



COMPLETED

04/22/09 Sdf

DRB CASE ACTION LOG

(Prel/Final)

REVISED 10/08/07

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

DRB Application No.: 09DRB-70138

Project # 1007675

Project Name: Hainolds

Agent: Dirk Edmonds

Phone No.:

Your request was approved on 4-22-09 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): per dxp file

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.



DRB CASE ACTION LOG  
REVISED 10/08/07

(Arel/Final)

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.: 09DRB-70138 Project # 1007675  
 Project Name: Raynolds  
 Agent: Dirk Edmonds Phone No.: \_\_\_\_\_

Your request was approved on 4-22-09 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): for dxp file  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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.**
  - Copy of recorded plat for Planning.**

Created On:

7675

**7675**

### DXF Electronic Approval Form

DRB Project Case #: 1007675

Subdivision Name: RAYNOLDS ADDN BLOCK 55 LOT 24A

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 4/14/2009

Hard Copy Received: 4/14/2009

Coordinate System: NMSP Grid (NAD 83)

  
Approved

04-15-2009  
Date

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

**AGIS Use Only**  
Copied fc 7675 to agiscov on 4/15/2009 Contact person notified on 4/15/2009

3. **Project# 1007720**  
09DRB-70125 MAJOR – SITE  
DEVELOPMENT PLAN FOR  
BUILDING PERMIT

BOHANNAN HUSTON INC agent(s) for CITY OF ALBUQUERQUE TRANSIT DEPT request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-43, **TOWN ATRISCO Unit(s) 4**, zoned SU-2 IP, located on the north side of CENTRAL AVE NW between UNSER BLVD NW and 98TH ST NW containing approximately 4.8 acre(s). (K-10) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF TRANSPORTATION FOR ACCESS EASEMENT AND TO PLANNING FOR ZONING VERIFICATION REGARDING SETBACK.**

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

4. **Project# 1006864**  
09DRB-70144 EPC APPROVED SDP  
FOR SUBDIVISION

HARTMAN & MAJEWSKI DESIGN GROUP agent(s) for SUNCAL COMPANY NEW MEXICO DIVISION request(s) the above action(s) for all or a portion of Tract(s) M, N & P, **WATERSHED & INSPIRATION** zoned RR, located on TIERRA PINTADA BLVD NW BETWEEN ARROYO VISTA BLVD NW AND PETROGLYPH NATIONAL MONUMENT containing approximately 483.5169 acre(s). (H-7-9/J-7-9) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PARKS TO VERIFY OPEN SPACE CONDITIONS AND TO PLANNING TO ADDRESS CASE PLANNERS COMMENTS.**

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

5. **Project# 1003698**  
09DRB-70145 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for CHRIS & JANET BURKS request(s) the above action(s) for all or a portion of Lot(s) NORTH 1/3 OF 10-12, Block(s) 18, **BROWNEWELL & LAIL'S HIGHLAND ADDITION** zoned SU-2 MD-1, located on MAPLE NE BETWEEN COPPER NE AND TIJERAS NE containing approximately .1631 acre(s). (K-15) **THE PRELIMINARY/FINAL PLAT WAS APPROVED. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**

6. **Project# ~~1007675~~**  
09DRB-70138 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

DIRK EDMONDS request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 55, **RAYNOLDS** zoned SU-2 R-1, located on STOVER SW BETWEEN 11TH ST SW AND 10TH ST SW containing approximately .33 acre(s). (K-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**



# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1007675**

**AGENDA ITEM NO: 6**

**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:

DxF

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

**DATE:** April 22, 2009

3. **Project# 1007720**  
09DRB-70125 MAJOR – SITE  
DEVELOPMENT PLAN FOR  
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BOHANNAN HUSTON INC agent(s) for CITY OF ALBUQUERQUE TRANSIT DEPT request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-43, **TOWN ATRISCO Unit(s) 4**, zoned SU-2'IP, located on the north side of CENTRAL AVE NW between UNSER BLVD NW and 98TH ST NW containing approximately 4.8 acre(s). (K-10) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF TRANSPORTATION FOR ACCESS EASEMENT AND TO PLANNING FOR ZONING VERIFICATION REGARDING SETBACK.**

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

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

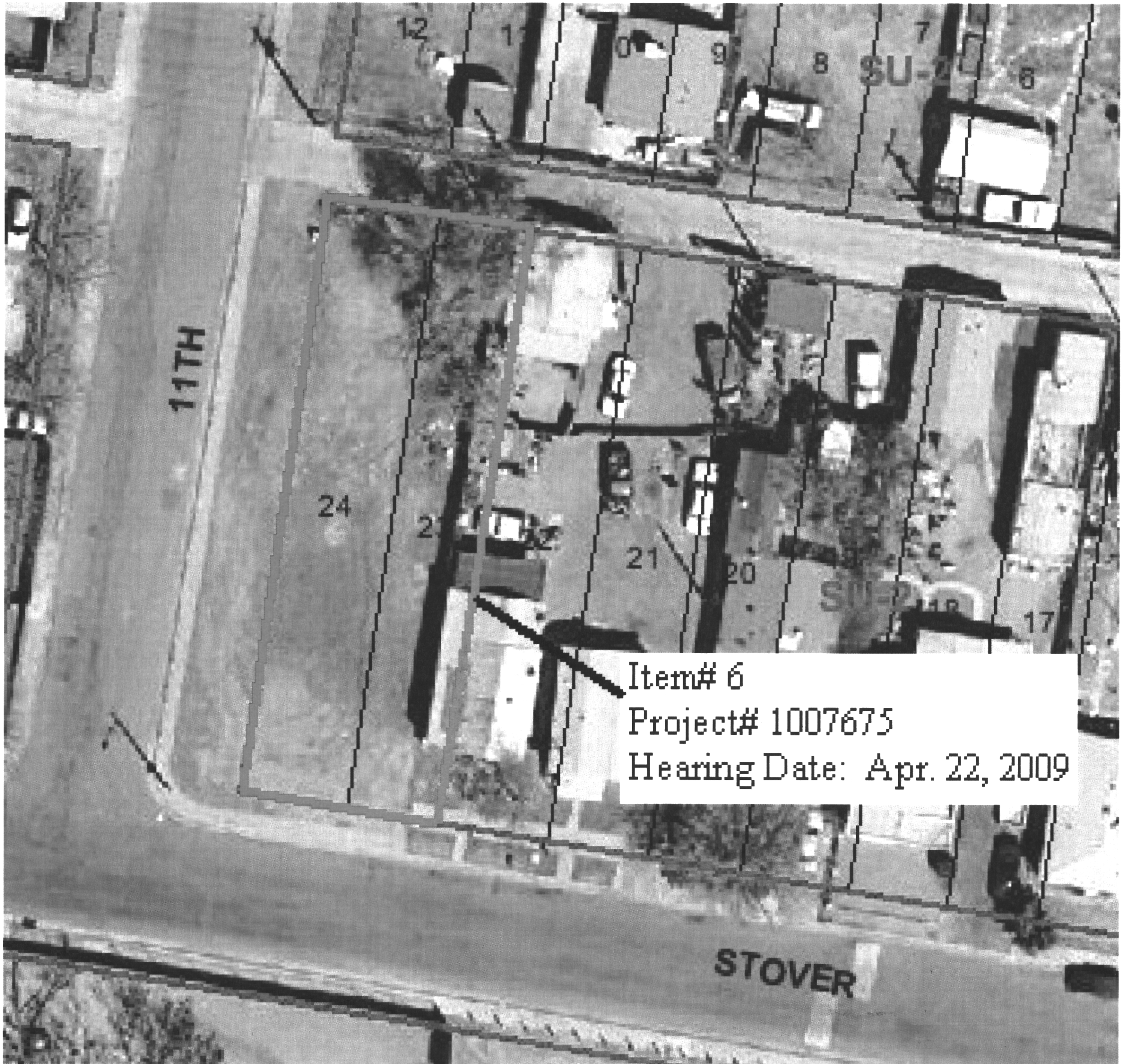
5. **Project# 1003698**  
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FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for CHRIS & JANET BURKS request(s) the above action(s) for all or a portion of Lot(s) NORTH 1/3 OF 10-12, Block(s) 18, **BROWNEWELL & LAIL'S HIGHLAND ADDITION** zoned SU-2 MD-1, located on MAPLE NE BETWEEN COPPER NE AND TIJERAS NE containing approximately .1631 acre(s). (K-15) **THE PRELIMINARY/FINAL PLAT WAS APPROVED. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**

