



## DRB CASE ACTION LOG *(Preliminary/Final Plat)*

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

DRB Application No.: 11DRB-70302

Project # 1008447

Project Name: Canyon Acres Subdivision

Agent: GPS LLC

Phone No.: \_\_\_\_\_

\*\*Your request was approved on 11-2-11 by the DRB with delegation of signature(s) to the following departments.\*\*

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- TRANSPORTATION:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- ABCWUA:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- CITY ENGINEER / AMAFCA:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- PARKS / CIP:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- PLANNING (Last to sign):** dxp \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.**

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

10/24/2011 Issued By: E08375 126579

Category Code **910**  
**2011 070 302**

**Application Number:** 11DRB-70302, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** CENTRAL AVE NE BETWEEN TRAMWAY BLVD NE AND FIGUEROA ST NE

**Project Number:** 1008447

#### Applicant

BALTAZAR BUZMAN CO WAYNE G CHEW

13031 CENTRAL AVE NE  
ALBUQUERQUE NM 87123

#### Agent / Contact

GPS LLC

333 LOMAS BLVD NE  
ALBUQUERQUE NM 87102  
417-4855

#### Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	<b>\$20.00</b>
441006/4958000	DRB Actions	<b>\$285.00</b>
<b>TOTAL:</b>		<b>\$305.00</b>

City Of Albuquerque  
Treasury Division

0/24/2011 11:41AM LOC: ANNX  
WSN 1008 TRANSH 0016  
RECEIPT# 00139386-00139386  
PERMIT# 2011070302 TRSLN#  
Trans-Amt \$305.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$285.00  
CKI \$305.00  
CHANGE \$0.00

Thank You

HEARING DATE: 11-2-11 (P1F)

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

7. ~~Project#-1008447-7~~  
10DRB-70214 SKETCH PLAT REVIEW  
AND COMMENT  
GPS LLC agent(s) for BALTAZAR GUZMAN C/O  
WAYNE G CHEW (PDA) request(s) the above action(s)  
for all or a portion of Tract(s) D-1, **CANYON ACRES  
SUBD** zoned C-2 SC, located on CENTRAL AVE NE  
BETWEEN FIGUEROA NE AND TRAM WAY NE  
containing approximately 3.512 acre(s). (L-22)**THE  
ABOVE ITEM WAS REVIEWED AND COMMENTS WERE  
PROVIDED.**
8. Approval of the Development Review Board Minutes for: 7/14/10, 7/21/10, 7/28/10, & 8/4/10
9. Other Matters: Project # 1007958 Amended Final Plat was approved and must include an additional  
easement.

Adjourned: 9:45

HEARINGS DATE 8/11/10 (SK)

**8447**

### DXF Electronic Approval Form

DRB Project Case #: 1008447

Subdivision Name: CANYON ACRES TRACTS D1A & D1B

Surveyor: ANTHONY L HARRIS


Contact Person: ROBERT LOUIS

Contact Information: 998-0303

DXF Received: 10/27/2011

Hard Copy Received: 10/27/2011

Coordinate System: NMSP Grid (NAD 83)

  
\_\_\_\_\_  
Approved

10/27/11  
\_\_\_\_\_  
Date

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

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#### AGIS Use Only

Copied fc 8447 to agiscov on 10/27/2011 Contact person notified on 10/27/2011

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

### ZONING & PLANNING

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): G.P.S. LLC PHONE: 417.4855  
 ADDRESS: 333 LOMAS BLVD NE CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: SARGIB@GMAIL.COM

APPLICANT: BALTAZAR GUZMAN c/o WAYNE G. CHEW (POA) PHONE: \_\_\_\_\_  
 ADDRESS: 13031 CENTRAL AVE NE CITY: ALBUQUERQUE STATE NM ZIP 87123 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: N/A

DESCRIPTION OF REQUEST: DIVIDE ONE EXISTING TRACT INTO TWO NEW TRACT, GRANT ADDITIONAL EASEMENT, AND DEDICATE ADDITIONAL R-O-W AS SHOWN.

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

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

Lot or Tract No. TRACT D-1 Block: N/A Unit: N/A  
 Subdiv/Addn/TBKA: CANYON ACRES SUBDIVISION  
 Existing Zoning: C-2 (SC) Proposed zoning: N/A MRGCD Map No. N/A  
 Zone Atlas page(s): L-22.2 UPC Code: 1-022-056-398-461-10720

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.) 101DRB-70214, PROJ#1008447, 11AA-10003

### CASE INFORMATION:

Within city limits?  Yes  No Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 3.5512 AC  
 LOCATION OF PROPERTY BY STREETS. On or Near: 13031 CENTRAL AVE NE  
 Between: Tramway Blvd NE and Figueroa St NE

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

SIGNATURE Sarah Gibson DATE 10-27-11  
 (Print) SARAH GIBSON Applicant:  Agent:

### FOR OFFICIAL USE ONLY

Form revised 4/07

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>11DRB - 70302</u>	<u>P&amp;F</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 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>November 2, 2011</u>			Total <u>\$ 305.00</u>

V. [Signature] 10-27-11  
 Planner signature / date

Project # 1008447

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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
  - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - List any original and/or related file numbers on the cover application
  
- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
  - Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application

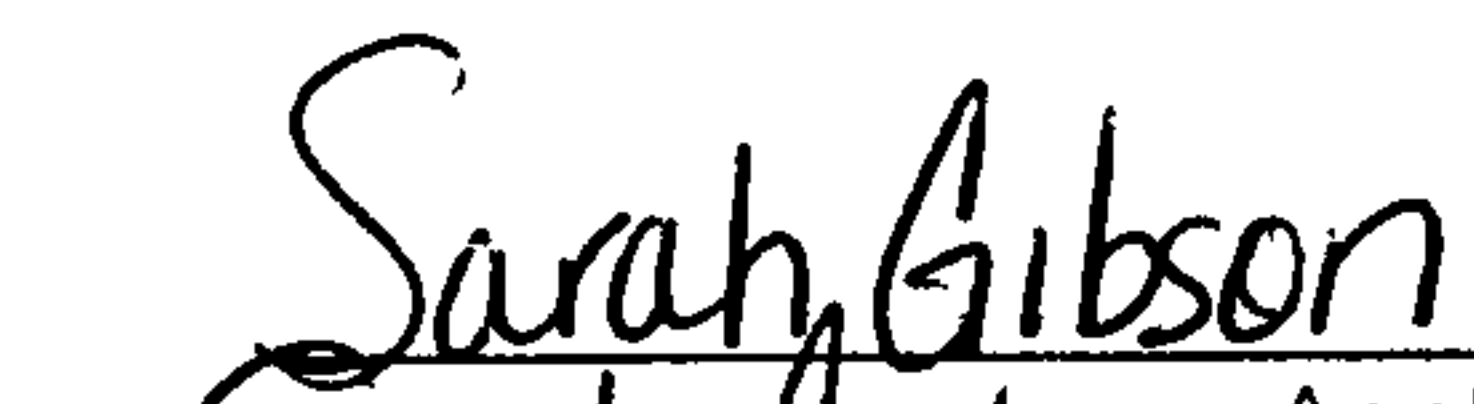
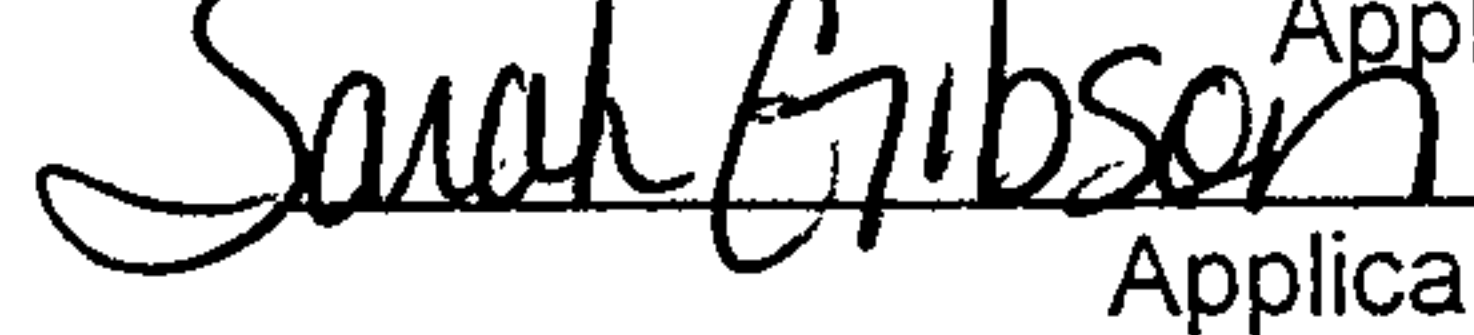
**Extension of preliminary plat approval expires after one year.**
  
- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
  - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
  - Design elevations & cross sections of perimeter walls **3 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - Copy of recorded SIA
  - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - List any original and/or related file numbers on the cover application
  - DXF file and hard copy of final plat data for AGIS is required.
  
- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
  - 5 Acres or more: Certificate of No Effect or Approval
  - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
  - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
  - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
  - Infrastructure list if required (**verify with DRB Engineer**)
  - DXF file and hard copy of final plat data for AGIS is required.
  
- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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

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

**Amended preliminary plat approval expires after one year**

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

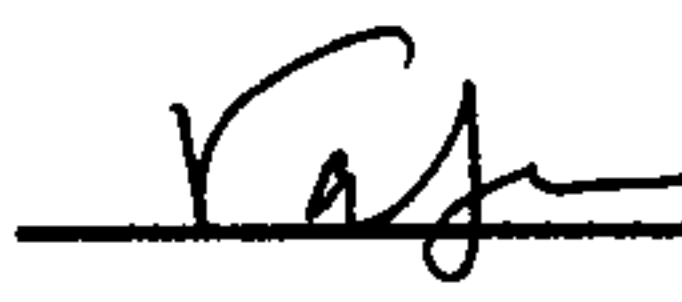
  
 Applicant name (print)  
  
 Applicant signature / date



Form revised **October 2007**

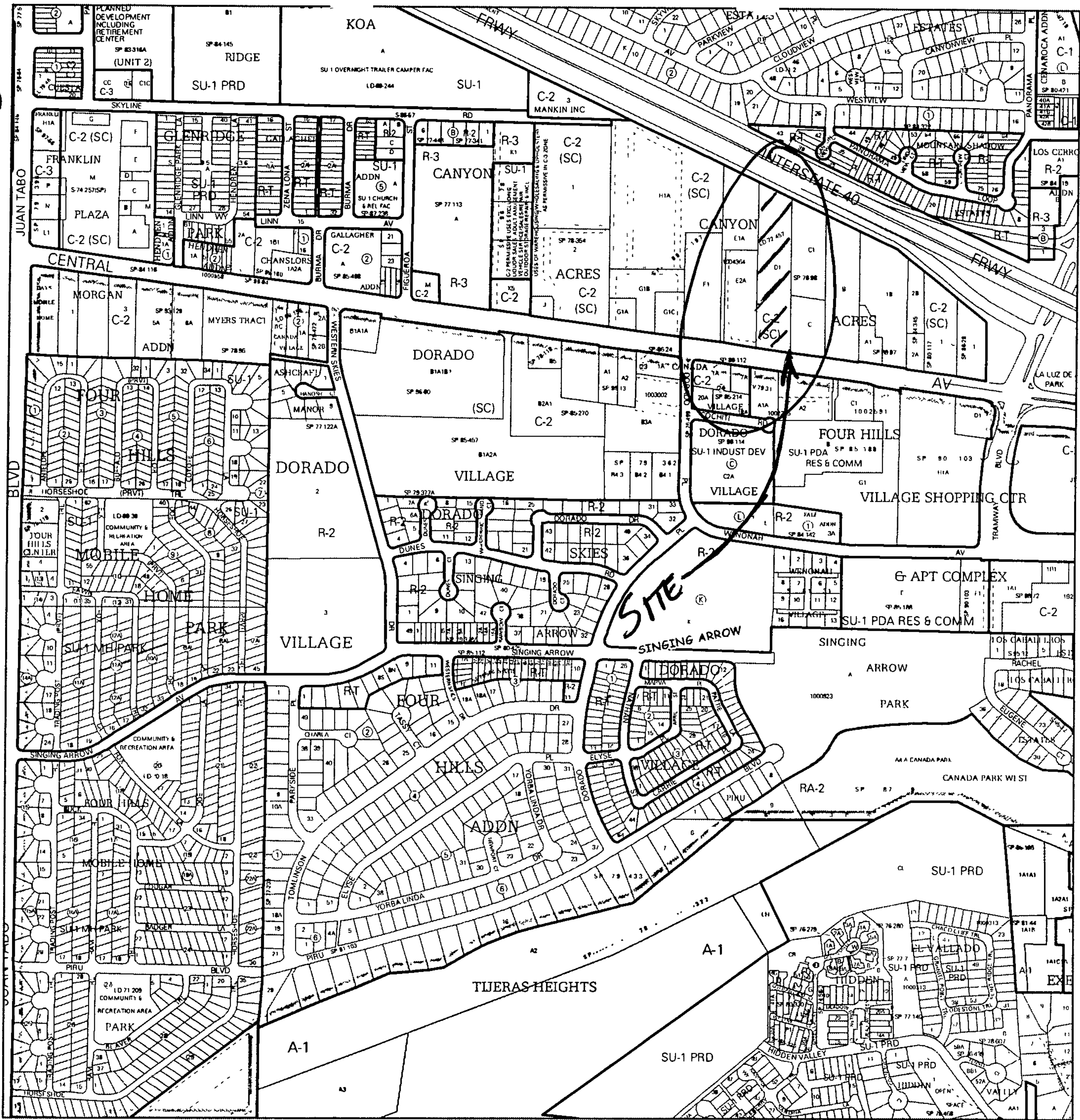
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 11DRB -                      - 70302  
 \_\_\_\_\_  
 \_\_\_\_\_


