



COMPLETED 05/25/10 8th
DRB CASE ACTION LOG (PREL/FINAL)
 REVISED 10/08/07

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

DRB Application No.: 10DRB-70085 Project # 1008217
 Project Name: Lands of Salas Properties LLC
 Agent: Wayjohn Surveying Phone No.: 255-2052

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: OK resolve joint access on Central

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): OK verify well location

- 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

(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-70085 Project # 1008217
 Project Name: Lands of Sales Properties LLC
 Agent: Wayjohn Surveying Phone No.: _____

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 - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
 - Property Management's signature must be obtained prior to Planning Department's signature.
 - AGIS DXF File approval required. OK
 - Copy of recorded plat for Planning.



330 Louisiana Blvd., N.E. • Albuquerque, NM 87108 • Phone: (505) 255-2052 • Fax: (505) 255-2887

April 23, 2010

Jack Cloud
Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Minor Preliminary/Final Plat of Tract A, Lands of Salas Properties LLC, Project No. 1008217

Dear Mr. Cloud:

This letter is to confirm that the existing structure shown in the existing conditions sketch does not materially encroach onto the adjacent Tract A, MRGCD Map 39. The sketch shows the extents of the eaves overhanging and not the foundation of the structure.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read 'T. Johnston', with a long, sweeping underline.

Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.

8217

DXF Electronic Approval Form

DRB Project Case #: 1008217

Subdivision Name: SALAS PROPERTIES LLC TRACT A

Surveyor: THOMAS D JOHNSTON

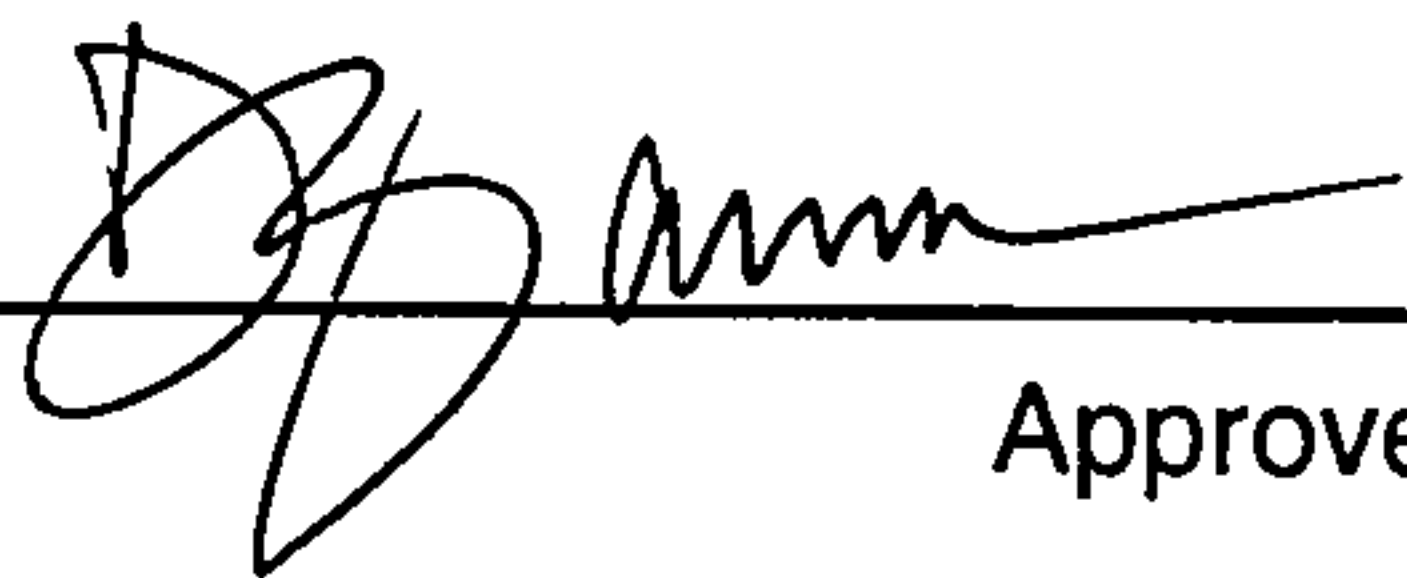
Contact Person: THOMAS D JOHNSTON

Contact Information: 255-2052

DXF Received: 3/10/2010

Hard Copy Received: 3/10/2010

Coordinate System: NMSP Grid (NAD 83)


