



COMPLETED 08/24/10 Stt
DRB CASE ACTION LOG (Preliminary / Final)
 REVISED 10/08/07

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

DRB Application No. 10DRB-70211 Project # 100844Z
 Project Name: Juan Tabo Hills Unit 1
 Agent: Alpha Professional Surveying Phone No.:

Your request was approved on 8-3-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

Created On:



DRB CASE ACTION LOG

REVISED 10/08/07

(Preliminary / Final)

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

DRB Application No.: 10DRB-702.11 Project # 1008442
 Project Name: Juan Tabo Hills Unit 1
 Agent: Alpha Professional Surveying Phone No.: _____

Your request was approved on 8-3-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____

- UTILITIES: _____

- CITY ENGINEER / AMAFCA: _____

- PARKS / CIP: _____

- PLANNING (Last to sign): _____

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

Created On:

8442

DXF Electronic Approval Form

DRB Project Case #: 1008442

Subdivision Name: JUAN TABO HILLS UNIT 1 BLOCK 16 LOTS 7A & 8A

Surveyor: GARY E GRITSKO

Contact Person: SARAH AMATO

Contact Information: 417-4855

DXF Received: 7/30/2010

Hard Copy Received: 7/30/2010

Coordinate System: Ground rotated to NMSP Grid


Approved

8-2-2010
Date

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

AGIS Use Only

Copied fc8442 to agiscov on 8/2/2010 Contact person notified on 8/2/2010

8. **Project# 1008442**
10DRB-70211 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ALPHA PROFESSIONALSURVEYING INC agent(s) for SUMMERTREE HOMES request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) 16, **JUAN TABO HILLS Unit(s) 1**, zoned R-D, located on SMARTY JONES ST SE BETWEEN SUNY BAY RD SE AND SIR BARTON RD SE containing approximately .3339 acre(s). (M-21) **THE PRELIMINARY/FINAL PLAT WAS APPROVED. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**

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

9. **Project# 1008437**
10DRB-70208 SKETCH PLAT REVIEW
AND COMMENT

ALBUQUERQUE SURVEYING CO INC agent(s) for CATHERINE BACA & RAYMOND ALDERETE request(s) the above action(s) for all or a portion of Lot(s) 83-A & 83-B, **ALVARADO GARDENS** zoned RA-2, located on 2623 CANDELARIA RD NW BETWEEN GLENWOOD DR NW AND TRELIS DR NW containing approximately .5934 acre(s). (G-12) **WAS WITHDRAWN AT THE AGENT'S REQUEST.**

Approval of the Development Review Board Minutes for:
7/14/10, 7/21/10, 7/28/10.

10. Other Matters: None

ADJOURNED:



Sarah Gibson <sargib@gmail.com>

FW: Juan Tabo Hills Unit 1

1 message

Vigil, Fernando <Fernando.Vigil@pnm.com>
To: Sarah Gibson <sargib@gmail.com>

Fri, Jul 9, 2010 at 2:27 PM

The email below applies to the subject line above. Juan Tabo Hills Unit 1

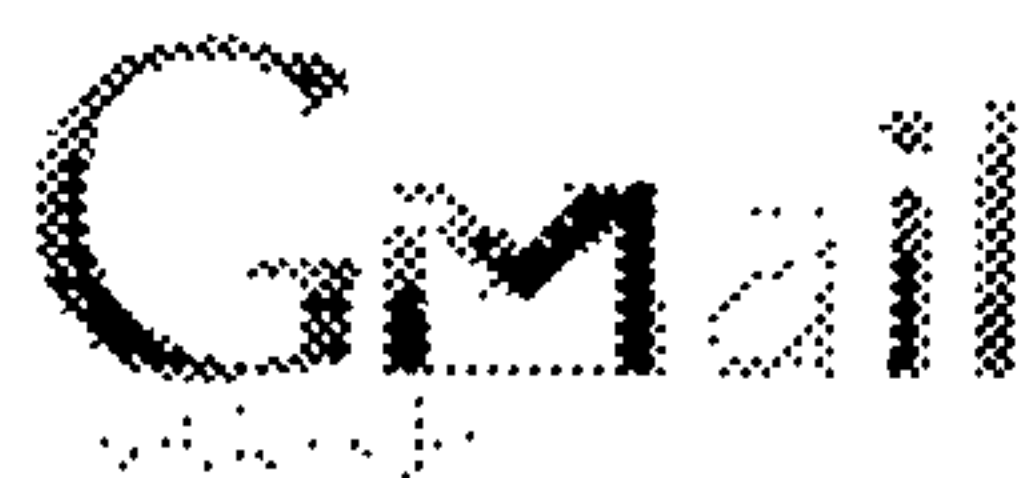
*Fernando Vigil, Senior Land Specialist, SRWA
PNM, Land Services Department
(505) 241-4434*

From: Vigil, Fernando
Sent: Friday, July 09, 2010 2:02 PM
To: 'Sarah Gibson'
Subject: RE: Albuquerque South, Unit 3

Sarah:

This lot line adjustment will not require a PNM signature as there are no impacts to PNM facilities result of the adjustment.