6. ~~**Project# 1007675**~~  
09DRB-70138 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

DIRK EDMONDS request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 55, **RAYNOLDS** zoned SU-2 R-1, located on STOVER SW BETWEEN 11TH ST SW AND 10TH ST SW containing approximately .33 acre(s). (K-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**





Item# 6  
Project# 1007675  
Hearing Date: Apr. 22, 2009



10. **Project# 1004732/1007474**  
08DRB-70519 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
09DRB-70001 SIDEWALK WAIVER  
09DRB-70002 MINOR - TEMP DEFR  
SWDK CONST

ISAACSON AND ARFMAN PA agent(s) for EVERGREEN HOMES LTD CO request(s) the above action(s) for all or a portion of Tract(s) A-1, A-2 & A-3 - A, A-1, **LANDS OF DAVID MACIEL, FLORAL MEADOWS (TO BE KNOWN AS MONTOYA STREET TOWNHOMES)** zoned R-LT, located on MONTOYA RD NW BETWEEN FLORAL NW AND SARITA NW containing approximately 1.85 acre(s). (H-12) *[Deferred from 1/14/09]* **INDEFINITELY DEFERRED AT THE AGENTS' REQUEST.**

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

11. ~~**Project# 1007675**~~  
09DRB-70060 SKETCH PLAT REVIEW  
AND COMMENT

DIRK EDMONDS agent(s) for DIRK EDMONDS request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 55, **RAYNOLDS ADDITION** zoned SU-2 FOR R-1, located on 11TH ST SW BETWEEN IRON AVE SW AND STOVER AVE SW containing approximately .33 acre(s). (K-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. Other Matters: None.

ADJOURNED: 9:55



**CITY OF ALBUQUERQUE**

**PLANNING DEPARTMENT**

**February 25, 2009**

**DRB Comments**

**ITEM # 13**

**PROJECT # 1007675**

**APPLICATION # 09-70060**

**RE: Lots 23-24, Block 55, Raynolds Addition**

The site is zoned SU-2/ R-1 (Barelas Sector Development Plan); the proposed lot meets the minimum requirements of the sector plan – refer to the R-1 zone for setbacks, except the sector plan allows for a 10 foot front yard setback provided any garage or carport is setback 20 feet..



---

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



**CITY OF ALBUQUERQUE**

**PLANNING DEPARTMENT**

**February 25, 2009**

**DRB Comments**

**ITEM # 13**

**PROJECT # 1007675**

**APPLICATION # 09-70060**

**RE: Lots 23-24, Block 55, Raynolds Addition**

The site is zoned SU-2/ R-1 (Barelas Sector Development Plan); the proposed lot meets the minimum requirements of the sector plan – refer to the R-1 zone for setbacks, except the sector plan allows for a 10 foot front yard setback provided any garage or carport is setback 20 feet..



---

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



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

04/09/2009 Issued By: E08375

-----  
**Permit Number: 2009 070 138** **Category Code 910**

**Application Number:** 09DRB-70138, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** STOVER SW BETWEEN 11TH ST SW AND 10TH ST SW

**Project Number:** 1007675

**Applicant**  
Dirk Edmonds

**Agent / Contact**  
Dirk Edmonds

502 Villa Verde Dr Se  
Rio Rancho NM 87124  
463-8558

502 Villa Verde Dr Se  
Rio Rancho NM 87124  
463-8558

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$215.00
<b>TOTAL:</b>		<b>\$235.00</b>

City Of Albuquerque  
Treasury Division

4/9/2009 12:51PM LOC: ANNX  
WS# 006 TRANS# 0006  
RECEIPT# 00104888-00104888  
PERMIT# 2009070138 TRSDMG  
Trans Amt \$235.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$215.00  
VI \$235.00  
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 (Form D)**

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): None PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: Dirk Edmonds PHONE: 505-463-8558  
 ADDRESS: 502 Villa Verde Dr SE FAX: \_\_\_\_\_  
 CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: dwedmo@yahoo.com

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

DESCRIPTION OF REQUEST: Eliminate lot line between Lots 23 and 24, Block 55  
Raynolds Addition

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. 23 and 24 Block: 55 Unit: Raynolds  
 Subdiv/Addn/TBKA: Raynolds  
 Existing Zoning: SU-2, R-1 Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): K-13 UPC Code: 101305742126543201

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1007675

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): .33  
 LOCATION OF PROPERTY BY STREETS: On or Near: NE CORNER Stover  
 Between: 11th Av SW and 10th Stover St SW

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

SIGNATURE Dirk Edmonds DATE 4-6-09  
 (Print) Dirk Edmonds 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

09DRB - 70138  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Action

D&F  
CMF

S.F.