Approved

03.11.2010
Date

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

AGIS Use Only

Copied fc 8217

to agiscov on 3/11/2010

Contact person notified on 3/11/2010


2. **Project# 1007871**
 09DRB-70379 MAJOR - PRELIMINARY
 PLAT APPROVAL
 09DRB-70380 SIDEWALK WAIVER
 09DRB-70381 SUBDIVISION DESIGN
 VARIANCE FROM MIN DPM STDS

ISAACSON AND ARFMAN PA agent(s) for BISHOP'S COMPOUND, LLC request(s) the referenced/ above action(s) for all or a portion of Lot(s) 2 & 3, **ALVARADO GARDENS UNIT 3 [TBKA BISHOP'S COMPOUND]**, zoned R-LT, located on CANDELARIA RD NW between RIO GRANDE BLVD NW and CALLE SAN YSIDRO NW containing approximately 1.3379 acre(s). (G-12) [*Deferred from 1/6/10, 1/27/10, 2/17/10, 3/10/10*]

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

3. **Project# 1002885** 
 10DRB-70066 EXT OF SIA FOR TEMP
 DEFR SDWK CONST


PETE DASKALOS & PEGGY DASKALOS request(s) the above action(s) for all or a portion of **OCTILLO**, zoned R-D 4 DU/ACRE, located on HOLBROOK ST NE BETWEEN ANAHEIM AVE NE AND PASEO DEL NORTE NE containing approximately 24.15 acre(s). (C-21) [*Deferred from 3/10/10, 3/17/10*]

4. **Project# 1002819** 
 10DRB-70090 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL

GPS LLC agent(s) for 98TH STREET LLC request(s) the above action(s) for all or a portion of Tract(s) E-5-A, **ALBUQUERQUE SOUTH Unit(s) 3**, zoned C-2, located on GIBSON BLVD SW BETWEEN 98TH ST SW AND AMAFCA AMOLE CHANNEL containing approximately 3.8954 acre(s). (M-9)

5. **Project# 1007746** 
 09DRB-70332 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL

LOVELACE RESPIRATORY RESEARCH INSTITUTE agent(s) for LOVELACE RESPIRATORY RESEARCH INSTITUTE request(s) the above action(s) for all or a portion of Lot(s) C & E, **CAGUA ADDITON** zoned 0-1, located on 2425 & 2441 RIDGECREST DR SE BETWEEN SAN PEDRO SE AND SAN MATEO SE containing approximately 5.3571 acre(s). (M-18)[*Deferred from 10/28/10 at the agent's request.*]

6. ~~**Project# 1008217**~~ 
 10DRB-70085 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for SALAS PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) 114-B-1, 114-B-2, 115-E-1, 115-E-2, **LANDS OF SALAS PROPERTIES LLC**, zoned C-2, located on CENTRAL AVE SW BETWEEN 46TH ST SW AND ATRISCO DR SW containing approximately 0.7787 acre(s). (K-12)

