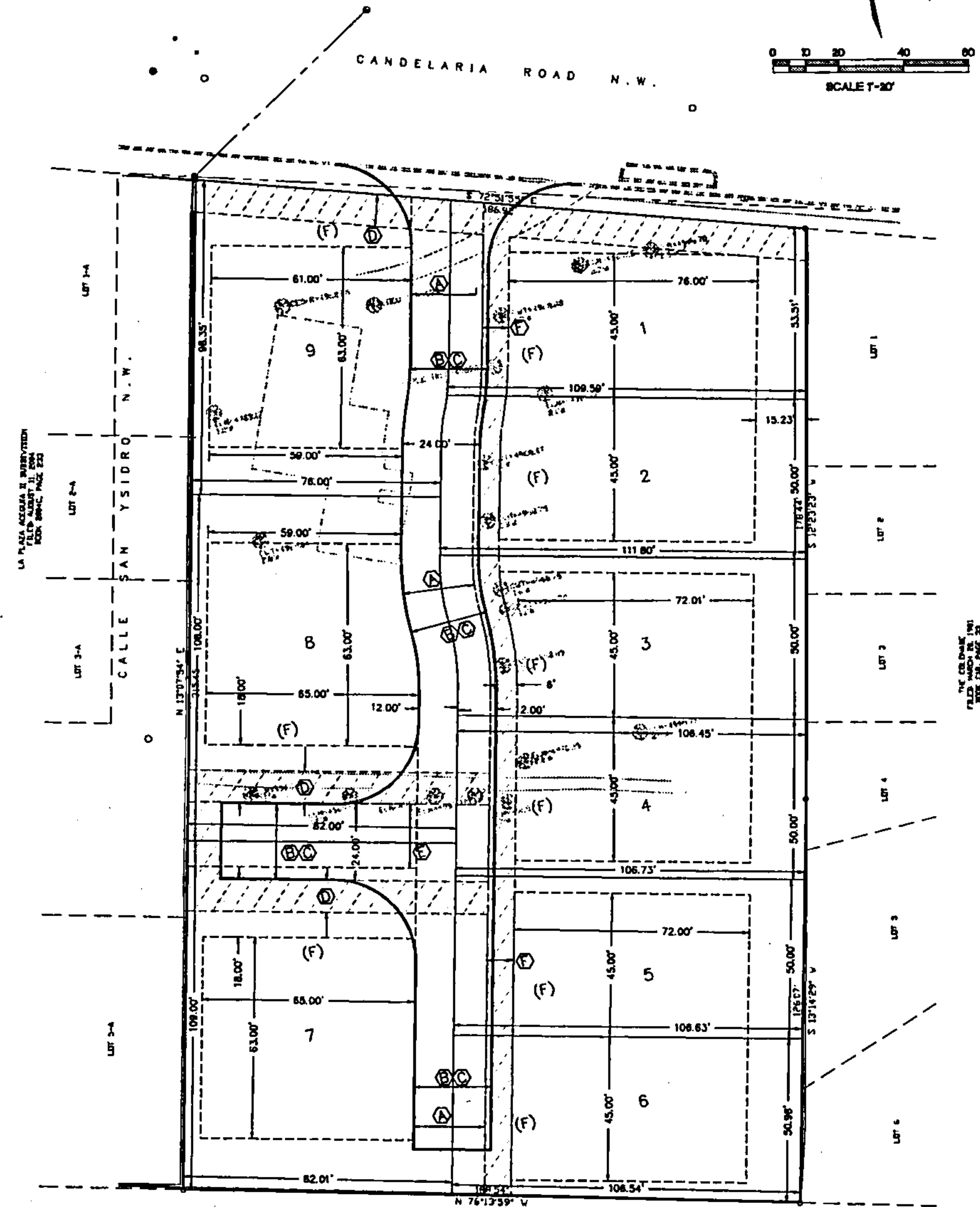
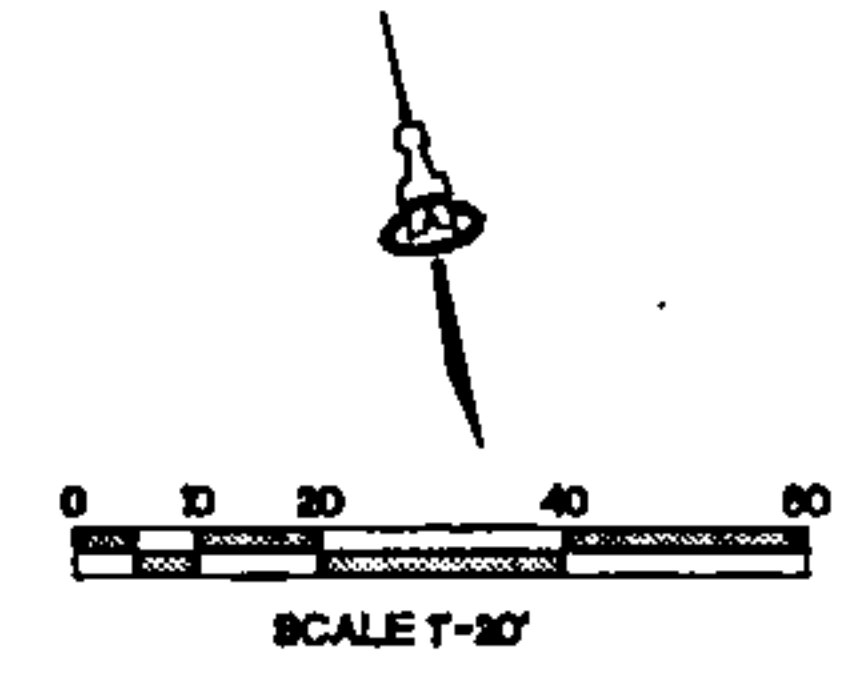
By: _____


