



COMPLETED 01/15/09 SH DRB CASE ACTION LOG

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-70523 Project # 1007610
 Project Name: Major Aves
 Agent: Siron-Tek Inc. Phone No.: _____

Your request was approved on 12-31-08 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): OK - copies of 1971 deeds
Jel 1-7-09

- 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

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-70523 Project # 1007610
 Project Name: Major Aves
 Agent: Ston-Tek Inc. Phone No.: _____

Your request was approved on 12-31-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

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PLANNING (Last to sign): - copies of 1971 deeds

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- The original plat and a mylar copy for the County Clerk.
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 - 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.**
 - Copy of recorded plat for Planning.**

Created On:

7610

DXF Electronic Approval Form

DRB Project Case #: 1007610

Subdivision Name: MAJOR ACRES LOTS 12A & 13A

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 1/2/2009

Hard Copy Received: 1/2/2009

Coordinate System: Ground rotated to NMSP Grid


Approved

01.05.2009
Date

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

AGIS Use Only

Copied fc **7610**

to agiscov on **1/5/2009**

Contact person notified on **1/5/2009**

3. **Project# ~~1007610~~**
08DRB-70523 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
SURV-TEK INC agent(s) for ANN STEINMETZ AND BRUCE CAMPBELL request(s) the above action(s) for all or a portion of Lot(s) 11, 12 & 13, **MAJOR ACRES (TO BE KNOWN AS LOTS 12-A & 13-A)** zoned R-1, located on MAJOR AVE NW BETWEEN 10TH ST NW AND FITZGERALD RD NW containing approximately 1.1419 acre(s). (G-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COPIES OF 1971 WARRANTY DEEDS.**

4. **Project# 1006003**
08DRB-70527 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 23, **MESA DEL SOL INNOVATION PARK (TO BE KNOWN AS TRACTS 23-A & 23-B)** zoned PC, located on STYKER RD SE BETWEEN UNIVERSITY BLVD EASR AND UNIVERSITY BLVD WEST containing approximately 3.2628 acre(s). (R-16)**DEFERRED TO 1/7/09 AT THE AGENT'S REQUEST.**

5. **Project# 1003095**
08DRB-70526 SIDEWALK VARIANCE
DAC ENTERPRISES, INC agent(s) for JAMES SELIGMAN request(s) the above action(s) for all or a portion of Lot(s) 2A1, **LA MIRADA ADDITION** zoned O-1, located on LA MIRIADA PL NE BETWEEN WYOMING BLVD NE AND PENNSYLVANIA ST NE containing approximately 1.1443 acre(s). (G-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

6. **Project# 1007489**
08DRB-70529 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
CITY OF ALBUQUERQUE REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 106-108, Tract(s) C-42, **HUBBELL HEIGHTS/TOWN OF ATRISCO** zoned SU-2 FOR IP, located on CENTRAL AVE NW BETWEEN UNSER NW AND BLUEWATER NW containing approximately 9.95 acre(s). (H-10) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR VERIFICATION OF ADEQUATE EASEMENT AND TO PLANNING FOR VERIFICATION OF ZONING USE.**

7. **Project# 1007566**
08DRB-70520 SIDEWALK VARIANCE
MARK GOODWIN & ASSOCIATES, PA agent(s) for SCOTT CLARK request(s) the above action(s) for all or a portion of Lot(s) 25, Block(s) 16, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned R-D, 3 DU/A, located on GLENDALE NE BETWEEN BENJAMIN PLACE NE AND VENTURA NE containing approximately .8769 acre(s). (B-20) **A MATERIALS VARIANCE FOR VARAINCE TO SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. THE INFRASTRUCTURE LIST WAS AMENDED AT THIS 12/31/08 HEARING WITH RESPECT TO THE VARIANCE.**

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

December 31, 2008

DRB Comments

ITEM # 3

PROJECT # 1007610

APPLICATION # 08-70523

RE: Lots 11 - 13, Major Acres

Please provide copies of 1971 Warranty Deeds. *Copy ATTACHED*

FYI, the Right of Way for Fitzgerald Road scales at 50 feet (not 60)
on both plat and AGIS. *COPY OF ORIGINAL PLAT
ATTACHED*



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

WARRANTY DEED

14059

135

JOHN M. VIGIL and BETTY VIGIL, his wife

for consideration paid, grant

DARRELL J. MCFARLAND, a single man

BERNALILLO

County, New Mexico

the following described real estate in... All of Lot numbered Twelve (12) of MAJOR ACRES, a Subdivision of a tract of land in School District No. 22, Bernalillo County, New Mexico, as the same is shown and designated on the map of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 16, 1938.

ALSO All that portion of Lot numbered Thirteen (13) of said MAJOR ACRES SUBDIVISION, which described as follows, to wit: BEGINNING at the Northeast corner of said Lot 13 and running Thence in a Westerly direction along the line between Lot 12 and Lot 13 in said Subdivision, a distance of 107.52 feet to a point which is the Southwest corner of said Lot 12; Thence in a Southerly direction on a line parallel with the Westerly line of said Lot 13, a distance of 50 feet; Thence in an Easterly direction on a line parallel with the Northerly line of said Lot 13, a distance of 108.87 feet, to a point on the Easterly line of said Lot 13; Thence in a Northerly direction along said Easterly lot line a distance of 50.02 feet to a point and place of beginning.

ALSO All that portion of Lot numbered Eleven (11) of said MAJOR ACRES SUBDIVISION, which is described as follows, to wit: BEGINNING at the Southwest corner of said Lot 11 and running Thence in an Easterly direction along the line between Lot 11 and Lot 12 in said Subdivision, a distance of 106.17 feet to a point which is the Northeast corner of said Lot 12; Thence in a Northerly direction a distance of 50.02 feet to a point on the Easterly line of said Lot 11; Thence in a Westerly direction on a line parallel with the north line of said Lot 12, a distance of 104.82 feet to a point on the Westerly line of said Lot 11; Thence in a Southerly direction along said Westerly lot line a distance of 50.00 feet to a point and place of beginning.

SUBJECT TO Existing easements, restrictions, reservations and rights-of-way which may be of record. SUBJECT TO Taxes for the year 1971 and years thereafter with warranty covenants thereafter.

WITNESS OUR hand and seal this 22nd day of FEBRUARY 1971

(Seal) John M. Vigil (Seal) Betty Vigil (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 22nd day of FEBRUARY 1971

by JOHN M. VIGIL and BETTY VIGIL, his wife

My commission expires October 9, 1974

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me this day of 1971

(Name of Officer) (Title of Officer) (Name of Corporation Acknowledging) (State of Incorporation) My commission expires

