

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1008192 Application #: 12.DRB-70331
 Project Name: Gardner Addition
 Agent: Jacks High Country Phone #:

****Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:


PLANNING (Last to sign):

PLATS:

- 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.
 - County Treasurer's signature must be obtained prior to the recording of the plat with 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.


ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.


3. **Project# 1009084**
12DRB-70079 VACATION OF PUBLIC
UTILITY EASEMENT
12DRB-70080 VACATION OF PUBLIC
RIGHT-OF-WAY 

WILSON & COMPANY agent(s) for CITY OF ALBUQUERQUE et.al. request(s) the referenced/ above action(s) for all or a portion of COMPASS DRIVE NW plus Utility Easements in Block(s) 2, **VOLCANO CLIFFS Unit 19**, zoned SU-2/ VCLL, located on COMPASS DR NW bewteen CAMINO DEL OSTE NW and COMPASS CT NW containing approximately 4.5 acre(s). (D-10) *[Deferred from 3/28/12, 4/4/12, 5/9/12, 5/30/12, 6/27/12, 7/25/12, 8/29/12, 9/26/12, 10/31/12]* **THE VACATIONS WERE RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL BASED ON EXHIBITS IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

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

4. **Project# 1008192**
12DRB-70331 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
12DRB-70343 VACATION OF PRIVATE
EASEMENT 

JACKS HIGH COUNTRY INC agent(s) for SHAWNEE M PEDRONCELLI request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 2, **GARDNER ADDITION** located on 3RD ST NW BETWEEN FREEMAN AND BELLROSE containing approximately .1722 acre(s). (G-14) *[Deferred from 10/24/12]* **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR FILING OF PLAT.**

5. **Project# 1008203**
12DRB-70344 AMENDMENT TO
INFRASTRUCTURE LIST 

ISAACSON AND ARFMAN PA agent(s) for UNSER & SAGE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 - A-6, **UNSER AND SAGE MARKET PLACE** zoned C-1, located on UNSER BLVD SW BETWEEN SAGE RD SW AND ARENAL RD SW containing approximately 9.159 acre(s). (M-10) **AMENDMENT TO INFRASTRUCTURE LIST WAS APPROVED.**


NO ACTION TAKEN ON SKETCHES: APPLICANT /AGENT IS REQUIRED TO BE AT THE MEETING

6. **Project# 1005390**
12DRB-70347 SKETCH PLAT REVIEW
AND COMMENT  

BORDENAVE DESIGNS agent(s) for RANDOLPH PROJECT, LLC request(s) the above action(s) for all or a portion of located on LOT RH, N2 COMMERCIAL CENTER RANDOLPH RD SE between YALE BLVD SE AND UNIVERSITY BLVD SE containing approximately 3.8 acre(s). (M-15) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

12. **Project# 1005141**
12DRB-70328 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL
12DRB-70342 VACATION OF
PRIVATE EASEMENT

CARTESIAN SURVEYS INC agent(s) for CALVARY
CHAPEL EAST, request(s) the above action(s) for all or a
portion of Tract(s) L-1-A, L-1-B & L-1-C, **PANORAMA
HEIGHTS** zoned O-1, located on INDIAN SCHOOL
BETWEEN EASTRIDGE AND CONSTITUTION
containing approximately 7.677 acre(s). (J-22)[*Deferred
from 10/24/12*]**INDEFINITELY DEFERRED**

13. **Project# 1008192**
12DRB-70331 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL
12DRB-70343 VACATION OF
PRIVATE EASEMENT 

JACKS HIGH COUNTRY INC agent(s) for SHAWNEE
M PEDRONCELLI request(s) the above action(s) for all or
a portion of Lot(s) 12, Block(s) 2, **GARDNER
ADDITION** located on 3RD ST NW BETWEEN
FREEMAN AND BELLROSE containing approximately
.1722 acre(s). (G-14) [*Deferred from 10/24/12*]
DEFERRED TO 11/7/12 AT THE AGENT'S REQUEST.

14. Other Matters: None.
ADJOURNED: 10:15

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 24, 2012
DRB Comments**

ITEM # 10

PROJECT # 1008192

APPLICATION # 12-70331

RE: Lots 12A & 12B, Block 2, Gardner Addition

Vacation of platted easements requires a separate application for vacation (Form V), and payment of associated fees.

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



complete

DRB CASE ACTION LOG

REVISED 10/08/07

(Pre) / (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-70168 Project # 1008192
 Project Name: GARDNER ADDITION
 Agent: JACKS HIGH COUNTRY Phone No.: _____

Your request was approved on 06 27-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: updated exhibit

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): - dxf file

- Planning must record this plat. Please submit the following items:
- The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
 - 3 copies of the approved site plan. Include all pages.
 - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
 - Property Management's signature must be obtained prior to Planning Department's signature.
 - AGIS DXF File approval required.
 - Copy of recorded plat for Planning.

Created On:



DRB CASE ACTION LOG

REVISED 10/08/07

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

DRB Application No.: 10DRB-70168 Project # 100819Z
 Project Name: GARDNER ADDITION
 Agent: JACKS HIGH COUNTRY Phone No.: _____

Your request was approved on 06-23-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: updated exhibit

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): .dxf file

- Planning must record this plat. Please submit the following items:
- The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
 - 3 copies of the approved site plan. Include all pages.
 - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
 - Property Management's signature must be obtained prior to Planning Department's signature.
 - AGIS DXF File approval required. OK
 - Copy of recorded plat for Planning.

Created On:

8192

DXF Electronic Approval Form

DRB Project Case #: 1008192

Subdivision Name: GARDNER ADDN BLOCK 2 OTS 12A & 12B

Surveyor: ANTHONY L HARRIS

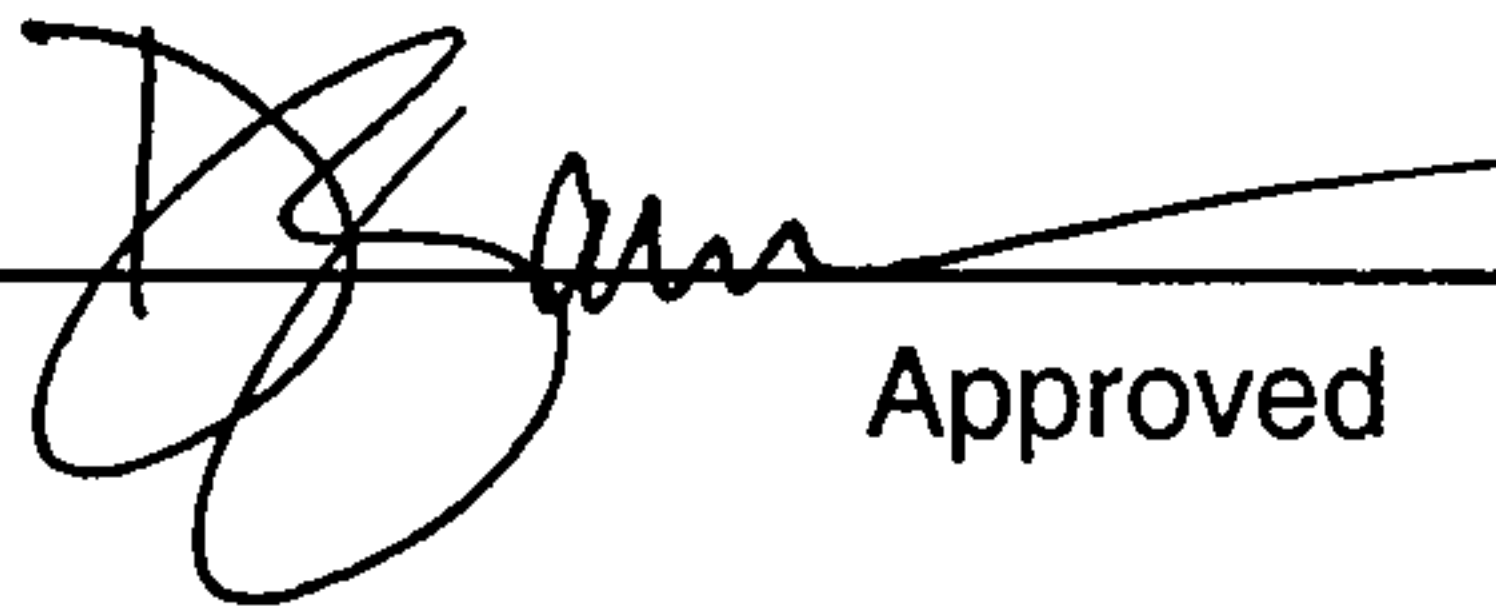
Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 6/23/2010

Hard Copy Received: 6/23/2010

Coordinate System: NMSP Grid (NAD 83)


Approved

06-23-2010
Date

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

AGIS Use Only

Copied fc 8192 to agiscov on 6/23/2010 Contact person notified on 6/23/2010

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

8. **Project# 1008192**
10DRB-70168 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- JACKS HIGH COUNTRY INC agent(s) for SHAWNEE M
PEDVENCELLI request(s) the above action(s) for all or a
portion of Lot(s) 12, Block(s) 2, **GARDNER ADDITION**
located on 3RD ST NW BETWEEN FREEMAN NW AND
BELLROSE NW containing approximately .1722 acre(s).
(G-14) **THE PRELIMINARY/FINAL PLAT WAS
APPROVED WITH FINAL SIGN OFF DELEGATED TO
TRANSPORTATION FOR AN UPDATED EXHIBIT AND
TO PLANNING FOR AGIS DXF FILE.**

9. Approval of the Development Review Board Minutes for 6/16/10

Other Matters: Project # 1002632 10DRB-70175 EXT OF SIA FOR TEMP DEFR SDWK CONST


TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above
action(s) for all or a portion of **SUNDANCE ESTATES Unit(s) 1 & 1-B**, zoned R-LT, located on
LYON BLVD NW BETWEEN PARADISE BLVD NW AND PROPOSED UNSER ALIGNMENT
containing approximately 32.3 acre(s). (B-11) **TWO YEAR EXTENSION TO THE 4-YEAR
AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

ADJOURNED:

HEARINGS

DATE

6/23/10 (P:1F)

10.  **Project# 1004613**
10DRB-70039 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

STEVE BUTTERWORTH request(s) the above action(s) for all or a portion of Tract(s) A-1 & B-1, LANDS OF RAYMOND AND CAROL DURAN, located on 819 MARQUEZ SW BETWEEN 8TH ST SW AND TINGLEY SW containing approximately 0.4458 acre(s). (K-13)[*Deferred from 2/10/10*] **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT INDICATING CURB CUT AND RIGHT-OR-WAY AND TO PLANNING TO CLARIFY EASTERN MOST BUILDING LOCATIONS AND TO REVISE PLAT ACCORDINGLY.**

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

11.  **Project# 1008191**
10DRB-70046 SKETCH PLAT REVIEW
AND COMMENT

FOREST BAKER SURVEYING, LLC agent(s) for ELEANOR JANE CARLTON TRUSTEE request(s) the above action(s) for all or a portion of Lot(s) 12-14, Block(s) 3, **BARON BURG HEIGHTS** zoned R-3, located on BELL AVE SE BETWEEN VALENCIA DR SE AND CARDENASDR SE containing approximately .6032 acre(s). (L-18)**THE ABOVE ITEMS WERE REVIEWED AND COMMENTS WERE GIVEN.**

12.  **Project# ~~1008192~~**
10DRB-70048 SKETCH PLAT REVIEW
AND COMMENT

JACKS HIGH COUNTRY INC agent(s) for SHAWNEE M PEDRONCELLI request(s) the above action(s) for all or a portion of Block(s) 2, **GARDNER ADDITION** located on 3RD ST NW BETWEEN FREEMAN NW AND BELLROSE NW containing approximately .1722 acre(s). (G-14) **THE ABOVE ITEMS WERE REVIEWED AND COMMENTS WERE GIVEN.**

13.  Approval of the Development Review Board Minutes for February 10, 2010.
Other Matters: None

ADJOURNED: 10:10

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

February 17, 2010

DRB Comments

ITEM # 12

PROJECT # 1008192

APPLICATION # 10-70048

RE: Lot 12, Block 2, Gardner Addition

The property is zoned R-1 which has a minimum lot size requirement of 6,000 sq feet (.1377 acre); variances would be required from this requirements, since the sketch indicates lot areas that are substandard.