John Kelly, Managing Member

M:\CAD FILES\1700-1799\1726\dwg\1726_PLM.dwg, 11/16/2009 10:45:25 AM, thor



PRELIMINARY
 PLAT FOR
**BISHOPS COMPOUND
 SUBDIVISION**
 BEING A REPLAT OF
 LOTS 2 AND 3
 ALVARADO GARDENS UNIT 3
 WITH THE X GRANT
 PROJECTED SECTION X, T. X N., R. X E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2008



LEGEND:

- (F) FRONT OF LOTS
- LOTLINE TO BE VACATED

EASEMENTS:

- A. 22' PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED TO ABCWUA BY FINAL PLAT.
- B. PRIVATE ACCESS EASEMENT GRANTED BY FINAL PLAT, TO BE MAINTAINED BY THE HOA.
- C. PRIVATE DRAINAGE EASEMENT GRANTED BY FINAL PLAT, TO BE MAINTAINED BY HOA.
- D. 10' PUBLIC UTILITY EASEMENT GRANTED BY FINAL PLAT.
- E. 20' PUBLIC WATER EASEMENT GRANTED TO ABCWUA BY FINAL PLAT.
- F. 8' PUBLIC UTILITY EASEMENT GRANTED BY FINAL PLAT.

LEGAL DESCRIPTION

A PORTION OF LOT 2 ALVARADO GARDENS UNIT 3 TOGETHER WITH A PORTION OF LOT 3 ALVARADO GARDENS UNIT 3

ACB BENCHMARK

X
X
ELEVATION: X

SITE DATA

- 1. TOTAL LAND AREA = 1.3352 ACRES.
- 2. NUMBER OF EXISTING TRACTS IS 2.
- 3. NUMBER OF PROPOSED RESIDENTIAL LOTS IS 9.
- 4. CURRENT ZONING: R-1-L.
- 5. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

NOTES

- 1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS \odot WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "PLS #".
- 2. ALL STREET CENTERLINE POINTS SHOWN THUS Δ WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, PLS #".
- 3. BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- 4. BASIS OF BEARINGS WILL BE NAD83 GRID BEARINGS.
- 5. DISTANCES WILL BE GROUND DISTANCES.
- 6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION
AND STREET NAMES

CITY SURVEYOR _____ DATE _____

OWNER/BP _____

BISHOP COMPOUND, LLC _____ DATE _____
JOHN KELLY, MANAGING MEMBER

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph 505-268-8828 Fax 505-268-2632
 1726 V-PLM.dwg Nov 16, 2008

REASONS FOR REQUEST

Applicant is the owner/developer of Lots 2 and 3, Alvarado Gardens, Unit 3, to be known as the Bishop's Compound Subdivision. On April 15, 2010, the Development Review Board approved the applicant's preliminary plat as City Project No. 100787. Since the initial approval, the DRB has granted four (4) one (1) year extensions to file the plat, pursuant to the Notices of Decisions attached to this request.