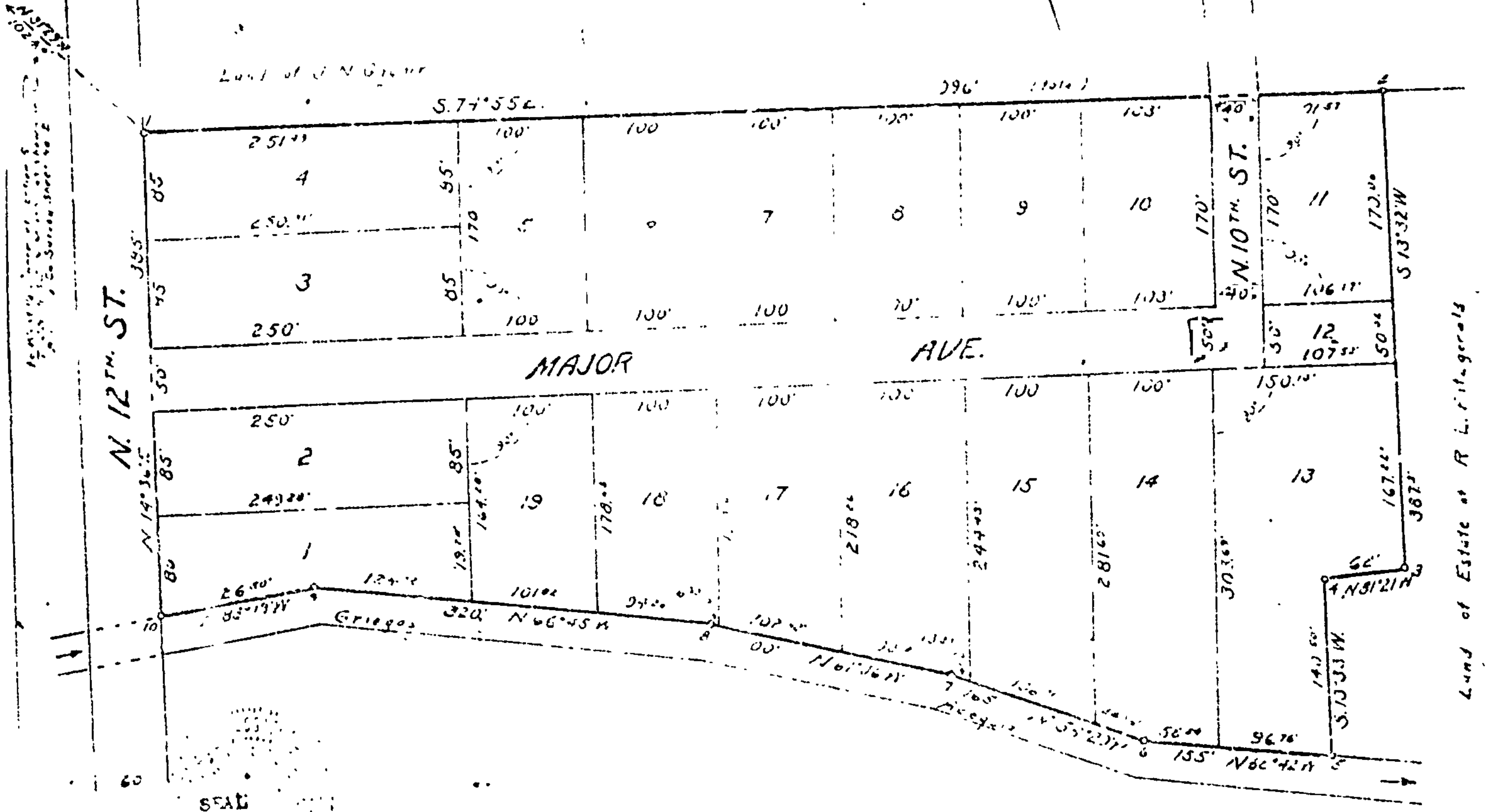
FOR RECORDER'S USE ONLY State of New Mexico County of Bernalillo This instrument was filed for record on FEB 26 1971 at 10 o'clock AM in Vol. 135 of records of said County Filed Clerk & Recorder Deputy Clerk

Boo-173

3/16/38

PLAT OF
MAJOR ACRES,
 A SUB-DIVISION,
 ALBUQUERQUE, BERNALILLO COUNTY, N.M.
 SCALE OF PLAT: 1 INCH = 100 FEET.

Survey & Plat by ROSS ENGINEERING OFFICE,
 March, 1938



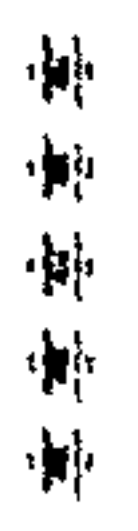
The above and foregoing subdivision of that certain tract of land situate in School District No. 22, Bernalillo County, New Mexico, designated as Tract No. 10 on Middle Rio Grande Conservancy District Property Map No. 33, bounded on the North by land of J. N. Gagner and Davidson Addition No. 1, on the South by the Griegos Acequia No. 33, bounded on the North by land of J. N. Gagner and Davidson Addition No. 1, on the South by the Easterly line of North Twelfth Street, and more particularly described as follows: Beginning at the Northwest Corner No. 1, a point on the Easterly line of North 12th Street from which the West & Corner of Section 3, Township 10 North, Range 3 East, N. M. P. M., as shown on Bernalillo County Survey Sheet No. 21, bears N. 1° 29' W. 2024.4 feet distant; running from said beginning-point 3.74° 55' E. 296 feet to the Northeast Corner No. 2; Thence S. 13° 12' W. 297.2 feet to Corner No. 3; Thence N. 41° 21' W. 60 feet to Corner No. 4; Thence S. 13° 33' W. 293.5 feet to the Southeast Corner No. 5; Thence N. 68° 42' W. 153 feet to Corner No. 6; Thence S. 54° 29' W. 160 feet to Corner No. 7; Thence N. 61° 06' W. 200 feet to Corner No. 8; Thence N. 00° 00' W. 320 feet to Corner No. 9; Thence N. 8° 13' W. 180.0 feet to the Southwest Corner No. 10; Thence N. 14° 20' E, along the Easterly line of N. 12th Street 100 feet to the place of beginning; surveyed, platted and subdivided as shown on this plat, comprising Lots 1 to 19, inclusive, of Major ACRES, is with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof.

S/ John L. Major & Winnie E. Major
 Owners and Proprietors.

State of New Mexico
 County of Bernalillo
 In this 14th day of March, A. D. 1938, before me, a Notary Public in and for said County, personally appeared John L. Major and Winnie E. Major his wife, to me known to be the persons described in and who executed the foregoing instrument, who, being duly sworn according to law, acknowledged that they executed the same as their free act and deed.
 In Witness Whereof, I have hereunto set my hand and affixed my Notarial Seal, this 14th day of March, A. D. 1938.

S/ R. H. Lick Notary Public.

My commission expires September 10th, 1939
 I, Edward Ross, County Surveyor of Bernalillo County, New Mexico, hereby certify that I have examined the foregoing instrument and approved the same, this 14th day of March, A. D. 1938.



CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

December 31, 2008

DRB Comments

ITEM # 3

PROJECT # 1007610

APPLICATION # 08-70523

RE: Lots 11 - 13, Major Acres

Please provide copies of 1971 Warranty Deeds.

FYI, the Right of Way for Fitzgerald Road scales at 50 feet (not 60) on both plat and AGIS.



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

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

12/17/2008 Issued By: PLNSDH

Permit Number: 2008 070 523 **Category Code 910**

Application Number: 08DRB-70523, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: MAJOR AVE NW BETWEEN 10TH ST NW AND FITZGERALD RD NW

Project Number: 1007610

Applicant

Ann Steinmetz And Bruce Campbell

920 Major Ave Nw
Albuquerque NM 87107
344-9515

Agent / Contact

Surv-Tek Inc
Russ Hugg
9384 Valley View Dr Nw
Albuquerque NM 87114

russhugg@survtek.com

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 01.13.08

12/17/2008 11:14AM 004 ANIX
 457 003 TPAUSD 0013
 RECEIPTS 000 9763-00099883
 PERMIT# 2008070523 TRSCXG
 Trans Act \$305.00
 Conflict Mgmt. Fee \$20.00
 DRB Actions \$285.00
 CHG \$305.00
 CHANGE \$0.00

Thank You

Rusty Hugg

From: Zamora, David M. [dmzamora@cabq.gov]
Sent: Monday, January 05, 2009 7:51 AM
To: Rusty Hugg
Subject: Project No. 1007610

Happy New Year - and like you said, we're right back at it, so here we go...

