

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 #: 1008961 Application #: 11DRB-70338
Project Name: Tracts 28-B-7-A
Agent: SBS Construction Phone #:

Your request was approved on 1-25-12 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): require Vicinity Map with larger font size

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.

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Project Name: Tracts 28-B-7-A
Agent: SBS Construction Phone #:

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- TRANSPORTATION:
- ABCWUA:
- CITY ENGINEER / AMAFCA:
- PARKS / CIP:
- PLANNING (Last to sign): larger font on vicinity map


PLATS:

- 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.


ALL SITE PLANS:

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


8. **Project# 1008766**
11DRB-70337 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
PRECISION SURVEYS INC agent(s) for BELL CAPITAL, LLC request(s) the above action(s) for all or a portion of Lot(s) 4A, **DEL NORTE PLAZA** zoned SU-2 IP, located on HOLLY BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approx. 1.443 acre(s). (C-18) **DEFERRED TO 12/14/11 AT THE AGENT'S REQUEST.**
9. **Project# 1008961**
11DRB-70338 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
SBS CONSTRUCTION , LLC agent(s) for ANDRE AND BEVERLY CHACON request(s) the above action(s) for all or a portion of Tract(s) 28-B-7-A, zoned RA-2, located on LOS ANAYAS NW BETWEEN GABALDON RD NW AND LOS LUCEROS NW containing approximately .7168 acre(s). (G-12) **DEFERRED TO 1/18/12 AT THE AGENT'S REQUEST.**
10. **Project# 1009038**
11DRB-70326 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
CARTESIAN SURVEYS INC agent(s) for GARDNER ZEMKE COMPANYU request(s) the above action(s) for all or a portion of Lot(s) A-1, Block(s) A, **INTERSTATE INDUSTRIAL TRACT UNIT 1 Unit(s) 1**, zoned M-1, located on 6821 ACADEMY PARKWAY WEST BETWEEN ACADEMY PARKWAY NORTH AND ACADEMY PARKWAY SOUTH containing approximately 6.312 acre(s). (E-16 & 17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE, AGIS DXF, PUBLIC SEWER EASEMENT AND TO RECORD.**
11. **Project# 1009053**
11DRB-70334 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
WAYJOHN SURVEYING INC agent(s) for RONALD , BERNADINE, JASON PAIZ request(s) the above action(s) for all or a portion of Lot(s) 19-24, Block(s) 39, **RIDGECREST ADDITION** zoned R-3, located on ON GIBSON BETWEEN JACKSON & TRUMAN containing approximately .9203 acre(s). (L-717) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 30 FT. RADIUS.**
12. **Project# 1009056**
11DRB-70336 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
SURV-TEK INC agent(s) for DR HORTON, INC request(s) the above action(s) for all or a portion of Lot(s) 6 P-1 AND 114 P-1, **LOTS 6-1 P-1 AND 114-A P-1, TAOS AT THE TRAILS UNIT 2 Unit(s) 2**, zoned R-D, located on TREELINE AVE NW OAKRIDGE ST NW AND UNIVERSE BLVD NW containing approximately .0158 acre(s). (C-9) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.**

3. **Project# 1002632**
12DRB-70013 MAJOR - FINAL PLAT
APPROVAL 


TIERRA WEST LLC agent(s) for FLASH RESOURCES, LLC request(s) the above action(s) for all or a portion of Tract(s) 2, 3, & 7, **BLK LAND PLAT OF SUNDANCE ESTATES** zoned R-LT, located on UNSER BLVD NE BETWEEN PARADISE BLVD NW AND PASEO DEL NORTE NW (B-10 & 11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO >>>>**

4. **Project# 1002739**
12DRB-70005 EXT OF SIA FOR TEMP
DEFR SDWK CONST 


MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS Unit(s) 2**, zoned R-D, located on 118TH BETWEEN DENNIS CHAVEZ AND GIBSON containing approximately 24.07 acre(s). (N-8) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

5. **Project# 1004715**
12DRB-70006 EXT OF SIA FOR TEMP
DEFR SDWK CONST 

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Block(s) 19, 20, Tract(s) 1-A-4, **JUAN TABO HILLS Unit(s) 2**, located on POCONO BETWEEN SALVATOR AND MAYWOOD containing approximately 82.9917 acre(s). (M-21&22) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

6. **Project# 1008961**
11DRB-70338 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

SBS CONSTRUCTION , LLC agent(s) for ANDRE AND BEVERLY CHACON request(s) the above action(s) for all or a portion of Tract(s) 28-B-7-A, zoned RA-2, located on LOS ANAYAS NW BETWEEN GABALDON RD NW AND LOS LUCEROS NW containing approximately .7168 acre(s). (G-12) **DEFERRED TO 1/25/12 AT THE AGENT'S REQUEST.**

7. **Project# 1006007**
12DRB-70010 EXT OF MAJOR
PRELIMINARY PLAT 

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **MESA DEL SOL INNOVATION PARK** zoned PC, located on UNIVERSITY BLVD SE BETWEEN AVEDON DR SE AND ARBUS DR SE containing approximately 21.8 acre(s). (R-15, 16 AND S-15, 16) **DEFERRED TO 1/25/12 AT THE AGENT'S REQUEST.**




8. **Project# 1008435**
11DRB-70270 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

JACKS HIGH COUNTRY INC agent(s) for WILLIAM E GALBRETH LAND DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) N-7-A, **TANOAN ADDITION** zoned R-D, located on SAN ANTONIO BETWEEN TRAMWAY AND SOUVGNON containing approximately 6.8328 acre(s). (E-22) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

3. **Project# 1001206**
12DRB-70002 MINOR - SDP FOR
BUILDING PERMIT
- TARA ROTHERWELL-CLARK agent(s) for WELLS FARGO CORPORATE PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 3G2, **BLACK FIELD RANCH** zoned SU-1, located on SE CORNER OF COORS AND IRVING containing approximately .578 acre(s). (C-13) [Deferred from 1/11/12] **DEFERRED TO 2/1/12 AT THE AGENT'S REQUEST.**

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

4. **Project# 1004034**
12DRB-70015 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 
- SOUDER, MILLER & ASSOCIATES, LLC agent(s) for SW JUAN TABO request(s) the above action(s) for all or a portion of Block(s) 101, Tract(s) A, **BRENTWOOD HILLS**, zoned C-2, located on SE CORNER OF JUAN TABO AND CANDELARIA containing approximately 7.41 acre(s). (H-22) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
5. **Project# 1008961**
12DRB-70016 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS
11DRB-70338 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 
- SBS CONSTRUCTION, LLC agent(s) for ANDRE AND BEVERLY CHACON request(s) the above action(s) for all or a portion of Tract(s) 28-B-7-A, zoned RA-2, located on LOS ANAYAS NW BETWEEN GABALDON RD NW AND LOS LUCEROS NW containing approximately 0.7168 acre(s). (G-12)[Deferred from 12/7/11, 1/18/12] **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LARGER FONT ON VICINITY MAP. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.**
6. **Project# 1006007**
12DRB-70010 EXT OF MAJOR
PRELIMINARY PLAT
- BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **MESA DEL SOL INNOVATION PARK** zoned PC, located on UNIVERSITY BLVD SE BETWEEN AVEDON DR SE AND ARBUS DR SE containing approximately 21.8 acre(s). (R-15, 16 AND S-15, 16) [Deferred from 1/18/12]
7. **Project# 1008589**
12DRB-70001 AMENDMENT TO
PRELIMINARY PLAT 
- ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 15 & 16 AND PORTION OF 18, Block(s) 1, Tract(s) 2, UNIT 3, **NORTH ALBUQUERQUE ACRES** zoned R-D/7 DU/AC, located on WYOMING BETWEEN EAGLE ROCK AND MODESTO containing approximately 2.1 acre(s). (C-19) [Deferred from 1/11/12]

Mr. Jack Cloud, DRB Chairman
Planning Department
Plaza del Sol Building
600 2nd St. NW
Albuquerque, NM 87102

November 30, 2011

Attention: Mr. Cloud

As the legal property owner of 3027 Los Anayas NW, Albuquerque, NM 87104, I am
requesting a DEFERRAL DATE from December 7, 2011 to January 18, 2012 on
PROJECT #1008961.

I CAN BE CONTACTED AT 505-242-3413 or 3027 Los Anayas NW, Albuquerque,
NM 87104

Thank-you,

Beverly Chacon
Beverly Chacon

cc: file
attorney

BC

Deferral Date from: Dec. 7, 2011
to Jan 18, 2012



Ms. Beverly Chacon
3027 Los Anayas Rd. NW
Albuquerque, NM 87104

Mr. Jack Cloud, DRB Chairman
Planning Department
Plaza del Sol Building
600 2nd St. NW
Albuquerque, NM
87102

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
SECOND JUDICIAL DISTRICT

ANDRE CHACON,

Plaintiff,

vs.

D-202-CV-2008-06562

BEVERLY CHACON,

Defendant.

ORDER GRANTING MOTION TO ENFORCE SETTLEMENT

THIS MATTER coming before the Court on Defendant's Motion to Enforce Settlement; the matter having been briefed by the Defendant and the Plaintiff having not responded, oral argument having been heard on July 12, 2011, and the Court being fully advised in the premises.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

Defendant's Motion is granted, and the parties will meet the following benchmarks in order to achieve a Closing, as further described in the Settlement Agreement, no later than seven (7) weeks from the date of this signed Order. Plaintiff will present to the Defendant a proposed survey consistent with the terms of the Settlement Agreement within one (1) week from the date of this Order. The parties will agree to a final survey no later than two (2) weeks from the date of this Order. The Plaintiff will obtain all necessary final approvals of the lot split, as further described in the Settlement Agreement, no later than six (6) weeks from the date of this Order. The parties will reach an agreement as to all additional liens, as further described in Paragraph 3(c) of the Settlement Agreement, no later than the date of Closing, and the parties will

file Chacon
ENDORSED
FILED IN MY OFFICE THIS

JUL 29 2011

Quanita M. Duran
CLERK DISTRICT COURT

DAWNIA M. MARTIN

hold the Closing as set forth in the Settlement Agreement, no later than seven (7) weeks from the date of this Order.

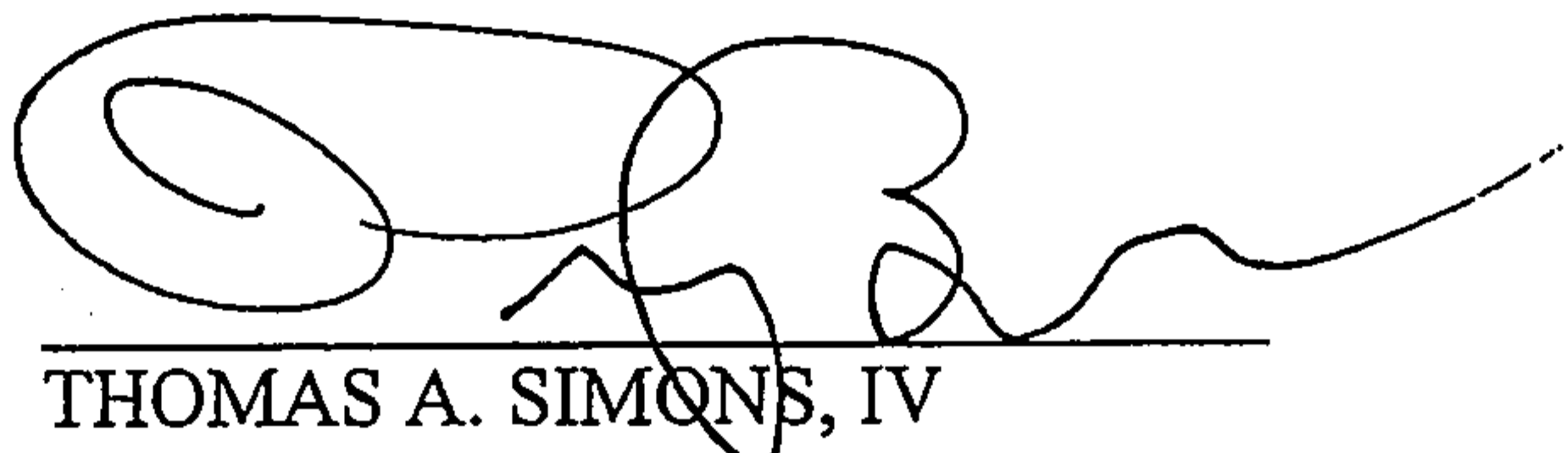
Furthermore, this Order serves only to set deadlines for actions required in the Settlement Agreement, and in the event the terms of this Order vary or contradict the Settlement Agreement in any way, the terms of the Settlement Agreement shall control.

THERESA BACA

The Honorable Theresa Baca
Second Judicial District Court Judge

Submitted By:

THE SIMONS FIRM, LLP



THOMAS A. SIMONS, IV
FRIEDA SIMONS BURNES
Post Office Box 5333
Santa Fe, New Mexico 87502-5333
(505) 988-5600

ALSO ENTITLED TO NOTICE:

Pete V. Domenici Jr.
320 Gold Avenue SW, Ste. 100
Albuquerque, NM 87102
(505) 883-6250

MODE = MEMORY TRANSMISSION START=FEB-18 17:11 END=FEB-18 17:13

FILE NO. =093

STN NO.	COMM.	ONE-TOUCH/ ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
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-DOMENICI LAW FIRM -

***** - 505 884 3424- *****

DOMENICI LAW FIRM, P.C.

ATTORNEYS AT LAW

320 Gold Avenue SW, Suite 1000
Albuquerque, New Mexico 87102

Pete V. Domenici, Jr.
pdomenici@domenicilaw.com

Charles N. Lakin
clakin@domenicilaw.com

Jeanne Cameron Washburn
jwashburn@domenicilaw.com

(505) 883-6250 Telephone
(505) 884-3424 Facsimile

Lorraine Hollingsworth
lhollingsworth@domenicilaw.com

FACSIMILE TRANSMISSION

DATE: 2/18/11

TO: Suan FAX: ~~801-5013~~

FAX: 897-4996

FAX: _____

FAX: _____

FROM: Pete V. Domenici, Jr., Esq.

RE: Udall Chacon

NO. PAGES INCLUDING COVER: 5

MESSAGE:

This facsimile contains CONFIDENTIAL INFORMATION which may also be LEGALLY PRIVILEGED and which is intended only for the use of the individual or entity named above. If the reader of the facsimile is not the intended recipient or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that you are in possession of confidential and privileged information. Any dissemination, distribution, copying of this facsimile is strictly prohibited. If you have received this facsimile in error, please immediately notify the sender by telephone (collect) and destroy your copy.

DOMENICI LAW FIRM, P.C.

ATTORNEYS AT LAW

320 Gold Avenue SW, Suite 1000
Albuquerque, New Mexico 87102

Pete V. Domenici, Jr.
pdomenici@domicilaw.com

Jeanne Cameron Washburn
jwashburn@domicilaw.com

(505) 883-6250 Telephone
(505) 884-3424 Facsimile

Charles N. Lakins
clakins@domicilaw.com

Lorraine Hollingsworth
lhollingsworth@domicilaw.com

FACSIMILE TRANSMISSION

DATE: 2/18/11

TO: Suan FAX: ~~804-3013~~

FAX: 897-4996

FAX: _____

FAX: _____

FROM: Pete V. Domenici, Jr., Esq.

RE: Michael Chacon

NO. PAGES INCLUDING COVER: 5

MESSAGE:

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Settlement Agreement

The parties agree as follows:

1. Andre shall have the property that is 95' from the east boundary of the lot and parallel thereto, except for the garage there shall be an offset as shown Exhibit A.