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

HEARING DATE 2-17-10 (SK)

Complete

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1008192 Application #: 12DRB-70331
 Project Name: Gardner Addition
 Agent: Jacks High County Phone #:

Your request was approved on 11-7-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): Signed 1-7-13
RHO

PLATS:

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.
- County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

10/16/2012 Issued By: E08375 167085

Category Code **910**
2012 070 331

Application Number: 12DRB-70331, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: 3RD ST NW BETWEEN FREEMAN AND BELLROSE

Project Number: 1008192

Applicant

SHAWNEE M PEDRONCELLI

4501 THIRD ST NW
ALBUQUERQUE NM 87107

Agent / Contact

JACKS HIGH COUNTRY INC

8953 2ND ST NW
ALBUQUERQUE NM 87114

Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$215.00

TOTAL: \$235.00

City of Albuquerque Treasury
Date: 10/16/2012 Office: AMREX
Stat ID: H5000006 Cashier: TRSFXG
Batch: 888 Trans: 4:13
Permit: 2012070331
Receipt Num: 00062662
Payment Total: \$235.00
090 Conflict Mgmt Fee \$20.00
0903 DRB Actions \$215.00
Check Tended: \$235.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

10/29/2012 Issued By: BLDAVM 168848

Category Code **910**
2012 070 343

Application Number: 12DRB-70343, Vacation Of Private Easement

Address:

Location Description: 3RD ST BETWEEN FREEMAN AND BELLROSE

Project Number: 1008192

Applicant

SHAWNEE M PEDRONCELLI

4501 3RD ST NW
ALBUQUERQUE NM 87107

Agent / Contact

JACKS HIGH COUNTRY INC
JACK SPILMAN
8953 2ND ST NW
ALBUQUERQUE NM 87114

Application Fees

APN Fee

Conflict Mgmt Fee **\$20.00**

DRB Actions **\$45.00**

TOTAL: \$65.00

City of Albuquerque, Planning
Department/20/2012, BLDAVM 168848
Date: 10/29/2012 10:06 AM
Receipt ID: 12DRB70343 Cashier: TR33F26
Receipt No: 2012070343
Receipt Total: \$65.00
Payment Total: \$65.00
City of Albuquerque, Planning
Department/20/2012, BLDAVM 168848

10/29/2012
10:06 AM
12DRB70343



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): Jacks High Country Inc. (Jack Spilman Pres.) PHONE: 898-3707
 ADDRESS: 8953 2nd NW CITY: Albuquerque STATE: NM ZIP: 87114 E-MAIL: Jackshighcountry@comcast.net

APPLICANT: Shawnee M Pedroncelli PHONE: _____
 ADDRESS: 4501 Third St. NW CITY: Albuquerque STATE: NM ZIP: 87107 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: we wish to combine lots 12-A and 12-B into one lot and vacate the private driveway and landscape easement

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. lot numbered 12 (Twelve) Block: Two (2) Unit: _____
 Subdiv/Addn/TBKA: Gardner addition (filed Bern County clerk mar 28 1940 11010
 Existing Zoning: _____ Proposed zoning: _____ MRGCD Map No. fol 1071
 Zone Atlas page(s): G-14 UPC Code: 1 014 060 440 428 121 02

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 1008192 70331

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: Two No. of proposed lots: one Total site area (acres): 0.1722
 LOCATION OF PROPERTY BY STREETS: On or Near: 3rd Street NW
 Between: Freeman NW and Bellrose NW

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

SIGNATURE Jack A. Spilman DATE Oct 29 2012
 (Print Name) Jack Spilman Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>12DRB - 70343</u>	<u>VPE</u>	_____	<u>\$ 45.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>Oct. 31, 2012</u>			Total <u>\$65.00</u>

10-29-12
 Staff signature & Date

Project # 1008192

Revised: 4/2012

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

- Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- Letter of authorization from the grantors and the beneficiaries (private easement only)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Jack Spilman
Applicant name (print)
Jack A. Spilman
Applicant signature / date



Form revised 4/07

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

Application case numbers
12 - DRB - 70343

[Signature] 10-29-12
Planner signature / date
Project # 1008192



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

ZONING & PLANNING

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

APPEAL / PROTEST of...

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Jack's High Country Inc. (Jack Spilman Pres.) PHONE: 898-3207
 ADDRESS: 8953 2nd NW CITY: Albuquerque STATE: NM ZIP: 87114 E-MAIL: jackshighcountry@comcast.net

APPLICANT: Shawnee M Pedroncelli PHONE: _____
 ADDRESS: 4501 Third St. NW CITY: Albuquerque STATE: NM ZIP: 87107 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: we wish to combine lots 12-A and 12-B into one lot and vacate the private driveway and landscape easement

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. lot numbered 12 (twelve) Block: Two (2) Unit: _____
 Subdiv/Addn/TBKA: Gardner addition (filed Bern County clerk mar 28 1940 11010)
 Existing Zoning: _____ Proposed zoning: _____ MRGCD Map No. folio 71
 Zone Atlas page(s): G-14 UPC Code: 1014 060 440 428 121 02

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App. (DRB), AX, Z, V, S, etc.): 1008192 70331

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: Two No. of proposed lots: one Total site area (acres): 0.1722
 LOCATION OF PROPERTY BY STREETS: On or Near: 3rd Street NW
 Between: Freeman NW and Bellrose NW

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

SIGNATURE Jack A. Spilman DATE Oct 29 2012
 (Print Name) Jack Spilman 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
12DRB - 70343

Action	S.F.	Fees
<u>VPE</u>	—	\$ <u>45.00</u>
<u>CMF</u>	—	\$ <u>20.00</u>
—	—	\$ _____
—	—	\$ _____
—	—	\$ _____
Total		\$ <u>65.00</u>

Hearing date Oct. 31, 2012

10-29-12
 Staff signature & Date

Project # 1008192

FORM V: SUBDIVISION VARIANCES & VACATIONS

(PUBLIC HEARING CASE)

BULK LAND VARIANCE (DRB04)

- Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- Letter of authorization from the grantors and the beneficiaries (private easement only)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Jack Spilman
Applicant name (print)

