



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 30, 2012

Project# 1007963

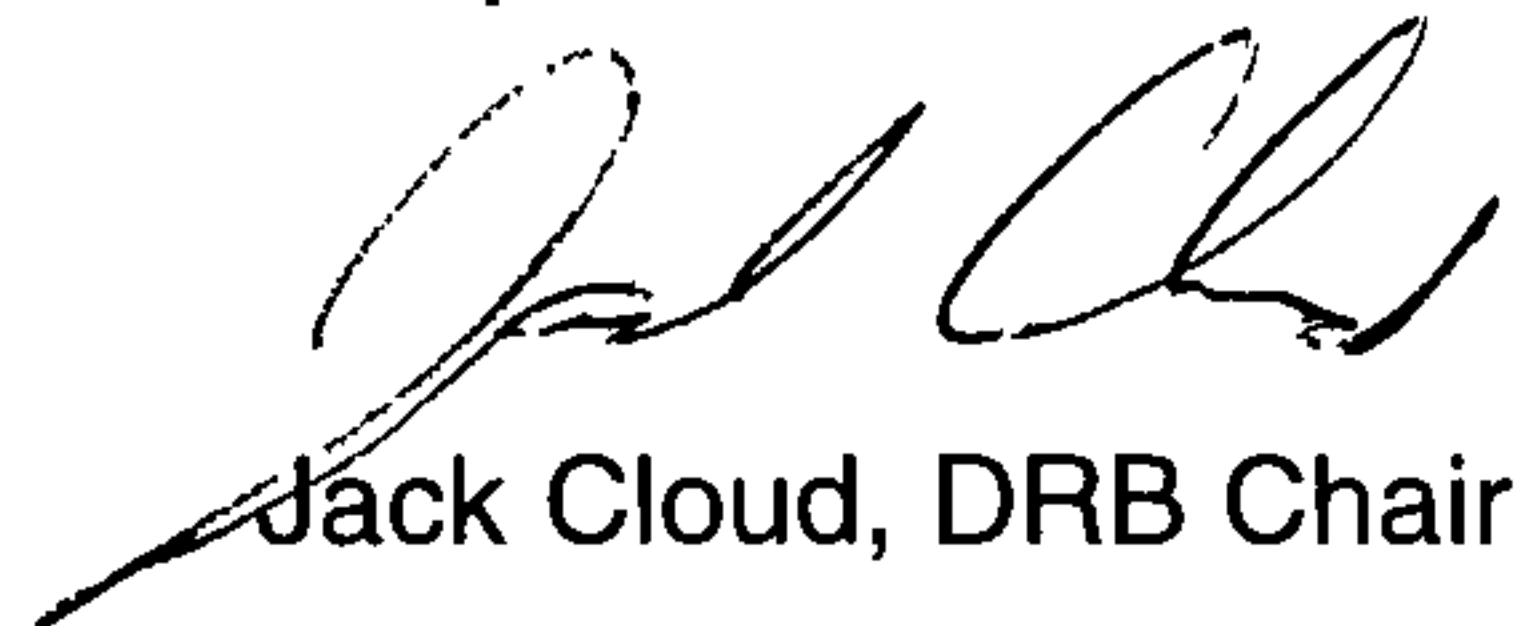
12DRB-70149 EXT OF MAJOR PRELIMINARY PLAT

BILLY HOLLER request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20, Block(s) 3, **ROMERO ADDITION** zoned S-R, located on KINLEY BETWEEN 5TH AND 6TH ST containing approximately .33 acre(s). (J-14)

At the May 30, 2012 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

The conditions of final plat still apply.

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



Jack Cloud, DRB Chair

Cc: Billy Holler
Marilyn Maldonado
file

7. **Project# 1002962; # 1003354; # 1003353; # 1002929; # 1002928; # 1003403**
12DRB-70099 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR
SIA) THE TRAILS, LLC request(s) the referenced/ above
action(s) for all or a portion of **HERITAGE AT THE
TRAILS Unit(s) I & 2, plus SANTA FE, TAOS, &
RESERVE AT THE TRAILS** [Tract(s) A, B, C, D, & F
of THE TRAILS], zoned RD, located on either side of
RAINBOW BLVD NW between PASEO DEL NORTE
NW and WOODMONT AVE NW containing
approximately 76 acre(s). (C-9) [Deferred from
4/18/12]**WITHDRAWN.**
8. **Project# 1004353**
12DRB-70098 MAJOR - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA) THE TRAILS, LLC request(s) the referenced/ above
action(s) for all **SANTA FE 2 AT THE TRAILS UNIT
2**, zoned R-D, located on the west side of OAKRIDGE ST
NW between TREE LINE AVE NW and WOODMONT
AVE NW containing approximately 17.0028 acre(s). (C-9)
[Deferred from 4/18/12] **WITHDRAWN.**

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

9. **Project# 1002062**
12DRB-70140 EPC APPROVED SDP
FOR BUILD PERMIT
12DRB-70144 SIDEWALK WAIVER MARK GOODWIN AND ASSOCIATES, P.A. agent(s)
for TEAM BROADCASTING INC request(s) the above
action(s) for all or a portion of Lot(s) H-12-B,
RIVERVIEW zoned SU-1/MIXED USE, located on
COORS BLVD BETWEEN EAGLE RANCH AND
BOSQUE MEADOWS containing approximately 2.15
acre(s). (D-13) [Deferred from 5/16/12] **DEFERRED TO
6/6/12 AT THE AGENT'S REQUEST.**

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

10. **Project# 1001946**
12DRB-70151 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL JACKS HIGH COUNTRY INC agent(s) for LOWES
HOME IMPROVEMENT WAREHOUSE request(s) the
above action(s) for all or a portion of Tract(s) A-1-B-1,
LOS ANGELES CENTER zoned M-1 (SC), located on
PASEO DEL NORTE BETWEEN SAN PEDRO AND
INTERSTATE 25 containing approximately 15.8464
acre(s). (D-18)**DEFERRED TO 6/6/12 AT THE AGENT'S
REQUEST.**
11. **Project# 1007963**
12DRB-70149 EXT OF MAJOR
PRELIMINARY PLAT BILLY HOLLER request(s) the above action(s) for all or a
portion of Lot(s) 17, 18, 19, 20, Block(s) 3, **ROMERO
ADDITION** zoned S-R, located on KINLEY BETWEEN
5TH AND 6TH ST containing approximately .33 acre(s).
(J-14) **A ONE-YEAR EXTENSION OF THE
PRELIMINARY PLAT WAS APPROVED**

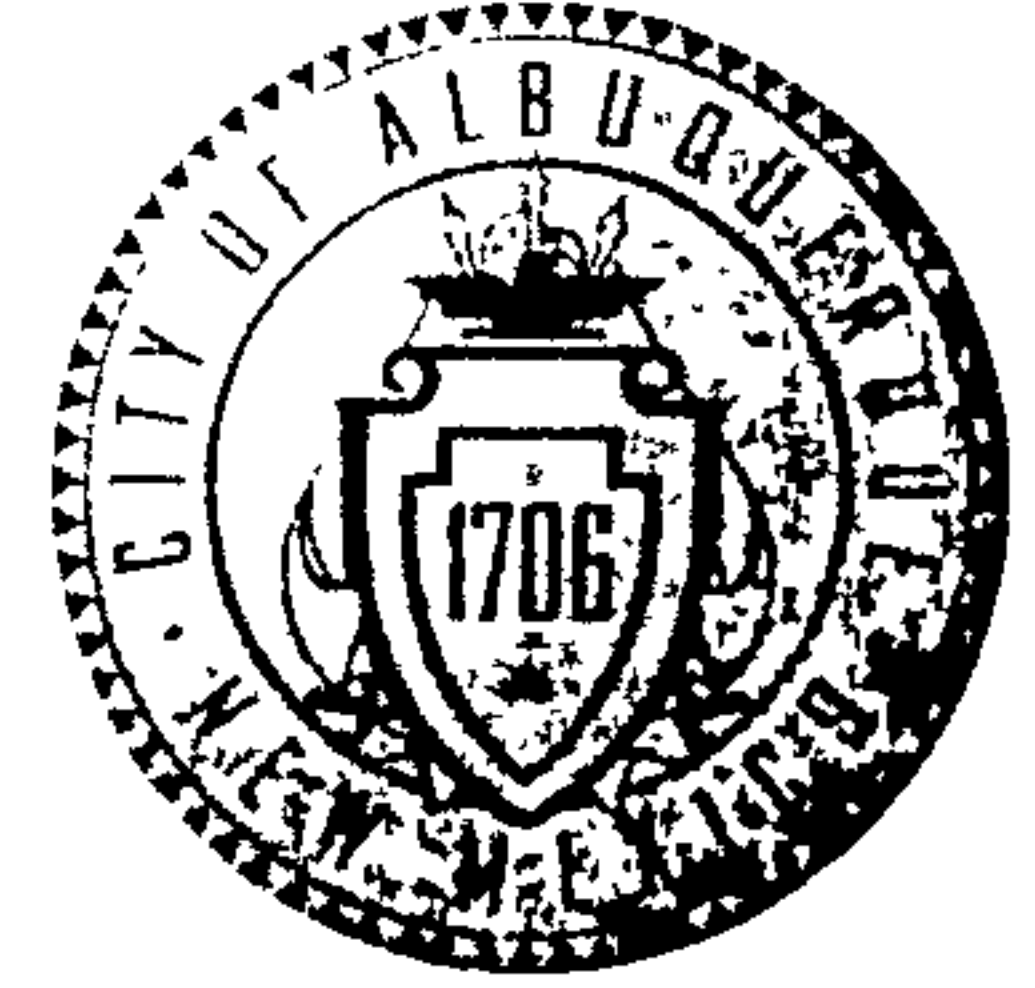
MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

13. **Project# 1002633**
11DRB-70146 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SBS CONSTRUCTION AND ENGINEERING, LLC agent(s) for NM VENTURA LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A, **VENTURA PLACE** zoned SU-1 FOR MIXED USES, located on HOLLY AVE NE BETWEEN VENTRUA ST NE AND BARSTOW SE NE containing approximately 2.0739 acre(s). (C-20) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO PROVIDE DIMENSIONAL EXHIBIT AND TO PLANNING FOR COPY OF PLAT, AGIS DXF.**
14. **Project# 1007963**
11DRB-70147 EXT OF MAJOR
PRELIMINARY PLAT
- SBS CONSTRUCTION , LLC agent(s) for BILLY HOLLER request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20, Block(s) 3, **ROMERO ADDITION** zoned S-R, located on KINLEY AVE NW BETWEEN 5TH ST AND 6TH ST containing approximately .33 acre(s). (J-14) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
15. **Project# 1007490**
11DRB-70133 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- HUITT-ZOLLARS, INC. agent(s) for CAUWELS AND STUVE REALTY AND DEVELOPMENT ADVISORS request(s) the above action(s) for all or a portion of Tract(s) 3B-1A, 3B-2A AND 3B-2B, **LAND OF IHS ACQUISITION NO. 120, INC** zoned SU-2 HOSPITAL AND MEDICAL OR SU-2 located on HORIZON BLVD BETWRRN ALAMEDA AND JEFFERSON containing approximately 10.985 acre(s). (B-17 AND C-17) [*Deferred from 5/18/11*]**DEFERRED TO 6/8/11 AT THE AGENT'S REQUEST.**

Other Matters: None.

ADJOURNED:

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007963

AGENDA ITEM NO: 4

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report is on file for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
An executed SIA with financial guarantees is required for Final Plat approval

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: June 2, 2010

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007963

AGENDA ITEM NO: 4

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.
Define the maintenance responsibilities for the private access easement.

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: JUNE 2, 2010

HEARING DATE: 6-1-11 (EFA)

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1006989**
10DRB-70133 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR
SIA)
ADIL RIZVI agent for TIMOTHY & CHRISTINE HELMICK requests the referenced/above action for all of Lot 16-A, Block 16, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES** zoned SU-2 FOR IP, located on the southwest corner of SAN PEDRO DR NE and ANAHEIM AVE NE containing approximately .9994 acre. (C-18) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

2. **Project# 1002632**
10DRB-70126 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR
SIA)
TIERRA WEST LLC agent(s) for AMGO PROPERTIES LLC request(s) the referenced/above action(s) for all or a portion of **SUNDANCE ESTATES** zoned R-LT, located on UNSER BLVD NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 26.5327 acre(s). (B-10, B-11) [Deferred from 5/12/10, 5/26/10] At the June 2, 2010 meeting, the Development Review Board made a determination to recommend approval of the referenced extension of the Subdivision Improvements Agreement to City Council. The extension should be coordinated with the Department of Municipal Development's requirements, to allow for construction to begin by January 1, 2011 and completion by April 1, 2011.