2. Andre shall retain a survey of the lot. Andre shall have at his expense and shall retain all approvals for the lot split at his expense.

3. As soon as the lot split is approved, there shall be a closing at which the parties mutually release (including Old Republic) and payments shall be made as follows:

(a) Andre shall pay 1/2 of outstanding property taxes and Old Republic shall pay 1/2 of said taxes.

(b) Andre shall pay 1/2 the 1/2m of approved educational Federal Credit Union mortgage balance and Old Republic shall pay the other 1/2 of said mortgage; ~~noting party 1/2m of approved~~

(c) ~~Andre shall pay any other items she is responsible for of or before closing. As soon as practicable, counsel~~

The Agrees that shall be contingent upon the parties reaching agreement as to the resolution of three items, if any. *RE*

4. Said clearing shall occur within 15 days of the date of approval of the last split.

5. On or before 3 months after closing Andre, at his own expense, shall determine the charge liability on his portion of the property and remain all debtors *RE*

6. On or before 6 months after closing Andre, at his own expense, shall build a credit book with 6" high and attached on both sides.

7. Upon clearing the lawsuit between the parties will be dismissed with prejudice.

Dated this 14th day of December, 2010

Andre Mason
Andre Mason

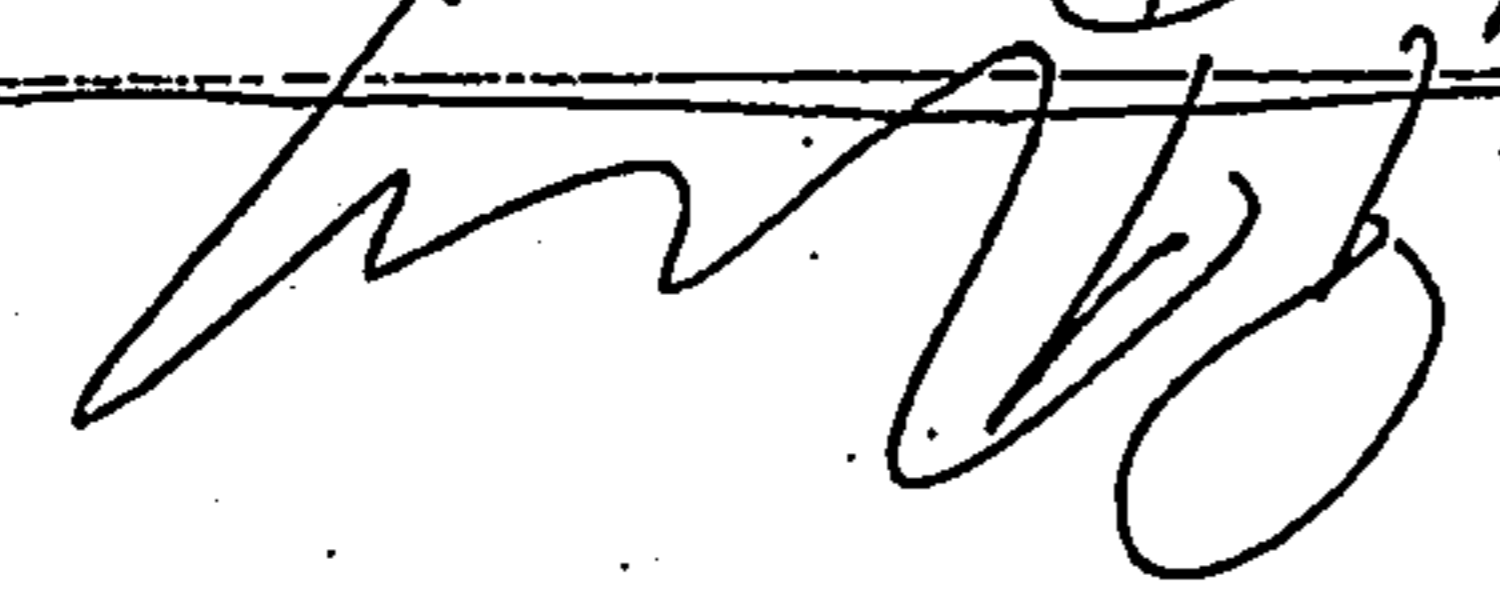
8. The decision is final.

Andre to ~~Andre~~ Andre, Bryan and Andre shall be as follows:

Andre, Bryan and Andre to Andre

Andre Mason
Andre Mason

Protect Baker on behalf of the Republic


Pete Bonner, Atty
for Andrew

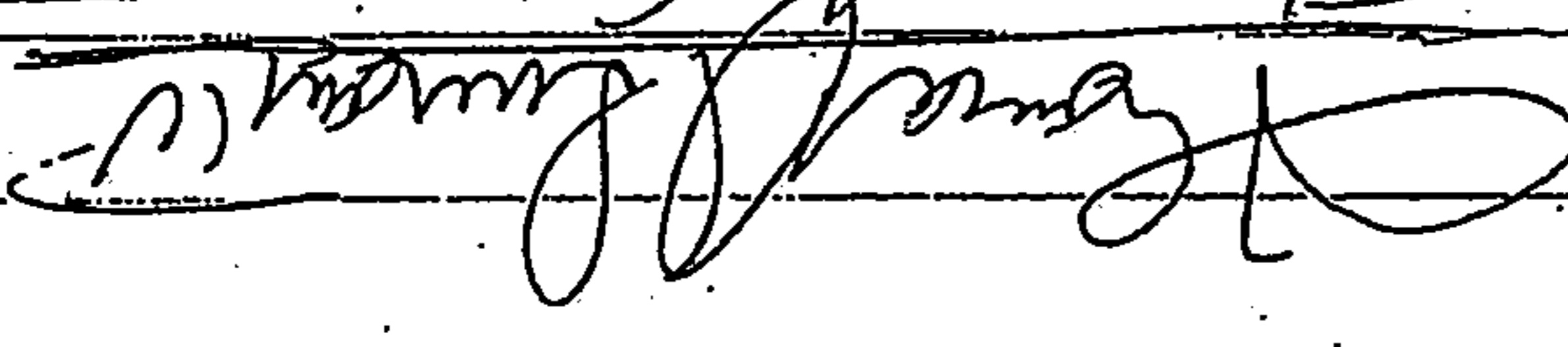
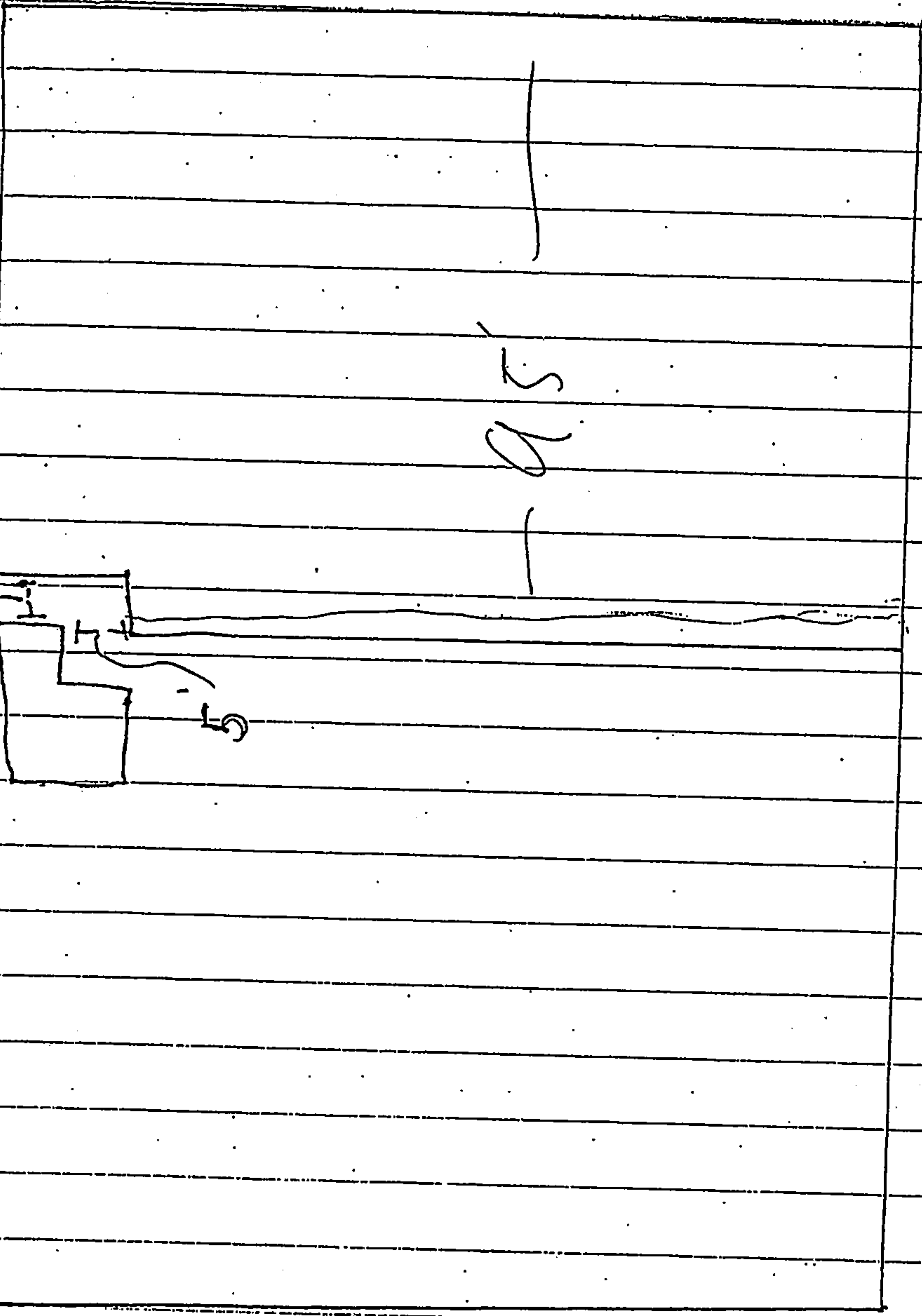
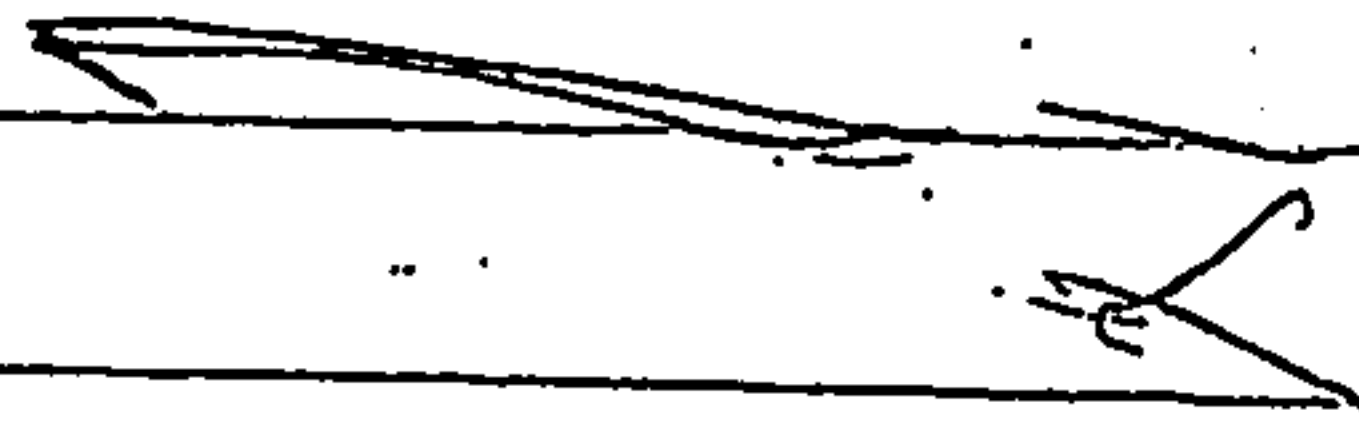

