

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 #: 1008255

Application #: 13DRB-70543

Project Name: SANTILLA PLACE

Agent: BRASHER AND LORENZ INC.

Phone #:

\*\*Your request was approved on 5-22-13 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): to record

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.

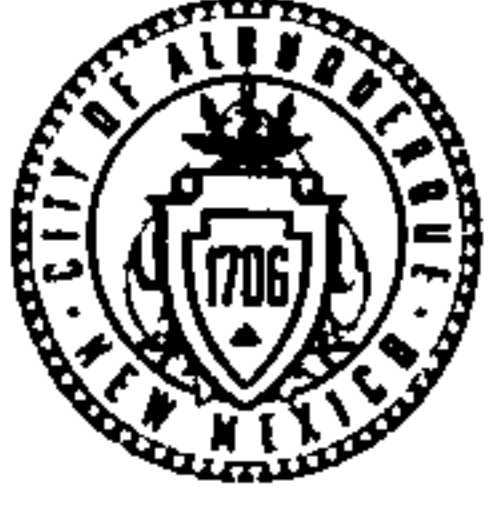
ALL SITE PLANS:

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

4. **Project# 1005354**  
13DRB-70549 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
SURV-TEK INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) 1, SAWMILL VILLAGE, **SAWMILL VILLAGE** zoned SU-2, SU-1 FOR PRD, located on BELLAMAH BETWEEN 18TH ST AND 19TH ST containing approximately 5.701 acre(s). (H-13) **INDEFINITELY DEFERRED.**
5. **Project# 1008255**  
13DRB-70543 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL   
BRASHER AND LORENZ INC agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 2A, Block(s) 2, **SANTILLA PLACE** zoned C-3, located on CAGUA RD NE BETWEEN CENTRAL AVE NE AND DOMINGO RD NE containing approximately 1.7416 acre(s). (K-18) **THE PRELIMINARY/FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**
6. **Project# 1009710**  
13DRB-70546 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
13DRB-70557 VACATION OF PRIVATE  
EASEMENT   
ARCH + PLAN LAND USE CONSL. agent(s) for CHRISTOPHER SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) P-1, Q-1& R-1, **THE PALISADES** zoned R-1, located on 5215, 5209 & 5219 LA BAJADA NW containing approximately .4944 acre(s). (J-11) **INDEFINITELY DEFERRED.**

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

7. **Project# 1007362**  
13DRB-70554 SKETCH PLAT REVIEW  
AND COMMENT   
DARREN SOIVELL ARHCITECTS agent(s) for TRACTION RETAIL, LLC request(s) the above action(s) for all or a portion of Block(s) 22, Tract(s) A1A, **DALE J BELLAMAH'S BELLHEAVEN** zoned C-2, located on CONSTITUTION AND WYOMING containing approximately 3.7632 acre(s). (J-20) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**
8. **Project# 1007489**  
13DRB-70550 SKETCH PLAT REVIEW  
AND COMMENT   
HIGH MESA CONSULTING GROUP agent(s) for COA CULTURAL SERVICES request(s) the above action(s) for all or a portion of Lot(s) TRACT C-43, TOWN OF ATRISCO GRANT, LOT 2, UNM HOSPITALS CLINIC, zoned SU-2, located on CENTRAL BETWEEN UNSER AND VOLCANO containing approximately 13 acre(s). (K-10) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**
9. Other Matters: Minutes for 5/15/13  
ADJOURNED:



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 27, 2013

**Project# 1008255**  
13DRB-70462 VACATION OF PUBLIC EASEMENT

BRASHER AND LORENZ INC agents for NEW LIFE HOMES INC request the referenced/ above action(s) for a 10 ft easement on a portion of Lot 2A, Block(s) 2, **SANTILLA PLACE** zoned C-3, located on the west side of CAGUA DR NE between CENTRAL AVE NE and DOMINGO RD NE containing approximately 1.7416 acre(s). (K-18)

At the March 27, 2013 Development Review Board meeting, 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.

### Findings

(A)(1) The public easement vacation request was filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the easement. Alternative easement(s) will be provided on the required replat, and the replat must be acknowledged by franchised utilities to complete the vacation,

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

### CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by April 11, 2013 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Jack Cloud, DRB Chair

Cc: BRASHER AND LORENZ INC  
Marilyn Maldonado  
File



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

**Project# 1008255**  
13DRB-70462 VACATION OF PUBLIC EASEMENT

BRASHER AND LORENZ INC agents for NEW LIFE HOMES INC request the referenced/ above action(s) for a 10 ft easement on a portion of Lot 2A, Block(s) 2, **SANTILLA PLACE** zoned C-3, located on the west side of CAGUA DR NE between CENTRAL AVE NE and DOMINGO RD NE containing approximately 1.7416 acre(s). (K-18)

<b>AMAFCA</b> No comments
<b>COG</b> No comments provided
<b>TRANSIT</b> No comments
<b>ZONING ENFORCEMENT</b> No comments provided
<b>NEIGHBORHOOD COORDINATION</b> Affected NA/HOA's – Fair West NA (R)
<b>APS</b> No comments provided
<b>POLICE DEPARTMENT</b> This project is in the Southeast Area Command - No Crime Prevention or CPTED comments concerning the proposed Vacation of Public Easement request at this time.
<b>FIRE DEPARTMENT</b> No comments provided
<b>PNM ELECTRIC &amp; NMGCO</b> No comments provided
<b>COMCAST</b> No comments provided
<b>CENTURYLINK</b> No comments provided
<b>ENVIRONMENTAL HEALTH</b> No comments provided
<b>M.R.G.C.D</b> No Adverse Comments.
<b>OPEN SPACE DIVISION</b> No comments provided

<b>CITY ENGINEER</b>
<b>TRANSPORTATION DEVELOPMENT</b>
<b>PARKS AND RECREATION</b> No comments
<b>ABCWUA</b>
<b>PLANNING DEPARTMENT</b> Refer to comments from affected agencies plus any public hearing comments regarding proposed vacation.

**IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING**

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 #: 1008255 Application #: 12DRB-70337  
 Project Name: Santilla Place Addn  
 Agent: Brasher & Lorenz Inc Phone #:

\*\*Your request was approved on 10/3/12 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):


**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.

7. **Project# 1005357**  
12DRB-70335 EXT OF MAJOR  
PRELIMINARY PLAT 

SURV-TEK INC agent(s) for OXBOW TOWN CENTER, LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-42 & X-2-A, **OXBOW TOWN CENTER** zoned SU-3, located on ST JOSEPH'S DR NW BETWEEN COORS BLVD NW AND ATRISCO DR NW containing approximately 47.72 acre(s). (G-11) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. CONDITION OF FINAL PLAT PER CITY ENGINEER MUST BE MET.**

8. **Project# 1008255**  
12DRB-70337 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL 

BRASHER AND LORENZ INC agent(s) for NEW LIFE HOMES LLC request(s) the above action(s) for all or a portion of Lot(s) 2-19, Block(s) 2, **SANTILLA PLACE ADDTION** zoned C-2 & C-3, located on 6101 CENTRAL AVE NE containing approximately 2.37 acre(s). (K-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED.**

9. **Project# 1008797**  
12DRB-70340 EXT OF MAJOR  
PRELIMINARY PLAT 

BOHANNAN HUSTON INC agent(s) for GALWAY CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 7-P1 THROUGH 113-P1, **TAOS AT THE TRAILS UNIT 2 Unit(s) 2**, zoned R-D, located on TREE LINE AVE BETWEEN OAKRIDGE ST AND UNIVERSE BLVD containing approximately 14.63 acre(s). (C-9) **AN EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED THROUGH JANUARY 2, 2013.**

10. **Project# 1008798**  
12DRB-70339 EXT OF MAJOR  
PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for GALWAY CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 7-P1 THROUGH 113-P1, Tract(s) A, **TAOS AT THE TRAILS UNIT 2 Unit(s) 1**, zoned R-D, located on TREE LINE AVE ETWEEN OAKRIDGE ST AND UNIVERSE BLVD containing approximately 14.63 acre(s). (C-9) **AN EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED THROUGH JANUARY 2, 2013.**

11. **Project# 1008799**  
12DRB-70338 EXT OF MAJOR  
PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for GALWAY CONSTRUCTION request(s) the above action(s) for all or a portion of Tract(s) 9A, **THE TRAILS UNIT 2 Unit(s) 2**, zoned R-D, located on WOODMONT AVE BETWEEN RAINBOW BLVD AND UIVERSE containing approximately 19.77 acre(s). (C-9) **AN EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED THROUGH JANUARY 2, 2013. AN AGREEMENT AND CONVENANT IS REQUIRED FOR THE EXISTING 8 FOOT WIDE ASPHALT TRAIL ACROSS TRACT A.**



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
August 22, 2012  
DRB Comments**

**ITEM # 8**

**PROJECT # 1008255**

**APPLICATION # 12-70261**

**RE: Lots 2-19, Block 2, Santilla Place**

Lots 8-12 define the zone boundary for this block; they should be platted as a separate tract, or a zone change should be completed to plat this site as a single tract.

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Jack Cloud, DRB Chairman  
924-3880/ [jcloud@cabq.gov](mailto:jcloud@cabq.gov)

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- 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 #: 1008255

Application #: 13DRB-70543

Project Name: SANTILLA PLACE

Agent: BRASHER AND LORENZ INC.

Phone #:

\*\*Your request was approved on 5-22-13 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): to record  
\_\_\_\_\_  
\_\_\_\_\_

**PLATS:**

Planning must record this plat. Please submit the following items:

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**ALL SITE PLANS:**

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

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 #: 1008255 Application #: 17 DRB - 70337  
 Project Name: Santilla Place Addn  
 Agent: Brasher & Lorenz Inc Phone #: \_\_\_\_\_

\*\*Your request was approved on 10-31-12 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): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLATS:

Planning must record this plat. Please submit the following items:

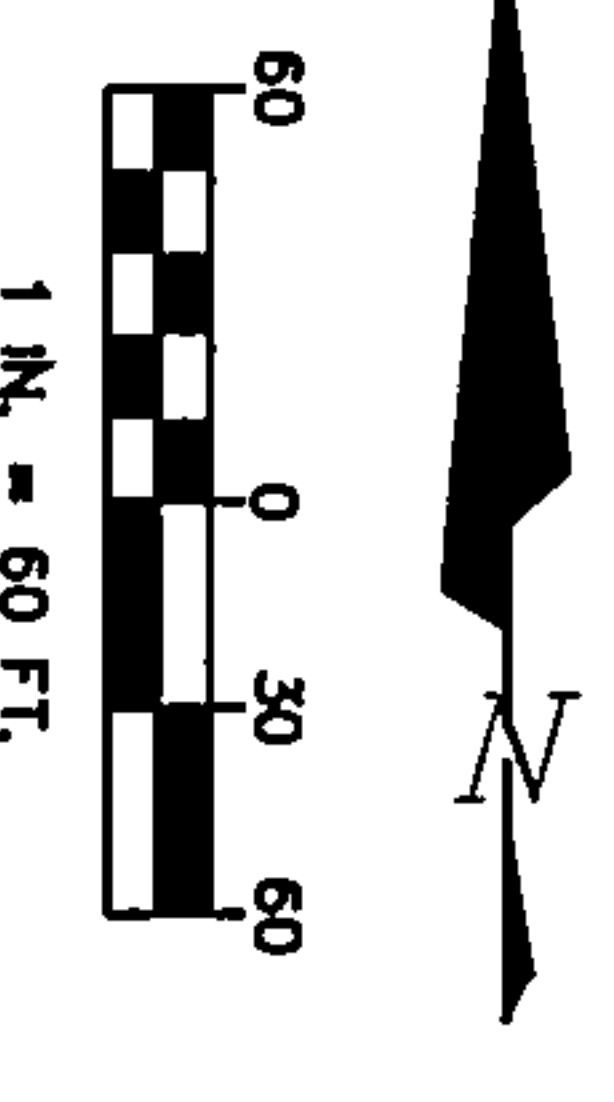
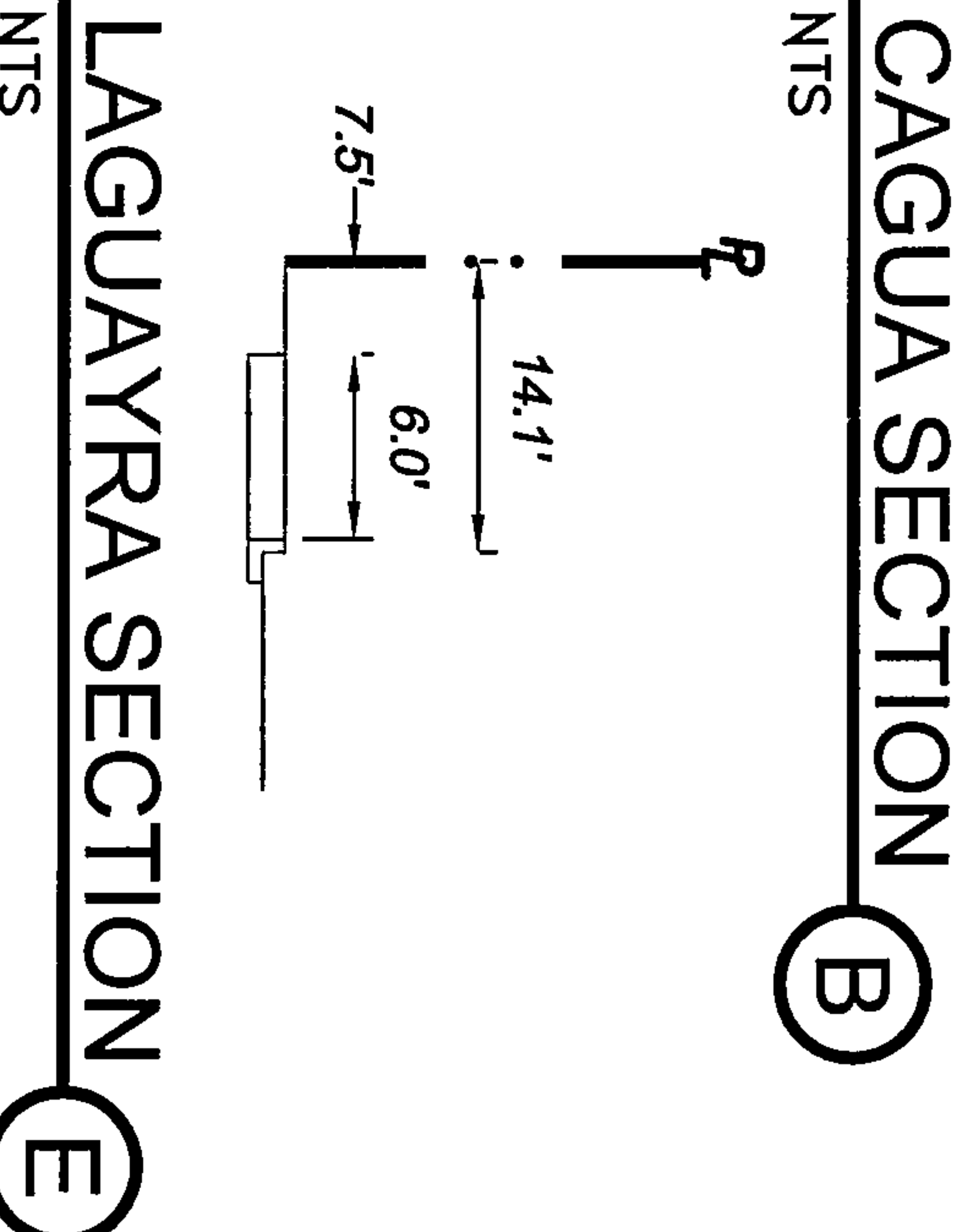
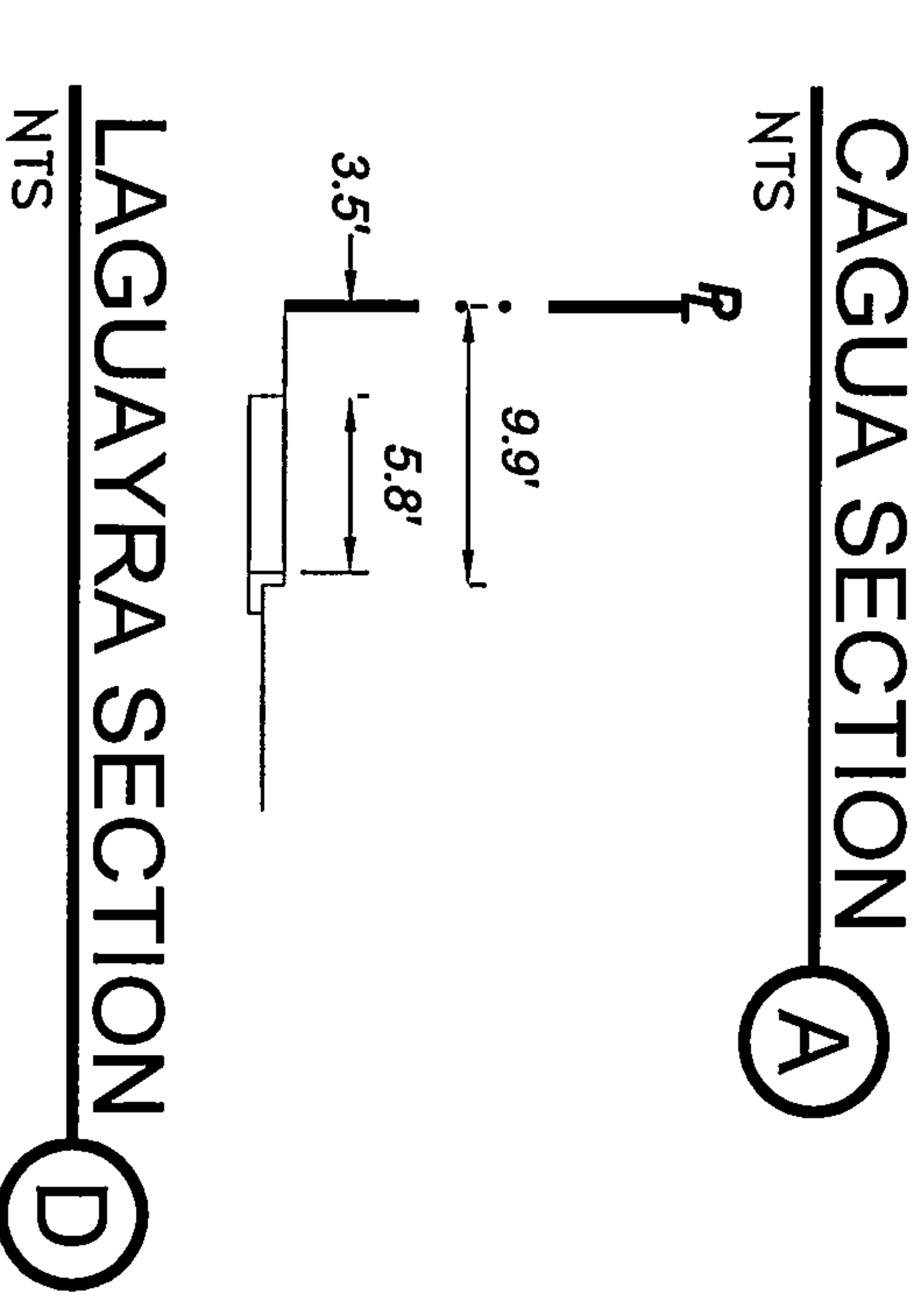
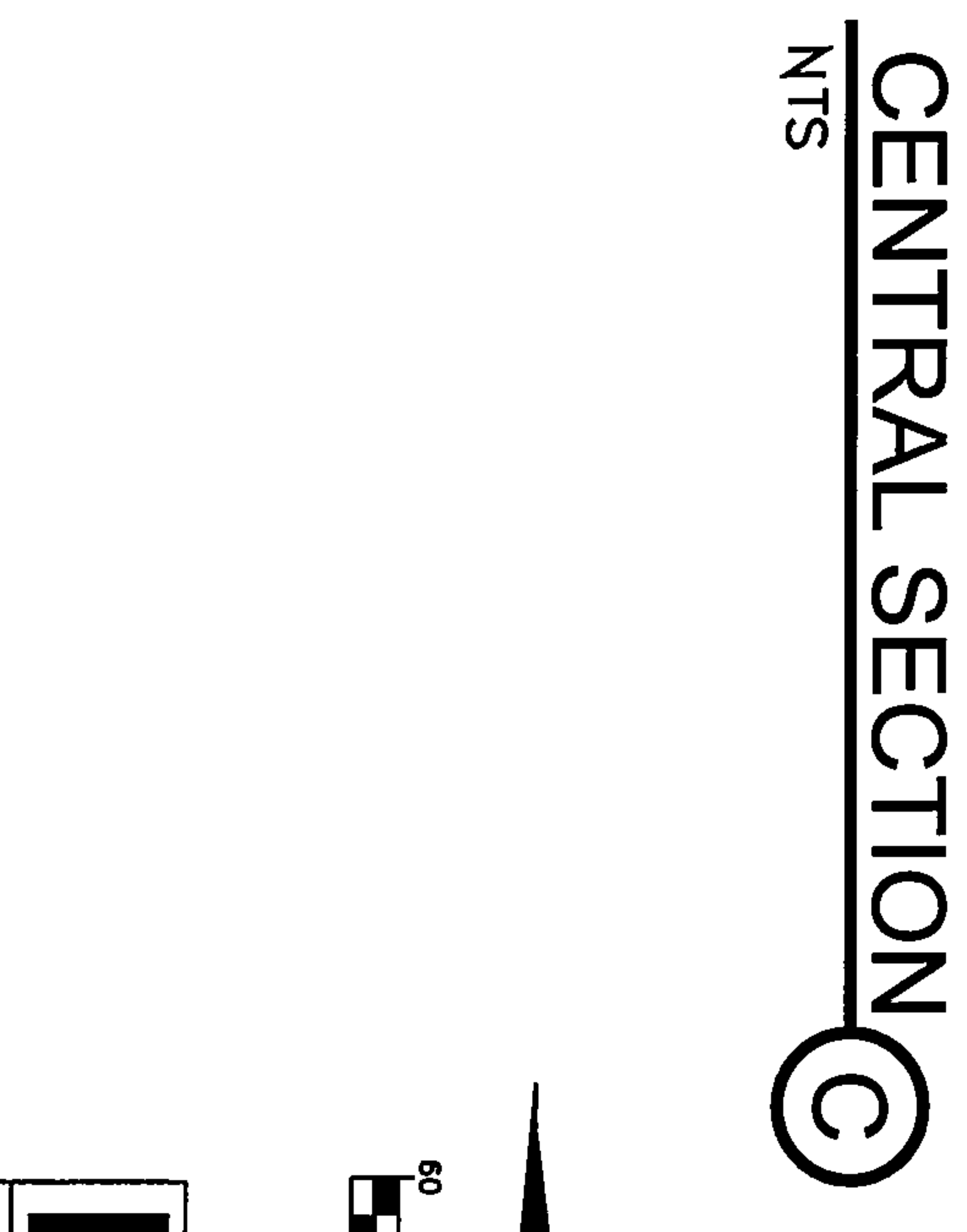
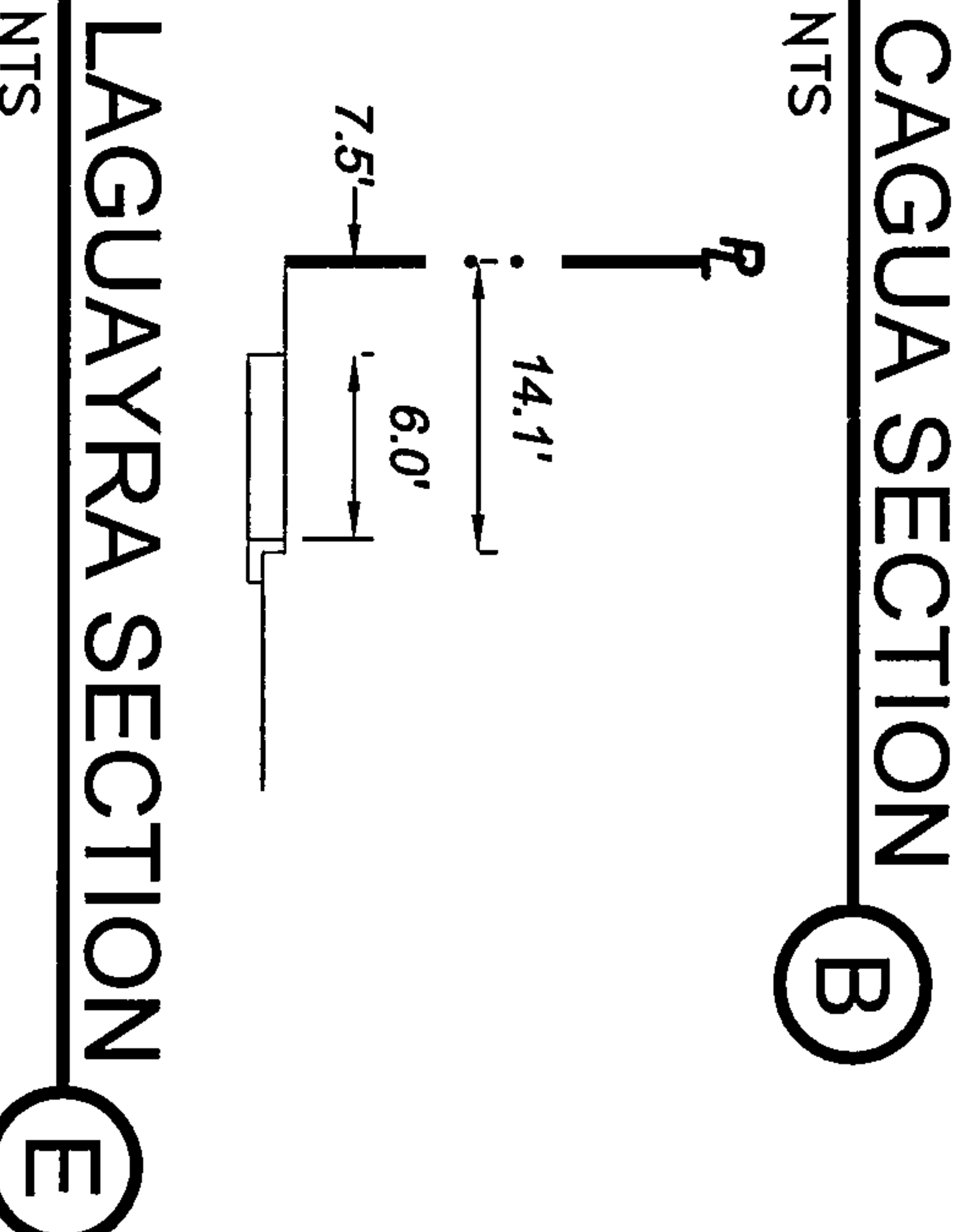
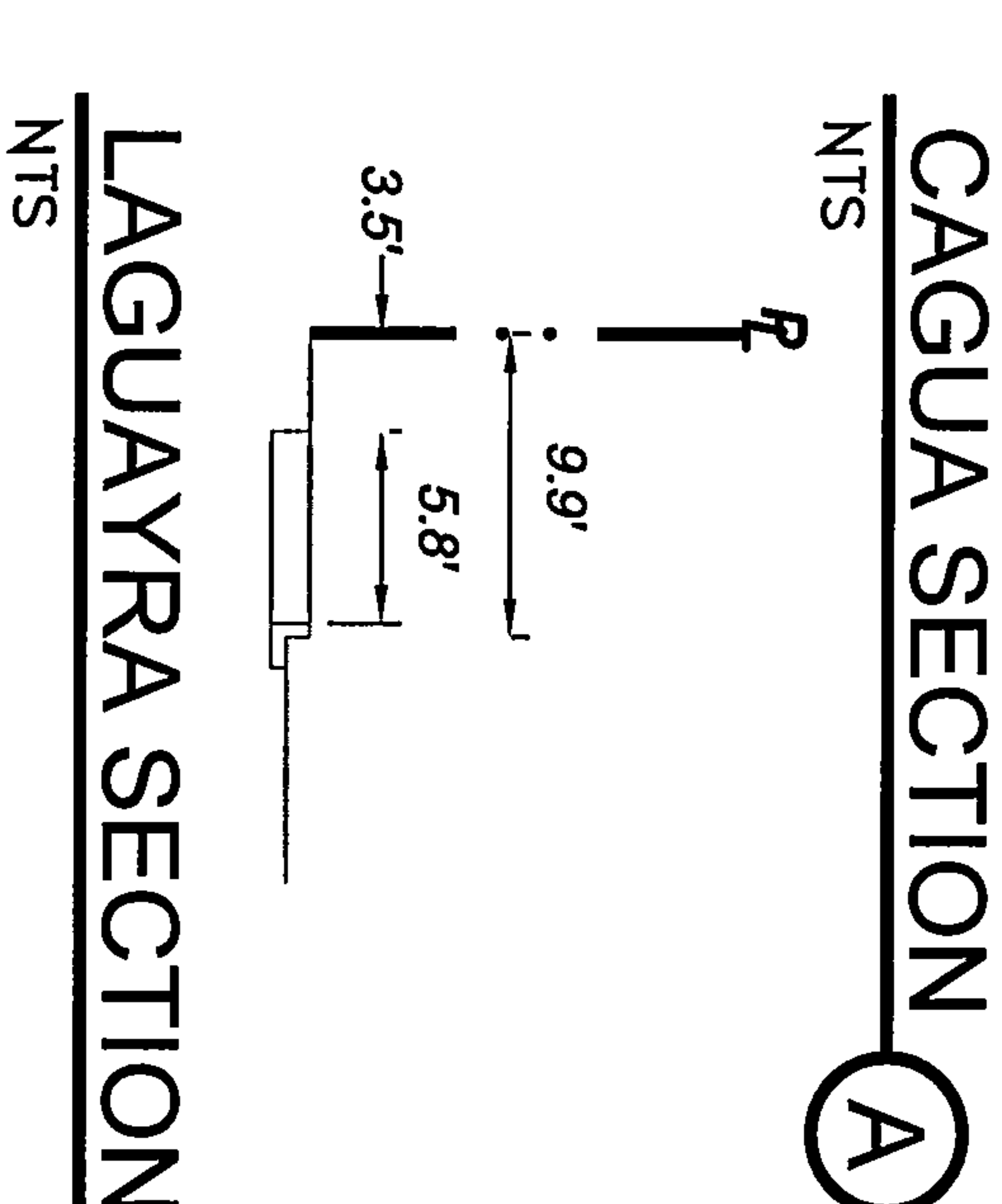
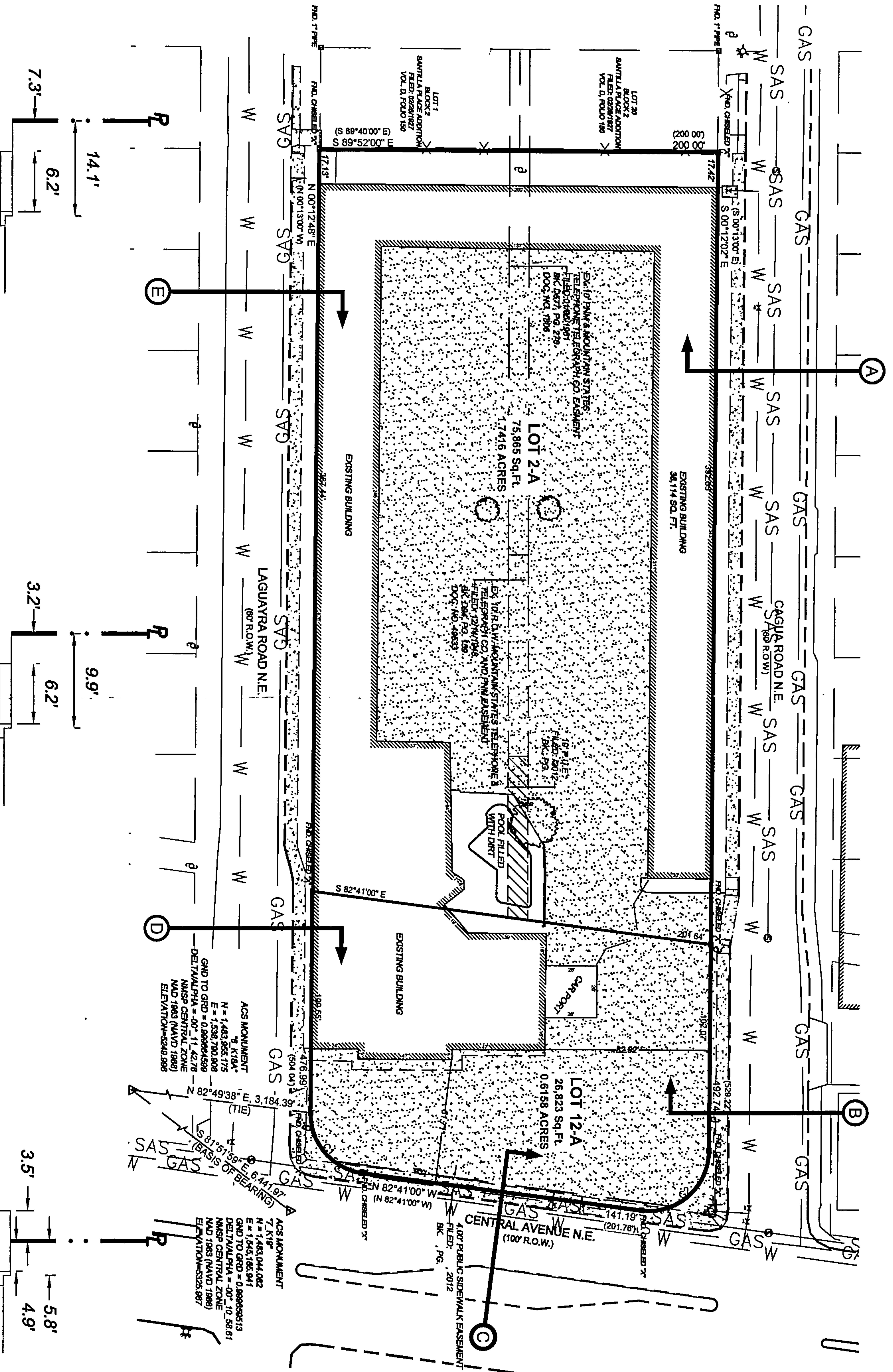
- The original plat and a mylar copy for the County Clerk.
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- Tax printout from the County Assessor.
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- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