  
 Planner signature / date  
10-24-11

Project # 1008447

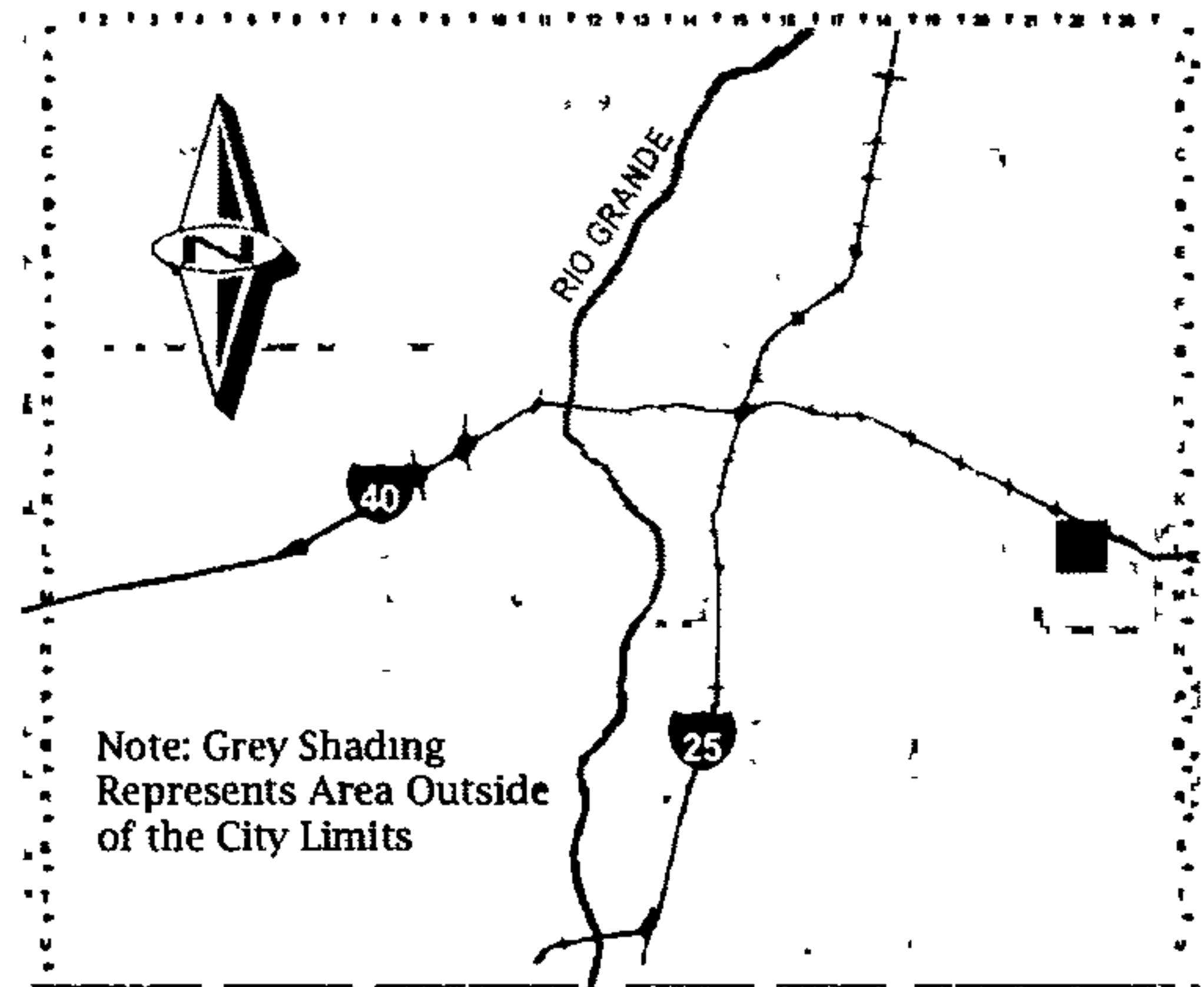




For more current information and more details visit: <http://www.cabq.gov/gis>





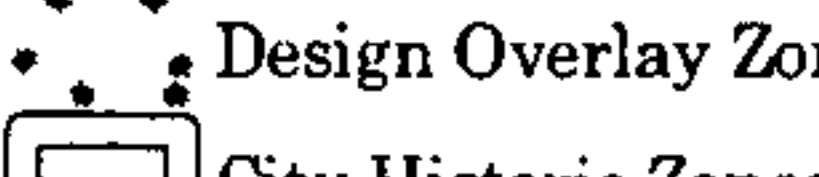
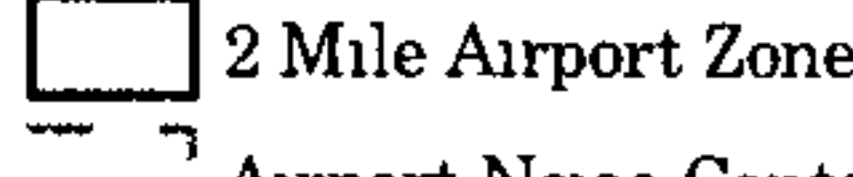
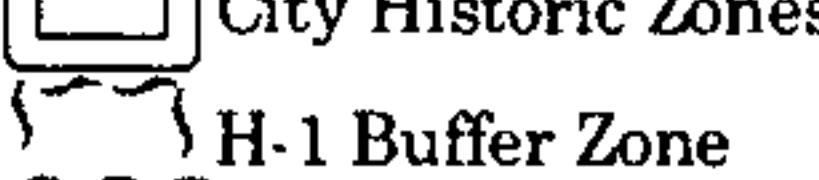
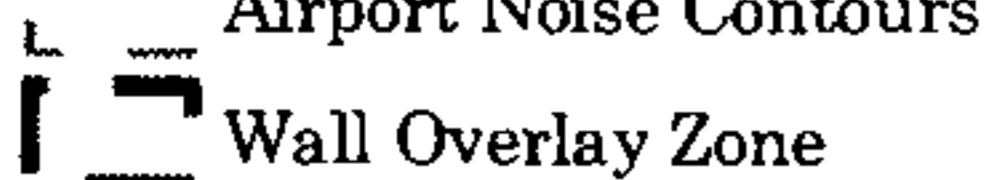
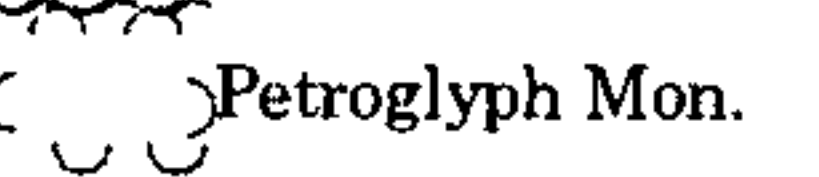


Map amended through: 6/5/2009



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**L-22-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

# **G.P.S. LLC**

**333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* (505) 417-4855 \* Fax (505) 998-0305**

October 20, 2011

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

REF: PROPOSED TRACTS D-1-A & D-1-B, CANYON ACRES SUBDIVISION

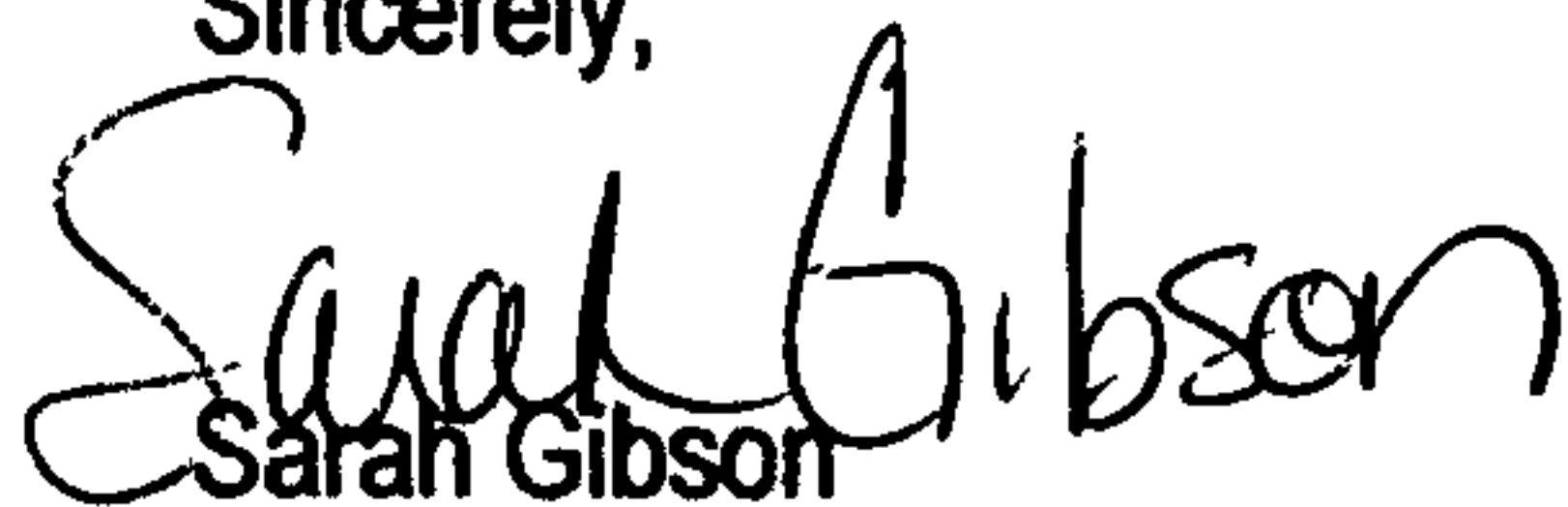
Dear Board Members:

The purpose of the above referenced plat is to divide One (1) existing tract into Two (2) new tracts. Proposed Tract D-1-A is currently developed with the Comfort Inn Hotel and proposed Tract D-1-B is developed with a Denny's restaurant. The owner has a potential buyer for proposed Tract D-1-B, who wants to convert the restaurant into a Comfort Dental Office.

The property has existing curb and sidewalks (see attached exhibit).

