



Complete
9-10 vs

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.: 10DRB-70269

Project # 1008498

Project Name: *Juan Tabo Hills Unit 1*

Agent: *Alpha Professional Surveying Inc.*

Phone No.:

Your request was approved on 9-15-10 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: _____

JS

PLANNING (Last to sign): *- 50 ft wide lot or variance*

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.**

0/6

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 15, 2010
DRB Comments**

ITEM # 5

PROJECT # 1008498

APPLICATION # 10-70269

RE: Lots 12 & 13, Juan Tabo Hills, Unit 1

This site is zoned R-D, and in addition to on-site open space requirements it is subject to the controls of the R-1 zone; minimum lot width is 50 feet and minimum lot area is .1148 acre (minimum open space per lot is .0551 acre).



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

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

3. **Project# 1008256**
10DRB-70268 EPC APPROVED SDP
FOR BUILD PERMIT
10DRB-70266 VACATION OF PRIVATE
EASEMENT
10DRB-70267 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- BRASHER AND LORENZ INC agent(s) for SURESH A PATEL request(s) the above action(s) for all or a portion of Lot(s) 6-13 & Y, zoned C-2, located on CENTRAL AVE NE BETWEEN GENREAL HODGES NE AND GENERAL STILWELL NE containing approximately 1.0543 acre(s). (K-20) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS AND TO PLANNING FOR CASE PLANNER INITIALS. THE PRELIMINARY/FINAL PLAT WAS APPROVED. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO THE PLANNING DEPARTMENT.**

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

4. **Project# 1004675**
10DRB-70265 EXT OF SIA FOR TEMP
DEFR SDWK CONST
- KCRW PROPERTIES LLC agent(s) for KCRW PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 23,24,13-16,46-54, 57-61, 30-33, 13-17, 20-23, Block(s) A & B, **VISTA DEL LA LUZ** zoned SU-1 PRD, located on COORS BLVD NW AND SEVILLE NW (F-11) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
5. **Project# 1008498**
10DRB-70269 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- ALPHA PROFESSIONAL SURVEYING INC agent(s) for HOMES BY KIM BROOKS INC request(s) the above action(s) for all or a portion of Lot(s) 12 & 13, Block(s) 17, **JUAN TABO HILLS UNIT 1 Unit(s) 1**, zoned R-D, located on SMARTY JONES ST SE BETWEEN GALLANT FOX RD SE AND SIR BARTON SE containing approximately .2652 acre(s). (M-22) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 50 FT. WIDE LOT OR VARIANCE.**

HEARING DATE (9-15-10) (PjF)

