

8. **Project# 1007139**
08DRB-70299 VACATION OF PUBLIC
EASEMENT
08DRB-70304 SIDEWALK WAIVER
08DRB-70305 MINOR - TEMP DEFR
SWDK CONST
08DRB-70306 MAJOR - PRELIMINARY
PLAT APPROVAL
08DRB-70307 MAJOR - SDP FOR
SUBDIVISION

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) 3-A & 4-A, **JUAN TABO HILLS Unit(s) 1**, zoned RD, SU-1, located on JUAN TABO BLVD SE BETWEEN N GULFSTREAM DR SE AND TIJERAS ARROYO containing approximately 14.3953 acre(s). (M-22) [Deferred from 7/30/08] **DEFERRED TO 9/17/08 AT THE AGENT'S REQUEST.**

9. **Project# 1007140**
08DRB-70297 VACATION OF PUBLIC
EASEMENT
08DRB-70300 SIDEWALK WAIVER
08DRB-70301 MINOR - TEMP DEFR
SWDK CONST
08DRB-70302 MAJOR - SDP FOR
SUBDIVISION
08DRB-70303 MAJOR - PRELIMINARY
PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, A-C, **JUAN TABO HILLS, UNIT 1** zoned AD, SU-1, located on JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR containing approximately 41.0242 acre(s). (M-22) [Deferred from 7/30/08] **DEFERRED TO 9/17/08 AT THE AGENT'S REQUEST.**

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

10. **~~Project# 1007440~~**
08DRB-70373 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ROBERT LUPTON agent(s) for REX P WILSON request(s) the above action(s) for all or a portion of Lot(s) 14A & 15a, Block(s) 34, **PARKLAND HILLS ADDITION**, zoned R-1, located on RIDGECREST DR SE AND LAUREL CIR SE containing approximately .4807 acre(s). (L-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR SITE SKETCH TO VERIFY LOCATION OF PAVEMENT, SIDEWALK AND CURB AND GUTTER AND INDICATION OF DISTANCE OF FACE OF CURB TO PROPERTY LINE, AND TO PLANNING FOR A SITE SKETCH INDICATING WHERE THE EXISTING BUILDINGS ARE LOCATED AND VERIFICATION OF SETBACKS, AND AGIS DXF FILE.**

11. **Project# 1007441**
08DRB-70374 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ROBERT LUPTON agent(s) for REX P WILSON request(s) the above action(s) for all or a portion of Lot(s) 5A, 10A & 11A, Block(s) 61, **PARKLAND HILLS ADDITION** zoned R-1, located on INSPIRATION DR SE BETWEEN TRUMBULL SE AND ADAMS ST SE containing approximately .5129 acre(s). (L-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT INDICATING LOCATION OF PAVEMENT, SIDEWALK AND CURB AND GUTTER AND DISTANCE OF FACE OF CURB TO PROPERTY LINE AND TO PLANNING FOR A SITE SKETCH VERIFYING SETBACKS, AND FOR AGIS DXF FILE.**

12. **Project# 1007442**
08DRB-70375 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

THE SURVEY OFFICE agent(s) for 3821 SINGER LLC request(s) the above action(s) for all or a portion of Tract(s) 6B-1 & 7-B, **MIDWAY BUSINESS PARK** zoned IP, located on MIDWAY PARK BLVD NE BETWEEN SINGER BLVD NE AND OFFICE BLVD NE containing approximately 3.54 acre(s). (E-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT SHOWING LOCATION OF SIDEWALK, PAVEMENT ,CURB AND GUTTER AND DISTANCE OF FACE OF CURB TO PROPERTY LINE. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING IN ADDITION TO AGIS DXF FILE.**

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

13. **Project# 1006964**
08DRB-70372 SKETCH PLAT REVIEW
AND COMMENT

JACKS HIGH COUNTRY INC agent(s) for SANTOSH MODY request(s) the above action(s) for all or a portion of zoned C-2, located on CENTRAL AVE SE BETWEEN SAN MATEO SE AND MADERIA SE containing approximately 3.6719 acre(s). (K-18) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project# 1007231**
08DRB-70371 SKETCH PLAT REVIEW
AND COMMENT