3. **Project# 1008265**
10DRB-70109 MAJOR – SITE
DEVELOPMENT PLAN FOR BUILDING
PERMIT
CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LLC request(s) the referenced/ above action(s) for all or a portion of Lots A-2-A and A-3-A, **JOURNAL CENTER PHASE 2, UNIT 2** zoned IP, located north of RUTLEDGE RD NE and west of SNAPROLL ST NE containing approximately 5.41 acre(s). (D-16, D-17) [Deferred from 5/5/10] **DEFERRED TO 8/25/10 AT THE AGENT'S REQUEST.**

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

4. ~~**Project#-1007963**~~
10DRB-70148 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
ADVANCED ENGR. AND CONSULT. request(s) the above action(s) for all or a portion of Lot(s) 17-20, Block(s) 3, **ROMERO ADDITION**, zoned S-R, located on 518 KINLEY AVE NE BETWEEN 5TH ST NW AND 6TH NW containing approximately 0.33 acre(s). (J-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/2/10, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 2, 2010
DRB Comments**

ITEM # 4

PROJECT # 1007963

APPLICATION # 10-70148

RE: Lots 17-20, Block 3, Romero Addition

The subject site is zoned SR and is within the Sawmill Wells Park Sector Development Plan area; R-LT regulations generally apply for new development with exceptions and design regulations noted in the sector plan.



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

7963

DXF Electronic Approval Form

DRB Project Case #: 1007963

Subdivision Name: ROMERO ADDN BLOCK 3 LOTS 17A 18A & 19A

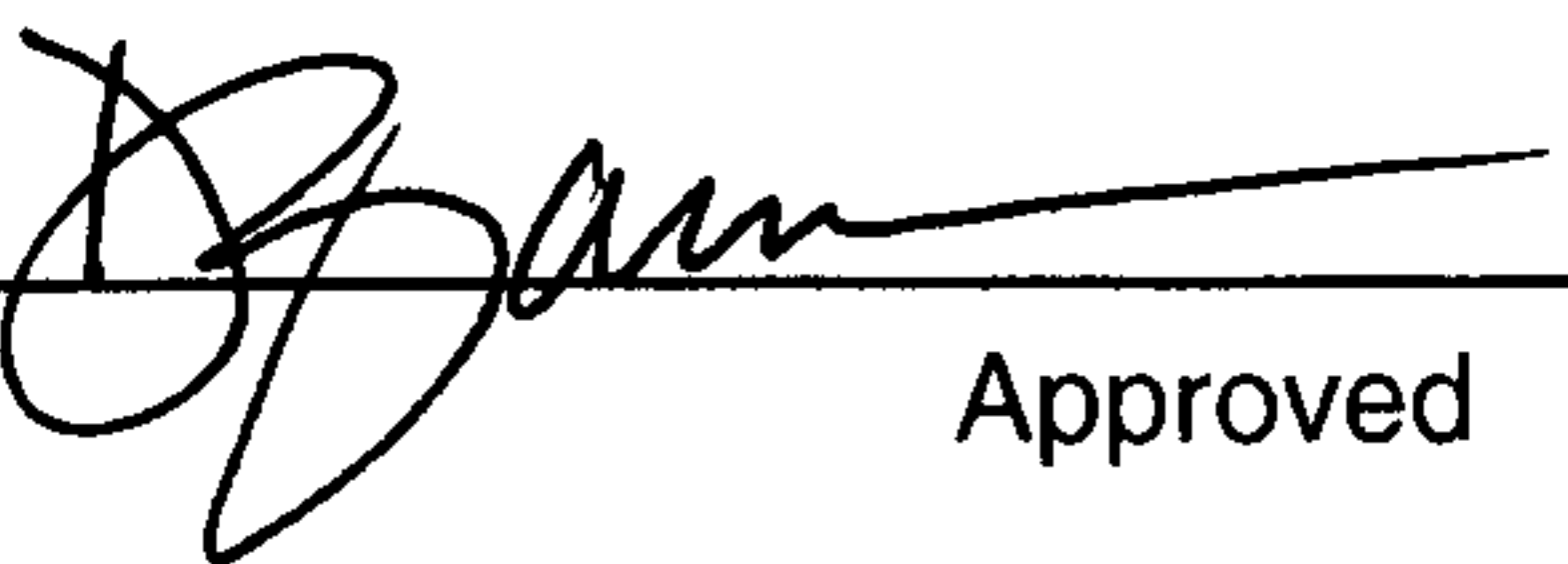
Surveyor: LEONARD G MARTINEZ

Contact Person: SHAHAB BIAZAR

Contact Information: 899-5570

DXF Received: 5/17/2010 Hard Copy Received: 5/17/2010

Coordinate System: NMSP Grid (NAD 83)


Approved

5-24-2010
Date

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

AGIS Use Only
Copied fc **7963** to agiscov on **5/24/2010** Contact person notified on **5/24/2010**

HEARINGS

DATE

6-2-10 (AF)

7963

DXF Electronic Approval Form

DRB Project Case #: 1007963

Subdivision Name: ROMERO ADDN BLOCK 3 LOTS 17A 18A & 19A

Surveyor: LEONARD G MARTINEZ

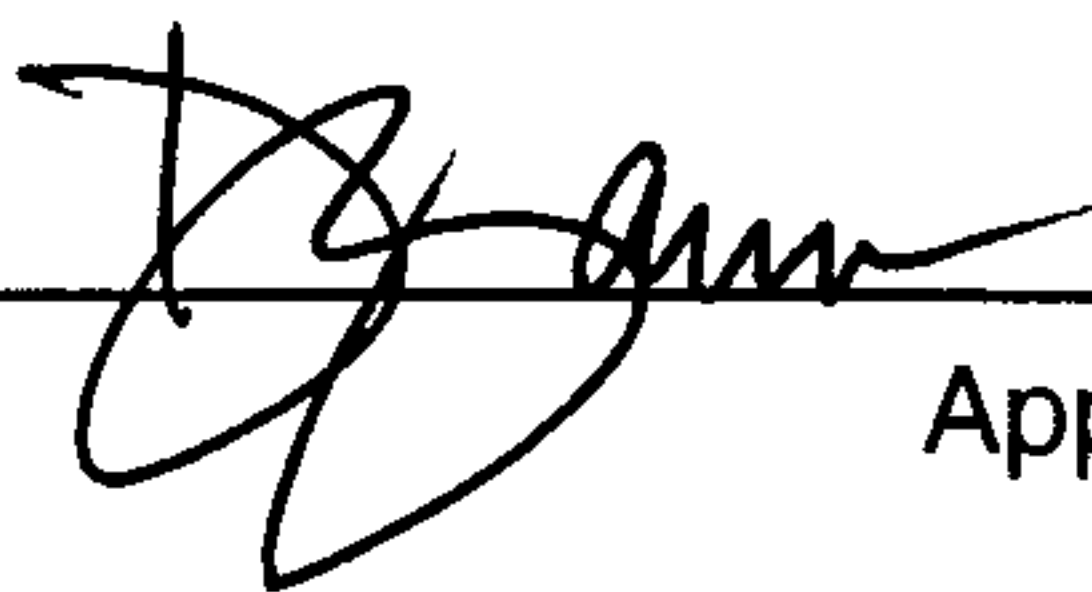
Contact Person: SHAHAB BIAZAR

Contact Information: 899-5570

DXF Received: 5/17/2010

Hard Copy Received: 5/17/2010

Coordinate System: NMSP Grid (NAD 83)



Approved

05.17.2010

Date

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

AGIS Use Only
Copied fc **7963** to agiscov on **5/17/2010** Contact person notified on **5/17/2010**

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

4. **Project# 1003470**
09DRB-70290 EXT OF SIA FOR TEMP
DEFER SDWK CONST
WILSON AND COMPANY INC agent(s) for KB HOMES
NM INC request(s) the above action(s) for all or a portion
of **VISTA VIEJA Unit(s) 1**, zoned RD, located on
VISTA DEL SOL DR NW BETWEEN VISTA ANTIGUA
RD NW AND GO WEST RD NW containing
approximately 40.18 acre(s). (D-9) **A TWO YEAR
EXTENSION TO THE 4-YEAR AGREEMENT FOR THE
DEFERRAL OF SIDEWALKS WAS APPROVED.**
5. **Project# 1007054**
09DRB-70289 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
WAYJOHN SURVEYING INC agent(s) for TDC
PROPERTIES request(s) the above action(s) for all or a
portion of Lot(s) 15-19, Block(s) 31, **HEIGHTS
RESERVOIR ADDITION**, zoned R-3, located on
ADAMS ST NE BETWEEN LOMAS BLVD NE AND
ROMA AVE NE containing approximately 0.7717 acre(s).
[REF: 101705731248212413] (K-17) **THE
PRELIMINARY/FINAL PLAT WAS APPROVED.**
6. **Project# 1007771**
09DRB-70292 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
ADAMS TRUBOW agent(s) for MIKE VON
BLOMBERG request(s) the above action(s) for all or a
portion of Lot(s) 8 & 9 OF REALTY SALES, Block(s) 1,
**COMPANY'S FIRST ADDITION TOGETHER W/
PORTION OF VACATED ALLEY** zoned SU-2/R-1,
located on 7TH ST SW BETWEEN IRON SW AND 8TH
ST SW containing approximately 0.0713 acre(s). (K-14)
**THE PRELIMINARY/FINAL PLAT WAS APPROVED
WITH FINAL SIGN OFF DELEGATED TO PLANNING TO
RECORD.**

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

7. ~~**Project# 1007963**~~
09DRB-70291 SKETCH PLAT REVIEW
AND COMMENT
ADVANCED ENGINEERING LLC request(s) the above
action(s) for all or a portion of Lot(s) 17-20, Block(s) 3,
ROMERO ADDITION, zoned S-R, located on 815
KINLEY AVE NW BETWEEN 5TH ST NW AND 6TH
ST NW containing approximately 0.33 acre(s). (J-14)**THE
SKETCH PLAT WAS REVIEWED AND COMMENTS
WERE GIVEN.**

8. Other Matters: None.

ADJOURNED: 9:30

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

September 16, 2009

DRB Comments

ITEM # 7

PROJECT # 1007963

APPLICATION # 09-70291

RE: Lots 17-20, Block 3, Romero Addition

The subject site is zoned SR and is within the Sawmill Wells Park Sector Development Plan area; R-LT regulations generally apply for new development with exceptions and design regulations noted in the sector plan. The sector plan does allow 35 foot by 100 foot lots, but "Lot Area" is defined by the Zoning Ordinance as exclusive of easements for a private way or thoroughfare [§ 14-16-1-5].

It appears the most effective development would be to vacate the adjoining north-south alley and plat 3 lots with frontage on Kinley.



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

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

05/22/2012 Issued By: BLDAVM 147796

Category Code **910**
2012 070 149

Application Number: 12DRB-70149, Ext Of Major Preliminary Plat

Address:

Location Description: KINLEY BETWEEN 5TH AND 6TH ST

Project Number: 1007963

Applicant

BILLY HOLLER

1122 ORTEGA RD NW
ALBUQUERQUE NM 87114
5054103027

Agent / Contact

BILLY HOLLER

1122 ORTEGA RD NW
ALBUQUERQUE NM 87114
5054103027

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$50.00
TOTAL:		\$70.00

City of Albuquerque Treasury
Date: 5/22/2012 Office: ANNEX
Stat ID: W5000007 Cashier: TRSBLC
Batch: 253 Trans #: 2
Permit: 2012070149
Receipt Num: 00018065
Payment Total: \$70.00
0901 Conflict Mgmt Fee \$20.00
0903 DRB Actions \$50.00
Cash Tendered : \$100.00
Change Tendered : (\$30.00)



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

- | | | |
|--------------------------|--------------------------|--|
| S | Z | ZONING & PLANNING |
| <input type="checkbox"/> | <input type="checkbox"/> | Annexation |
| V | <input type="checkbox"/> | Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans) |
| P | <input type="checkbox"/> | Adoption of Rank 2 or 3 Plan or similar |
| <input type="checkbox"/> | <input type="checkbox"/> | Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations |
| D | <input type="checkbox"/> | Street Name Change (Local & Collector) |
| L | A | APPEAL / PROTEST of... |
| <input type="checkbox"/> | <input type="checkbox"/> | Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other |

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

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____
 APPLICANT: Julian Serna & Shannon Lopez PHONE: 238-5198, 362-0079
 ADDRESS: 708 Camino la Morada, NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: Julian Serna and Shannon Lopez

DESCRIPTION OF REQUEST: Erase two lot lines in order to create two legal lots of Record.