The applicant requests that the preliminary plat approval be extended for another year. Section 14-14-3-4(E) provides that the Development Review Board may grant an extension based on the findings that the extension is not detrimental to the public interest and that the preliminary plat, as approved, is not in significant conflict with current city and county policies.

The Applicant requests an extension of the preliminary plat for the following reasons:

1. No other development will be adversely affected as the infrastructure to be constructed serves only the proposed subdivision;
2. The extension will not be injurious to the public safety, health or welfare, or to adjacent property, to the neighborhood or to community;
3. The preliminary plat as approved, is not in significant conflict with city and county policies.

**BISHOP'S COMPOUND
ENGINEER'S OPINION OF PROBABLE COST
4/26/2010; REV. 4/29/2010; REV. 5/4/2010**

JOB NO 1728

ITEM NO	DESCRIPTION	UNITS	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED AMOUNT	AS-BUILT QUANTITY	AS-BUILT AMOUNT
Paving							
19.010	TRAFFIC CONT & BARR	LS	1	\$ 5,000.00	\$ 5,000.00		
337.02X	5" PCC PVMT	SY	58	\$ 50.00	\$ 2,900.00		
301.020	SUBGRADE PREP, 12"	SY	1094	\$ 2.00	\$ 2,188.00		
302.010	ABS, 6"	SY	3108	\$ 6.93	\$ 21,538.44		
340.010	SDWK, 4", PCC	SY	8	\$ 40.09	\$ 320.72		
340.025	WLCHR ACC RAMP, 4" PCC, INCL. TRUNCATED DOMES	EA	2	\$ 1,222.53	\$ 2,445.06		
340.030	VLY GUT & CURB, PCC	SY	64	\$ 58.79	\$ 3,762.56		
340.040	ALY GUT, PCC	LF	353	\$ 13.65	\$ 4,818.45		
340.050	C & G, STD, PCC	LF	40	\$ 20.31	\$ 812.40		
340.110	HD CURB, PCC	LF	60	\$ 19.55	\$ 1,173.00		
343.080	CURB & GUT, PCC, R&D	LF	129	\$ 6.42	\$ 828.18		
343.085	SDWK/DRIVEPAD, 4" PCC, R & D	SY	57	\$ 9.34	\$ 532.38		
343.112	RES PVMT,R&R,W/M	SY	92	\$ 23.80	\$ 2,189.60		
347.01X	BRICK, SAND BED	SY	1036	\$ 42.31	\$ 43,833.16		
440.001	REF PNT MRK (PNT MED NOSES YLW)	LF	19	\$ 0.51	\$ 9.69		
441.012	REF PLAS ARW TH	EA	1	\$ 108.60	\$ 108.60		
441.031	REF PLAS SYM BIKE	EA	1	\$ 239.36	\$ 239.36		
443.101	REM PAV STRP	LF	219	\$ 0.87	\$ 190.53		
443.102	REM PAV ARR, SYM, WD	EA	2	\$ 53.19	\$ 106.38		
510.10X	6"x8" PCC EDGE CURB	CY	10	\$ 566.12	\$ 5,661.20		
550.050	GUARD POST	EA	2	\$ 218.28	\$ 436.56		
				Total Paving	\$ 99,094.27		
Water & Sanitary Sewer							
701.010	TRCH, BF, 4-15" SAS, <8'	LF	100	\$ 20.65	\$ 2,065.00		
701.020	TRCH, BF, 4-15" SAS, 8-12'	LF	213	\$ 20.65	\$ 4,398.45		
801.002	6" WL PIPE, w/o FIT	LF	441	\$ 21.28	\$ 9,384.48		
801.059	NON PRESS CONN, w/FIT, WL	EA	2	\$ 1,027.77	\$ 2,055.54		
801.065	DI FIT, MJ, 4"-14" DI, WL	LB	600	\$ 3.30	\$ 1,980.00		
801.081	6" GATE VLV	EA	4	\$ 689.69	\$ 2,758.76		
801.105	VLV BOX A	EA	4	\$ 404.35	\$ 1,617.40		
801.113	FH, 4'	EA	1	\$ 2,310.58	\$ 2,310.58		
801.150	MJ REST GLND, 4"-8"	EA	19	\$ 75.86	\$ 1,441.34		
801.155	JNT REST HRNSS, 4"-8"	EA	6	\$ 78.79	\$ 472.74		
802.800	DUAL CK BKFL PRVNT 3/4"-1"	EA	9	\$ 70.02	\$ 630.18		
802.760	3/4" NS WTR LN, SS, NWM	EA	3	\$ 927.52	\$ 2,782.56		
802.770	3/4" NS WTR LN, DS, NWM	EA	3	\$ 1,906.23	\$ 5,718.69		
802.77X	EXST 2" WELL PIPE, R&D TO BTM OF OVEREX., SANDFILL AND CAP	LS	1	\$ 150.00	\$ 150.00		
901.030	8" SAS PIPE	LF	313	\$ 13.61	\$ 4,259.93		
905.050	4" NEW SAS SVC	EA	9	\$ 1,111.84	\$ 10,006.56		
905.05X	EXST SAS SVC, R&D, CAP AT R/W LINE	LS	1	\$ 150.00	\$ 150.00		
920.070	MH, 4' DIA, C or E, 6-10' D	EA	1	\$ 2,797.04	\$ 2,797.04		
920.080	MH, 4' DIA, C or E, >10'-14'D	EA	1	\$ 3,353.10	\$ 3,353.10		
				Total Water & Sanitary Sewer	\$ 58,332.35		
				Subtotal Paving, Water & Sanitary Sewer	\$ 157,426.62		
General Items							
4.010	STKG	LS	1	\$ 5,000.00	\$ 5,000.00		
4.020	SURVEY	LS	1	\$ 5,000.00	\$ 5,000.00		
6.050	MOB	LS	1	\$ 5,000.00	\$ 5,000.00		
6.060	DEMOB	LS	1	\$ 2,000.00	\$ 2,000.00		
30.020	NPDES PERMITTING INCL. SILT FENCE	LS	1	\$ 3,000.00	\$ 3,000.00		
				Total General Items	\$ 20,000.00		
				SUBTOTAL WORK ORDER ITEMS	\$ 177,426.62		
				(Paving, Water & Sanitary Sewer and General Items)			