The .dxf file for Project No. 1007610 (Major Acres) has been approved.

David M. Zamora
GIS Coordinator - AGIS
City of Albuquerque
Planning Department
924-3929 phone
924-3812 fax
www.cabq.gov/gis
dmzamora@cabq.gov



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 (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

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.

APPLICATION INFORMATION:

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
 CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK.COM

APPLICANT: ANN STEINMETZ AND BRUCE CAMPBELL PHONE: 344-9515
 ADDRESS: 920 MAJOR AVENUE NW FAX: _____
 CITY: ALB STATE NM ZIP 87107 E-MAIL: _____

Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: MINOR PRELIMINARY / FINAL PLAT APPROVAL

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. PORTION OF LOT 11 AND ALL OF LOTS 12 AND 13, MAJOR ACRES Block: _____ Unit: _____
 Subdiv/Addn/TBKA: LOTS 12-A AND 13-A, MAJOR ACRES
 Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No. N/A
 Zone Atlas page(s): G+14 UPC Code: 101406014115530670
101406013814530657
101406012913130658

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? N/A
 No. of existing lots: 3 No. of proposed lots: 2 Total area of site (acres): 1.14194c
 LOCATION OF PROPERTY BY STREETS: On or Near: MAJOR AVENUE NW
 Between: 10TH STREET NW and FITZGERALD RD NW

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

SIGNATURE [Signature] DATE 12-15-08

(Print) Russ Hugg 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>08DRB 70523</u>	<u>PEF</u>	<u>5(3)</u>	<u>\$ 285.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>12/31/08</u>			Total <u>\$ 305.00</u>

Sandy Handley 12/31/08
 Planner signature / date

Project # 1007610

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.

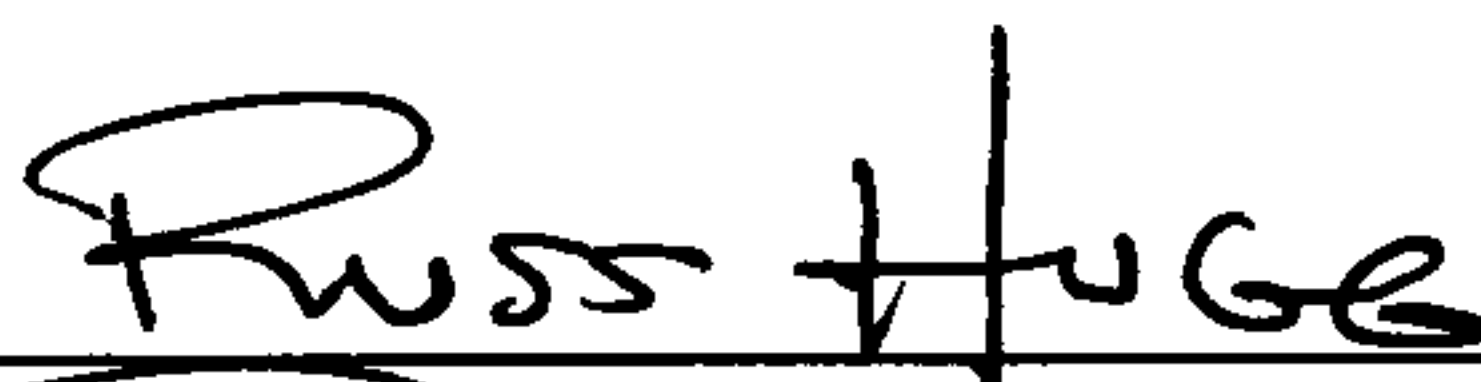
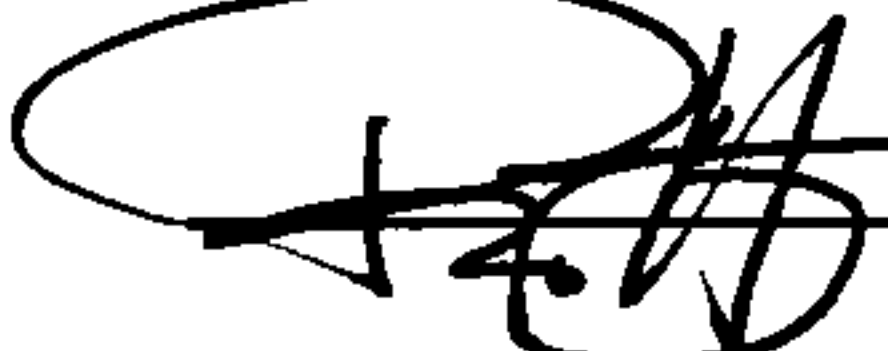
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- N/A** 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
- N/A** 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
- N/A** 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
- N/A** 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.