*Fernando Vigil, Senior Land Specialist, SRWA
PNM, Land Services Department
(505) 241-4434*



Sarah Gibson <sargib@gmail.com>

RE: Lots 7-A & 8-A, Block 16, Juan Tabo Hills, Unit 1

1 message

Brandon Kauffman <brandon.kauffman@nmgco.com>

Mon, Aug 2, 2010 at 5:10 PM

To: Sarah Gibson <sargib@gmail.com>

Sarah:

The lot line adjustment of *Plat of Lots 7-A & 8-A, Block 16 Juan Tabo Hills, Unit 1* will not require an NMGC signature as there are no impacts to NMGC's facilities as a result of the lot line adjustment.

Brandon J. Kauffman

New Mexico Gas Co.

Right of Way Agent

(505) 798-3398

From: Sarah Gibson [mailto:sargib@gmail.com]
Sent: Monday, June 28, 2010 1:55 PM
To: Brandon Kauffman
Subject: Lots 7-A & 8-A, Block 16, Juan Tabo Hills, Unit 1

Hi Brandon,

Attached is the plat for the above referenced property. The purpose of the plat is to adjust the lot line to the existing wall. Lot 8-A has an existing residence and Lot 7-A is currently vacant.

Please review the plat and let me know if your signature is required on the plat.

Thank you,

Sarah - 417-4855



Sarah Gibson <sargib@gmail.com>

Project No. 1008442

1 message

Zamora, David M. <dmzamora@cabq.gov>

To: gary@alphaprourveying.com

Cc: sargib@gmail.com

Mon, Aug 2, 2010 at 9:51 AM

The .dxf file for Project No. 1008442 (Juan Tabo Hills) has been approved.

David M. Zamora
GIS Coordinator - AGIS
City of Albuquerque
Planning Department
505.924.3929 phone
505.924.3812 fax
www.cabq.gov/planning/agis/
dmzamora@cabq.gov

HEARINGS DATE - 8-4-10 (P/F)

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

07/27/2010 Issued By: PLNSDH 83057

Permit Number: 2010 070 211 **Category Code 910**

Application Number: 10DRB-70211, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: SMARTY JONES ST SE BETWEEN SUNY BAY RD SE AND SIR BARTON RD SE

Project Number: 1008442

Applicant

SUMMERTREE HOMES
KIM BROOKS
4477 IRVING BLVD NW
ALBUQUERQUE NM 87114
792-5439

Agent / Contact

Alpha Professionalsurveying Inc

Po Box 46316
Rio Rancho NM 87174
892-1076

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$285.00
TOTAL:		\$305.00

City Of Albuquerque
Treasury Division

7/27/2010 11:45AM LCC: ANX
WS# 006 TRANS# 0015
RECEIPT# 00123198-00123198
PERMIT# 2010070211 TRSCXG
Trans Amt \$305.00
Conflict Manag. Fee \$20.00
DRB Actions \$285.00
CK \$305.00
CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action **PRELIM/FINAL**
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): ALPHA PROFESSIONAL SURVEYING, INC PHONE: 892-1076
 ADDRESS: P.O. BOX 46316 FAX: _____
 CITY: Bio Rancho STATE NM ZIP 87174 E-MAIL: _____

APPLICANT: Summertree Homes, Kim Brooks PHONE: 792-5439
 ADDRESS: 4477 IRVING BLVD NW FAX: _____
 CITY: ALBU STATE NM ZIP 87114 E-MAIL: _____

Proprietary interest in site: Owner List all owners: DAD M. NGUYEN & U. LE PHUONG

DESCRIPTION OF REQUEST: ADJUST THE EXISTING LOT LINE FROM TWO EXISTING LOTS, CREATING TWO NEW LOTS.

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 7 & 8 Block: 16 Unit: 1
 Subdiv/Addn/TBKA: Juan Tabo Hills
 Existing Zoning: R-D Proposed zoning: N/A MRGCD Map No N/A
 Zone Atlas page(s): M-21-Z UPC Code: 1.021.055.530.251.40505
1.021.055.532.241.40504

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1001370

CASE INFORMATION:

Within city limits? Yes No Within 1000FT of a landfill? No Yes
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 0.3339 AC.
 LOCATION OF PROPERTY BY STREETS: On or Near: SMARTY JONES ST. SE
 Between: SUNY BAY RD SE and SIR BARTON RD SE

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

SIGNATURE Gary E. Grisko DATE 7/26/10
 (Print) GARY E. GRISKO 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>10DRB 70211</u>	<u>P&F</u>	<u>5(3)</u>	<u>\$ 285.00</u>
_____	<u>CMT</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>08/04/10</u>	_____	_____	Total <u>\$ 305.00</u>

Sandy Handley 07/27/10 **Print #** 100844Z

Form revised 4/07

FORM S(3): SUBDIVISION - D.I... MEETING (UNADVERTISED) O... INTERNAL ROUTING

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

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

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

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

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

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

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

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

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

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

Jay E. Gritsko
Applicant name (print)
Jay E. Gritsko 7/27/10
Applicant signature / date