Fees

\$ 215.00  
 \$ 20.00  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \$ \_\_\_\_\_  
 Total  
 \$ 235.00

Hearing date April 22, 2009

Vulp 4-9-09

1007675

**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.

Dirk Edmonds  
 Applicant name (print)  
Dirk Edmonds 4-6-09  
 Applicant signature / date

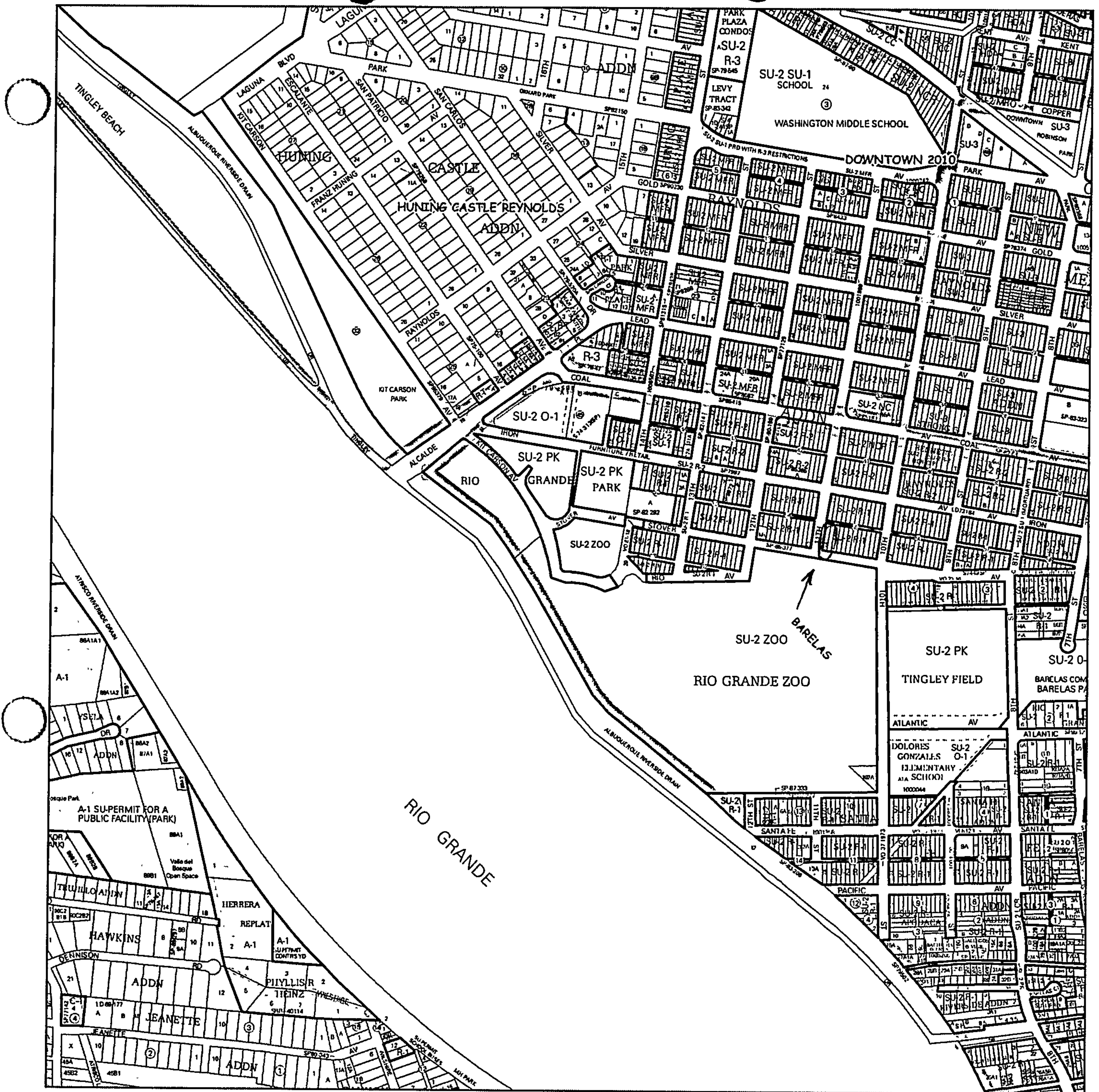


Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
09072B - 70138

Valje 4.9.09  
 Planner signature / date  
 Project # 1007675





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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 3/10/2009

Note: Grey Shading Represents Area Outside of the City Limits

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

Selected Symbols

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

0                      750                      1,500 Feet

To: Jack Cloud, DRB

Dear Sir,

I would like to remove the lot line between lots 23 and 24 of block 55 of Reynolds addition, in order to build a reasonable sized single family home.

D. J. Clark 4-8-09





**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, 2<sup>nd</sup> 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: Raynolds Addn

Legal Description: Lot 24-A, Block 55

Location of Project (address or major cross streets) 11<sup>th</sup> St SW and Stover Av SW

Proposed Number of Units \_\_\_\_\_ Single-Family \_\_\_\_\_ Multi-Family \_\_\_\_\_ Total Units

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

Comments \_\_\_\_\_

**Waiver Information**

Property Owner: Dirk Edmonds Legal Description: Lot 24-A, Block 55, Raynolds Addn Zoning: SU-2

Reason for Waiver/Deferral: The property owner is combing original lots 23 and 24 into new lot 24-A.

This will cause not net gain of residential units.

**Contact Information**

Name: Dirk Edmonds

Company:

Phone: 463-8558

E-Mail:

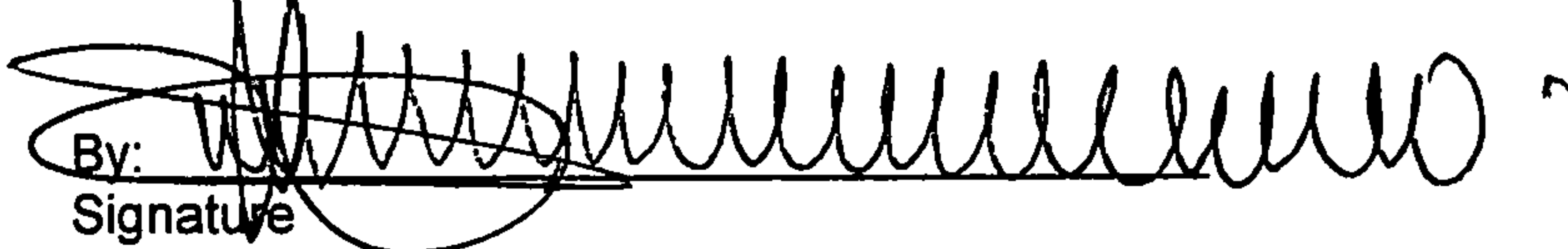
**Please include with your submittal:**

- Zone Atlas map with the entire property (ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of 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 Lot 24-A, Block 55, Raynolds Addn, which is zoned as SU-2, on April 9, 2009 submitted by, Dirk Edmonds owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner is combing original lots 23 and 24 into new lot 24-A. This will cause not net gain of residential units.