8498

DXF Electronic Approval Form

DRB Project Case #: 1008498

Subdivision Name: JUAN TABO HILLS UNIT 1 BLOCK 17 LOTS 12A & 13A

Surveyor: GARY E GRITSKO

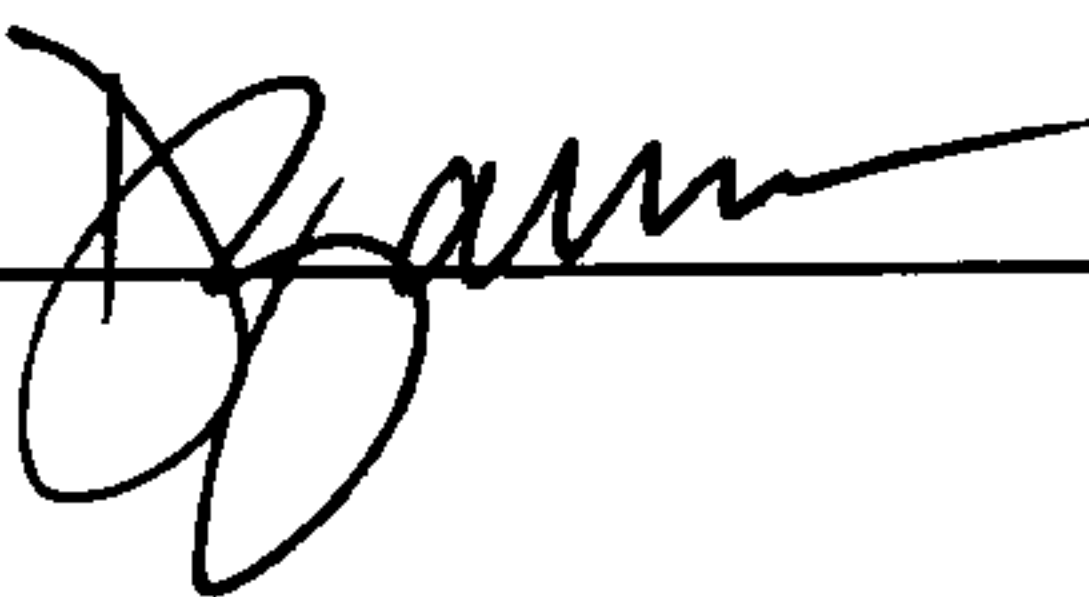
Contact Person: GARY E GRITSKO

Contact Information: 892-1076

DXF Received: 9/10/2010

Hard Copy Received: 9/10/2010

Coordinate System: NMSP Grid (NAD 27)


Approved

09-10-2010
Date

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

AGIS Use Only

Copied fc **8498** to agiscov on **9/10/2010** Contact person notified on **9/10/2010**

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

09/07/2010 Issued By: E08375 86803

Permit Number: 2010 070 269 **Category Code 910**

Application Number: 10DRB-70269, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: SMARTY JONES ST SE BETWEEN GALLANT FOX RD SE AND SIR BARTON SE

Project Number: 1008488

Applicant
HOMES BY KIM BROOKS INC

Agent / Contact
Alpha Professional Surveying Inc

PO BOX 90925
ALBUQUERQUE NM 87199
792-5439

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

9/7/2010 11:50AM LOC: ANNX
WS# 006 TRANSH 0015
RECEIPT# 00124585-00124585
PERMITH 2010070269 TRSASR
Trans Amt \$305.00
Conflict Manaq. Fee \$20.00
DRB Actions \$285.00
CA \$305.00
CHANGE \$0.00

Thank You



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.: 10DRB-70269

Project # 1008498

Project Name: Juan Tabo Hills Unit 1

Agent: Alpha Professional Surveying Inc.

Phone No.: _____

Your request was approved on 9-15-10 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): - 50 ft wide lot or variance

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

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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.**

0/2



Sarah Gibson <sargib@gmail.com>

RE: Lots 12-A & 13-A, Block 17, Juan Tabo Hills, Unit 1

1 message

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

Mon, Sep 13, 2010 at 9:16 AM

Sarah:

The above mentioned plat does not require a PNM signature as it will not vacated or dedicate new easement. We are okay with out signing it.

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



Sarah Gibson <sargib@gmail.com>

Project No. 1008498

1 message

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

Fri, Sep 10, 2010 at 9:47 AM

To: gary@alphaprourveying.com

Cc: sargib@gmail.com

The .dxf file for Project No. 1008498 (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



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: 891-0471
 CITY: Brio Rancho STATE NM ZIP 87174 E-MAIL: _____

APPLICANT: Homes by Kim Brooks Inc, Kim Brooks PHONE: 792-5439
 ADDRESS: P.O. Box 90925 FAX: _____
 CITY: ALBU STATE NM ZIP 87199 E-MAIL: _____

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

DESCRIPTION OF REQUEST: ADJUST A LOT LINE BETWEEN 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 12 & 13 Block: 17 Unit: 1
 Subdiv/Addn/TBKA: Juan Tabo Hills, Unit 1
 Existing Zoning: R-1D Proposed zoning: N/A MRGCD Map No N/A
 Zone Atlas page(s): M-22-2 UPC Code: 1-022-055-038-179-31724
1-022-055-041-175-31723

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 # 1004073

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 0.2652 AC.
 LOCATION OF PROPERTY BY STREETS: On or Near: 1847 & 1851 Smarty Jones St. SE
 Between: _____ and _____

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

SIGNATURE Gary E. Gritsko DATE Sept 7, 2010
 (Print) GARY E. GRITSKO 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 - 70269</u>	<u>P&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 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>Sept. 15, 2010</u>				Total <u>\$ 305.00</u>

9-7-10

Project # 1008498

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.