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

Sincerely,

  
Sarah Gibson

**LIMITED POWER OF ATTORNEY**

**BALTAZAR GUZMAN**

to

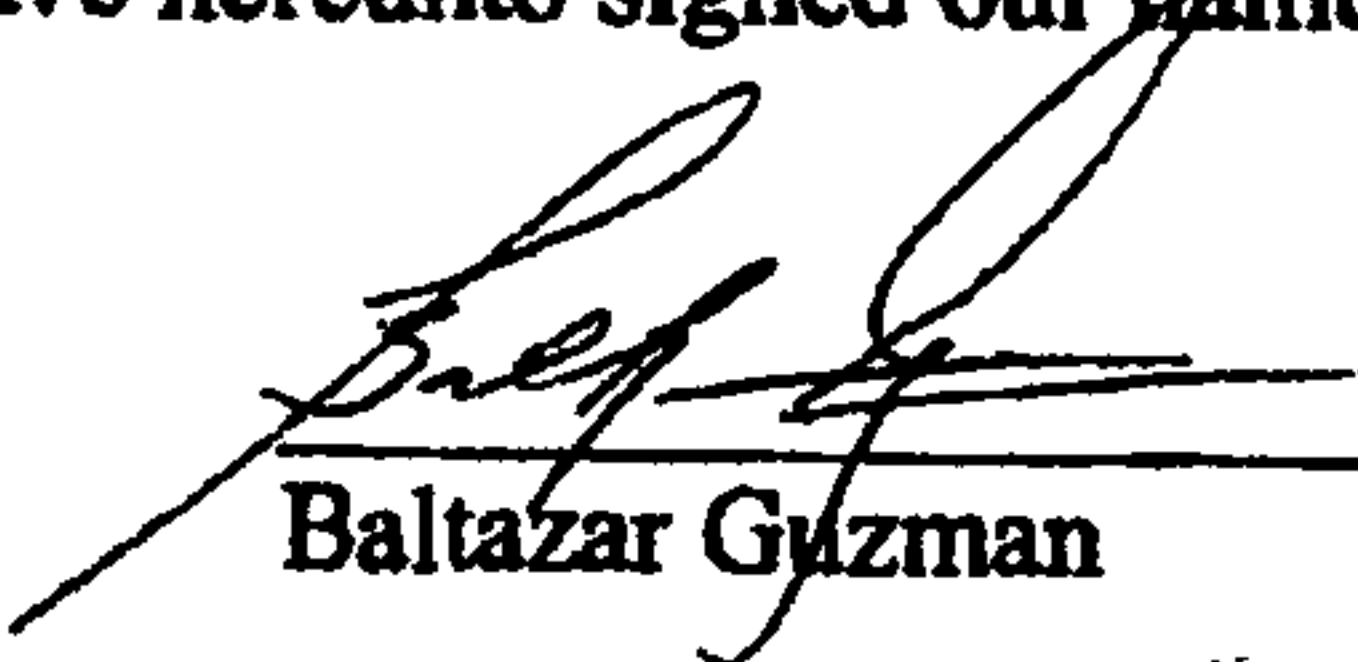
**WAYNE G. CHEW**

KNOW ALL PERSONS BY THESE PRESENTS, which constitute a Limited Power of Attorney, pursuant to New Mexico law:

That I, the undersigned, Baltazar Guzman, of San Francisco, California, being of sound mind, hereby appoint Wayne G. Chew, of Albuquerque, New Mexico, as my Attorney-in-Fact, to act as follows:

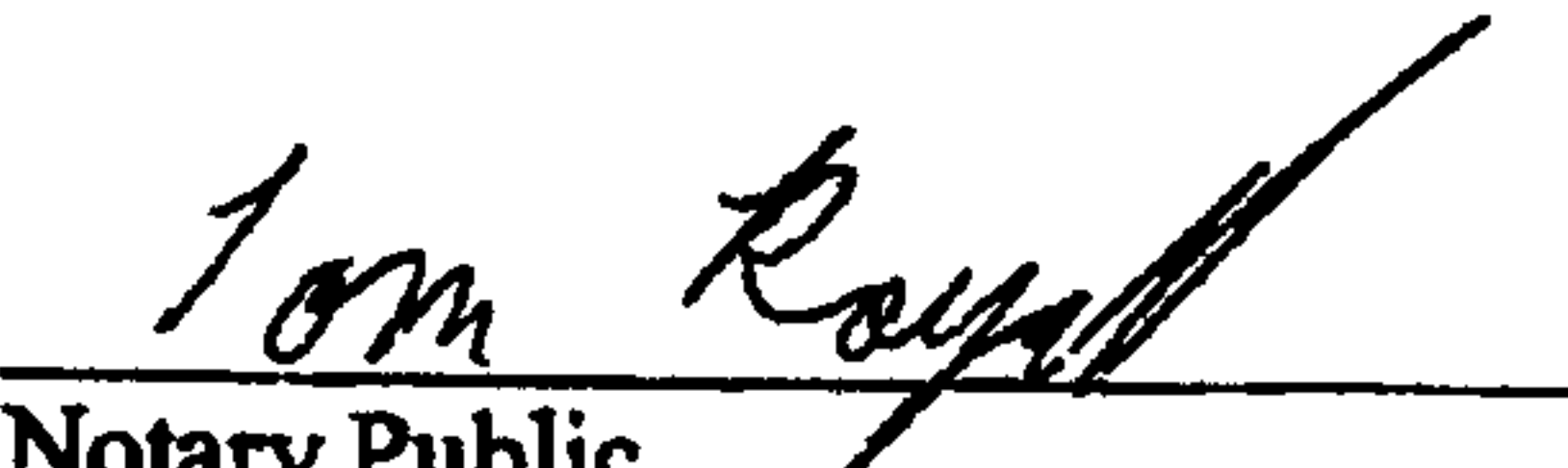
To any and all actions concerning the survey of the real property described as Tract Lettered "D" of Canyon Acres Subdivision, being a Replat of a portion of Tract "D", Canyon Acres, Albuquerque, New Mexico, as the same is shown and designated on the Replat thereof, filed in the office of the County Clerk, of Bernalillo County, New Mexico on November 17, 1972, in Plat Book B7, Page 61.

IN WITNESS WHEREOF, I have hereunto signed our names as of this 18 day of JUNE, 2010.

  
Baltazar Guzman

STATE OF CALIFORNIA        )  
  ) ss.  
COUNTY OF Marin        )

On this 18th day of June, 2010, before me personally appeared Baltazar Guzman, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

  
Notary Public

My commission expires:  
July 4th, 2013

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Marin

On June 18th before me, Tom Royall

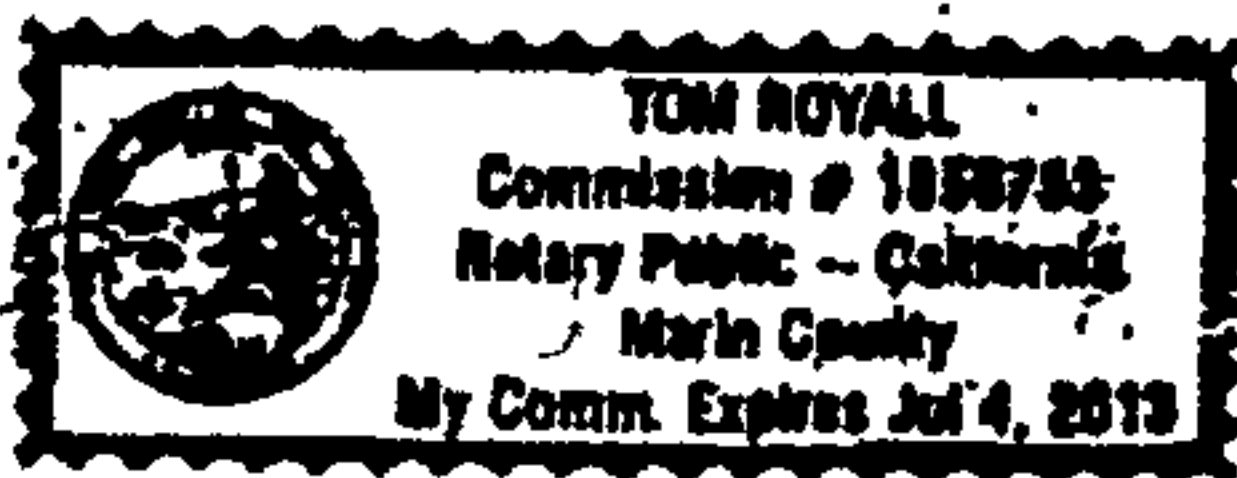
Date

Here Insert Name and Title of the Officer

personally appeared Baltazar Guzman

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Tom Royall

Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Limited Power of Attorney Baltazar Guzman to Wayne G Chew

Document Date: \_\_\_\_\_ Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Individual

Individual

Partner —  Limited  General

Partner —  Limited  General

Attorney in Fact

Attorney in Fact

Trustee

Trustee

Guardian or Conservator

Guardian or Conservator

Other: \_\_\_\_\_

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER**

Top of thumb here

**RIGHT THUMBPRINT OF SIGNER**

Top of thumb here



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

for Subdivision  
 for Building Permit  
 Administrative Amendment (AA)  
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 Cert. of Appropriateness (LUCC)

**STORM DRAINAGE**

Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

Annexation  
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**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 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.