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. ~~13, 14, 15, and 16~~ 17, 18, 19, and 20 Block: 3 Unit: _____
 Subdiv/Addn/TBKA: Romero Addition
 Existing Zoning: S-R Proposed zoning: S-R MRGCD Map No _____
 Zone Atlas page(s): J-14-2 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1007963, 1008118

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 4 No. of proposed lots: 2 Total site area (acres): 0.3268
 LOCATION OF PROPERTY BY STREETS: On or Near: Kinley Avenue, NW
 Between: 5th Street and 6th Street
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Julian Serna DATE 2/1/16
 (Print Name) Julian Serna Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>16 DRB - 70063</u>	<u>SD</u>	_____	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>Feb. 10, 2016</u>			Total \$ <u>0</u>

Hearing date Feb. 10, 2016

2-2-16

Project # 1007963

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.

Julian Serna
 Applicant name (print)
Julian Serna 2/1/16
 Applicant signature / date


 Form revised **October 2007**
[Signature] 2-2-16
 Planner signature / date
 Project # 1007963

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
16 - DRB - 70063



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

Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-14-Z

Selected Symbols

0 750 1,500 Feet

February 1, 2016

To: City of Albuquerque's
Development Review Board

From: Julian Serna
Shannon Lopez

The following request is in regards to a vacant piece of property on Kinley Avenue, Northwest, between 5th and 6th Streets. The site encompasses four legal lots of record of which the legal description is Lots ~~13, 14, 15, and 16~~ 17, 18, 19 and 20, Block 3, Romero Addition, City of Albuquerque. The site is also located within the City of Albuquerque's Sawmill/Wells Park Sector Development Plan.

The request is to erase two lot lines within the site as a whole in order to create two legal lots of record. The property currently is 0.3268 acres in size. With the elimination of the two lot lines, the newly created lots will each be 0.1634 gross acres in size.

The site is surrounded by residential uses on the north, west, south, and east and also with a few SU-1 special uses located within the area. To my knowledge, the site has never been developed.

As the site is located within the Sawmill/Wells Park Sector Development Plan, the zoning for the site is encompassed under the S-R zone. One of the reasons the S-R zone was established was to, "Maintain the existing small scale residential character of the Sawmill/Wells Park's existing neighborhoods." In order to develop the site in accordance with the existing Plan for the area, the site is limited in that it would be hard, if not impossible, to meet setback standards as delineated within the S-R zone. Eliminating two of the interior lot lines will allow the site to be developed in accordance with the existing zoning for the area.

Thank you for your consideration.



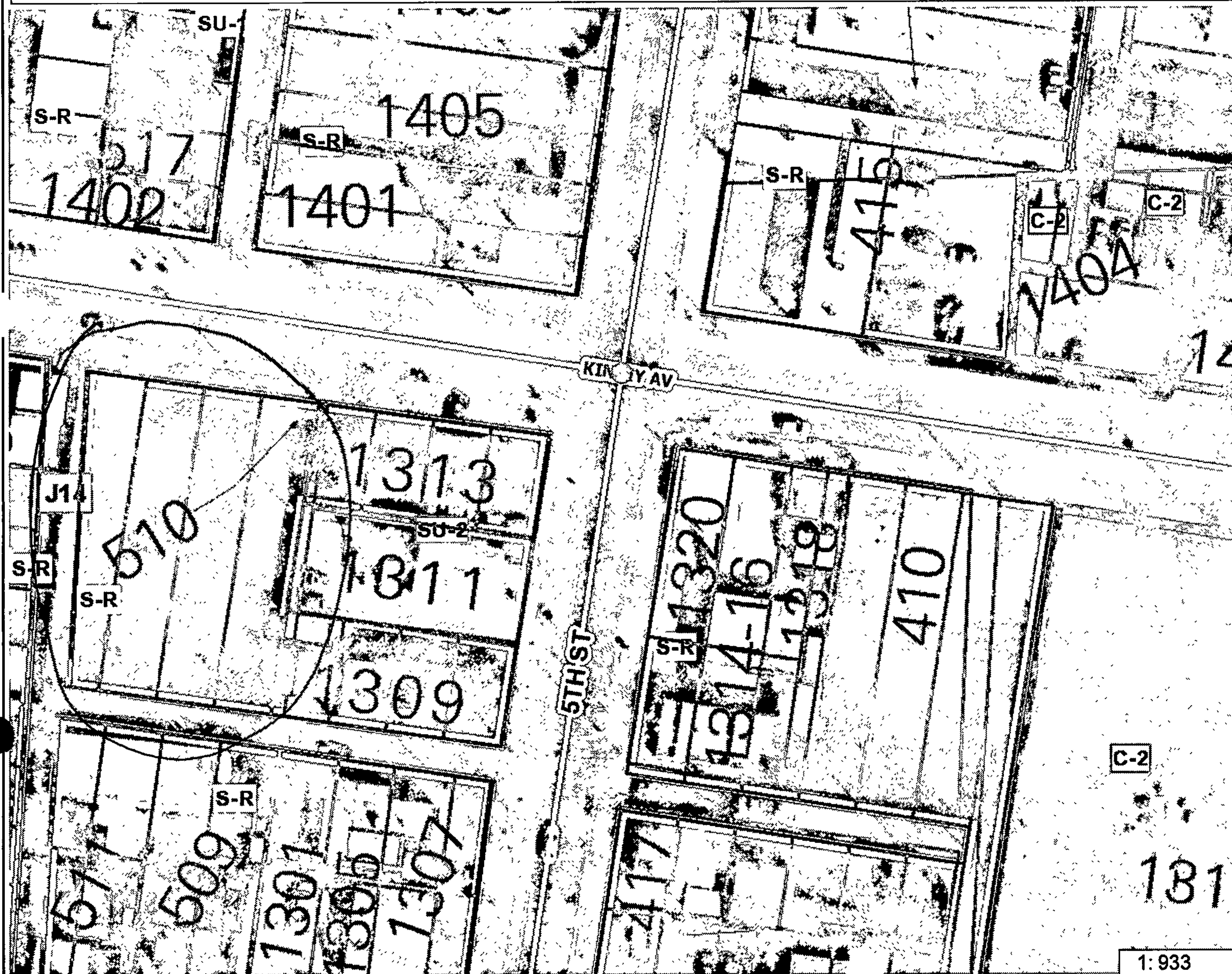
Julian Serna



Shannon Lopez



City of Albuquerque



Legend

- Bernalillo County Parcels
- Primary Streets**
 - Urban Principal Arterial
 - BN and SF Railroad
 - Freeway
 - Urban Minor Arterial
- Other Streets**
- City Parcels
- Zoning**
 - <all other values>
 - RESIDENTIAL
 - COMMERCIAL
 - OFFICE
 - INDUSTRIAL / WHOLESALE / MAI
 - INSTITUTIONAL / GOVERNMENT
 - UTILITIES / TRANSPORTATION
 - OPEN SPACE / RECREATION / A
 - RESIDENTIAL / AGRICULTURAL
 - NOT CLASSIFIED
- Zone Grid
- Design Overlay Zones
- Urban Conservation Overlay Z
- City Historic Zones
- City Landmarks
- SAD 227
- Old Town Buffer Zone
- Landfill Buffers
- Municipal Limits
- Corrales

Notes

Notes

0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
2/1/2016 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:933

PROJECT #

1007963

SK
SK
SK
SK
SK

February 10, 2016

SK

Site Plan

KINLEY AVENUE NW

60' RIGHT-OF-WAY

FILED: JUNE 7, 2007
BOOK 2007C, PAGE 156

CURB

BASIS OF BEARINGS

CURB

SET #4 REBAR
WITH CAP PS 11463

SET #4 R
WITH CAP

S 81°30'34" E

(107.00')
105.95'

53.00'

52.95'

(142.51')
142.60'

LOT 2, BLOCK 6

ALBRIGHT MOORE ADDITION
DATED: JANUAR, 1921

LOT 20-A
0.1634 GROSS ACRES

LOT 20-B
0.1634 GROSS ACRES

142.42'
(142.00')

PORTION OF
LOT 16
ROMERO ADDITION
FILED: JUNE 7, 2007

10' ALLEY (UNIMPROVED)
ALBRIGHT MOORE ADDITION
DATED: JANUAR, 1921

LOT 3, BLOCK 6

FOUND #4 R
0.48' WEST
TAGGED PS

LOT 16--
ROMERO ADD
FILED: JUNE 7,
BOOK 2007C, PA

N 04°17'11" E

LOT LINE'S TO BE REMOVED
BY THIS PLAT

LOT LINE'S TO BE REMOVED
BY THIS PLAT

LOT 5, BLOCK 6

LOT 20

LOT 19

LOT 18

LOT 17

S 09°02'37" W

PORTION OF
LOT 16
ROMERO ADDITION
FILED: JUNE 7, 2007
BOOK 2007C, PAGE 156

SET #4 REBAR
WITH CAP PS 11463

47.08'

N 81°23'17" W

47.04'

16' ALLEY

FILED: JUNE 7, 2007
BOOK 2007C, PAGE 156

94.12'
(94.93')

SET #4 REBAR
WITH CAP PS 11463

V 29°59'58" E

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

05/24/2010 Issued By: PLNSDH 77239

Permit Number: 2010 070 148

Category Code 910

Application Number: 10DRB-70148, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: 518 KINLEY AVE NE BETWEEN 5TH ST NW AND 8TH NW

Project Number: 1007983

Applicant

Advanced Engr. And Consult.
Shahab Biazar
4416 Anaheim Ave Ne
Albuquerque NM 87114

aedlc@aol.com

Agent / Contact

Advanced Engr. And Consult.
Shahab Biazar
4416 Anaheim Ave Ne
Albuquerque NM 87114

aedlc@aol.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$355.00
TOTAL:		\$375.00

City Of Albuquerque
Treasury Division

5/24/2010 4:35PM LOC: ANNX
WS# 006 TRANS# 0065
RECEIPT# 00120804-00120804
PERMIT# 2010070148 TRSLJS
Trans Amt \$375.00
Conflict Manag. Fee \$20.00
DRB Actions \$355.00
VI \$375.00
CHANGE \$0.00

Thank You

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

05/24/2011 Issued By: BLDAVM 110406

STANDARD APPLICATION, Paper Plans Required

Permit Number: 2011 070 147

Category Code 910

Application Number: 11DRB-70147, Ext Of Major Preliminary Plat

Address:

Location Description: KINLEY AVE NW BETWEEN 5TH ST AND 6TH ST

Project Number: 1007963

Applicant
BILLY HOLLER

Agent / Contact
Sbs Construction , Llc

1122 ORTEGA RD NW
ALBUQUERQUE NM 87114
792-4533

Po Box 10264
Albuquerque NM 87184
899-5570

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$50.00
TOTAL:		\$70.00

City Of Albuquerque
Treasury Division

5/24/2011 11:46AM LOC: ANNX
WS# 006 TRANS# 0015
RECEIPT# 00133657-00133657
PERMIT# 2011070147 TRSSVG
Trans Amt \$70.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
CA \$80.00
CHANGE \$10.00

Thank You



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)
- 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): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____
 APPLICANT: Billy Holler PHONE: 505-410-3022
 ADDRESS: 1122 Ortega Road, NW FAX _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: Billy Holler

DESCRIPTION OF REQUEST: A One Year Extension to Preliminary/Final Plat

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

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

Lot or Tract No. Lots 17, 18, 19, 20 Block: 3 Unit: _____
 Subdiv/Addn/TBKA: Romero Addition
 Existing Zoning: S-R Proposed zoning: S-R MRGCD Map No _____
 Zone Atlas page(s): J-14 UPC Code: 101405818938421809

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
09DRB-70291, PROJECT #1007963, 09ZHE-80425 TO 09ZHE-80436

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 4 No. of proposed lots: 4 Total area of site (acres): 0.33 acres
 LOCATION PROPERTY BY STREETS: On or Near: Kinley Avenue NW
 Between: 5th Street and 6th Street

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 5-30-12

SIGNATURE Billy Holler DATE: 5-22-12
 (Print) Billy Holler Applicant: Agent:

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70149</u>	<u>EPP</u>	_____	\$ _____
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				\$ _____

Hearing date May 30, 2012

5-22-12
Planner signature / date

Project # 1007963

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**
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- 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**
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 - 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.