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 24, 2010
DRB Comments**

ITEM # 6

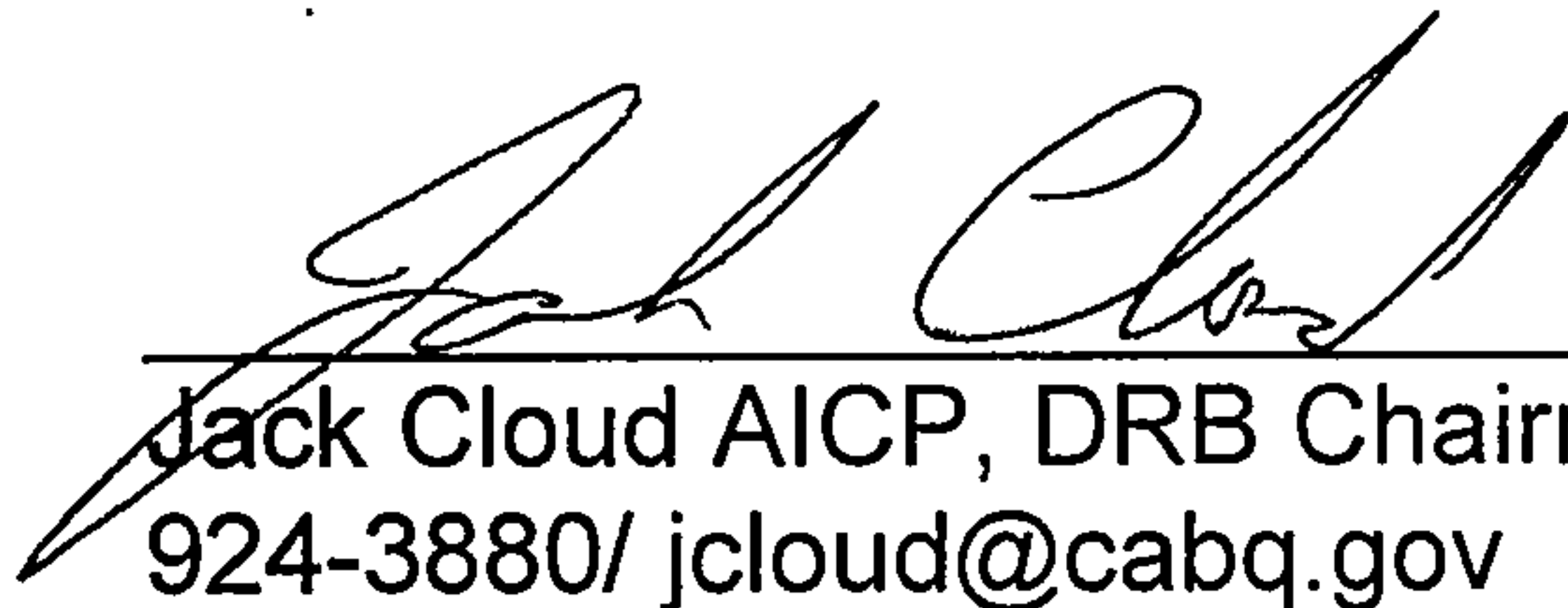
PROJECT # 1008217

APPLICATION # 10-70085

**RE: Lot A, Block 1, Zimmerman Addition, and
Tracts 114-B-1 thru 115-E-2, MRGCD Map No. 39**

What is status of referenced zone change?

There is an apparent building encroachment on the east property line which needs to be addressed.



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

HEARING DATE 3-24-10 (Pif)



City of Albuquerque
Planning Department
Current Planning Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: February 19, 2010

OFFICIAL NOTIFICATION OF DECISION

FILE: Project1008134*
10EPC-40002 AMNDT TO ZONE MAP
(ZONE CHG)

Salas Properties LLC
1408 Crescent Dr. NW
Albuquerque, NM 87105

LEGAL DESCRIPTION: DAC ENTERPRISES, INC agent for SALAS PROPERTIES LLC requests the above action for all or a portion of the EASTERLY FRACTION OF Lot B, Block 1, and the southerly Fraction of Lot 114 B1, a replat of Lots 1 and 2, Block 1, ZIMMERMAN ADDITION from R-2 to C-2 located on CENTRAL AVE SW BETWEEN 46TH ST SW AND ISLETA DRAIN containing approximately .2 acre(s). (K-12) Randall Falkner, Staff Planner

On February 18, 2010 the Environmental Planning Commission voted to **APPROVE** Project 1008134 / 10EPC-40002, zone map amendment for all or a portion of the EASTERLY FRACTION OF Lot B, Block 1, and the southerly Fraction of Lot 114 B1, a replat of Lots 1 and 2, Block 1, ZIMMERMAN ADDITION from R-2 to C-2, based on the following Findings:

FINDINGS:

1. This is a request for an amendment to the West Route 66 Sector Development Plan zone map from R-2 to C-2. The purpose of the request is to replat six older lots of various shapes and sizes into a single lot under one zoning category (C-2). The request comprises the easterly fraction of Lot B, Block 1, and the southerly fraction of Lot 114B1, a re-plat of Lots 1 and 2, Block 1, Zimmerman Addition. The Lots are located on Central Avenue, between 46th Street SW and the Isleta Drain.
2. The request for a zone map amendment will provide a single zone (C-2) for properties that are under a single ownership and will eliminate a floating zone line that bisects two of the affected properties that are currently landlocked.