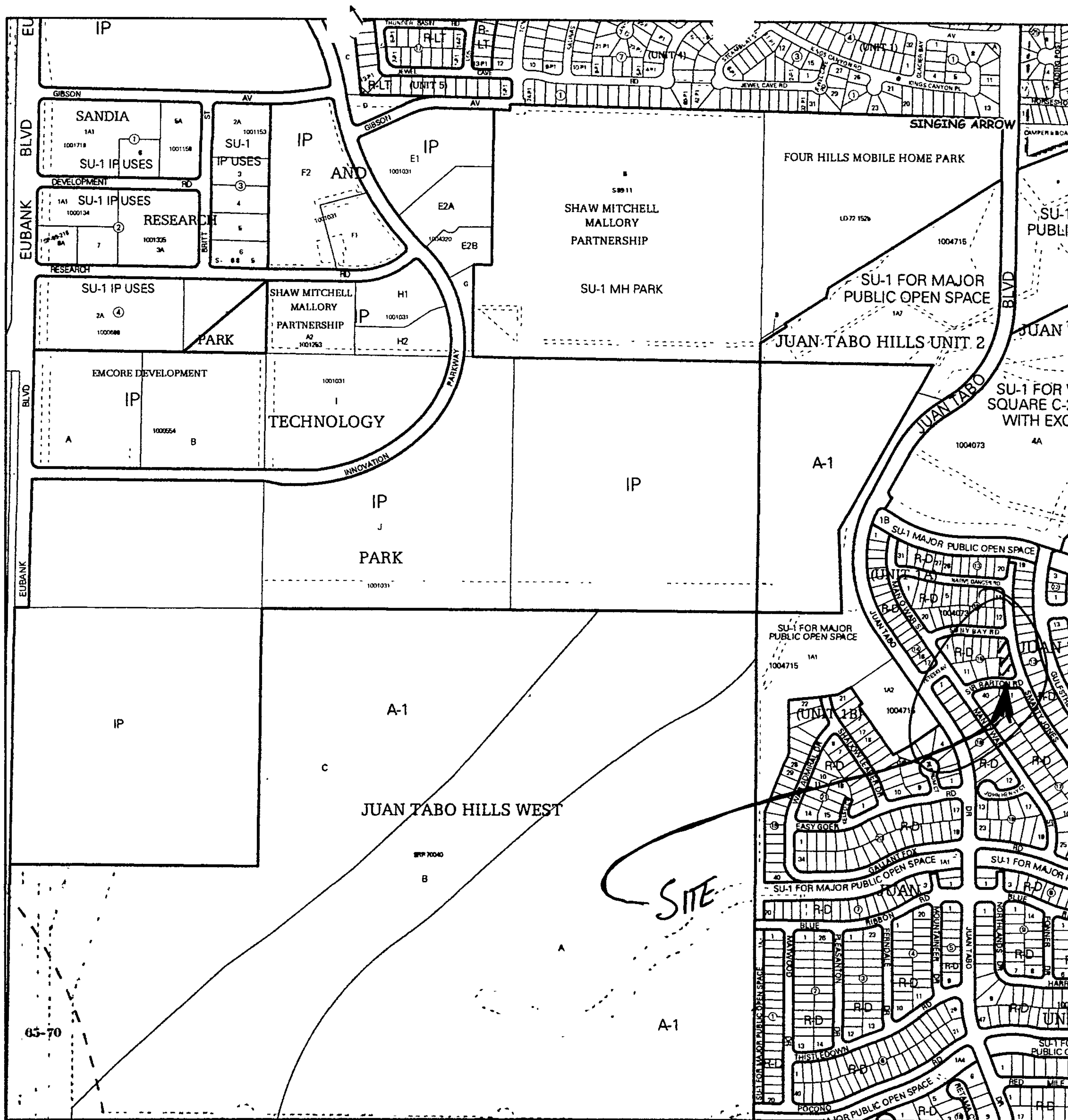


Form revised October 2007

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

Application case numbers
10DRB - 70211

Sandy Handley 07/27/10
Planner signature / date
Project # 1008442



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-21-Z

Selected Symbols

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

0 750 1500 Feet

Map amended through: 2/4/2010

Alpha Professional Surveying Inc.
P.O. Box 46316
Rio Rancho, New Mexico 87174
Office (505) 892-1076
Fax (505) 891-0471
Email: GEGRITSKO@AOL.COM