 Applicant name (print) Russ Huges

 Applicant signature / date 12.17.08

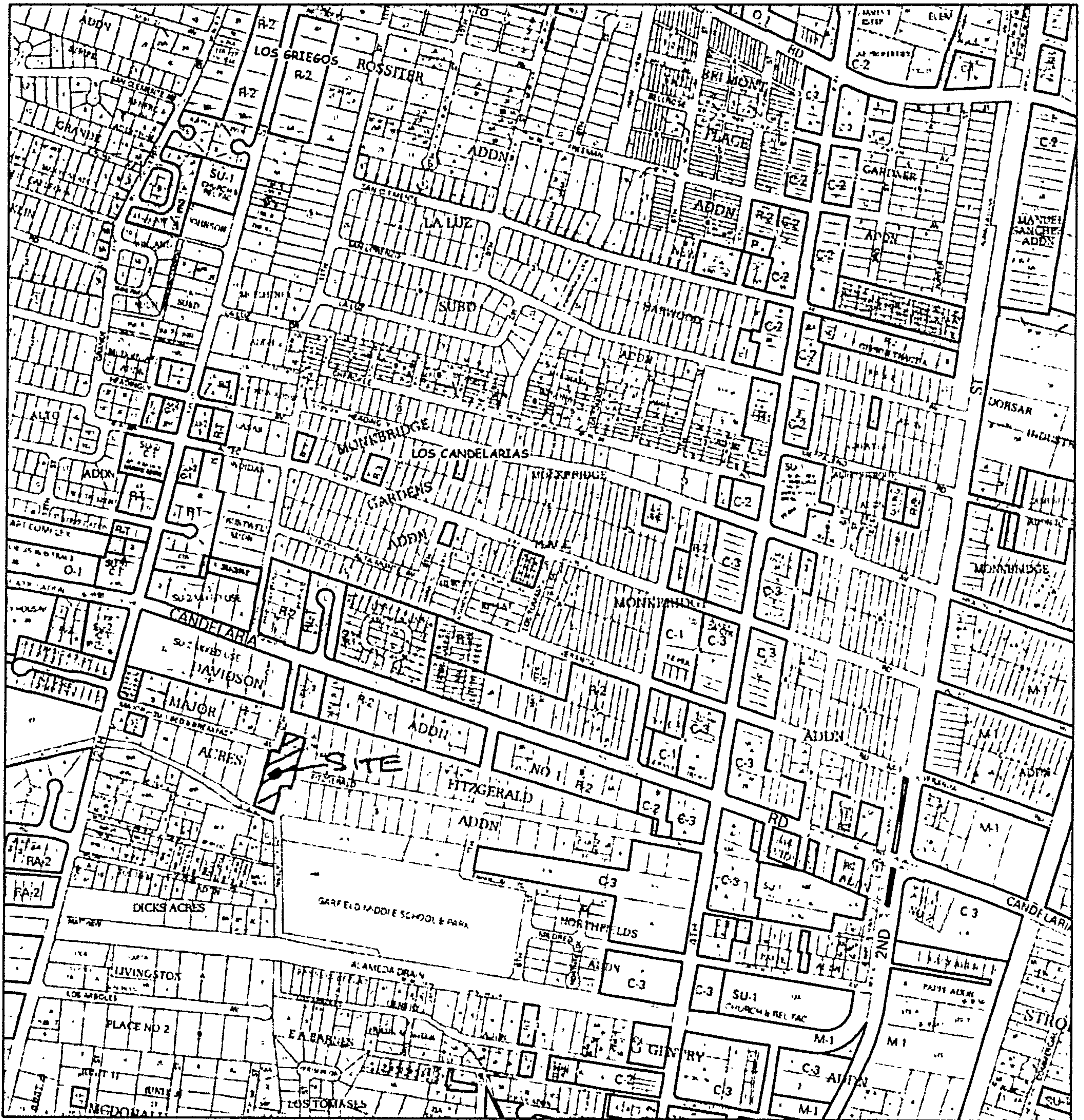


Form revised October 2007

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

Application case numbers
08DRB - 70523
 _____ - _____
 _____ - _____


 Planner signature / date 12/17/08
 Project # 1007610



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

Map amended through 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

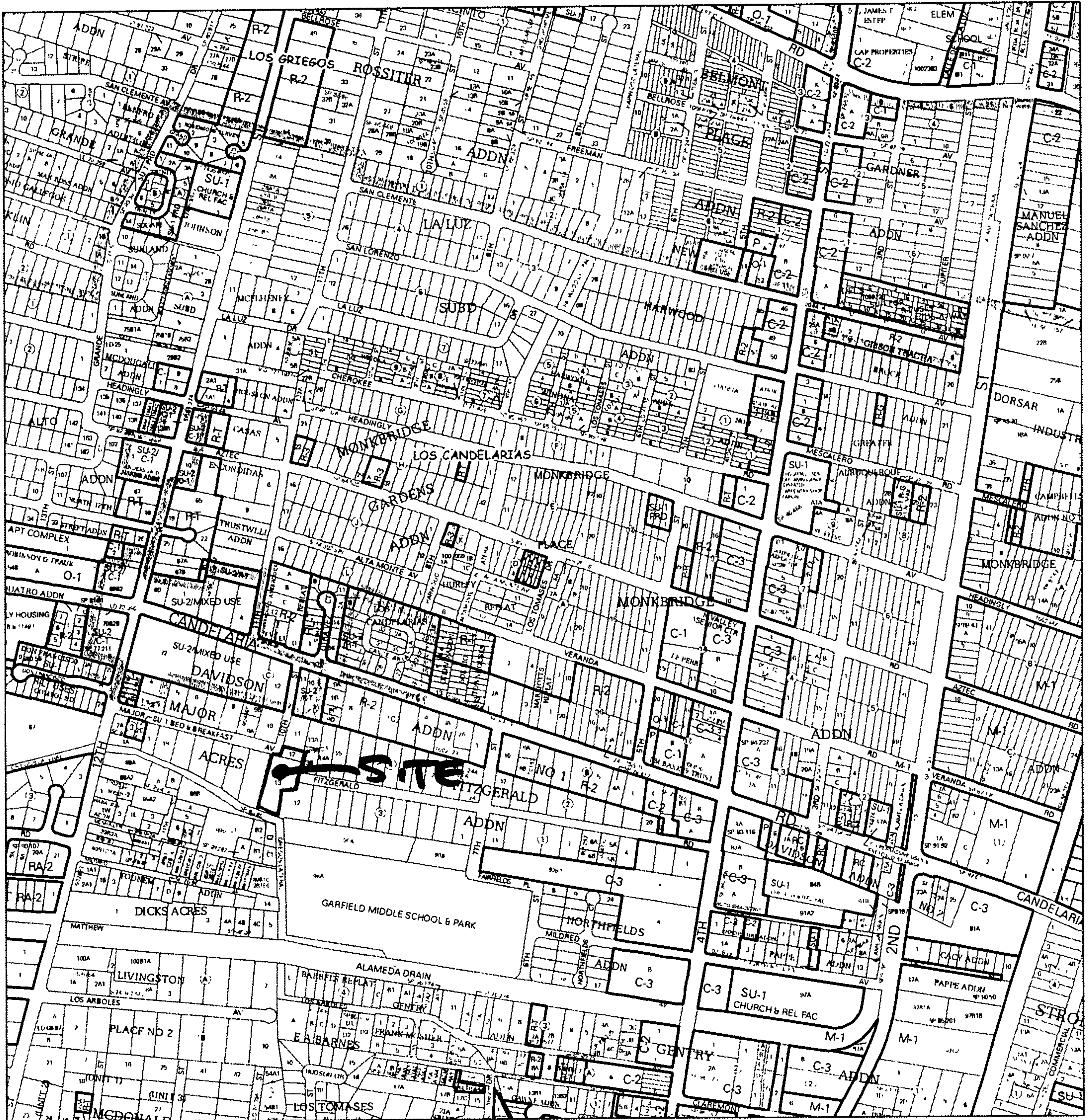
Zone Atlas Page:
G-14-Z

Selected Symbols


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

0 750 1500 Feet

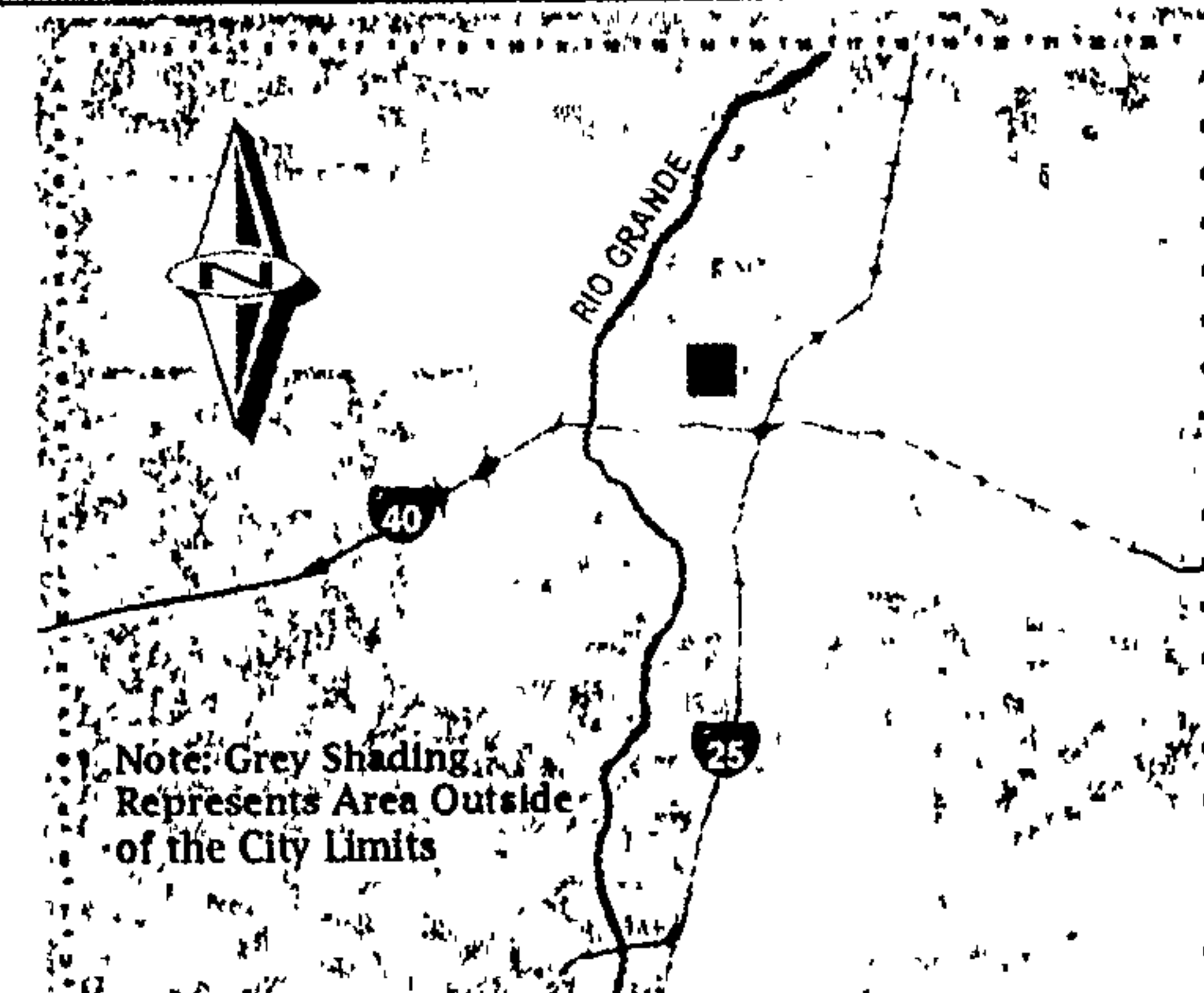
EXHIBIT "A"



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




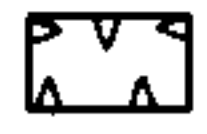
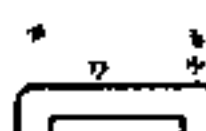
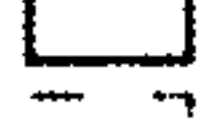





Map amended through: 6/13/2008



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-14-Z

Selected Symbols

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

0 750 1500 Feet



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

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan offices. 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://apsfacilities.org/capital/map.php>

Project # (if already assigned by DRB) _____

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: Major Acres

Legal Description: Lots 12 and 13

Location of Project (address or major cross streets): Major Ave NW between 10th St NW and Fitzgerald Rd NW