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





BRASHER & LORENZ  
CONSULTING ENGINEERS & SURVEYORS  
2001 San Pedro Avenue, Suite 100  
San Antonio, Texas 78227  
Phone: (214) 593-2000  
Fax: (214) 593-1440

DRAWN BY: JLF

JOB NO. 12830

# 1008255  
**Application # :**

10/31/12

12 DRB-70337 (P&F)

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**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION  
DEVELOPMENT REVIEW BOARD MEMO**

**DRB PROJECT NO: 1008255**

**AGENDA ITEM NO: 1**

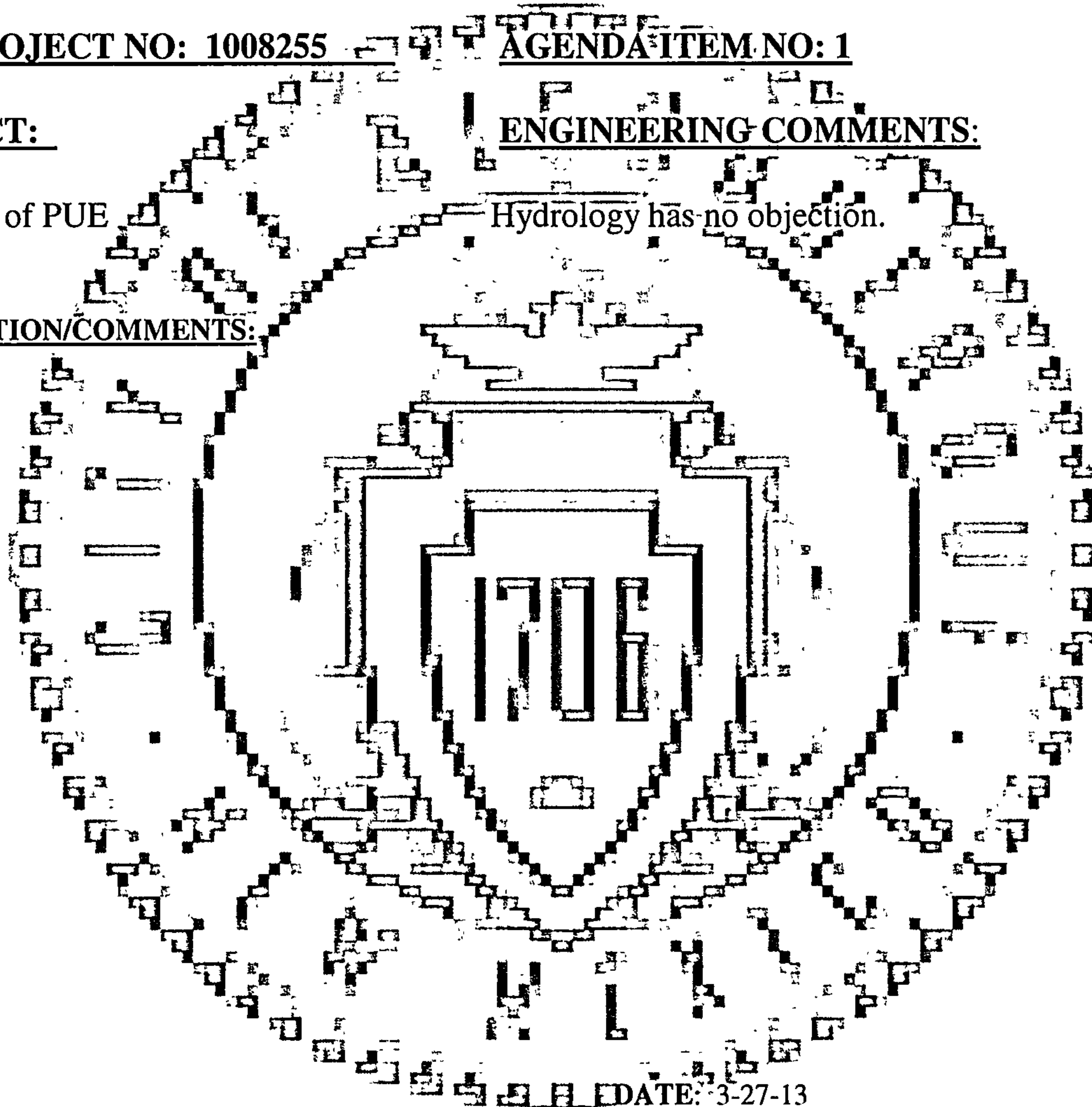
**SUBJECT:**

Vacation of PUE

**ENGINEERING COMMENTS:**

Hydrology has no objection.

**RESOLUTION/COMMENTS:**



**SIGNED:**

Curtis Cherne  
Hydrology Section  
City Engineer Designee  
AMAFCA Designee  
924-3986

**FILE DATE: 3-27-13**

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008255

AGENDA ITEM NO: 1

SUBJECT:

VACATION OF PUBLIC EASEMENTS

ENGINEERING COMMENTS:

Defer to affected agencies.

*Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.*

RESOLUTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

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

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

SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: MARCH 27, 2013

**8255**

## DXF Electronic Approval Form

DRB Project Case #: 1008255

Subdivision Name: SANTILLA PLACE ADDITION / LOTS 2A1

Surveyor: LENORE ARMIJO

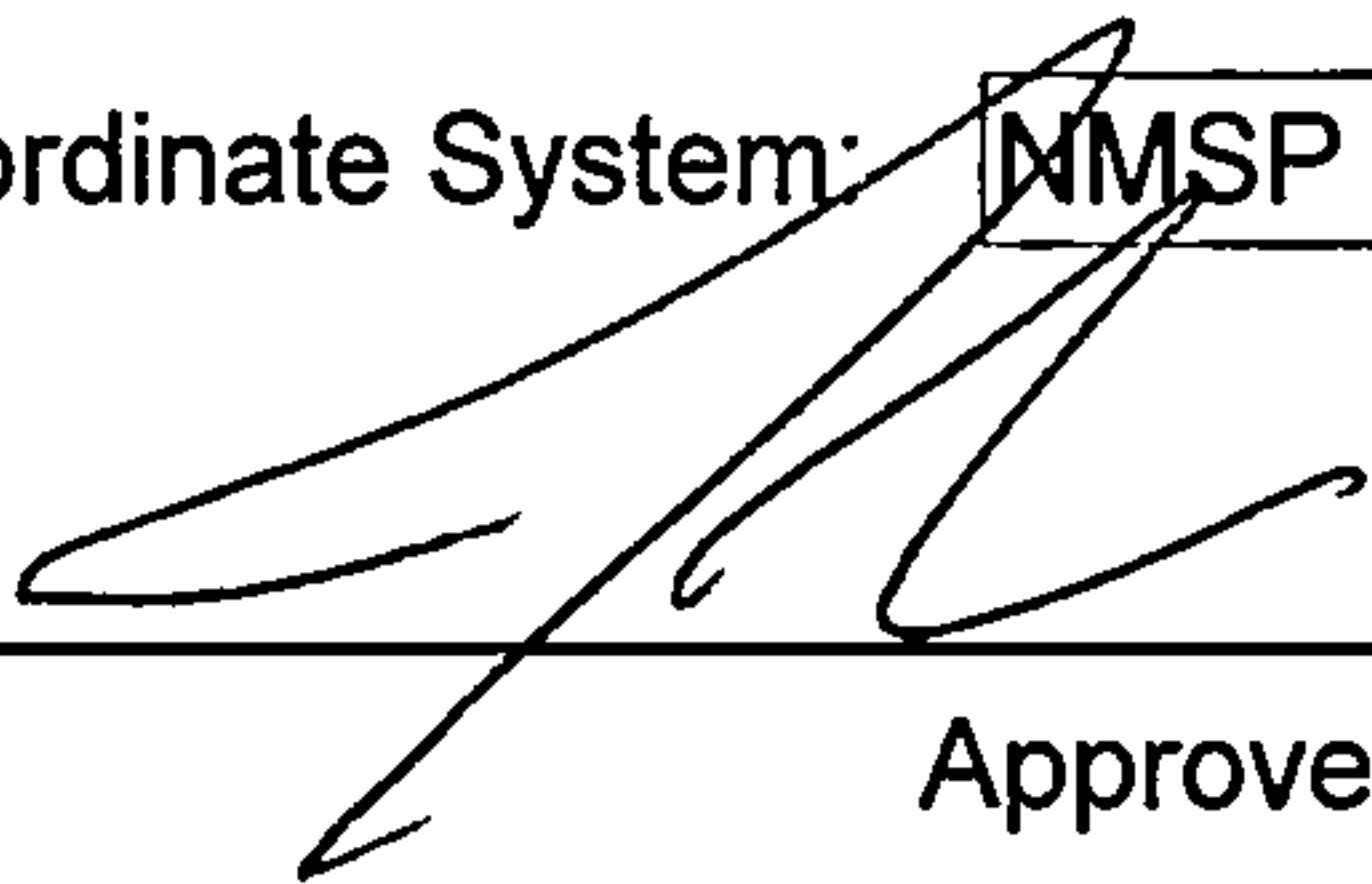
Contact Person: JOSH TAPIA

Contact Information: 5058886088

DXF Received: 5/9/2013

Hard Copy Received: 5/20/2013

Coordinate System: NAD 83

  
Approved

5/21/13  
Date

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

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### AGIS Use Only

Copied fc 8255

to agiscov on 5/21/2013

Contact person notified on 5/21/2013



**8255**

### DXF Electronic Approval Form

DRB Project Case #: 1008255

Subdivision Name: SANTILLA PLACE ADDITION, LOTS 2A AND 12A, BLOCK 2

Surveyor: BRASHER & LORENZ

Contact Person: JOSH TAPIA

Contact Information: 505/888-6088

DXF Received: 10/23/2012

Hard Copy Received: 10/23/2012

Coordinate System: NMSP Grid (NAD 83)

*Catherine Bradley*  
\_\_\_\_\_  
Approved

*10/23/2012*  
\_\_\_\_\_  
Date

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

**AGIS Use Only**  
Copied for **8255** to agiscov on **10/23/2012** Contact person notified on **10/23/2012**

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

05/10/2013 Issued By: E08375 190204

Category Code **910**  
**2013 070 543**

**Application Number:** 13DRB-70543, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** CAGVA RD NE BETWEEN CENTRALAVE NE AND DOMINGO RD NE

**Project Number:** 1008255

#### Applicant

NEW LIFE HOMES INC

7408 YARWOOD NE  
ALBUQUERQUE NM 87109  
293-7553

#### Agent / Contact

BRASHER AND LORENZ INC  
DENNIS LORENZ  
2201 SAN PEDRO NE- BLD #1- STE 220  
ALBUQUERQUE NM 87110

DENNISL@BRASHERLORENZ.COM

#### Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$215.00

**TOTAL: \$235.00**

City of Albuquerque Treasury  
Date: 5/10/2013 Office: ANNEX  
Stat ID: WS0000008 Cashier: TRSSIV  
Batch: 1926 Trans #: 5  
Permit: 2013070543  
Receipt Num 00126207  
Payment Total: \$235.00  
0901 Conflict Manag. Fee \$20.00  
0903 DRB Actions \$215.00  
Check Tendered : \$235.00

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

02/28/2013 Issued By: BLDADM 182109

Category Code **910**  
**2013 070 462**

**Application Number:** 13DRB-70462, Vacation Of Public Easement

**Address:**

**Location Description:** CAGUA BETWEEN CENTRAL AND DOMINGO

**Project Number:** 1008255

#### Applicant

NEW LIFE HOMES INC

7408 YARWOOD NE  
ALBUQUERQUE NM 87109

#### Agent / Contact

BRASHER AND LORENZ INC

DENNIS LORENZ

2201 SAN PEDRO NE

ALBUQUERQUE NM 87110

DENNISL@BRASHERLORENZ.COM

#### Application Fees

APN Fee	\$75.00
Conflict Mgmt Fee	\$20.00
DRB Actions	\$45.00
<b>TOTAL:</b>	<b>\$140.00</b>

City of Albuquerque Treasury  
Date: 2/28/2013 Office: ANNEX  
Stat ID: WS0000008 Cashier: TRSSIV  
Batch: 1536 Trans #: 56  
Permit: 2013070462  
Receipt Num 00102461  
Payment Total: \$140.00  
0900 APN Fee \$75.00  
0901 Conflict Mgmt. Fee \$20.00  
0903 DRB Actions \$45.00  
Check Tendered : \$140.00

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

10/22/2012 Issued By: E08375 167888

Category Code **910**  
**2012 070 337**

**Application Number:** 12DRB-70337, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** 6101 CENTRAL AVE NE

**Project Number:** 1008255

#### Applicant

NEW LIFE HOMES LLC

7408 YARWOOD NE  
ALBUQUERQUE NM 87109  
2937553

#### Agent / Contact

BRASHER AND LORENZ INC  
DENNIS LORENZ  
2201 SAN PEDRO NE- BLD #1- STE 220  
ALBUQUERQUE NM 87110

DENNISL@BRASHERLORENZ.COM

#### Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$285.00

**TOTAL: \$305.00**

City of Albuquerque Treasury  
Date: 10/22/2012 Office: ANNEX  
Stat ID: WS000008 Cashier: TRSSIV  
Batch: 914 Trans #: 61  
Permit: 2012070337  
Receipt Num 00064344  
Payment Total: \$305.00  
0901 Conflict Mgmt. Fee \$20.00  
0903 DRB Actions \$285.00  
Check Tendered : \$325.00