July 23, 2010

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NE
ALBUQUERQUE, NM 87102

REF: LOTS 7-A & 8-A, BLOCK 16, JUAN TABO HILLS, UNIT 1

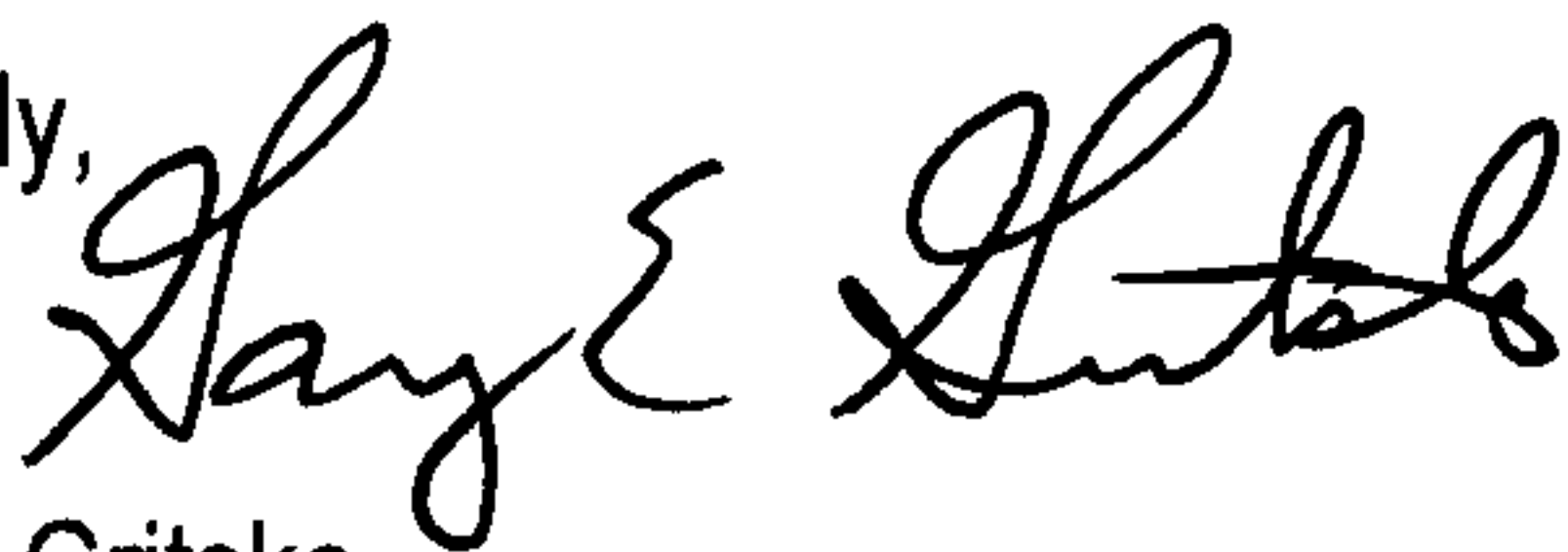
Dear Board Members:

Alpha Professional Surveying Inc is requesting preliminary /final plat approval for the above referenced property.

The purpose of the replat is to adjust the lot line from two existing lots, creating two new lots. The owner wishes to adjust the lot line to the existing wall. Lot 8-A has an existing residence, Lot 7-A is currently vacant and the property has existing sidewalks and curbs (see attached exhibit)

If you have any questions please feel free to contact me.

Sincerely,

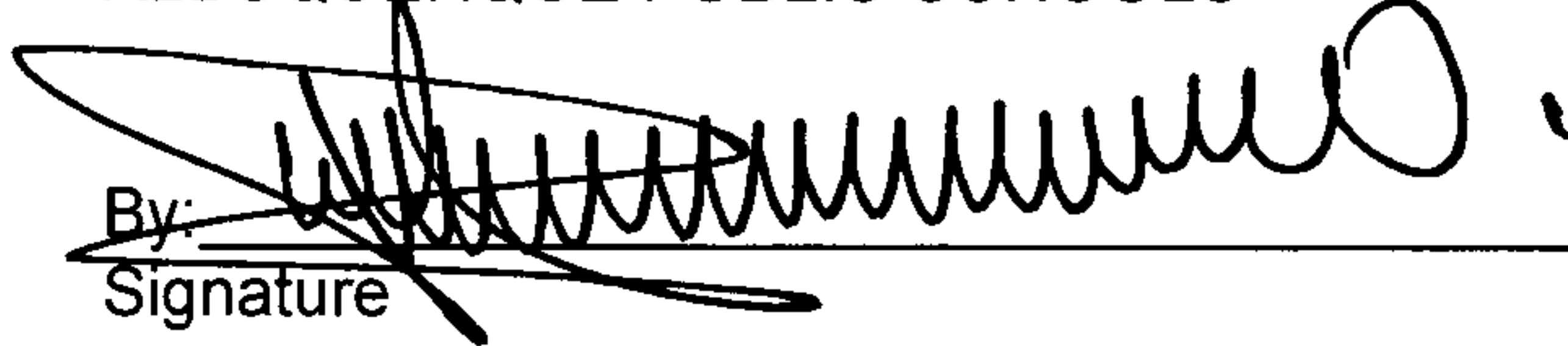


Gary E. Gritsko
NMPS No. 8686

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

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lots 7-A and 8-A, Block 16, Juan Tabo Hills Unit 1 which is zoned as R-D, on June 22, 2010 submitted by Dao M. Nguyen and U. Le Phuong Lot 8-A, and Kim Brooks, Summertree Homes, Lot 7-A, owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) propose to adjust the lot line to the existing wall between original lots 7 and 8, and create new lots 7-A and 8-A. This will result in no net gain of residential units.