Proposed Number of Units ___ Single-Family ___ Multi-Family ___ Total Units

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

Comments: 2 existing single family units.

Waiver Information

Property Owner: Ann Steinmetz and Bruce Campbell Legal Description: Lots 12-A and 13-A, Major Acres

Zoning: R-1

Reason for Waiver/Deferral: A lot line adjustment has been proposed for the interior lot line between existing Lots 12 and 13 of Major Acres. This will cause no net gain of residential units.

Contact Information

Name: Russ Hugg

Company: Surv-Tek Inc

Phone: 897-3366

E-Mail: RussHugg@survtek.com

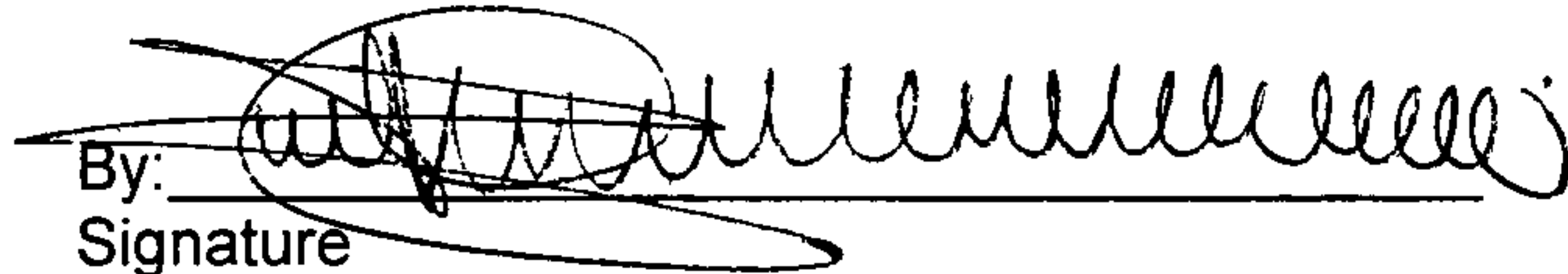
Please include with your submittal:

- Zone Atlas map with the entire property (ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of new 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

**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 12-A and 13-A, Major Acres, which is zoned as R-1, on December 16, 2008 submitted by Ann Steinmetz and Bruce Campbell, owner of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because a lot line adjustment has been proposed for the interior lot line between existing Lots 12 and 13 of Major Acres. This will cause no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

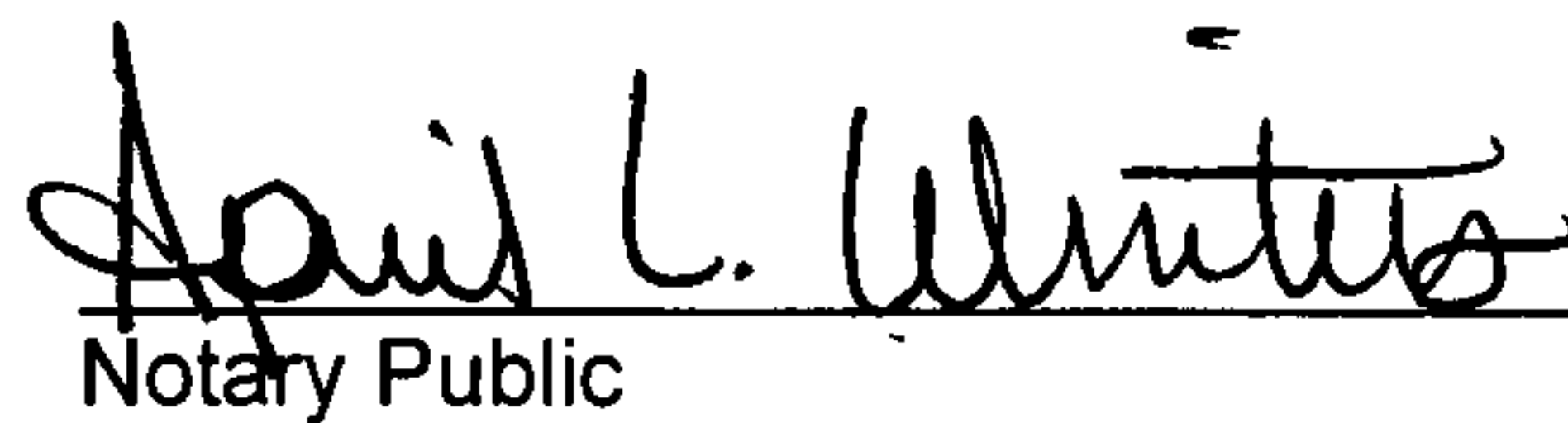
By: 
Signature

Kizito Wijenje, Director, Capital Master Plan

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on December 16, 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