Thomas A. Simons IV
Atty for Beverly Chace
F. Will Wade
F. Will Wade
mediation

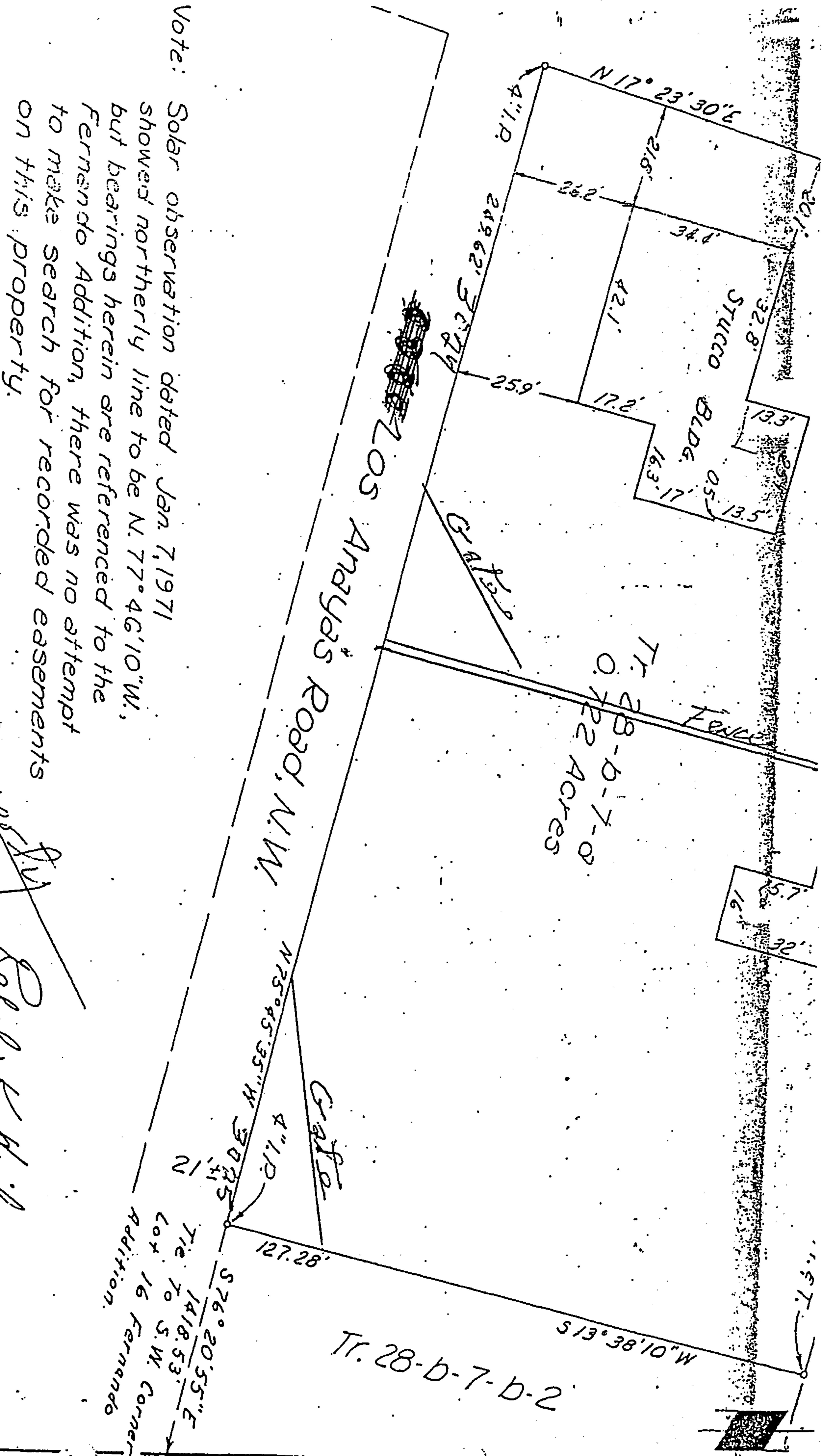
EXHIBIT A



6

C

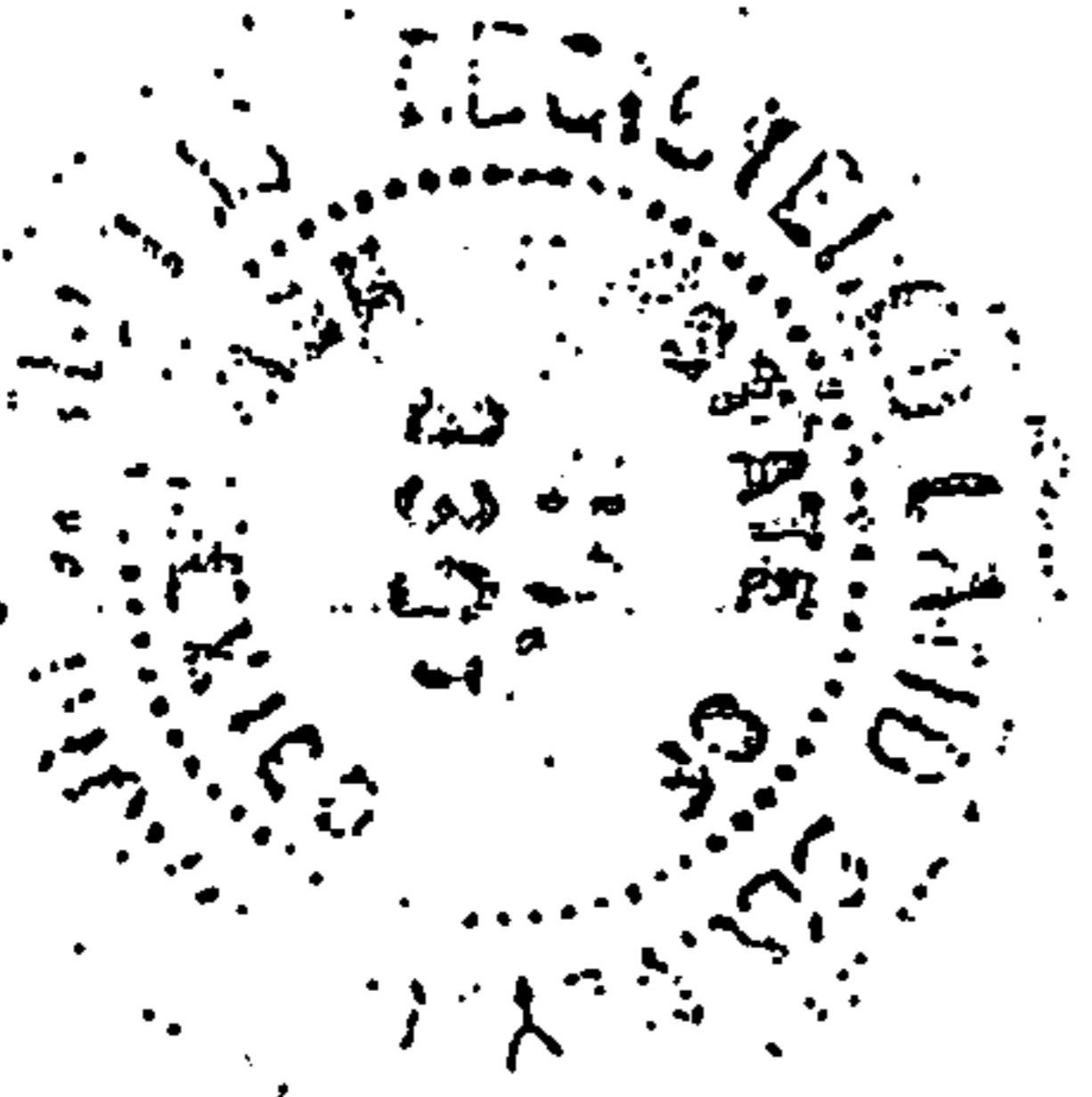
AS



Note: Solar observation dated Jan. 7, 1971 showed northerly line to be N. 77° 46' 10" W, but bearings herein are referenced to the Fernando Addition, there was no attempt to make search for recorded easements on this property.

Ralph K. Hicks
 Ralph K. Hicks
 N.M.L.S. No 3307
 Jan. 22, 1971
 Job No 71-1-1

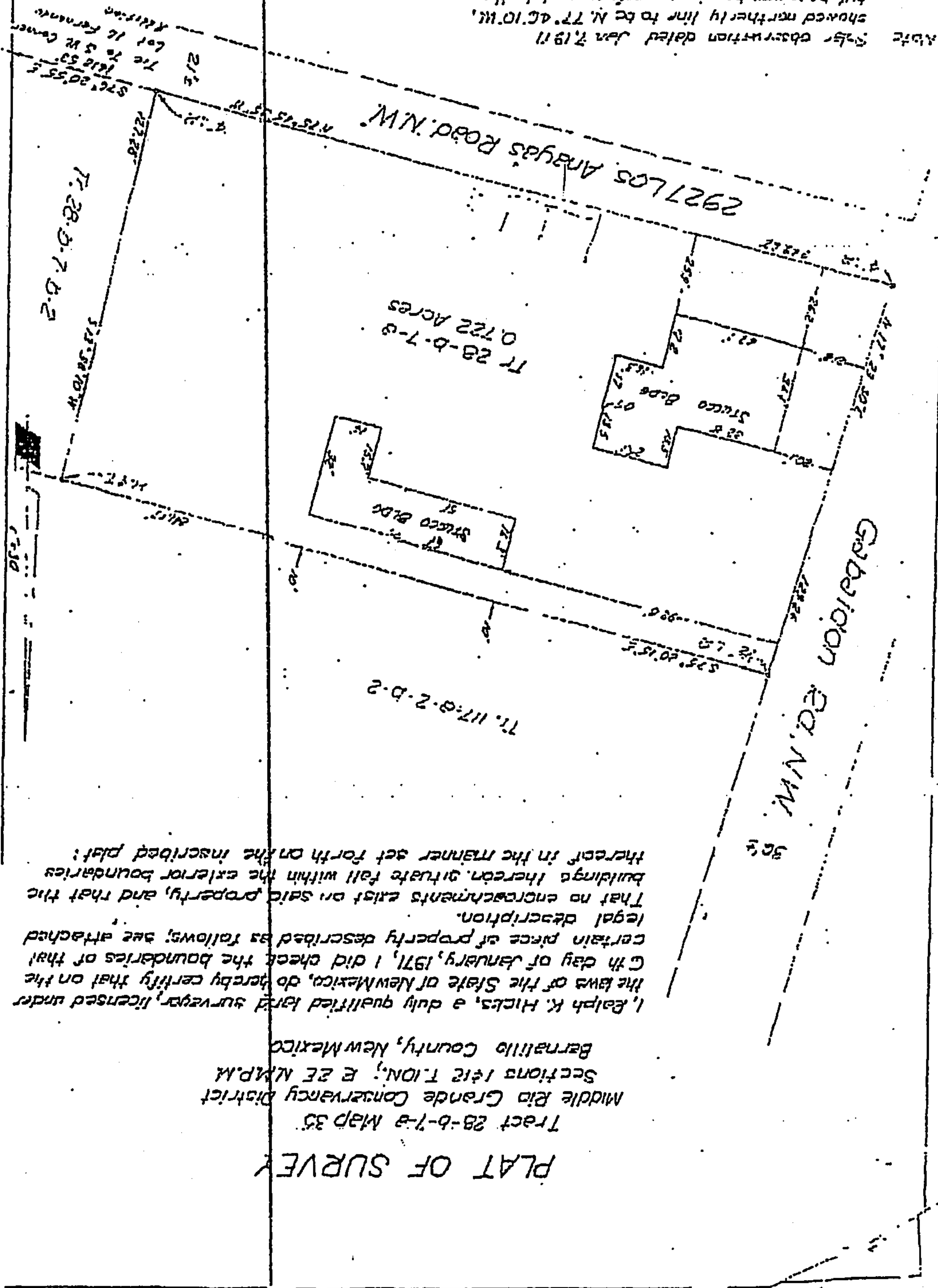
~~Richard F. Hicks
 Enw Area~~



Tract 28-b-7-a Map 35
 Middle Rio Grande Conservancy District
 Sections 1&2 T.10N.; E 2E N.M.P.M.
 Bernalillo County, New Mexico

PLAT OF SURVEY

I, Ralph K. Hicks, a duly qualified land surveyor, licensed under the laws of the State of New Mexico, do hereby certify that on the 6th day of January, 1971, I did check the boundaries of that certain piece of property described as follows; see attached legal description.
 That no encroachments exist on said property, and that the buildings thereon, if any, fall within the exterior boundaries thereof in the manner set forth on the inscribed plat;



Site observation dated Jan 7, 1971 showed northerly line to be N. 77° 46' 10" W., but bearings herein are referenced to the Meridian. In addition, there was no attempt to make search for recorded easements on this property.

Ralph K. Hicks
 Ralph K. Hicks
 N.M.L.S. No. 5307
 Jan 22, 1971
 Job No. 71-1-1

HEARINGS DATE: 12-7-11 (Pif)

6. **Project# 1008844**
11DRB-70239 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
11DRB-70240 SIDEWALK VARIANCE

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS - FACILITIES, DESIGN & CONSTRUCT request(s) the above action(s) for all or a portion of Lot(s) UNPLATTED LANDS OF ALBUQUERQUE PUBLIC SCHOOLS, **PROPOSED TRACT A, SANDIA HIGH SCHOOL** zoned R-1, located on 7801 CANDELARIA RD NE containing approximately 51.3218 acre(s). (G-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/7/11 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS DEFERRED PENDING COMPLETION OF SIDEWALK ON DELWOOD ROAD. THE SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.**

7. **Project# 1008907**
11DRB-70237 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

MARGARET ARAGON DE CHAVEZ request(s) the above action(s) for all or a portion of Lot(s) 13-17, Block(s) 49, **ORIGIONAL TOWNSITE** zoned SU-3 HOUSING FOCUS, located on 9TH ST SW BETWEEN GOLD AVE SW AND PARK AVE SW containing approximately .2283 acre(s). (K-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.**

8. **Project# 1002202**
11DRB-70177 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HUITT- ZOLLARS, INC agent(s) for WINROCK PARTNERS, LLC request(s) the above action(s) for all or a portion of Lot(s) A1A, **WINROCK CENTER ADDITION**, zoned SU-3 MU-UPT, located on LOUISIANA BLVD NE BETWEEN I-40 AND INDIAN SCHOOL RD NE containing approximately 81.37 acre(s). (J-19)[*Deferred from 7/20/11, 8/24/11*]. **THE PRELIMINARY PLAT WAS APPROVED ON 7/20/11 AS NOTED ON THE INFRASTRUCTURE LIST REVISION DATED 9/7/11. THE FINAL PLAT WILL BE DEFERRED TO 9/14/11 AT THE AGENT'S REQUEST**

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

9. **Project# 1008961**
11DRB-70245 SKETCH PLAT REVIEW
AND COMMENT

SBS CONSTRUCTION AND ENGINEERING, LLC agent(s) for ANDRE AND BEVERLY CHACON request(s) the above action(s) for all or a portion of Tract(s) 28-B-7-A, zoned RA-2, located on LOS ANAYAS BETWEEN GABALDON AND LOS LUCEROS containing approximately .7168 acre(s). (G-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**

10. Other Matters:

ADJOURNED:

8961

DXF Electronic Approval Form

DRB Project Case #: 1008961

Subdivision Name: LANDS OF CHACON

Surveyor: LEONARD G MARTINEZ

Contact Person: SHAWN BIAZAR

Contact Information: 899-5570

DXF Received: 12/1/2011

Hard Copy Received: 11/28/2011

Coordinate System: NMSP Grid (NAD 83)


Approved

12-2-2011
Date

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

AGIS Use Only
Copied fc8961 to agiscov on 12/2/2011 Contact person notified on 12/2/2011

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

11/28/2011 Issued By: E08375 129643

Category Code **910**
2011 070 338

Application Number: 11DRB-70338, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: LOS ANAYAS NW BETWEEN GABALDON RD NW AND LOS LUCEROS NW

Project Number: 1008961

Applicant

ANDRE AND BEVERLY CHACON

3027 LOS ANAYAS NW
ALBUQUERQUE NM 87107
899-5570

Agent / Contact

SBS CONSTRUCTION, LLC

PO BOX 10264
ALBUQUERQUE NM 87184
899-5570

Application Fees

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

City Of Albuquerque
Treasury Division

11/28/2011 2:22PM LOC: ANNX
WSH 010 TRANSH 0010
RECEIPT# 00003116-00003116
PERMIT# 2011070338 TRSMCS
Trans Amt \$305.00
Conflict Manag. Fee \$20.00
DRB Actions \$285.00
VI \$305.00
CHANGE \$0.00

Thank You

SBS Construction and Engineering, LLC

January 17, 2012

Mr. Jack Cloud, DRB Chair
City of Albuquerque Planning Department
PO Box 1293, 600 Second Street, NW
Albuquerque, NM 87103

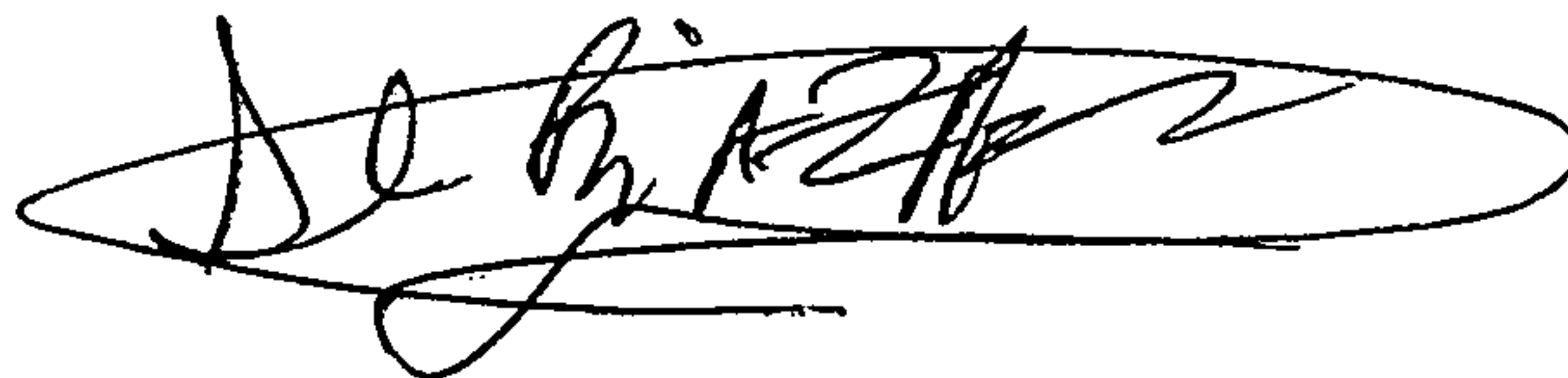
RE: Tract 28-B-7-A, MRGCD Map 35, DRB Project # 1008961
Containing 0.7168 Acre, Zone Atlas Page G-12-Z
Design Variance Request to a Minimum Standard for a Local Roadway

Dear Mr. Cloud:

SBS Construction and Engineering, LLC, on behalf of owners of the above referenced property, requesting a design variance to the DPM standards for a local roadway. The site contains 0.7168 acre and is located on the northeast corner of Los Anayas, NW and Gabaldon Road, NW. This is very old and established neighborhood that does not comply to the DPM standards for the most parts. There are some streets that comply with the standard DPM in this area. There are not possibility in the future to expand and widen the existing Right of Ways. Therefore, we request a design variance to the standards of DPM for Los Anayas and Gabaldon Road. Also Gabaldon Road is a dead end street and only two houses access this portion of the street. Please see the attached exhibit for this variance Request.