# PROJECT #

1008255

*App #*

*Action*

*Date*

13-70534

P&F

5-22-13

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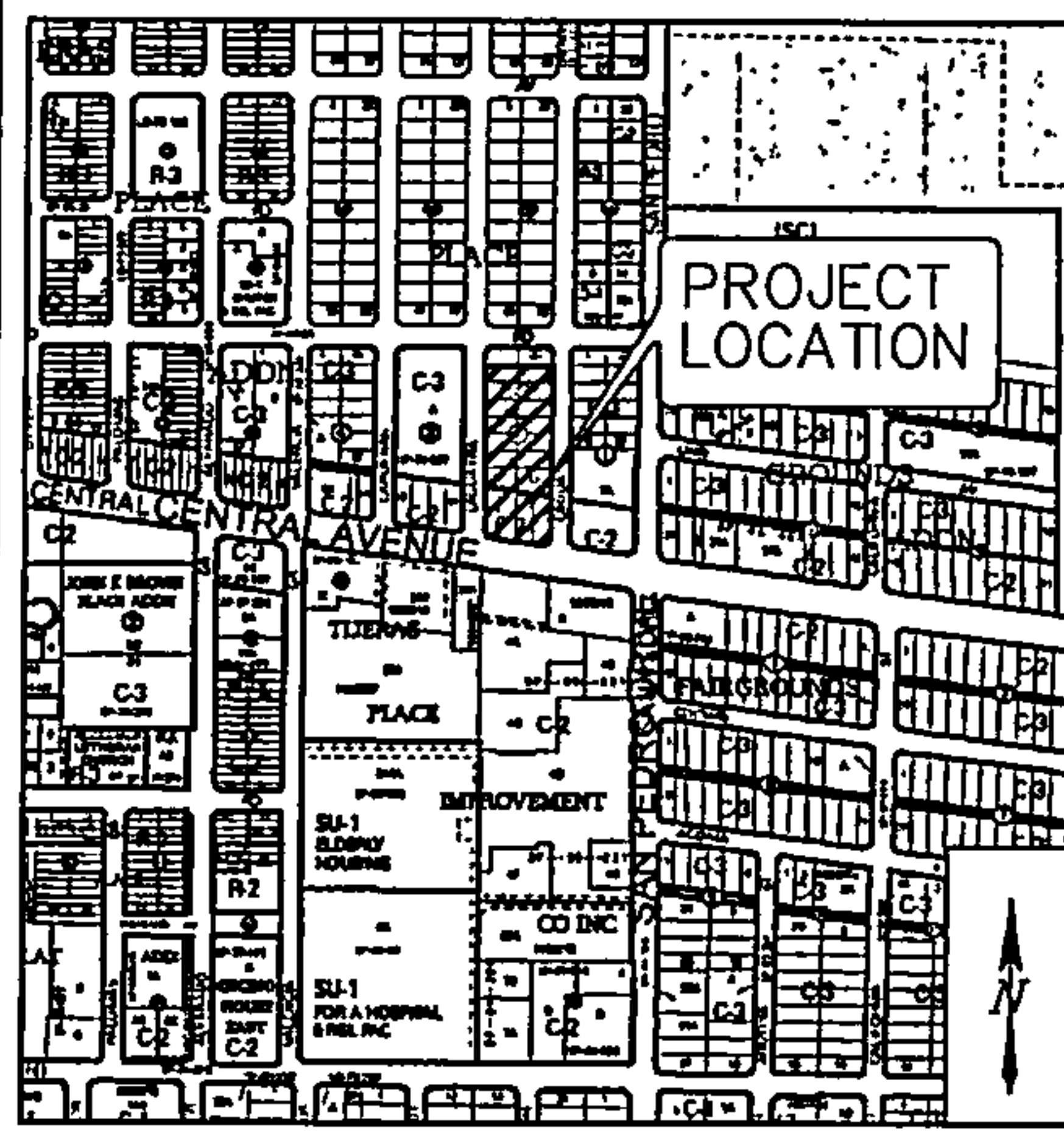
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VICINITY MAP  
(NOT TO SCALE)

**LEGAL DESCRIPTION:**

LOTS NUMBERED TWO-A (2-A) AND TWELVE-A (12-A) IN BLOCK NUMBERED TWO (2) OF SANTILLA PLACE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 06, 2012 IN BOOK 2012C, PAGE 0131;

**LEGEND**

- HANDICAP PARKING SPACE
- CLEAN OUT
- ⊗ WATER VALVE
- ⊙ LIGHT POLE
- ⊕ UTILITY POLE
- ⊗ WATER METER
- ⊙ SEWER MANHOLE
- ⊙ SIGN
- ⊗ FIRE HYDRANT
- ⊙ GAS METER
- ⊙ ELECTRIC METER
- △ ALBUQUERQUE BENCHMARK (AS NOTED)
- SET MONUMENT (AS NOTED)
- ⊗ CHISELED "X" ON CONCRETE
- FOUND MONUMENT (AS NOTED)

**LEGEND (CONT.)**

- W — W — UNDERGROUND WATER LINE
- GAS — GAS — GAS — UNDERGROUND GAS LINE
- SAS — SAS — UNDERGROUND SEWERLINE
- X — X — X — CHAINLINK FENCE
- OHW — OHW — OHW — OVERHEAD UTILITY WIRE
- — — — — EXISTING CURB & GUTTER
- ▨ CONCRETE
- ▨ ASPHALT PAVING

ALTA/ACSM LAND TITLE SURVEY  
**LOTS 2-A AND 12-A**  
**BLOCK 2**  
**SANTILLA PLACE ADDITION**  
SECTION 24, T.10N., R.3E., N.M.P.M.  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER 2012

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA ANGLE	CHORD	CHORD DIRECTION
C1	30.00'	43.40'	26.49'	82°53'48"	39.72'	N41°14'06"W
C2	30.00'	50.85'	33.98'	97°06'58"	44.98'	S48°45'31"W

**NOTES:**

1. BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE FROM PLAT OF LOTS 2-A & 12-A, BLOCK 2, SANTILLA PLACE ADDITION FILED ON NOVEMBER 06, 2012, BOOK 2012C, PAGE 0131.
2. SUBJECT PROPERTY CONTAINS 102,888 Sq. Ft., 2.3574 ACRES.
3. DOCUMENTS USED:
  - A) PLAT OF SANTILLA PLACE ADDITION FILED ON NOVEMBER 06, 2012, BOOK 2012C, PAGE 0131.
  - B) TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. 1419811-AL01, WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 2012.
  - C) THE "BASIS OF BEARINGS" IS THE LINE BETWEEN ACS MONUMENTS "7\_K19" AND "8\_K18A", BEARING IS S81°15'56"E.
4. DISTANCES ARE GROUND.
5. SUBJECT PROPERTY IS ZONED:
  - A) C-2 COMMUNITY COMMERCIAL ZONE: SETBACKS SHALL BE 0 TO 15 FEET FROM PROPERTY LINES ADJACENT TO STREET. SIDE AND REAR SETBACKS SHALL BE PURSUANT TO THE UNDERLYING ZONE.
  - B) C-3 HEAVY COMMERCIAL ZONE: THERE SHALL BE A FRONT OR CORNER SIDE SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK OF 11 FEET FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION. NEAR RESIDENTIAL ZONES, THE FOLLOWING GREATER SETBACK REQUIREMENTS SHALL APPLY:
    - a) THERE SHALL BE A FRONT OR CORNER SIDE SETBACK OF NOT LESS THAN TEN FEET WHERE THE LOT IS ACROSS THE STREET FROM THE FRONT LINE OF A FACING LOT IN A RESIDENTIAL ZONE. THIS SETBACK APPLIES TO ON- AND OFF-PREMISE SIGNS.
    - b) THERE SHALL BE SIDE OR REAR SETBACK OF NOT LESS THAN FIVE FEET WHERE THE SITE ABUTS THE SIDE OF A LOT IN A RESIDENTIAL ZONE.
    - c) THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN 15 FEET WHERE THE SITE ABUTS THE REAR OF A LOT IN A RESIDENTIAL ZONE.
6. THE SUBJECT PROPERTY IS LOCATED IN ZONE X AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. ACCORDING TO REVISED FEMA FLOOD INSURANCE RATE MAP No. 35001C0354H WITH AN EFFECTIVE DATE OF AUGUST 16, 2012.
7. SUBJECT PROPERTY ADDRESS IS 6101 CENTRAL AVENUE N.E.
8. DATE OF SURVEY: AUGUST 2012.
9. THERE ARE 112 STANDARD PARKING SPACES AND 8 HANDICAP PARKING SPACE.

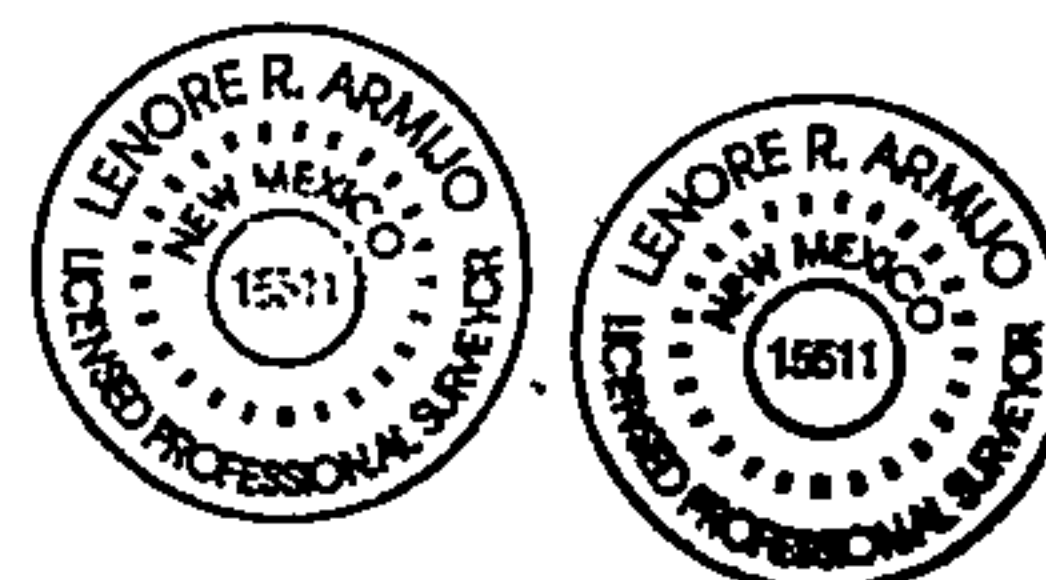
**SCHEDULE B - SECTION II. EXCEPTIONS BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. 1419811-AL01**

- | ITEM # | DESCRIPTION  |
|--------|--|
| 11     | RESERVATION CONTAINED IN PATENT FROM UNITED STATES OF AMERICA RECORDED IN BOOK 33, PAGE 388, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, NOT PLOTTABLE, NOT SHOWN.   |
| 12     | COVENANTS, CONDITIONS, RESTRICTIONS, TERMS, PROVISIONS AND EASEMENTS RECORDED IN BOOK 108, PAGE 361, AND IN BOOK D-535, PAGE 474, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604 (C), NOT PLOTTABLE, NOT SHOWN. |
| 13     | EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 29, 1947, RECORDED IN BOOK D66, PAGE 235, AS DOCUMENT NO. 28783, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AMENDED BY QUITCLAIM DEED FILED JANUARY 5, 1961, RECORDED IN BOOK D577, PAGE 276 AS DOCUMENT NO. 1806, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, REMAINING PORTION PLOTTABLE, SHOWN.   |
| 14     | RIGHT OF WAY GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AND PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED DECEMBER 14, 1948, RECORDED IN BOOK D94, PAGE 159, AS DOCUMENT NO. 49533, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, RELEASED BY QUITCLAIM DEED FILED JANUARY 5, 1961, RECORDED IN BOOK D577, PAGE 276 AS DOCUMENT NO. 1806, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, NOT PLOTTABLE, NOT SHOWN.  |
| 15     | CABLE TELEVISION INSTALLATION AND SERVICE SUBSCRIPTION AGREEMENT, FILED JANUARY 7, 1991, RECORDED IN BOOK BCR-91-1, PAGE 1851 AS DOCUMENT NO. 91-1048, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, NOT PLOTTABLE, NOT SHOWN.   |
| 16     | CABLE TELEVISION INSTALLATION AND SERVICE SUBSCRIPTION AGREEMENT, FILED FEBRUARY 23, 1996, RECORDED IN BOOK BCR-96-5, PAGE 5476 AS DOCUMENT NO. 9602062, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, NOT PLOTTABLE, NOT SHOWN.   |
| 17     | RIGHTS OF THE TENANTS OR OCCUPANTS UNDER UNRECORDED RENTAL OR LEASE AGREEMENTS, NOT PLOTTABLE, NOT SHOWN.  |

**SURVEYOR'S CERTIFICATION**

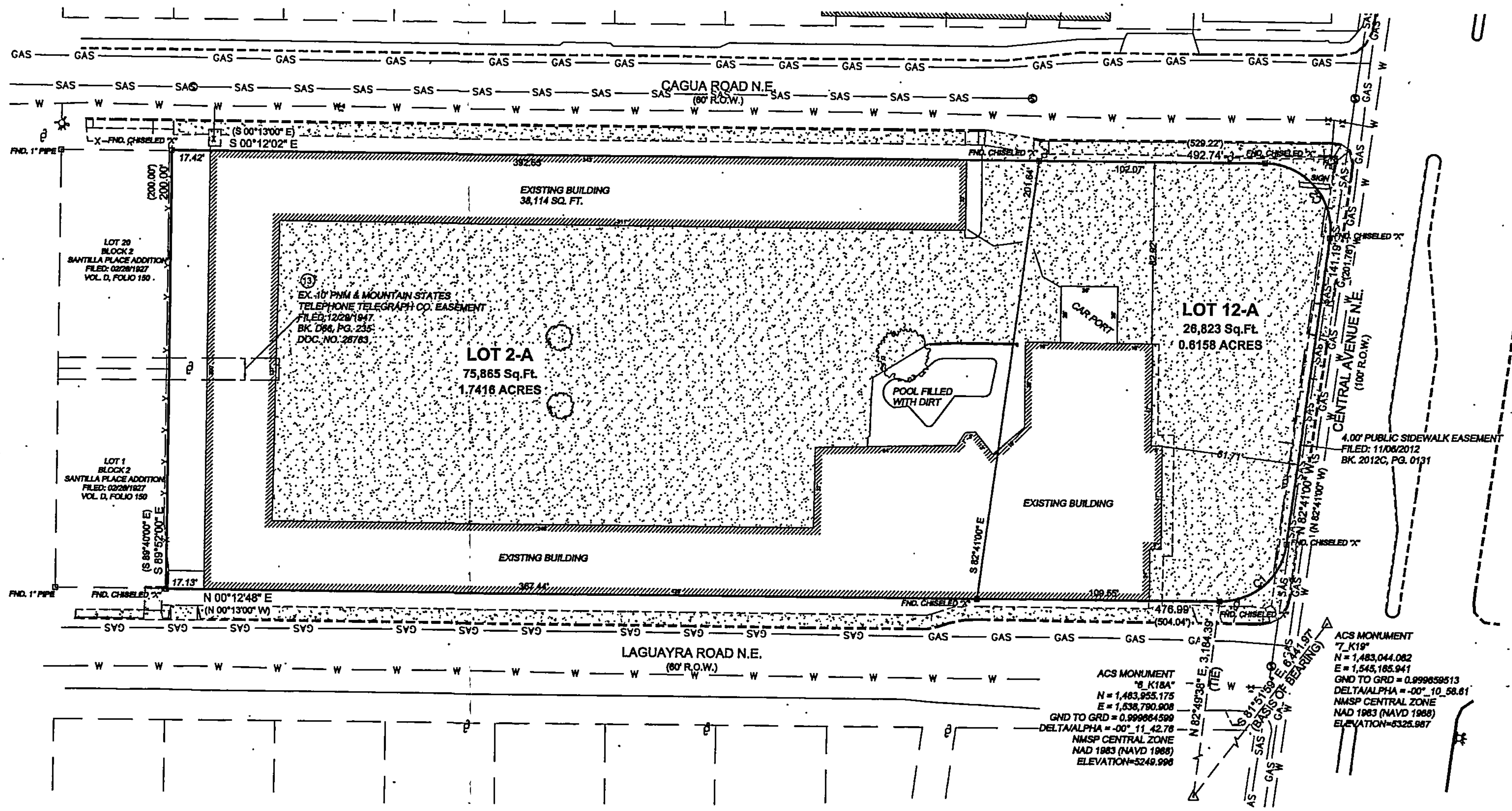
TO: NEW LIFE HOLMES, INC.  
6101 CENTRAL, LLC A NEW MEXICO LIMITED LIABILITY COMPANY  
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 16, 17, 18, 19, AND 20(a)



*Lenore R. Arriola*  
LENORE R. ARRIOLO N.M.P.S. #15511

11-8-2012  
DATE



**BRASHER & LORENZ**  
CONSULTING ENGINEERS & SURVEYORS  
2201 San Pedro NE Building 1 Suite 1300  
Albuquerque, New Mexico 87110  
Ph: 505-266-0000 Fax: 505-266-9108  
DRAWN BY: JMT JOB No. 12520

**8255**

### DXF Electronic Approval Form

DRB Project Case #:

Subdivision Name:

Surveyor:

Contact Person:

Contact Information:

DXF Received:

Hard Copy Received:

Coordinate System:

\_\_\_\_\_  
Approved

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
\_\_\_\_\_  
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**AGIS Use Only**

Copied fc **8255**

to agiscov on **5/22/2013**

Contact person notified on **5/22/2013**

**8255**

### DXF Electronic Approval Form

DRB Project Case #:

Subdivision Name:

Surveyor:

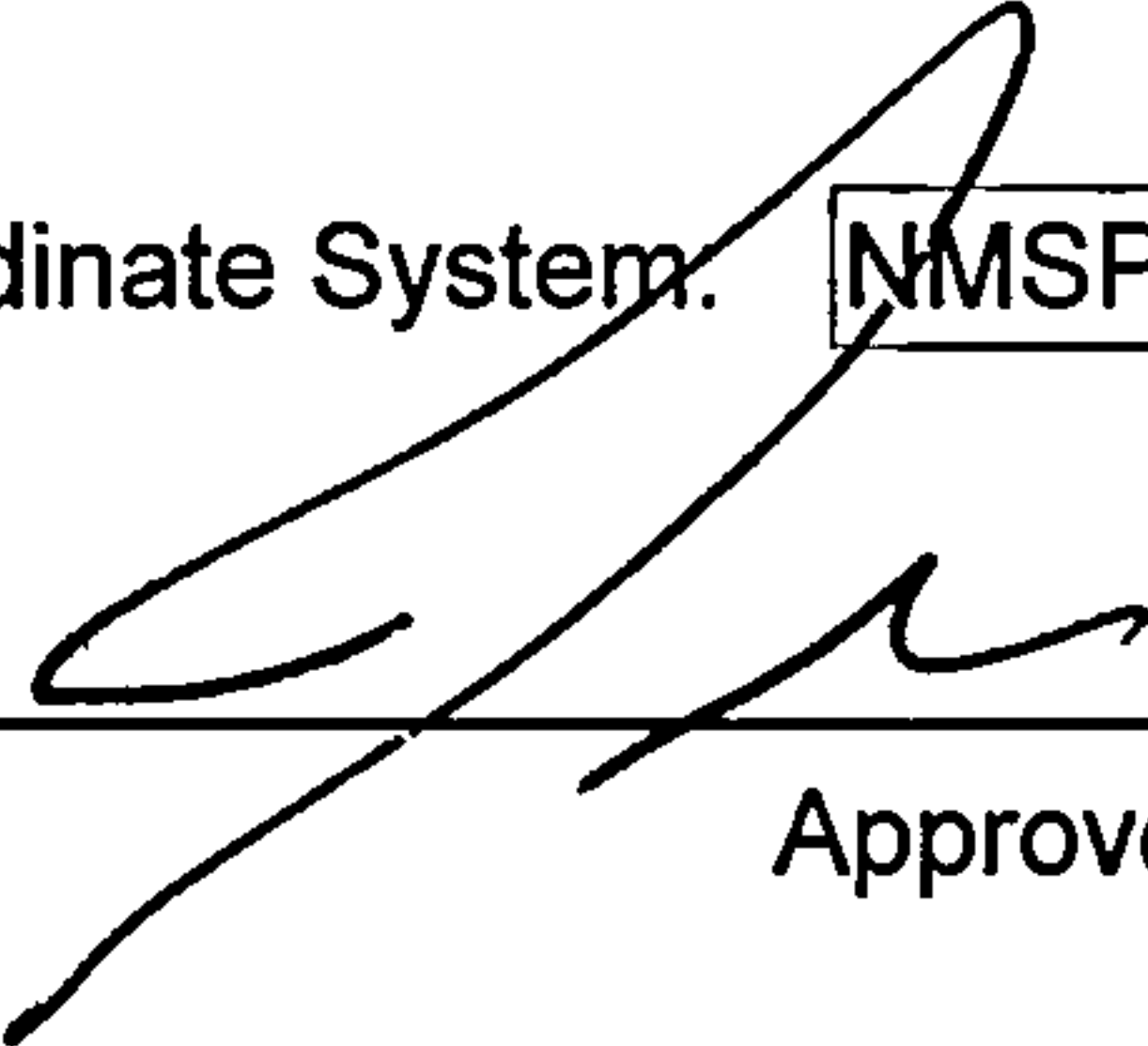
Contact Person:

Contact Information:

DXF Received:

Hard Copy Received:

Coordinate System:

  
\_\_\_\_\_  
Approved

5/22/13  
\_\_\_\_\_  
Date

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

Copied fc **8255**      to agiscov on **5/22/2013**      Contact person notified on **5/22/2013**





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

**APPLICATION INFORMATION:**

Professional/Agent (if any): BRASHER + LORENZ PHONE: 888.6088  
 ADDRESS: 2201 SAN PEDRO NE FAX: \_\_\_\_\_  
 CITY: ABQ STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_

APPLICANT: NEW LIFE HOMES INC PHONE: 293.7553  
 ADDRESS: 7408 YARWOOD NE FAX: \_\_\_\_\_  
 CITY: ABQ STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

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

DESCRIPTION OF REQUEST: PRELIM + FINAL PLAT ACTION TO FINIMIZE VACATION OF 10' PUE

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 2A Block: 2 Unit: -  
 Subdiv/Addn/TBKA: SANTILLA PLACE  
 Existing Zoning: C3 Proposed zoning: C3 MRGCD Map No -  
 Zone Atlas page(s): 1218 UPC Code: 101805722518732904

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):  
PROJ 1008255 12DRB 7033 13 DRB 70462

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.7416  
 LOCATION OF PROPERTY BY STREETS: On or Near: CAGUA RD NE  
 Between: CENTRAL AVE NE and DOMINGO RD NE

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

SIGNATURE [Signature] DATE \_\_\_\_\_  
 (Print Name) DENNIS A. LORENZ Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB - 70543</u>	<u>P3F</u>	_____	<u>\$205.00</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 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>May 22, 2013</u>			Total <u>\$235.00</u>

[Signature] 5-10-13  
 Staff signature & Date

Project # 1008255

**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
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**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.