Jack A. Spilman
Applicant signature / date



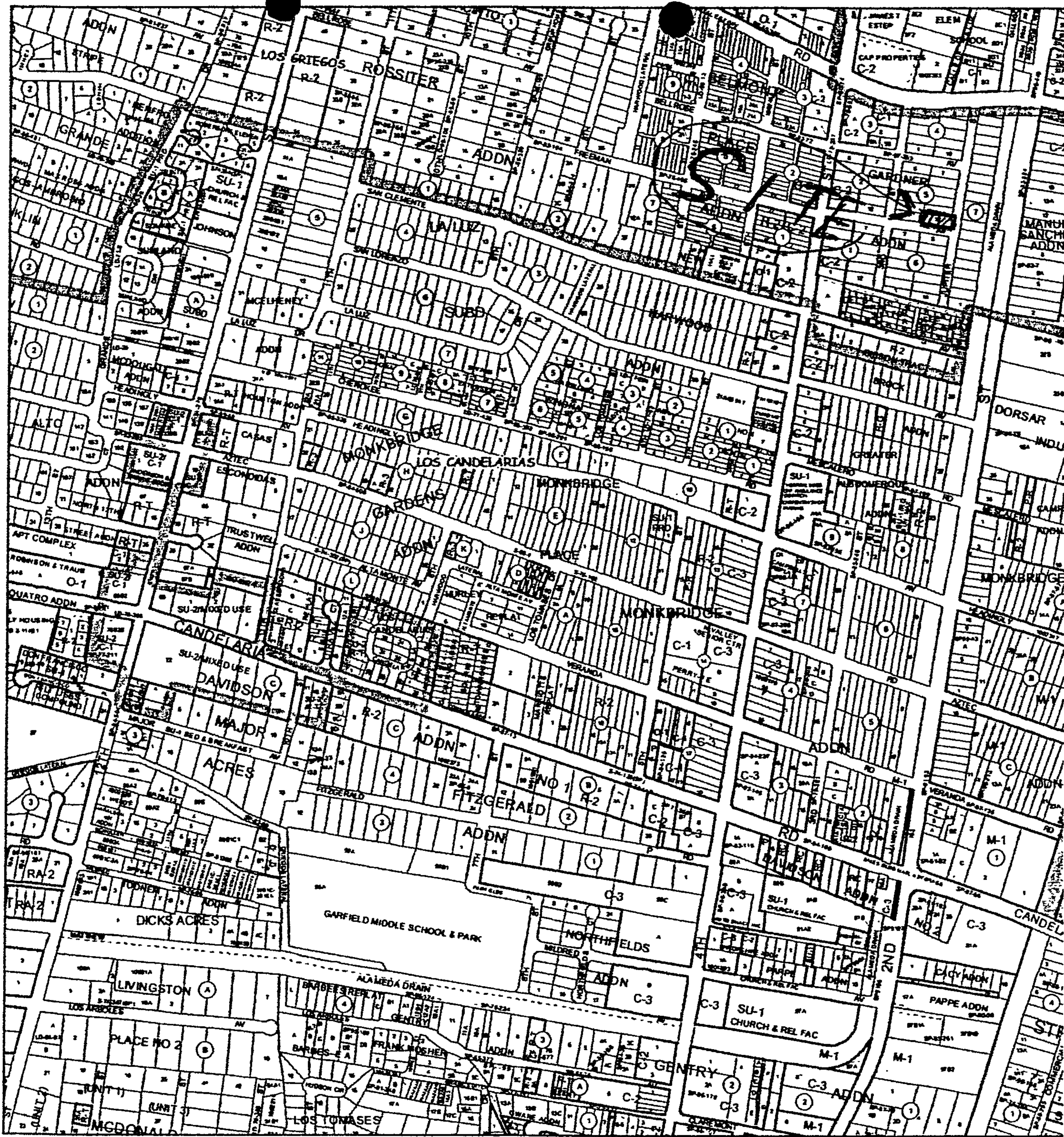
Form revised 4/07

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

Application case numbers
12 - DRB - 70343

[Signature] 10-29-12
Planner signature / date

Project # 1008192



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

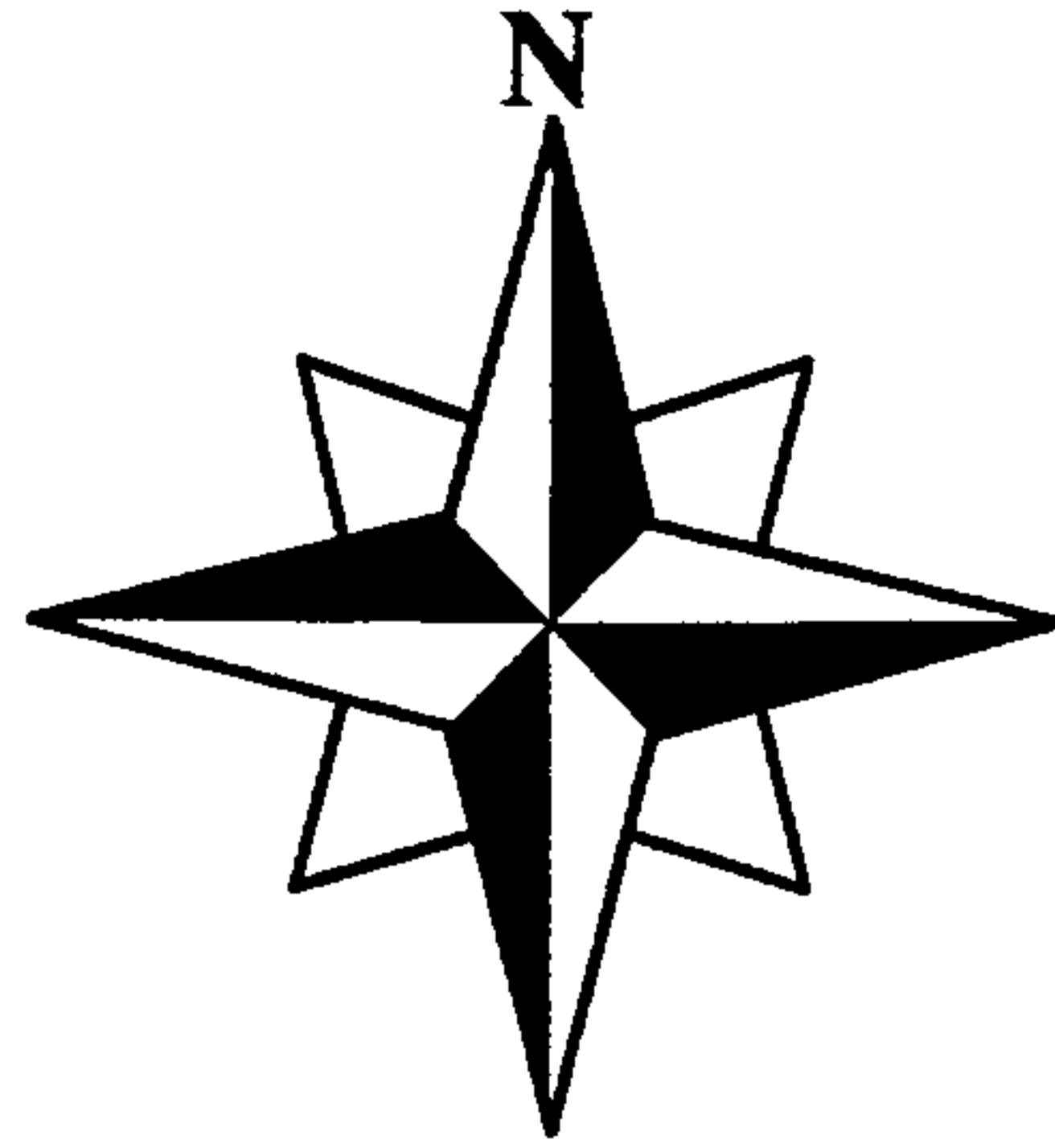
Map amended through: 5/1/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-14-Z

Selected Symbols

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



Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110

*Phone (505) 889-8056 * Fax (505) 889-8645*

October 29, 2012

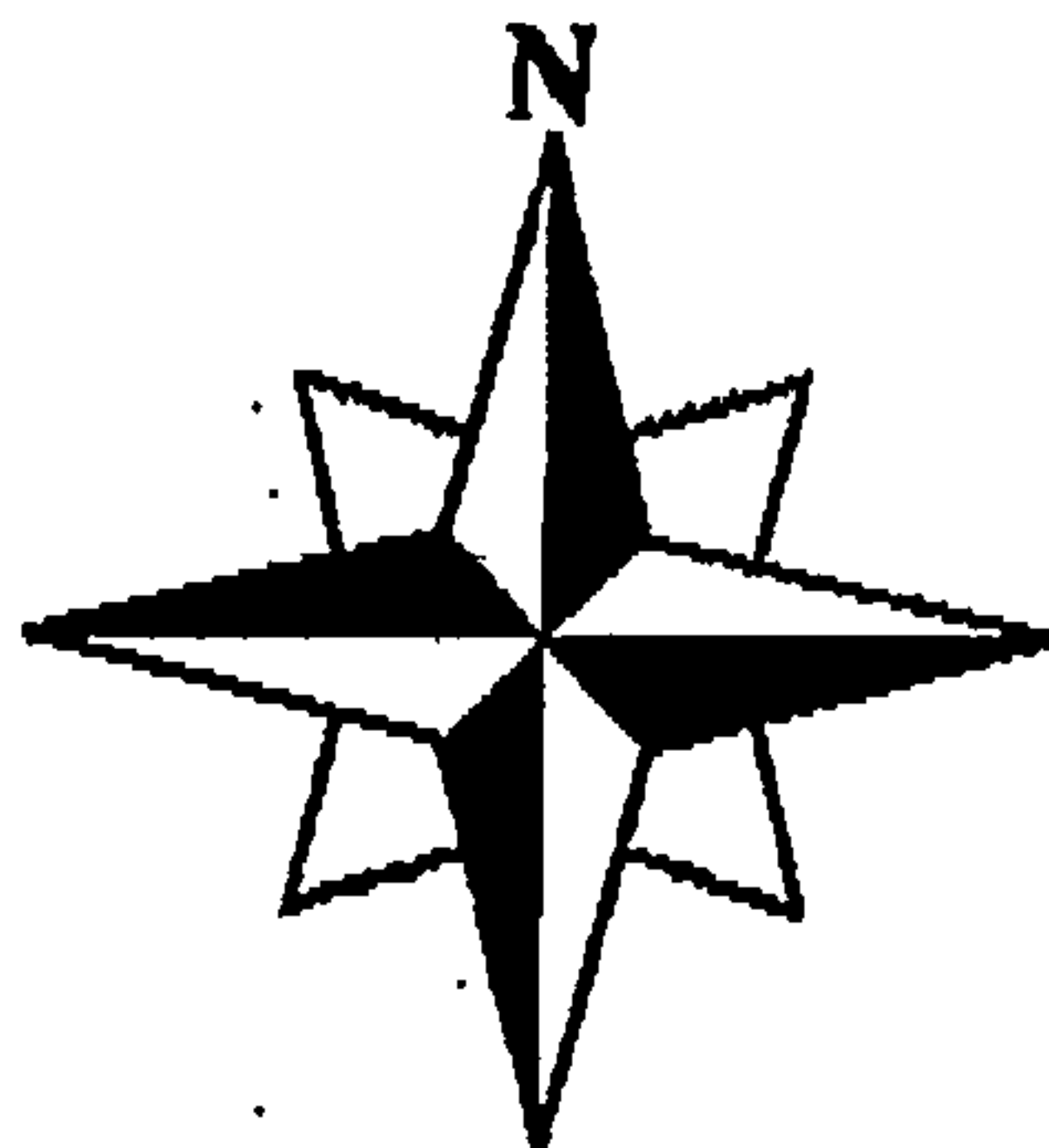
To: Whom it may concern:

I, Shawnee Pedroncelli, being the owner of Lots 12-A and 12-B, Block 2, Gardner addition, am requesting that since I am removing the lot line between the lots, to vacate the existing Private Driveway and landscape easement. Being that the property will not be divided, this easement will no longer be needed.

If there are any questions please feel free to contact me at my office.

Sincerely,

Shawnee Pedroncelli



Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110

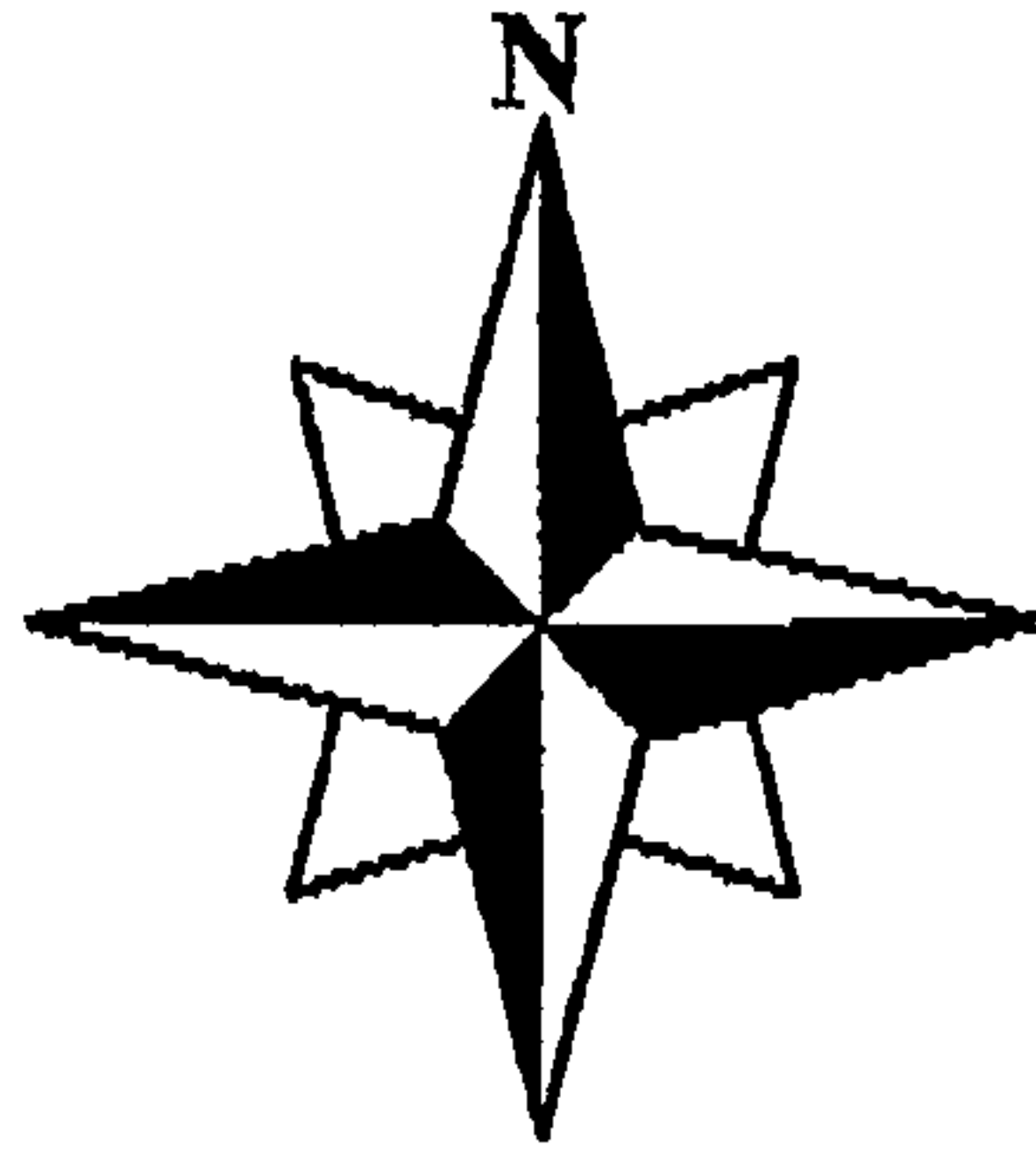
*Phone (505) 889-8056 * Fax (505) 889-8645*

November 1, 2012

To: DRB Board Members

This letter is to verify that PNM has reviewed the plat of Lot 12-A-1 Gardner Addition and has no objection to the vacation of the Private Driveway and Landscape Easement shown on the plat that has been signed by our department.