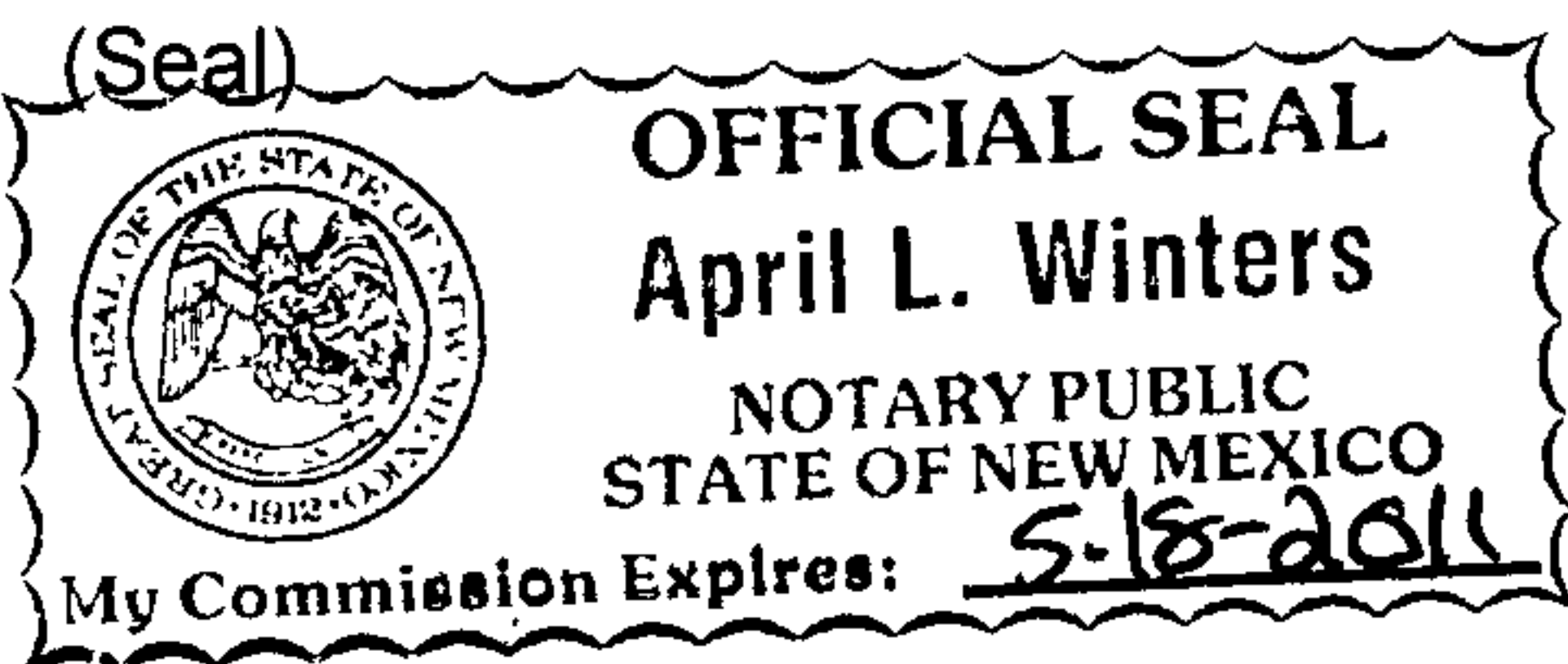
ALBUQUERQUE PUBLIC SCHOOLS

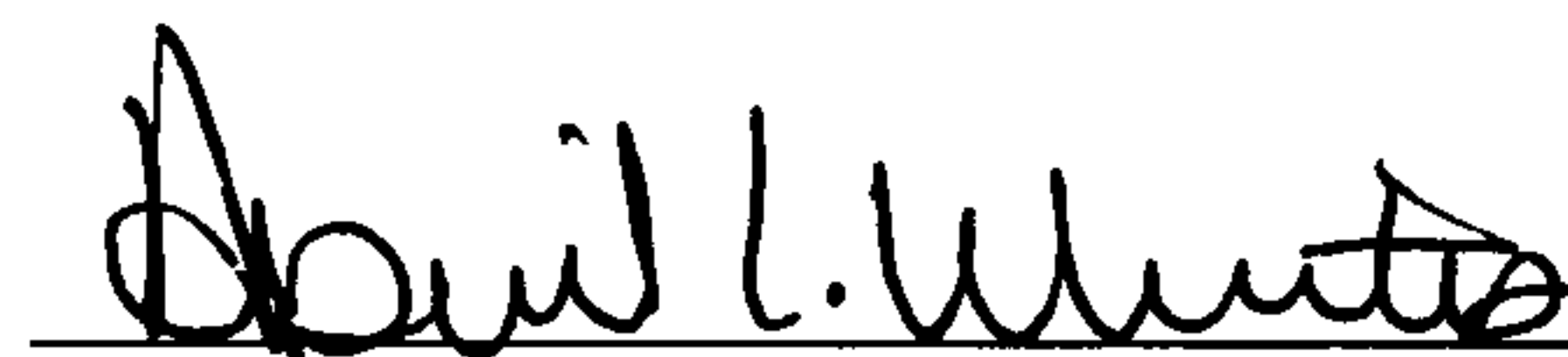
By: 
Signature

Name (printed or typed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 22, 2010, by Mizito Wijenje as Director of CMS of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.