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 (AA)
- IP Master Development Plan
- Cert of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

- | | | |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> S | <input type="checkbox"/> Z | ZONING & PLANNING |
| <input type="checkbox"/> | <input type="checkbox"/> | Annexation |
| <input type="checkbox"/> | <input type="checkbox"/> | County Submittal |
| <input checked="" type="checkbox"/> V | <input type="checkbox"/> | EPC Submittal |
| <input type="checkbox"/> | <input type="checkbox"/> | Zone Map Amendment (Establish or Change Zoning) |
| <input type="checkbox"/> P | <input type="checkbox"/> | Sector Plan (Phase I, II, III) |
| <input type="checkbox"/> | <input type="checkbox"/> | Amendment to Sector, Area, Facility or Comprehensive Plan |
| <input type="checkbox"/> | <input type="checkbox"/> | Text Amendment (Zoning Code/Sub Regs) |
| <input type="checkbox"/> D | <input type="checkbox"/> | Street Name Change (Local & Collector) |
| <input checked="" type="checkbox"/> L | <input checked="" type="checkbox"/> A | APPEAL / PROTEST of... |
| <input type="checkbox"/> | <input type="checkbox"/> | 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.

APPLICATION INFORMATION:

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
 CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSS.HUGG@SURVTEK.COM

APPLICANT: ANN STEINMETZ AND BRUCE CAMPBELL PHONE: 344-9515
 ADDRESS: 920 MAJOR AVENUE NW FAX: _____
 CITY: ALB STATE NM ZIP 87107 E-MAIL: _____

Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: MINOR PRELIMINARY / FINAL PLAT APPROVAL

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. PORTION OF LOT 11 AND ALL OF LOTS 12 AND 13, MAJOR ACRES Block: _____ Unit _____
 Subdiv/Addr/TBKA: LOTS 12-A AND 13-A, MAJOR ACRES
 Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No N/A
 Zone Atlas page(s): G+14 UPC Code: 101406014115530670
101406013814530657
101406012913130658

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? N/A
 No. of existing lots: 3 No. of proposed lots: 2 Total area of site (acres): 1.14194c
 LOCATION OF PROPERTY BY STREETS: On or Near: MAJOR AVENUE NW
 Between: 10TH STREET NW and FITZGERALD RD NW

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

SIGNATURE [Signature] DATE 12-15-08
 Applicant: Agent:

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following.

Bernalillo County Treasurer _____ Date _____

LOTS 12-A AND 13-A

MAJOR ACRES

(BEING A REPLAT OF A PORTION OF LOT 11 AND ALL OF LOTS 12 AND 13, MAJOR ACRES)

STRATE WITHIN

THE TOWN OF ALBUQUERQUE GRANT

N

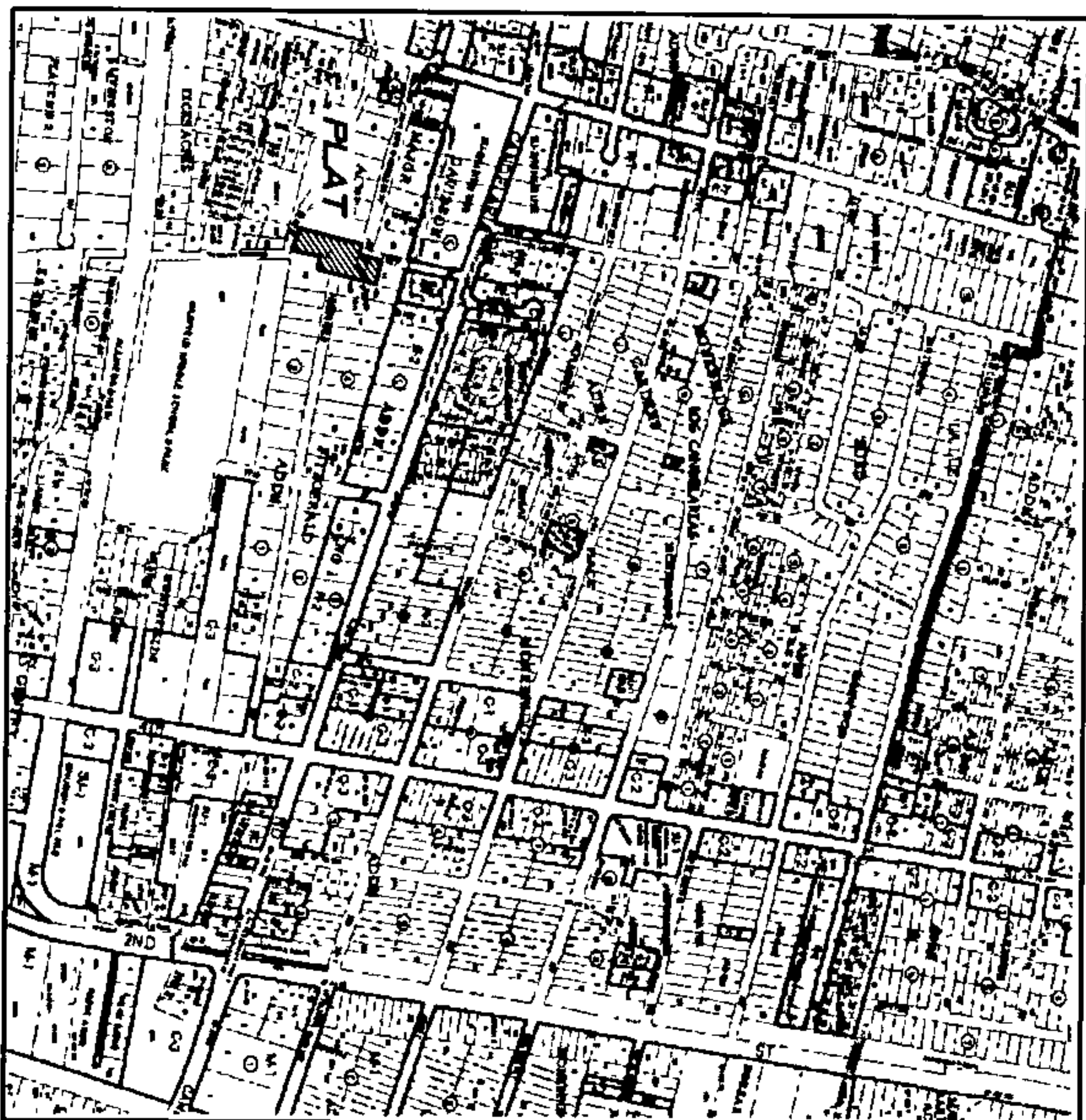
**PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

DECEMBER, 2008

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- B PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C Okwest Corporation for the installation, maintenance, and service of such lines, cable, and other equipment and facilities reasonably necessary to provide communication and services, including but not limited to ground pedestals and closures.
- D Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.