Shawn Biazar
Applicant name (print)
[Signature] 5/24/11
Applicant signature / date



Form revised October 2007

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

Application case numbers
12 - DRB - 70149

[Signature] 5-22-12
Planner signature / date
Project # 1007963



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
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- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
 - Decision by DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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 ADDRESS _____ FAX: _____
 CITY _____ STATE _____ ZIP _____ E-MAIL: _____
 APPLICANT: Billy Holler PHONE: 505-410-3022
 ADDRESS 1122 Ortega Road, NW FAX _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____
 Proprietary interest in site Owner List all owners Billy Holler

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

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

Lot or Tract No. Lots 17, 18, 19, 20 Block: 3 Unit. _____
 Subdiv/Addn/TBKA: Romero Addition
 Existing Zoning. S-R Proposed zoning. S-R MRGCD Map No _____
 Zone Atlas page(s): J-14 UPC Code: 101405818938421809

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj, App, DRB-, AX_Z_, V_, S_, etc.) _____
09DRB-70291, PROJECT #1007963, 09ZHE-80425 TO 09ZHE-80436

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No of existing lots. 4 No. of proposed lots 4 Total area of site (acres) 0.33 acres
 LOCATION PROPERTY BY STREETS: On or Near Kinley Avenue NW
 Between 5th Street and 6th Street

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team Date of review 5-30-12

SIGNATURE Billy Holler DATE: 5-22-12
 (Print) Billy Holler Applicant: Agent

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB 70149</u>			\$ _____
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P density bonus				Total
<input type="checkbox"/> F H D P fee rebate				\$ _____

Hearing date May 30, 2012
 Planner signature / date 5-22-12 Project # 1007963

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL REVIEW

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S

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 - 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.
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 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
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 - 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**
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 - Fee (see schedule)
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 - Infrastructure list if required (**verify with DRB Engineer**)
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 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

HAWAL BIAZAR
Applicant name (print)
[Signature] 5/24/11
Applicant signature / date



Form revised October 2007

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

Application case numbers
12 - DRB - 70149

[Signature] 5-22-12
Planner signature / date
Project # 1007963



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

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-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

May 22, 2012

City of Albuquerque Planning Department
PO Box 1293. 600 Second Street, NW
Albuquerque, NM 87103

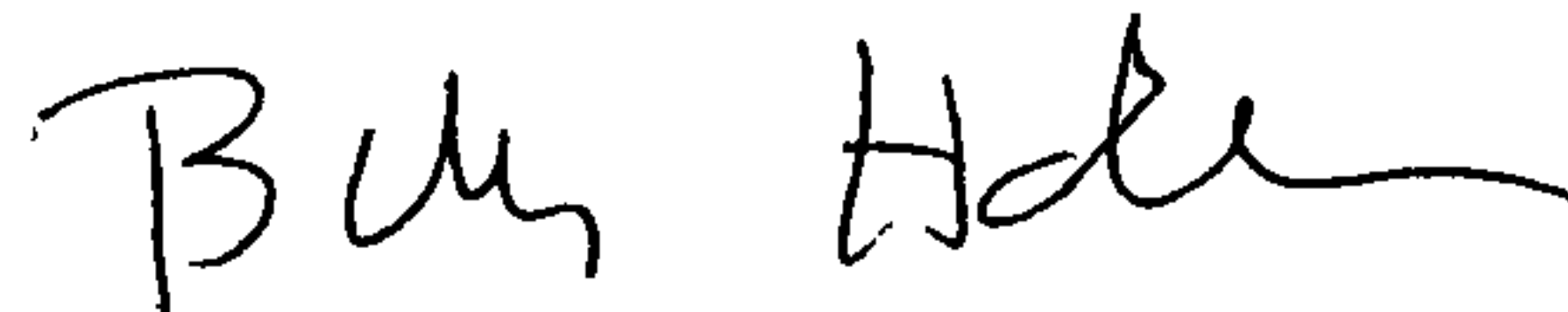
RE: One Year Extension for Preliminary/Final Plat Approval for Project# 1007963
Lots 17,18,19,20, Block 3, Romero Addition, Zone Atlas Page J-14, Containing 0.33
Acre

To whom it may concern:

I Billy Holler, owner of the above property, am requesting a one year extension on the above referenced case. The preliminary/final plat was approved on June, 2010. The site is located on Kinely Avenue, NW between 5th and 6th Street, NW, containing 0.33 acres. The owner is working on the financing of the project and requires additional time to get the project completed. Please see attached copies for reference.

Thank you for your attention regarding this matter, Please contact me at (505) 804-5013 if you require additional information or have any questions.

Sincerely,

A handwritten signature in black ink that reads "Billy Holler". The signature is written in a cursive, flowing style.

Billy Holler- Owner

CITY OF ALBUQUERQUE



May 25, 2010

Shahab Biazar, P.E.
Advanced Engineering and Consulting, LLC
4416 Anaheim Ave NE
Albuquerque, NM 87113

**Re: Billy Holler, 5th and Kinley, Grading and Drainage Plan
Engineer's Stamp date 5-17-10 (J14/D166)**

Dear Mr. Biazar,

Based upon the information provided in your submittal received 5-17-10, the above referenced plan is approved for Preliminary Platting action by the DRB. Once that board approves the Grading Plan, please submit a copy for signature in order to obtain a Rough Grading Permit.

PO Box 1293

One minor change is required on the Infrastructure List. The "Dirt Work" line item should be changed to "Imported Earth Work".

Albuquerque

If you have any questions, you can contact me at 924-3695.

NM 87103

Sincerely,

A handwritten signature in cursive script that reads "Curtis A. Cherne".

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

www.cabq.gov

C: file
Brad Bingham

Project Number _____

FIGURE 12

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

LOTS 17-A, 18-A, & 19-A, BLOCK 3, ROMERO ADDITION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Replat of LOTS 17, 18, 19, AND 20, BLOCK 3, ROMERO ADDITION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 05/20/2010

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 06-02-10

Date Preliminary Plat Expires: 06-02-11

DRB Project No.: 1007963

DRB Application N ~~007963~~ 10-70148

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portion of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
DRC #	DRC #								
		2' ^{gib}	HEADERWALL	PEREMETER-3 SIDES (E, S, W)	NE CORNER	NW CORNER	/	/	/
		664 CY	^{Impacted} DIRT WORK	SITE			/	/	/
Approval of Creditable Items							Approval of Creditable Items		
Impact fee Administrator Signature							City User Dept. Signature		Date

NOTES

If the site is located in a floodplan, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street Lights per City requirements.

1 Certified Grading and Drainage and Header Wall for SIA/Financial Release

2

3

AGENT / OWNER

Shahab Biazar

NAME (print)

Advanced Engineering and Consulting, LLC

FIRM

SIGNATURE - date

5/20/10

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

6/2/10

TRANSPORTATION DEVELOPMENT - date

06/02/10

ABCWA - date

06/02/10

CITY ENGINEER - date

6/1/10

PARKS & RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007963

AGENDA ITEM NO: 4

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.
Define the maintenance responsibilities for the private access easement.

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED:

Kristal C. Euro

Transportation Development

505-924-3991

DATE: JUNE 2, 2010

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007963

AGENDA ITEM NO: 4

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report is on file for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
An executed SIA with financial guarantees is required for Final Plat approval

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 3026

DATE: 10/2/2011

ORIGINAL

INFRASTRUCTURE LIST
(Rev 9-20-05)
EXHIBIT "A"

Date Site Plan Approved: _____
Date Preliminary Plat Approved: 06-02-10
Date Preliminary Plat Expires: 06-02-11
DRB Project No.: 1007963
DRB Application No: ~~007DRB-70297~~
10-70148

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
LOTS 17-A, 18-A, & 19-A, BLOCK 3, ROMERO ADDITION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
Replat of LOTS 17, 18, 19, AND 20, BLOCK 3, ROMERO ADDITION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

This is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that non-essential items can be deleted from the listing, those items may be deleted as well as the related portion of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are not obtained, the revisions to the listing will be incorporated administratively. In addition any unforeseen items which arise during construction which are necessary to complete the project and which normally are the responsibility will be required as a condition of project acceptance and close out by the City.

DRC #	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
		2' ^{wide}	HEADER WALL	PERIMETER-3 SIDES (E, S, W)	NE CORNER	NW CORNER	/	/	/
		664 CY	DIRT WORK	SITE			/	/	/
Approval of Creditable Items							Approval of Creditable Items		
Impact fee Administrator Signature							City User Dept. Signature		Date

NOTES
If the site is located in a floodplan, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street Lights per City requirements.

Certified Grading and Drainage and Header Wall for SIA/Financial Release

AGENT / OWNER

Shahab Biazar
NAME (print)
Shahab Biazar Engineering and Consulting, LLC
FIRM
[Signature] 5/20/10
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 6/2/10
DRB CHAIR - date
[Signature] 06/02/10
TRANSPORTATION DEVELOPMENT - date
Allan Pater 06/02/10
ABCWA, date
Bradley J. Bingham 6/1/10
CITY ENGINEER - date

Christina Sandoval 6/1/10
PARKS & RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



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)
- 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): SBS Construction and Engineering, LLC PHONE: (505) 899-5570
 ADDRESS: P. O. Box 10264 FAX: (505) 897-4996
 CITY: Albuquerque STATE NM ZIP 87184 E-MAIL: AECLLC@aol.com
 APPLICANT: Billy Holler PHONE: (505) 792-4533
 ADDRESS: 1122 Ortega Road, NW FAX _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: Billy Holler

DESCRIPTION OF REQUEST: A One Year Extension to Preliminary/Final Plat

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

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

Lot or Tract No. Lots 17, 18, 19, 20 Block: 3 Unit: _____
 Subdiv/Addn/TBKA: Romero Addition
 Existing Zoning: S-R Proposed zoning: S-R MRGCD Map No _____

Zone Atlas page(s): J-14 UPC Code: 101405818938421809

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
09DRB-70291, PROJECT #1007963, 09ZHE-80425 TO 09ZHE-80436

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 4 No. of proposed lots: 4 Total area of site (acres): 0.33 acres
 LOCATION PROPERTY BY STREETS: On or Near: Kinley Avenue NW
 Between: 5th Street and 6th Street

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 08/04/09

SIGNATURE DATE 5-24-2011

(Print) Shawn Baizar, Managing Member Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers

110RB-70147

Action

EPP
CMF

Form revised 4/07

S.F. Fees

\$ 50.00

\$ 20.00

\$

\$

\$

\$

Total \$ 70.00

Hearing date June 1, 2011

5-24-11

Project # 1067963

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.