Notary Public

My commission expires: May 18, 2011



Sarah Gibson <sargib@gmail.com>

FW: Juan Tabo Hills Unit 1

1 message

Vigil, Fernando <Fernando.Vigil@pnm.com>

Fri, Jul 9, 2010 at 2:27 PM

To: Sarah Gibson <sargib@gmail.com>

[The email below applies to the subject line above: Juan Tabo Hills Unit 1]

*Fernando Vigil, Senior Land Specialist, SRWA
PNM, Land Services Department
(505) 241-4434*

From: Vigil, Fernando

Sent: Friday, July 09, 2010 2:02 PM

To: 'Sarah Gibson'

Subject: RE: Albuquerque South, Unit 3

Sarah:

This lot line adjustment will not require a PNM signature as there are no impacts to PNM facilities result of the adjustment.

*Fernando Vigil, Senior Land Specialist, SRWA
PNM, Land Services Department
(505) 241-4434*

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

SUNY BAY ROAD S.E.
(50' R.O.W.)

LOT 6, BLOCK 16
JUAN TABO HILLS, UNIT 1
FD. 12/22/2005
BOOK 2005C, PAGE 406

7-A
0.1378 AC.

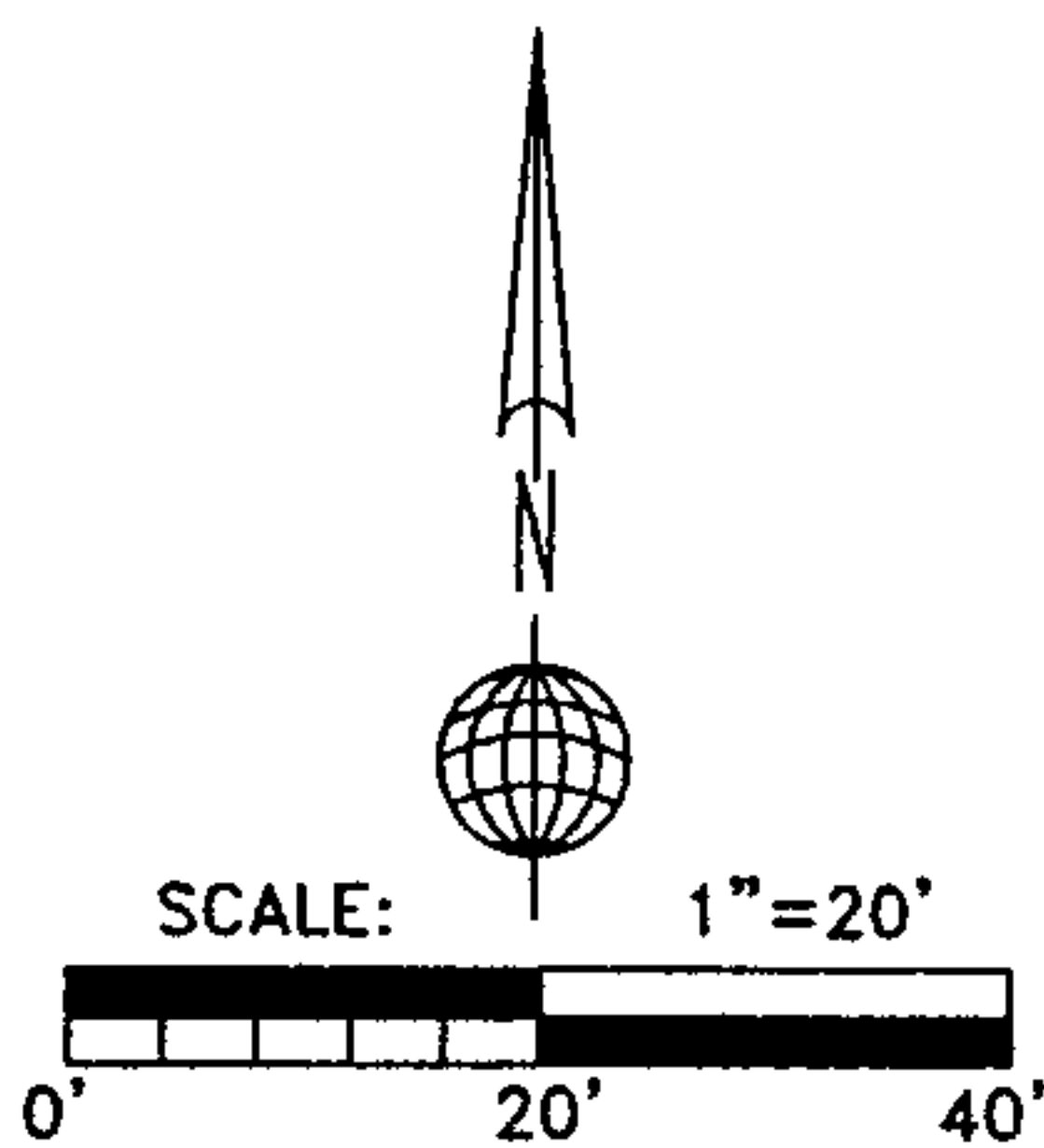
SMARTY JONES STREET S.E.
(50' R.O.W.)