Fernando Vigil 11-2-12
Date



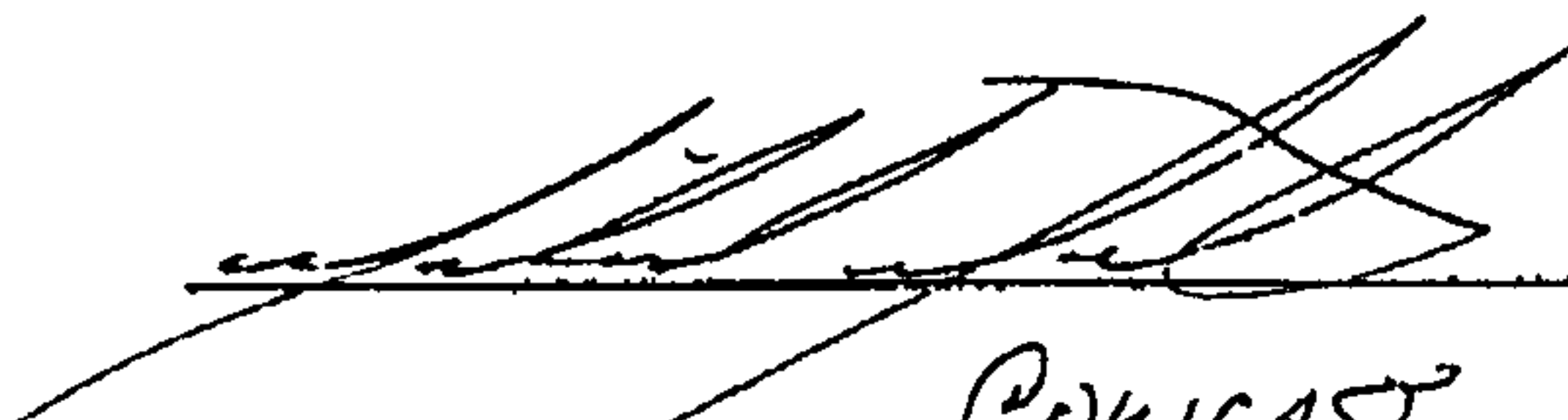
Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110

Phone (505) 889-8056 * Fax (505) 889-8645

November 1, 2012

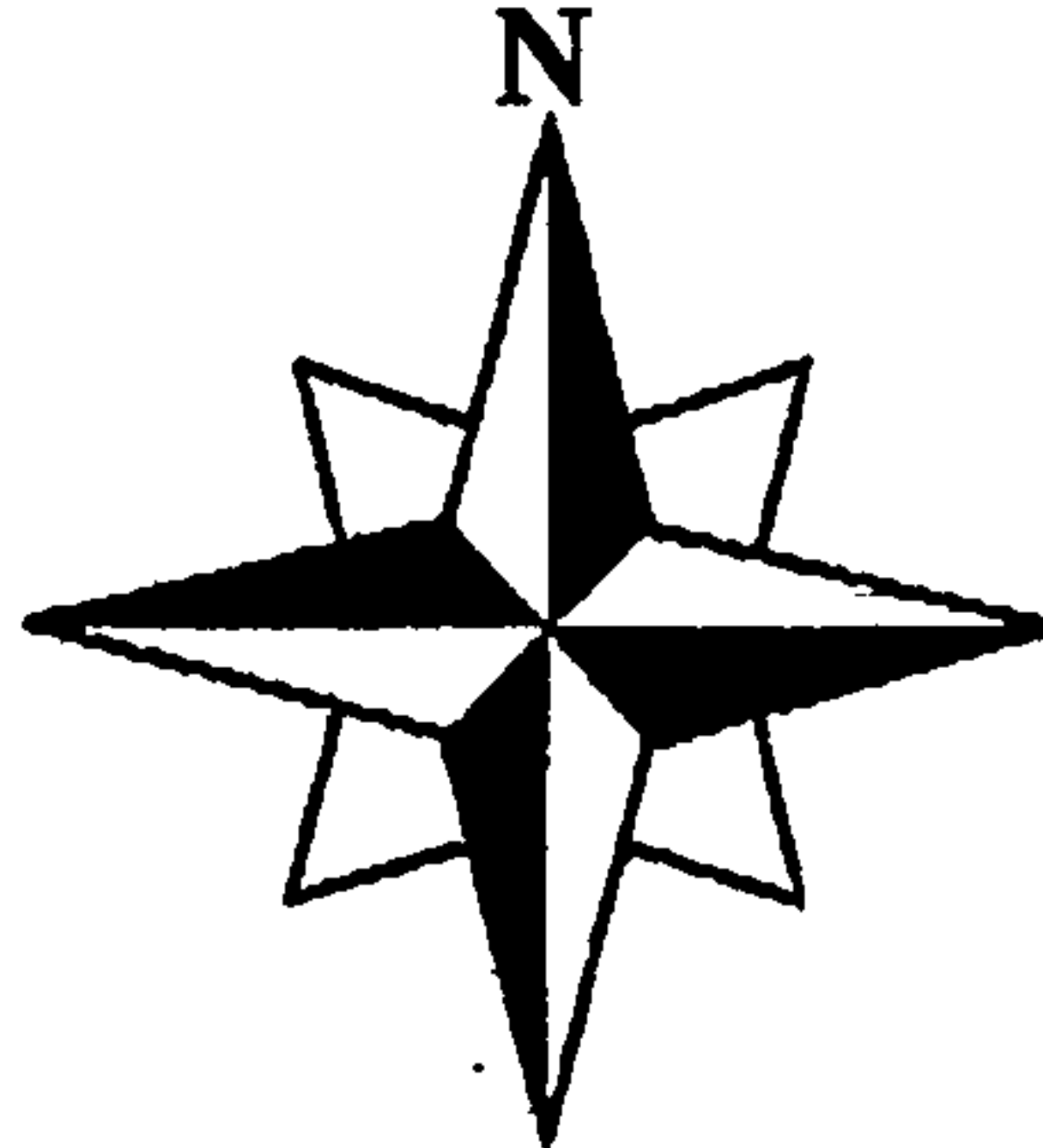
To: DRB Board Members

This letter is to verify that Comcast has reviewed the plat of Lot 12-A-1 Gardner Addition and has no objection to the vacation of the Private Driveway and Landscape Easement shown on the plat that has been signed by our department.



COMCAST

11/5/12
Date



Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110

*Phone (505) 889-8056 * Fax (505) 889-8645*

November 1, 2012

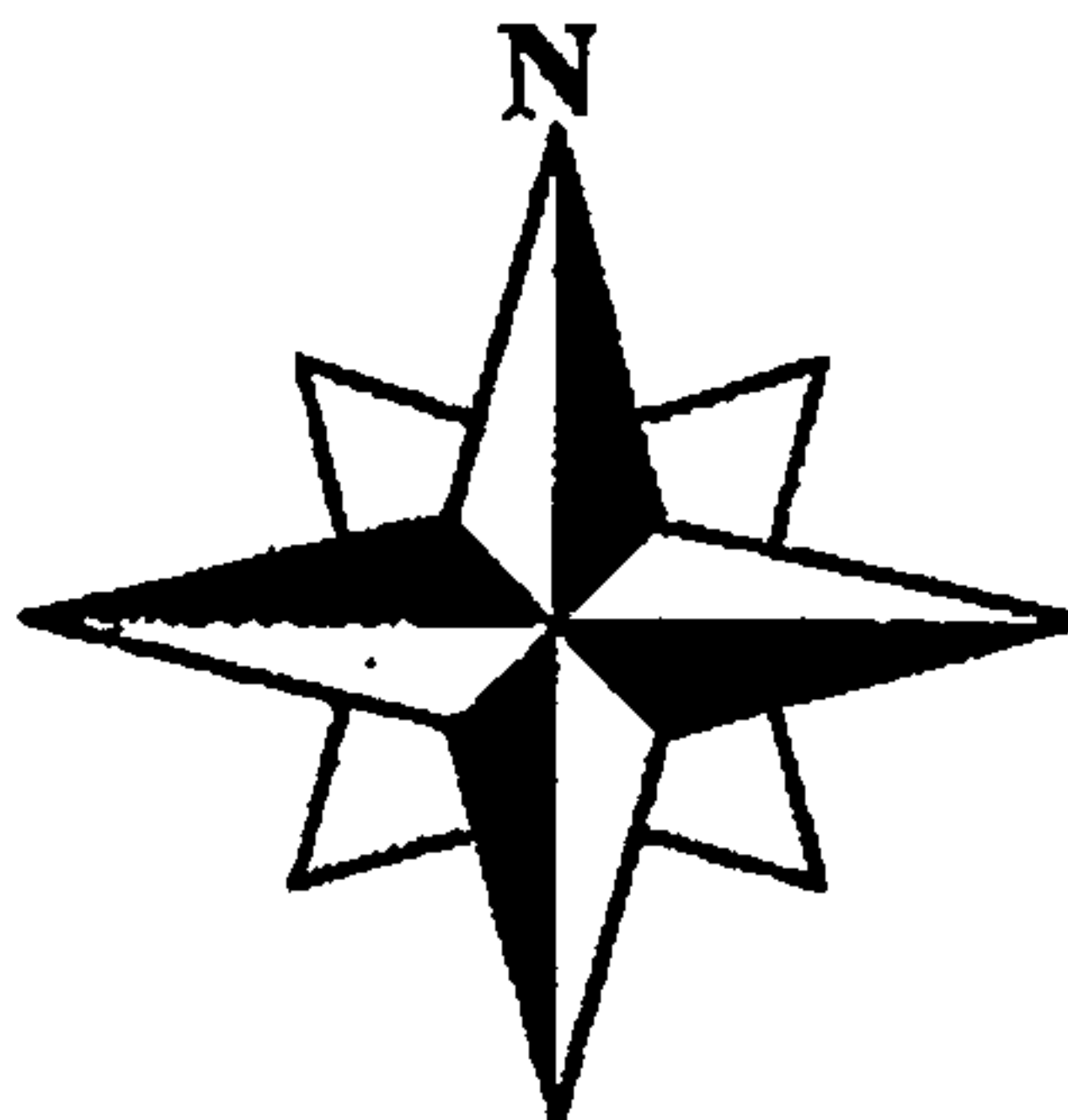
To: DRB Board Members

This letter is to verify that Century Link has reviewed the plat of Lot 12-A-1 Gardner Addition and has no objection to the vacation of the Private Driveway and Landscape Easement shown on the plat that has been signed by our department.

Rochelle Aja

11-02-12

Date



Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110

*Phone (505) 889-8056 * Fax (505) 889-8645*

November 1, 2012

To: DRB Board Members

This letter is to verify that Gas Company of New Mexico has reviewed the plat of Lot 12-A-1 Gardner Addition and has no objection to the vacation of the Private Driveway and Landscape Easement shown on the plat that has been signed by our department.

11-6-2012

Date

XFINITY Connect

jackshighcountry@comcast.net

± Font Size -

FW: PDF AND DFX FOR YOUR REVIEW 12-0594\ Pedrocelli dxf approval.

From : AnthonyHarris <tony@harrissurveying.comcastbiz.net>

Wed, Oct 17, 2012 11:54 PM

Subject : FW: PDF AND DFX FOR YOUR REVIEW 12-0594\ Pedrocelli dxf approval.

📎 1 attachment

To : Jack Spillman (jackshighcountry@comcast.net) <jackshighcountry@comcast.net>

From: Gaulden, Tim H. [mailto:tgaulden@cabq.gov]
Sent: Wednesday, October 17, 2012 10:09 AM
To: AnthonyHarris
Subject: RE: PDF AND DFX FOR YOUR REVIEW 12-0594

Anthony:

The DXF has been approved.

Tim

Tim Gaulden
GIS Coordinator
505 924-3805
tgaulden@cabq.gov



From: AnthonyHarris [mailto:tony@harrissurveying.comcastbiz.net]
Sent: Tuesday, October 16, 2012 3:20 PM
To: Gricius, Michelle A; Gaulden, Tim H.; Sammons, Joshua R.
Subject: PDF AND DFX FOR YOUR REVIEW 12-0594



image003.jpg
2 KB



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): Jack's High Country Inc (Jack Spilman Pres) PHONE: 505 898-3707
 ADDRESS: 8953 2nd NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: Jackshighcountry@Comcast.com
 APPLICANT: Shawnee M. Pedroncelli PHONE: _____
 ADDRESS: 4501 Third St. NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: We wish to combine lots 12-A and 12-B into one lot and vacate the private driveway and landscape easement
 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. lot numbered 12 (twelve) Block: Two (2) Unit: _____
 Subdiv/Addn/TBKA: Gardner addition (filed Bern city clerk, march 28 1990 Vol 0 folio 71)
 Existing Zoning: _____ Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): G-14 UPC Code: 1 014 060 440 428 121 02

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj/App., DRB-, AX, Z-, V-, S-, etc.): _____
1008 192

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: Two No. of proposed lots: One Total site area (acres): 0.1722
 LOCATION OF PROPERTY BY STREETS: On or Near: 3rd ST NW
 Between: Freeman and Bell Rose

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

SIGNATURE Jack A. Spilman DATE OCT 16 2012
 (Print Name) Jack Spilman Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12DRB - 70331</u>	<u>PBF</u>	_____	<u>\$ 215.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CME</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>October 24, 2012</u>				Total <u>\$ 235.00</u>

[Signature]

10-16-12
Staff signature & Date

Project # 1008192

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.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- 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.