SARAH GIBSON
Applicant name (print)
Sarah Gibson 9.07.10
Applicant signature / date

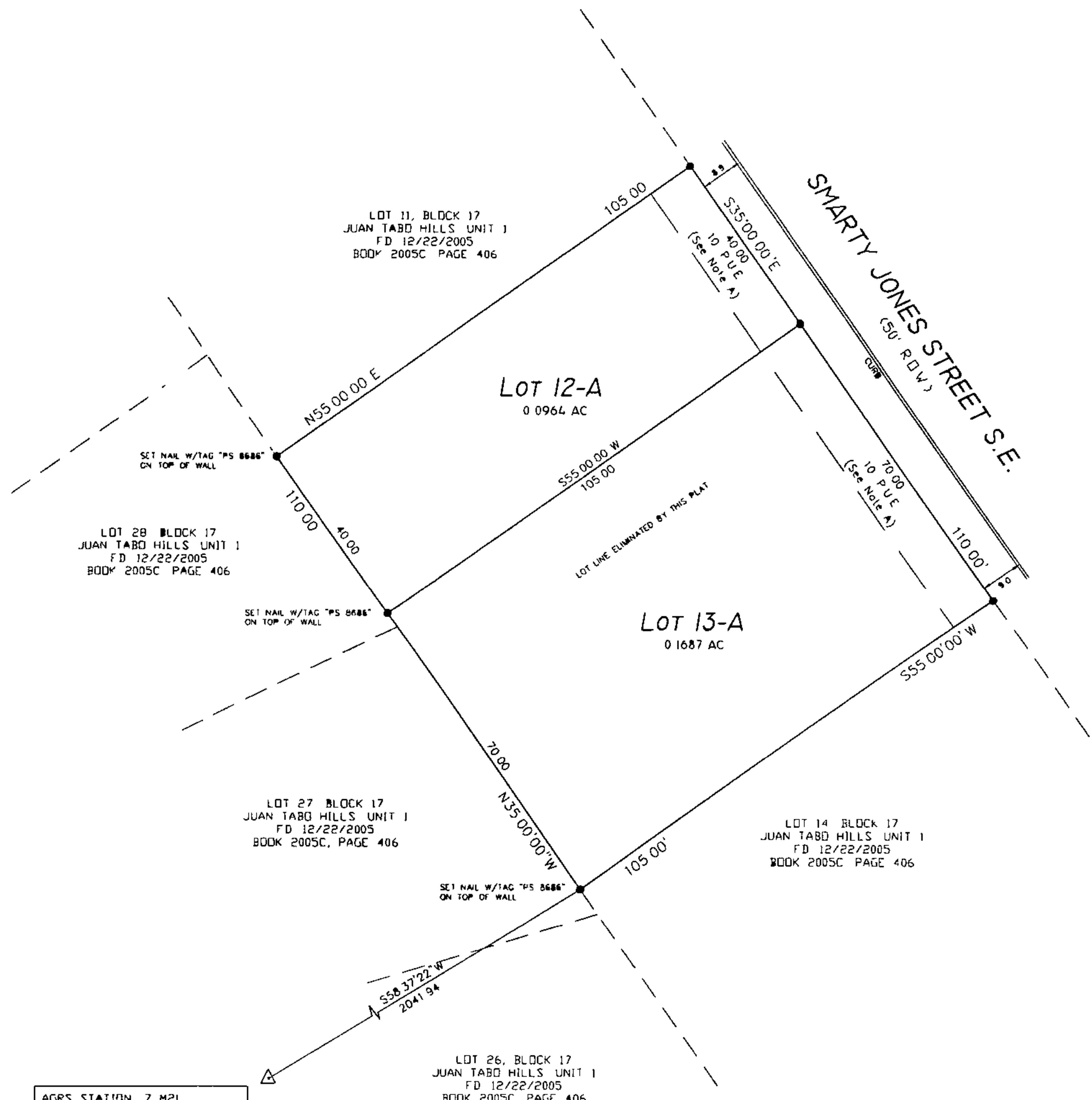


Form revised **October 2007**

[Signature] 9-7-10
Planner signature / date
Project # 1008498

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
10DRB - 70209

PLAT OF
 LOTS 12-A & 13-A, BLOCK 17
 JUAN TABO HILLS, UNIT 1
 in Section 34, T10N, R4E, NMPM
 City of Albuquerque
 Bernalillo County, New Mexico
 August 2010