**DENNIS A. LORENZ**  
 \_\_\_\_\_  
 Applicant name (print)  
 \_\_\_\_\_  
 Applicant signature / date



Form revised October 2007

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

Application case numbers  
 3DRB - 70543  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_ 5-10-13  
 Planner signature / date  
 Project # 1008255



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
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Lot or Tract No. LOT 2A Block: 2 Unit: -  
 Subdiv/Addn/TBKA: SANTILLA PLACE  
 Existing Zoning: C3 Proposed zoning: C3 MRGCD Map No -  
 Zone Atlas page(s): 118 UPC Code: 101805722518732904

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):  
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 Between: CENTRAL AVE NE and DOMINGO RD NE  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE \_\_\_\_\_  
 (Print Name) DENNIS A. LORENZ Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

	Application case numbers	Action	S.F.	Fees
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<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 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>\$235.00</u>

Hearing date May 22, 2013

[Signature] 5-10-13  
 Staff signature & Date

Project # 1008255

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- 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.

**DENNIS A. LORENZ**  
 \_\_\_\_\_  
 Applicant name (print)  
 \_\_\_\_\_  
 Applicant signature / date

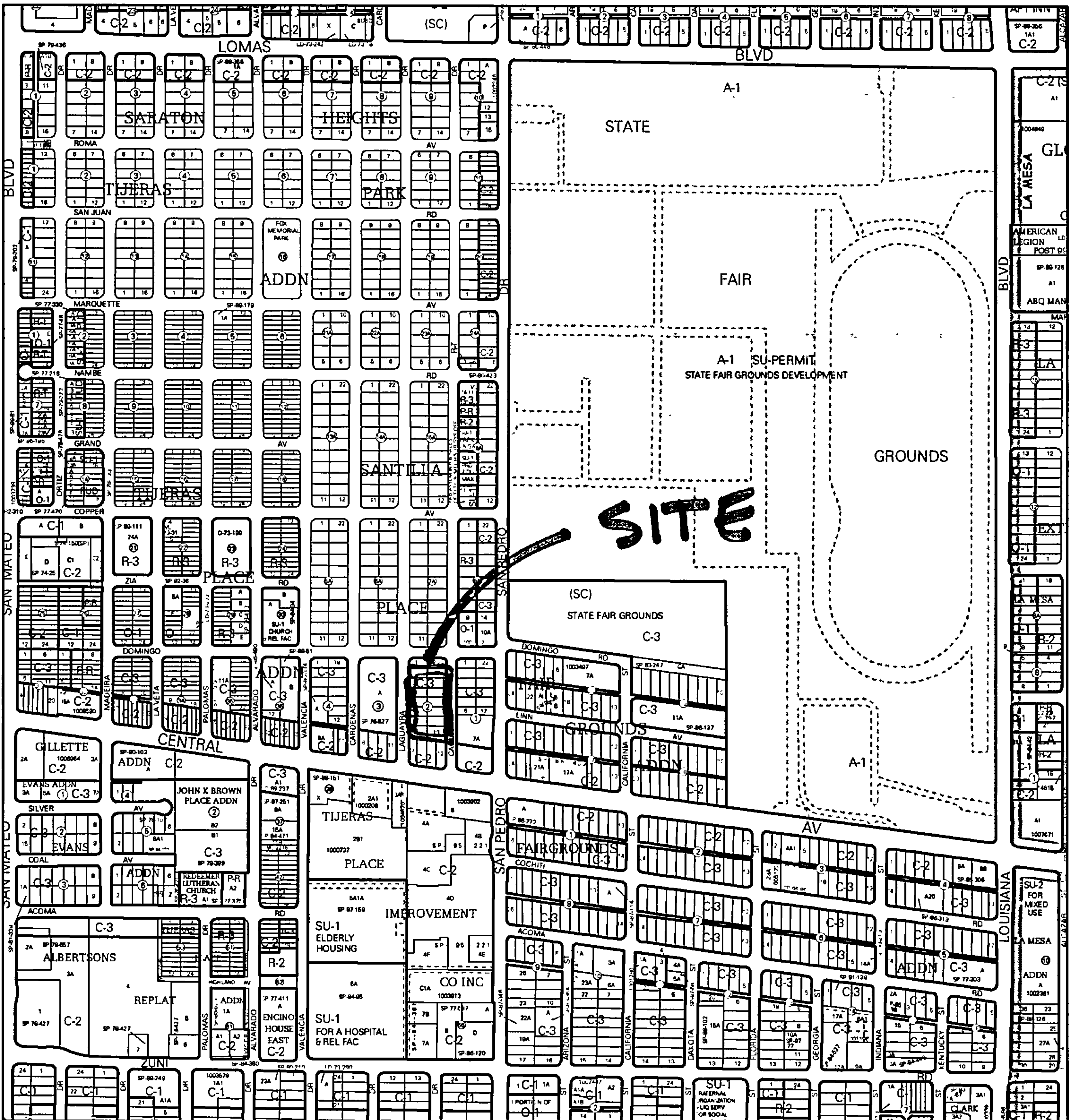


Form revised October 2007

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

Application case numbers  
 13DRB - 70543  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_ 5-10-13  
 Planner signature / date  
 Project # 1008255



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 4/2/2012

Note Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**K-18-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



**BRASHER & LORENZ, INC.**  
**CONSULTING ENGINEERS**

2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • [www.brasherlorenz.com](http://www.brasherlorenz.com)

May 9, 2013

Jack Cloud, Chair  
Development Review Board  
City of Albuquerque  
Plaza Del Sol  
Albuquerque, New Mexico 87102

**SUBJECT: LOT 2A, BLOCK 2, SANTILLA PLACE ADDITION**  
Preliminary and Final Plat  
Project 1008255

Dear Mr. Cloud:

As Agent for New Life Homes. LLC we hereby request Preliminary and Final Plat approval. Submitted in support of our request is the following:

1. DRB Application
2. 6 copies of the proposed Plat.
3. 6 copies of the ALTA showing existing site improvements.
4. One copy of current Zone Atlas page K-18 depicting the project location.
5. Correspondence from AGIS accepting the DXF file.
6. Fee of \$235.00.

The request finalizes the vacation an existing 10' Public Utility Easement within Lot 2A, Block 2, Santilla Place Addition. The easement is a remnant easement that presently encroaches into the existing building pad of the Sundowner Motel, which is under redevelopment, and is no longer needed by either utility company. Both PNM and CenturyLink, users of the easement, have issued Quit Claim Deeds releasing their rights to the easement. The vacation action was approved by DRB on April 27, 2013.

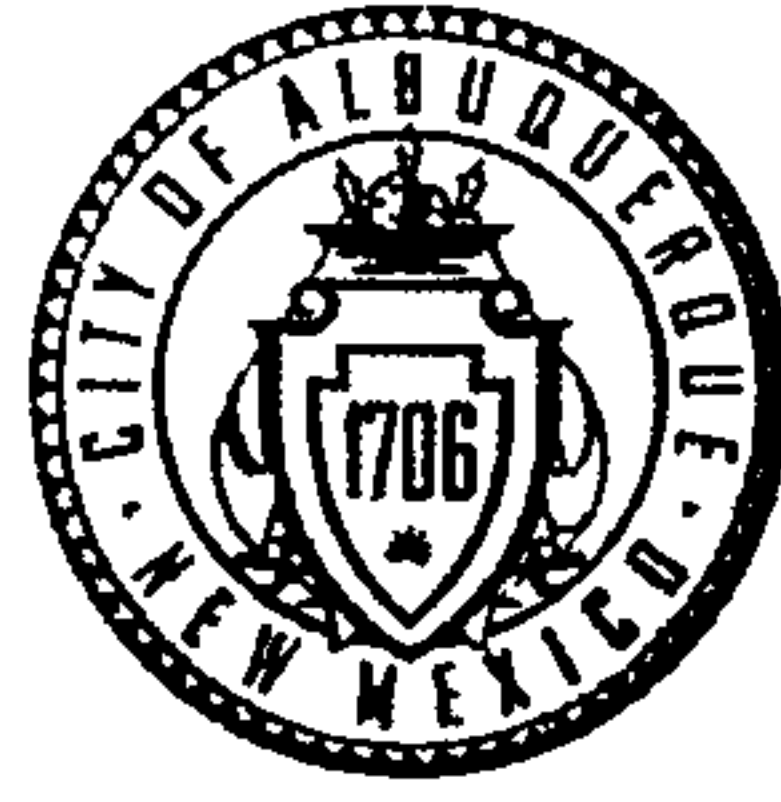
If you have any questions, or if I can be of any assistance, please feel free to call.

Sincerely,

**BRASHER & LORENZ, INC.**

Dennis A. Lorenz, PE  
Principal

/dl/13508  
encl



**DEVELOPMENT REVIEW BOARD  
AGENDA**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

March 27, 2013 9:00 am  
MEMBERS:



**Jack Cloud, DRB Chair**  
**Angela Gomez, Administrative Assistant**

**Kristal Metro, Transportation Development**  
**Curtis Cherne, City Engineer**

**Allan Porter, ABCWUA**  
**Carol Dumont, Parks & Recreation**

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project# 1008255**  
13DRB-70462 VACATION OF PUBLIC EASEMENT  
BRASHER AND LORENZ INC agents for NEW LIFE HOMES INC request the referenced/ above action(s) for a 10 ft easement on a portion of Lot 2A, Block(s) 2, **SANTILLA PLACE** zoned C-3, located on the west side of CAGUA DR NE between CENTRAL AVE NE and DOMINGO RD NE containing approximately 1.7416 acre(s). (K-18) **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.**
2. **Project# 1009577**  
13DRB-70461 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT   
NICHOLS/ NAYLOR ARCHITECTS agents for JPET ALBUQUERQUE LLC request the referenced/ above action for Lot(s) E1A1/ E1A2, **LOOP INDUSTRIAL DISTRICT Unit 1**, zoned SU-2/M1 or NC, located on the southwest corner of ALAMENDA BLVD NE and SAN MATEO BLVD NE containing approximately 6.2033 acre(s). (C-17) **DEFERRED TO 4/3/13 AT THE AGENT'S REQUEST.**
3. **Project# 1009603**  
13DRB-70463 VACATION OF PUBLIC EASEMENTS   
PRECISION SURVEYS INC agents for TOSTA NM LLC request the referenced/ above action for easements on a portion of Lot(s) 1-3 & 22-24, Block 8, **MENDELSBERG'S SUBDIVISION OF BLOCKS 7 & 8, BARON BURG HEIGHTS** zoned C-1, located on the south side of ZUNI RD SE bewteen SAN MATEO BLVD SE and ORTIZ DR SE (K-17& 18, L-17 & 18) **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.**

## Joshua Tapia

---

**From:** Joshua Tapia  
**Sent:** Thursday, May 09, 2013 1:54 PM  
**To:** 'cbradley@cabq.gov'; 'mgricius@cabq.gov'; 'jsammons@cabq.gov'; 'tgaulden@cabq.gov'  
**Subject:** 6101 CENTRAL AVENUE  
**Attachments:** 12519 Plat\_2-A-1 COVER.pdf; 12519 Plat\_2-A-1 PLAT.pdf; 1008255.dxf

Attached is dxf and PDF files for final plat submittal.

**Joshua M. Tapia**  
Engineering Technician  
Brasher & Lorenz, Inc.  
(505)888-6088 Phone  
(505)880-6188 Fax



MAY 22. 2013

\*\*\*



## INTER-OFFICE MEMORANDUM

### COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development  
SHABIH RIZVI, Transit & Parking Department  
STEVE MONTIEL, Council of Governments  
LYNN MAZUR, AMAFCA  
STEVE SINK, APD Crime Prevention  
JAY LEE EVANS, Open Space Division  
RAY SANCHEZ, Fire Department  
DAVID KILPATRICK, Zoning Enforcement Inspector  
STEPHANI WINKLEPLECK, Neighborhood Coordination  
DANIEL ARAGON, Public Service Company of New Mexico  
PATRICK SANCHEZ, New Mexico Gas Company  
APRIL WINTERS, Albuquerque Public Schools  
MICHELE RAMIREZ, CenturyLink  
MIKE MORTUS, Comcast Cable  
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)  
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 10008255

**Wednesday, March 27, 2013**

Comments must be received by:

**Wednesday, March 20, 2013**

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

**If you have any questions, please contact me at 924-3946 or [agomez@cabq.gov](mailto:agomez@cabq.gov)**



Supplemental Form (SF)

<input type="checkbox"/> Major subdivision action	<input type="checkbox"/> S	<input type="checkbox"/> Z	<input type="checkbox"/> ANNEXATION
<input type="checkbox"/> Minor subdivision action			
<input checked="" type="checkbox"/> Vacation	<input type="checkbox"/> V	<input type="checkbox"/>	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			
<b>SITE DEVELOPMENT PLAN</b>	<input type="checkbox"/> P	<input type="checkbox"/>	<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
<input type="checkbox"/> for Subdivision			<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment/Approval (AA)	<input type="checkbox"/> D	<input type="checkbox"/>	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<input type="checkbox"/> L	<input type="checkbox"/> A	<input type="checkbox"/> APPEAL / PROTEST of...
<b>STORM DRAINAGE (Form D)</b>			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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

APPLICATION INFORMATION:

Professional/Agent (if any): BRASHER + LORENZ PHONE: 888-6088  
 ADDRESS: 2201 SAN PEDRO NE FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87110 E-MAIL: DENNIS@BRASHERLORENZ.COM

APPLICANT: NEW LIFE HOMES INC PHONE: 293-7553  
 ADDRESS: 7408 YARWOOD NE FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

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

DESCRIPTION OF REQUEST: VACATION OF 10' PNM AND MOUNTAIN STATUS TELEPHONE + TELEGRAPH 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 2A Block: 2 Unit: -  
 Subdiv/Addn/TBKA: SANTILLA PLACE  
 Existing Zoning: C-3 Proposed zoning: C-3 MRGCD Map No. -  
 Zone Atlas page(s): K18 UPC Code: 101805722518732904

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): PROJ 1008255 12 DRB 7033

CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.7416  
 LOCATION OF PROPERTY BY STREETS: On or Near: CAGUA RD NE  
 Between: CENTRAL AVE NE and DOMINGO RD NE

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

SIGNATURE [Signature] DATE 2-28-13  
 (Print Name) DENNIS A. LORENZ Applicant:  Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB - 70462</u>	<u>VPE</u>		\$ <u>45.00</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		<u>ADV</u>		\$ <u>75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>March 27, 2013</u>			Total \$ <u>140.00</u>

[Signature] 2-28-13  
 Staff signature & Date

Project # 1008255

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)- 10**  
 **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.

DENNIS A. LORENZ  
 Applicant name (print)  
[Signature] 2-28-13  
 Applicant signature / date



Form revised 4/07

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

Application case numbers  
13 - DRB - 70462

Planner signature / date  
[Signature] 2-28-13

Project # 1008255

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from March 12, 2013 To March 27, 2013

5. REMOVAL

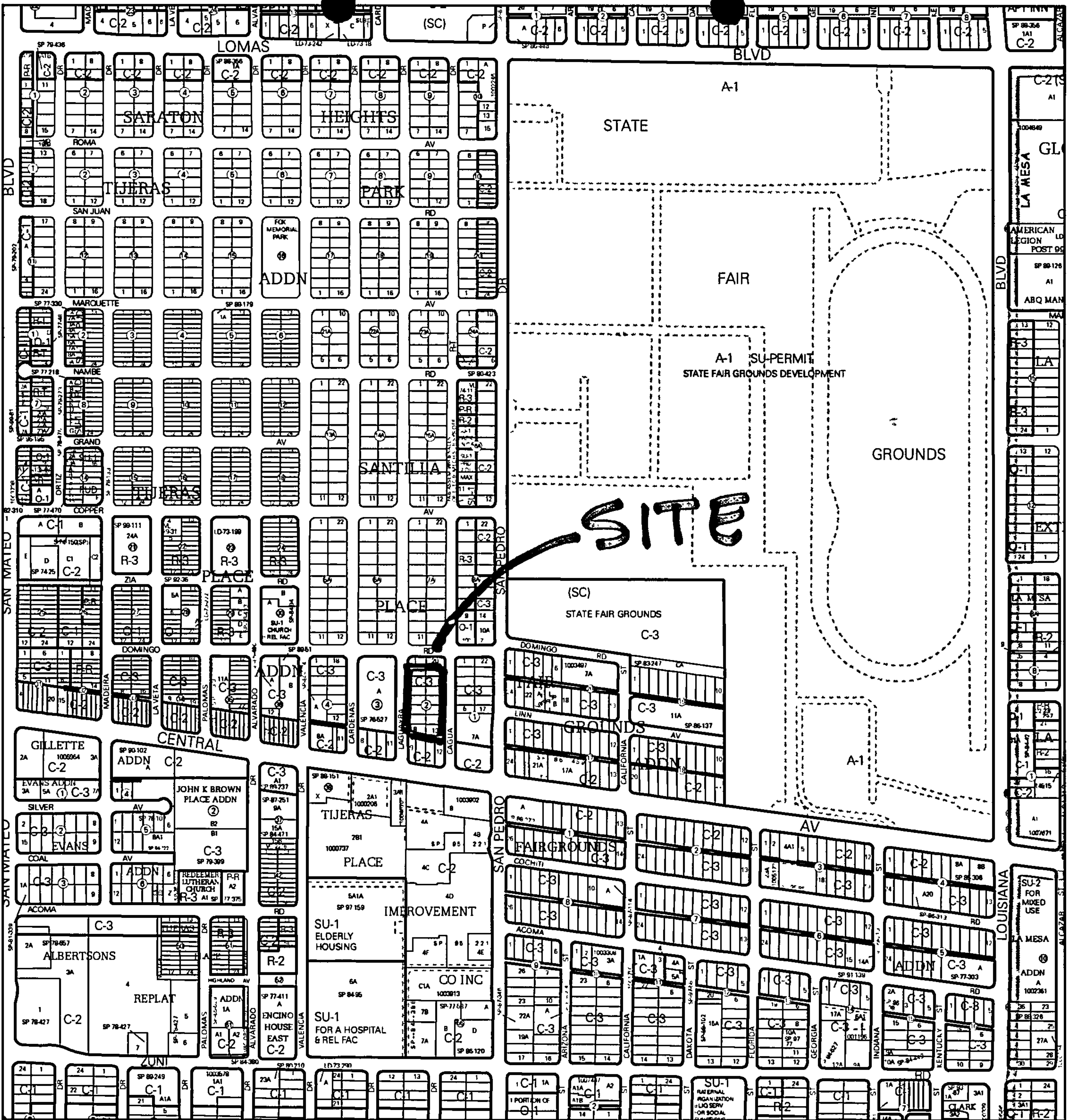
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

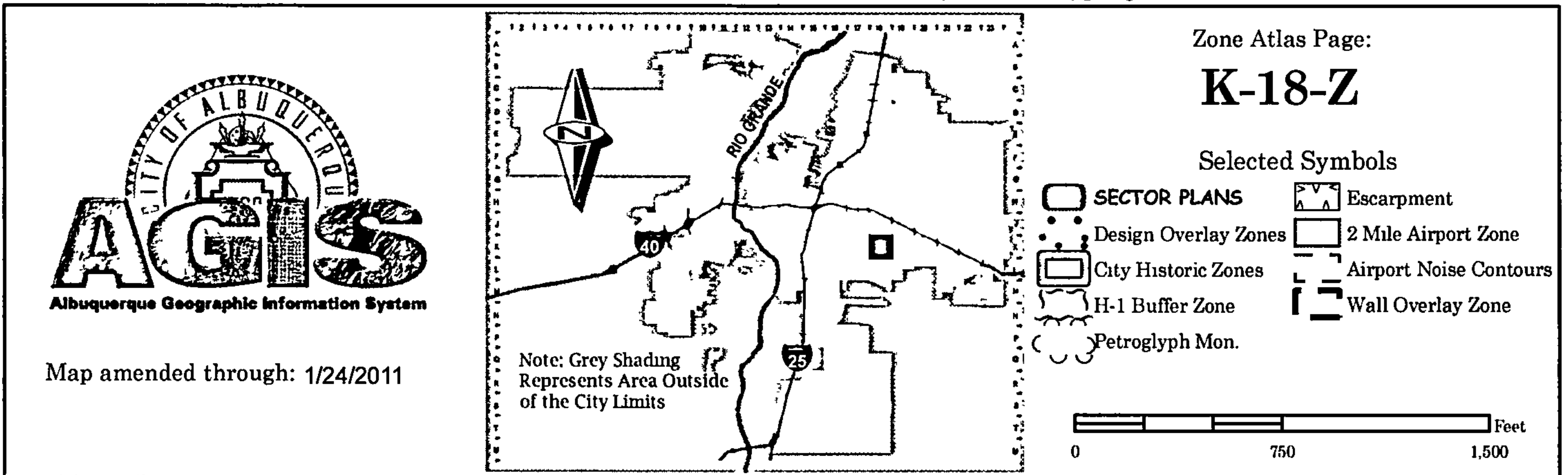
[Signature] 2/28/13  
(Applicant or Agent) (Date)

I issued 2 signs for this application, 2-28-13 [Signature]  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1008255



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





**BRASHER & LORENZ, INC.**  
**CONSULTING ENGINEERS**

2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

February 28, 2013

Jack Cloud, Chair  
Development Review Board  
City of Albuquerque  
Plaza Del Sol  
Albuquerque, New Mexico 87102

**SUBJECT: LOT 2A, BLOCK 2, SANTILLA PLACE ADDITION**

Vacation request for existing 10' PNM and Mountain States Telephone and Telegraph Easement  
ZAP K-18

Dear Mr. Cloud:

As Agent for New Life Homes. LLC we hereby request vacation an existing 10' Public Utility Easement within Lot 2A, Block 2, Santilla Place Addition. Submitted in support of our request is the following:

1. DRB Application
2. 24 copies of the record Plat that created the PUE.
3. 24 copies of Exhibit "A" illustrating the location of the subject PUE.
4. 24 copies of the Quit Claim Deeds from PNM and Centurylink releasing their rights to the easement.
5. One copy of current Zone Atlas page K-18 depicting the project location.
6. Office of Community and Neighborhood Coordination inquiry response, notifying letter and certified mail receipts.
7. Fee of \$45.00.

The request consists of the vacation an existing 10' Public Utility Easement within Lot 2A, Block 2, Santilla Place Addition. The easement is a remnant easement that presently encroaches into the existing building pad of the Sundowner Motel, which is under redevelopment, and is no longer needed by either utility company. Both PNM and CenturyLink, users of the easement, have issued Quit Claim Deeds releasing their rights to the easement.

The public welfare is in no way served by retaining this easement. There is a net benefit to the public by eliminating an existing encroachment and vacating an un-used easement. Also, there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right to use the easement.

Thank you for your consideration of this request. If you have any questions, or if I can be of any assistance, please feel free to call.