Jack Spilman
 Applicant name (print)

Jack A. Spilman 10/9/12
 Applicant signature / date



Form revised 4/07

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

Application case numbers
 12 DRB - - 20331

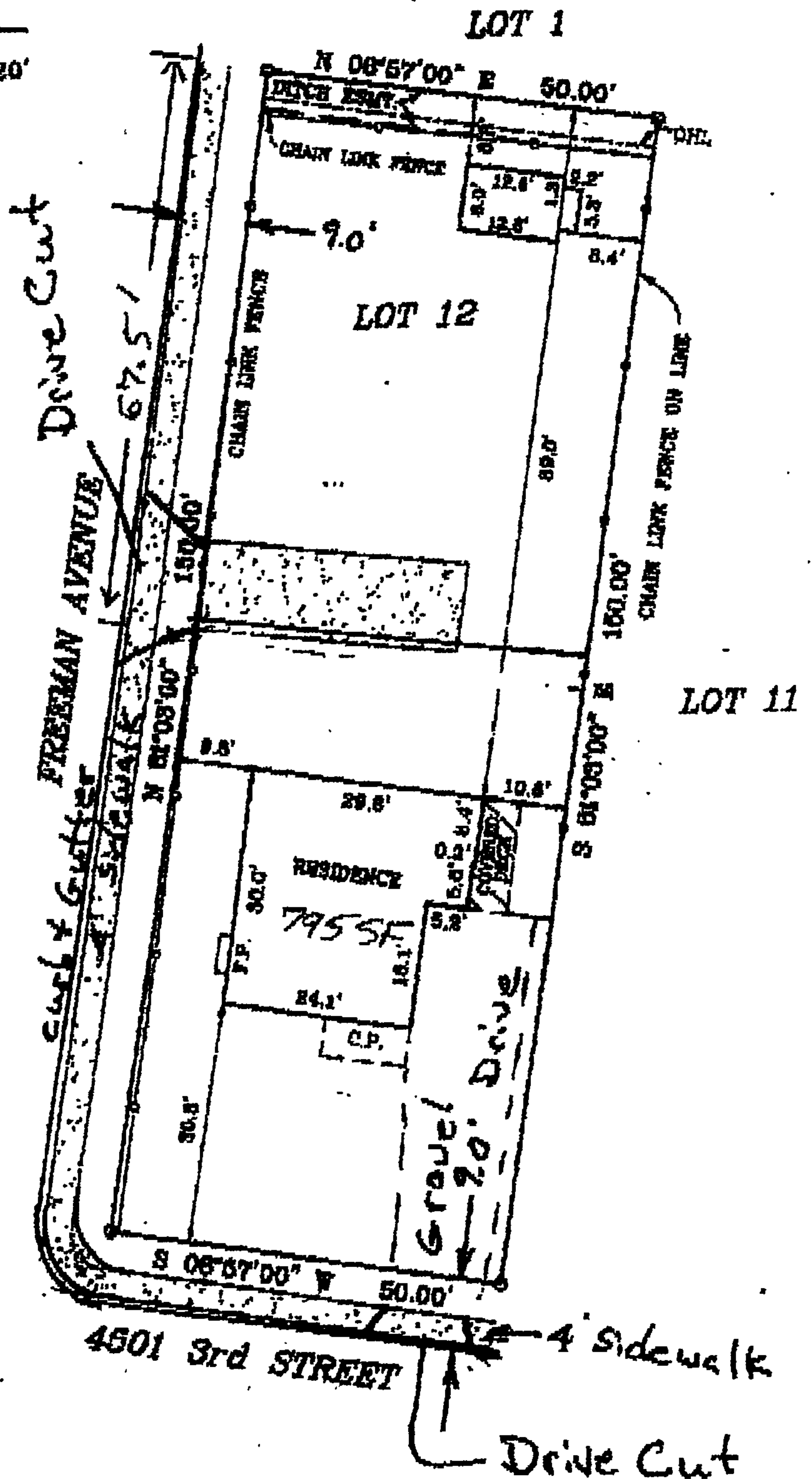
[Signature]
 10-16-12
 Planner signature / date
Project # 1008192

SURVEYOR'S INSPECTION REPORT

-EXHIBIT-

THIS IS NOT A SURVEY FOR USE BY
A PROPERTY OWNER FOR ANY PURPOSE.

SCALE: 1" = 20'



LEGAL DESCRIPTION

Lot numbered Twelve (12) in Block numbered Two (2) of the Gardner Addition, Albuquerque, N. Mexico, as the same is shown and designated on the Plat filed on the office of the County Clerk of Bernalillo County, New Mexico, on March 25, 1940.

L100-0051
00030080JG
PEDRONCELLI
STEWART TITLE COMPANY



HALL ENGINEERING COMPANY
ENGINEERING-SURVEYING-PLANNING-CONSTRUCTION
1116 2ND ST. N.W. ALBUQUERQUE, NEW MEXICO 81
PHONE (505) 244-7422

0612 ce/l



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

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Professional/Agent (if any): Jack's High Country Inc (Jack Spilman Pres.) PHONE: 505 878-3707
 ADDRESS: 8953 2nd NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87119 E-MAIL: Jackshighcountry@Comcast.com
 APPLICANT: Shawnee M. Redhance PHONE: _____
 ADDRESS: 4501 Third St. NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: We wish to combine lots 12-A and 12-B into one lot and vacate the private driveway and landscape easement
 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. lot numbered 12 (twelve) Block: Two (2) Unit: _____
 Subdiv/Addn/TBKA: Gardner addition (filed Bern city clerk, march 28 1990 Vol 0 folio 71)
 Existing Zoning: _____ Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): G-14 UPC Code: 1 014 060 440 428 121 02

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj, App., DRB-, AX, Z, V, S, etc.): _____
1008192

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: Two No. of proposed lots: One Total site area (acres): 0.1722
 LOCATION OF PROPERTY BY STREETS: On or Near: 3rd ST NW
 Between: Freeman and Bell Rise
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Jack A. Spilman DATE OCT 16 2012
 (Print Name) Jack Spilman 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
<u>12DR13 - 70331</u>

Action	S.F.	Fees
<u>P&F</u>	_____	<u>\$215.00</u>
<u>CMF</u>	_____	<u>\$20.00</u>
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
Total		<u>\$235.00</u>

Hearing date October 24, 2012

[Signature] 10-16-12
 Staff signature & Date

Project # 1008192

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

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

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Your attendance is required.

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EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)

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 - 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.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- 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
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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.

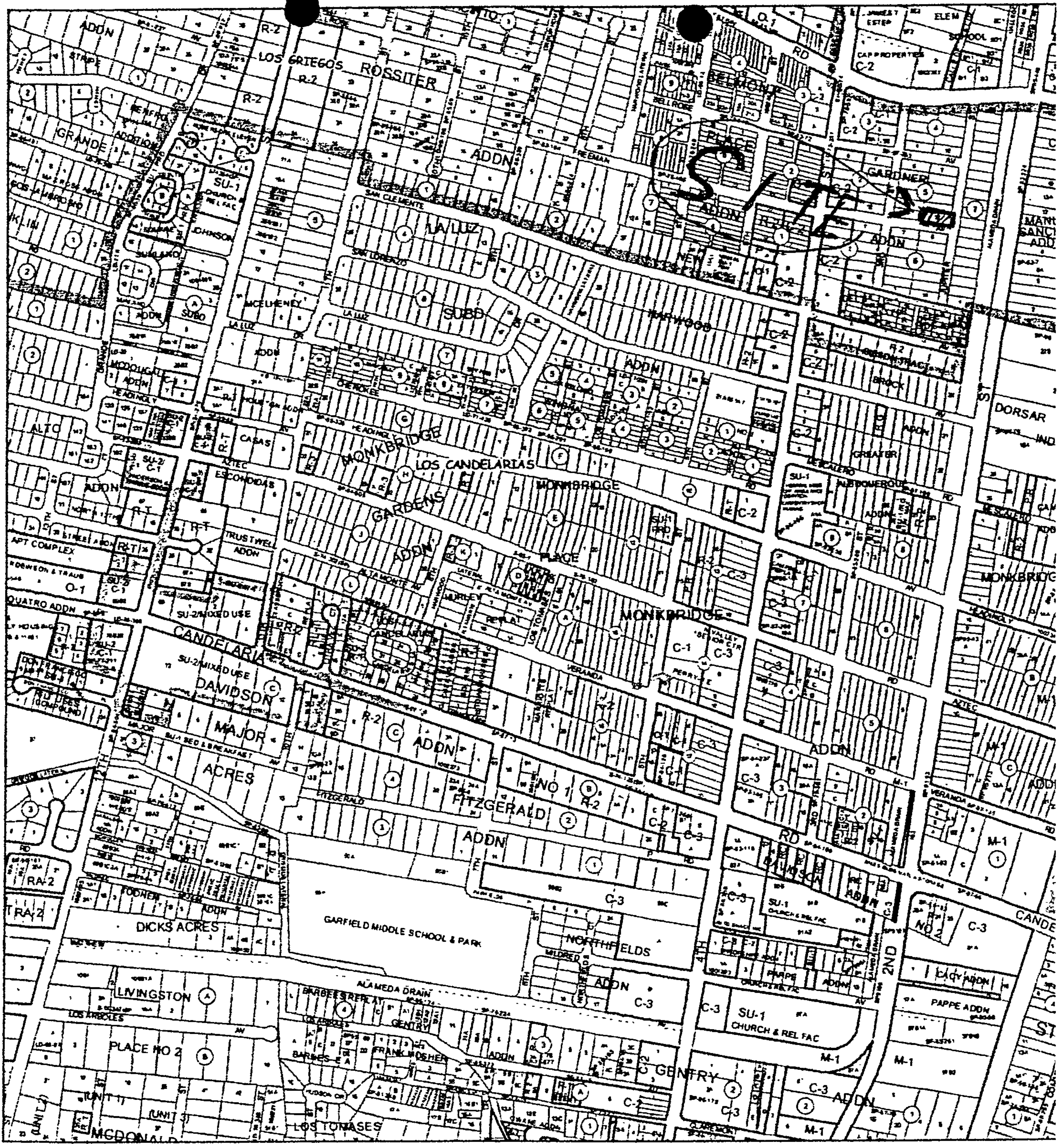
Jack Spilman
Applicant name (print)
Jack A. Spilman 10/9/12
Applicant signature / date



Form revised 4/07

<input checked="" type="checkbox"/> Checklists complete	Application case numbers
<input checked="" type="checkbox"/> Fees collected	2 DRB - - 70331
<input checked="" type="checkbox"/> Case #s assigned	- - -
<input checked="" type="checkbox"/> Related #s listed	- - -

[Signature] 10-16-12
Planner signature / date
Project # 1008192



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-14-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 5/1/2006

Jack's High Country, Inc.
8953 Second Street, N.W.
Albuquerque, New Mexico 87114

TO; City of Albuquerque, Development Review Board

RE; Lot numbered 12, Block 2, Gardner Addition, filed in Bernalillo County
March 28, 1940, Vol O Folio 71

SUBJECT: The purpose of this plat is to combine Lots 12-A and 12-B into one
lot, vacate the private driveway and landscape easement.