NOTE SOLAR RESTRICTIONS

No property within the area of requested final plat shall at any time be subject to a deed restriction, 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 for subdivision

EASEMENT NOTES

A. 10' Public Utility Easements granted by the plat of Juan Tabo Hills, Unit 1, recorded on December 22, 2005 in Bk. 2005C, Pg. 406

SUBDIVISION NOTES

- 1 BEARINGS ARE BASED ON THE PLAT OF JUAN TABO HILLS, UNIT 1, FILED 12/22/2005 IN BK. 2005C, PG. 406 AND ARE NEW MEXICO STATE PLANE GRID (CENTRAL ZONE) (NAD 83)
- 2 RECORD BEARINGS AND DISTANCES ARE IN PARENTHESIS () WHERE RECORD DATA DIFFERS FROM MEASURED DATA.
- 3 DISTANCES ARE GROUND DISTANCES IN US FEET
- 4 PLAT SHOWS ALL EASEMENTS OF RECORD
- 5 GROSS AREA 0.2652 ACRE, MORE OR LESS
- 6 NUMBER OF EXISTING LOTS 2
- 7 NUMBER OF LOTS CREATED 2

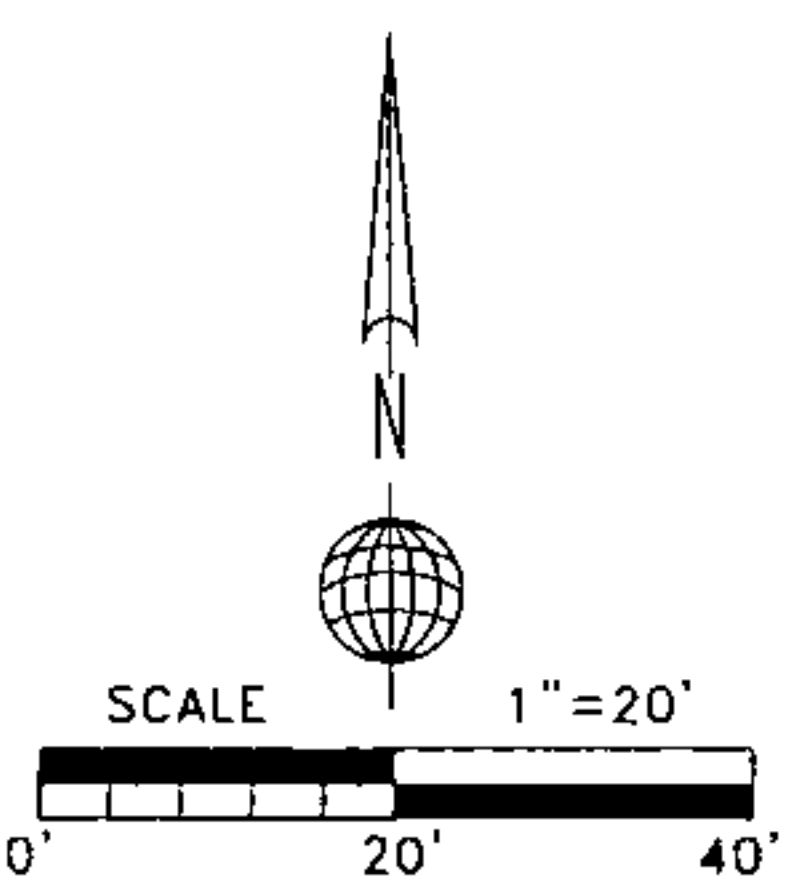
FLOOD NOTE

The property shown hereon is located in Zone X, (areas determined to be outside the 0.2% annual chance flood plain), according to the Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0367G, effective date September 26, 2008