Sincerely,

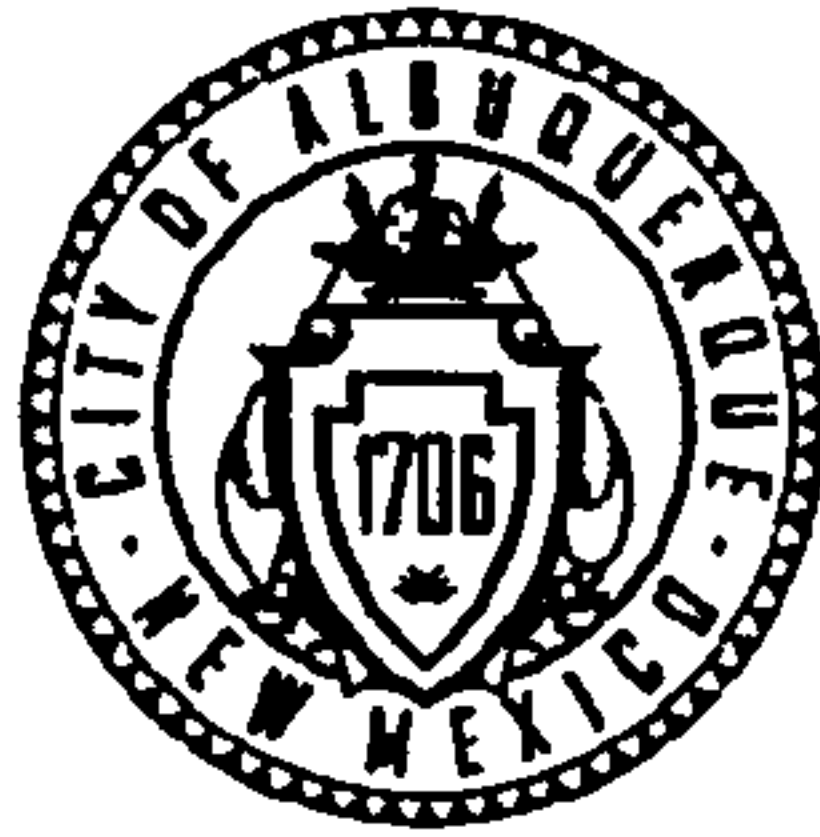
**BRASHER & LORENZ, INC.**

A handwritten signature in black ink, appearing to read 'Dennis A. Lorenz', with a stylized flourish extending to the right.

Dennis A. Lorenz, PE  
Principal

/dl/13506  
encl





## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

February 27, 2013

Dennis A. Lorenz  
Brasher & Lorenz, Inc.  
2201 San Pedro NE/87110  
Phone: 505-888-6088/Fax: 505-888-6188  
E-mail: [dennisl@brasherlorenz.com](mailto:dennisl@brasherlorenz.com)

Dear Dennis:

Thank you for your inquiry of **February 27, 2013** requesting the names of **ALL Neighborhood and/or Homeowner Associations and** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – LOT 2A, BLOCK 2, SANTILLA PLACE, LOCATED ON CAGUA ROAD NE BETWEEN CENTRAL AVENUE NE AND DOMINGO ROAD NE** zone map **K-18.**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

### **FAIR WEST N.A. "R"**

Tim Newell, 623 Valencia NE/87108 853-5651 (w)

Leah Steimel, 332 Cardenas Dr. NE/87108-1712 268-9358 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.**

**LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING SUBMITTAL.**

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
  - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

## Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

**Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*

(below this line for ONC use only)

Date of Inquiry: **02/27/13** Time Entered: **4:20 p.m.** ONC Rep. Initials: **siw**



# DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 -OR- you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov). ONC will need the following information **BEFORE** NA/HOA Contact Information will be released to the Applicant/Agent on any Project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914.

**Zone Map and this Developer Inquiry Sheet MUST be provided with request.**  
Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

- Cell Tower Submittal:  Free-Standing Tower -OR-  Concealed Tower
- EPC Submittal  DRB Submittal  LUCC Submittal  Liquor Submittal
- Administrative Amendments (AA's) Submittal  City Project Submittal

CONTACT NAME: DENNIS LORENZ

COMPANY NAME: BRASHER. LORENZ

ADDRESS/ZIP: 2201 SAN PEDRO NE 87110

PHONE: 888-6088 FAX: 888-6188

## LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

LOT 2A, BLOCK 2, SANTILLA PLACE

LOCATED ON CAGUA RD NE LEGAL DESCRIPTION

BETWEEN CENTRAL AVE NE AND DOMINGUS RD NE

STREET NAME OR OTHER IDENTIFYING LANDMARK

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (K18).



**BRASHER & LORENZ, INC.**  
**CONSULTING ENGINEERS**

2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • [www.brasherlorenz.com](http://www.brasherlorenz.com)

February 28, 2013

Tim Newell  
Fair West Neighborhood Association  
623 Valencia NE  
Albuquerque, New Mexico 87108

**SUBJECT: LOT 2A, BLOCK 2, SANTILLA PLACE**  
Vacation of Existing 10' PNM and Mountain States Telephone and Telegraph Easement  
ZAP K-18

Dear Mr Newell:

Enclosed please find one copy of Exhibit "A", Vacation of an Existing 10' PNM and Mountain States Telephone and Telegraph Easement. The easement is a remnant easement that presently encroaches into the existing building pad of the Sundowner Motel, which is under redevelopment, and is no longer needed by either utility company. Both PNM and CenturyLink, users of the easement, have issued Quit Claim Deeds releasing their rights to the easement. City regulations require public hearings to vacate platted easements; therefore, we are making application to the Development Review Board to request vacation.

A meeting before DRB should be scheduled in approximately 30 days. If you have questions or concerns regarding the request we encourage you to attend that public hearing.

If you have any questions, or if I can be of any assistance, please feel free to call.

Sincerely,

**BRASHER & LORENZ, INC.**

A handwritten signature in black ink, appearing to read "Dennis A. Lorenz".

Dennis A. Lorenz, PE  
Principal

/dl/13506  
encl



**BRASHER & LORENZ, INC.**  
**CONSULTING ENGINEERS**

2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

February 28, 2013

Leah Steimel  
Fair West Neighborhood Association  
332 Cardenas Dr. NE  
Albuquerque, New Mexico 87108

**SUBJECT: LOT 2A, BLOCK 2, SANTILLA PLACE**  
Vacation of Existing 10' PNM and Mountain States Telephone and Telegraph Easement  
ZAP K-18

Dear Ms Steimel:

Enclosed please find one copy of Exhibit "A", Vacation of an Existing 10' PNM and Mountain States Telephone and Telegraph Easement. The easement is a remnant easement that presently encroaches into the existing building pad of the Sundowner Motel, which is under redevelopment, and is no longer needed by either utility company. Both PNM and CenturyLink, users of the easement, have issued Quit Claim Deeds releasing their rights to the easement. City regulations require public hearings to vacate platted easements; therefore, we are making application to the Development Review Board to request vacation.

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If you have any questions, or if I can be of any assistance, please feel free to call.

Sincerely,

**BRASHER & LORENZ, INC.**

A handwritten signature in black ink, appearing to read "Dennis A. Lorenz".

Dennis A. Lorenz, PE  
Principal

/dl/13506  
encl

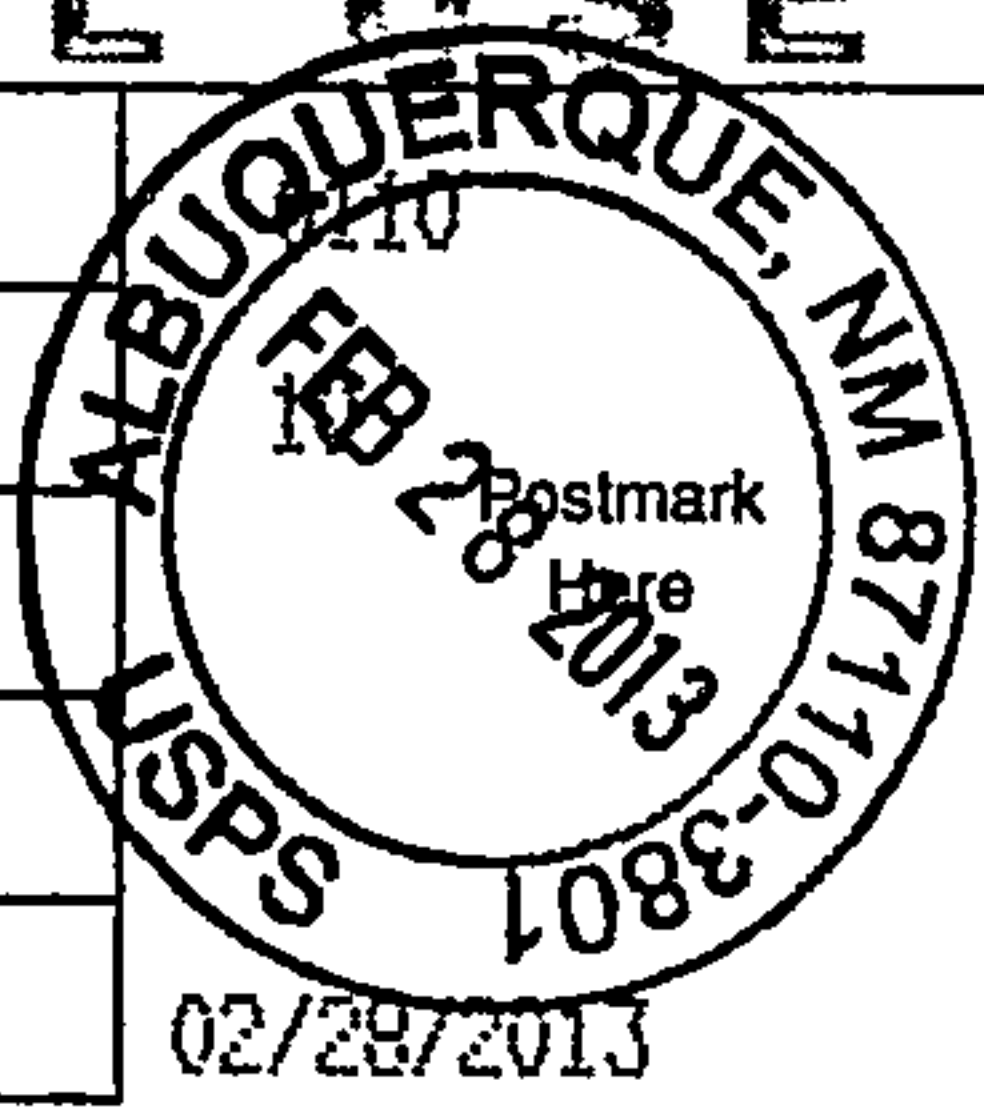
7012 3050 2000 050E 2102

**U.S. Postal Service™**  
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(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE, NM 87108 **OFFICIAL USE**

Postage	\$	\$1.12
Certified Fee		\$3.10
Return Receipt Fee (Endorsement Required)		\$0.00
Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$4.22</b>



Sent To Leah Steinel  
 Street, Apt. No.;  
 or PO Box No. 332 Cardenas Dr NE  
 City, State, ZIP+4 Albuquerque, NM 87108

PS Form 3800, August 2006 See Reverse for Instructions

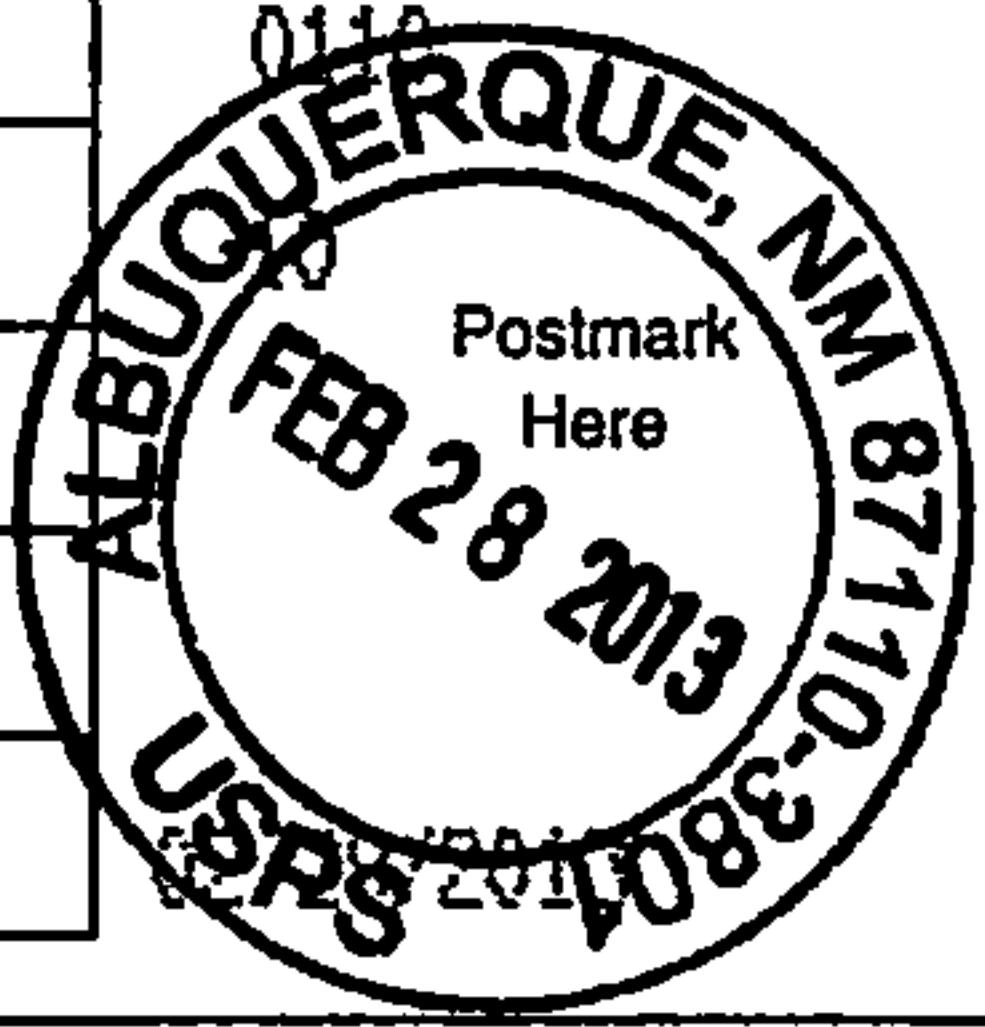
7012 3050 2000 050E 2102

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<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$4.22</b>



Sent To Tim Newell  
 Street, Apt. No.;  
 or PO Box No. 623 Valencia NE  
 City, State, ZIP+4 Albuquerque, NM 87105

PS Form 3800, August 2006 See Reverse for Instructions

1-7-5-4

# EASEMENT

THIS INDENTURE, made this 23rd day of October, 1947, by and between Mrs. I. L. Lutz, a widow, and Rose Mary Lutz, a widow, ~~parties~~ parties of the first part, and PUBLIC SERVICE COMPANY OF NEW MEXICO, Albuquerque, New Mexico, ~~parties~~ and the Mountain States Telephone and Telegraph Co., parties of the second part,

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of One Dollar to them in hand paid and other valuable consideration, the receipt of which is hereby acknowledged, do hereby give and grant unto the said party of the second part an absolute easement to build, construct, operate and maintain a power transmission line, over and across the lands hereinafter described, and to erect all necessary poles, guy wires and other equipment and fixtures necessary to maintain the said power line across said lands at or near the points hereinafter designated, as the course of said power line across said lands; together with rights and privileges of going upon, over and across said lands for the purpose of maintaining said line; said lands being situate

in the County of Bernalillo, State of New Mexico, and more particularly described as follows:

Lots 1 through 5 of block 1, lots 1 through 5 and lots 16 through 20 of block 2, lots 1 through 5 and lots 15 through 19 of block 3, lots 1 through 4 and lots 15 through 18 of block 4, all in Santilla Place, an addition to the city of Albuquerque.

Said power line to cross said lands at the points and in the manner hereinafter set forth, to-wit:  
 An easement five (5) feet in width along the lot lines as follows:  
 The easterly line of lots 1 through 5 of block 1, lots 1 through 5 of block 2, lots 1 through 5 of block 3, lots 1 through 4 of block 4.  
 The westerly line of lots 16 through 20 of block 2, lots 15 through 19 of block 3, lots 15 through 18 of block 4.  
 The southerly line of lot 4 block.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

*Mrs. I. L. Lutz*  
*Mrs. Rose Mary Lutz*

STATE OF NEW MEXICO }  
 COUNTY OF Bernalillo }

On this 23rd day of October, 1947, before me, a Notary Public within and for said County and State, personally appeared MRS. I. L. LUTZ, a widow, and MRS. ROSE MARY LUTZ, a widow, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate written.

*[Signature]*  
 Notary Public.

My commission expires July 5, 1948.

1755

28763

State of New Mexico }  
County of Bernalillo }  
This Instrument was filed for record on

DEC 29 1947

12:56 clock P.M. Recorded in Vol. 126  
of Records of said County Folio 126  
M. J. ... Clerk & Recorder  
Deputy C.



**LEGEND**

- ⊙ SET #5 REBAR W/RED CAP LS# 15511
- △ U.S.G.S. MONUMENT
- ▣ FND REBAR AS NOTED
- LOT LINES ELIMINATED BY THIS PLAT

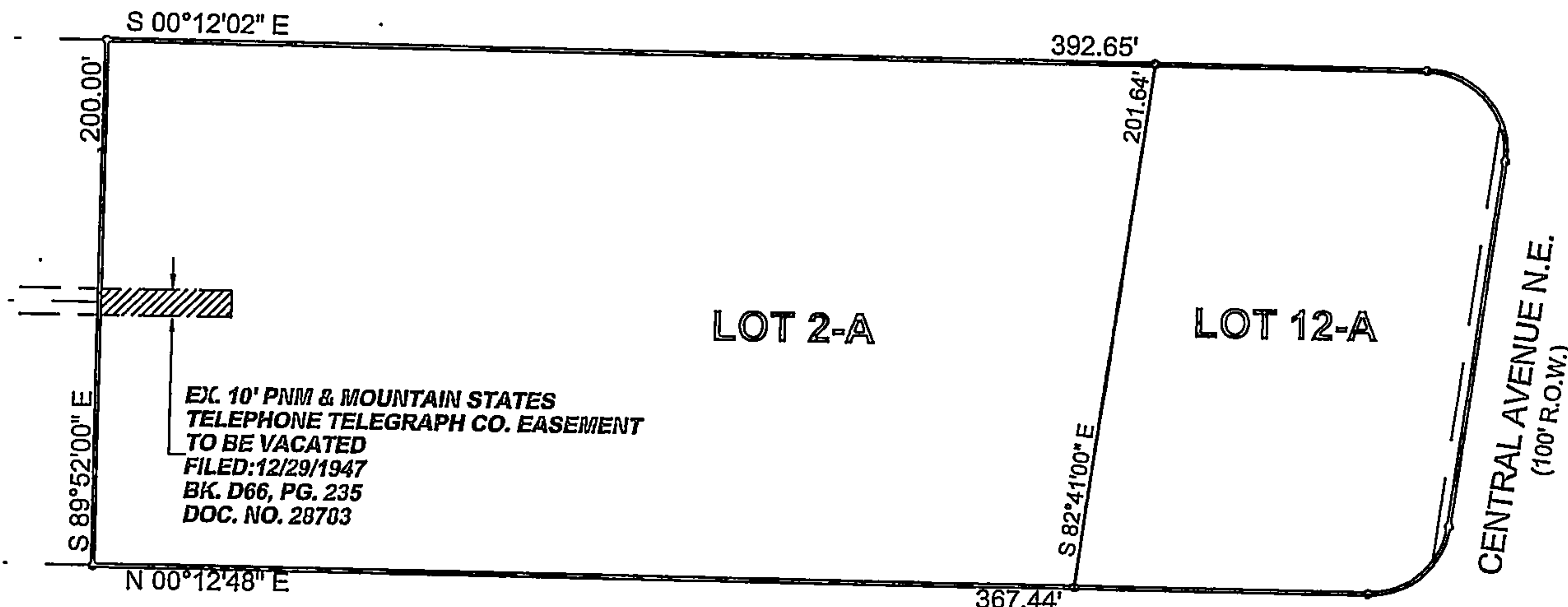
EXHIBIT 'A'  
**LOTS 2-A  
BLOCK 2**

**SANTILLA PLACE ADDITION**

OCTOBER, 2012  
VACATION OF A PORTION OF EXISTING 10' PNM & MOUNTAIN  
TELEPHONE TELEGRAPH CO. EASEMENT



CAGUA ROAD N.E.  
(60' R.O.W.)



LAGUAYRA ROAD N.E.  
(60' R.O.W.)

CENTRAL AVENUE N.E.  
(100' R.O.W.)



	<b>BRASHER &amp; LORENZ</b> CONSULTING ENGINEERS & SURVEYORS
	2201 San Pedro NE Building 1 Suite 1200 Albuquerque, New Mexico 87110 Ph: 505-888-6088 Fax: 505-888-6188
DRAWN BY: JMT	
JOB No. 12519	

RECORDING INFORMATION ABOVE

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS** that, **Qwest Corporation, d/b/a CenturyLink QC, a Colorado Corporation**, hereinafter called "Company" for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt whereof is hereby confessed and acknowledged, does hereby release, remise and quitclaim all the right, title and interest acquired by the Company or its assignors under that certain right of way grant, recorded in the official records of the Clerk and Records office of Bernalillo County, State of New Mexico unto the present owner or owners, as their respective interest may appear therein, in the following described property, to wit: a partial release of an easement being five (5) feet in width and described as being the easterly five feet of Lot 2 and the westerly five (5) feet of Lot 19, both of Block 2, Santilla Place Addition, as shown on a plat filed on February 28, 1927 in Book D, Page 150. Said Lots 2 & 19 are now a part of Lot 2-A, Block 2, Santilla Place Addition.

An easement as recorded December 29, 1947 in Volume D66 Page 235 in Bernalillo County, State of New Mexico.

And hereby expressly excepting and reserving to the Company, any and all interest otherwise acquired in said property, except as stated above.

IN WITNESS WHEREOF the Company has caused these presents to be executed this 24<sup>th</sup> day of JANUARY 2013.

Qwest

BY Rita Jaramillo  
Right of Way Manager

STATE OF NEW MEXICO  
County of BERNALILLO ) ss.

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of JANUARY 2013 by RITA JARAMILLO, CENTURYLINK MANAGER

My commission expires NOV 22, 2016

Witness my hand and official seal.

Greg Hunt  
Notary Public



SW 1/4 OF SECT. 24 TWP. 10N

RNG. 3E

N.M.P.M.

R/W # NM010813GH01

EXCH Albuquerque East

**PUBLIC SERVICE COMPANY OF NEW MEXICO  
QUITCLAIM OF ELECTRIC EASEMENT**

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), a New Mexico corporation, does hereby quitclaim and discharge its right, title and interest to the present owner or owners, as their interests may appear in the property described below. The interest of PNM in such property was created by that certain Easement or Grant of Right of Way recorded in Bernalillo County, on December 29, 1947 in Book D-66, Page(s) 235. As to all property covered by such Easement or Grant of Right of Way which is not specifically described herein, the right, title and interest of PNM shall not be affected by this quitclaim of easement.