OCTOBER 9,2013

SHAWNEE M.PEDRONCELLI

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

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lot 12-A-2, Block 2, Gardner Addition which is zoned as R-1, on October 16, 2012 submitted by Shawnee M. Pedroncelli, 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) proposes to consolidate two lots into one lot, and vacate a private driveway and landscape easement. This will cause no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

April L. Winters Facilities Fee Planner
Name (printed or typed) and title

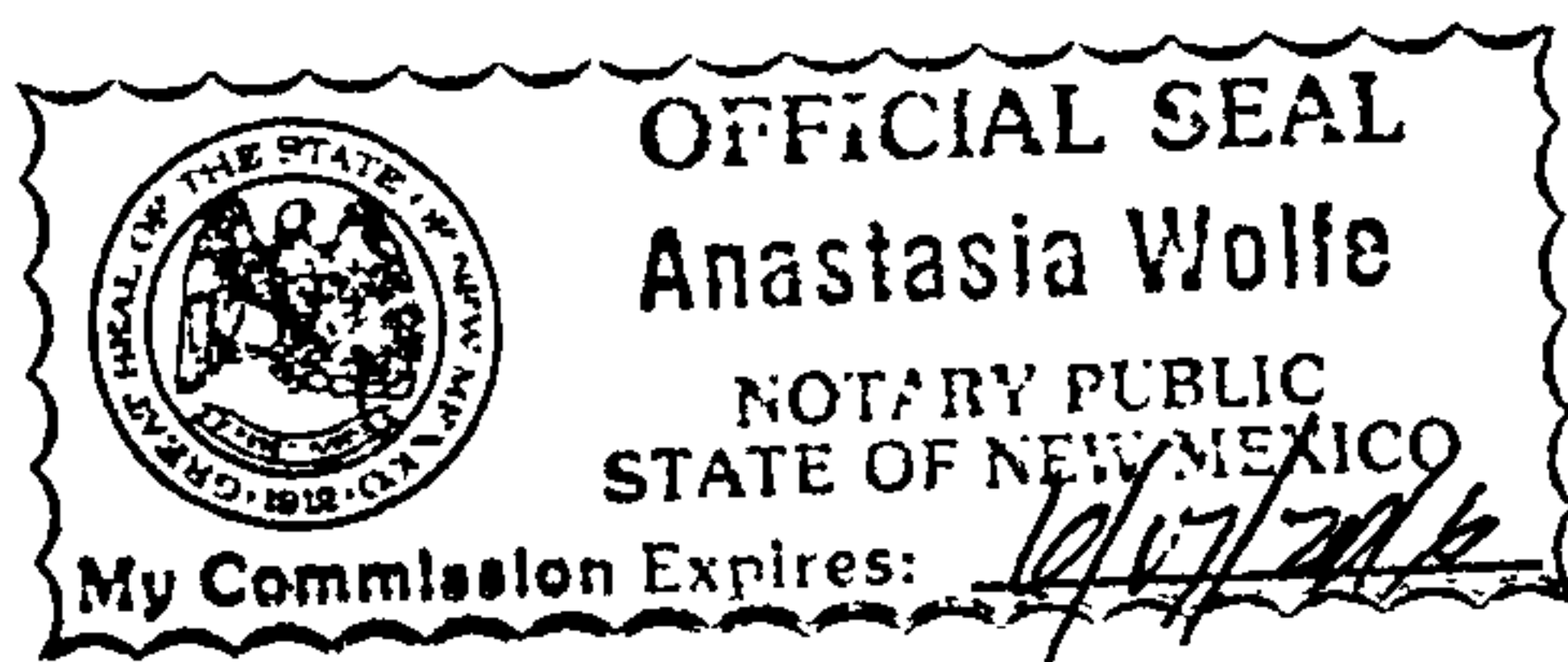
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Oct. 16, 2012, by April L. Winters as Facilities Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

Anastasia Wolfe
Notary Public

My commission expires: 8/17/2016





Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

Professional/Agent (if any): Jacks High Country Inc. (Jack Spilman Pres.) PHONE: 898-3707
 ADDRESS: 8953 2nd NW CITY: Albuquerque STATE: NM ZIP: 87114 E-MAIL: _____
 CITY: _____ STATE: _____ ZIP: _____ E-MAIL: _____

APPLICANT: Shawnee M. Pedroncelli PHONE: _____
 ADDRESS: 4501 Third ST. SW CITY: Albuquerque STATE: NM ZIP: 87107 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: We wish to divide lot 12 into two lots, and grant any easements as shown

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. lot numbered 12 (twelve) Block: Two (2) Unit: _____
 Subdiv/Addn/TBKA: Gardner addition (filed Bern City clerk, march 28 1990, Vol. 0 folio 71)
 Existing Zoning: _____ Proposed zoning: _____
 Zone Atlas page(s): G-14 UPC Code: 1 014 060 940 928 1210² MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj App., DRB-, AX_, Z_, V_, S_, etc.): 1008192

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: One No. of proposed lots: Two Total area of site (acres): 0.1722
 LOCATION OF PROPERTY BY STREETS: On or Near: 3rd ST NW
 Between: Freeman and Bellrose

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

SIGNATURE Jack A. Spilman DATE June 15
 (Print) Jack Spilman Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>10DRB - 70168</u>	<u>PBF</u>	_____	\$ <u>255.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>June 23, 2010</u>			Total \$ <u>305.00</u>

Vanj b-15-70
 Planner signature / date

Project # 1008192

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
- 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.

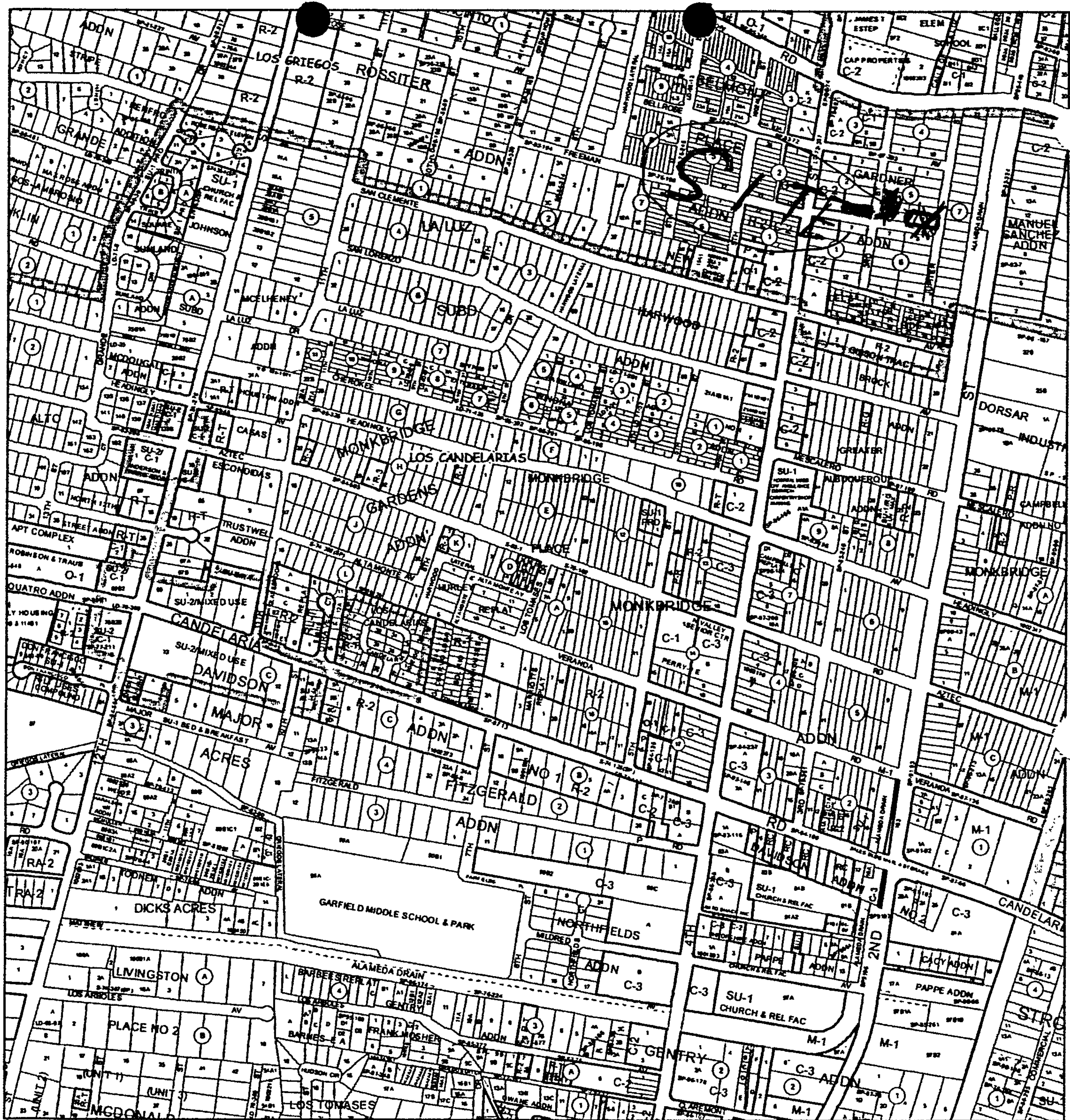
Jack Spilman
Applicant name (print)
Jack A. Spilman 6/15/10
Applicant signature / date



Form revised October 2007

Kup 6-15-10
Planner signature / date
Project # 1008192

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
10DRB-70168



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

Albuquerque Geographic Information System

Map amended through: 5/1/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-14-Z

Selected Symbols

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

0 750 1,500 Feet

Jack's High Country, Inc.
8953 Second Street, N.W.
Albuquerque, New Mexico 87114

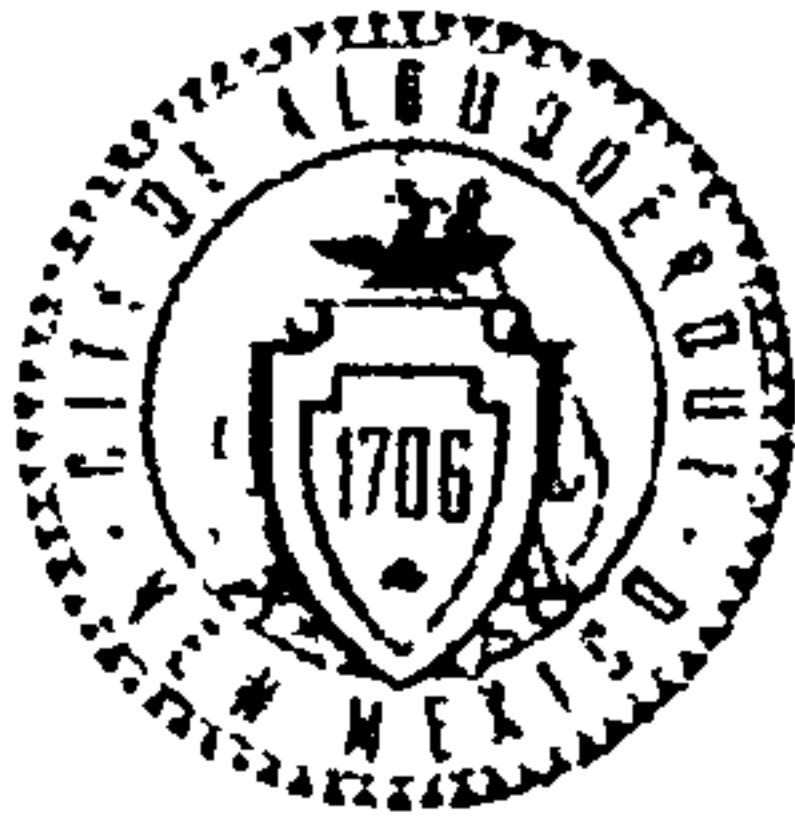
TO: City of Albuquerque, Development Review Board

RE: Lot numbered 12, Block 2, Gardner Addition, filed in Bernalillo County
March 28, 1940, Vol D Folio

SUBJECT: The purpose of this plat is to divide Lot 12 into 2 lots and grant any
easements as shown.