**BISHOP'S COMPOUND
ENGINEER'S OPINION OF PROBABLE COST
4/26/2010; REV. 4/29/2010; REV. 5/4/2010**

JOB NO 1728

Earthwork & Retaining Walls						
204.010	FILL, BORROW, HAUL & COMP	CY	6300	\$ 5.86	\$ 36,918.00	
204.XXX	RETAINING WALLS	LF	254	\$ 25.00	\$ 6,350.00	
				Total Earthwork & Retaining Walls	\$ 43,268.00	
Drainage						
915.XXX	PERCOLATION PITS	EA	6	\$ 400.00	\$ 2,400.00	
				Total Drainage	\$ 2,400.00	
				SUBTOTAL EARTHWORK & RETAINING WALLS AND DRAINAGE	\$ 45,668.00	
				GRAND TOTAL	\$ 223,094.62	



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PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 19, 2014

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14DRB-70066 EXT OF MAJOR PRELIMINARY PLAT

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Jack Cloud, DRB Chair



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Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

If you wish to appeal this decision, you must do so by April 11, 2013 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing. You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).


Jack Cloud, DRB Chair

Cc: MYERS, OLIVER & PRICE
Marilyn Maldonado
file



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 28, 2012

Project# 1007871
12DRB-70092 EXT OF MAJOR PRELIMINARY PLAT.

JOHN A MYERS agent(s) for BISHOP'S COMPOUND, LLC request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **ALVARADO GARDENS (TBKA BISHOP'S COMPOUND SUBDIVISION) Unit(s) 3**, zoned R-LT, located on CANDELARIA RD NW BETWEEN CALLE SAN YSIDRO SW RIO GRANDE BLVD W containing approximately 13379 acre(s). (G-12)

At the March 28, 2012 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply.