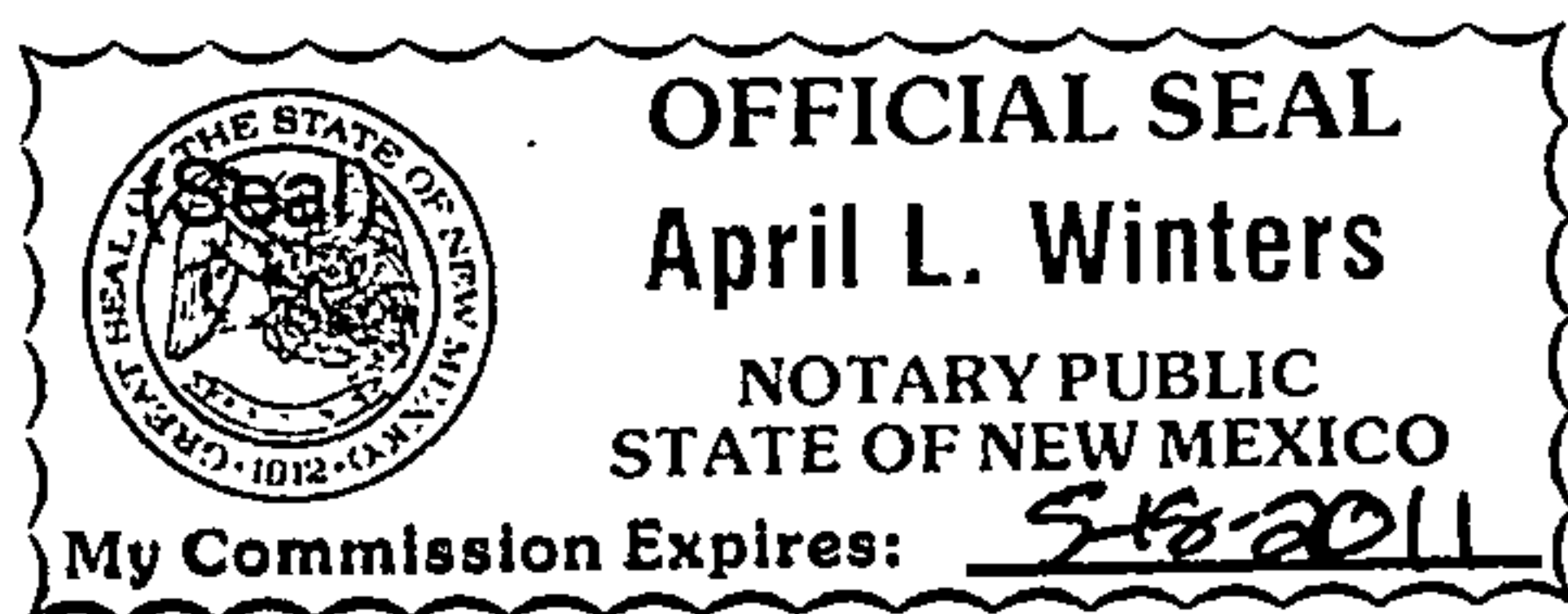
ALBUQUERQUE PUBLIC SCHOOLS

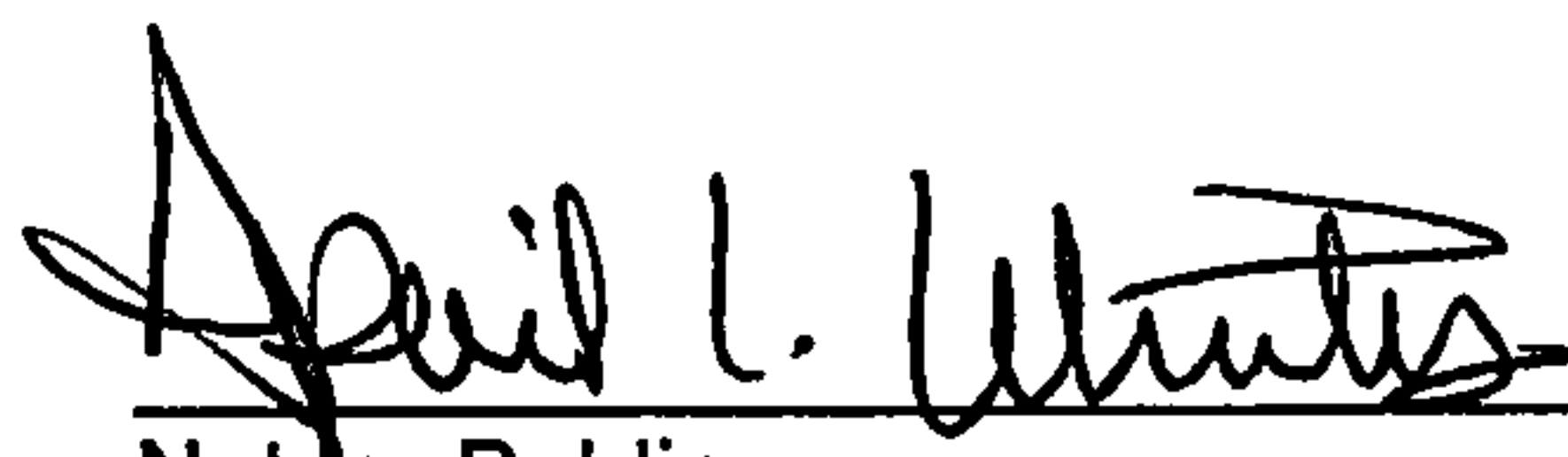
By:   
Signature

Kizito Wijenje, Director, Capital Master Plan  
Name (printed or typed) and title

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 9, 2009, by Kizito Wijenje as Director of CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.