Thank you for your attention regarding this matter. Please contact me at (505) 804-5013 if you require additional information or have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shawn Biazar', enclosed within a large, hand-drawn oval.

Shawn Biazar, Managing Member

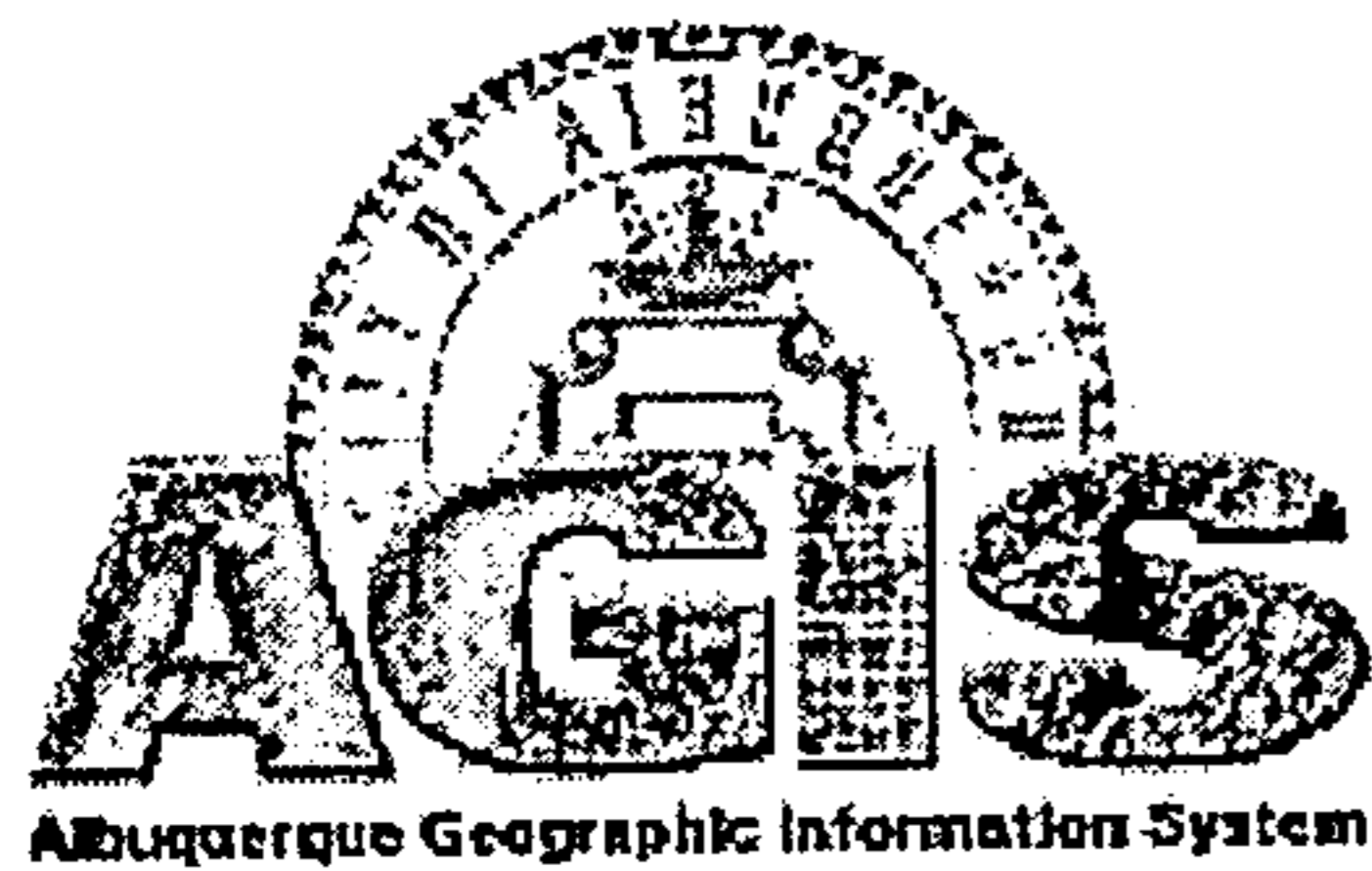
Enclosures
JN: 201110

From: Gaulden, Tim H. <tgaulden@cabq.gov>
To: AECLLC <AECLLC@aol.com>
Subject: RE: DXF File for DRB #1008961, Lots 1 and 2, Lands of Chacon
Date: Fri, Dec 2, 2011 9:27 am

Mr. Biazar:

The DXF has been approved.

Tim Gaulden
GIS Coordinator
(505) 924-3805



From: AECLLC@aol.com [mailto:AECLLC@aol.com]
Sent: Thursday, December 01, 2011 12:28 PM
To: Sammons, Joshua R.; Gricius, Michelle A; Gaulden, Tim H.; Bradley, Catherine P.
Subject: DXF File for DRB #1008961, Lots 1 and 2, Lands of Chacon

Hi Every one:

Attached please find a copy of the DXF file for the above referenced project. I have dropped off a copy of the plat, but I also attached a PDF copy. If you have any questions please call me.

Shawn Biazar
Managing Member
SBS Construction and Engineering, LLC
Cell: (505) 804-5013
Office: (505) 899-5570
Fax: (505) 897-4996
Email: AECLLC@AOL.COM



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- 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): SBS Construction and Engineering, LLC PHONE: (505) 899-5570
 ADDRESS: P. O. Box 10264 FAX: (505) 897-4996
 CITY: Albuquerque STATE NM ZIP 87184 E-MAIL: aecllc@aol.com

APPLICANT: Andre and Beverly Chacon PHONE: (505) 975-5028
 ADDRESS: 3027 Los Anayas, NW FAX _____
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: Owners List all owners: Andre and Beverly Chacon

DESCRIPTION OF REQUEST: Preliminary and Final Plat Replat MRGCD Tract into Two Lots, Design Variance Request to Standard DPM Street Width

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 28-B-7-A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: RA-2 Proposed zoning: The Same MRGCD Map No: 35
 Zone Atlas page(s): G-12-Z UPC No. 101205930852811209

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# 1008961

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): 0.7168 Acre
 LOCATION PROPERTY BY STREETS: On or Near: Los Anayas, NW
 Between: Gabaldon Road, NW and Los Luceros, NW

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

SIGNATURE DATE 11-22-2011
 (Print) Shawn Baizar, Managing Member Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>11DRB - 70338</u>	<u>P&F</u>	_____	\$ _____
<input checked="" type="checkbox"/> All fees have been collected	<u>12DRB - 70016</u>	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>SDV</u>	_____	\$ _____
<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>December 7, 2011</u>			Total
				\$ _____

11-28-11
 Planner signature / date

Project # 1008961

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.

- ~~NA~~ 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
- ~~NA~~ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- ~~NA~~ 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
- ~~NA~~ 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
- ~~NA~~ 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.

SHAWN BIAZAR
Applicant name (print)
[Signature] 11/22/11
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
11DRB - 70338

[Signature] 11-28-11
Planner signature / date

 Project #

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)**
- 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.
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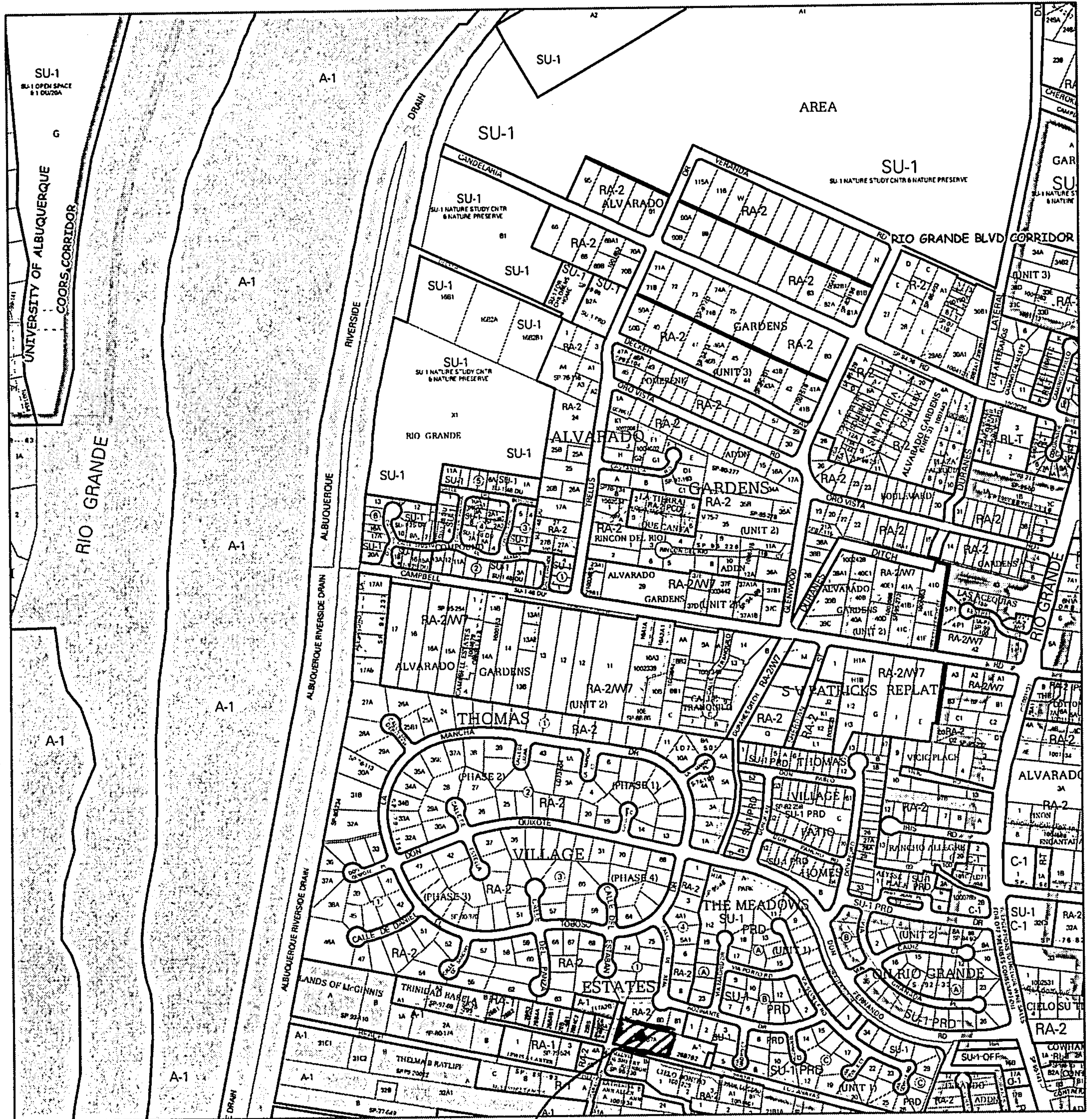
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SHAWN BIAZAR For SBS
Applicant name (print)
[Signature] 12/12/12
Applicant signature / date



Form revised 4/07

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>[Signature]</u> 1-18-12
<input checked="" type="checkbox"/> Fees collected	12DRB - 70016	Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned	_____	Project # 1008961
<input checked="" type="checkbox"/> Related #s listed	_____	



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

Zone Atlas Page:

G-12-Z

Selected Symbols

- SECTOR PLANS
- Escarpment
- City Historic Zones
- H-1 Buffer Zone
- Airport Noise Contours
- Wall Overlay Zone



Albuquerque Geographic Information System

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits



SBS Construction and Engineering, LLC

January 17, 2012

Mr. Jack Cloud, DRB Chair
City of Albuquerque Planning Department
PO Box 1293, 600 Second Street, NW
Albuquerque, NM 87103

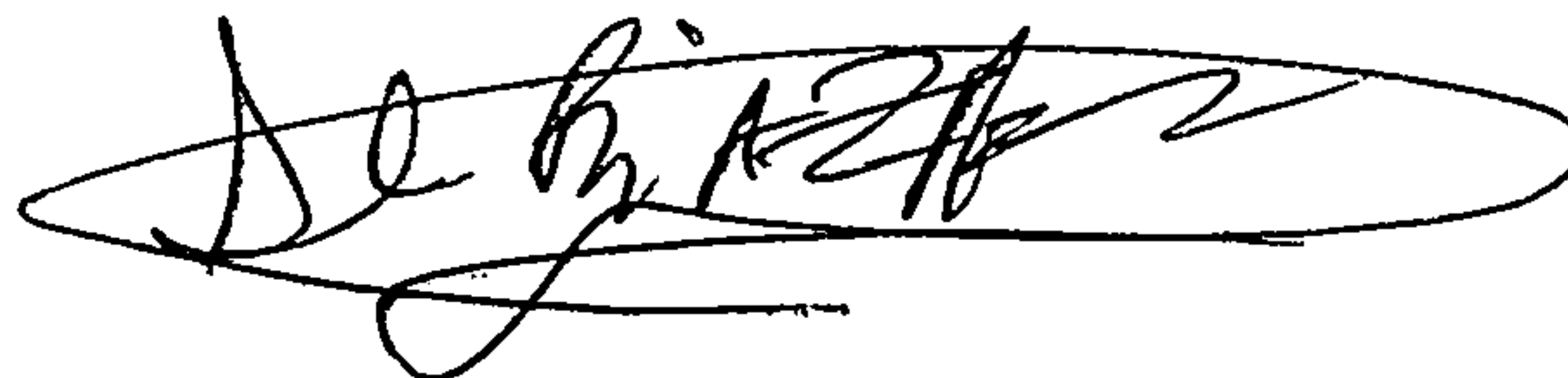
RE: Tract 28-B-7-A, MRGCD Map 35, DRB Project # 1008961
Containing 0.7168 Acre, Zone Atlas Page G-12-Z
Design Variance Request to a Minimum Standard for a Local Roadway

Dear Mr. Cloud:

SBS Construction and Engineering, LLC, on behalf of owners of the above referenced property, requesting a design variance to the DPM standards for a local roadway. The site contains 0.7168 acre and is located on the northeast corner of Los Anayas, NW and Gabaldon Road, NW. This is very old and established neighborhood that does not comply to the DPM standards for the most parts. There are some streets that comply with the standard DPM in this area. There are not possibility in the future to expand and widen the existing Right of Ways. Therefore, we request a design variance to the standards of DPM for Los Anayas and Gabaldon Road. Also Gabaldon Road is a dead end street and only two houses access this portion of the street. Please see the attached exhibit for this variance Request.