**APPLICANT INFORMATION:**

Professional/Agent (if any): G.P.S. LLC, SARAH GIBSON PHONE: 417.4855  
 ADDRESS: 333 LOMAS BLVD NE FAX: \_\_\_\_\_  
 CITY: ALBU STATE: NM ZIP: 87102 E-MAIL: SARGIB2GMAIL.COM

APPLICANT: BALTAZAR GUZMAN c/o Wayne G. Chew (POA) PHONE: \_\_\_\_\_  
 ADDRESS: 13031 CENTRAL AVE NE FAX: \_\_\_\_\_  
 CITY: ALBU STATE: NM ZIP: 87123 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: Owner

DESCRIPTION OF REQUEST: DIVIDING ONE EXISTING TRACT INTO TWO NEW TRACTS

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. A TRACT D-1 Block: N/A Unit: N/A  
 Subdiv/Addn/TBKA: CANYON ACRES SUBD.  
 Existing Zoning: C-2 (SC) Proposed zoning: N/A  
 Zone Atlas page(s): L-22-Z UPC Code: 1-022-056-398-461-10720 MFGCD Map No N/A

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): NONE

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 3.5512 AC

LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVE NE  
 Between: \_\_\_\_\_ and \_\_\_\_\_

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

SIGNATURE Sarah Gibson DATE 7.26.10  
 (Print) SARAH GIBSON Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>10DRB - 70214</u>	<u>SK</u>		<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>August 11, 2010</u>			Total <u>\$ 0</u>

[Signature] 8-3-10  
 Planner signature / date

Project # 1008447

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

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

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

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

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

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

**Extension of preliminary plat approval expires after one year.**

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

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

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

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

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

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

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

**Amended preliminary plat approval expires after one year**

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

  
 Applicant name (print) Sarah Gibson  
 Applicant signature / date 7/26/10

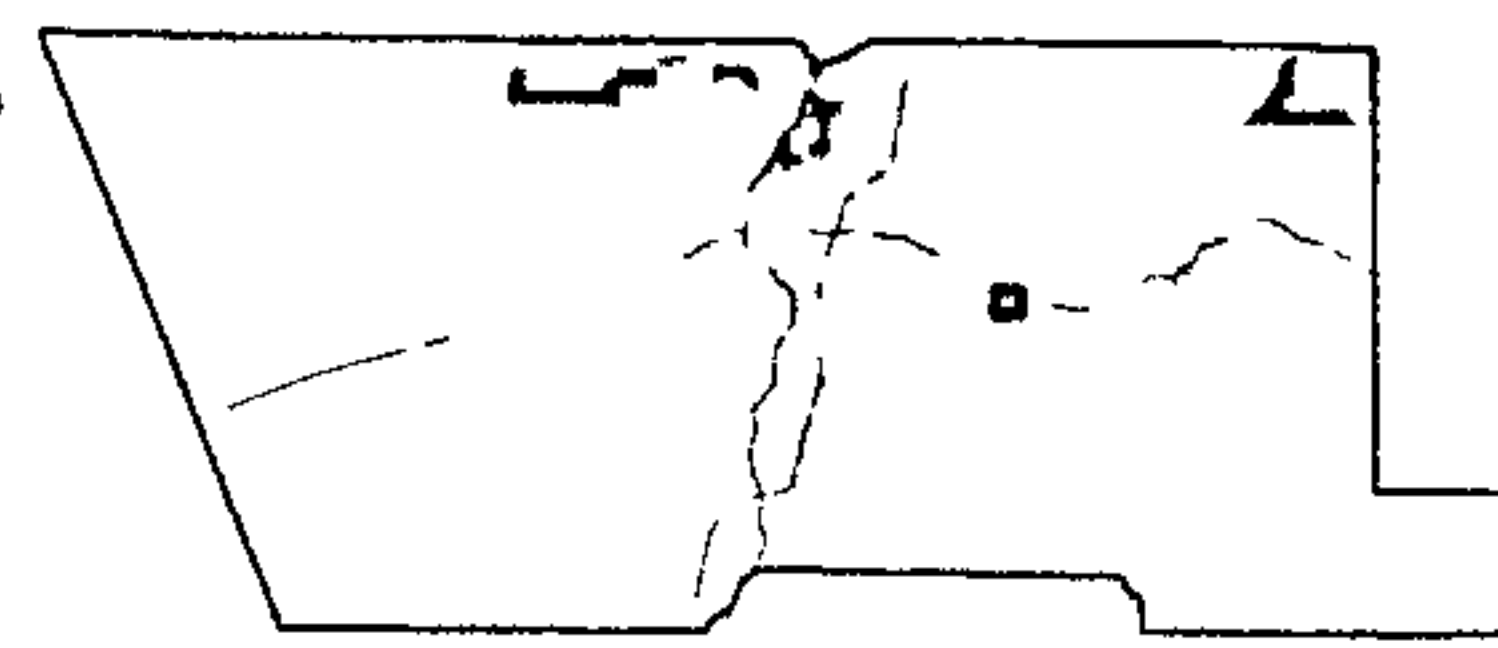
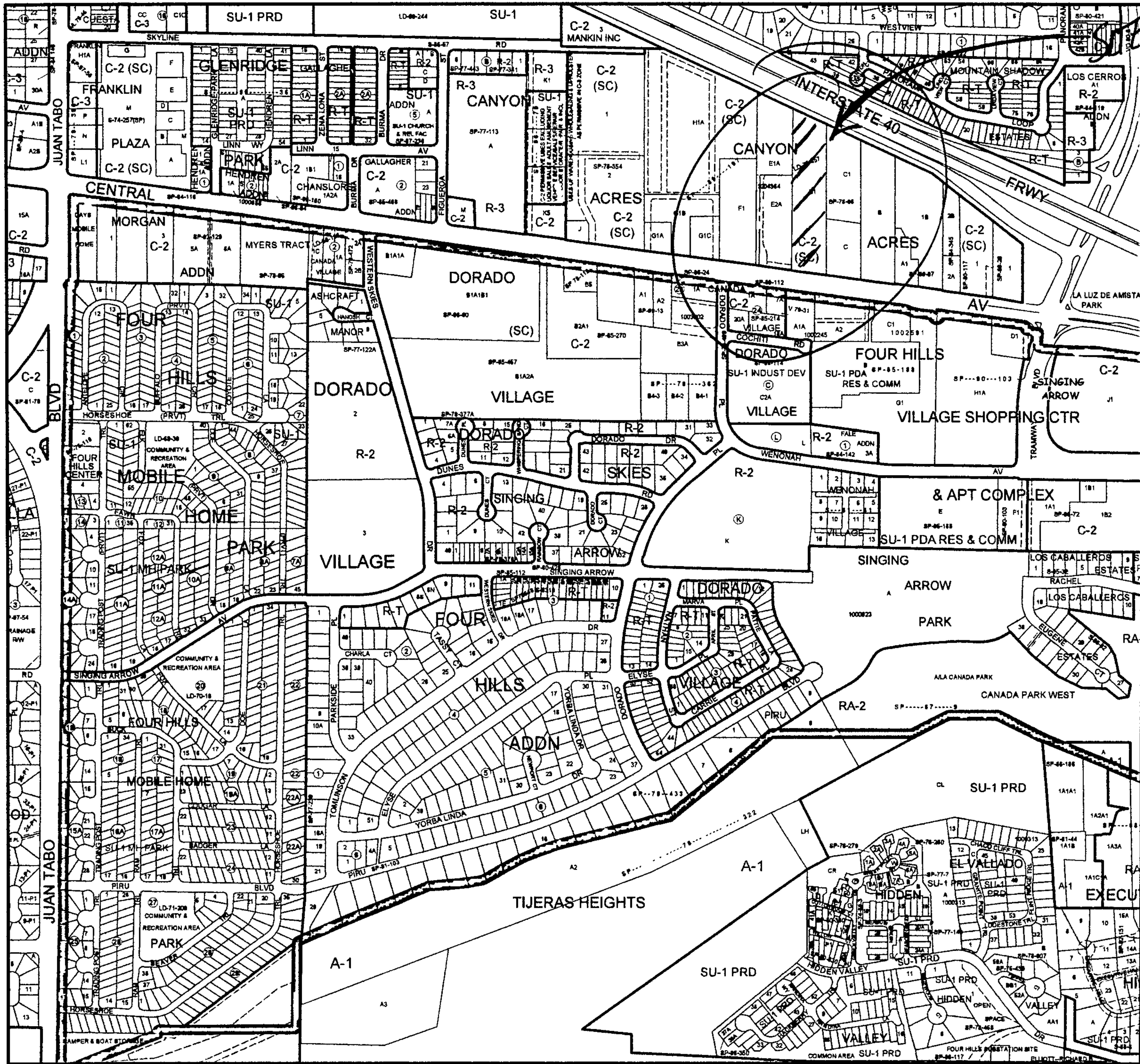