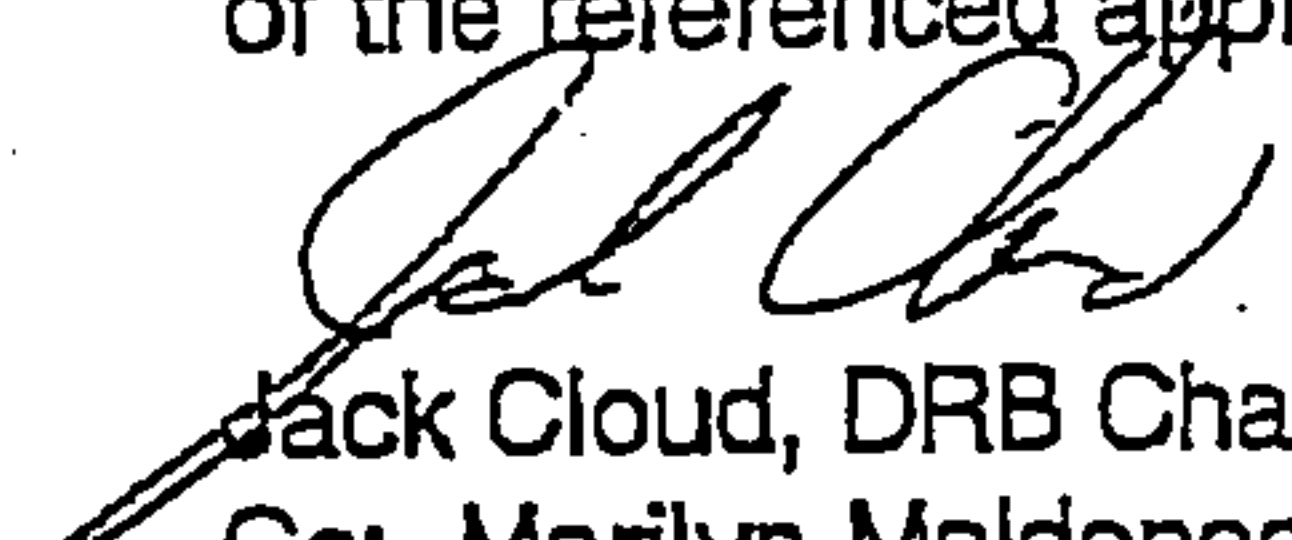
Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

If you wish to appeal this decision, you must do so by April 12, 2012, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).


Jack Cloud, DRB Chair
Cc: Marilyn Maldonado
file



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 30, 2011

Project# 1007871
11DRB-70058 EXT OF MAJOR PRELIMINARY PLAT

JOHN A. MYERS, MYERS, OLIVER & PRICE agent(s) for BISHOP'S COMPOUND, LLC request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **ALVARADO GARDENS (TBKA BISHOP'S COMPOUND) Unit(s) 3**, zoned R-LT, located on CANDELARIA RD NW BETWEEN CALLE SAN YSIDRO NW AND RIO GRANDE BLVD NW containing approximately 1.3379 acre(s). (G-12)

At the March 30, 2011 Development Review Board meeting, the one-year extension of the preliminary plat was approved. The approved Subdivision Design Variances shall still apply to the preliminary plat. The conditions of final plat still apply.

If you wish to appeal this decision, you must do so by April 14, 2011, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)


Jack Cloud, DRB Chair

Cc: John A. Myers, Myers, Oliver & Price – 1401 Central Ave. NW –
Albuquerque, NM 87102

Cc: Bishop's Compound, LLC – 3009 Calle San Ysidro, NW – Albuquerque, NM
87109

Marilyn Maldonado
file

R. 4/8/11



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 15, 2010

Project# 1007871

09DRB-70379 MAJOR - PRELIMINARY PLAT APPROVAL

09DRB-70380 SIDEWALK WAIVER

09DRB-70381 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS

ISAACSON AND ARFMAN PA agent(s) for BISHOP'S COMPOUND, LLC request(s) the referenced/ above action(s) for all or a portion of Lot(s) 2 & 3, **ALVARADO GARDENS UNIT 3 [TBKA BISHOP'S COMPOUND]**, zoned R-LT, located on CANDELARIA RD NW between RIO GRANDE BLVD NW and CALLE SAN YSIDRO NW containing approximately 1.3379 acre(s). (G-12) [*Deferred from 1-6-10, - /27-10, 2-17-10, 3-10-10, 3-31-10*]

At the April 7, 2010 Development Review Board meeting, with the signing of the infrastructure list dated 4/7/10 and with an approved grading plan engineer stamp dated 3/26/10, the Preliminary Plat was approved. The grading plan was determined to be the least intrusive approach that was feasible without unreasonable cost. The sidewalk waiver was approved as shown on Exhibit C in the Planning file based on the limited number of dwelling units and the provision of paved access. The Subdivision Design Variance from minimum DPM standards for easement width was based on the waiver of sidewalks, and the materials variance for brick pavers was approved based on the design and test data provided.