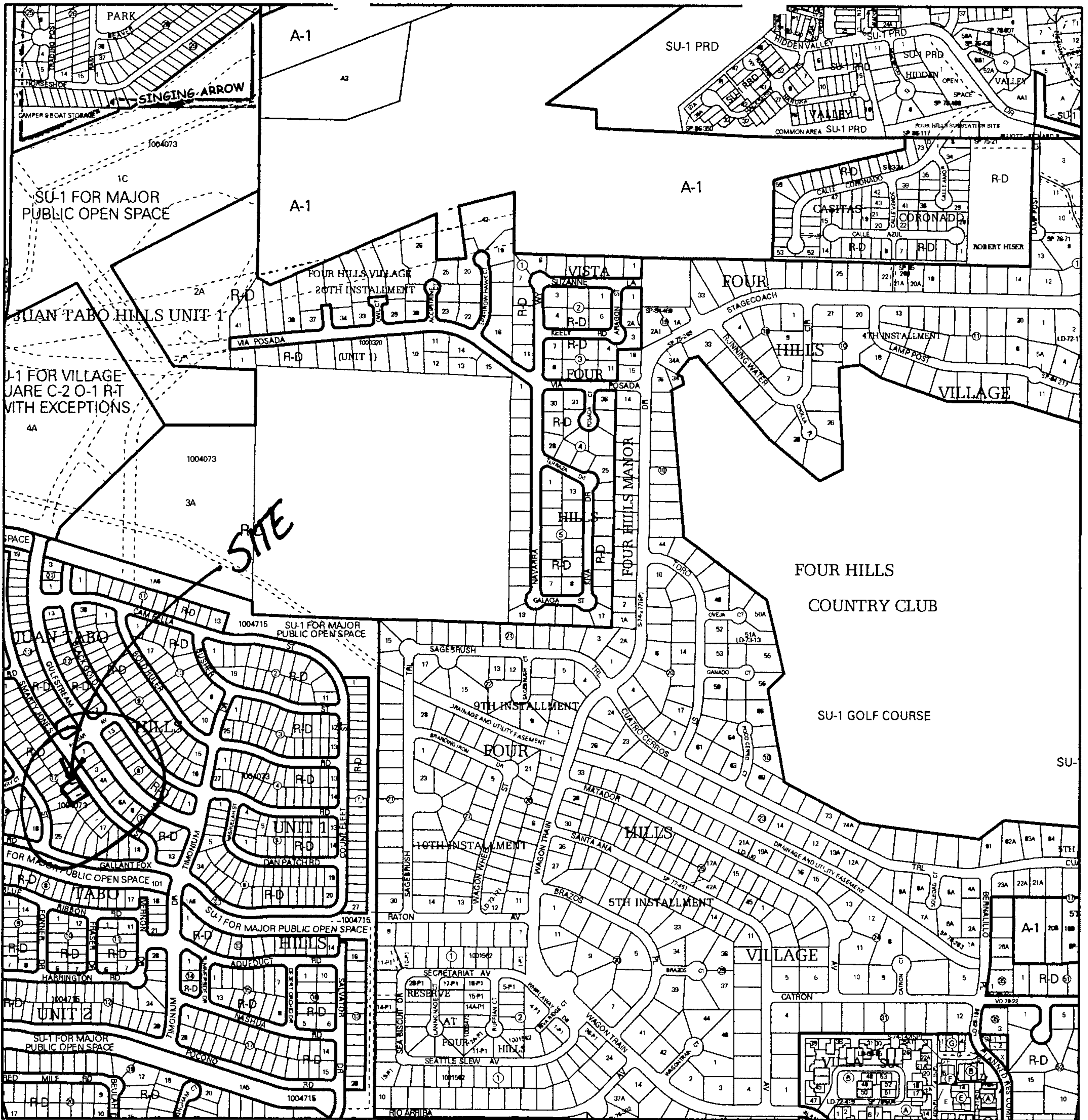
AGRS STATION 7-M21
 NM STATE PLANE COORDINATES
 N=1471683.328 E=1559637.958
 CENTRAL ZONE (NAD 83)
 S-G FACTOR: 0.999648202
 MAPPING ANGLE -0°09'17.90"