Form revised **October 2007**

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

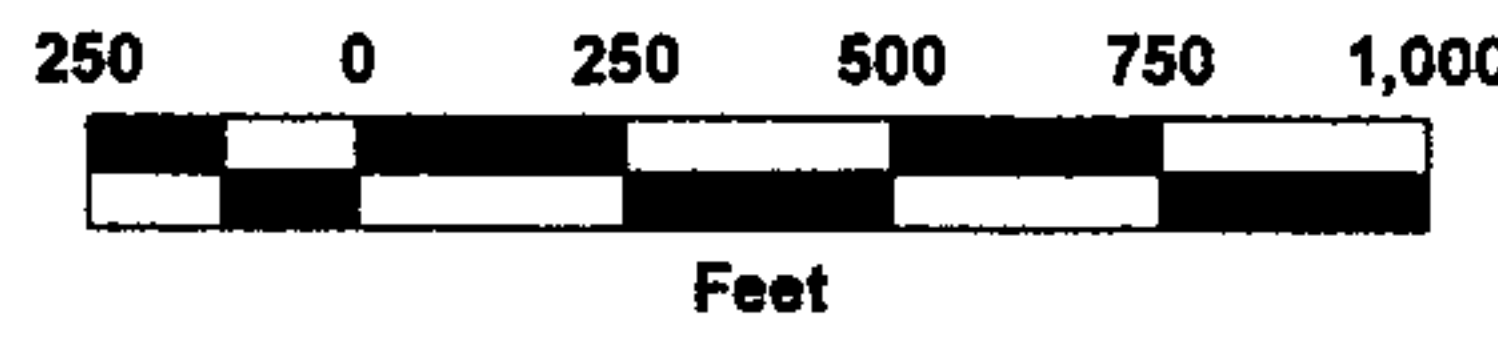
Application case numbers  
10DRB - - 70214  
 - - -  
 - - -

Kelly 8-3-10  
 Planner signature / date  
 Project # 1008447



LEGAL DESCRIPTION  
 T10N  
 R4E  
 SEC 27

UNIFORM PROPERTY CODE  
 1-022-056



Map amended through February 2009



PUBLIC WORKS DIVISION  
 GIS PROGRAM

This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data are from Bernalillo County and the City of Albuquerque. For current information visit [www.berncogov](http://www.berncogov)

**L-22-Z**

# G.P.S. LLC

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333 Lomas Blvd., N.E. • Albuquerque, New Mexico 87102 • (505) 417-4855 • [sargib@gmail.com](mailto:sargib@gmail.com)

August 2, 2010

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

REF: SKETCH PLAT – TRACTS D-1-A & D-1-B, CANYON ACRES SUBDIVISION

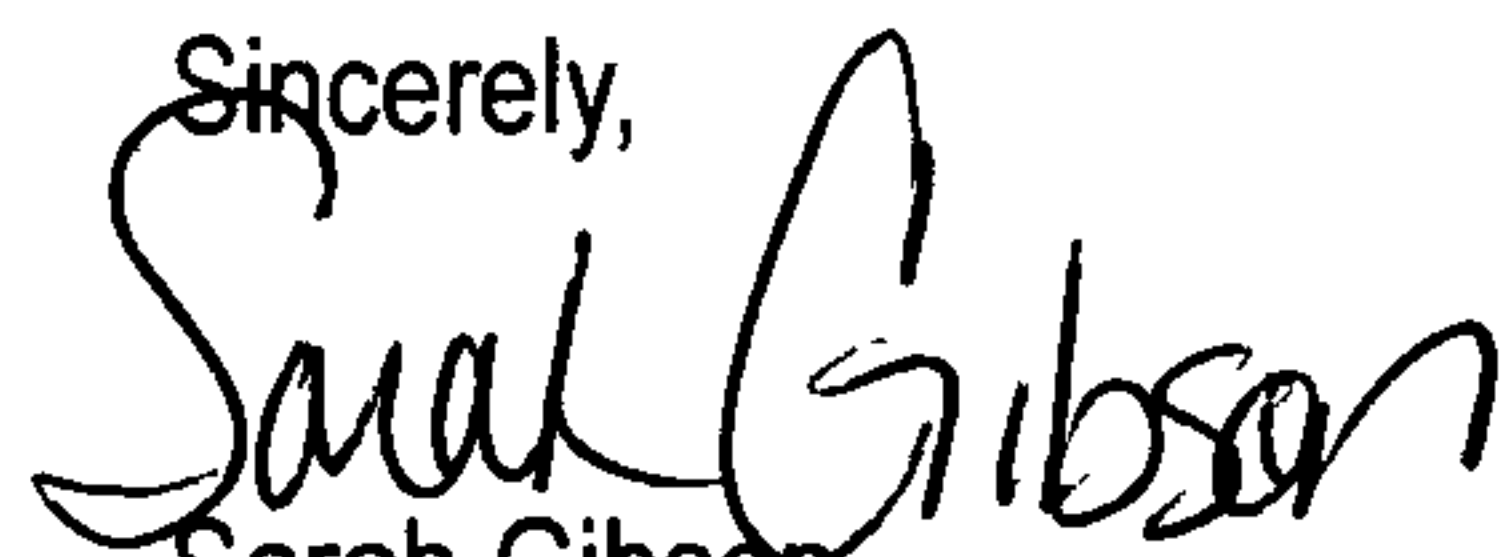
Dear Board Members:

The purpose of the above referenced sketch plat is to receive comments to divide One (1) existing tract into Two (2) new tracts.

Proposed Tract D-1-A is currently developed with the Comfort Inn Hotel and proposed Tract D-1-B is developed with s Denny's Restaurant. The owner has a potential buyer for proposed Tract D-1-B, who wants to convert the restaurant into a Comfort Dental Office.

The property has existing curb and sidewalks (see attached exhibit).

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

Sincerely,  
  
Sarah Gibson



**SITE DEVELOPMENT PLAN**  
**TRACTS D-1**  
**CANYON ACRES SUBDIVISION**  
**SECTION 27, T. 10 N., R. 4 E., N.M.P.M.**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
**NOVEMBER 2010**