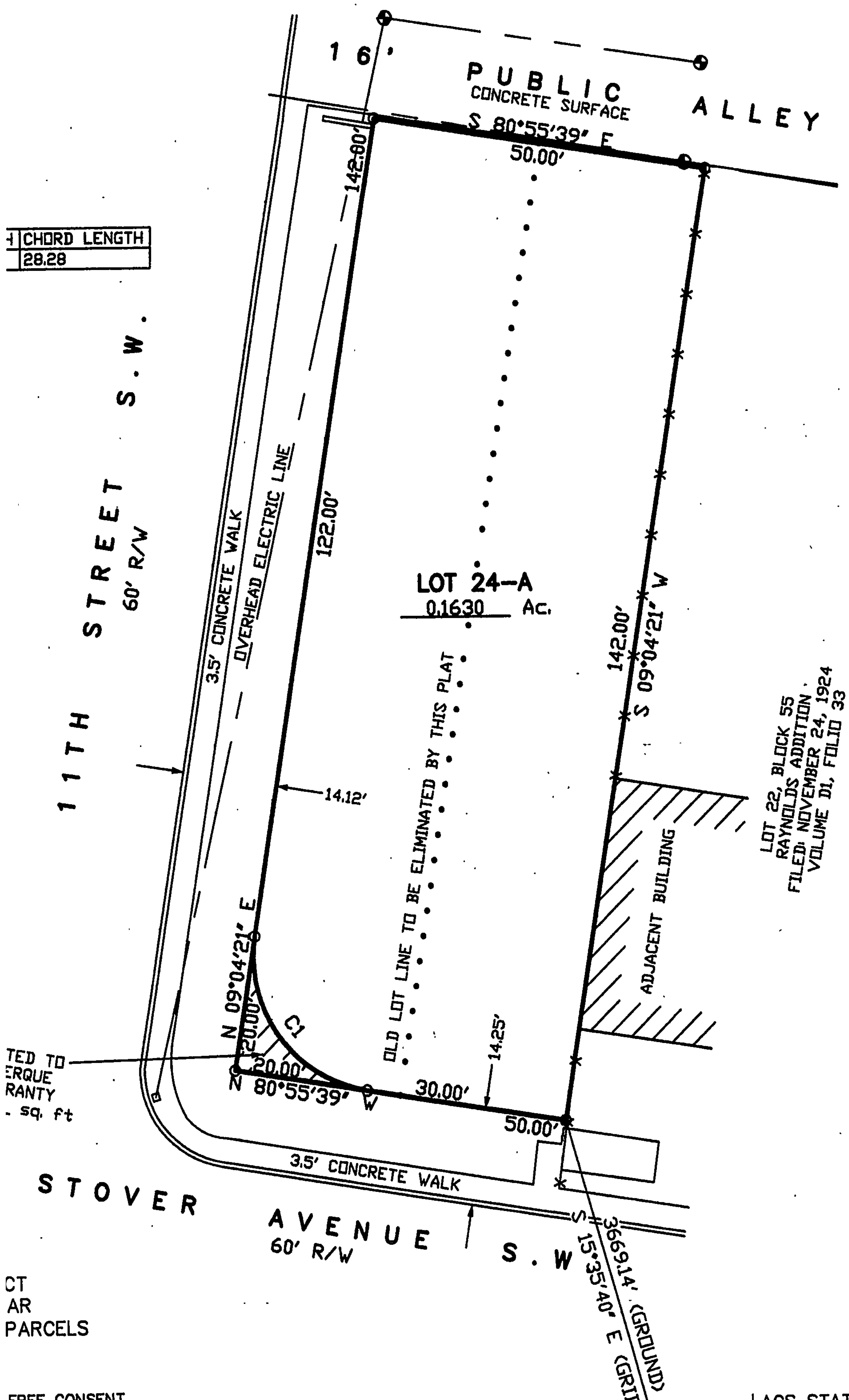
  
Notary Public

My commission expires: May 18, 2011



RDINATES OF (CENTRAL ZONE, NAD 1983) X=1,518,508.493 AND Y=1,481,048.910 BEARS S 15° 35' 40" E, 3669.14 FEET RUNNING THENCE N 80° 55' 39" W, ALONG THE NORTHERLY LINE OF STOVER AVENUE, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER, BEING A POINT ON THE EASTERLY LINE OF 11TH STREET; 09° 04' 21" E, ALONG THE EASTERLY LINE OF 11TH STREET, A DISTANCE OF 142.00 FEET TO THE CORNER, BEING A POINT ON THE SOUTHERLY LINE OF A 16 FOOT PUBLIC ALLEY; 80° 55' 39" E, ALONG THE SOUTHERLY LINE OF A 16 FOOT PUBLIC ALLEY, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER AND PLACE OF BEGINNING; 09° 04' 21" W, A DISTANCE OF 142.00 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING; 0.1630 ACRES MORE OR LESS

CHORD LENGTH
28.28



LOT 22, BLOCK 55  
 RAYNOLDS ADDITION  
 FILED: NOVEMBER 24, 1924  
 VOLUME D1, FOLIO 33

DEDICATED TO  
 ALBUQUERQUE  
 WARRANTY  
 COVENANTS  
 - sq. ft

CT  
 AR  
 PARCELS

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. AND DO HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE w/WARRANTY COVENANTS

ACS STATION "8-L13"  
 X=1,518,508.493  
 Y=1,481,048.910  
 GRD TO GRID=0.999683861  
 $\Delta\alpha = -00^{\circ} 14' 02.76''$   
 CENTRAL ZONE, NAD 1983

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DATE



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...**
- D**  Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

Professional/Agent (if any): Dirk Edmonds PHONE: 505-463-8558  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: Dirk Edmonds PHONE: 505-463-8558  
 ADDRESS: 502 Villa Verde Dr SE FAX: \_\_\_\_\_  
 CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: dwedmo@yahoo.com  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Eliminate lot line between lots 23224, Block 55  
Raynolds Addition

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. 23224 Block: 55 ~~Tract~~ Raynolds  
 Subdiv/Addr/TBKA: \_\_\_\_\_  
 Existing Zoning: SD-2, R-1 Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): K-13 UPC Code: 101305742126543201 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. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): .33  
 LOCATION OF PROPERTY BY STREETS: On or Near: 11th St. SW  
 Between: IRON SW and Stover Av. SW

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

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 (Print) \_\_\_\_\_ 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	SF	Fees
<u>09DRB 70060</u>	<u>\$K</u>	<u>5(3)</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>02/25/09</u>			Total \$ <u>0</u>

Sandra Handley 02/13/09 Project # 1007675  
 Planner signature / date



**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.

Dirk Edmonds  
 Applicant name (print)  
Dirk Edmonds 2-13-09  
 Applicant signature / date