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP, STAMPED "CRITSKD L58686" UNLESS OTHERWISE NOTED



ALPHA PROFESSIONAL SURVEYING, INC.
 P O BOX 46316, RIO RANCHO, NEW MEXICO 87174
 PHONE (505) 892-1076 FAX (505) 891-0471
 DRAWN BY CS FILE NO 10-099



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

AGIS
Albuquerque Geographic Information System

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-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

Alpha Professional Surveying Inc.
P.O. Box 46316
Rio Rancho, New Mexico 87174
Office (505) 892-1076
Fax (505) 891-0471
e-mail: Gary@AlphaProSurveying.com

September 7, 2010

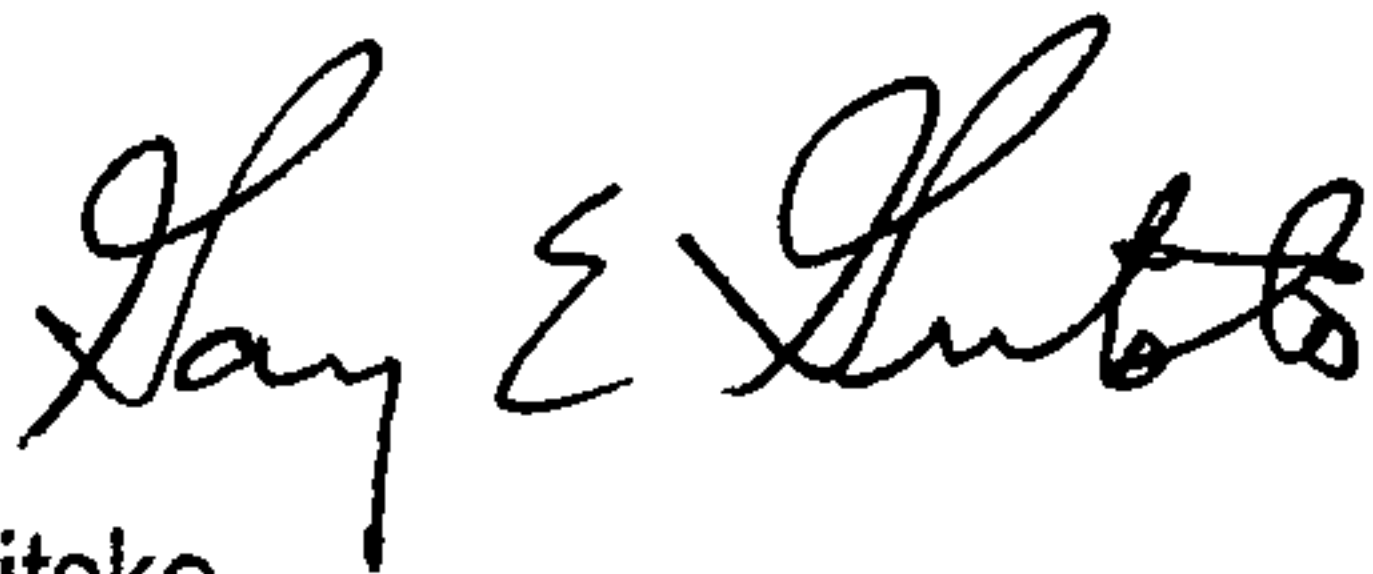
City of Albuquerque Planning Department
Development Review Board
600 Second St. NW
Albuquerque, New Mexico 87103

RE: Plat of Lots 12-A & 13-A, Block 17, Juan Tabo Hills Unit 1

The purpose of the above referenced plat is to adjust the lot line between two existing lots, resulting in two new lot sizes. Both of these existing lots are currently vacant.

If you have any questions, please contact us at the above numbers.