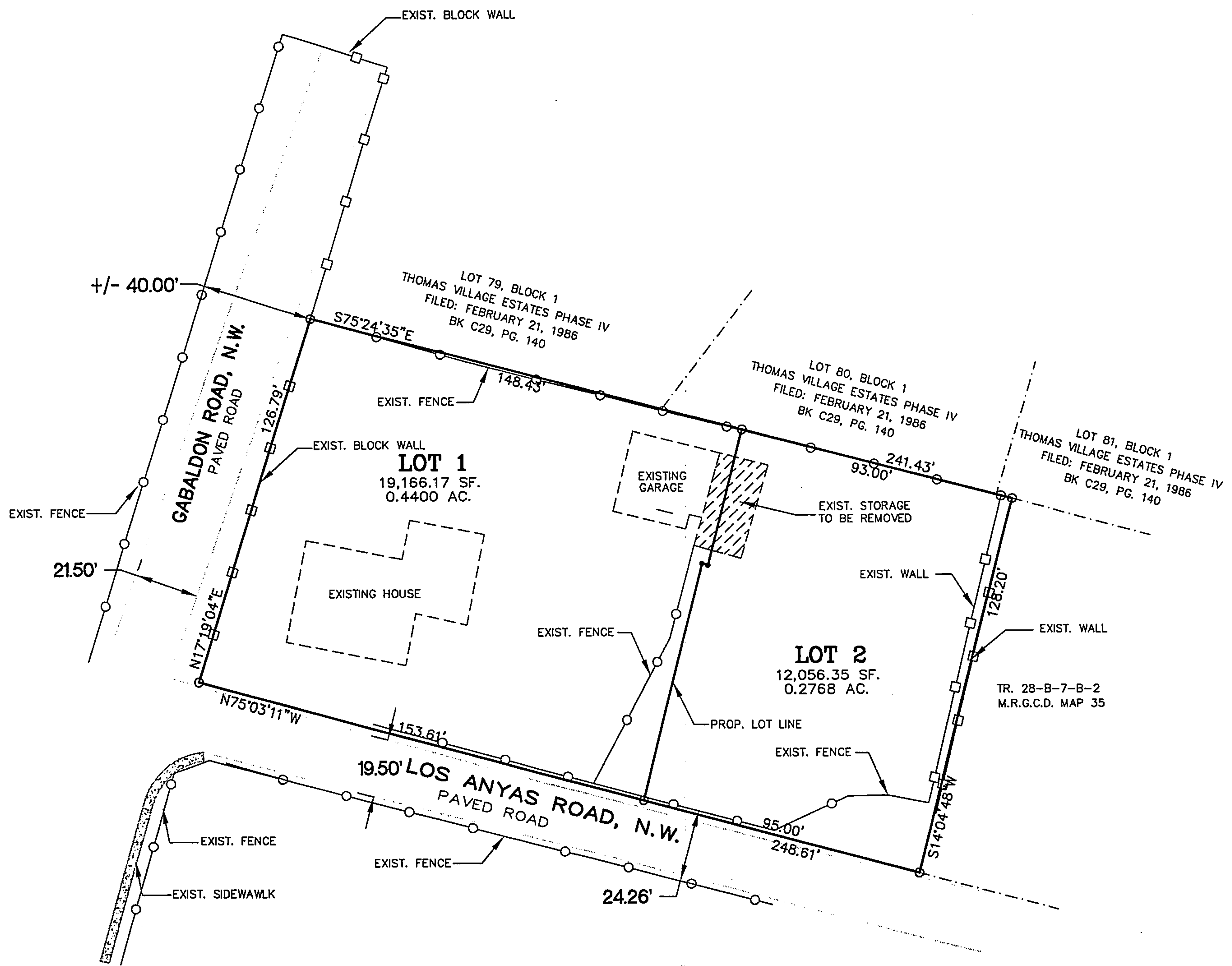
Thank you for your attention regarding this matter. Please contact me at (505) 804-5013 if you require additional information or have any questions.

Sincerely,

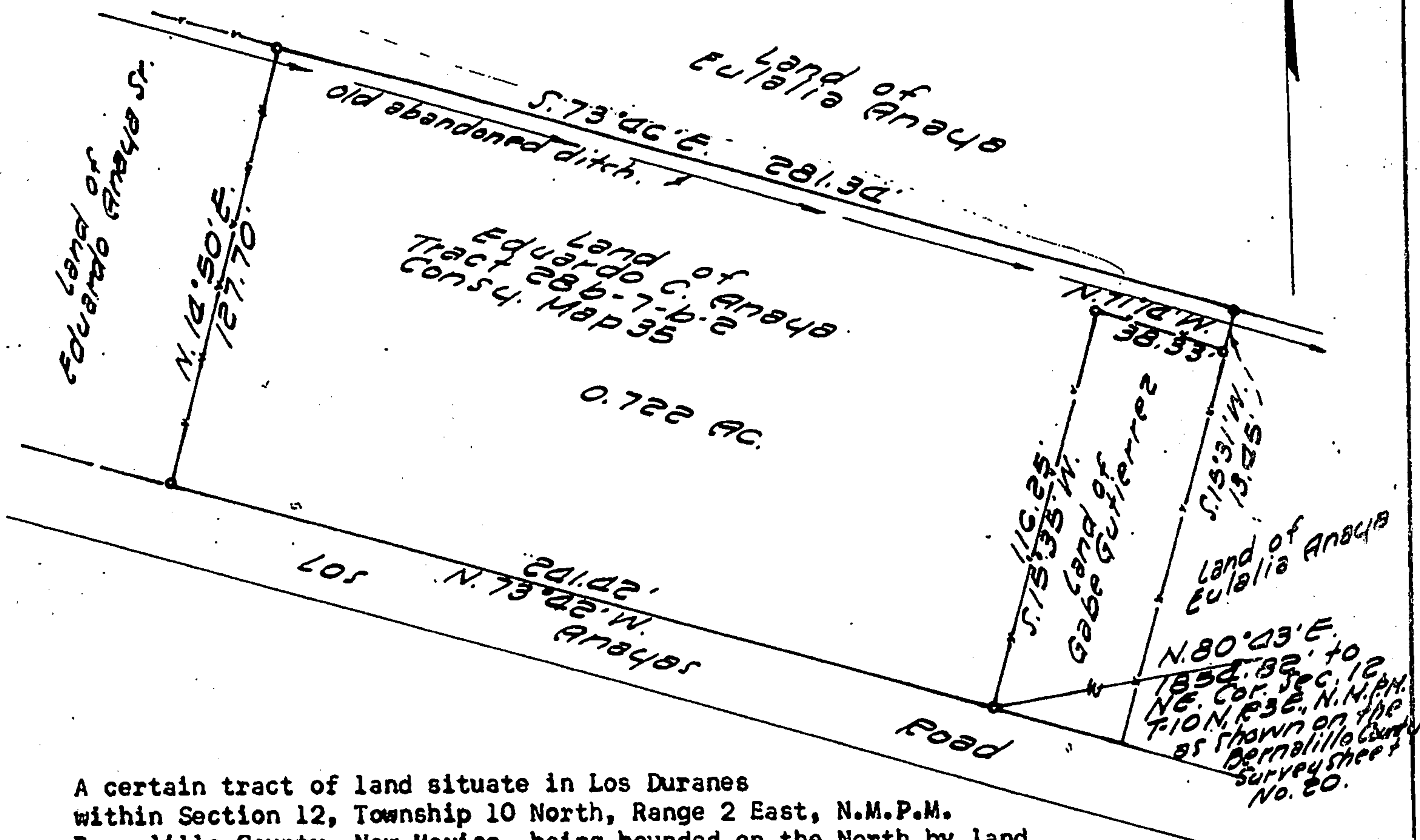
A handwritten signature in black ink, appearing to read "Shawn Biazar", is enclosed within a large, hand-drawn oval. The signature is fluid and cursive.

Shawn Biazar, Managing Member

Enclosures
JN: 201110



VARIANCE REQUEST EXHIBIT



A certain tract of land situate in Los Duranes within Section 12, Township 10 North, Range 2 East, N.M.P.M. Bernalillo County, New Mexico, being bounded on the North by land of Eulalia Anaya; East by land of Gabe Gutierrez and land of Eulalia Anaya; South by land of Gabe Gutierrez and the Northerly line of Los Anayas Road; West by land of Eduardo Anaya Sr. and being known and designated as Tract No. 28-b-7-b-2 on the Middle Rio Grande Conservancy District Property Map No. 35 and being more particularly described as follows:

BEGINNING at the Southeast corner of the Tract herein described, a point on the Northerly line of Los Anayas Road, whence the Northeast corner of Section 12, Township 10 North, Range 3 East, N.M.P.M., as shown on the Bernalillo County Survey Sheet No. 20, bears North 80 deg. 43 min. East, 1854.82 feet distant; thence running along the said Northerly line of said Los Anayas Road, North 73 deg. 42 min. West, 241.42 feet to the Southwest corner; thence North 14 deg. 50 min. East, 127.70 feet to the Northwest corner; thence South 73 deg. 46 min. East, 281.34 feet to the Northeast corner; thence South 15 deg. 31 min. West, 1345 feet to a point (the Northeast corner land of Gabe Gutierrez); thence North 71 deg. 14 min. West, 38.33 feet to a point (the Northwest corner land of Gabe Gutierrez); thence South 15 deg. 35 min. West, 116.25 feet to the Southeast corner, being the point of beginning and containing 0.722 acres.

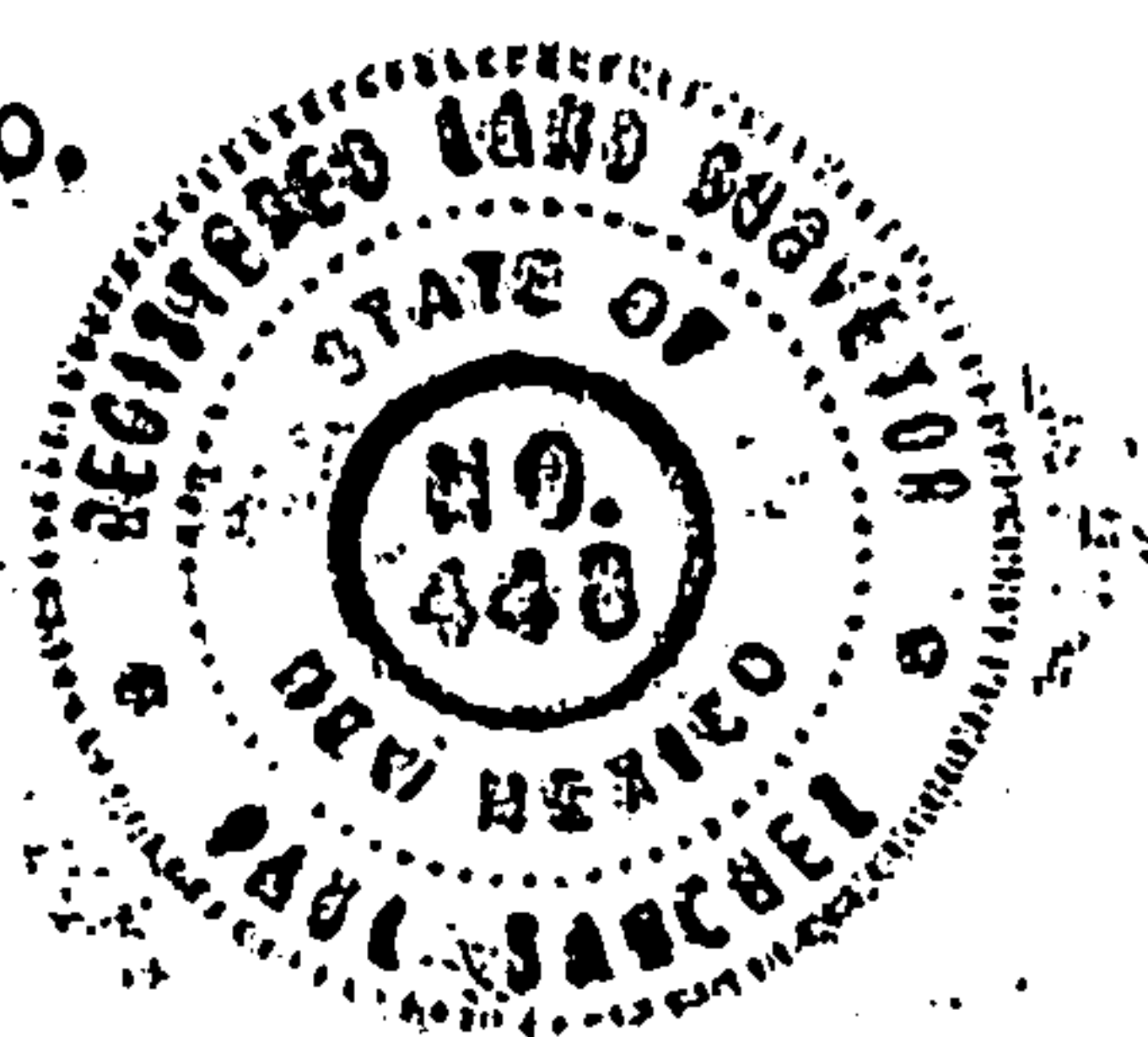
This is to certify that I am a Registered Land Surveyor, State of New Mexico, that this map was prepared from field notes of actual survey made under my direction and that the same are true and correct to the best of my knowledge and belief.

Paul Sanchez
 Paul Sanchez, L. S. #448

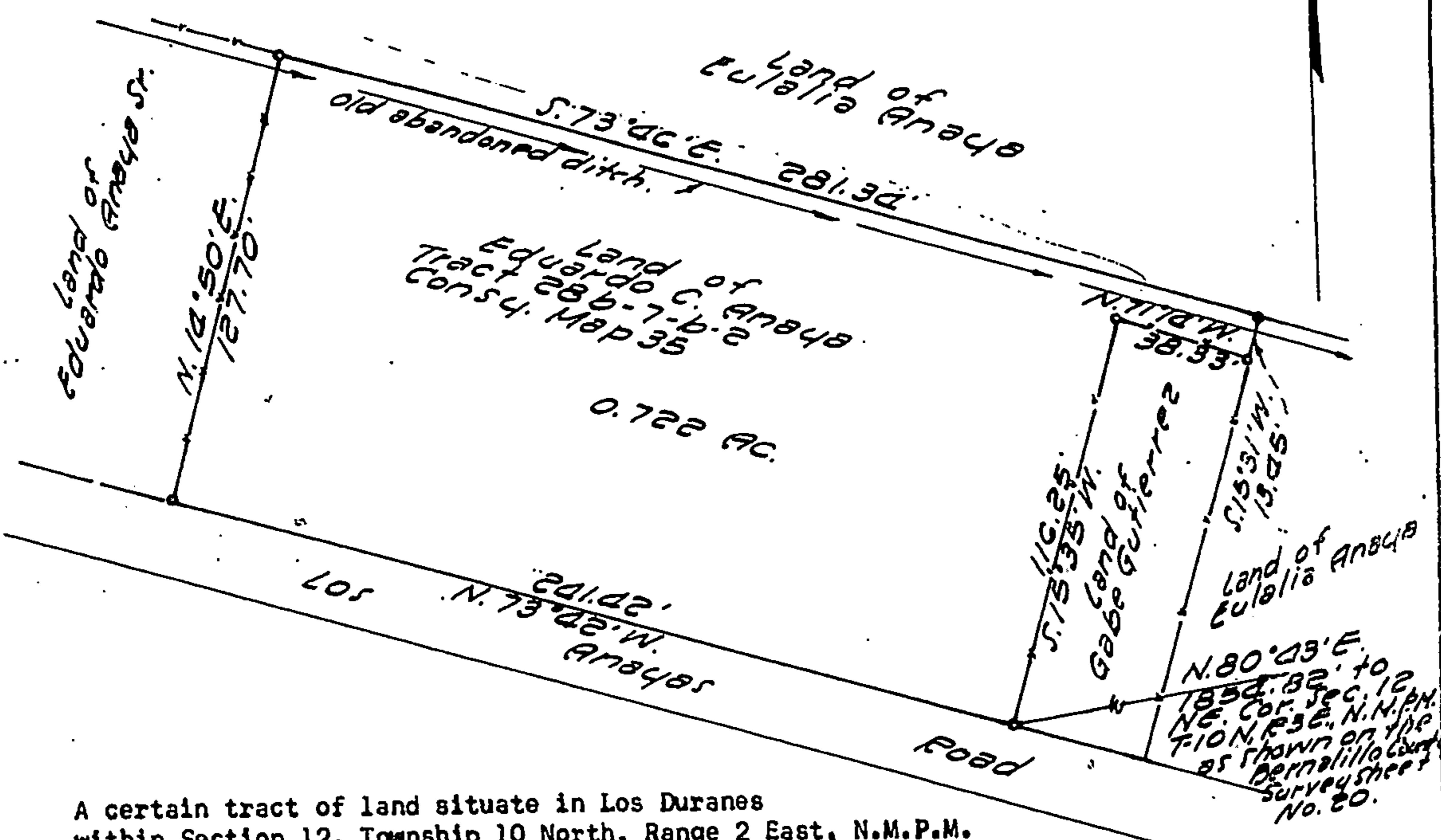
LAND OF EDUARDO C. ANAYA
 Los Duranes,
 Bernalillo County, New Mexico