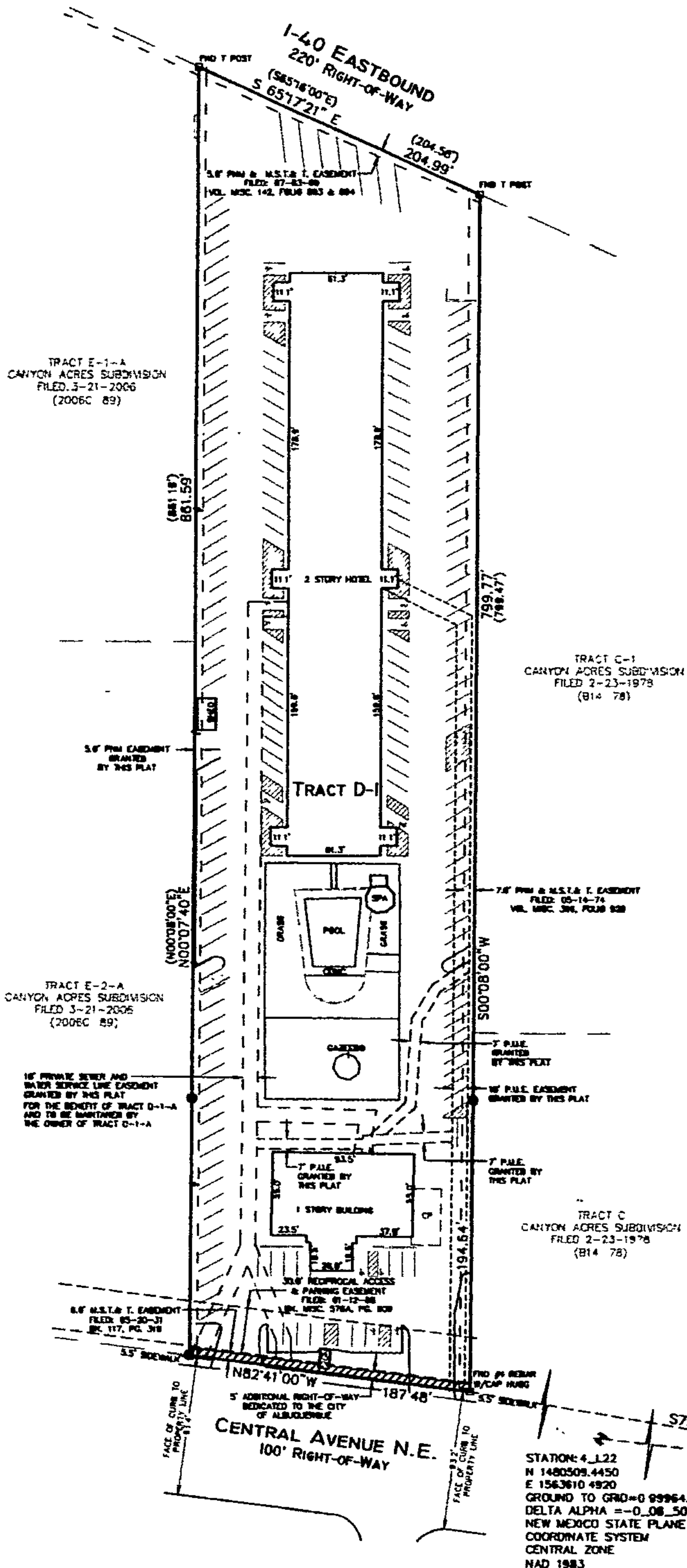
40 25 10 0 15 30 45 60  
 1" = 60'  
 PROJECT NO. CANYON ACRES SUBDIVISION  
 DRAWN BY: AT / CD  
 ZONE ATLAS: L-22-Z  
 13031CENTRAL.DRS



**LEGAL DESCRIPTION**

TRACT LETTERED D-ONE (D-1) OF THE CANYON ACRES SUBDIVISION, WITHIN SECTION 27, T10N, R4E., N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 17, 1972, IN BOOK B7 PAGE 61.

**ZONING= C-2 (SC)**



STATION: 8\_L22  
 N 1480177.4190  
 E 1566414.8150  
 GROUND TO GRID=0.999638968  
 DELTA ALPHA =-0.08\_31 54  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1983

STATION: 4\_L22  
 N 1480309.4450  
 E 1563610.4920  
 GROUND TO GRID=0.999643379  
 DELTA ALPHA =-0.08\_50.94  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1983

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

DATE: \_\_\_\_\_

ANTHONY L. HARRIS  
 NEW MEXICO PROFESSIONAL SURVEYOR, 11463

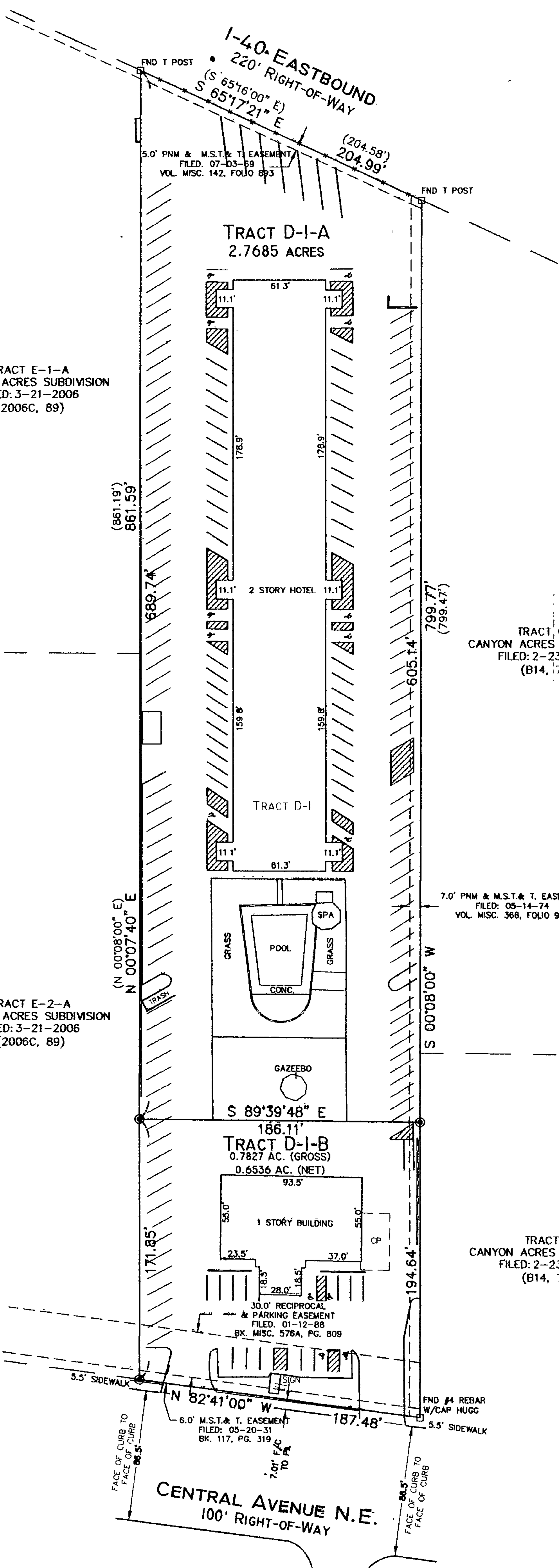
DATE

**MONUMENT LEGEND**

- ⊕ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR =/ CAP STAMPED "PS 11463" UNLESS OTHERWISE NOTED

CANYON ACRES SUBDIVISION

**T10N R4E SEC. 27**



I-40 EASTBOUND  
220' RIGHT-OF-WAY

FND T POST  
S 65°16'00" E  
S 65°17'21" E  
(204.58')  
204.99'

5.0' PNM & M.S.T. & T. EASEMENT  
FILED: 07-03-89  
VOL. MISC. 142, FOLIO 893

FND T POST

TRACT D-1-A  
2.7685 ACRES

TRACT E-1-A  
CANYON ACRES SUBDIVISION  
FILED: 3-21-2006  
(2006C, 89)

(861.19')  
861.59'

689.74'

799.77'  
(799.47')

TRACT C-1  
CANYON ACRES SUBDIVISION  
FILED: 2-23-1978  
(B14, 78)