K/G ARCHITECTS agent(s) for K/G ARCHITECTS request(s) the above action(s) for all or a portion of Lot(s) B & 12, Block(s) 11, zoned SU-2 IP, located on CENTRAL AVE W BETWEEN 94TH ST SW AND 90TH ST SW (K-9) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project# 1007437**
08DRB-70369 SKETCH PLAT REVIEW
AND COMMENT

WAYJOHN SURVEYING INC agent(s) for GALLOWAY request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) A-1, **MESA PARK ADDITION** zoned C-1, located on ARIZONA SE BETWEEN ZUNI RD SE AND BELL AVE SE containing approximately .5792 acre(s). (L-18) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Other Matters: None

ADJOURNED: 10:00

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 3, 2008
DRB Comments**

ITEM # 10

PROJECT # 1007440

APPLICATION # 08-70373

RE: Lots 14 & 15, Block 34, Parkland Hills Addition

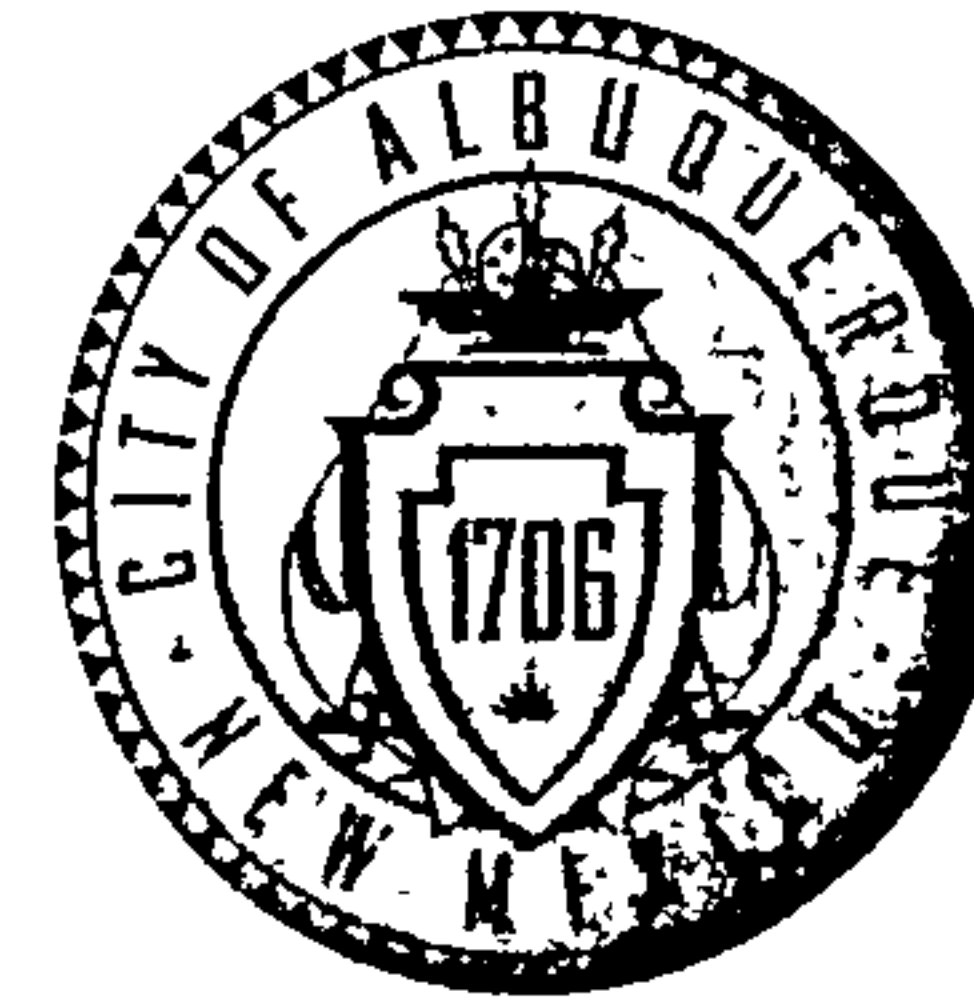
Please provide a copy of the 1964 Vacation Ordinance. A detailed site plan that shows buildings and dimensions setbacks is needed to demonstrate that each lot can individually meet zoning requirements. It appears that proposed Lot 15A does not meet the minimum 50 foot lot width requirement for R-1 zoning – a lot width variance would be required.