VICINITY MAP

Not To Scale

GENERAL NOTES

- 1 Bearings are New Mexico State Plane Grid Bearings, Central Zone (NAD83)
- 2 Distances are ground
- 3 Distances along curved lines are arc lengths.
- 4 Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ()
- 5 All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 6 All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon
- 7 City of Albuquerque Zone Atlas Page G-14-Z
- 8 U C L S Log Number 2008501993
- 9 Number of existing Lots 3
- 10 Number of New Lots created 2

DISCLAIMER

Easements for electric transformers/switchgear, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

PURPOSE OF PLAT:

- a Adjust the existing interior lot line between existing Lots Twelve (12) and Thirteen (13), Major Acres.
- b Grant the new Public Utility Easement and Irrigation Ditch Easement as shown hereon

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed and supervised by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
N.M.P.S. No. 9750
December 5, 2008

PROJECT NUMBER: _____
Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services _____ Date _____
PNM Gas Services _____ Date _____

Okwest Corporation _____ Date _____
Comcast _____ Date _____

CITY APPROVALS:

City Surveyor _____ Date _____
Real Property Division _____ Date _____
Environmental Health Department _____ Date _____
Traffic Engineering, Transportation Division _____ Date _____
ABQWIA _____ Date _____
Parks and Recreation Department _____ Date _____
MAYFCA _____ Date _____
City Engineer _____ Date _____
DRB Chairperson, Planning Department _____ Date _____

M.R.G.C.D.

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivision for the subdivision, addition, or plat, said District is observed of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts

APPROVED _____ DATE _____

SURV TEK, INC.

Consulting Surveyors Phone 505-897-5396
804 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Fax 505-897-5377

LEGAL DESCRIPTION

That certain parcel of land situated within the Town of Albuquerque Grant in Projected Section 5, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising a portion of Lot Eleven (11) and all of Lots Twelve (12) and Thirteen (13) of Major Acres as the same are shown and designated on the plat entitled "PLAT OF MAJOR ACRES A SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 16, 1938 in Volume B, Folio 173 and as described in those certain Warranty Deeds filed in the office of the County Clerk of Bernalillo County, New Mexico on February 26, 1971 in Volume D890, Folio 135, December 21, 1995 in Book 95-31, Page 58 and Special Warranty Deed filed July 31, 2003 in Book A61, Page 1403 more particularly described by survey performed by Russ P. Jugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane grid bearings (NAD 83) and ground distances as follows:

- S 74° 42' 22" E, 42.57 feet along said Southern right of way rebar and cap stamped "L.S. 9750" set), a point on the Southern right of way line of Major Avenue N.W. whence the Albuquerque Control Survey Monument "7-H13" bears S 58° 54' 54" W, 7074.62 feet distant, Thence,
 - S 74° 42' 22" E, 42.57 feet along said Southern right of way line of Major Avenue N.W. to an angle point (a 5/8" rebar and cap stamped "L.S. 9750" set), a solid point being the Southwest corner of said Lot Twelve (12), Thence,
 - N 15° 17' 38" E, 100.49 feet along the Easterly right of way line of Major Avenue N.W. to the Southwest corner of a portion of Lot Eleven (11) as the same is shown and designated on the plat entitled "SUBDIVISION OF PORTION OF LOT 11 MAJOR ACRES A SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 25, 1971 in Volume B5, Folio 173 (a 5/8" rebar and cap stamped "L.S. 9750" set), Thence,
 - S 74° 42' 22" E, 104.82 feet along the South line of said portion of Lot Eleven (11) to the Southeast 5/8" rebar and cap stamped "L.S. 9750" set), a solid point being the South corner of Lot Eleven (11) as the same is shown and designated on the plat entitled "PLAT OF 13-4, 13-B AND 14-A, BLOCK 4, FITZGERALD ADDITION, WITHIN SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 31, 1998 in Plat Book 98C, Page 370, Thence,
 - S 13° 44' 38" W, 267.23 feet along a line common to said Major Acres and said Fitzgerald Addition to an angle point in the Easterly boundary of said Lot Thirteen (13), Major Acres (a 3" iron pipe found in place) solid point also being an angle point in the Westerly boundary of Lot Twelve (12), Block 3, Fitzgerald Addition as the same is shown and designated on the plat entitled "SUBDIVISION OF WESTERLY PORTION OF FITZGERALD ADDITION, SECTION 5-1 TO N, R.3 E, BERNALILLO CO - NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 1, 1940, Thence Northwesterly and Southwesterly along a line common to said Lot Thirteen (13) and Lot Twelve (12) for the following two (2) courses
 - N 81° 08' 22" W, 62.00 feet to a point (a 5/8" rebar and cap stamped "L.S. 9750" set), Thence,
 - S 13° 44' 38" W, 140.50 feet to the Southeast corner of said Lot Thirteen (13) and the Southeast corner of said Lot Twelve (12) (a 5/8" rebar and cap stamped "L.S. 9750" set), Thence,
 - N 68° 30' 22" W, 97.38 feet along the Southerly line of said Lot Thirteen (13) to the Southwest corner of said Lot Thirteen (13) (a 5/8" rebar and cap stamped "L.S. 9750" set) solid point also being the Southeast corner of Lot Fourteen (14) of the aforementioned Major Acres, filed March 16, 1938 in Volume B, Folio 173, Thence,
 - N 15° 17' 38" E, 303.53 feet along a line common to said Lots Thirteen (13) and Fourteen (14) to the Northwest corner and point of beginning of the parcel herein described
- Solid parcel contains 1.419 acres, more or less

LOTS 12-A AND 13-A
MAJOR ACRES
 (BEING A REPLAT OF A PORTION OF LOT 11 AND ALL OF LOTS 12 AND 13, MAJOR ACRES)
 SITUATE WITHIN
THE TOWN OF ALBUQUERQUE GRANT
 IN
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2008

FREE CONSENT AND DEROGATION

SURVEYED and REPLATED and now comprising LOTS 12-A AND 13-A, MAJOR ACRES/BEING A REPLAT OF A PORTION OF LOT 11 AND ALL OF LOTS 12 AND 13, MAJOR ACRES/SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act

OWNER(S)
 Ann M Steinmetz and Bruce S Campbell Revocable Trust
 Under agreement dated July 7, 2013

Bruce S. Campbell _____ Ann M. Steinmetz _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO
 The foregoing instrument was acknowledged before me this _____ day of _____, 2008, by Bruce S Campbell and Ann M Steinmetz, husband and wife