If you wish to appeal this decision, you must do so by April 22, 2010, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Jack Cloud, AICP, DRB Chair

Cc: Isaacson & Arfman, P.A. – 128 Monroe St. NE – Albuquerque, NM 87108
Bishop's Compound, LLC – 3009 Alle San Ysidro NW – Albuquerque, NM 87108
Marilyn Maldonado/ File



Supplemental Form (SF)

<input checked="" type="checkbox"/> Major subdivision action	S	Z	ZONING & PLANNING
<input type="checkbox"/> Minor subdivision action			Annexation
<input type="checkbox"/> Vacation	V		Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	P		Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision			
<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment/Approval (AA)	D		Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan	L	A	APPEAL / PROTEST of...
<input type="checkbox"/> Cert. of Appropriateness (LUCC)			Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
STORM DRAINAGE (Form D)			
<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.

APPLICATION INFORMATION:

Professional/Agent (if any): J. Matt Myers, Myers, Oliver & Price PHONE: 247-9080
 ADDRESS: 1401 Central Avenue, NW FAX: 247-9109
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: jmyers@moplaw.com

APPLICANT: Bishop's Compound, LLC PHONE: 235-5084
 ADDRESS: 3009 Calle San Ysidro, NW FAX: 848-1889
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: johnkellynm@gmail.com
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Extension of Preliminary Plat

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lots 2 and 3 Block: _____ Unit: 3
 Subdiv/Addn/TBKA: Alvarado Gardens (TBKA Bishop's Compound Subdivision)
 Existing Zoning: R-LT Proposed zoning: Same MRGCD Map No. _____
 Zone Atlas page(s): G-12 UPC Code: 10120605831110330

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 09-DRB-70234; 09-DRB-70379; 09DRB-70380; 09DRB-70381; 11-DRB-70058; 12DRB-700921 Project No. 1007371

CASE INFORMATION:

13DRB-70477
 Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 9 Total site area (acres): 1.3379
 LOCATION OF PROPERTY BY STREETS: On or Near: Candelaria Road, NW
 Between: Calle San Ysidro, NW and Rio Grande Blvd., NW

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE J. Matt Myers DATE Feb. 3/5/2014
 (Print Name) J. Matt Myers Applicant Agent

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB 70066</u>	<u>EPP</u>		<u>\$50.00</u>
<input checked="" type="checkbox"/> All fees have been collected				<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input 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				\$
				Total
				<u>\$70.00</u>

Hearing date March 19, 2014

[Signature] 3-6-14
 Staff signature & Date

Project # 1007371

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.

Rishers Compound, LLC
 Applicant name (print)
[Signature] 3-1-14
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 14DRB - 700106

[Signature] 3-6-14
 Planner signature / date
 Project # 1007371

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): J. Matt Myers, Myers, Oliver & Price PHONE: 247-9080
 ADDRESS: 1401 Central Avenue, NW FAX: 247-9109
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: mmyers,@noplaw.com

APPLICANT: Bishop's Compound, LLC PHONE: 235-5084
 ADDRESS: 3009 Calle San Ysidro, NW FAX: 848-1889
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: johnkellynm@comcast.net

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Extension of Preliminary Plat

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lots 2 and 3 Block: _____ Unit: 3
 Subdiv/Addn/TBKA: Alvarado Gardens (TBKA Bishop's Compound Subdivision)
 Existing Zoning: R-LT Proposed zoning: Same MRGCD Map No. _____
 Zone Atlas page(s): G-12 UPC Code: 10120605831110330

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 09-DRB-70234; 09-DRB-70379; 09DRB-70380; 09DRB-70381; 11-DRB-70058; 12DRB-700921 Project No. 1007371

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 9 Total site area (acres): 1.3379

LOCATION OF PROPERTY BY STREETS: On or Near: Candelaria Road, NW
 Between: Calle San Ysidro, NW and Rio Grande Blvd., NW

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE J. Matt Myers DATE March 11, 2013

(Print Name) J. Matt Myers

Applicant Agent

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

13DRB-70477

Action

EPP
CMF

S.F.

Fees

\$ 50.00

\$ 20.00

\$ _____

\$ _____

\$ _____

\$ _____

Total \$ 70.00

Hearing date March 27, 2013

3-12-13

Staff signature & Date

Project # 1007371

Revised: 4/2012

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.

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- required.
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 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls 3 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
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 - 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
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 - Fee (see schedule)
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 - 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.

Rishons Compound, LLC
 Applicant name (print)
[Signature] 03/11/13
 Applicant signature / date



Form revised October 2007

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

Application case numbers
 13DRB - 10477

[Signature] 3-12-13
 Planner signature / date
 Project # 1007511

PROJECT #
1007371

March 18. 2015

ETA