LOT 9, BLOCK 16
JUAN TABO HILLS, UNIT 1
FD 12/22/2005
BOOK 2005C, PAGE 406

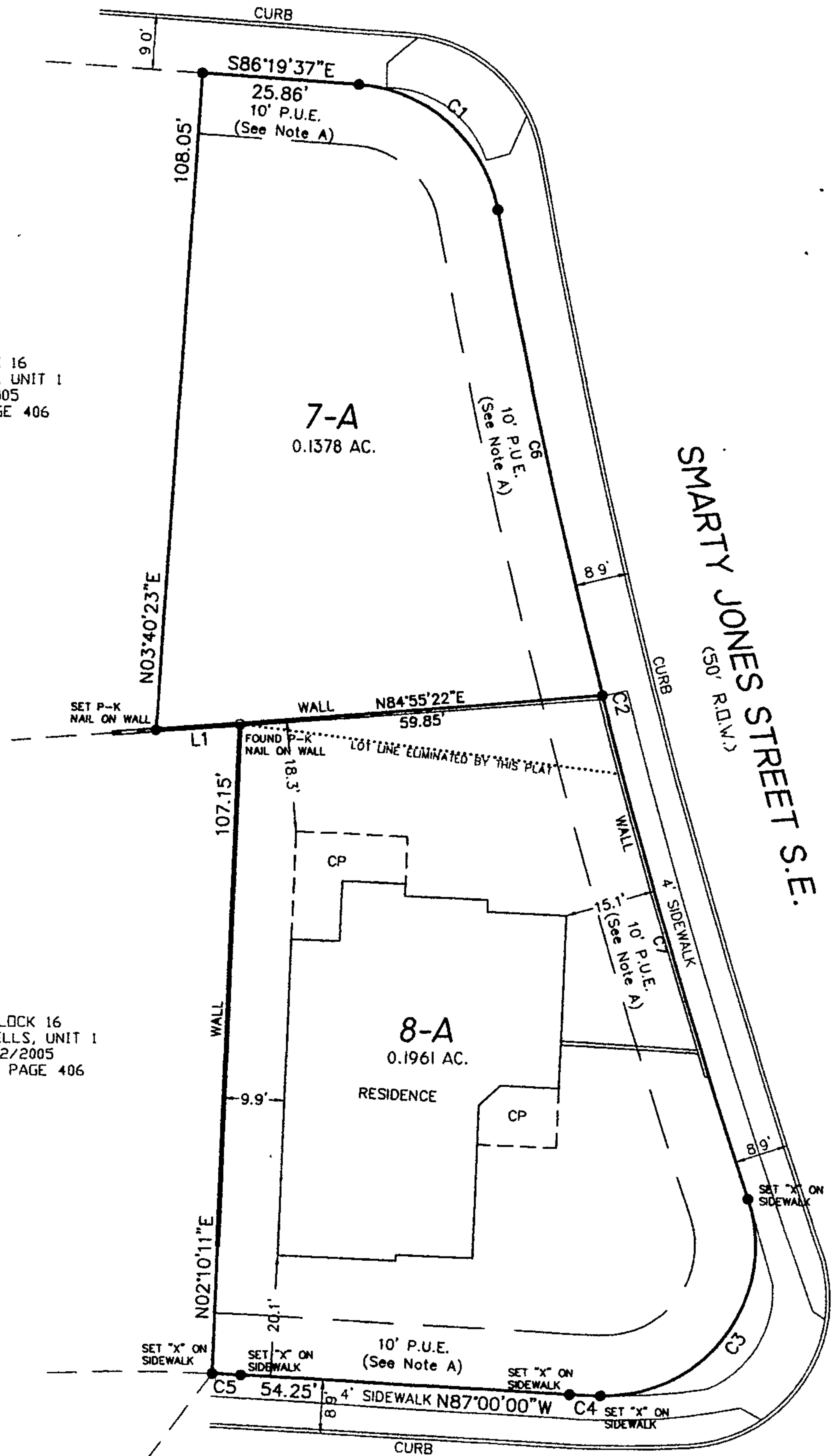
8-A
0.1961 AC.

RESIDENCE

SIR BARTON ROAD S.E.
(50' R.O.W.)