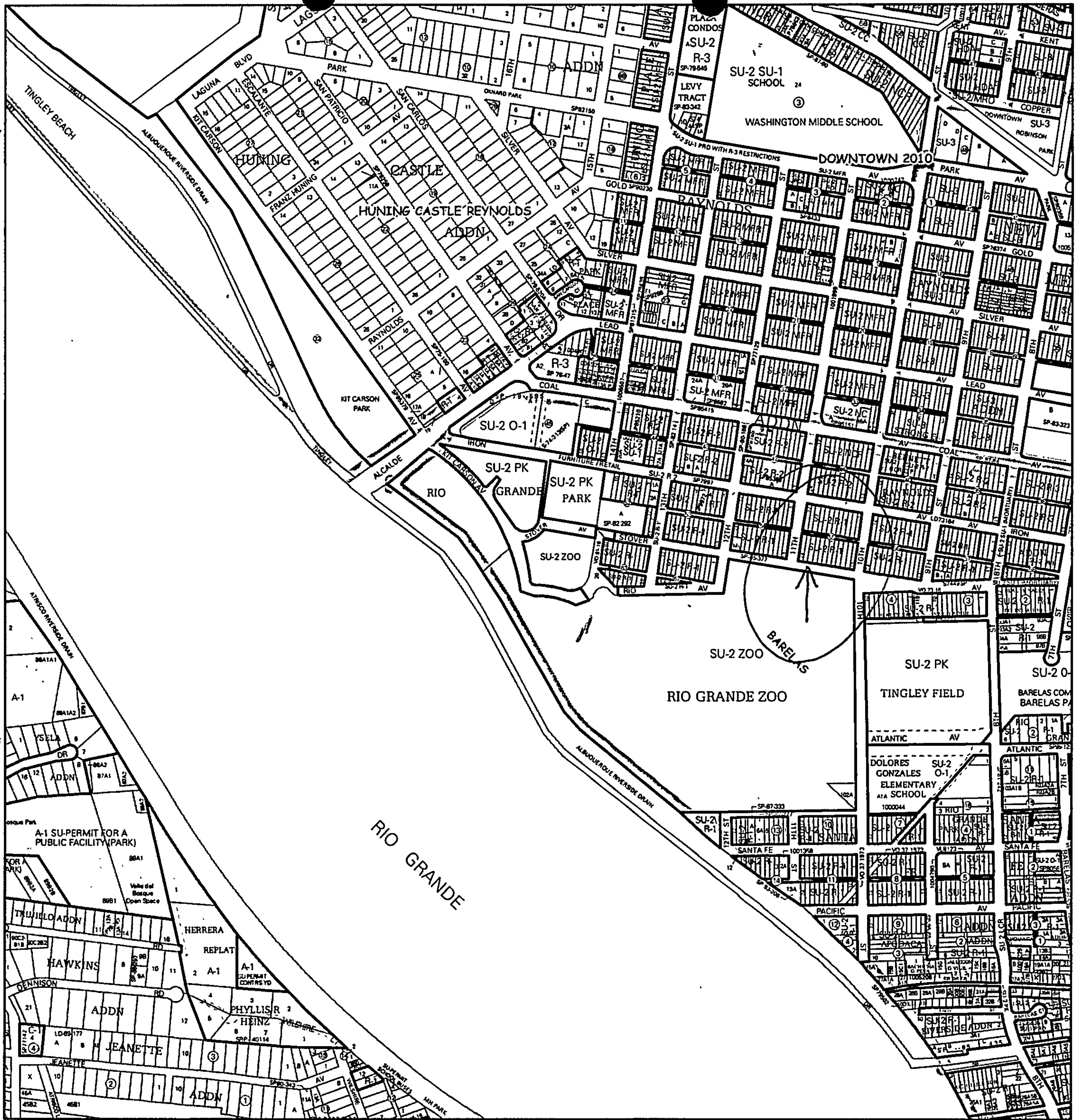
Form revised October 2007

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

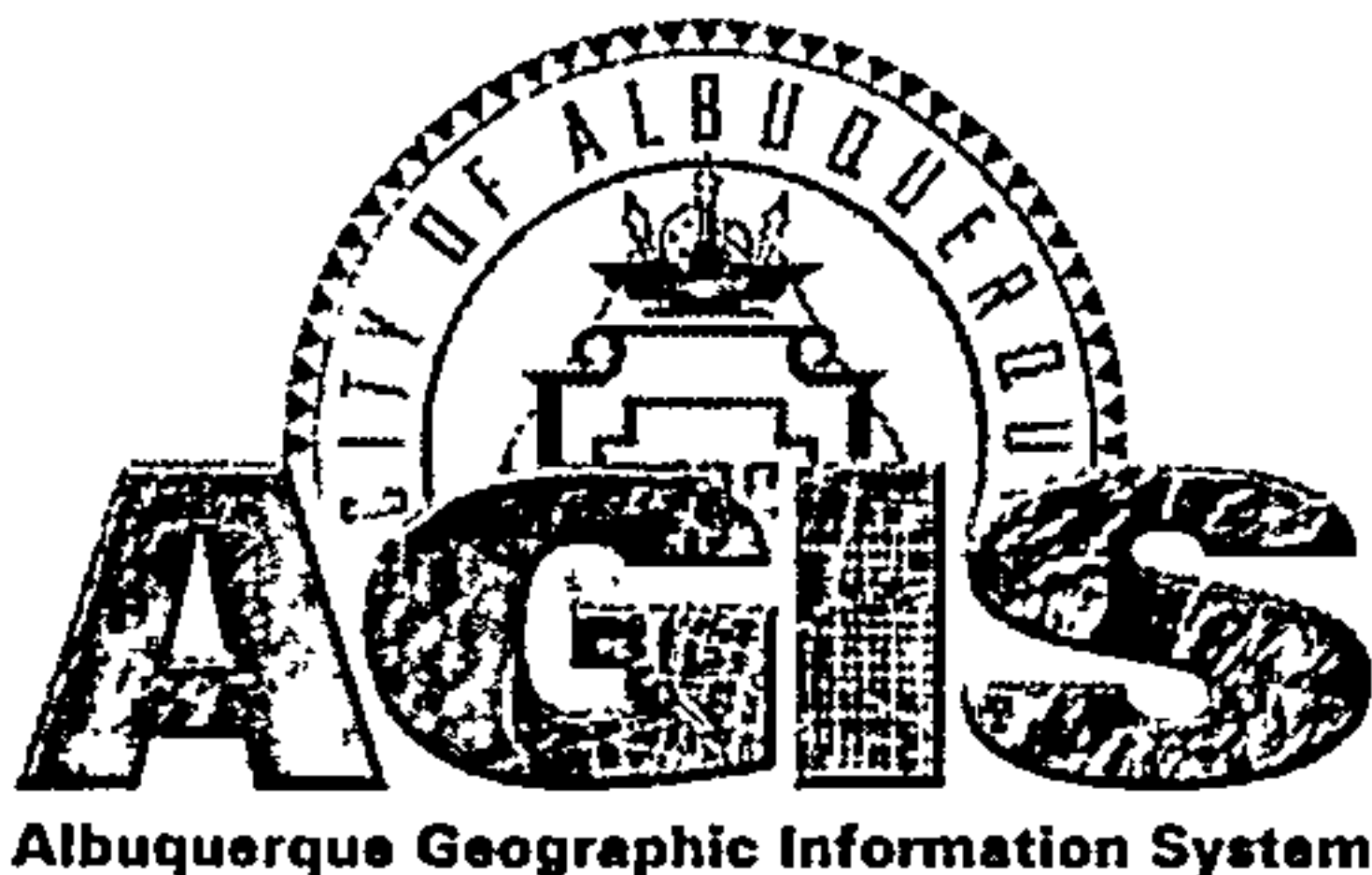
Application case numbers  
09DRB - 70060  
 \_\_\_\_\_  
 \_\_\_\_\_