HAWK BIAZAR
Applicant name (print)

[Signature] 5/24/11
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
- _____
- _____
- _____

[Signature] 5-24-11
Planner signature / date

Project # 1067963

SBS Construction and Engineering, LLC

May 24, 2011

City of Albuquerque Planning Department
PO Box 1293, 600 Second Street, NW
Albuquerque, NM 87103

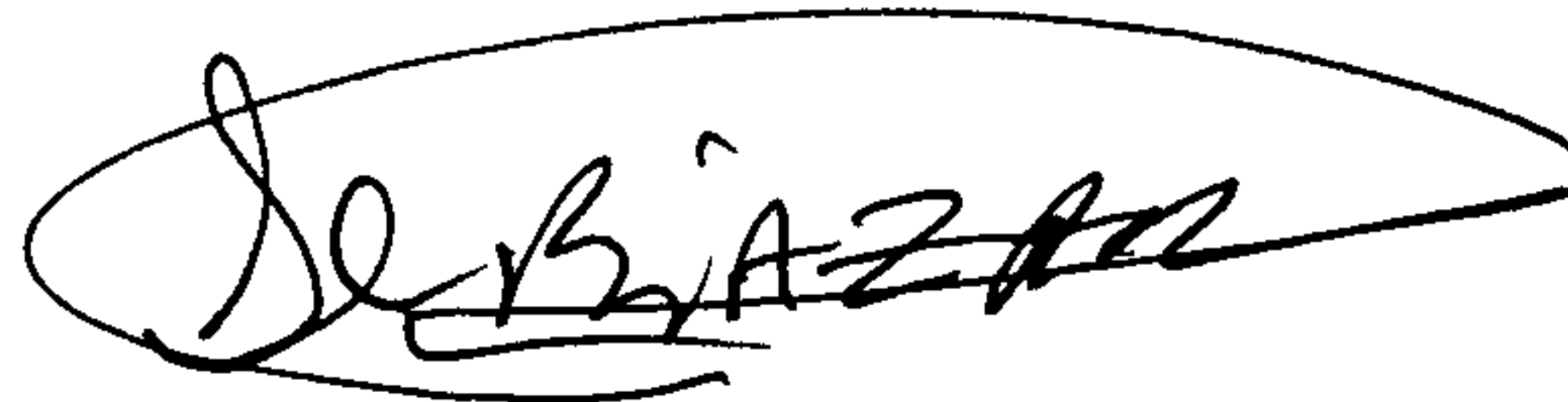
RE: One Year Extension for Preliminary/Final Plat Approval for Project# 1007963
Lots 17, 18, 19, 20, Block 3, Romero Addition, Zone Atlas Page J-14, Containing 0.33
Acre

To Whom it may Concern:

SBS Construction and Engineering, LLC, on behalf of Billy Holler, is requesting a one year extension on the above referenced case. The preliminary/final plat was approved on June, 2010. The site is located on Kinely Avenue, NW between 5th and 6th Street, NW, containing, 0.33 acres. The owner is working on the financing of the project and require additional time get the project completed. Please see attached copies for reference.

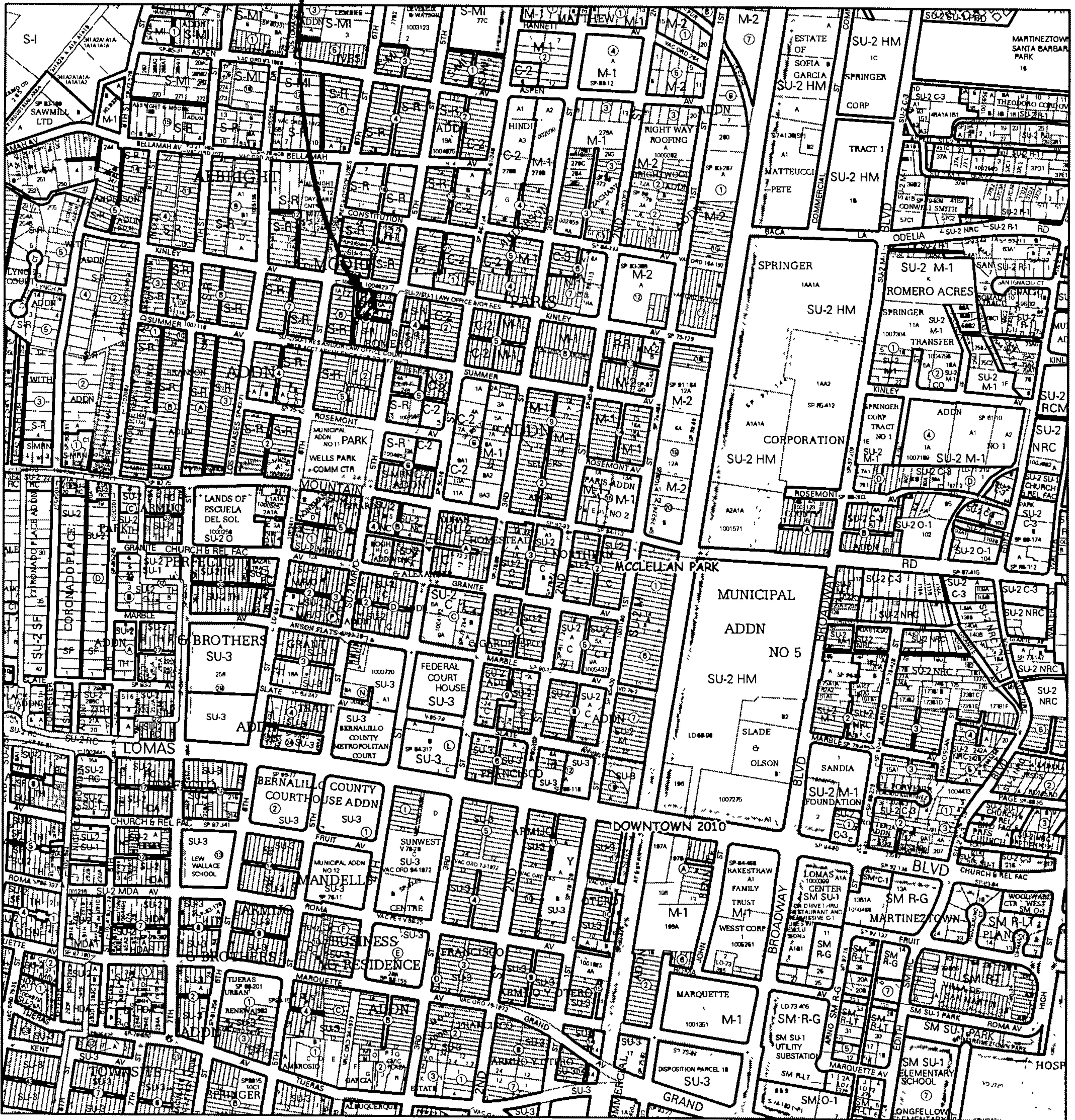
Thank you for your attention regarding this matter. Please contact me at (505) 804-5013 if you require additional information or have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Shawn Biazar", enclosed within a large, hand-drawn oval.

Shawn Biazar, Managing Member

Enclosures
JN: Holler



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

AGIS
Albuquerque Geographic Information System

Map amended through: 2/4/2010

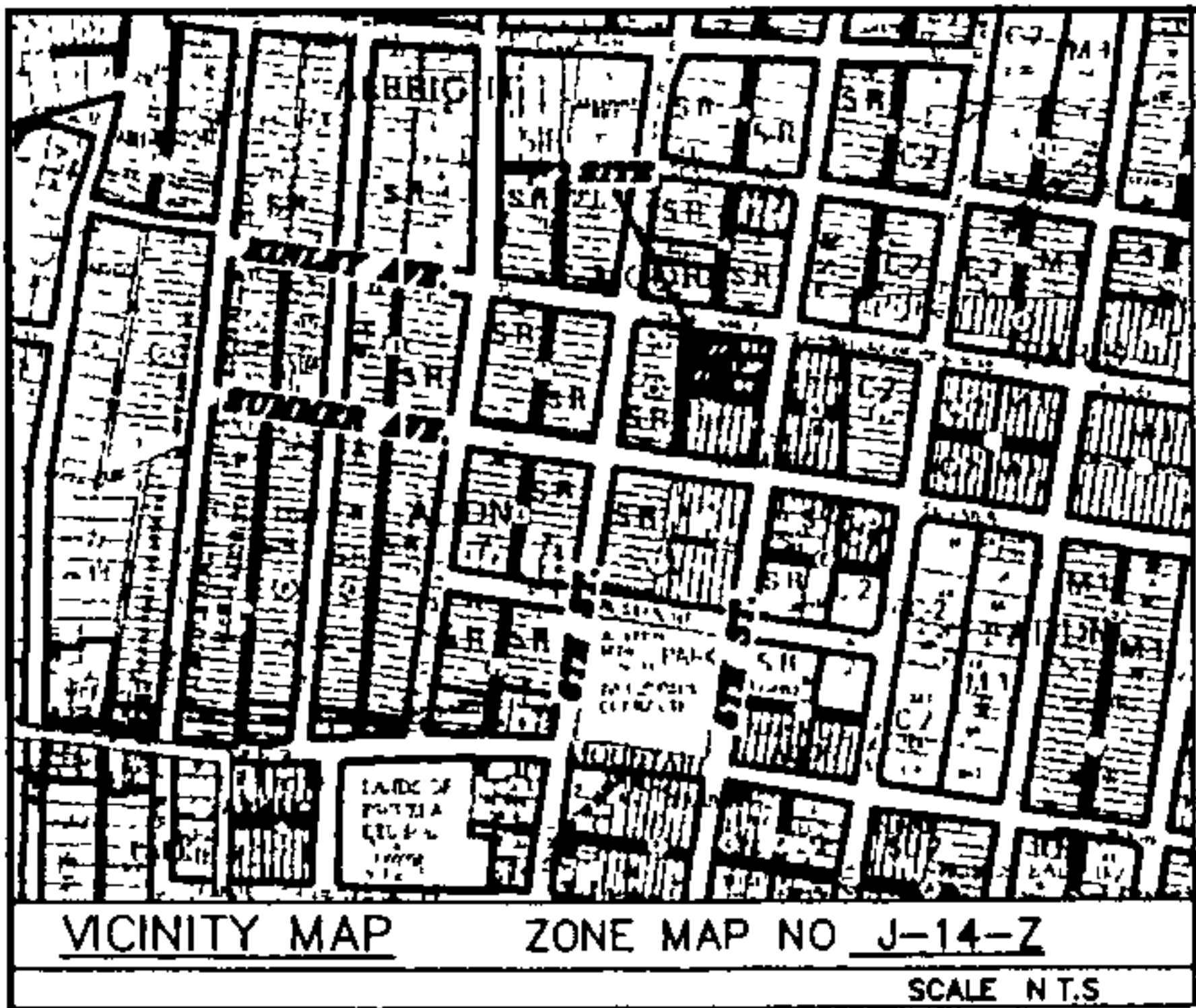
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-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 1,500 Feet



**PROPOSED PLAT OF
LOTS 17-A, 18-A, & 19-A
BLOCK 3, ROMERO ADDITION**
PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.,
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 2010

LEGAL DESCRIPTION.

A CERTAIN PARCEL OF LAND SITUATE WITHIN PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., BEING IDENTIFIED AS LOTS 17, 18, 19, AND 20, BLOCK 3, ROMERO ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 5, 1884 IN PLAT BOOK C, FOLIO 125 AND BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT THE NORTHWEST CORNER OF HEREIN DESCRIBED PARCEL, WHENCE A TIE TO ACS MONUMENT "17-J14" BEARS S 28°44'35" W, A DISTANCE OF 2744.38 FEET,

THENCE S 81°50'51" E, A DISTANCE OF 102.37 FEET TO NORTHEAST CORNER OF TRACT HEREIN DESCRIBED AND A POINT ON SOUTHERLY RIGHT-OF-WAY LINE OF KINLEY AVENUE, NW,

THENCE S 08°52'26" W, A DISTANCE OF 141.99 FEET TO SOUTHEAST CORNER OF TRACT HEREIN DESCRIBED,

THENCE N 81°50'51" W, A DISTANCE OF 89.87 FEET TO SOUTHWEST CORNER OF TRACT HEREIN DESCRIBED,

THENCE N 03°26'09" E, A DISTANCE OF 142.38 FEET TO NORTHWEST CORNER AND POINT OF BEGINNING CONTAINING 0.3133 ACRES (13,647.65 SQ FT), MORE OR LESS,

PROJECT NO 1007963
APPLICATION NO 09DRB-70291

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____
NEW MEXICO GAS COMPANY _____ DATE _____
QWEST TELECOMMUNICATIONS _____ DATE _____
COMCAST _____ DATE _____

DISCLOSURE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO REPLAT FOUR EXISTING LOTS INTO THREE LOTS AND GRANT ANY EASEMENT AS SHOWN

APPROVALS:

[Signature] _____ DATE 5-24-10
CITY SURVEYOR

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
ABCWAU _____ DATE _____
PARKS AND RECREATION DEPARTMENT _____ DATE _____
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY _____ DATE _____
CITY ENGINEER _____ DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED SAID OWNER(S) / PROPRIETOR(S) DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT

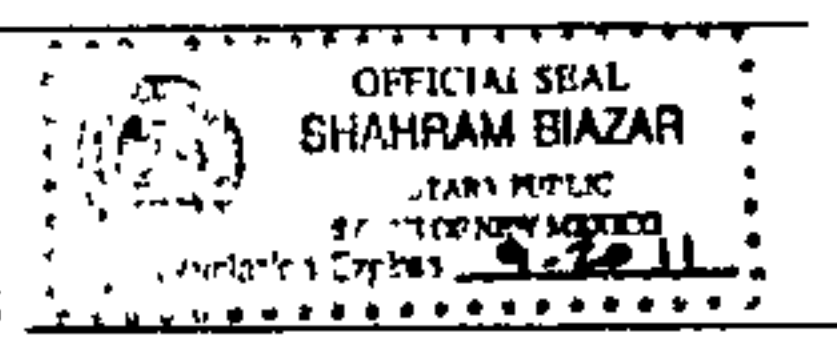
OWNER(S) SIGNATURE William D. Heller DATE 5/17/10
OWNER(S) PRINT NAME William D. Heller

ACKNOWLEDGMENT

STATE OF New Mexico) SS
COUNTY OF Bernalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF May 20 10 BY William D. Heller

[Signature] _____ MY COMMISSION EXPIRES _____
NOTARY



SURVEYORS CERTIFICATE

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

[Signature] _____ DATE 5/17/2010
LEONARD MARTINEZ P.S. # 9901



GENERAL NOTES

1. UNLESS NOTED, NO 4 REBAR WITH CAP STAMPED P S #9801 WERE SET AT ALL PROPERTY CORNERS
2. THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
3. TALOS LOG NO 2010196555
4. BASIS OF BEARINGS IS THE BEARING BETWEEN CITY OF ALBUQUERQUE CONTROL STATIONS "17-J14" AND "12-J13"
5. BEARINGS ARE NMSP, GRID, NAD 83, DISTANCES ARE GROUND
6. RECORDED BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS
7. SITE DATA, ZONING IS S-R
8. WATER AND SANITARY SEWER SERVICES TO THIS LOT MUST BE VERIFIED AND COORDINATED WITH THE ABCWAU
9. TOTAL AREA OF PROPERTY... 0.3133 ACRES
10. NUMBER OF EXISTING TRACTS/LOTS 4
11. NUMBER OF TRACTS/LOTS CREATED 3
12. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC # _____
PROPERTY OWNER OF RECORD _____
BERNALILLO CO. TREASURER'S OFFICE, _____

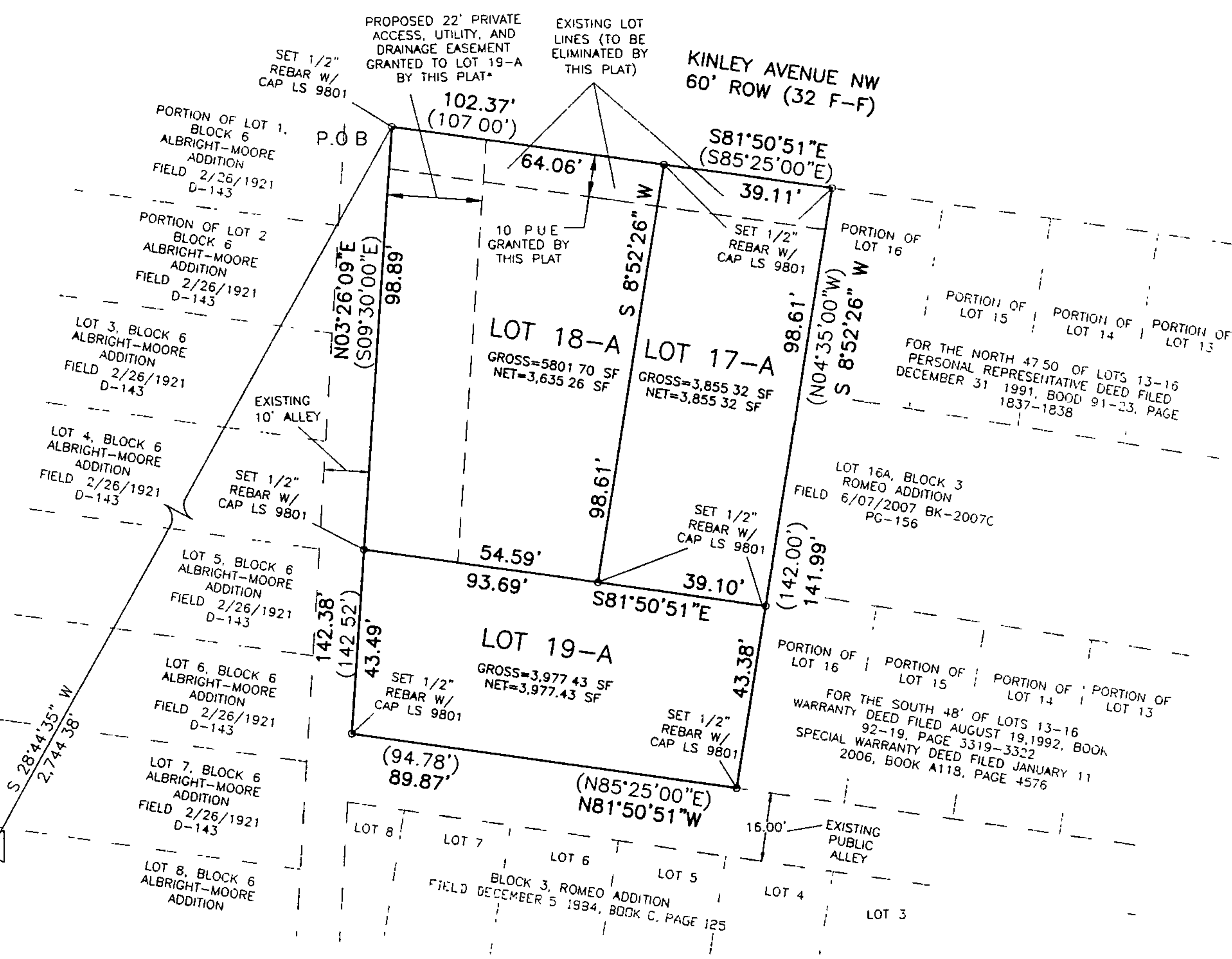


*** 22' PUBLIC ACCESS EASEMENT**

PROPOSED 22' PRIVATE ACCESS, UTILITY, AND DRAINAGE EASEMENT GRANTED TO LOT 19-A WILL BE MAINTAINED BY THE OWNER OF LOT 19-A

ACS MONUMENT "12-J13"
NM STATE PLANE COORDINATES
CENTRAL ZONE
X = 1517168 920
Y = 1489275 084-NAD 1983
EL = 4957 502 NAVD 1988
G-G = 0 999684167
DELTA ALPHA = -00°14'12 73"

ACS MONUMENT "17-J14"
NM STATE PLANE COORDINATES
CENTRAL ZONE
X = 1519149 317
Y = 1488866 762-NAD 1983
EL = 4957 484 NAVD 1988
G-G = 0 999683611
DELTA ALPHA = -00°13'59 00"



PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of
 A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
 B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services
 C. [Telephone Company] for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services
 D. [Cable Company] for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, swimming, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.
 Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side

Disclaimer
 In approving this plat, PNM & New Mexico Gas Company did not conduct a Title Search of the properties shown hereon. Consequently, PNM & New Mexico Gas Company do not waive or release any easement or easement rights which may have been granted by prior plat, reprint or other document and which are not specifically described and shown on this plat.



ADVANCED
ENGINEERING
and CONSULTING, LLC

May 24, 2011

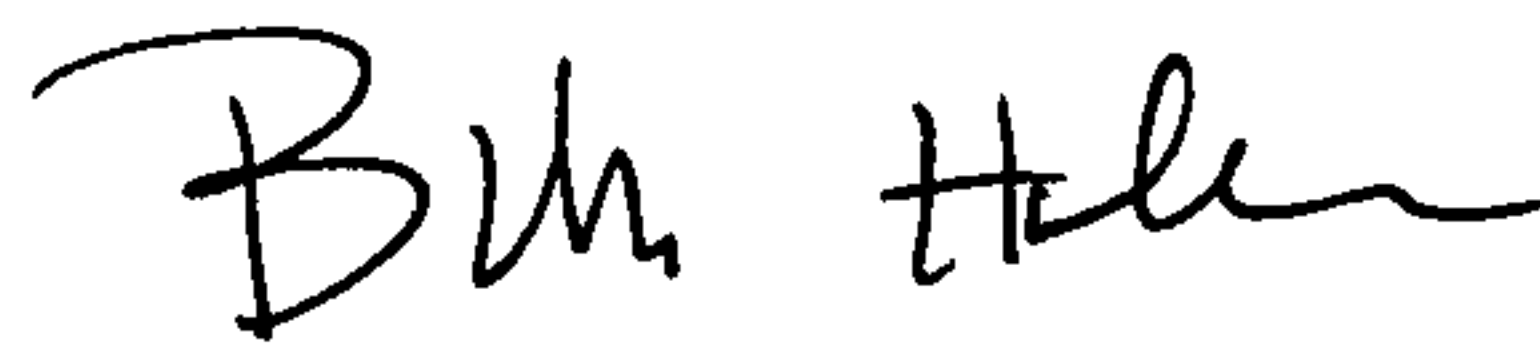
City of Albuquerque Planning Department
600 2nd Street, NW
Albuquerque, NM 87103

RE: One Year Extension for Preliminary/Final Plat Approval for Project# 1007963
Lots 17, 18, 19, 20, Block 3, Romero Addition, Zone Atlas Page J-14, Containing 0.33
Acre

To whom it may concern:

I, Billy Holler , as owner of the above referenced property, have authorized SBS Construction and Engineering, LLC, to act on my behalf regarding the preparation and submittal of all necessary materials and applications in connection with the Preliminary/Final Plat Extension Planning Department, DRB or any other City department.

Sincerely,

A handwritten signature in black ink that reads "Billy Holler". The signature is written in a cursive style with a large initial "B" and a long horizontal stroke at the end.

Billy Holler

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
LOTS 17-A, 18-A, & 19-A, BLOCK 3, ROMERO ADDITION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
Replat of LOTS 17, 18, 19, AND 20, BLOCK 3, ROMERO ADDITION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Date Site Plan Approved: _____
Date Preliminary Plat Approved: 06-02-10
Date Preliminary Plat Expires: 06-02-11
DRB Project No.: 1007963
DRB Application No.: ~~09DRB-70294~~
10-70148

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portion of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition any unforeseen items which arise during construction which are necessary to complete the project and which normally are the subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	Private P.E.	City Cnst Engineer
DRC #	DRC #								
		2' ^{6B}	HEADERWALL	PEREMETER-3 SIDES (E, S, W)	NE CORNER	NW CORNER	/	/	/
		664 CY	DIRT WORK	SITE			/	/	/
Approval of Creditable Items							Approval of Creditable Items		
Impact fee Administrator Signature							City User Dept. Signature		Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street Lights per City requirements.

1 Certified Grading and Drainage and Header Wall for SIA/Financial Release

2
3

AGENT / OWNER

Shahab Biazar

NAME (print)

Advanced Engineering and Consulting, LLC

FIRM

[Signature] 5/20/10
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

[Signature] 6/2/10

[Signature] 06/02/10
TRANSPORTATION DEVELOPMENT - date

[Signature] 06/02/10
ABCWA - date

[Signature] 6/1/10
CITY ENGINEER - date

[Signature] 6/1/10
PARKS & RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



DRB CASE ACTION LOG

REVISED 10/08/07

(PREL / 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.: 10DRB-70148 Project # 1007963
 Project Name: ROMERO ADDN
 Agent: ADVANCED ENGR. & CONSULT Phone No.: _____

Your request was approved on _____ 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): _____

- 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:

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 Purposes
 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

V

P

D

L A

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)

APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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): Advanced Engineering LLC **PHONE:** (505) 899-55701
ADDRESS: 4417 Anaheim Avenue NE **FAX:** (505) 897-4996
CITY: Albuquerque **STATE:** NM **ZIP:** 87113 **E-MAIL:** AECLLC@aol.com
APPLICANT: _____ **PHONE:** _____
ADDRESS: _____ **FAX:** _____
CITY: _____ **STATE:** _____ **ZIP:** _____ **E-MAIL:** _____
 Proprietary interest in site: _____ **List all owners:** _____

DESCRIPTION OF REQUEST: Replat 4 lots into 3 lots to meet the zoning requirement.