June 15 2010

SHAWNEE M. PEDRONCELLI



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

SHAWNEE PEDRONCELLI (JACK'S HIGH COUNTRY, INC., AGENT) request(s) a special exception to Section 14-16-2-6(D)(2)(a): a VARIANCE of 950 sq ft to the 5000 sq ft minimum lot size area requirement creating two lots on all or a portion of Lot(s) 12A, Block(s) 2, GARDNER ADDN zoned R-1, located at 4501 3RD ST NW (G-14)

Special Exception No:..... 10ZHE-80080
Project No:..... Project# 1008232
Hearing Date:..... 04-20-10
Closing of Public Record:..... 04-20-10
Date of Decision: 04-28-10

STATEMENT OF FACTS: The applicant, Shawnee Pedroncelli, requests a variance of 950 sq ft to the 5000 sq ft minimum lot size requirement creating two lots. Jack Spilman, agent for the applicant, testified that this lot is exceptional because of its irregular length and also is a corner lot. There is a petition signed by neighbors who support this lot being subdivided into two lots. Mr. Spilman was informed that if this request was approved, this matter must be taken to the DRB for their approval. In a facilitated meeting, neighbors were concerned that the owner would place a mobile home on the property. Ms. Pedroncelli agreed that a mobile home would NOT be placed on the property and agreed to this being a condition of approval. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

Based on all of the testimony and a review of the entire file, it is determined that there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this parcel is exceptional as compared to other parcels in the vicinity because of its irregular length and also a corner lot and, therefore, it meets the test for the granting of a variance as provided for by Section 14.16.4.2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved with conditions.

CONDITION(S): A mobile home must not be placed on either of these lots now or in the future.

The approval is subject to the submitted site plan, as required. Any substantial changes to the site plan, as determined by the Zoning Enforcement Division, shall require the scheduling of an additional Public Hearing.

If you wish to appeal this decision, you may do so by 5:00 p.m., on April 13, 2010 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14.16.4.4.(B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.

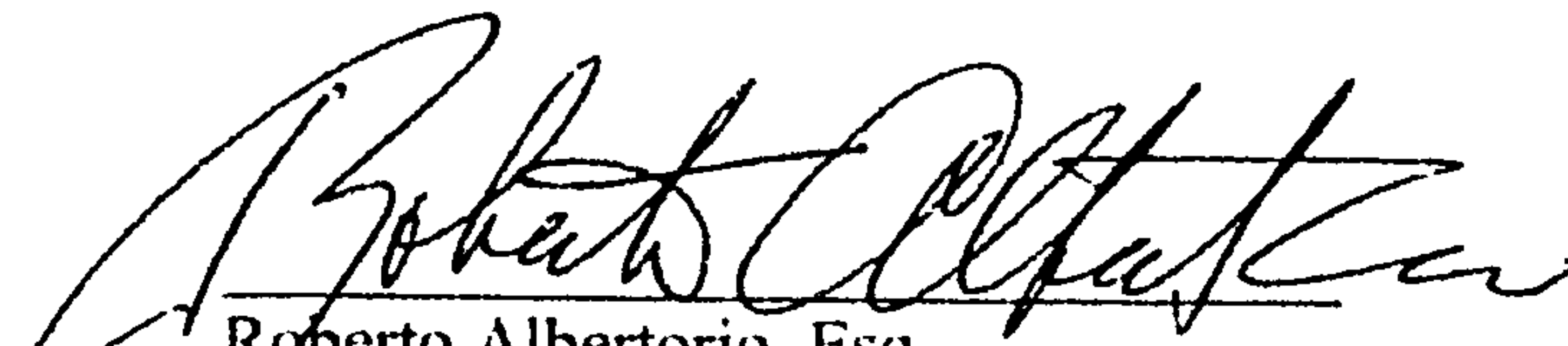

Roberto Albertorio, Esq.
Zoning Hearing Examiner

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

Shawnee M. Podroncelli ("Developer") effective as of this ___ day of _____, 20___, and pertains to the subdivision commonly known as

Block 2 Gardner [use new legal description of subdivision] Addition
Section 5 Township 10 North, Range 3 East N.M.P.M., City of Albuquerque
Bern Co. NM Jan. 2010

(the "Subdivision".) The following individual lots comprise the subdivision:

[List lots by street address and new legal description; Lots which will be used for multi-family residences should be marked "multifamily- ___ units" with the number of units filled in.]

Doc# 2010054374

06/15/2010 09:53 AM Page: 1 of 3
AGRE R: \$13.00 M. Toulouse Oliver, Bernalillo County



WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

DRS Project # _____

APS Cluster Valley

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
 - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
 - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
5. This contract shall be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."
6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

DRB Project # _____

APS Cluster Valley

Shawnee M Pedroncelli

Signature

Shawnee M Pedroncelli

Name (typed or printed) and title

~~Developer~~

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 10th February, 2010, by Shawnee M Pedroncelli, only as an individual of n/a, a corporation.



OFFICIAL SEAL
MARGARET M TORRES
NOTARY PUBLIC - STATE OF NEW MEXICO
My commission expires: 11/3/2011

Margaret M Torres
Notary Public

My commission expires: 11/3/2011

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

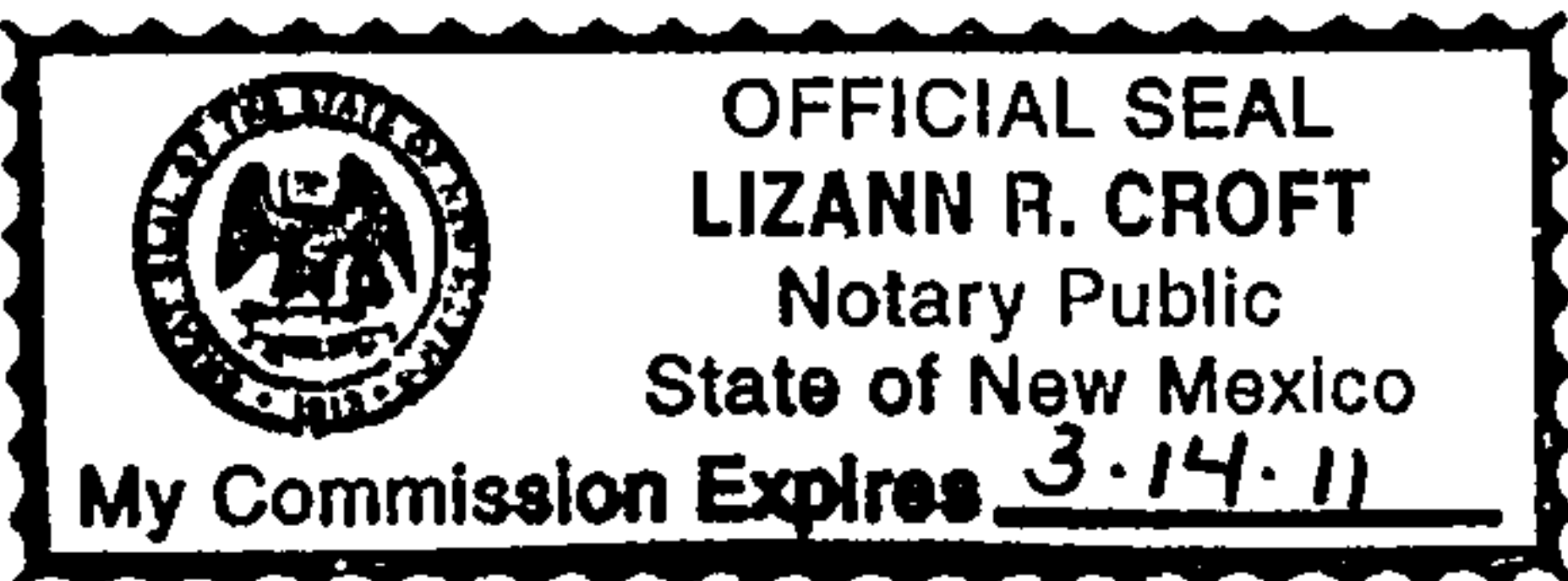
April L. Winters, Facilities Fee Planner
Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 15, 2010, by April Winters as Facilities Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)



Lizann R. Croft
Notary Public

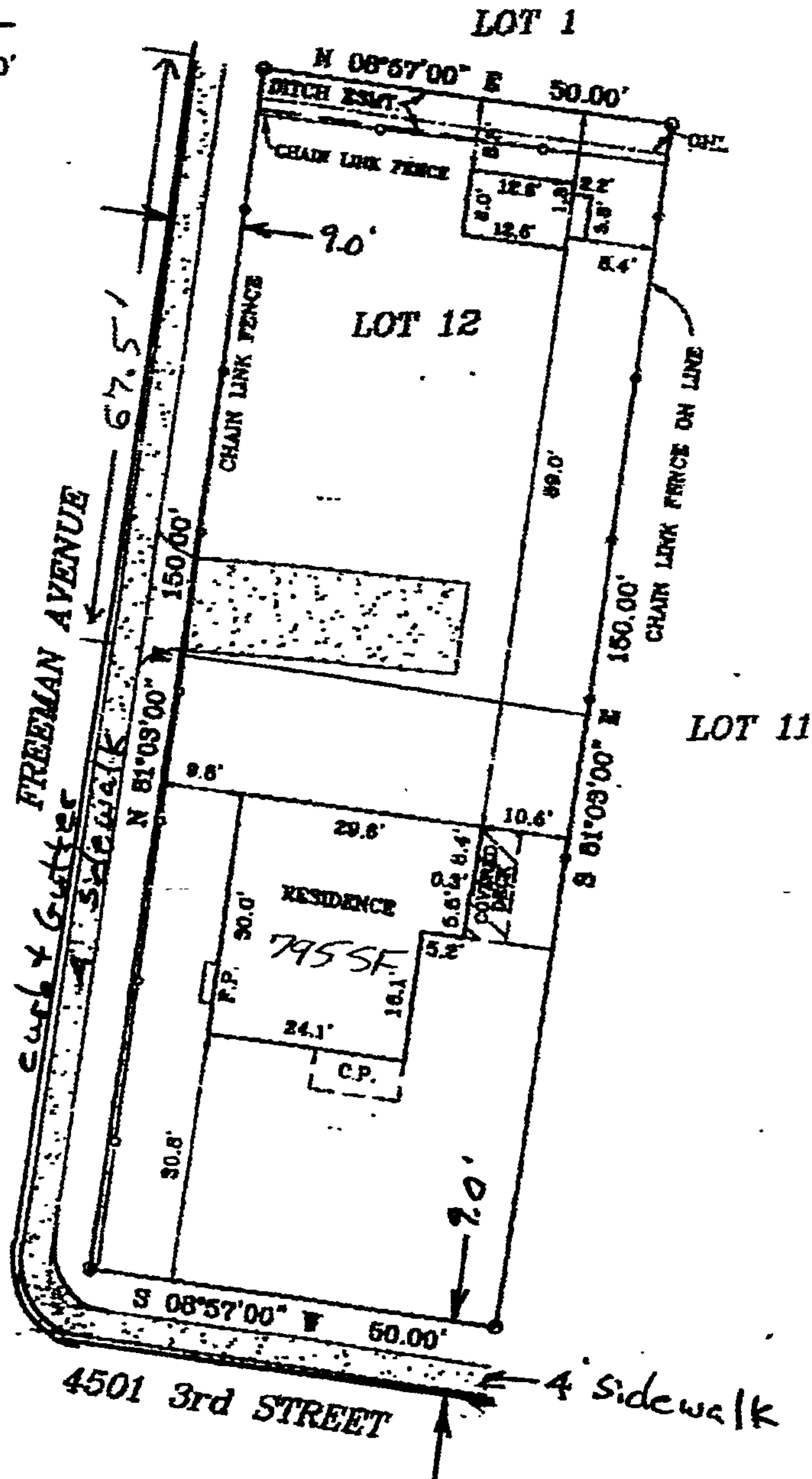
My commission expires: 3.14.11

SURVEYOR'S INSPECTION REPORT

-EXHIBIT-

THIS IS NOT A SURVEY FOR USE BY
A PROPERTY OWNER FOR ANY PURPOSE.