AGRS STATION "7_M21"
NM STATE PLANE COORDINATES
N=1471683.328, E=1559637.958
CENTRAL ZONE (NAD 83)
G-G FACTOR: 0.999648202
MAPPING ANGLE: -0°09'17.90"



MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

SUNY BAY ROAD S.E.
(50' R.O.W.)

LOT 6, BLOCK 16
JUAN TABO HILLS, UNIT 1
F.D. 12/22/2005
BOOK 2005C, PAGE 406

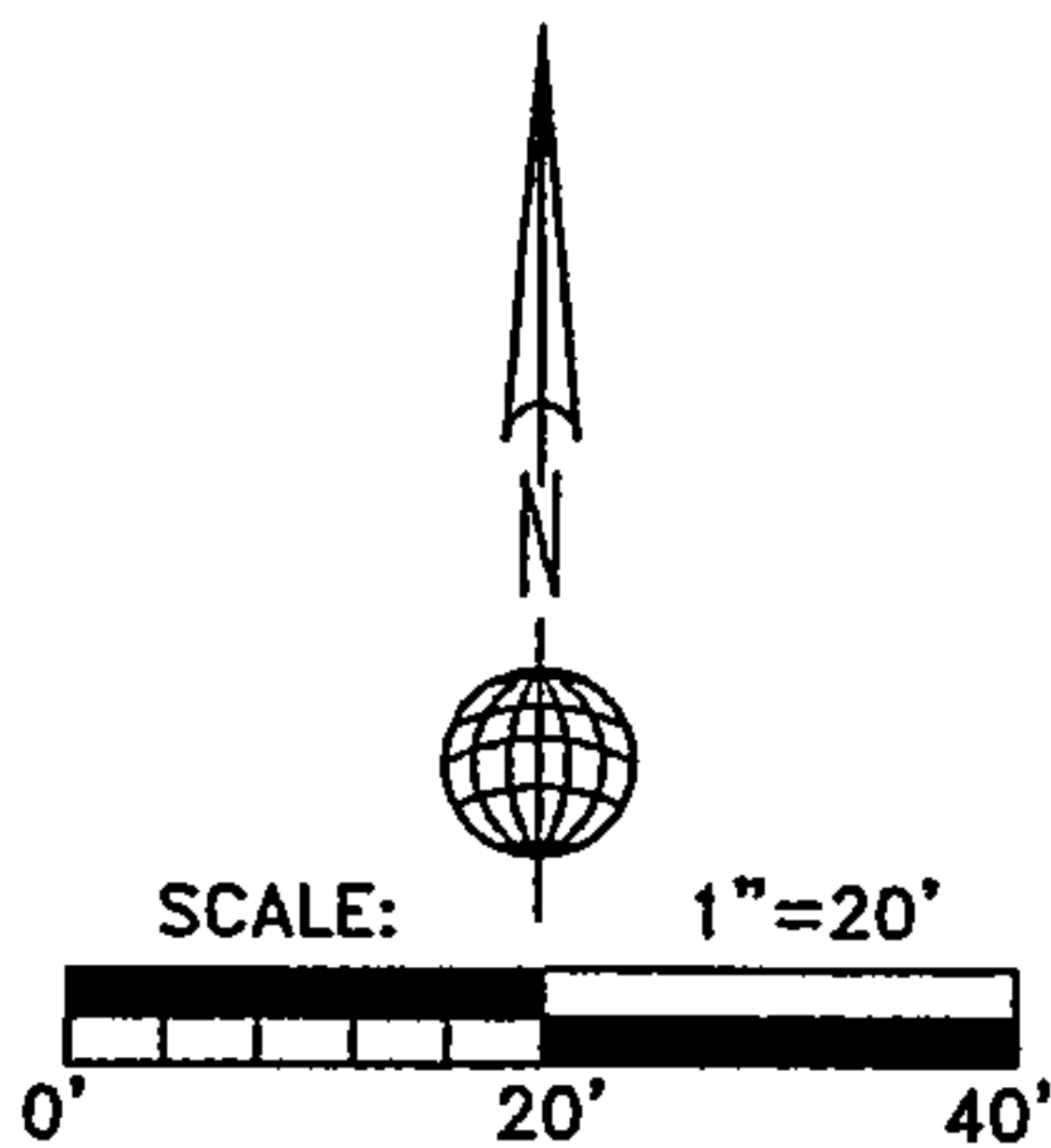
7-A
0.1378 AC.

SMARTY JONES STREET S.E.
(50' R.O.W.)

LOT 9, BLOCK 16
JUAN TABO HILLS, UNIT 1
F.D. 12/22/2005
BOOK 2005C, PAGE 406

8-A
0.1961 AC.
RESIDENCE

SIR BARTON ROAD S.E.
(50' R.O.W.)



AGRS STATION "7_M21"
NM STATE PLANE COORDINATES
N=1471683.328, E=1559637.958
CENTRAL ZONE (NAD 83)
G-G FACTOR: 0.999648202
MAPPING ANGLE: -0°09'17.90"