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

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

Lot or Tract No.: Lots 17, 18, 19, 20 **Block:** 3 **Unit:** _____
Subdiv/Addn/TBKA: Romero Addition
Existing Zoning: S-R **Proposed zoning:** S-R **MRGCD Map No:** _____
Zone Atlas page(s): J-14 **UPC Code:** 101405818938421809

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
09DRB-70291, PROJECT # 1007963, 09ZHE-80425 TO 09ZHE-80436

CASE INFORMATION:

Within city limits? Yes No **Within 1000FT of a landfill?** Yes No
No. of existing lots: 4 **No. of proposed lots:** 3 **Total area of site (acres):** 0.33 acres

LOCATION PROPERTY BY STREETS: On or Near: 518 Kinley Avenue NW
Between: 5th Street **and** 6th Street

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . **Date of review:** 09/16/09

SIGNATURE [Signature] **DATE** 05/18/2010

(Print) Shahab Baizar, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 04/04

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

10DRB - 70148

Action

P&F 5(3)
CMF

S.F.

5(3)

Fees

\$ 355.00
\$ 20.00

Total
\$ 375.00

Hearing date 06/02/10

Sandy Handley 05/24/10
 Planner signature / date

Project # 1007963

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.

- ~~NA~~ 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
- ~~NA~~ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- ~~NA~~ 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
- ~~NA~~ 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.

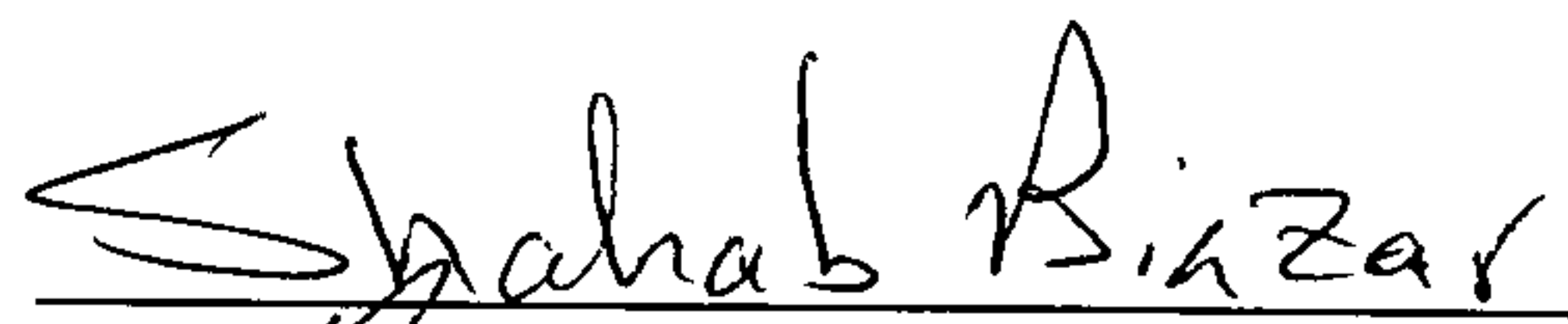

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

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.



 Applicant name (print)

 Applicant signature / date



Form revised October 2007

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

Application case numbers
 10DRB-_____-70148


 Planner signature / date
 Project # 1007963



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

AGIS
Albuquerque Geographic Information System

Map amended through 3/10/2009

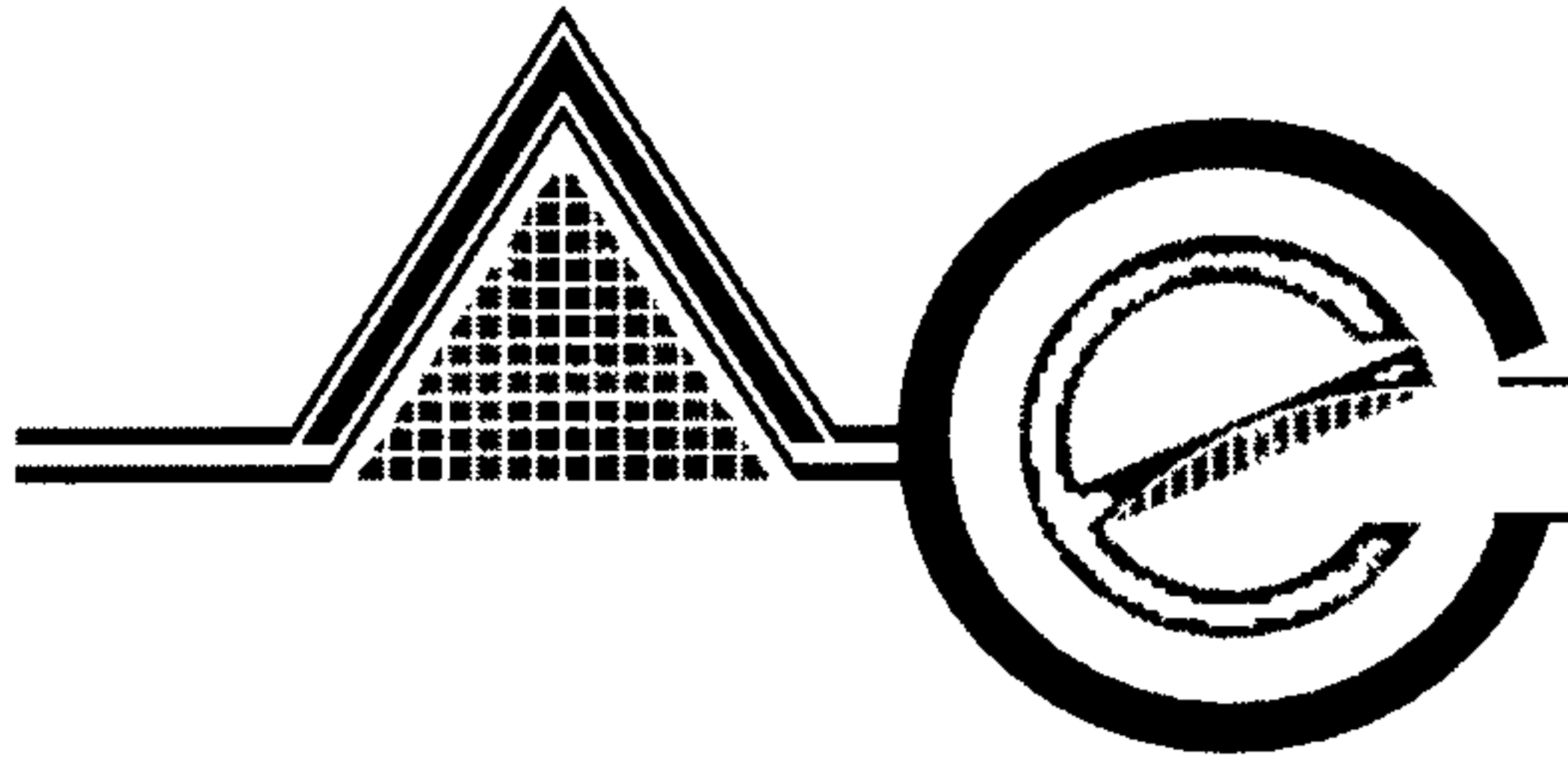
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-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 1,500 Feet



ADVANCED ENGINEERING and CONSULTING, LLC

*Consulting
Design
Development
Management
Inspection
Surveying*

May 18, 2010

Jack Cloud, DRB Chair
City of Albuquerque Planning Department
Plaza Del Sol, 2nd Floor West
600 2nd Street NW
Albuquerque, NM 87102

Re: Preliminary/Final Plat, For Lots 17, 18, 19, & 20, Block 3, Romero Additions, Containing
± 0.33 Acres, Zone Atlas Page J-14-Z

Dear Mr. Cloud:

Advanced Engineering and Consulting, on behalf of Billy Holler, is requesting a Preliminary/Final Plat review for Lots 17, 18, 19, & 20, Block 3, Romero Additions located on south side of Kinley Avenue NW between 5th Street and 6th Street. The lots, based on their exiting configuration, do not meet their zoning lot requirements (S-R Zone). Therefore, we are reconfiguring the lots into three lots to meet the Permissive Uses (section A.4.a) requirements under the S-R Zone.

If you require additional information, please contact our office at your convenience.

Sincerely,

Shahab Biazar, P.E.

Enclosures
JN: 200906

**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 17-A, 18-A & 19-A, Romero Addition which is zoned as S-R, on May 24, 2010 submitted by William D. Holler, 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 (s) is re-plating and reconfiguring the existing Four lots into three lots and adding a private access, utility and drainage easement to lot 19-A. This will result in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

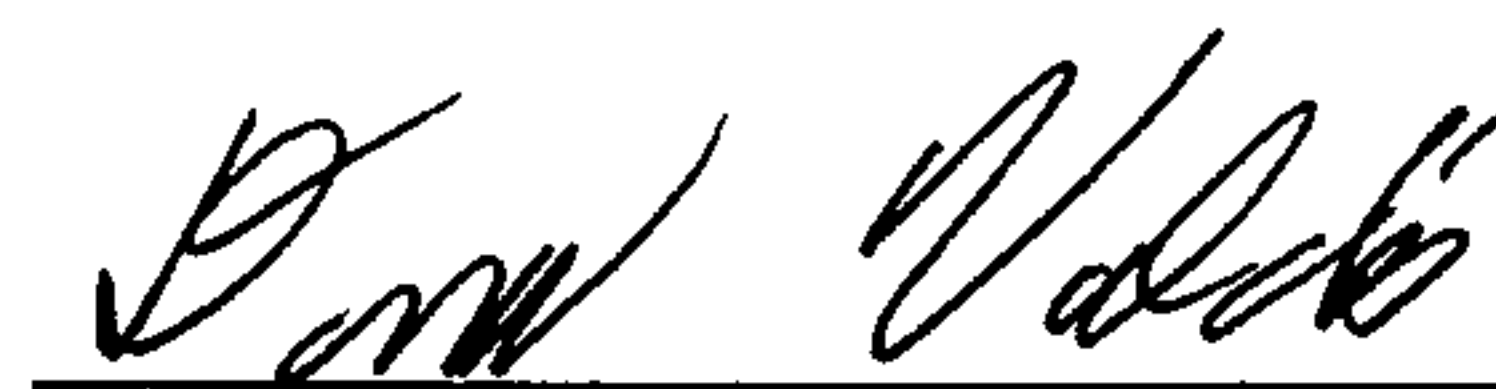
By: 
Signature: Kizito Wijenje, Director, Capital Master Plan

Name (printed or typed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

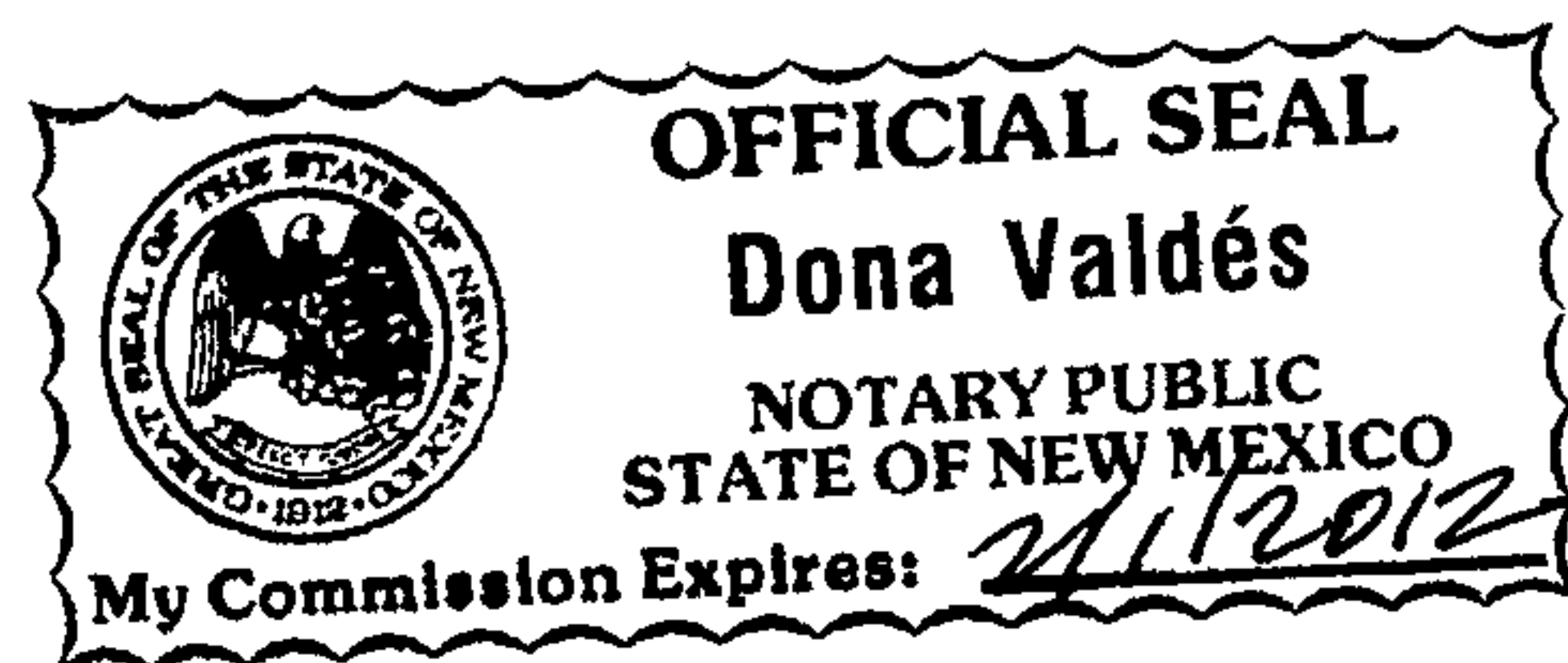
This instrument was acknowledged before me on May 24th, 2010, by Kizito Wijenje as Director of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.
Capital Master Plan