Sandra Handley 02/13/09  
 Planner signature / date  
 Project # 1007675

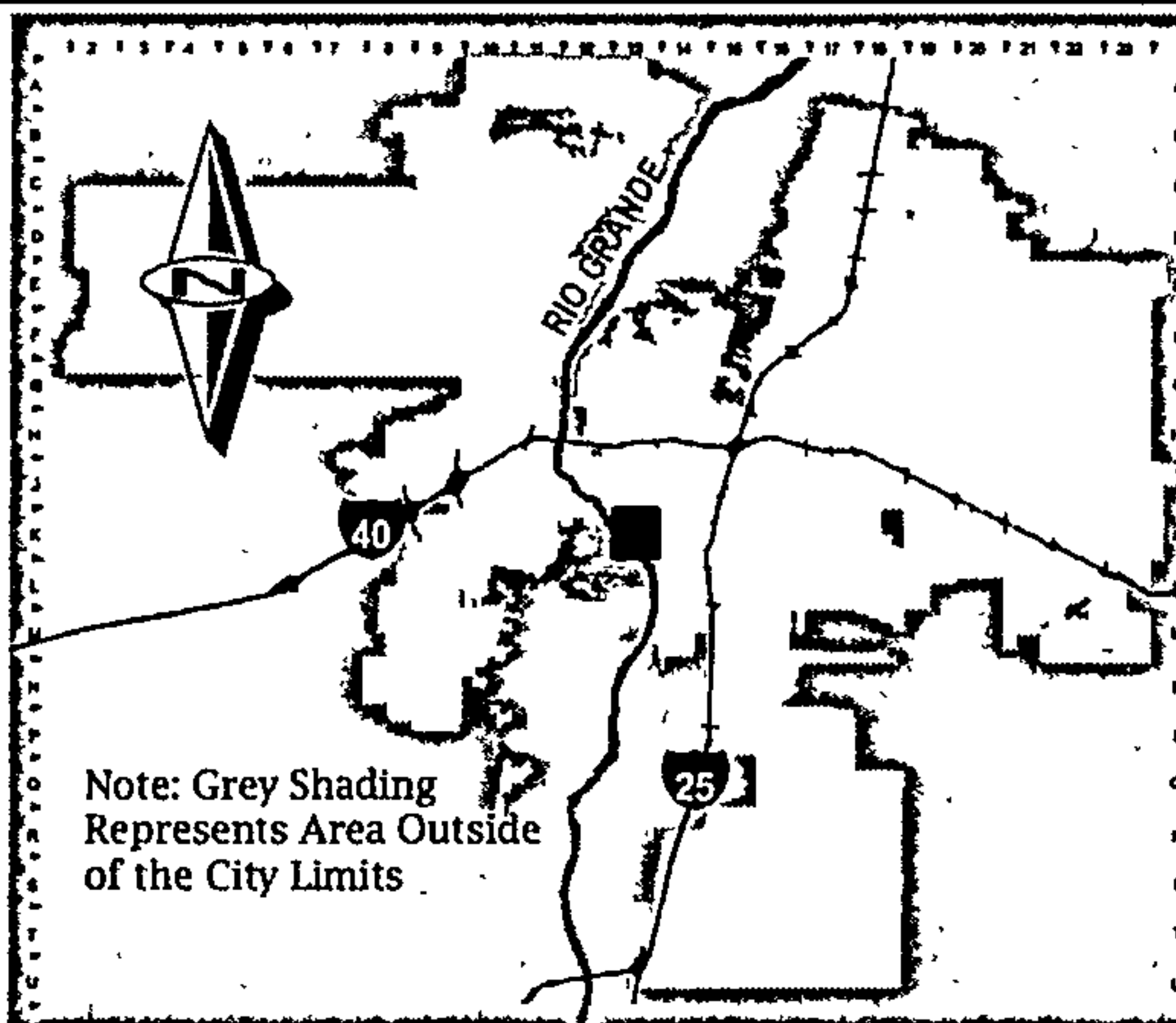




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 6/13/2008



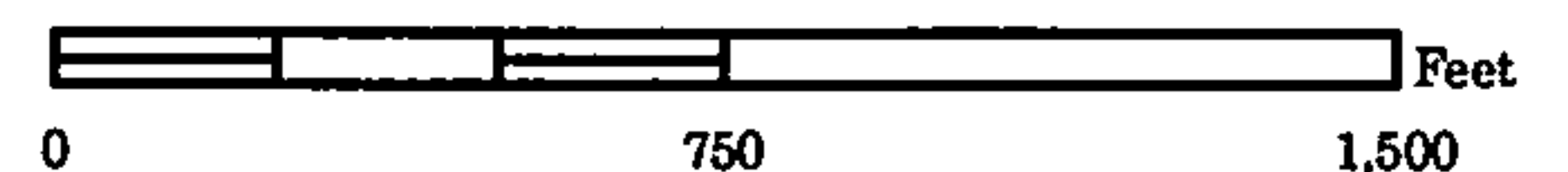
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

# K-13-Z

Selected Symbols

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





Feb 13, 2009

To: Jack Cloud

Sir,

I would like to eliminate the lot line ~~on~~  
between lots 23 and 24, Block 55 of the Reynolds  
Addition, to create a single lot.

I would like to do this in order to be able  
to build a single family home on said lot.