The easement (or portion thereof) being quitclaimed herein is described as lying and being within lands situate in Lot 2-A PLAT OF LOTS 2-A AND 12A, BLOCK 2 SANILLA PLACE ADDITION BEING A REPLAT OF LOTS 2 THUOUGH 19, BLOCK 2, SANTILLA PLACE ADDITION, SECTION 24, T.10N., R.3E., N.M.P.M. Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

**PNM ROWT NO. 20396 (Referencing Existing PNM Doc. No. 219.(1-14).1.1.1)**

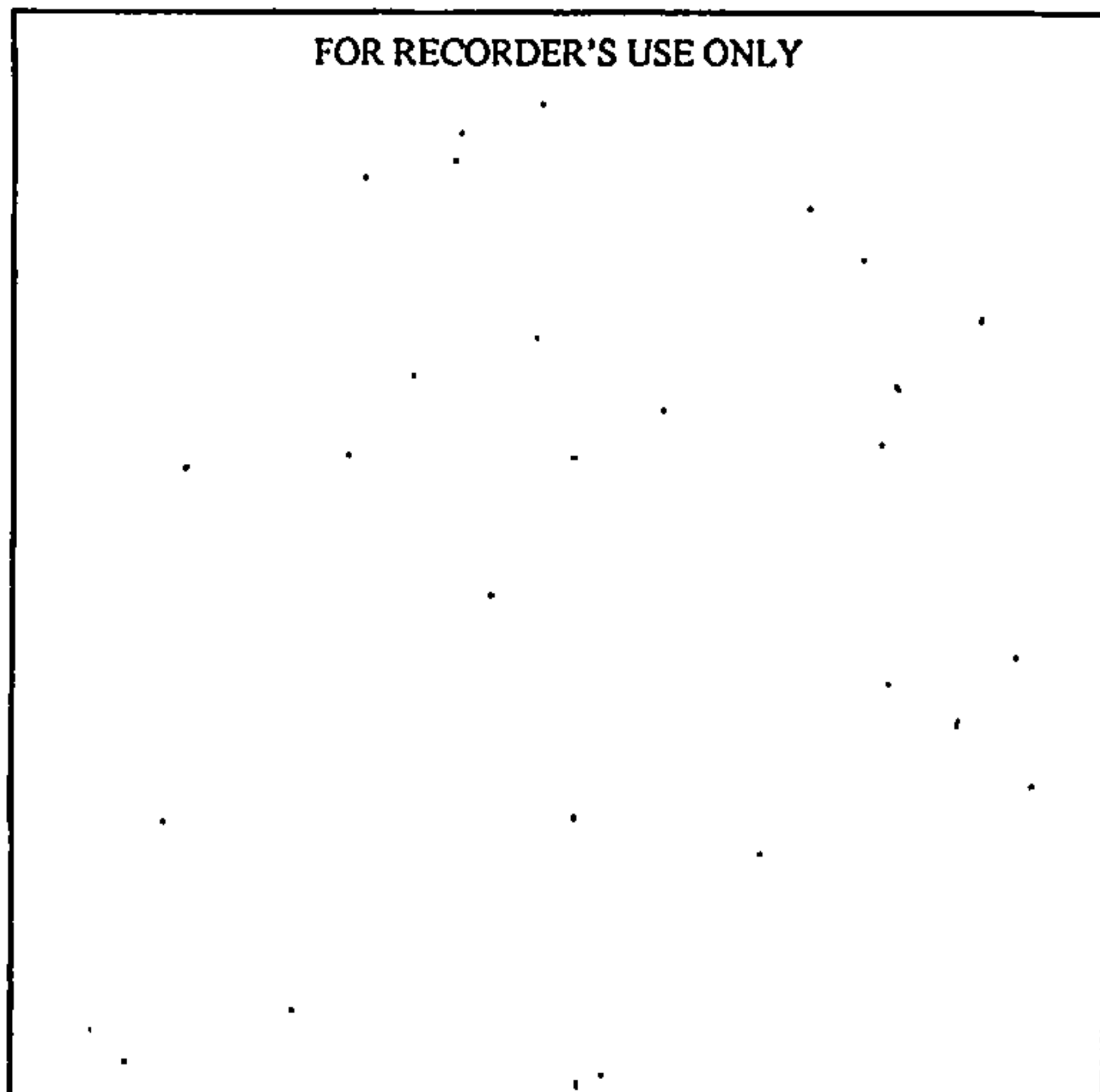
The portion of the easement being quitclaimed is within LOT 2-A, PLAT OF LOTS 2-A AND 12A, BLOCK 2 SANILLA PLACE ADDITION BEING A REPLAT OF LOTS 2 THUOUGH 19, BLOCK 2, SANTILLA PLACE ADDITION situate in SECTION 24, T.10N., R.3E., N.M.P.M. Bernalillo County, New Mexico as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County on November 6, 2012, in Plat Book 2012C, Page 131, and being more particularly described as follows:

Said electric easement being quitclaimed is ten (10) feet wide, as located on the property described above and further described as all of the easement within LOT 2-A, excepting the north 17 feet of the easement within said LOT 2-A.

All as generally shown on the drawing attached hereto and made a part hereof as EXHIBIT "A".

Doc #2012121518 eRecorded  
11/16/2012 10:59:00 AM Page 1 of 2  
EASE Rec Fee: \$25.00 M. Toulouse Oliver, Bernalillo County

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 12<sup>th</sup> day of November, 20 12



PUBLIC SERVICE COMPANY OF NEW MEXICO

Michelle Y. Gallegos

**ACKNOWLEDGMENT FOR CORPORATION**

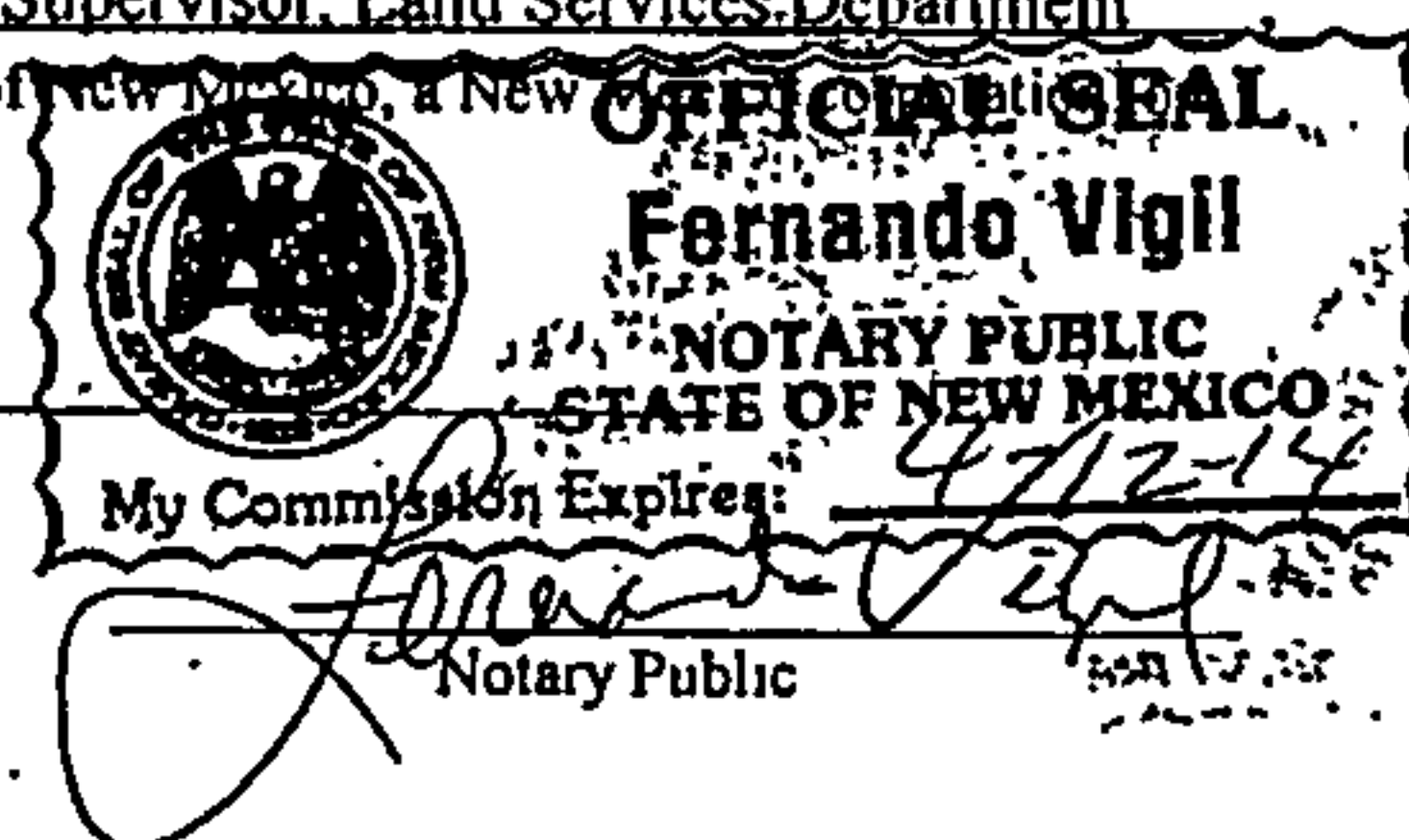
STATE OF NEW MEXICO

COUNTY OF BERNALILLO

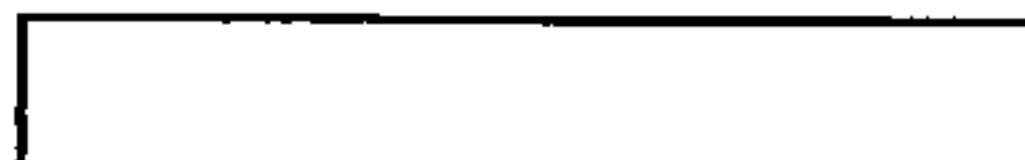
This instrument was acknowledged before me on  
November 12, 20 12

By Michelle Gallegos, Supervisor, Land Services Department  
of Public Service Company of New Mexico, a New Mexico corporation,  
behalf of said corporation.

My commission expires:  
(Seal)



PNM  
REFERENCE  
NUMBER



- LEGEND**
- SET #5 REBAR W/RED CAP L&#153; 15511
  - ▲ U.S.G.S. MONUMENT
  - FND REBAR AS NOTED
  - LOT LINES ELIMINATED BY THIS PLAT

**EASEMENT NOTES**

1. RECIPROCAL PRIVATE EASEMENTS ARE GRANTED ACROSS AND BETWEEN LOTS 2-A AND 12-A FOR ACCESS FOR INGRESS AND EGRESS OF VEHICLES AND PEDESTRIANS, WATER, SANITARY SEWER, GAS, ELECTRIC, TELECOM FACILITIES, AND STORM DRAINAGE. ALL IMPROVEMENTS WITHIN THE EASEMENTS SHALL BE MAINTAINED BY THE OWNERS OF LOTS 2-A AND 12-A.

Exhibit A

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.49'	N82°41'00"W
L2	26.49'	N00°12'48"E
L3	33.98'	S00°12'02"W
L4	33.98'	N82°41'00"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA ANGLE	CHORD	CHORD DIRECTION
C1	30.00'	43.40'	28.49	82°53'48"	39.72'	N41°14'08"W
C2	30.00'	50.85'	33.98	97°06'58"	44.98'	S48°45'31"W

PLAT OF  
**LOTS 2-A AND 12-A**  
**BLOCK 2**  
**SANTILLA PLACE ADDITION**  
 BEING A REPLAT OF  
 LOTS 2 THROUGH 19  
 BLOCK 2  
 SANTILLA PLACE ADDITION  
 SECTION 24, T.10N., R.3E., N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2012

CAGUA ROAD N.E.  
 (60' R.O.W.)

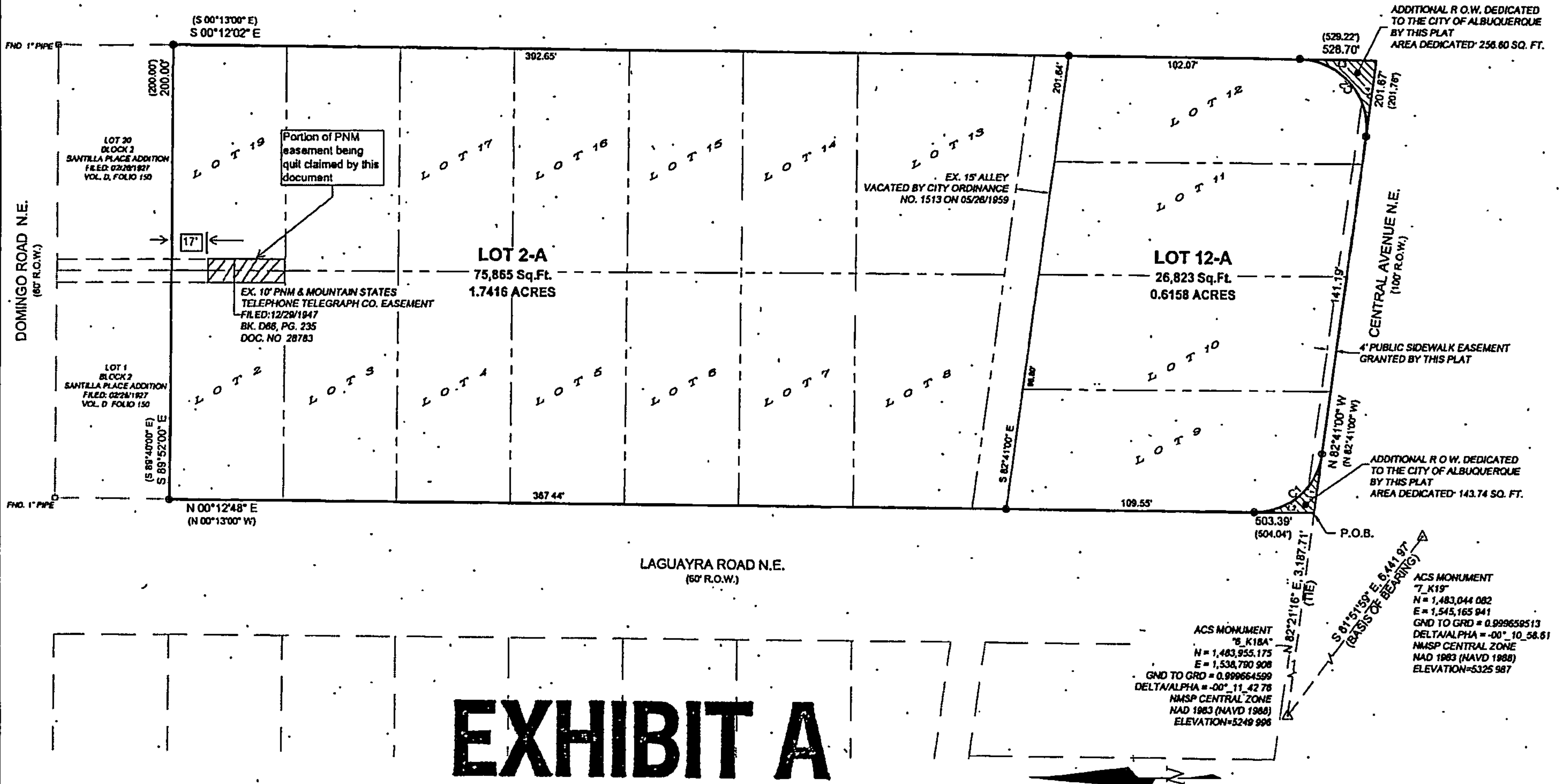
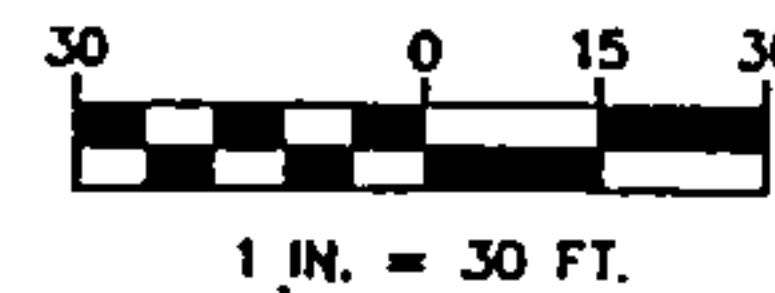


EXHIBIT A

ROWT 20396



ACS MONUMENT  
 "B K18A"  
 N = 1,483,955.175  
 E = 1,538,790.908  
 GND TO GND = 0.999664599  
 DELTA/ALPHA = -00° 11' 42.78"  
 NMSP CENTRAL ZONE  
 NAD 1983 (NAVD 1988)  
 ELEVATION = 5249.996

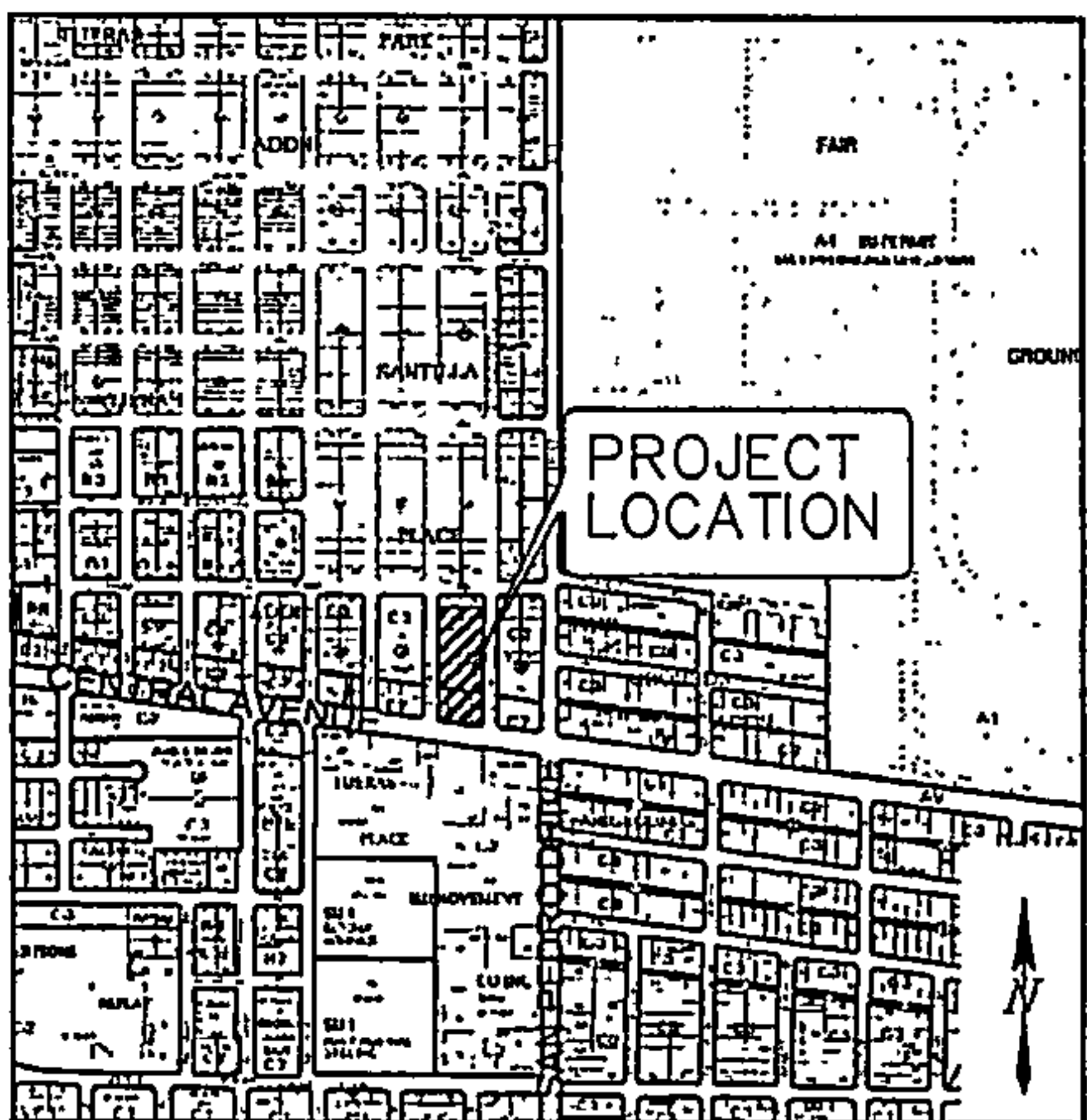
ACS MONUMENT  
 "T K15"  
 N = 1,483,044.082  
 E = 1,545,165.941  
 GND TO GND = 0.999658513  
 DELTA/ALPHA = -00° 10' 58.61"  
 NMSP CENTRAL ZONE  
 NAD 1983 (NAVD 1988)  
 ELEVATION = 5325.987

SHEET 2 OF 2

**BRASHER & LORENZ**  
 CONSULTING ENGINEERS & SURVEYORS

2201 San Pedro NE, Building 1 Suite 1300  
 Albuquerque, New Mexico 87110  
 PH: 505-988-4200 FAX: 505-988-9188

DRAWN BY: JMT JOB No. 12519



VICINITY MAP  
(NOT TO SCALE)  
ZONE ATLAS K-18-Z

**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO:

1. CONSOLIDATE EIGHTEEN (18) EXISTING LOTS INTO TWO (2) NEW LOTS.
2. TO GRANT EASEMENTS (AS SHOWN HEREON).
3. DEDICATE PUBLIC RIGHT OF WAY (AS SHOWN HEREON)

**GENERAL NOTES**

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) NAD 83.
2. DISTANCES ARE GROUND.
3. THE "BASIS OF BEARINGS" IS THE LINE BETWEEN ACS MONUMENTS "7\_K19" AND "6K\_18A", BEARING IS S81°51'59"E.
4. DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY ARE AS FOLLOWS:
  - A) "PLAT OF SANTILLA PLACE ADDITION", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 28, 1927, IN BOOK D, PAGE 150, DOCUMENT NO. 1927022827.
5. ALL CORNERS SET ARE A 3/4" REBAR WITH RED PLASTIC CAP STAMPED "P.L.S. 15511". UNLESS OTHERWISE INDICATED HEREON.
6. FIELD SURVEYS WERE PERFORMED JULY, 2012.
7. SUBJECT PROPERTY ADDRESS: 6101 CENTRAL AVENUE N.E.
8. TOTAL NUMBER OF EXISTING LOTS : 18
9. TOTAL NUMBER OF LOTS CREATED : 2
10. GROSS SUBDIVISION ACREAGE: 2.3652 ACRES
11. TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0
12. CURRENT ZONING: C2 & C3
13. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: K-18-Z
14. PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO LOTS 2-A & 12-A MUST BE VERIFIED AND COORDINATED WITH THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
15. RECIPROCAL PRIVATE EASEMENTS ARE GRANTED ACROSS AND BETWEEN LOTS 2-A AND 12-A FOR: ACCESS FOR INGRESS AND EGRESS OF VEHICLES AND PEDESTRIANS, WATER, SANITARY SEWER, GAS, ELECTRIC, TELECOM FACILITIES, AND STORM DRAINAGE. ALL IMPROVEMENTS WITHIN THE EASEMENTS SHALL BE MAINTAINED BY THE OWNERS OF LOTS 2A AND 12-A.
16. NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTING, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**LEGAL DESCRIPTION:**

A CERTAIN TRACT OF LAND BEING DESIGNATED AS LOTS 2 THROUGH 19, BLOCK 2, SANTILLA PLACE ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 28, 1927 IN BOOK D, PAGE 150, SITUATE IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF LAGUAYRA ROAD N.E. AND ALSO LYING ON THE NORTH RIGHT OF WAY LINE OF CENTRAL AVENUE N.E., FROM WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT, "6\_K18A" BEARS N 82°21'18" W, A DISTANCE OF 3,187.71 FEET; THENCE,

N 00°12'48" E, A DISTANCE OF 503.39 FEET ALONG SAID EAST RIGHT OF WAY LINE OF LAGUAYRA ROAD N.E., TO THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, SANTILLA PLACE ADDITION, FILED FEBRUARY 28, 1927 IN BOOK D, PAGE 150 OF BERNALILLO COUNTY, NEW MEXICO; THENCE,

S 89°52'00" E, A DISTANCE OF 200.00 FEET ALONG THE SOUTH PROPERTY LINES OF LOT 1 AND LOT 20, BLOCK 2, SAID SANTILLA PLACE ADDITION, TO THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 20, BLOCK 2, SAID SANTILLA PLACE ADDITION; THENCE,

S 00°12'02" E, A DISTANCE OF 528.70 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, SAID POINT LYING ON THE NORTH RIGHT OF WAY OF CENTRAL AVENUE N.E.; THENCE,

N 82°41'00" W, A DISTANCE OF 201.67 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF CENTRAL AVENUE N.E. TO THE POINT OF BEGINNING AND CONTAINING 2.3652 ACRES, MORE OR LESS.

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- C. QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

**DISCLAIMER**

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

**FREE CONSENT AND DEDICATION**

SURVEYED AND REPLATTED AND NOW COMPRISING LOTS 2-A AND 12-A, SANTILLA PLACE ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) THEREOF, SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY GRANT TO THE USE OF THE PUBLIC FOREVER, THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT. SAID OWNER(S) AND PROPRIETOR(S) DOES HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

*Mohamed Kassam* 10/18/12 DATE  
MOHAMED KASSAM  
MANAGING MEMBER OF 6101 CENTRAL L.L.C.