OFFICIAL NOTICE OF DECISION
FEBRUARY 18, 2010
PROJECT 1008134
PAGE 2 OF 4

3. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Southwest Area Plan, the West Route 66 Area Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The subject site is within the area designated Established Urban by the Comprehensive Plan, and is within the boundaries of the West Side Strategic Plan, the Southwest Area Plan, and the West Route 66 Area Plan.
5. The applicant provided an adequate justification for the zone change request pursuant to Resolution 270-1980:
 - a. The request is consistent with the health, safety, morals, and general welfare of the City.
 - ... The request is for a very small site and would not have significant adverse effects on surrounding properties or the wider community.
 - b. The stability of land use and zoning would be maintained with the request. The applicant has provided a sound justification as to why the change should be made.
 - c. The request is consistent with applicable policies of the Comprehensive Plan and the Southwest Area Plan, including the following:
 - i. Policy II.B.5a – The request would help to allow a full range of urban land uses. The current property is not large enough to be developed independently; however, the request would allow a replat of all the lots into one single zoning category. This would help to allow a full range of urban land uses.
 - ii. Policy II.B.5d – The location, intensity, and design of new development would respect neighborhood values, natural environmental conditions, and scenic resources. C-2 uses are generally compatible with residential uses and a consistent pattern of C-2 zoning has been well established along West Central for a number of years. A vacant landlocked property that could attract nuisances and nefarious activity does not improve neighborhood values. A landscape buffer between the commercial and residential zoning would also help to protect neighborhood values.
 - iii. Policy II.B.5e – The request would provide an opportunity for infill, and the integrity of the existing neighborhood would be ensured by eliminating a dysfunctional lot that currently serves no purpose and has no chance of being developed independently.
 - iv. Policy II.B.5o – Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area would be continued and strengthened. Allowing a vacant R-2 non-developable lot to remain would not benefit the redevelopment of an older neighborhood. Redevelopment would be more likely to occur in this older neighborhood if the lots were replatted under one zoning category.
 - v. Policy II.B.5p – Cost effective redevelopment techniques would be utilized with this request. The rezoned property could be developed by the property owner at no cost to the City. The existing property is not developable as an independent lot. The request would help to stabilize the value of the property.

OFFICIAL NOTICE OF DECISION
 FEBRUARY 18, 2010
 PROJECT 1008134
 PAGE 3 OF 4

- vi. Economic Development Policy II.D.6.f – The request would remove an obstacle to economic development because the existing property is non-developable and the property would be more economically viable as part of a larger replatted lot with one zoning category.
 - vii. Southwest Area Plan Policy 39 – Adjusting the boundaries within the plan area would help to facilitate efficient delivery of emergency services and provide for the basic health, safety, and general welfare of the community. Left as an independent, landlocked, and unusable lot, the site would have a tendency to become a blighted and abandoned property that could create nuisances for the community. The replat of the six lots into one zone could also improve access to the lot for emergency services.
 - d. There may have been a zoning error with reference to Lot 114B1, because the SE portion of this Lot is zoned R-2, while the remainder of the Lot is zoned C-2. The request is more advantageous to the community because a landlocked and unusable lot has a tendency to become an abandoned wasteland that can create a nuisance for the community. The request for an amendment to the sector development plan map would allow the lots to be re-platted into one zoning category and would help to stabilize the value of the property.
 - e. The request is not harmful to adjacent property, the neighborhood or the community because C-2 uses already exist on the north and east boundaries of the affected lots.
 - f. The proposed property requires no capital expenditures on the part of the City in order to be developed.
 - g. The cost of land and other economic considerations pertaining to the applicant are not the determining factor for a change of zone in this case.
 - h. The property is not located on a collector or major street.
 - i. This is not a spot zone, as the property to the north, east, and west of the request is zoned C-2.
 - j. The request does not constitute a strip zone.
6. There is no known opposition from the Pat Hurley NA, the West Side Merchants Assoc., South Valley Coalition of Neighborhood Assoc., South West Alliance of Neighbors, and the Westside Coalition of NA's.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY MARCH 5, 2010 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to

OFFICIAL NOTICE OF DECISION
 FEBRUARY 18, 2010
 PROJECT 1008134
 PAGE 4 OF 4

the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Deferral requests by the applicant for map amendments and site development plans are subject to a \$110 fee per item (Zoning Code Section 14-16-4-1(B)). Failure of the applicant to pay such fees and provide proof of payment prior to the date the case(s) are deferred to may result in further deferral of the item(s) until the required fee(s) are paid.