Scale 1" = 50' March 21, 1963

NEW MEXICO ENGINEERING CO.
 308 Central Ave. S.E.
 Albuquerque, New Mexico



035-0019



A certain tract of land situate in Los Duranes within Section 12, Township 10 North, Range 2 East, N.M.P.M. Bernalillo County, New Mexico, being bounded on the North by land of Eulalia Anaya; East by land of Gabe Gutierrez and land of Eulalia Anaya; South by land of Gabe Gutierrez and the Northerly line of Los Anayas Road; West by land of Eduardo Anaya Sr. and being known and designated as Tract No. 28-b-7-b-2 on the Middle Rio Grande Conservancy District Property Map No. 35 and being more particularly described as follows:

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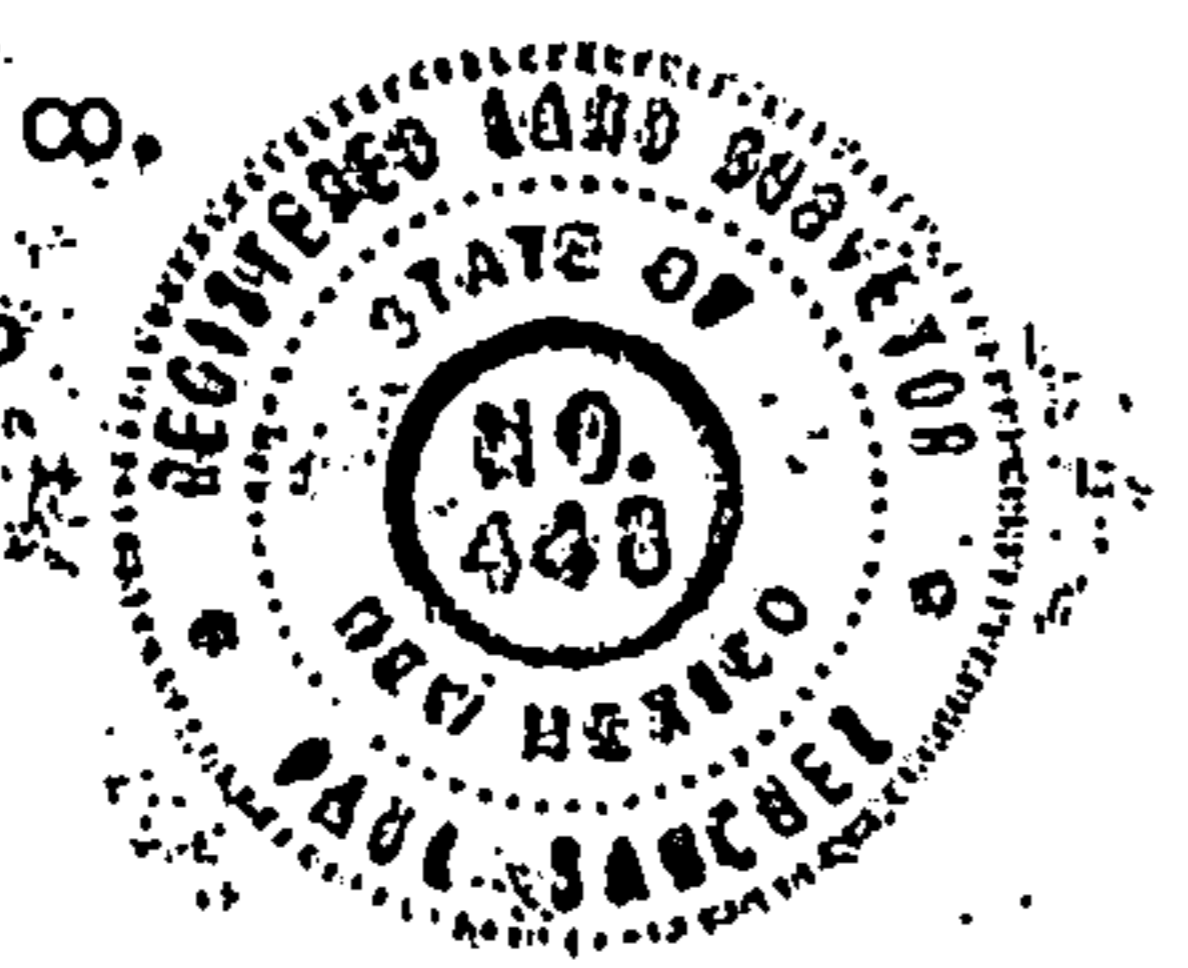
This is to certify that I am a Registered Land Surveyor, State of New Mexico, that this map was prepared from field notes of actual survey made under my direction and that the same are true and correct to the best of my knowledge and belief.

Paul Sanchez
 Paul Sanchez, L. S. #448

LAND OF EDUARDO C. ANAYA
 Los Duranes,
 Bernalillo County, New Mexico

Scale 1" = 50' March 21, 1963

NEW MEXICO ENGINEERING CO.,
 308 Central Ave. S.E.,
 Albuquerque, New Mexico



035-0019

SBS Construction and Engineering, LLC

November 22, 2011

Mr. Jack Cloud, DRB Chair
City of Albuquerque Planning Department
PO Box 1293, 600 Second Street, NW
Albuquerque, NM 87103

RE: Tract 28-B-7-A, MRGCD Map 35, DRB Project # 1008961
Containing 0.7168 Acre, Zone Atlas Page G-12-Z
Preliminary/Final Plat Request, Design Variance Request to a Minimum Standard for a
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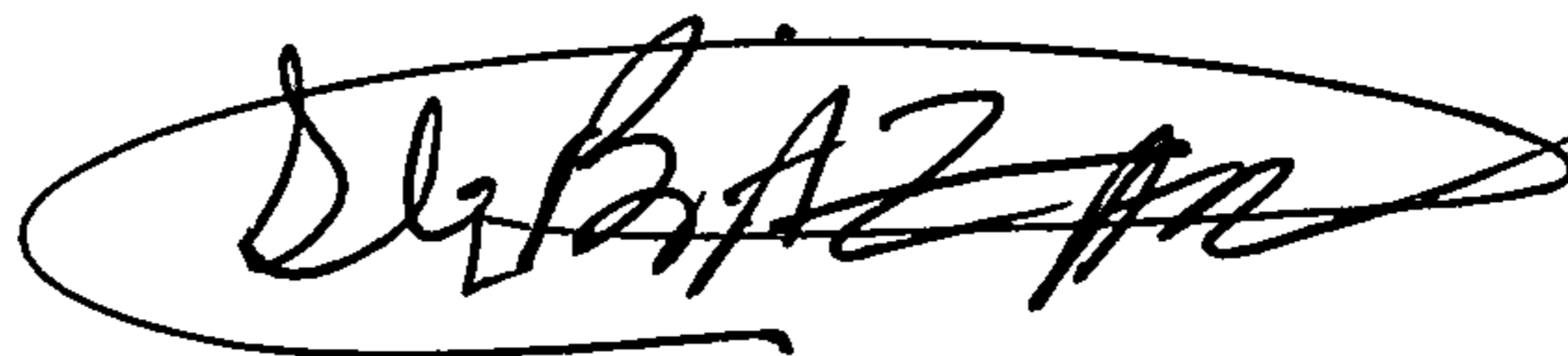
Dear Mr. Cloud:

SBS Construction and Engineering, LLC, on behalf of owners of the above referenced property, is requesting Preliminary and Final Plat. The site contains 0.7168 acre and is located on the northeast corner of Los Anayas, NW and Gabaldon Road, NW. The owners would like to subdivide this property into two lots, see attached copies for reference. We have addressed the sketch plat comments and also included the exhibits that shows the length of our property as well as the property to the east. I believe AGIS also has revised their map to reflect the correct dimension of the property.

We are also requesting a design variance to the DPM standards for a local roadway. The existing streets in this area are typically narrow and vary in size. This is very old and established neighborhood that does not comply to the DPM standards for the most parts. There are some streets that comply with the standard DPM in this area. There are not possibility in the future to expand and widen the existing Right of Ways. Therefore, we request a design variance to the standards of DPM for Los Anayas and Gabaldon Road. Also Gabaldon Road is a dead end street and only two houses access this portion of the street. Please see the attached exhibit for this variance Request.

Thank you for your attention regarding this matter. Please contact me at (505) 804-5013 if you require additional information or have any questions.

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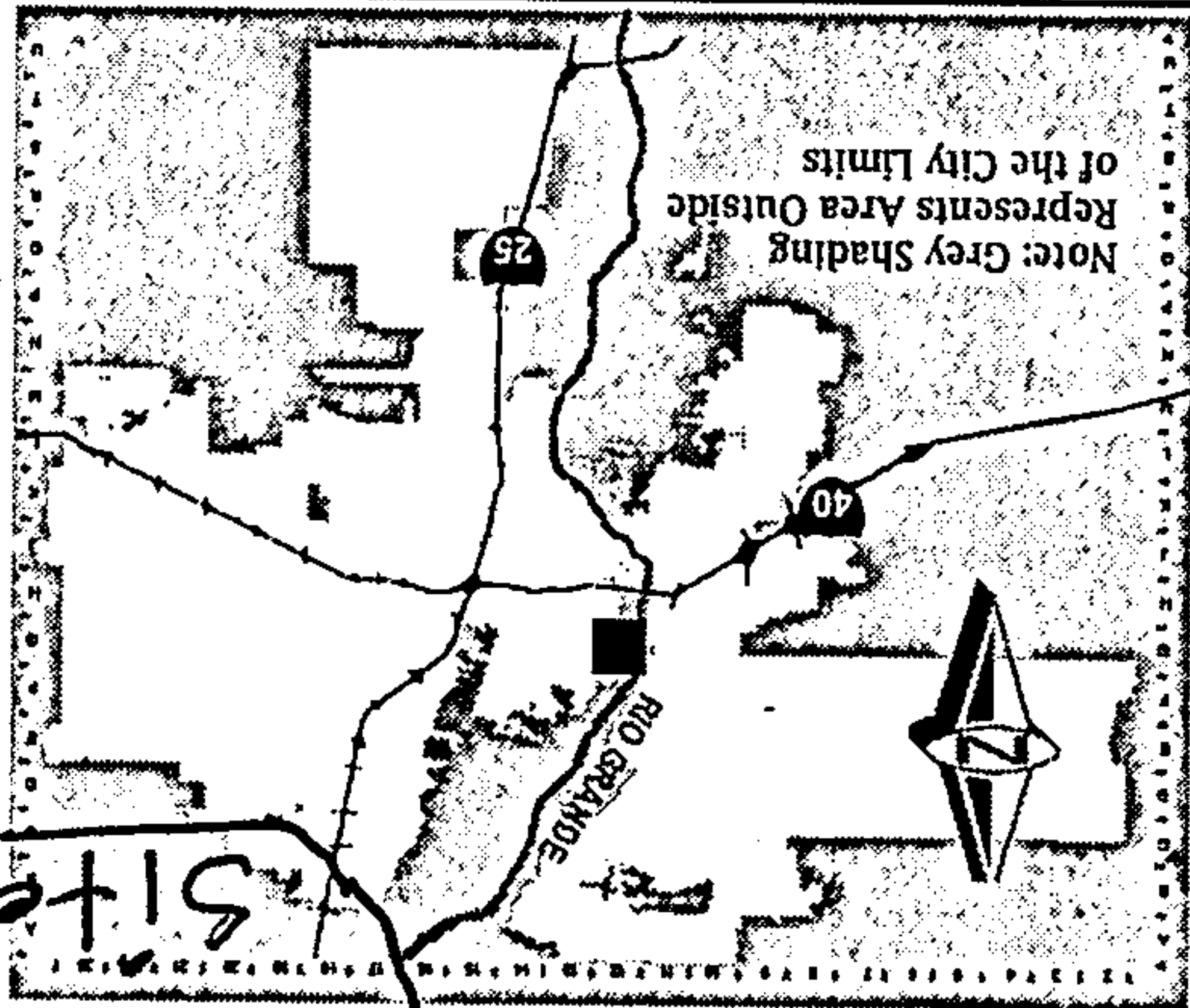