SCALE: 1" = 20'



LEGAL DESCRIPTION

Lot numbered Twelve (12) in Block numbered Two (2) of the Gardner Addition, Albuquerque, New Mexico, as the same is shown and designated on the Plat filed on the office of the County Clerk of Bernalillo County, New Mexico, on March 28, 1940.

PAGE 2 OF 2

L100-0051
00030090JG
PEDRONCELLI
STEWART TITLE COMPANY



HALL ENGINEERING COMPANY INC.
ENGINEERING • SURVEYING • PLANNING • CONSTRUCTION
1116 2ND ST., N.E. ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 848-7822

259-0612 cell
Joe



Supplemental form

<p>SUBDIVISION</p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> for Subdivision</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> Administrative Amendment (AA)</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE</p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p>S Z</p> <p>V</p> <p>P</p> <p>L A</p> <p>D</p>	<p>ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p><input type="checkbox"/> Street Name Change (Local & Collector)</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
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PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

Professional/Agent (if any): Jacks High Country Inc (Jack Spilman Pres.) PHONE 505-898-3707
 ADDRESS: 8953 2nd NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____

APPLICANT: Shawnee M. Pedroncelli PHONE: _____
 ADDRESS: 4501 3rd ST. NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: We wish to divide lot 12 into two lots, and grant any easements as shown

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. lot numbered 12 (twelve) Block: Two (2) Unit: _____
 Subdiv/Addn/TBKA: Gardner addition (Filed Ben City clerk Mar 28 1990 Vol 0 folio 71)
 Existing Zoning: _____ Proposed zoning: _____
 Zone Atlas page(s): G-14 UPC Code: 1 019 060 440 928 12102 MRGCD Map No _____

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: One No. of proposed lots: Two Total area of site (acres): 0.1722
 LOCATION OF PROPERTY BY STREETS: On or Near: 3rd Street NW
 Between: Freeman NW and Bellrose NW

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

SIGNATURE Jack A. Spilman DATE 2/9/10
 (Print) Jack Spilman Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>1001906044092812102</u>	<u>SK</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" 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	_____	_____	_____	\$ <u>0</u>

Hearing date February 17, 2010

[Signature]
 Planner signature / date 2-9-10

Project # 1008192

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.

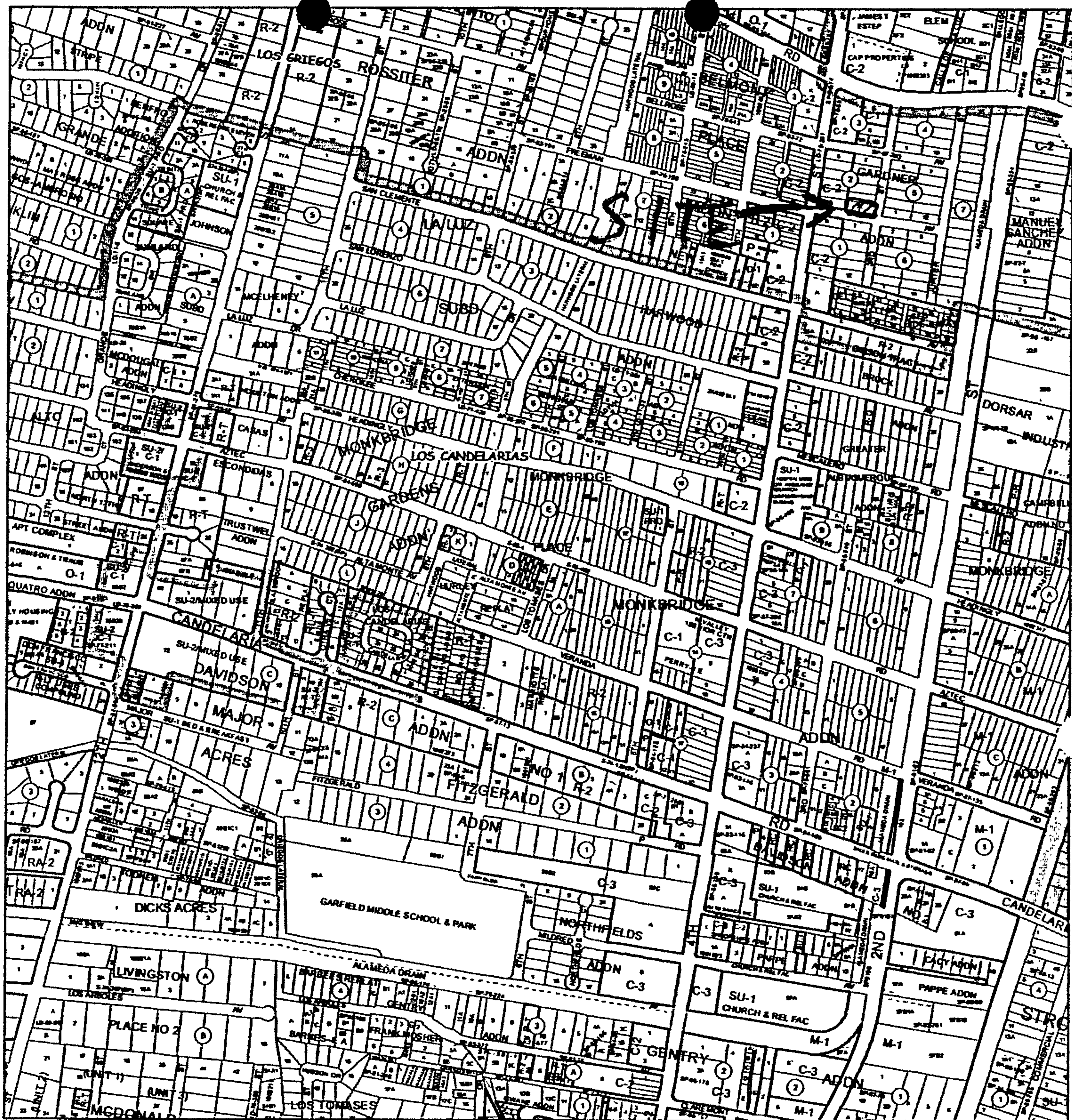
Jack Spilman
Applicant name (print)
Jack A. Spilman 2/9/10
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
10088 - 70048

Yang 2-9-10
Planner signature / date
Project # 1008192



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

Albuquerque Geographic Information System

Map amended through: 5/1/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-14-Z

Selected Symbols

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

0 750 1,500 Feet

Jack's High Country, Inc.
8953 Second Street, N.W.
Albuquerque, New Mexico 87114

TO; City of Albuquerque, Development Review Board

**RE; Lot numbered 12, Block 2, Gardner Addition, filed in Bernalillo County
March 28, 1940, Vol D Folio**

**SUBJECT: The purpose of this plat is to divide Lot 12 into 2 lots and grant any
easements as shown.**

FEBRUARY 8, 2010

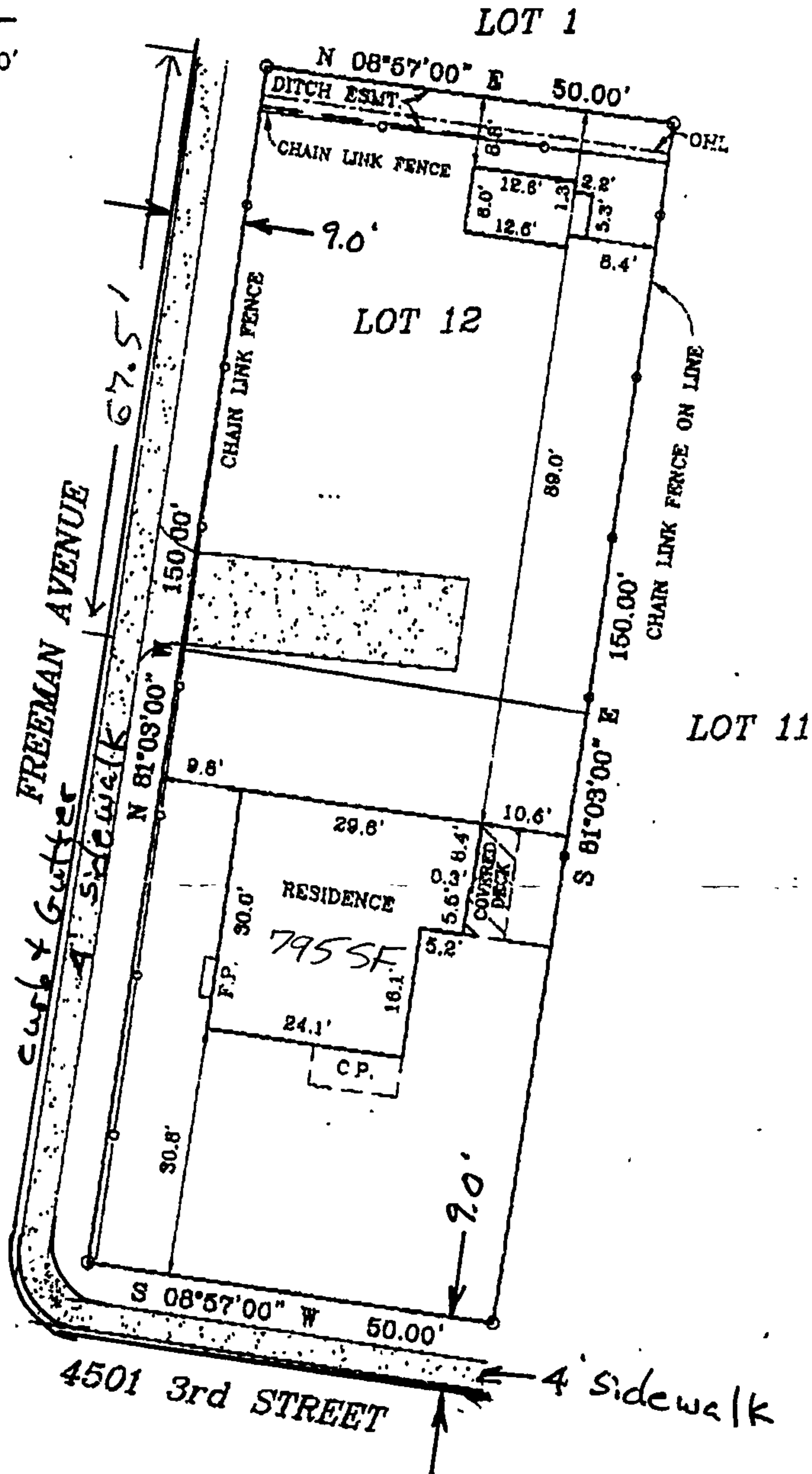
SHAWNEE M.PEDRONCELLI

SURVEYOR'S INSPECTION REPORT

-EXHIBIT-

THIS IS NOT A SURVEY FOR USE BY
A PROPERTY OWNER FOR ANY PURPOSE.

SCALE: 1" = 20'



Copy report

LEGAL DESCRIPTION

Lot numbered Twelve (12) in Block numbered Two (2) of the Gardner Addition, Albuquerque, New Mexico, as the same is shown and designated on the Plat filed on the office of the County Clerk of Bernalillo County, New Mexico, on March 28, 1940.

L100-0051
00030090JG
PEDRONCELLI
STEWART TITLE COMPANY



HALL ENGINEERING COMPANY INC.
ENGINEERING • SURVEYING • PLANNING • CONSTRUCTION
1118 2ND ST., N.W. ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 846-7622

259-0612 cell
Joe