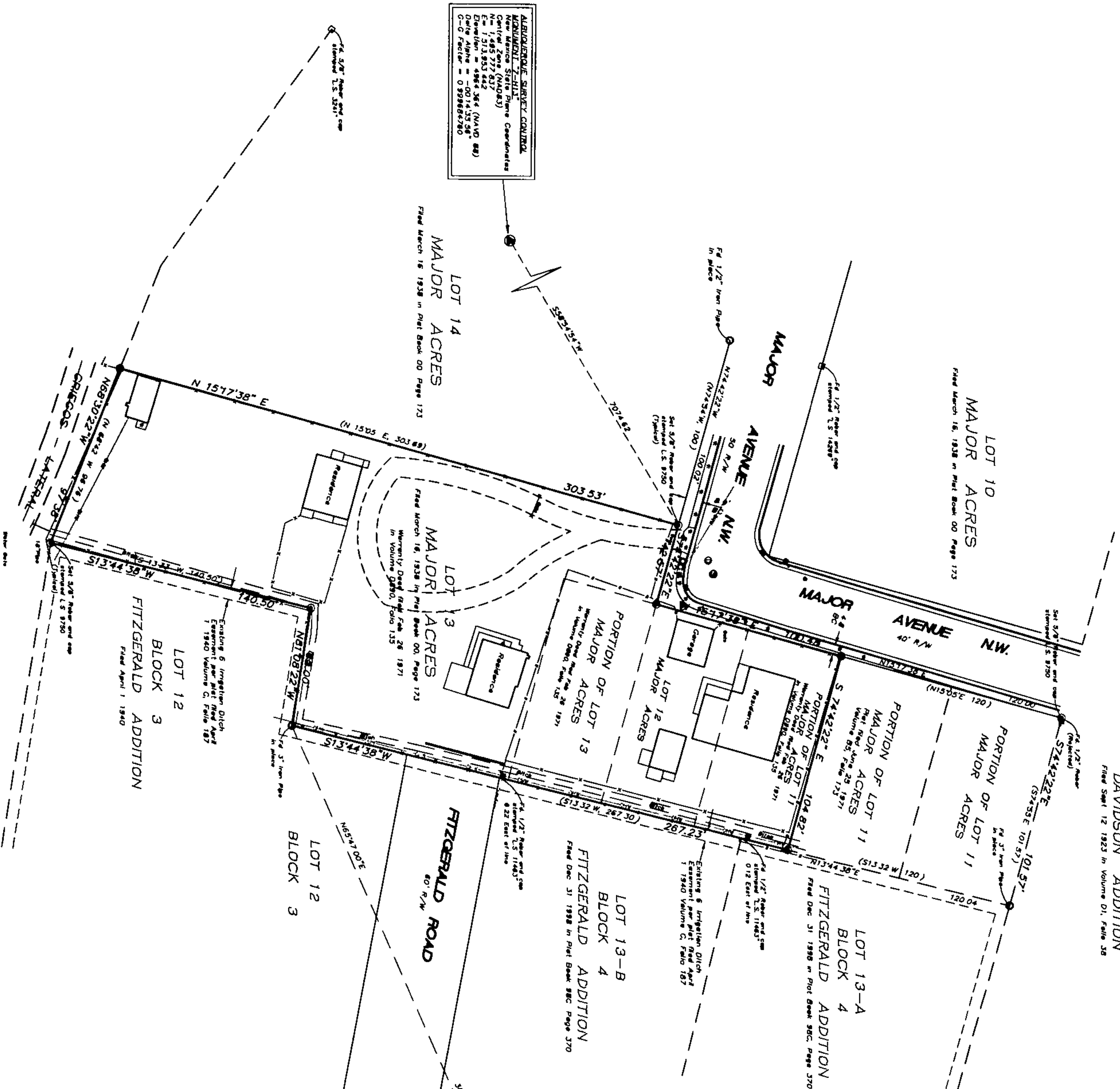
Notary Public _____ My commission expires _____

- DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**
- A Plat entitled "PLAT OF MAJOR ACRES A SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 16, 1938 in Volume B, Folio 173.
 - B Plat entitled "SUBDIVISION OF PORTION OF LOT 11 MAJOR ACRES A SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 25, 1971 in Volume B5, Folio 173
 - C Plat entitled "PLAT OF 13-4, 13-B AND 14-A, BLOCK 4, FITZGERALD ADDITION, WITHIN SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 31, 1998 in Plat Book 98C, Page 370.
 - D Plat entitled "SUBDIVISION OF WESTERLY PORTION OF FITZGERALD ADDITION, SECTION 5-1 TO N, R 3 E, BERNALILLO CO - NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 1, 1940.
 - E Warranty Deeds filed in the office of the County Clerk of Bernalillo County, New Mexico on February 26, 1971 in Volume D890, Folio 135, December 7, 1976 in Volume D20-A, Folio 195, February 25, 1977 in Volume D25-A, Folio 612, December 21, 1995 in Book 95-31, Page 58
 - F Special Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on July 31, 2003 in Book A61, Pages 3603 and 3604

LOT 10
BLOCK C
DAVIDSON ADDITION
Filed Sept 12 1923 in Volume D1, Page 35

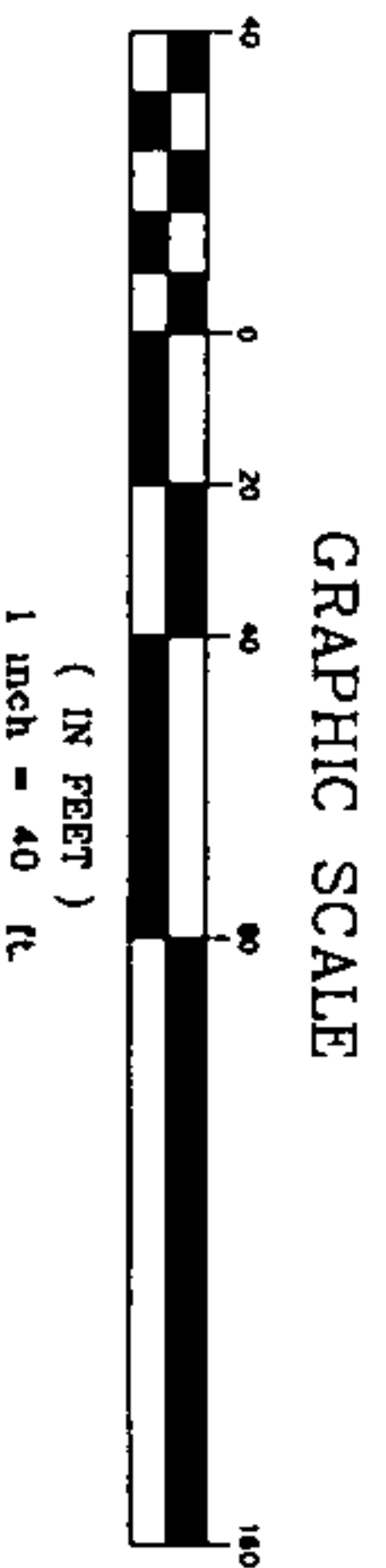
EXISTING SITE CONDITIONS
PORTION OF LOT 11 AND ALL OF LOTS 12 AND 13
MAJOR ACRES

SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2008



ALBUQUERQUE SURVEY CONTROL
MONUMENT 7-1111
New Mexico State Plane Coordinates
N = 1,465,772.637
E = 1,513,833.442 (NAD 83)
Datum = 1983
C-C Factor = 0.9998770

ALBUQUERQUE SURVEY CONTROL
MONUMENT 7-1111
New Mexico State Plane Coordinates
N = 1,500,810.202
E = 1,523,433.480 (NAD 83)
Datum = 1983
C-C Factor = 0.9998770



SURV-TEK, INC.
Consulting Surveyors
8844 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone 505-887-5288
Fax 505-887-5277

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

December 5, 2008

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Mr. Jack Cloud, Chair

RE: *Preliminary/Final Plat for Lots 12-A and 13-A, Major Acres, (Being a Replat of a Portion of Lot 11 and All of Lots 12 and 13, Major Acres), City of Albuquerque, Bernalillo County, New Mexico as shown on Zone Atlas Page G-14.*

Dear Mr. Chairman

The owners of the above captioned property, Ann Steinmetz and Bruce Campbell are hereby filing application with the City of Albuquerque Development Review Board for approval of a minor Preliminary/Final Plat on the above referenced real estate. The platting action proposes to adjust the existing interior deed/lot lines and combine 3 lots into new two (2) lots.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,



Russ P. Hugg, PS
Surv-Tek, Inc.

December 5, 2008

Mr. Russ Hugg
Surv-Tek, Inc.
5643 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114

Re: *Preliminary/Final Plat for Lots 12-A and 13-A, Major Acres,
City of Albuquerque, Bernalillo County, New Mexico as shown on
Zone Atlas Page G-14.*

Dear Russ:

By this letter, we hereby authorize you to act as our agent for the purpose of re platting of the above referenced real estate.

Sincerely,



Ann M. Steinmetz



Bruce S. Campbell