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October, 2012, BY *Mohamed Kassam*  
*Margaret Lopez-Coplen* MY COMMISSION EXPIRES 8/21/2015  
NOTARY PUBLIC OFFICIAL SEAL  
*Nizar Kassam* My Commission Expires 8/24/2015  
NIZAR KASSAM  
MANAGING MEMBER OF 6101 CENTRAL L.L.C.

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October, 2012, BY *Nizar Kassam*  
*Margaret Lopez-Coplen* MY COMMISSION EXPIRES 8/21/2015  
NOTARY PUBLIC OFFICIAL SEAL  
*Nizar Kassam* My Commission Expires 8/24/2015  
NIZAR KASSAM  
MANAGING MEMBER OF 6101 CENTRAL L.L.C.

**SURVEYOR'S CERTIFICATION**

I, LENORE ARMIJO, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 15511, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; THAT IT MEETS THE MINIMUM REQUIREMENTS FOR SURVEYS AND MONUMENTATION OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; THAT IT SHOWS ALL EASEMENTS OF RECORD; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Lenore Armijo* 10-18-12  
LENORE ARMIJO N.M.P.S. 15511  
OFFICIAL SEAL  
LENORE R. ARMIJO  
NEW MEXICO  
15511  
REGISTERED PROFESSIONAL SURVEYOR

**TREASURERS CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:  
UPC # 101708117537220205 AND UPC # 101708114839820203  
PROPERTY OWNERS OF RECORD:

*Lenore Armijo* 11/6/12 DATE  
BERNALILLO COUNTY TREASURER

PLAT OF  
**LOTS 2-A AND 12-A**  
**BLOCK 2**  
**SANTILLA PLACE ADDITION**

BEING A REPLAT OF  
LOTS 2 THROUGH 19  
BLOCK 2  
SANTILLA PLACE ADDITION  
SECTION 24, T.10N., R.3E., N.M.P.M.  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2012

PROJECT NUMBER 1008255

APPLICATION NUMBER

**CITY APPROVALS**

*[Signature]* 10-22-12  
CITY SURVEYOR DATE

*NA*  
REAL PROPERTY DIVISION DATE

*NA*  
ENVIRONMENTAL HEALTH DEPT. DATE

*Allen Porter* 10/31/12  
ALB.-BERN. COUNTY WATER UTILITY AUTHORITY DATE

*Carl S. Dumont* 10-31-12  
PARKS AND RECREATION DEPT. DATE

*Anto a. Chene* 10-31-12  
A.M.A.F.C.A. DATE

*Anto a. Chene* 10-31-12  
CITY ENGINEER DATE

*[Signature]* 10-31-12  
TRANSPORTATION DEVELOPMENT DATE

*[Signature]* 10-31-12  
DBS CHAIRPERSON, PLANNING DEPT. DATE

**UTILITY APPROVALS**

*Fernando Vigil* 10-30-12  
PNM ELECTRIC SERVICES DATE

*[Signature]* 10/25/12  
NEW MEXICO GAS COMPANY DATE

*Rochelle Goff* 10/29/12  
QWEST CORPORATION c/o CENTURYLINK QC DATE

*[Signature]* 10/29/12  
COMCAST DATE

DOC# 2012117333  
11/02/2012 01:49 PM Page: 1 of 2  
PLAT # 255 00 # 201209 0151 N. Toulous Olivera, Bernalillo Co  
NEW MEXICO PROFESSIONAL SURVEYORS & ENGINEERS

**BRASHER & LORENZ**  
CONSULTING ENGINEERS & SURVEYORS  
2301 San Pedro NE Building 1 Suite 1200  
Albuquerque, New Mexico 87110  
PH: 505-882-0086 FAX: 505-882-8188  
DRAWN BY: JMT JOB No: 42519

**LEGEND**

- SET #5 REBAR W/RED CAP L# 15511
- △ U.S.G.S. MONUMENT
- FND REBAR AS NOTED
- LOT LINES ELIMINATED BY THIS PLAT

**EASEMENT NOTES**

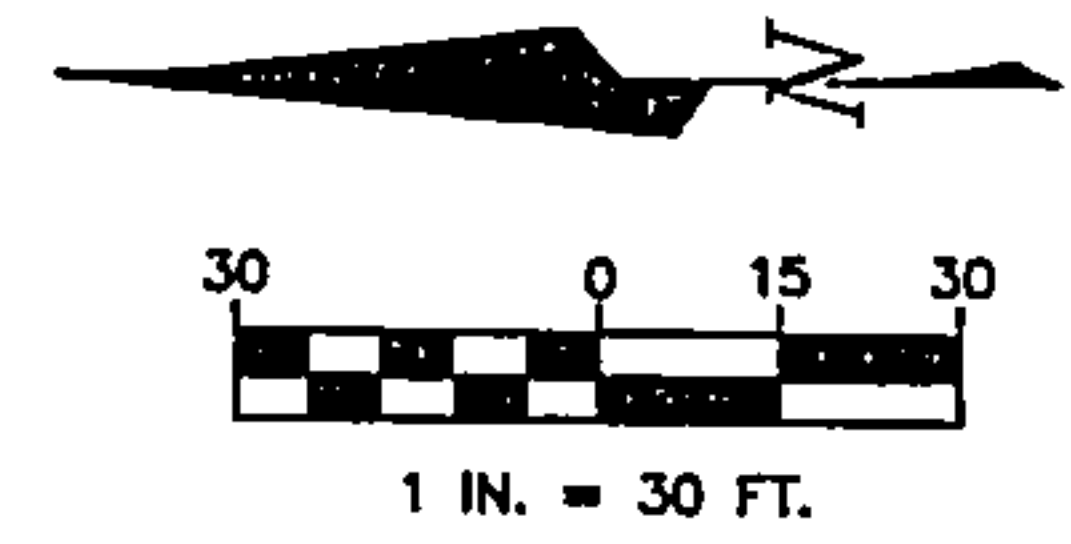
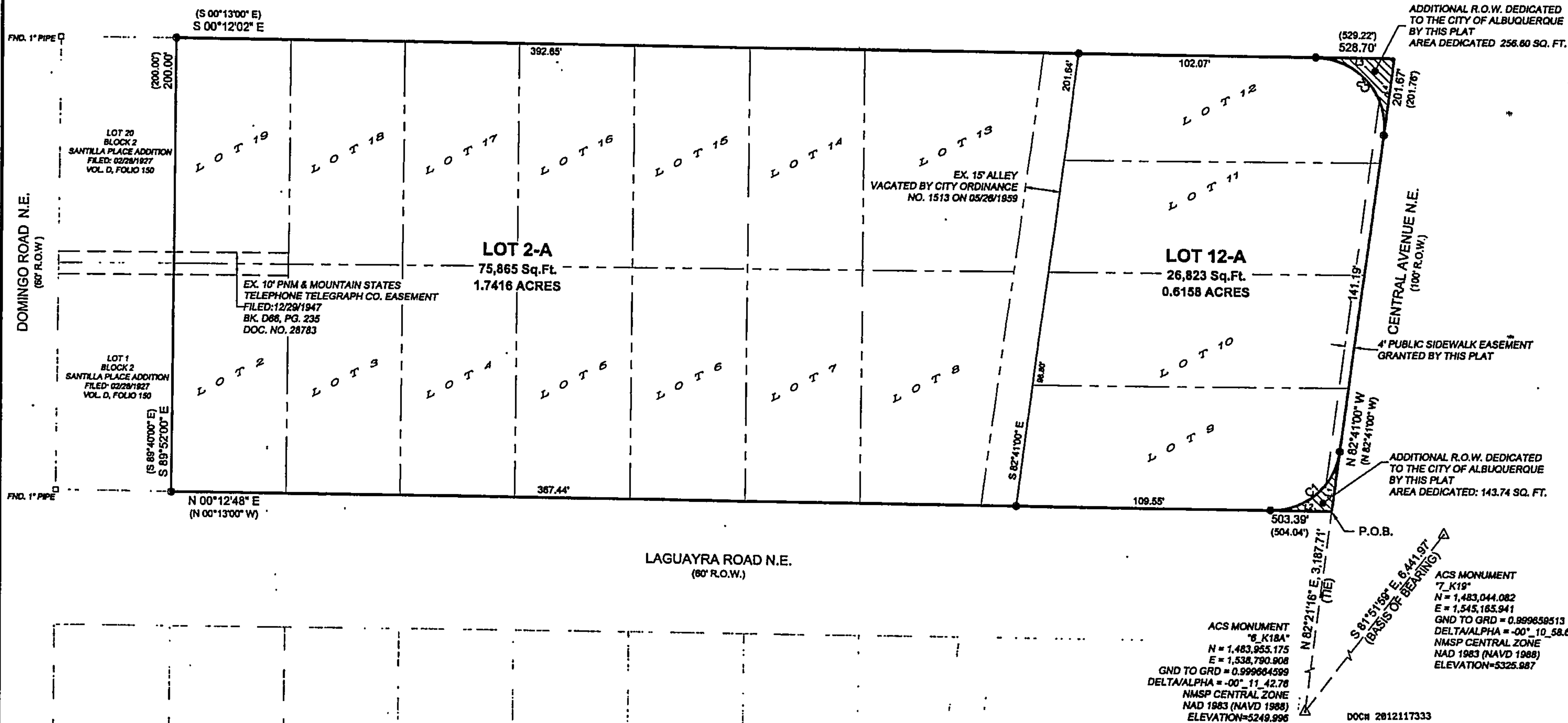
1. RECIPROCAL PRIVATE EASEMENTS ARE GRANTED ACROSS AND BETWEEN LOTS 2-A AND 12-A FOR: ACCESS FOR INGRESS AND EGRESS OF VEHICLES AND PEDESTRIANS, WATER, SANITARY SEWER, GAS, ELECTRIC, TELECOM FACILITIES, AND STORM DRAINAGE. ALL IMPROVEMENTS WITHIN THE EASEMENTS SHALL BE MAINTAINED BY THE OWNERS OF LOTS 2-A AND 12-A.

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.49'	N82°41'00"W
L2	26.49'	N00°12'48"E
L3	33.98'	S00°12'02"W
L4	33.98'	N82°41'00"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA ANGLE	CHORD	CHORD DIRECTION
C1	30.00'	43.40'	26.49	82°53'48"	39.72'	N41°14'08"W
C2	30.00'	50.85'	33.98	97°08'58"	44.98'	S48°45'31"W

**PLAT OF**  
**LOTS 2-A AND 12-A**  
**BLOCK 2**  
**SANTILLA PLACE ADDITION**  
 BEING A REPLAT OF  
 LOTS 2 THROUGH 19  
 BLOCK 2  
 SANTILLA PLACE ADDITION  
 SECTION 24, T.10N., R.3E., N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2012

**CAGUA ROAD N.E.**  
 (60' R.O.W.)



DOCH 2012117333  
 11/06/2012 01:46 PM Page: 2 of 2  
 PLAT N 250 00 B 20120 P. 0131 B. Tompkins & Sons, Bernalillo Co  
 11/06/2012 01:46 PM Page: 2 of 2

SHEET 2 OF 2

**BRASHER & LORENZ**  
 CONSULTING ENGINEERS & SURVEYORS  
 2201 San Pedro NE Building 1 Suite 1200  
 Albuquerque, New Mexico 87110  
 PH: 505-886-6086 FAX: 505-886-0188  
 DRAWN BY: JMT JOB No. 12519



Supplemental Form (SF)

<b>SUBDIVISION</b>	<b>S Z ZONING &amp; PLANNING</b>
<input type="checkbox"/> Major subdivision action	<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input checked="" type="checkbox"/> Vacation	<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>
<input type="checkbox"/> for Subdivision	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> for Building Permit	<b>D</b>
<input type="checkbox"/> Administrative Amendment/Approval (AA)	<b>L A APPEAL / PROTEST of...</b>
<input type="checkbox"/> IP Master Development Plan	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	
<b>STORM DRAINAGE (Form D)</b>	
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): BRASHER + LORENZ PHONE: 888-6088  
 ADDRESS: 2201 SAN PEDRO NE FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87110 E-MAIL: DENNIS@BRASHERLORENZ.COM  
 APPLICANT: NEW LIFE HOMES INC PHONE: 293-7553  
 ADDRESS: 7408 YARWOOD NE FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: VACATION OF 10' PNM AND MOUNTAIN STATES TELEPHONE + TELEGRAPH 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 2A Block: 2 Unit: -  
 Subdiv/Addn/TBKA: SANTILLA PLACE  
 Existing Zoning: C-3 Proposed zoning: C-3 MRGCD Map No -  
 Zone Atlas page(s): K18 UPC Code: 101805722518732904

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): PROJ 1008255 12 DRB 7033

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.7416  
 LOCATION OF PROPERTY BY STREETS: On or Near: CAGUA RD NE  
 Between: CENTRAL AVE NE and DOMINGO RD NE

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

SIGNATURE [Signature] DATE 2-28-13  
 (Print Name) DENNIS A. LORENZ Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB - 70462</u>	<u>VPE</u>		\$ <u>45.00</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		<u>ADV</u>		\$ <u>75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>March 27, 2013</u>			Total \$ <u>140.00</u>
<u>[Signature]</u>	<u>2-28-13</u>	Project # <u>1008255</u>		
	Staff signature & Date			

**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)-10**
  - 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.

DENNIS A. LORENZ  
 Applicant name (print)  
[Signature] 2-28-13  
 Applicant signature / date



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

Application case numbers  
13 - DRB - 70462

Form revised 4/07  
[Signature] 2-28-13  
 Planner signature / date  
 Project # 1008255



# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

#### 1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

#### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

#### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.


#### 4. TIME


Signs must be posted from March 12, 2013 to March 27, 2013

#### 5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

 2/28/13  
(Applicant or Agent) (Date)

I issued 2 signs for this application, 2-28-13   
(Date) (Staff Member)

DRB PROJECT NUMBER: 1008255

March 27. 2013



**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

Supplemental Form (SF)

- S Z ZONING & PLANNING**
- Annexation
- V**
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P**
- 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
- D**
- 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): BRASHER + LORENZ PHONE: 888-6088  
 ADDRESS: 2201 SAN PEDRO NE FAX: 888-6188  
 CITY: ALBU STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_

APPLICANT: NEW LIFE HOMES LLC PHONE: 293-7553  
 ADDRESS: 7408 YARWOOD NE FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

Proprietary interest in site: DEVELOPER List all owners: MOHAMED KASSAM, 6101 CENTRAL, LLC

DESCRIPTION OF REQUEST: PRELIMINARY AM FINAL PLAT APPROVAL

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

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

Lot or Tract No. LOTS 2-19 Block: 2 Unit: -  
 Subdiv/Addn/TBKA: SANTILLA PLACE ADDITION  
 Existing Zoning: C2 + C3 Proposed zoning: C2 + C3 MRGCD Map No -  
 Zone Atlas page(s): K18 UPC Code: 101805722518732904

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):  
PROJECT 1008255 12 DRB 70261

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 18 No. of proposed lots: 2 Total site area (acres): 2.37 AC  
 LOCATION OF PROPERTY BY STREETS: On or Near: 6101 CENTRAL AVE NE  
 Between: CAGUA NE and LAGUAYRA NE

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 8-22-12

SIGNATURE [Signature] DATE 10-22-12  
 (Print Name) DENNIS A. LORENZ Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70337</u>	<u>MEF</u>	_____	\$ <u>285.00</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 type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>10-31-12</u>			Total \$ <u>305.00</u>
	<u>10-22-12</u>	Project # <u>1008255</u>		

[Signature]  
 Staff signature & Date

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

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

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

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

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

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

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

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

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

- MA 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
  - MA Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
  - MA Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
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  - Fee (see schedule)
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- $145 + 2(70) = 285$

**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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- 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.

DENNIS A. LORENZ  
 Applicant name (print)  
[Signature] 10.22.12  
 Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
12 - DRB - 70337

[Signature] 10-22-12  
 Planner signature / date  
 Project # 1008255

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

### Supplemental Form (SF)

- S Z ZONING & PLANNING
  - Annexation
- V Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P 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
- D 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICATION INFORMATION:

Professional/Agent (if any): BRASHER + LORENZ PHONE: 888-6088  
 ADDRESS: 2201 SAN PEDRO NE FAX: 888-6188  
 CITY: ALBU STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_

APPLICANT: NEW LIFE HOMES LLC PHONE: 293-7553  
 ADDRESS: 7408 YARWOOD NE FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

Proprietary interest in site: DEVELOPER List all owners: MOHAMED KASSAM. 6101 CENTRAL, LLC

DESCRIPTION OF REQUEST: PRELIMINARY AM FINAL PLAT APPROVAL

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

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

Lot or Tract No. LOTS 2-19 Block: 2 Unit: -  
 Subdiv/Addn/TBKA: SANTILLA PLACE ADDITION  
 Existing Zoning: C2 + C3 Proposed zoning: C2 + C3 MRGCD Map No. -  
 Zone Atlas page(s): K18 UPC Code: 101805722518732904

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z, V, S, etc.):  
PROJECT 1008255 12 DRB 70261

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill?  NO  
 No. of existing lots: 18 No. of proposed lots: 2 Total site area (acres): 2.37 AC  
 LOCATION OF PROPERTY BY STREETS: On or Near: 6101 CENTRAL AVE NE  
 Between: CAGUA NE and LAGUAYRA NE

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team (PRT)  Review Date: 8-22-12

SIGNATURE [Signature] DATE 10-22-12  
 (Print Name) DENNIS A. LORENZ 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

12 DRB-70337

### Action

P&F  
CMF

### S.F.

\_\_\_\_\_

### Fees

\$ 285.00  
\$ 20.00

### Total

\$ 305.00

Hearing date 10-31-12

10-22-12

Project # 1008255

Staff signature & Date

Revised: 4/2012

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.
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**DENNIS A. LORENZ**  
 Applicant name (print)  
 Applicant signature / date 10-22-12



Form revised October 2007

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

Application case numbers  
12 - DRB - 70337

Planner signature / date 10-22-12  
 Project # 1008255



**BRASHER & LORENZ, INC.**  
**CONSULTING ENGINEERS**

2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • [www.brasherlorenz.com](http://www.brasherlorenz.com)

October 21, 2012

Jack Cloud, Chair  
Development Review Board  
City of Albuquerque  
Plaza Del Sol  
Albuquerque, New Mexico 87102

**SUBJECT: LOTS 2 THRU 19, BLOCK 2, SANTILLA PLACE**  
**Preliminary and Final Plat Approval**  
**Project 108255**

Dear Mr. Cloud:

Submitted herewith for Preliminary and Final Plat approval by DRB are the following:

1. DRB Application
2. 6 copies of the Preliminary/Final Plat
3. 6 copies of the Preliminary ALTA.
4. One copy of current Zone Atlas page K-18 depicting the project location.
5. DXF file and hard copy for AGIS
6. One copy of the Drainage approval letter.
7. One copy of the Sketch Plat comments.
8. One copy of the Street Section Exhibit illustrating the location of the existing curb, sidewalk and property line for all perimeter streets.

The following items do not apply:

1. Certificate of No Effect.
2. Pre-Development Facilities Fee Agreement. The properties are zoned C2 and C3. We are not creating residential properties.
3. No perimeter walls are required or proposed.
4. The site is not located within a landfill buffer.
5. The property is fully developed. The site will utilize existing water, sanitary sewer, drainage and street improvements.

The platting proposal consists of the re-platting of 18 existing parcels into a 2 lots. The proposed lots will respect the existing C2/C3 zone boundary. The property is fully developed and has served as the Sundowner Motel since the early 1960's. The existing building will be rehabilitated into a mixed use, mixed income apartment project, consisting of 71 residential units and 1 retail space.

Sketch plat comments are addressed as follows:

### **Planning**

1. The proposed lots will respect the existing C2/C3 zone boundary.

### **Hydrology**

1. Hydrology has approved the Grading and Drainage plan for Building Permit.

### **Transportation**

1. A Street Section Exhibit is provided illustrating the location of the existing curb, sidewalk and property line for all perimeter streets.
2. Thirty (30) foot radius property line returns with right-of-way dedication are provided at Cagua/Central and Laguayra/Central, per the DPM.
3. The existing sign located at the Cagua/Central return will be removed.

Please schedule this project for the October 31, 2012 DRB meeting. If you have any questions, or if I can be of any assistance, please feel free to call.