Shawn Biazar, Managing Member

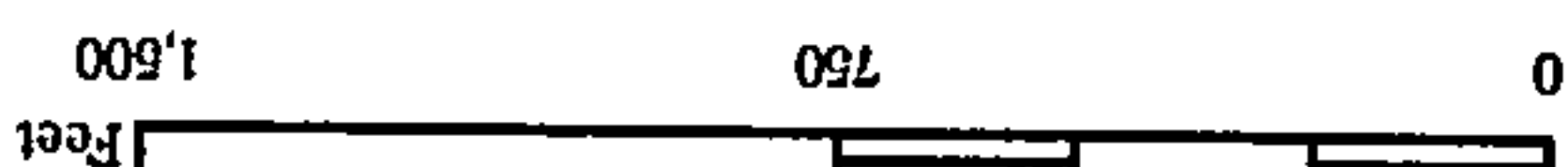
Enclosures
JN: 201110



Map amended through: 2/4/2010



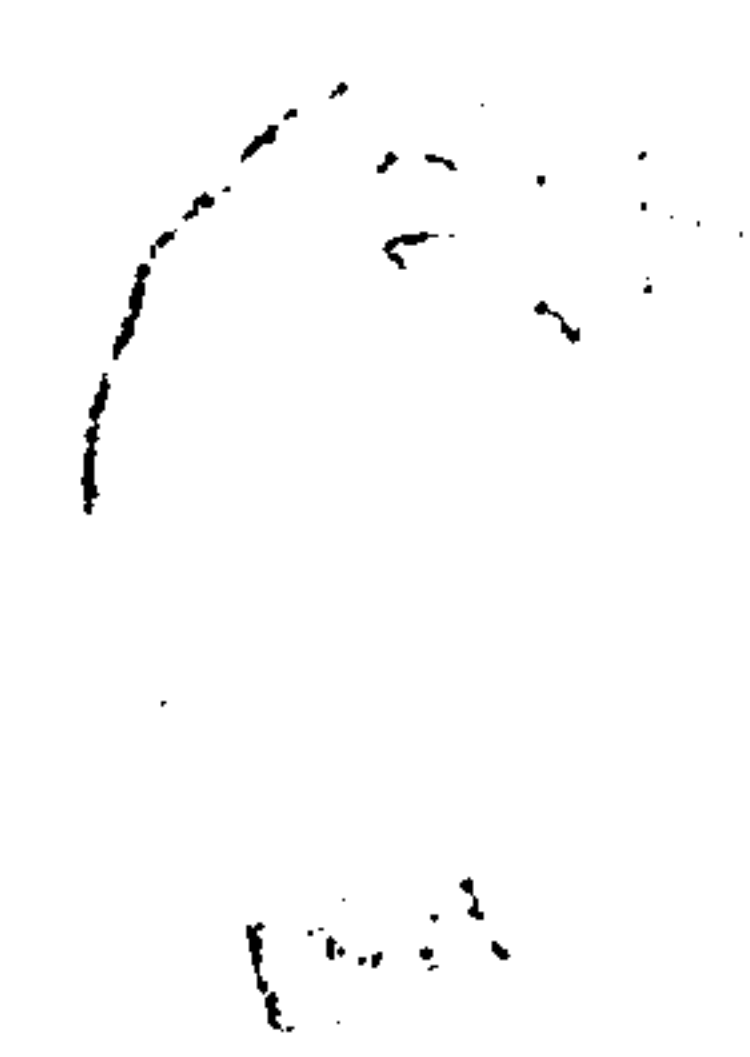
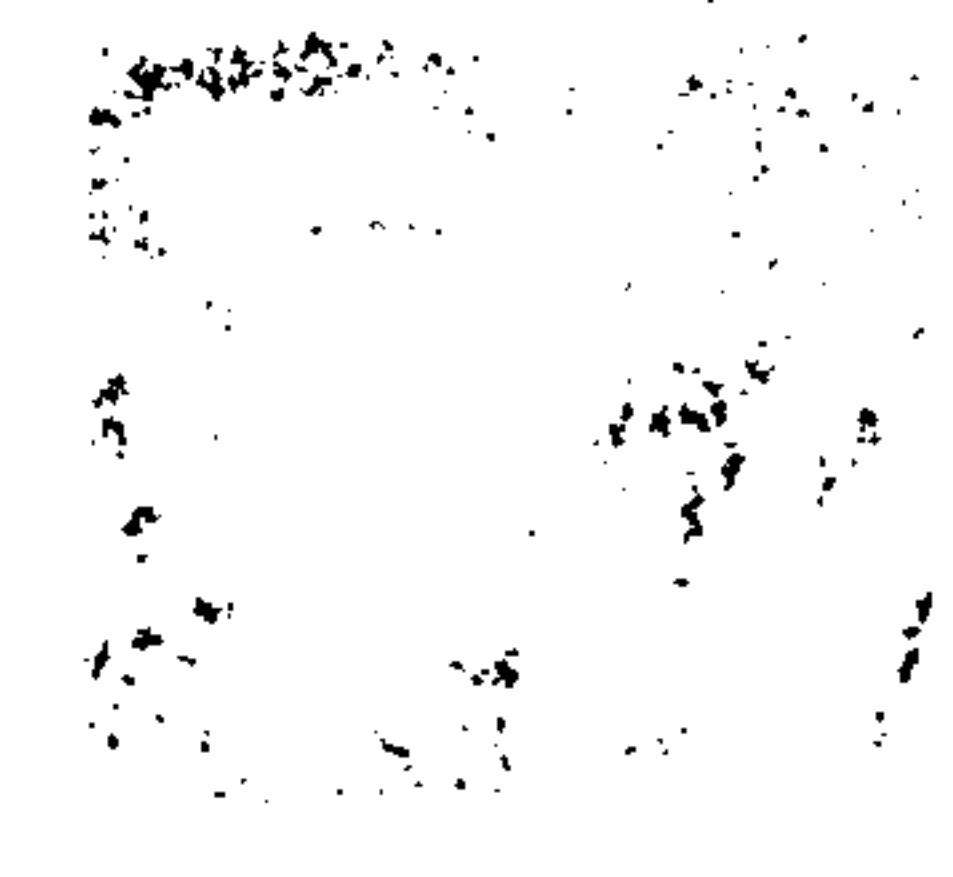
- Selected Symbols**
- SECTOR PLANS
 - Design Overlay Zones
 - 2 Mile Airport Zone
 - Airport Noise Contours
 - City Historic Zones
 - H-1 Buffer Zone
 - Wall Overlay Zone
 - Petroglyph Mon.



Zone Atlas Page:
G-12-Z

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





229-148

Feb 21-1926

at 75-22, 40 (B)

6.63, 88.53

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7-14-13

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3-612

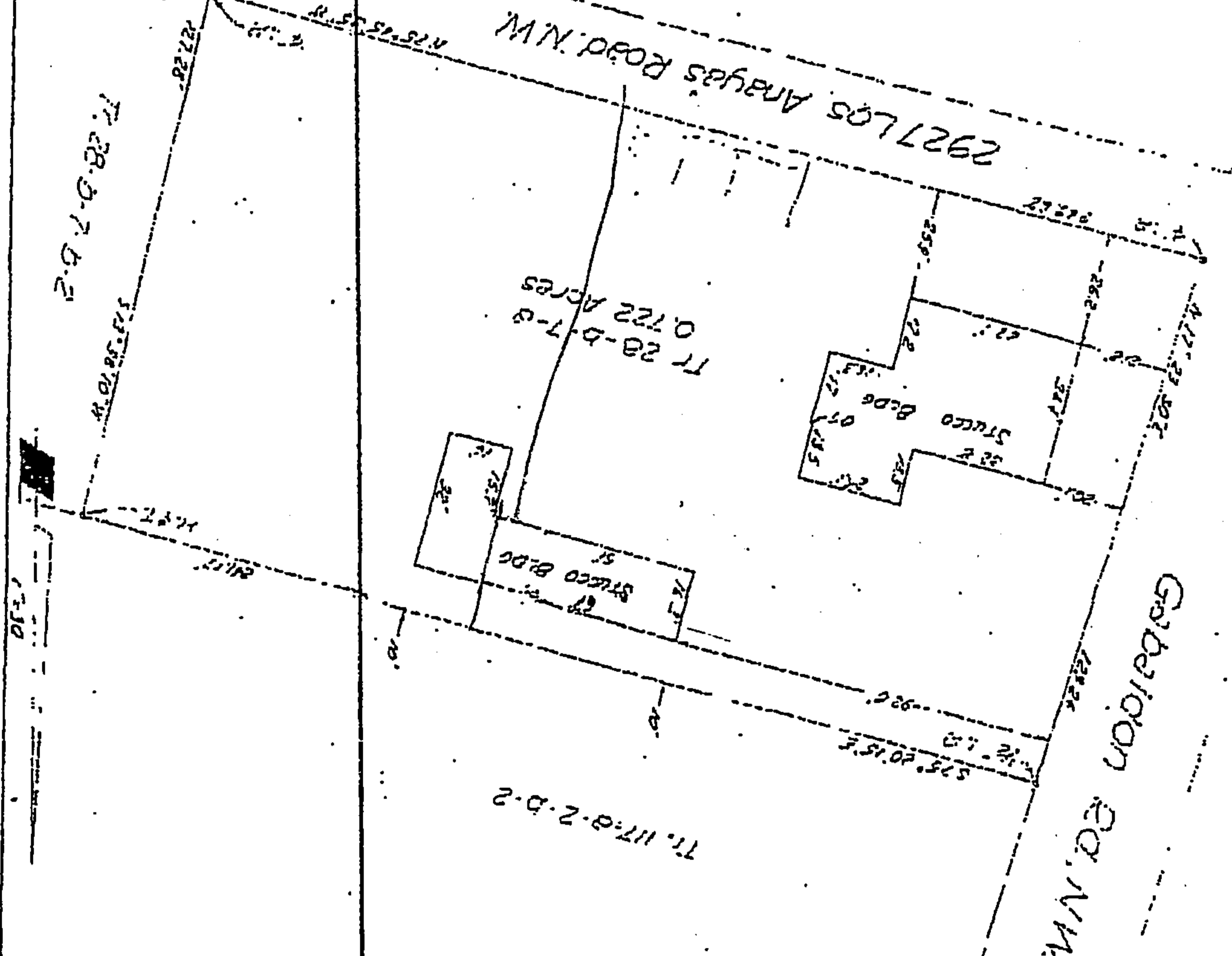
Primo. B

EXHIBIT 8

Job No 71-1-1
April 22, 1971
RALPH K. HICKS

Self observation dated Jan 7, 1971 showed northerly line to be N. 77° 40' 10" W. but bearing herein are referenced to the Ferrisdo Addition, there was no attempt to make search for recorded easements in this property.

2 1/2
Tie to SW corner
Lot 16 Ferrisdo
Addition
S 76° 20' 55" E
161.65'



I, Ralph K. Hicks, a duly qualified land surveyor, licensed under the laws of the State of New Mexico, do hereby certify that on the 5th day of January, 1971, I did check the boundaries of that certain piece of property described as follows; see attached legal description.
That no encroachments exist on said property, and that the buildings thereon, situate fall within the exterior boundaries thereof in the manner set forth on the inscribed plat:

Middle Rio Grande Conservancy District
Sections 1 & 2 T. 10N.; E 2E N.M.P.M.
Bernalillo County, New Mexico

PLAT OF SURVEY

Tract 28-b-7-a Map 35

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

ANDRE CHACON ("Developer") effective as of this 28th day of November, 2011, and pertains to the subdivision commonly known as Lands of CHACON, and more particularly described as Lots 1 and 2, Lands of CHACON [use new legal description of subdivision]

(the "Subdivision".) The following individual lots comprise the subdivision:

[List lots by street address and new legal description; Lots which will be used for multi-family residences should be marked "multifamily- ___ units" with the number of units filled in.]

Doc# 2011108073

11/28/2011 01:53 PM Page: 1 of 3
AGRE R: \$25.00 M. Toulouse Oliver, Bernalillo County



WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
 - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
 - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
5. This contract shall be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."
6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

DRE Project # 1008961

APS Cluster Valley

[Signature]
Signature

Andre Chacon, owner
Name (typed or printed) and title

Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 28 of November, ²⁰¹¹ by Andre Chacon as _____ of _____, a corporation.



OFFICIAL SEAL
ANGEL R. ARMIJO
NOTARY PUBLIC - STATE OF NEW MEXICO
My commission expires: 10/28/2012

[Signature]
Notary Public
My commission expires: 10/28/2012

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

April L. Winters, Facilities Fee Planner
Name (typed or printed) and title

STATE OF NEW MEXICO

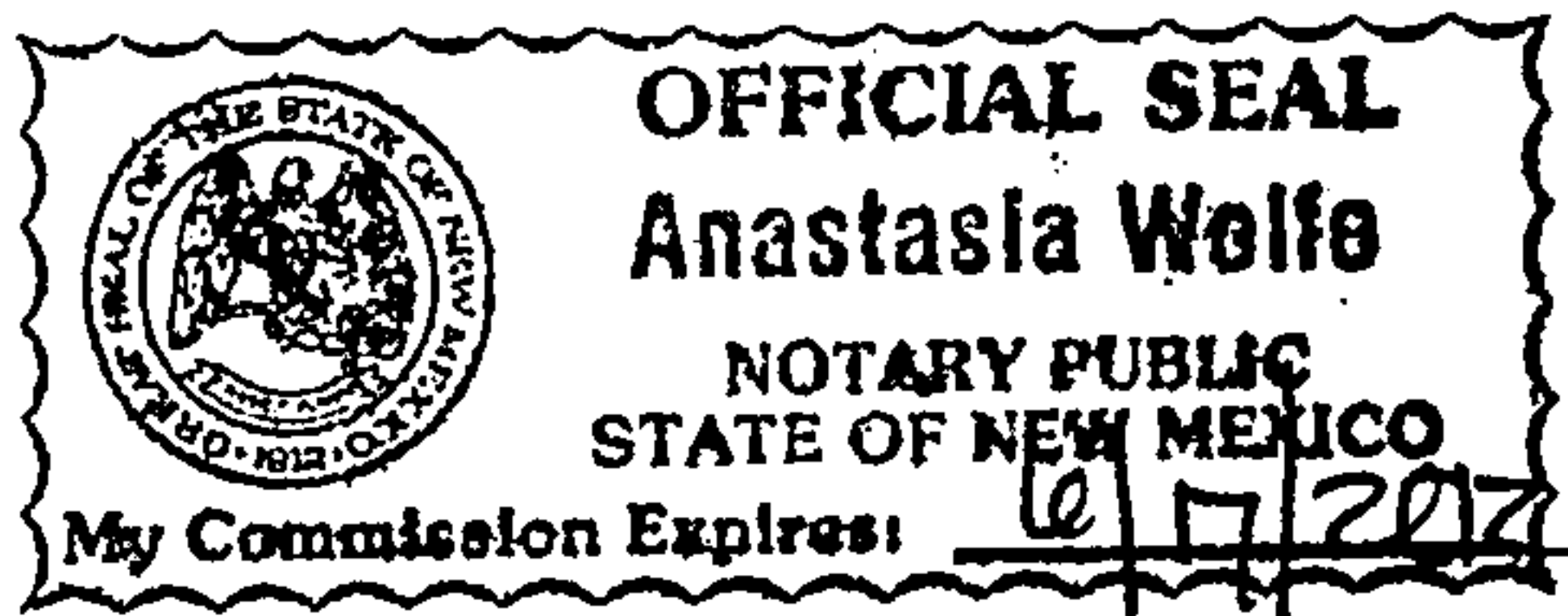
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Nov. 28, 2011, by April L. Winters as Facilities Fee Planner 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)