Platting of "portions of" Lot 16 is subject to documentation of the division of this lot prior to the adoption of the City's Subdivision Ordinance (1973), otherwise the entire property must be platted. A solar collector note per Section 14-14-4-7 of the Subdivision Ordinance is needed. Please remove Zoning note (No. 8).



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

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007440

AGENDA ITEM NO: 10

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: September 3, 2008

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

08/26/2008 Issued By: PLNSDH

Permit Number: 2008 070 373 **Category Code 910**

Application Number: 08DRB-70373, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: RIDGECREST DR SE AND LAUREL CIR SE

Project Number: 1007440

Applicant
Rex P Wilson

Agent / Contact
Robert Lupton

9500 Rio Grande Blvd Nw
Albuquerque NM 87114
899-8788

9500 Rio Grande Blvd Nw
Albuquerque NM 87114
899-8788

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$285.00
TOTAL:		\$305.00

City Of Albuquerque
Treasury Division

8/26/2008 11:41AM LOC: ANNX
WS# 007 TRANS# 0019
RECEIPT# 00103089-00103090
PERMIT# 2008070373 TRSLJS
Trans Amt \$680.00
Conflict Manag. Fee \$20.00
DRB Actions \$285.00
CK \$680.00
CHANGE \$0.00

Thank You

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): Robert Lupton PHONE: 505-899-6768
 ADDRESS: 9500 Rio Grande Blvd NW FAX: 505-899-6771
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: Robert@WilsonLuptonGroup.com

APPLICANT: Rex P. Wilson PHONE: 505-899-6768
 ADDRESS: 9500 Rio Grande Blvd NW FAX: 505-899-6771
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: Rex P. Wilson

DESCRIPTION OF REQUEST: Replat lot/lots, property lines

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/Tract No. 14A + 15A Block: 34 Unit: _____
 Subdiv/Addn/TBKA: Parkland Hills Addition
 Existing Zoning: R-1 Proposed zoning: R-1
 Zone Atlas page(s): L-17-2 UPC Code: 101705612434921006 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: 2 No. of proposed lots: 2 Total area of site (acres): .4807
 LOCATION OF PROPERTY BY STREETS: On or Near: 909 Ridgcrest Drive S.E
 Between: Laurel Circle S.E and Ridgcrest Dr

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

SIGNATURE [Signature] DATE 7-17-08
 (Print) Robert Lupton Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>081212-70373</u>	<u>P&F</u>	<u>5(3)</u>	<u>\$ 285.00</u>
_____	_____	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			<u>\$ 305.00</u>

Hearing date 09/03/08

Sandy Handley 08/26/08
 Planner signature / date

Project # 1007440

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.**

- ~~1/2~~ 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.