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,



Deborah Stover
 Planning Director

DS/RF/ma

cc: DAC Enterprises, Inc., P.O. Box 16658, Albuquerque, NM 87191
 Barbara Baca, Pat Hurley N.A. 636 Atrisco Dr. NW, Albuquerque, NM 87105
 Joan Jones, Pat Hurley N.A., 309 Rincon Ct. NW, Albuquerque, NM 87105
 Larry Nelson, West Side Merchants Assn., 929 Old Coors SW, Albuquerque, NM 87105
 Humberto Perez, West Side Merchants Assn., 701B Old Coors SW, Albuquerque, NM 87105
 Susan White, South Valley Coalition of N.A.s, 2736 Los Padillas SW, Albuquerque, NM 87105
 Marcia Fernandez, South Valley Coalition of N.A.s, 2401 Violet SW, Albuquerque, NM 87105
 Brett Lopez, Westside Coalition of N.A.s, 4815 Northern Trl. NW, Albuquerque, NM 87120
 Candelaria Peterson, Westside Coalition of N.A.s, 7608 Elderwood NW, Albuquerque, NM 87120
 Klarissa Pena, South West Alliance of Neighbors, 6013 Sunset Gardens SW, Albuquerque, NM 87121
 Louis Tafoya, South West Alliance of Neighbors, 6411 Avalon Rd. NW, Albuquerque, NM 87121

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

03/10/2010 Issued By: E08375 70367

Permit Number: 2010 070 085 **Category Code 910**

Application Number: 10DRB-70085, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: CENTRAL AVE SW BETWEEN 46TH ST SW AND ATRISCO DR SW

Project Number: 1008217

Applicant
Salas Properties Llc
Robert Salas
1408 Crescent Dr Nw
Albuquerque NM 87105
288-8801

Agent / Contact
Wayjohn Surveying Inc
Thomas Johnston
330 Louisiana Blvd Ne
Albuquerque NM 87108

wayjohnsurv@aol.com

Application Fees

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

City Of Albuquerque
Treasury Division

3/10/2010 4:08PM LOC: ANNX
WS# 007 TRANS# 0032
RECEIPT# 00128118-00128118
PERMIT# 2010070085 TRSASR
Trans Amt \$235.00
Conflict Manag. Fee \$20.00
DRB Actions \$215.00
CK \$235.00
CHANGE \$0.00

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): WAYSON SURVEYING INC. PHONE: 255-2052
 ADDRESS: 330 LOUISIANA BOULEVARD NE FAX: 255-2887
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYSONSURV@AOL.COM

APPLICANT: SALAS PROPERTIES LLC (ROBERT SALAS) PHONE: 269-9901
 ADDRESS: 1408 CRESCENT DRIVE NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87105 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: MINOR PRELIMINARY / FINAL PLAT TO CREATE ONE TRACT FROM SIX PARCELS

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. TRACTS 114-B-1, 114-B.2, 115-E-1, 115-E.2 MRGCD Block: 1 Unit: _____
 Subdiv/Addr/TBKA: + LOTS A-1 + B, ZIMMERMAN ADD. MAP 99
TRACT A, LANDS OF SALAS PROPERTIES LLC
 Existing Zoning: _____ Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): K12 UPC Code: SEE ATTACHED SHEET

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: 6 No. of proposed lots: 1 Total area of site (acres): 0.7797 AC
 LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVENUE SW
 Between: 46th STREET SW and ATRISCO DRIVE SW

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

SIGNATURE [Signature] DATE 3-10-10

(Print) THOMAS D. JOHNSTON 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 - 70085</u>	<u>TF</u>		\$ <u>215.00</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>March 24, 2010</u>			Total \$ <u>235.00</u>

[Signature]

3-10-10

Project #

1008217

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

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

- N/A 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- N/A Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.


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

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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


THOMAS D. JOHNSTON
Applicant name (print)