2 STORY HOTEL

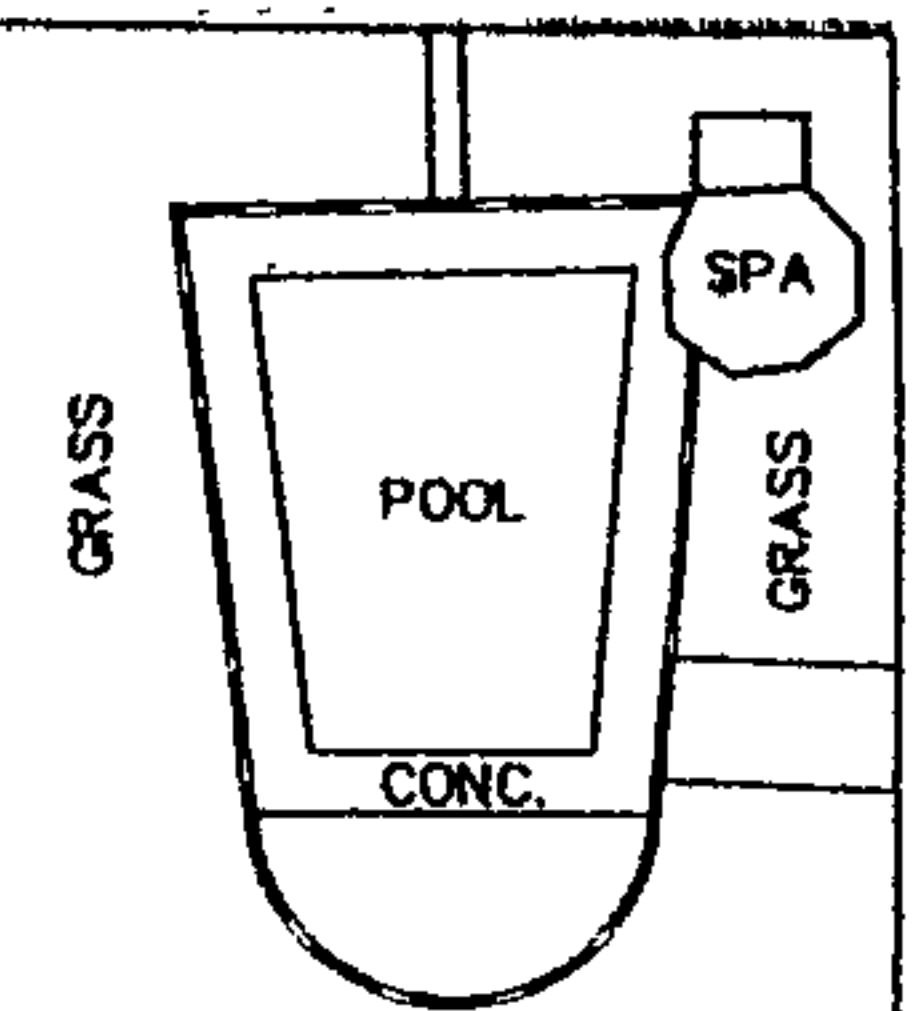
TRACT D-1

7.0' PNM & M.S.T. & T. EASEMENT  
FILED: 05-14-74  
VOL. MISC. 366, FOLIO 928

TRACT E-2-A  
CANYON ACRES SUBDIVISION  
FILED: 3-21-2006  
(2006C, 89)

(N 00°08'00" E)  
N 00°07'40" E

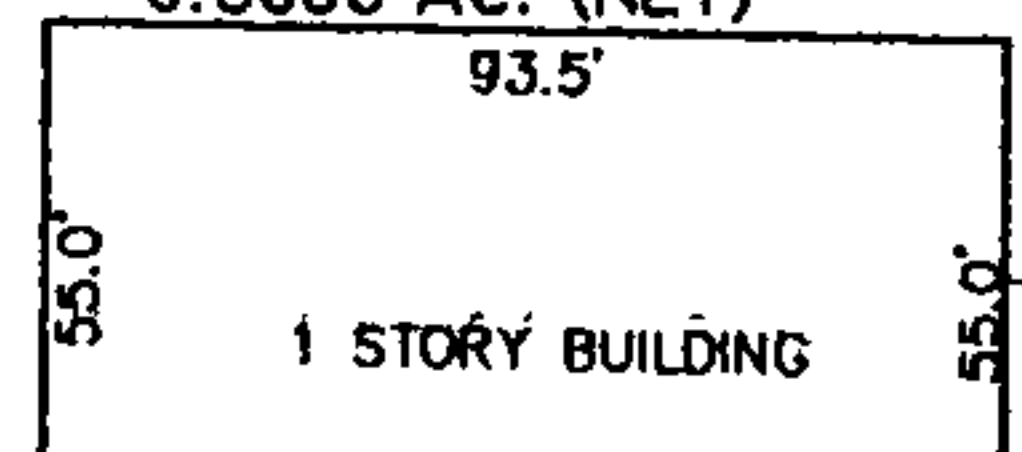
S 00°08'00" W



GAZEBO

S 89°39'48" E  
186.11'  
TRACT D-1-B  
0.7827 AC. (GROSS)  
0.6536 AC. (NET)

TRACT C  
CANYON ACRES SUBDIVISION  
FILED: 2-23-1978  
(B14, 78)



30.0' RECIPROCAL  
& PARKING EASEMENT  
FILED: 01-12-88  
BK. MISC. 576A, PG. 809

5.5' SIDEWALK

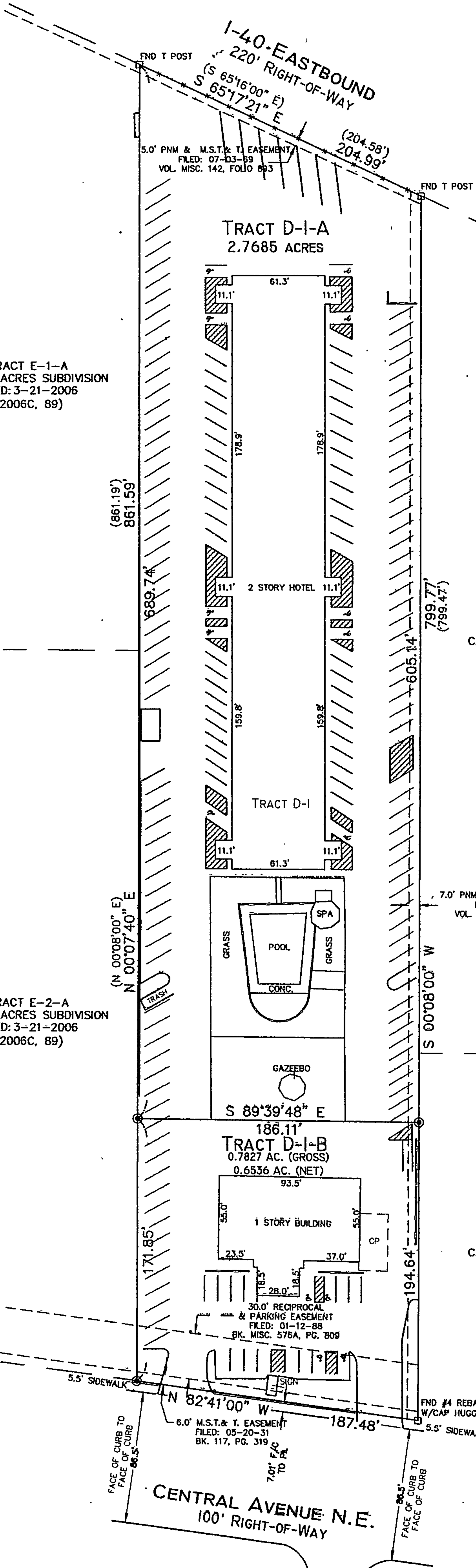
N 82°41'00" W  
6.0' M.S.T. & T. EASEMENT  
FILED: 05-20-31  
BK. 117, PG. 319

FND #4 REBAR  
W/CAP HUGG  
5.5' SIDEWALK

CENTRAL AVENUE N.E.  
100' RIGHT-OF-WAY

FACE OF CURB TO  
FACE OF CURB  
86.5'

FACE OF CURB TO  
FACE OF CURB  
86.5'



TRACT E-1-A  
CANYON ACRES SUBDIVISION  
FILED: 3-21-2006  
(2006C, 89)

TRACT E-2-A  
CANYON ACRES SUBDIVISION  
FILED: 3-21-2006  
(2006C, 89)

TRACT C-1  
CANYON ACRES SUBDIVISION  
FILED: 2-23-1978  
(B14, 78)

TRACT C  
CANYON ACRES SUBDIVISION  
FILED: 2-23-1978  
(B14, 78)

I-40-EASTBOUND  
220' RIGHT-OF-WAY  
S 65°16'00" E  
S 65°17'21" E

5.0' PNM & M.S.T. & T. EASEMENT  
FILED: 07-03-69  
VOL. MISC. 142, FOLIO 893

TRACT D-I-A  
2.7685 ACRES

2 STORY HOTEL

TRACT D-I

GRASS POOL SPA  
CONC.

GAZEBO

TRACT D-I-B  
0.7827 AC. (GROSS)  
0.6536 AC. (NET)

1 STORY BUILDING

30.0' RECIPROCAL  
& PARKING EASEMENT  
FILED: 01-12-88  
BK. MISC. 576A, PG. 808

CENTRAL AVENUE N.E.  
100' RIGHT-OF-WAY

(861.19')  
861.59'

(N 00°08'00" E)  
N 00°07'40" E

FND T POST

FND T POST

799.77'  
(799.47')

7.0' PNM & M.S.T. & T. EASEMENT  
FILED: 05-14-74  
VOL. MISC. 366, FOLIO 928

S 00°08'00" W

FND #4 REBAR  
W/CAP HUGG

FACE OF CURB TO  
FACE OF CURB  
86.5'

FACE OF CURB TO  
FACE OF CURB  
86.5'

6.0' M.S.T. & T. EASEMENT  
FILED: 05-20-31  
BK. 117, PG. 319

5.5' SIDEWALK

5.5' SIDEWALK

N 82°41'00" W

187.48'

7.0' F.A.C.  
TO F.A.C.

171.85'

689.74'

605.14'

194.64'

187.48'

187.48'