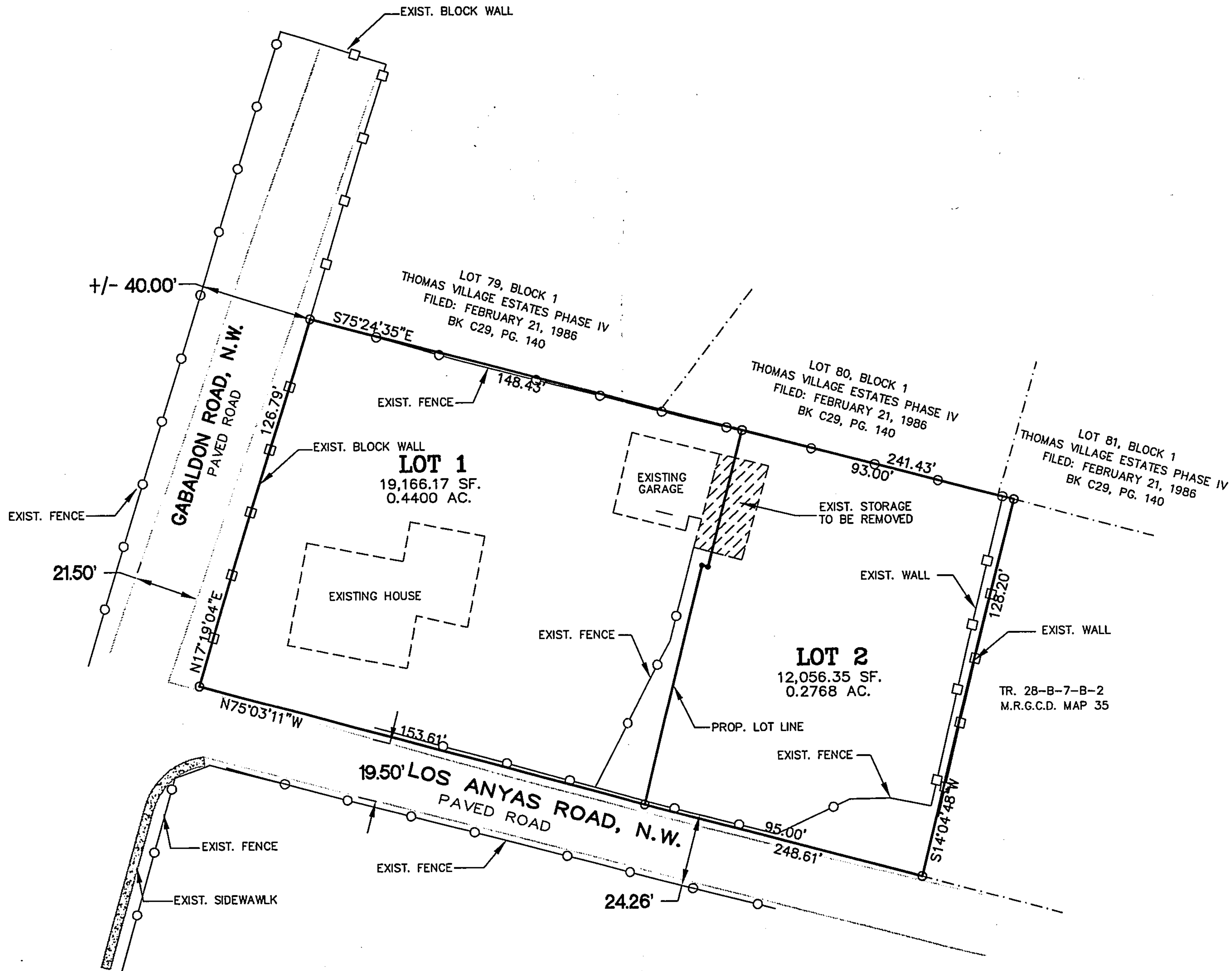
[Signature]
Notary Public

My commission expires: 6/17/2012

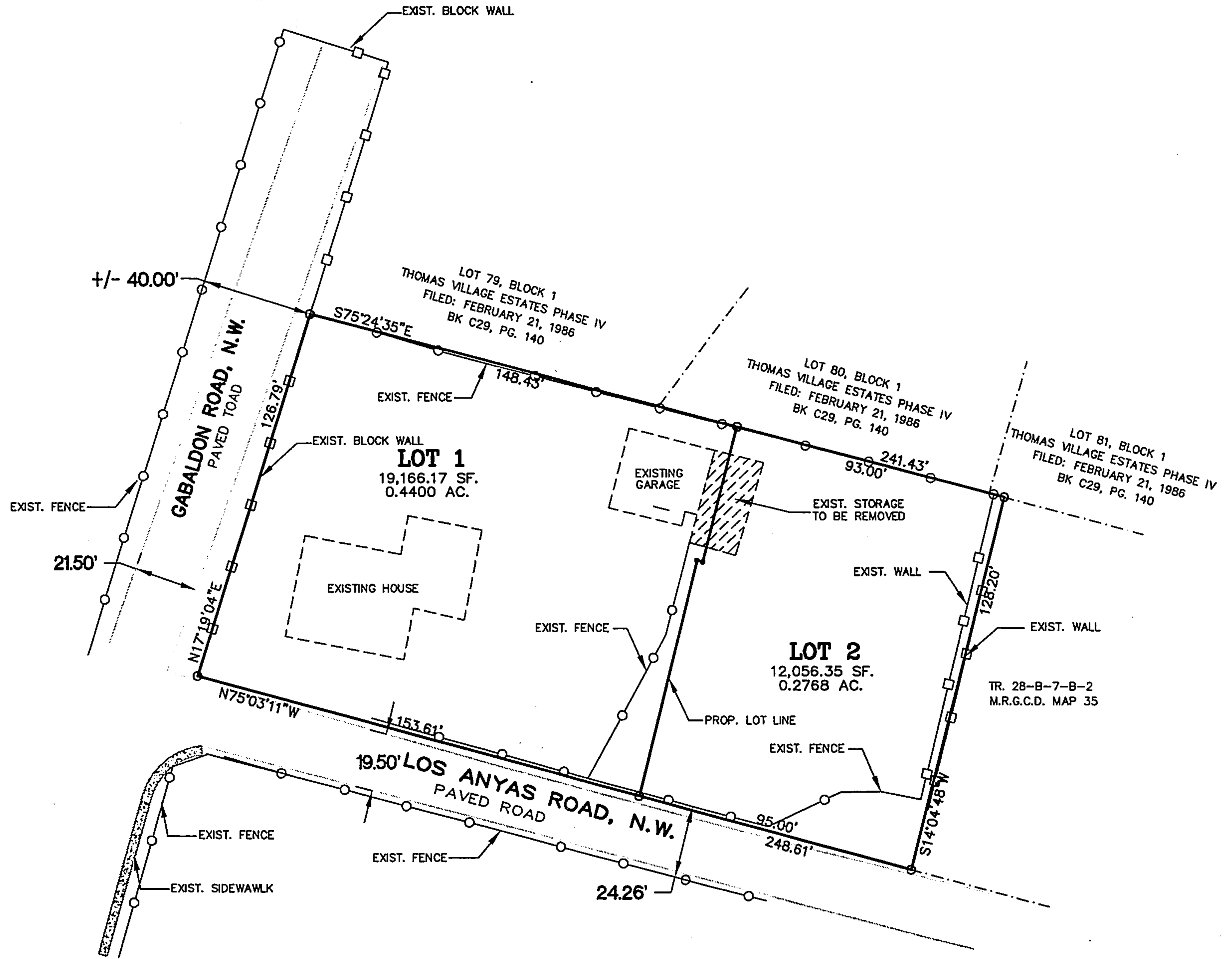


OFFICIAL SEAL
Anastasia Wolfe
NOTARY PUBLIC
STATE OF NEW MEXICO

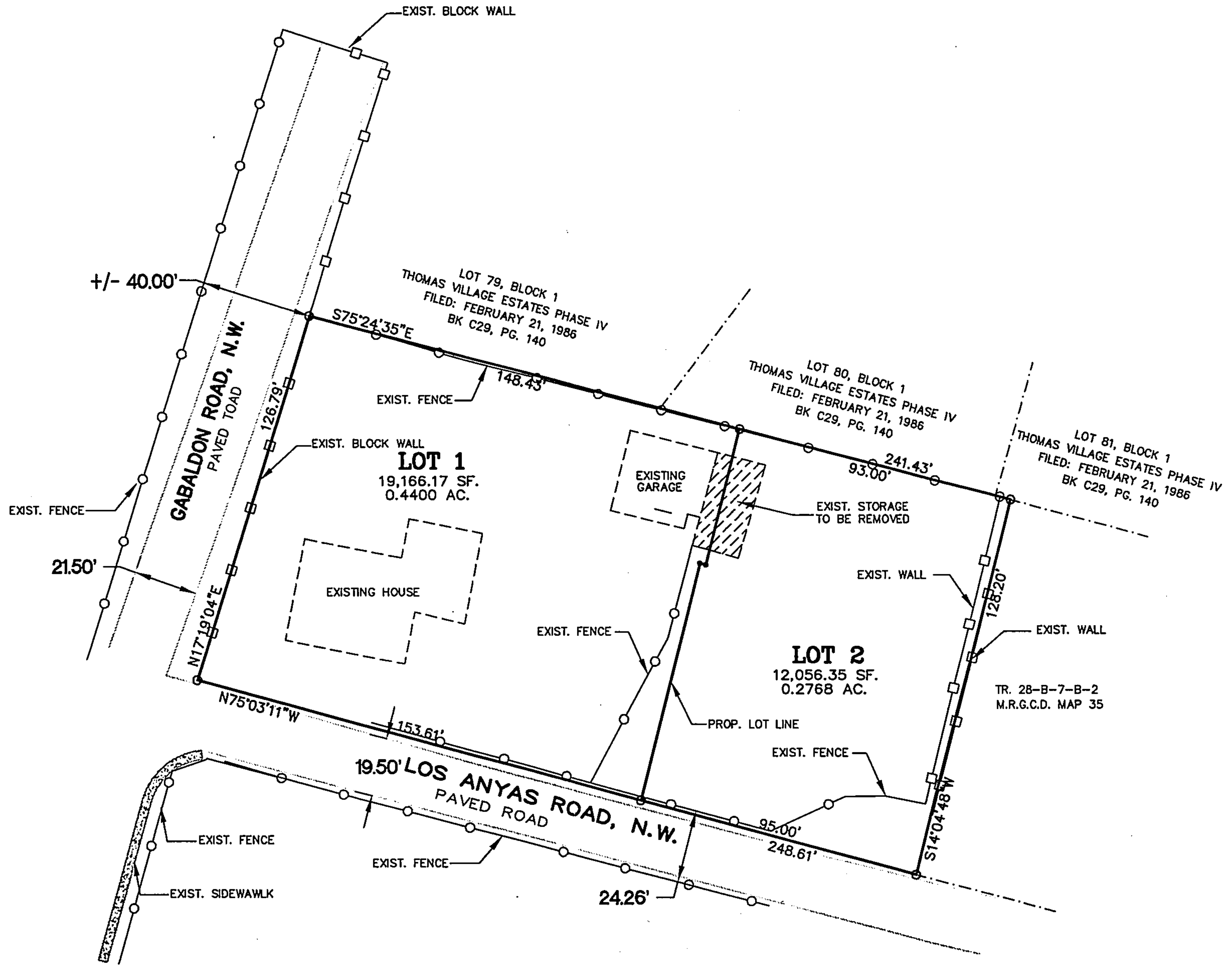
My Commission Expires: 6/17/2012



VARIANCE REQUEST EXHIBIT



VARIANCE REQUEST EXHIBIT



VARIANCE REQUEST EXHIBIT

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

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): SBS Construction and Engineering, LLC PHONE: (505) 899-5570
 ADDRESS: P. O. Box 10264 FAX: (505) 897-4996
 CITY: Albuquerque STATE NM ZIP 87184 E-MAIL: aecllc@aol.com

APPLICANT: Andre and Beverly Chacon PHONE: (505) 975-5028
 ADDRESS: 3027 Los Anayas, NW FAX _____
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: Owners List all owners: Andre and Beverly Chacon

DESCRIPTION OF REQUEST: SKETCH PLAT COMMENTS TO REPLAT MRGCD TRACT INTO TWO 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: Tract 28-B-7-A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: RA-2 Proposed zoning: The Same MRGCD Map No: 35
 Zone Atlas page(s): G-12-Z UPC No. 101205930852811209

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 0.7168 Acre

LOCATION PROPERTY BY STREETS: On or Near: Los Anayas, NW
 Between: Gabaldon Road, NW and Los Luceros, NW

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

SIGNATURE [Signature] DATE 8-29-2011
 (Print) Shawn Baizar, Managing Member 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 11DRB - 70245

Action SP S.F. _____ Fees \$ 0
 _____ \$ _____
 _____ \$ _____
 _____ \$ _____
 _____ \$ _____
 Total \$ 0

Hearing date Sept. 7, 2011

8-30-11
 Planner signature / date

Project # 1008961

Form revised 4/07

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.

SHAWN BIAZAR For SBS
 Applicant name (print)

 Applicant signature / date



Form revised October 2007

- | | |
|---|--------------------------|
| <input checked="" type="checkbox"/> Checklists complete | Application case numbers |
| <input checked="" type="checkbox"/> Fees collected | _____ |
| <input checked="" type="checkbox"/> Case #s assigned | _____ |
| <input checked="" type="checkbox"/> Related #s listed | _____ |


 Planner signature / date
 Project # 1008961

8-30-11



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-12-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

SBS Construction and Engineering, LLC

August 30, 2011

Mr. Jack Cloud, DRB Chair
City of Albuquerque Planning Department
PO Box 1293, 600 Second Street, NW
Albuquerque, NM 87103

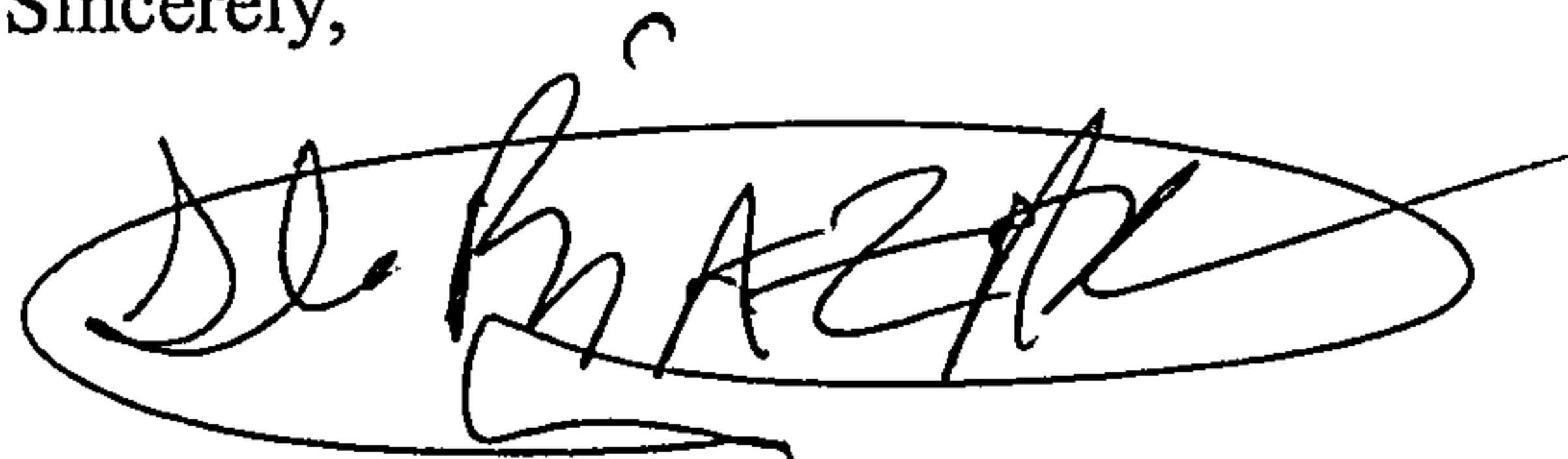
RE: Sketch Plat for Tract 28-B-7-A, MRGCD Map 35
Containing 0.7168 Acre, Zone Atlas Page G-12-Z

Dear Mr. Cloud:

SBS Construction and Engineering, LLC, on behalf of owners of the above referenced property, is requesting Sketch Plat review and comments. The site contains 0.7168 acre and is located on the northeast corner of Los Anayas, NW and Gabaldon Road, NW. The owners would like to subdivide this property into two lots, see attached copies for reference. There are existing house, garage and storage on the property. The dividing lot line will go through the garage and storage area. A portion of the garage/storage will be removed from proposed Lot 2 and a the remaining garage in Lot 1 will maintain a minimum of 5' setback from the proposed lot line.

Thank you for your attention regarding this matter. Please contact me at (505) 804-5013 if you require additional information or have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Shawn Biazar", enclosed within a large, loopy oval scribble.

Shawn Biazar, Managing Member

Enclosures
JN: 201110

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 7, 2011
DRB Comments**

ITEM # 9

PROJECT # 1008961

APPLICATION # 11-70245

RE: Tract 28-B-7-A, MRGCD Map #35

The proposed plat does not appear consist with the Albuquerque Geographic Information System (AGIS) – please verify lot width from previous deeds/ legal descriptions.

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