Rex P. Wilson
 Applicant name (print)
R.P. Wilson
 Applicant signature / date

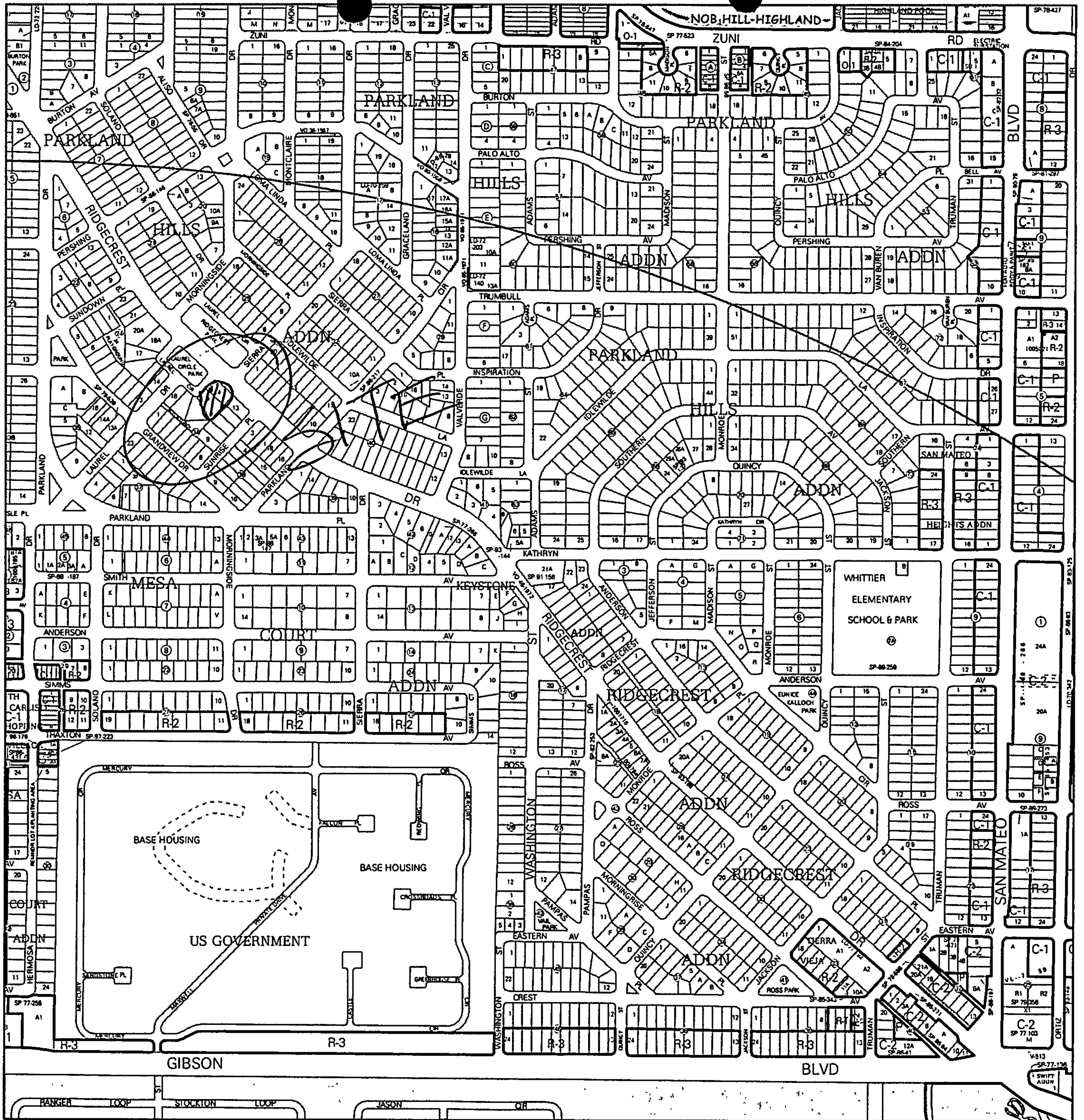


Form revised October 2007

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

Application case numbers
08DRB - 70373

Sandy Handley 08/26/08
 Planner signature / date
 Project # 1007440



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

AGIS
Albuquerque Geographic Information System

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-17-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



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>

Project # (if already assigned by DRB/EPC) _____

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)
- Waiver/Deferral
(Must provide reason for waiver/deferral)

Project Information

Subdivision Name Parkland Hills Addition
 Legal Description Lots 14A and 15A, Block 34, Parkland Hills Addition
 Location of Project (address or major cross streets) Laurel Circle SE and Ridgecrest Dr SE
 Proposed Number of Units: _____ Single-Family _____ Multi-Family _____ Total Units
 Note: A single-family unit is a single-family, detached dwelling unit.

Comments Two existing single family homes.

Waiver Information

Property Owner Rex P. Wilson Legal Description Lots 14A and 15A, Block 34, Parkland Hills Addition
 Zoning R-1
 Reason for Waiver/Deferral The property owner proposes a lot line adjustment between original lots 14 and 15 and a portion of lot 16 creating the new lots, 14A and 15A. The lot line adjustment calls for the lot line between original lots 14 and 15 to be moved southwest of the original lot line, creating the new lot 14A. The lot line between original lots 15 and 16 will be moved southwest, to create the new lot 15A. This will result in no net gain of residential units

Contact Information

Name PJ Doring
 Company Paul Allen Homes
 Phone 899-6768
 E-mail _____

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 project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