Sincerely,

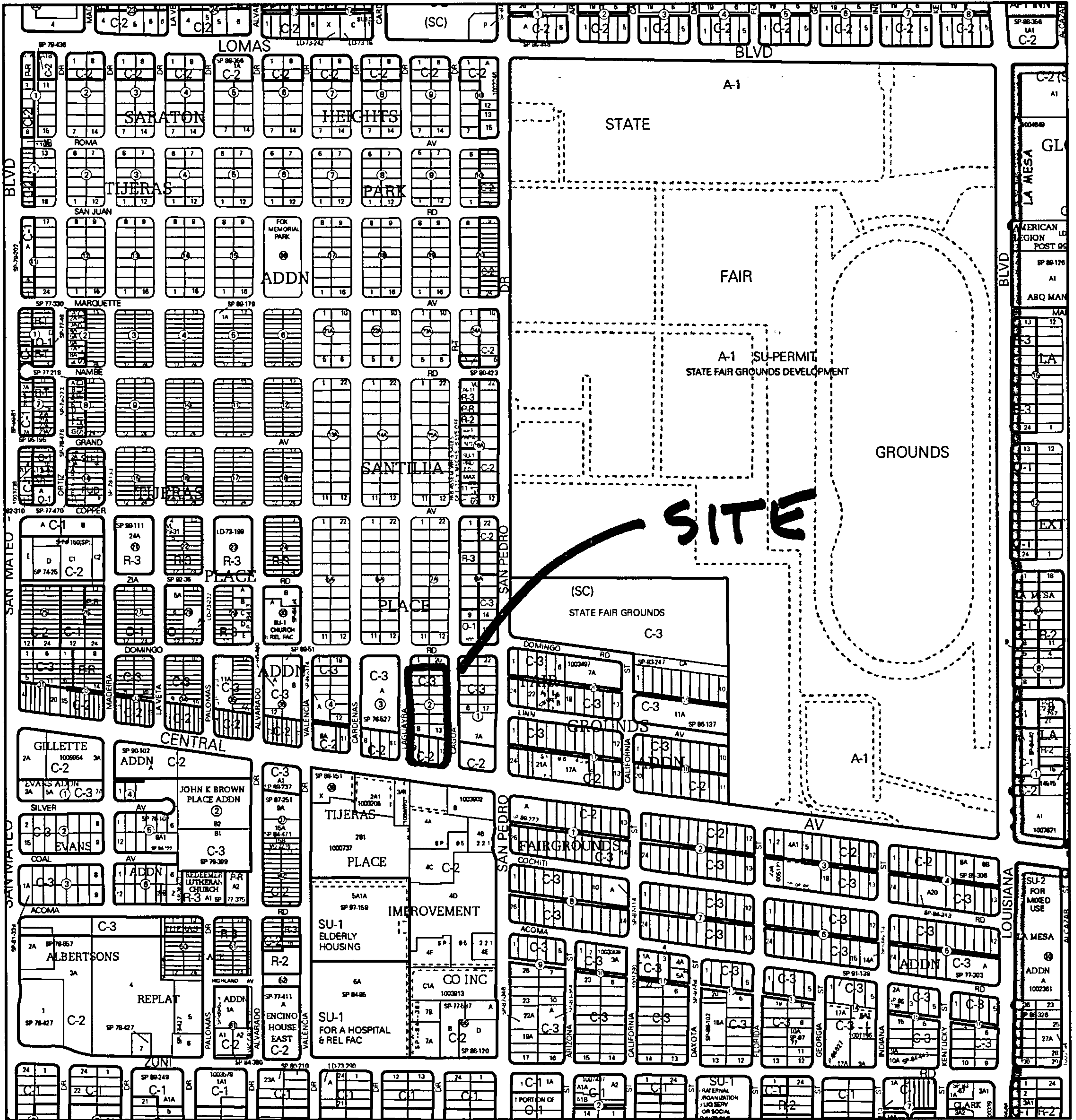
**BRASHER & LORENZ, INC.**



Dennis A. Lorenz, PE  
Principal

/dl/12520  
encl





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

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

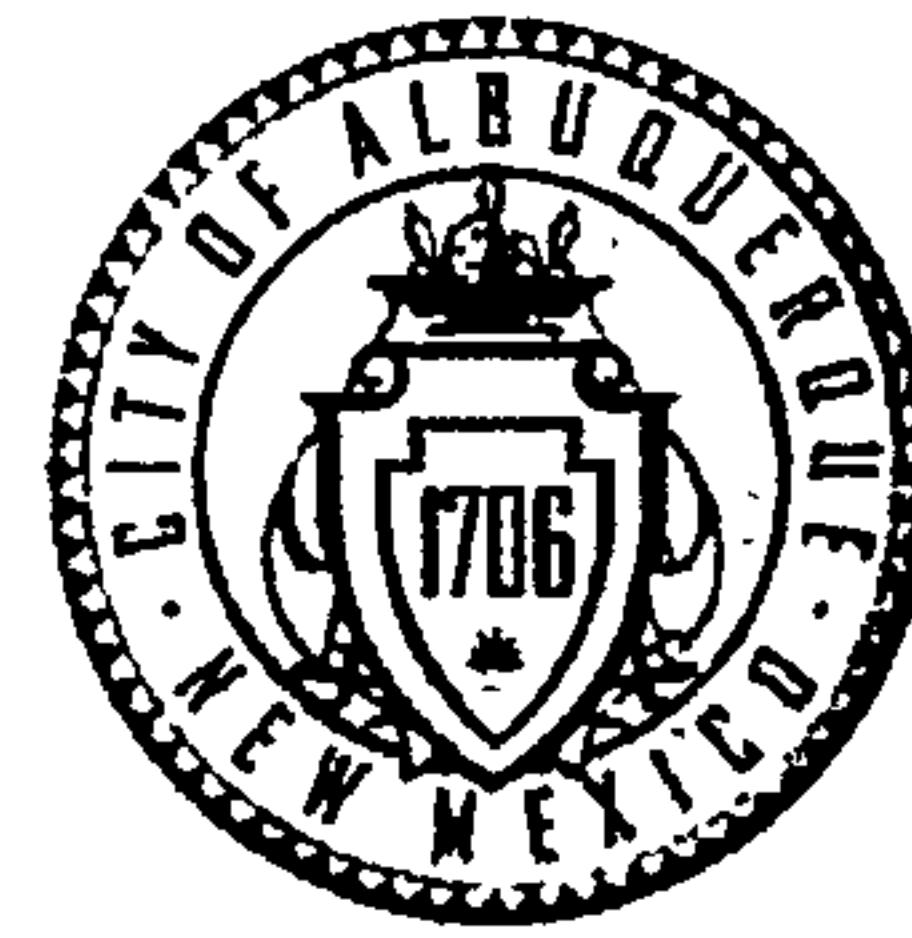
Zone Atlas Page:  
**K-18-Z**

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

# CITY OF ALBUQUERQUE



October 5, 2012

Dennis Lorenz, P.E.  
Brasher & Lorenz, Inc.  
2207 San Pedro NE, Building 1, Suite 1200  
Albuquerque, NM 87110

**Re: Newlife Homes Sundowner, 6101 Central Ave. NE, Grading and Drainage Plan, Engineer's Stamp dated 09-19-2012 (K-18/D103)**

Dear Mr. Lorenz,

Based upon the information provided in your submittal received 09-25-12, the above referenced plan is for Building Permit and SO-19 Permit.

A separate SO-19 permit is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit. The work in the City ROW must be inspected and accepted. Contractor must contact Jason Rodriguez at 235-8016 and Construction Coordination at 924-3416 to schedule an inspection.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge if disturbing one acre or more and a Topsoil Disturbance Permit if disturbing  $\frac{3}{4}$  of an acre or more. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque's MS4 Permit became effective March 1<sup>st</sup>, 2012. Grading and Drainage Plans and Drainage Reports will have to comply with the requirements of the new permit (<http://www.cabq.gov/planning/landcoord/Hydrology.html>).

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

Sincerely,

Shahab Biazar, P.E.  
Senior Engineer, Planning Dept.  
Development and Building Services

C: e-mail

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION  
DEVELOPMENT REVIEW BOARD MEMO**

**DRB PROJECT NO: 1008255**

**AGENDA ITEM NO: 8**

**SUBJECT:**

Sketch Plat

**ENGINEERING COMMENTS:**

The site appears to drain to the northwest where it appears to be dammed-up, by buildings.

I briefly read your drainage submittal. Please elaborate on the "break in the buildings" to help assess the existing drainage rate.

Hydrology's concern is that upon redevelopment the site will discharge considerably more runoff.

I spoke with the engineer on Monday.

**RESOLUTION/COMMENTS:**

**SIGNED:**

Curtis Cherne  
Hydrology Section  
City Engineer Designee  
AMAFCA Designee  
924-3986

**DATE: 8-22-12**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
August 22, 2012  
DRB Comments**

**ITEM # 8**

**PROJECT # 1008255**

**APPLICATION # 12-70261**

**RE: Lots 2-19, Block 2, Santilla Place**

Lots 8-12 define the zone boundary for this block; they should be platted as a separate tract, or a zone change should be completed to plat this site as a single tract.



---

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

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008255

AGENDA ITEM NO: 8

SUBJECT:

SKETCH PLAT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.

Per the *Development Process Manual*, Table 23.3.3, the intersection of a principal arterial and a local roadway requires a radius of 30 feet.

The existing sign at the corner of Central and Cagua appears to interfere with the sight distance of the intersection. Please provide a sight distance exhibit.

*Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.*

RESOLUTION:

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

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

SIGNED: Kristal D. Metro  
Transportation Development

505-924-3991

DATE: AUGUST 22, 2012

**Dennis Lorenz**

---

**From:** Bradley, Catherine P. <cbradley@cabq.gov>  
**Sent:** Tuesday, October 23, 2012 9:50 AM  
**To:** Joshua Tapia; Dennis Lorenz  
**Cc:** Gricius, Michelle A; Sammons, Joshua R.; Gaulden, Tim H.  
**Subject:** Project 1008255, Job #12519

Josh, the above .dxf has been approved.

A paper copy of the survey plat is not necessary. For future submittals, please email each of the 4 AGIS staff members a copy of the .dxf. The staff member who processes your submittal will email you an approval to let you know the file has been reviewed. Our names & email addresses are:

Michelle Gricius	<a href="mailto:mgricius@cabq.gov"><u>mgricius@cabq.gov</u></a>
Josh Sammons	<a href="mailto:jsammons@cabq.gov"><u>jsammons@cabq.gov</u></a>
Tim Gaulden	<a href="mailto:tgaulden@cabq.gov"><u>tgaulden@cabq.gov</u></a>
Catherine Bradley	<a href="mailto:cbradley@cabq.gov"><u>cbradley@cabq.gov</u></a>

Thank you,

Catherine Bradley  
GIS Coordinator  
AGIS, Planning Department  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102

(505)924-3929  
(505)924-3812 (fax)



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)
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- Storm Drainage Cost Allocation Plan

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- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
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Proprietary interest in site: OWNER UNDER CONT. List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW + COMMENT

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. LOTS 2-19 Block: 2 Unit: -  
 Subdiv/Addn/TBKA: SANTILLA PLACE  
 Existing Zoning: C2 + C3 Proposed zoning: C2 + C3 MRGCD Map No -  
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**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1008255

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 18 No. of proposed lots: 1 Total site area (acres): 2.37 AC  
 LOCATION OF PROPERTY BY STREETS: On or Near: 6101 CENTRAL AVE NE  
 Between: LAGUA NE and LAGUAYRA NE

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

SIGNATURE \_\_\_\_\_ DATE 8.13.12

(Print Name) DENNIS A. LORENZ Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70261</u>	<u>SP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
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<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>Aug. 22, 2012</u>			Total \$ <u>0</u>

8-14-12  
Staff signature & Date

Project # 1008255

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- 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.

DENNIS A. LORENZ  
 Applicant name (print)  
[Signature] 8-13-12  
 Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
12 - DRB-70261

[Signature] 8-14-12  
 Planner signature / date  
 Project # 1008255





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

**APPLICATION INFORMATION:**

Professional/Agent (if any): BRASHER + LORENZ PHONE: 888.6088  
 ADDRESS: 2201 SAN PEDRO NE FAX: 888.6188  
 CITY: ALBU STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_

APPLICANT: NEW LIFE HOMES PHONE: 293.7553  
 ADDRESS: 7408 YAKWOOD NE FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER UNDER CONT. List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW + COMMENT

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. LOTS 2-19 Block: 2 Unit: —  
 Subdiv/Addn/TBKA: SANTILLA PLACE  
 Existing Zoning: C2 + C3 Proposed zoning: C2 + C3 MRGCD Map No. —  
 Zone Atlas page(s): K-18 UPC Code: 101805722518732904

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1008255

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 18 No. of proposed lots: 1 Total site area (acres): 2.37 AC  
 LOCATION OF PROPERTY BY STREETS: On or Near: 6101 CENTRAL AVE NE  
 Between: LAGUNA NE and LAGUAYRA NE

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

SIGNATURE [Signature] DATE 8.13.12  
 (Print Name) DENNIS A. LORENZ 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>12 DRB - 70261</u>	<u>SP</u>	—	\$ <u>0</u>
—	—	—	\$ —
—	—	—	\$ —
—	—	—	\$ —
—	—	—	\$ —
Hearing date <u>Aug. 22, 2012</u>			Total \$ <u>0</u>

Staff signature & Date [Signature] 8-14-12 Project # 1008255

Revised: 4/2012

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

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

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

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

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

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

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

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

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

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

DENNIS A. LORENZ  
 Applicant name (print)  
[Signature] 8-13-12  
 Applicant signature / date



Form revised October 2007

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12 - DRB - 70261

[Signature] 8-14-12  
 Planner signature / date  
 Project # 1008255



**BRASHER & LORENZ, INC.**  
**CONSULTING ENGINEERS**

2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • [www.brasherlorenz.com](http://www.brasherlorenz.com)

August 13, 2012

Jack Cloud, Chair  
Development Review Board  
City of Albuquerque  
Plaza Del Sol  
Albuquerque, New Mexico 87102

**SUBJECT: LOTS 2 THRU 19, BLOCK 2, SANTILLA PLACE**  
**Sketch Plat Review and Comment**  
**ZAP K-18**

Dear Mr. Cloud:

Submitted herewith for Sketch Plat review and comment are the following:

1. DRB Application
2. 6 copies of the Sketch Plat
3. 6 copies of the Preliminary ALTA.
4. 6 Copies of the Google aerial image.
5. One copy of current Zone Atlas page K-18 depicting the project location.

The platting proposal consists of the re-platting of 18 existing parcels into a single parcel. The property is fully developed and has served as the Sundowner Motel since the early 1960's. The property will be redeveloped into a mixed use, mixed income, sustainable project, consisting of 71 residential units and 1 retail space.

Please provide comments to assist us with the preparation of Preliminary and Final Plat applications. If you have any questions, or if I can be of any assistance, please feel free to call.

Sincerely,

**BRASHER & LORENZ, INC.**

Dennis A. Lorenz, PE  
Principal

/dl/12520  
encl



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

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**K-18-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

NE

Valencia Dr NE

NE

SE

12

1991

Cardenas Dr NE

Laguayra Dr NE

Sundowner

Cagua Dr NE

San Pedro Dr NE

66

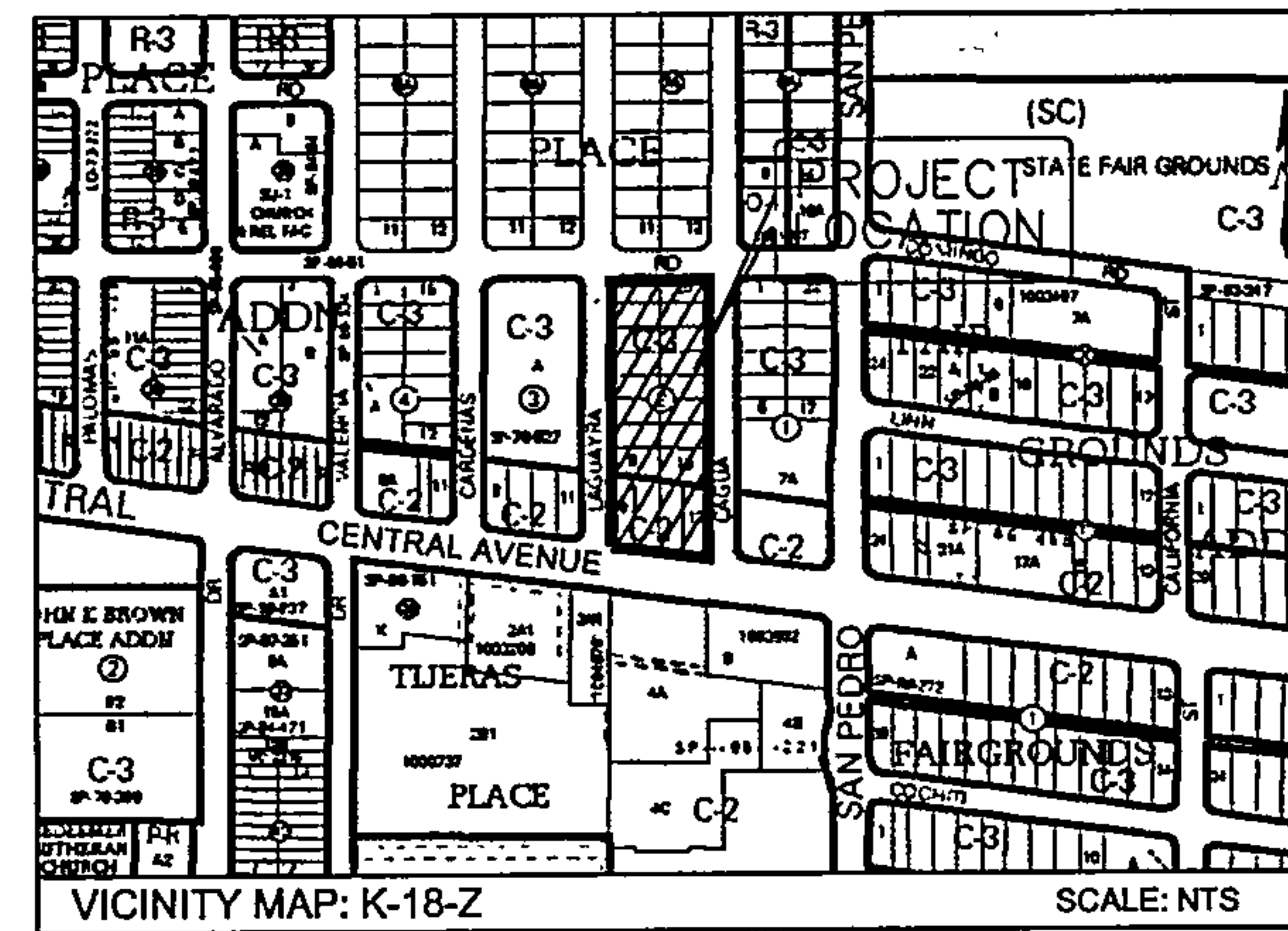
© 2012 Google

35° 04' 40.22" N 106° 34' 43.30" W elev 5294 ft

Google

# SUNDOWNER LODGE

WITHIN  
SECTION 20, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M.,  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2012

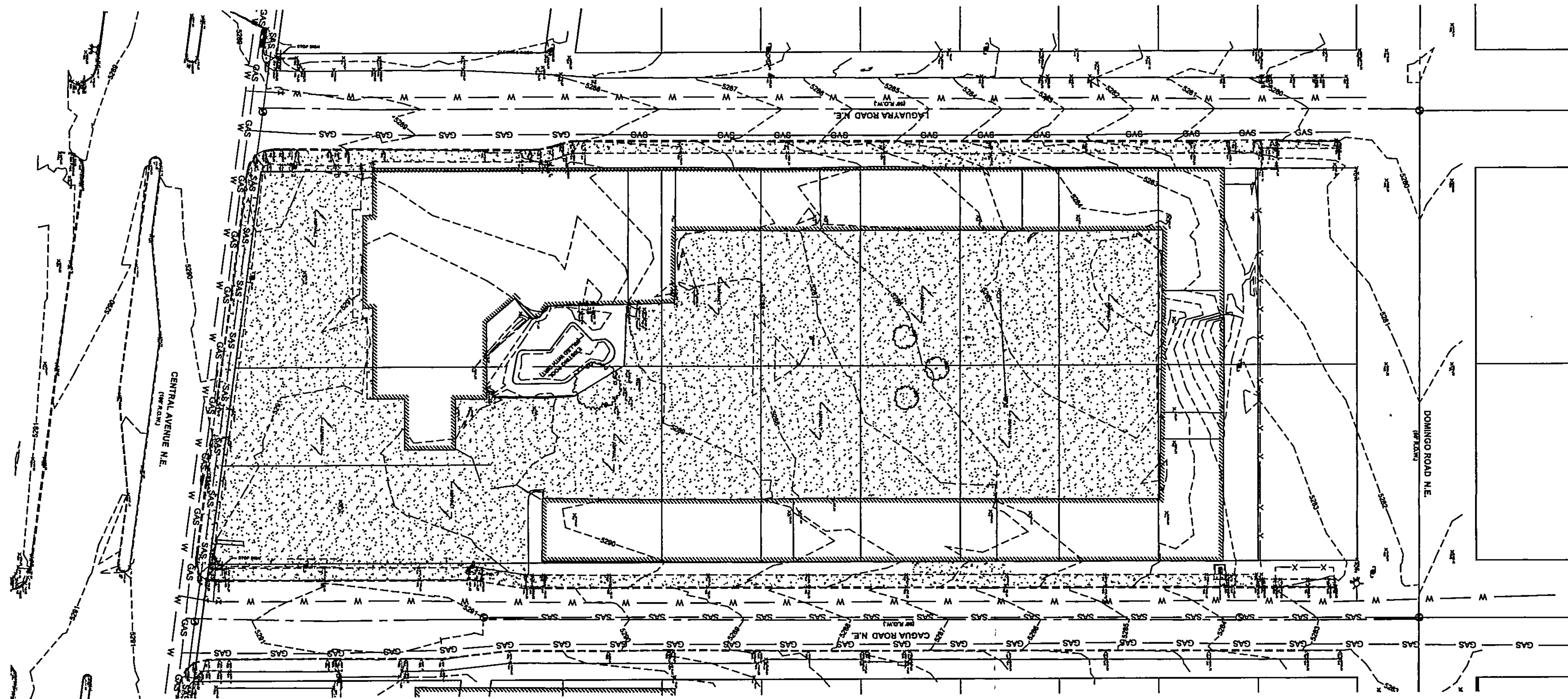


### LEGEND

- HANDICAP PARKING SPACE
- CLEAN OUT
- WATER VALVE
- LIGHT POLE
- UTILITY POLE
- WATER METER
- SEWER MANHOLE
- SIGN
- FIRE HYDRANT
- GAS METER
- ELECTRIC METER
- ALBUQUERQUE BENCHMARK (AS NOTED)
- SET MONUMENT (AS NOTED)
- CHISELED "X" ON CONCRETE
- FOUND MONUMENT (AS NOTED)
- CONCRETE
- ASPHALT PAVING

### LEGEND (CONT.)

- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND SEWERLINE
- CHAINLINK FENCE
- OVERHEAD UTILITY WIRE



### NOTES:

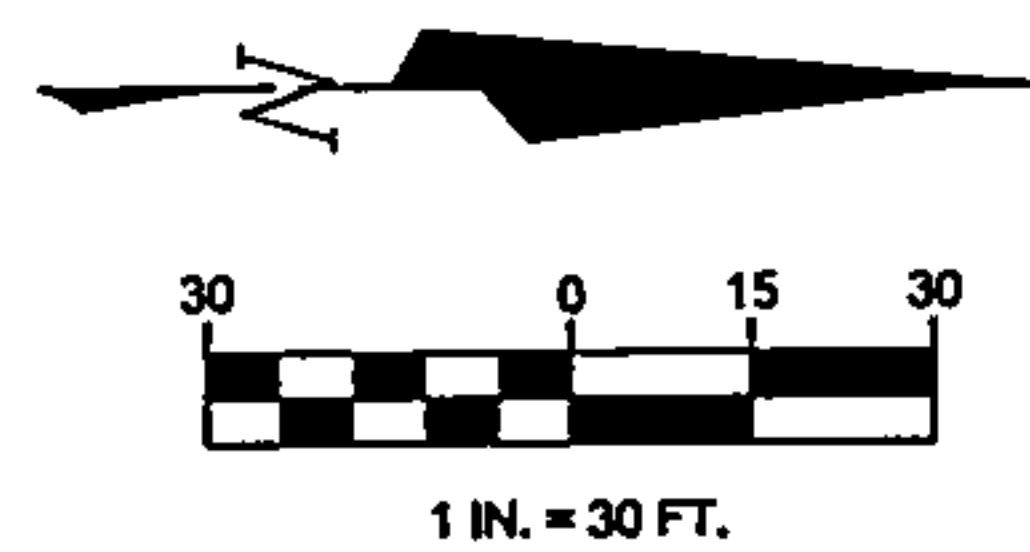
- 1) THIS IS NOT A BOUNDARY SURVEY.
- 2) PROPERTY CORNERS ARE FOUND AND SET, AS SHOWN.
- 3) TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 11090281, EFFECTIVE DATE: 1/9/2012
- 4) SUBJECT PROPERTY IS LOCATED IN ZONE X, DESIGNATING AREAS AS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO REVISED FEMA FLOOD INSURANCE RATE MAP NO. 35001C0358 G WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- 5) LEGAL DESCRIPTION TAKEN FROM TITLE REPORT MENTIONED IN ITEM 3.
- 6) BEARINGS AND DISTANCES ARE TAKEN FROM PLAT FILED SEPTEMBER 20, 2010 IN BOOK 2010C, PAGE 111.
- 7) CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE AS SHOWN ON THE APPROVED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (SU-1 FOR C-2R-2 PERMISSIVE USES), PROJECT #1008256.
- 8) THE COVERED ENTRY OF THE EXISTING HISTORIC RESTAURANT (A) APPEARS TO ENCRoACH INTO THE 25' FRONT SETBACK.
- 9) NO WETLANDS DETERMINATION HAS BEEN MADE.

### SURVEYOR'S CERTIFICATION

TO RBC TAX CREDIT EQUITY, LLC, ITS SUCCESSORS AND ASSIGNS, RBC TAX CREDIT MANAGER II, INC., TITLE COMPANY AND LENDERS AND LUNA LODGE LIMITED PARTNERSHIP, LLLP:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6B, 7A, 8-9, 11A, 13, 18-19 AND 20A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 11, 2012.

LENORE R. ARMJO' N.M.P.S. 15511



**PRELIMINARY  
DRAFT**

**BRASHER & LORENZ  
CONSULTING ENGINEERS**  
2201 San Pedro N.E. Building 1 Suite 1200  
Albuquerque, New Mexico 87110  
Ph: 505-263-8208 Fax: 505-263-8188  
DRAWN BY: KRH/LGW JOB No. 12520