Sincerely,

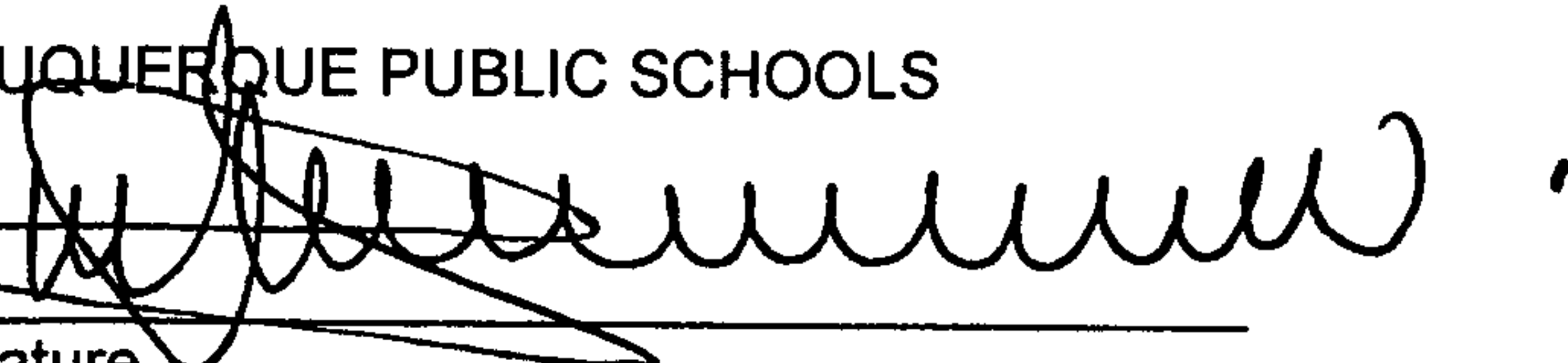


Gary E. Gritsko
NMPS No. 8686

**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 12-A and 13-A, Block 17, Juan Tabo Hills Unit 1 which is zoned as R-D, on August 30, 2010 submitted by Kim Brooks, Homes by Kim Brooks, 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) is adjusting the lot lines between original lots 12 and 13. This will result in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

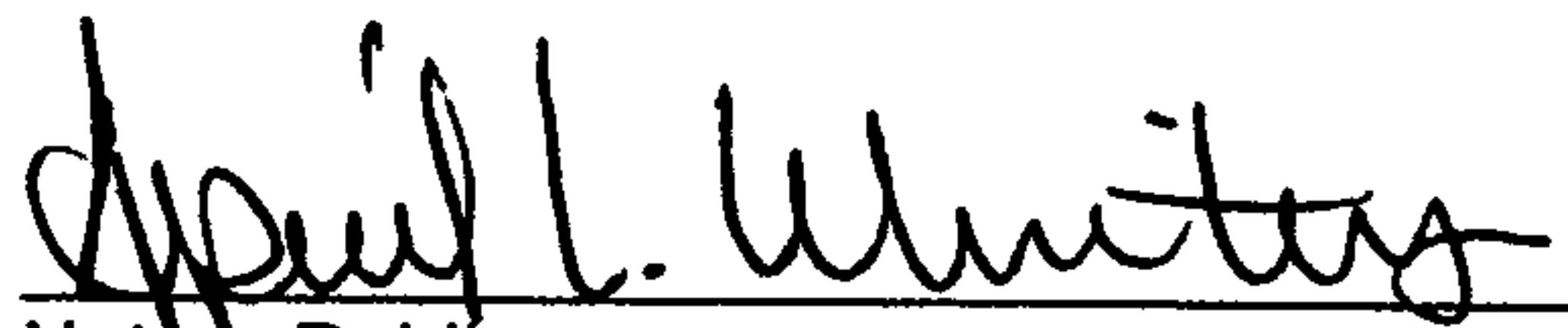

By _____
Signature

Lizito Wijenje, Director Capital Master Plan
Name (printed or typed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on August 30, 2010, by Lizito Wijenje as Director, CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)



Notary Public

My commission expires: May 18, 2011