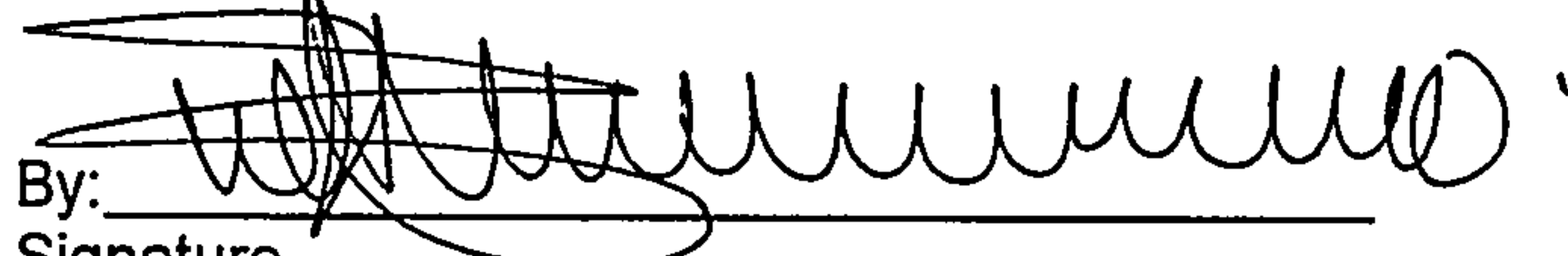
FOR OFFICE USE ONLY
 APS Cluster Highland
 Date Submitted 7/22/08

Date Completed 7/22/08

**ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lots 14A and 15A, Block 34, Parkland Hills Addition, which is zoned as R-1, on July 22, 2008 submitted by Rex P. Wilson, owner of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner proposes a lot line adjustment between original lots 14 and 15 and a portion of lot 16 creating the new lots, 14A and 15A. The lot line adjustment calls for the lot line between original lots 14 and 15 to be moved southwest of the original lot line, creating the new lot 14A. The lot line between original lots 15 and 16 will be moved southwest, to create the new lot 15A. This will result in no net gain of residential units .

ALBUQUERQUE PUBLIC SCHOOLS

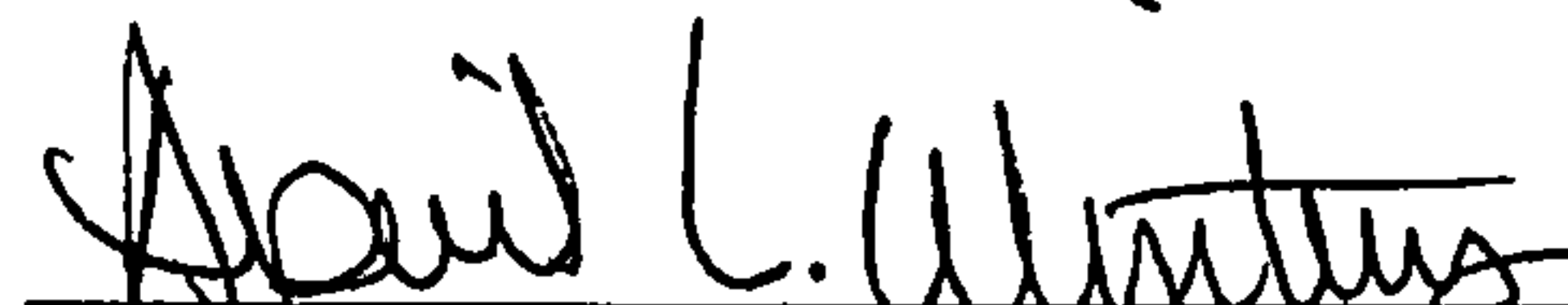
By: 
Signature

Kizito Wijenje, Director, Capital Master Plan

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on July 22, 2008, by Kizito Wijenje as Director, Capital Master Plan 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)



Notary Public

My commission expires: May 18, 2011

July 31, 2008

City of Albuquerque
Development/Plan Review

Re: Lots 14A and 15A, Block 34 Parkland Hills Addition

To Whom It May Concern:

The property owner proposes a lot line adjustment between original lots 14 and 15 and a portion of lot 16 creating the new lots, 14A and 15A. The line adjustment calls for the lot line between original lots 14 and 15 to be moved southwest of the original lot line, creating the new lot 14A. The lot line between Original lots 15 and 16 will be moved southwest, to create the new lot 15A. This will result in no net gain of residential units.

Robert Lupton