(Seal)



Notary Public

My commission expires: Feb 1, 2012



A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

(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)

SITE DEVELOPMENT PLAN

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

P

D

L A

APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

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

APPLICATION INFORMATION:

Professional/Agent (if any): Advanced Engineering LLC PHONE: (505) 899-5570
 ADDRESS: 4417 Anaheim Avenue NE FAX (505) 897-4996
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: AECLLC@aol.com

APPLICANT: _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Change the existing Lot sizes to a different Lot configuration to meet the zoning requirement.

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

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

Lot or Tract No. Lots 17, 18, 19, 20 Block: 3 Unit: _____
 Subdiv/Addn/TBKA: Romero Addition
 Existing Zoning: S-R Proposed zoning: S-R MRGCD Map No _____
 Zone Atlas page(s): J-14 UPC Code: 101405818938421809

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1003669

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 4 No. of proposed lots: 4 Total area of site (acres): 0.33 acres

LOCATION PROPERTY BY STREETS: On or Near: 518 8th Kinley Avenue NW
 Between: 5th Street NW and 6th Street NW

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 08/04/09

SIGNATURE [Signature] DATE 09/01/09

FOR OFFICIAL USE ONLY

(Print) Shahab Baizar, P.E.

Form revised 9/01, 3/03, 7/03, 10/03, 04/04
 Applicant Agent

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>09DRB - 70291</u>	<u>SK</u>	<u>S(3)</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>09/16/09</u>			Total <u>\$ 0</u>

Sandy Handley 09/08/09
 Planner signature / date

Project # 1007963

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**
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- 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**
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- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
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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.

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- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
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- List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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



 Applicant name (print)
 9/1/09
 Applicant signature / date



Form revised October 2007

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

Application case numbers
 09DRB - 70291


 Planner signature / date
 Project # 1007963

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

(3669)

DRB CASE NO/PROJECT NO: 100~~0262~~

AGENDA ITEM NO: 7

7963

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

NM 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; WITHDRAWN

discussed

www.cabq.gov

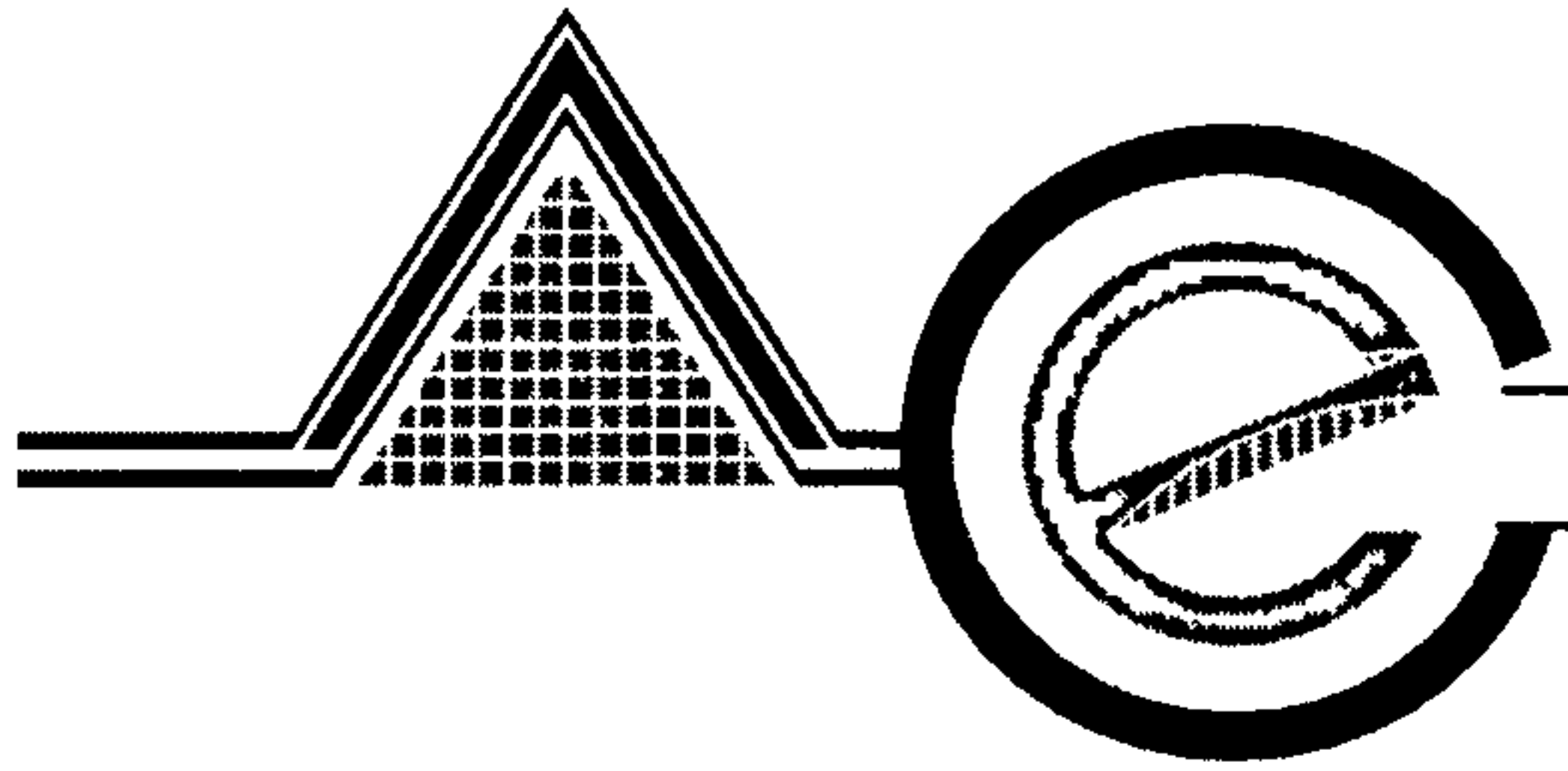
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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 16, 2009



ADVANCED ENGINEERING and CONSULTING, LLC

*Consulting
Design
Development
Management
Inspection
Surveying*

September 1, 2009

Jack Cloud, DRB Chair
City of Albuquerque Planning Department
Plaza Del Sol, 2nd Floor West
600 2nd Street NW
Albuquerque, NM 87102

Re: Sketch Plat, For Lots 17, 18, 19, & 20, Block 3, Romero Additions, Containing \pm 0.33
Acres, Zone Atlas Page J-14-Z

Dear Mr. Cloud:

Advanced Engineering and Consulting, on behalf of Billy Holler, is requesting a Sketch Plat review for Lots 17, 18, 19, & 20, Block 3, Romero Additions located on south side of Kinley Avenue NW between 5th Street and 6th Street. The lots, based on their exiting configuration, do not meet their zoning lot requirements (S-R Zone). Therefore, we are reconfiguring the lots to meet the Permissive Uses (section A.4.a) requirements under the S-R Zone.

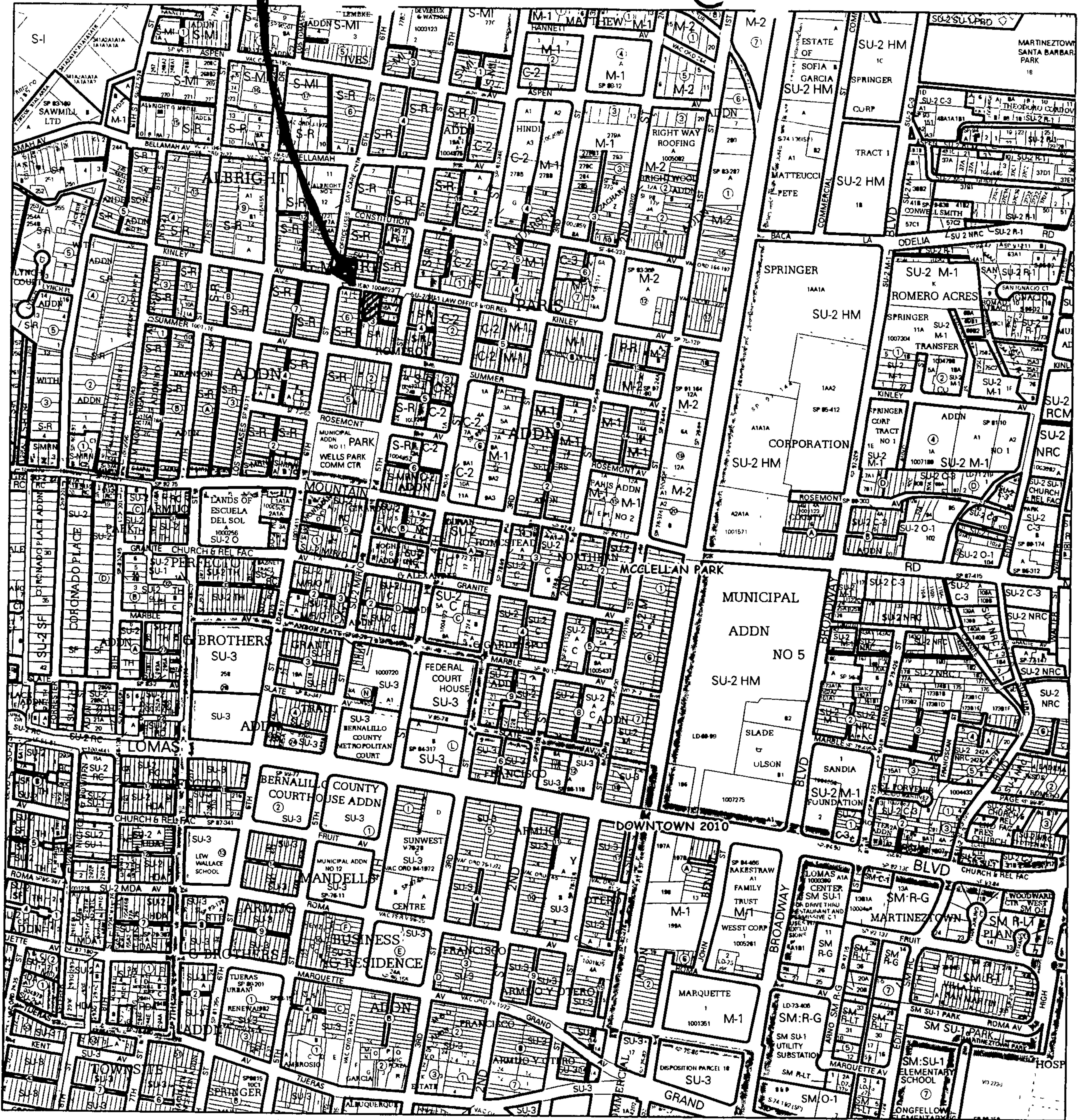
If you require additional information, please contact our office at your convenience.

Sincerely,

Shahab Biazar, P.E.

Enclosures
JN: 200904

Sito.



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

Map amended through: 3/10/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-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