Applicant signature / date 3-10-10



Form revised October 2007

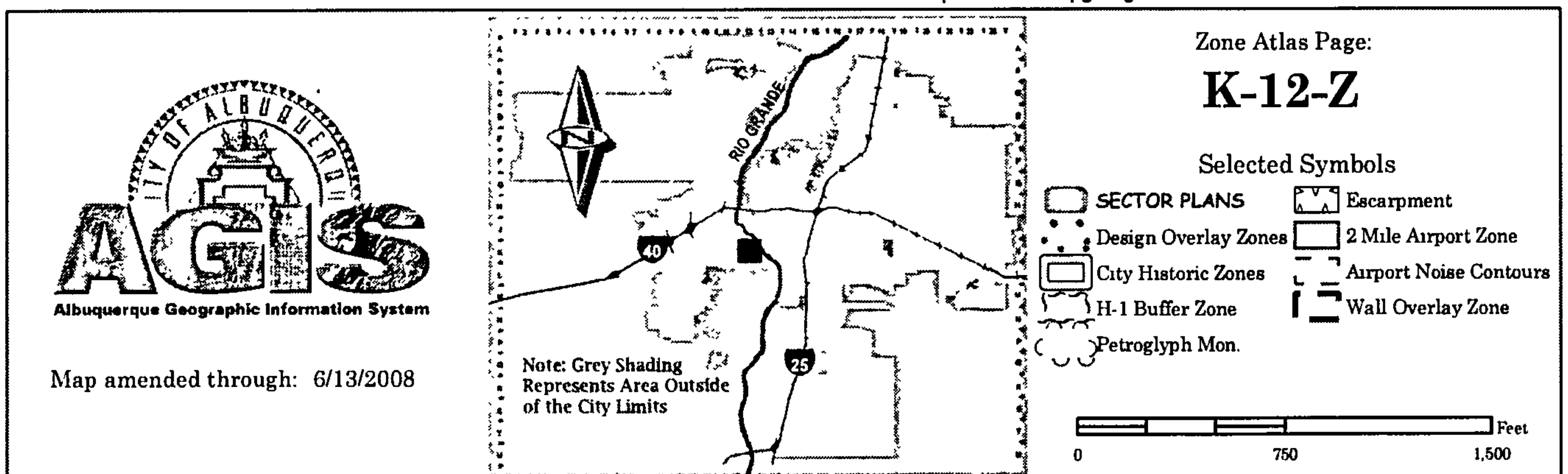
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

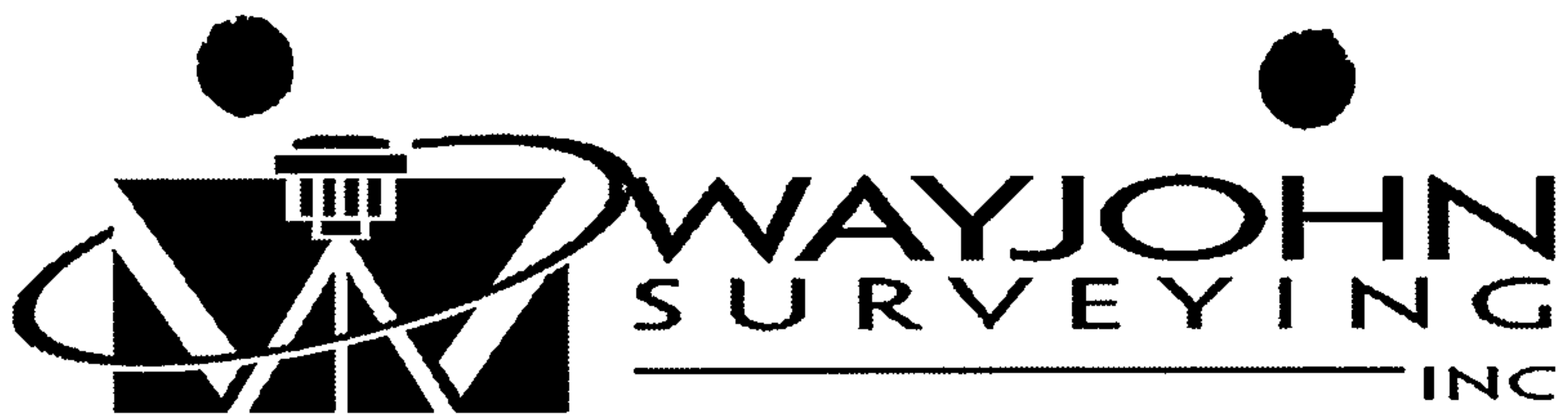
Application case numbers
10 DRB - 70085

 3-10-10
Planner signature / date
Project # 1008217



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





330 Louisiana Blvd., N.E. • Albuquerque, NM 87108 • Phone: (505) 255-2052 • Fax: (505) 255-2887

March 10, 2010

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Minor Preliminary/Final Plat of Tract A, Lands of Salas Properties LLC

To Whom It May Concern:

I am submitting a request for minor preliminary and final plat to create one tract from six existing tracts. The parcel currently contains existing structures.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read 'T. Johnston', with a long horizontal flourish extending to the right.

Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.

UPC Codes for Plat of Tract A, Lands of Salas Properties LLC

Tracts 114-B-1 and 115-E-1, MRGCD Map 39:
1-012-057-108-423-21810

Tracts 114-B-2 and 115-E-2, MRGCD Map 39:
1-012-057-097-425-21811

Lot A-1, Zimmerman Addition
1-012-057-091-423-21812

West 68 feet of Lot B, Zimmerman Addition
1-012-057-094-416-21813

Easterly Portion of Lot B, Zimmerman Addition
1-012-057-094-162-21809