Thank you,

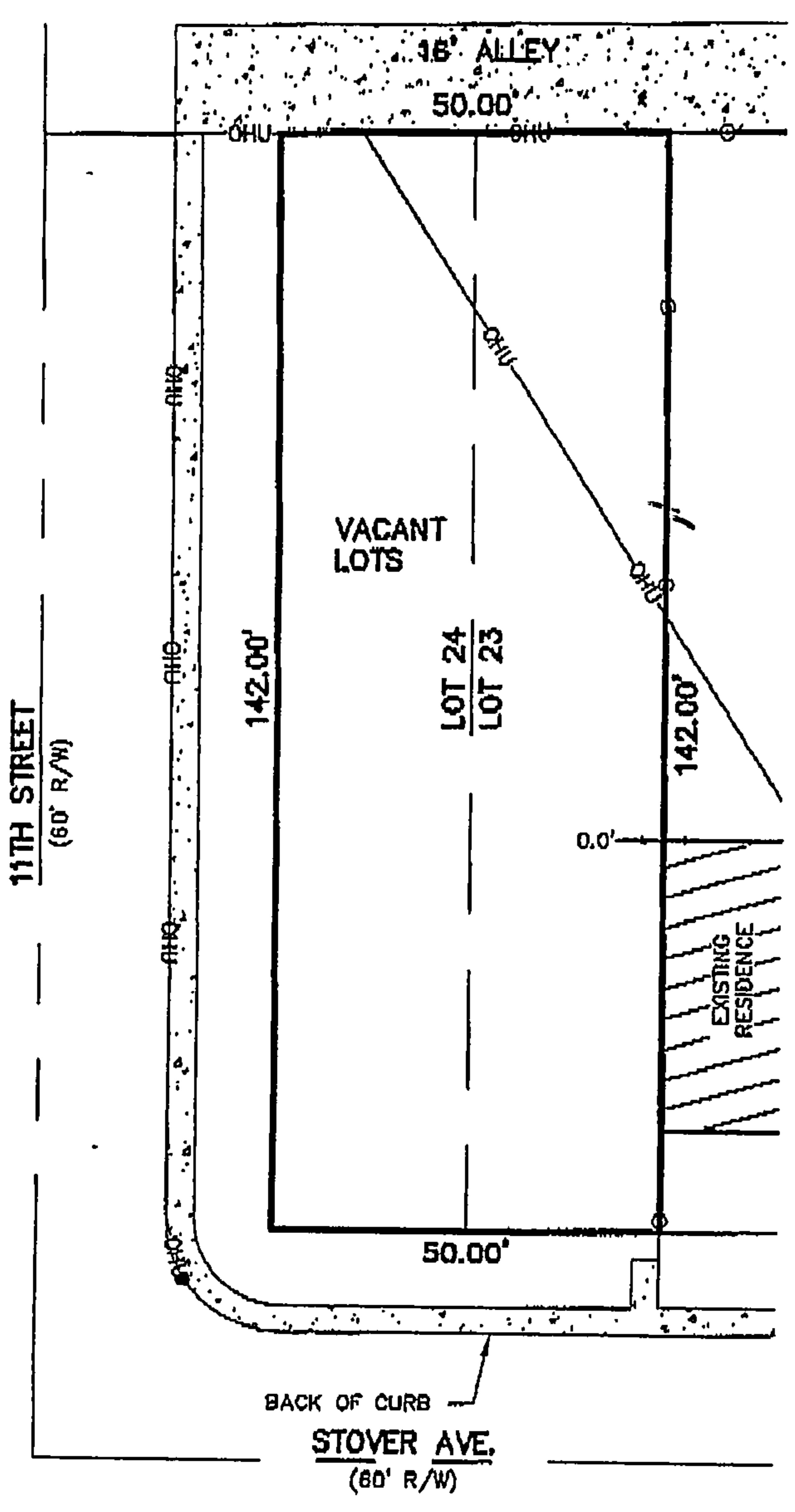
Dil Gundy

DATE:  
10/10/08  
SCALE:  
1"=30'  
CREW:  
JS/JW  
DRAWN:  
CMA  
JOB NO.  
082482

**CARTESIAN  
SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244

**IMPROVEMENT LOCATION REPORT  
LOTS 23 AND 24, BLOCK 55,  
RAYNOLDS ADDITION  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO**

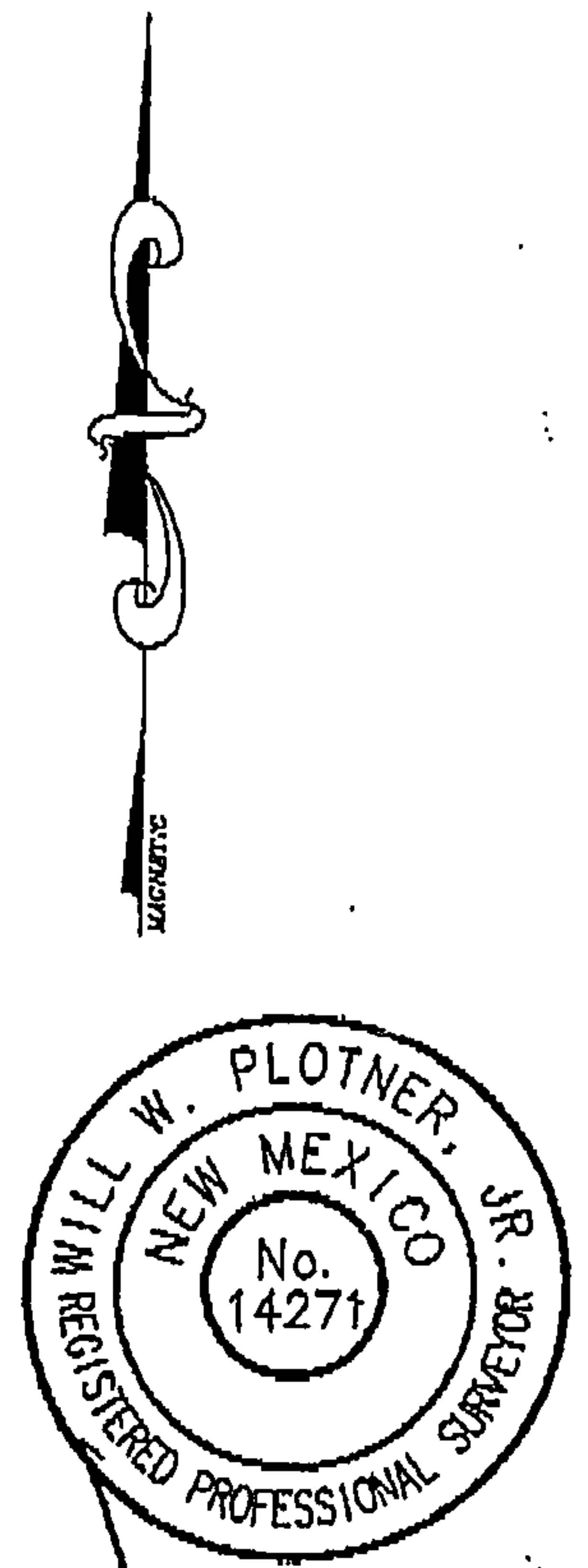
- LEGEND**
- ○ — CHAINLINK FENCE
  - POWER POLE
  - OHU — OVERHEAD UTILITY
  - ▭ CONCRETE



**NOTE:** 1. THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. AS DETERMINED BY F.E.M.A. AND SHOWN ON FLOOD INSURANCE RATE MAP DATE SEPT. 26, 2008, MAP NO. 35001C0333G.

2. THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED ON THE NOTES ON THE RECORDED PLAT.

3. THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.



**LEGAL DESCRIPTION**  
LOTS NUMBERED TWENTY-THREE (23) AND TWENTY-FOUR (24), IN BLOCK NUMBERED FIFTY-FIVE (55), OF THE RAYNOLDS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 24, 1924, IN PLAT BOOK D1, PAGE 33.

*Will W. Plotner, Jr.*  
NMRPS No. 14271

THIS IS TO CERTIFY:  
TO TITLE COMPANY: STEWART TITLE TO UNDERWRITER: STEWART TITLE GUARANTY CO.

TO LENDER: \_\_\_\_\_ that on OCTOBER 10TH 20 08, I, Will W. Plotner, Jr., N.M.P.S. No. 14271, made an inspection of the premises situated at LOTS 23 AND 24, BLOCK 55, RAYNOLDS ADDITION BERNALILLO County, New Mexico briefly described as (Address if applicable) STOVER AVE. SW

PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat (Include filing information if plat is filed).  
SEE LEGAL DESCRIPTION

NOTE: The error of closure is less than one foot of error for every 10,000 feet along the perimeter of the legal description provided. Easements shown hereon are as listed in the Title Commitment No. 8100086 provided by the Title Company. Improvement location is based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.

**\*THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE (THIS INCLUDES BUILDING PERMITS)**

- I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:
1. Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas, or oil pipe lines on or crossing said premises (show location, if none visible, so indicate): •
  2. Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises: •
  3. Evidence of cemeteries or family burial grounds located on said premises (show location): •
  4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location): •
  5. Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs in common or joint garages: •
  6. Apparent encroachments. If the building, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location): •
  7. Specific physical evidence of boundary lines on all sides: SEE ABOVE SKETCH
  8. Is the property improved? (If structure appears to encroach on adjoiners show approximate distances): YES
  9. Indications of recent building construction, alterations or repairs: SEE ABOVE SKETCH
  10. Approximate distance of structure from at least two lot lines must be shown. SEE ABOVE SKETCH

• NOT APPLICABLE, UNLESS INDICATED OTHERWISE ON THE ABOVE SKETCH  
setback and setback violations are not shown hereon.