


9. **Project# 1008581**  
12DRB-70011 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL 

FORSTBAUER SURVEYING CO LLC agent(s) for URBAN SOLUTIONS LLC request(s) the above action(s) for all or a portion of Lot(s) B-1-A, Block(s) 7, **PERFECTO MARIANO & JESUS ARMIJO** zoned SU-2 HDA, located on 8TH ST NW BETWEEN MARQUETTE NW AND ROMA NW containing approximately .0807 acre(s). (J-14) **WITH AN APPROVED GRADING AND DRAINAGE PLAN STAMP DATED 12/29/11, AND SUBJECT TO VERIFICATION OF COMPLIANCE WITH THE ZONING CODE, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

10. **Project# 1008974**  
12DRB-70008 SUBDN DESIGN  
VARIANCE FROM MIN DPM STDS  
12DRB-70009 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL 

CLARK CONSULTING ENGINEERS agent(s) for CHUCK HALL request(s) the above action(s) for all or a portion of Lot(s) 8-10, Block(s) 64, **UNIVERSITY HEIGHTS** zoned R-3, located on GIRARD BLVD SE BETWEEN GARFIRD AND BURTON containing approximately .49 acre(s). (K-16) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/18/12 AND SUBJECT TO RIGHT-OF-WAY REQUIREMENT TO INTERSECTION, THE PRELIMINARY WAS APPROVED. /FINAL PLAT WAS DEFERRED FOR THE SIA.**

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

11. **Project# 1009094**  
12DRB-70012 SKETCH PLAT REVIEW  
AND COMMENT 

JACKS HIGH COUNTRY INC agent(s) for SERGIO AND AZVCENA VALLES request(s) the above action(s) for all or a portion of Lot(s) 3-13, Block(s) 2, **LA MESA SUBDIVISION** zoned C-2, located on CENTRAL AVE NE BETWEEN CHAMA NE AND ALCAZAR containing approximately 1.0313 acre(s). (K-19) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

12. Approval of the Development Review Board Minutes for August 2011.

13. Other Matters:

ADJOURNED

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

01/09/2012 Issued By: E08375 133120

Category Code **910**  
**2012 070 009**

**Application Number:** 12DRB-70009, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** GIRARD BLVD SE BETWEEN GARFIRLD AND BURTON

**Project Number:** 1008974

#### Applicant

CHUCK HALL

415 WELLSLEY SE  
ALBUQUERQUE NM 87106  
266-7698

#### Agent / Contact

CLARK CONSULTING ENGINEERS  
PHILLIP CLARK  
19 RYAN ROAD  
EDGEWOOD NM 87015

OCEALBQ@AOL.COM

#### Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	<b>\$20.00</b>
441006/4958000	DRB Actions	<b>\$215.00</b>
<b>TOTAL:</b>		<b>\$235.00</b>

City Of Albuquerque  
Treasury Division

1/9/2012 3:22PM LOC: ANNX  
WS# 007 TRANSH 0027  
RECEIPT# 00152566-00152566  
PERMITH 2012070009 TRSMCS  
Trans Amt \$235.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$215.00  
CK \$235.00  
CHANGE \$0.00

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: 1/18/12  
 Date Site Plan Approved: N/A  
 Date Preliminary Plat Approved: 1-18-12  
 Date Preliminary Plat Expires: 1-18-13  
 DRB Project No.: 12 DRB-7009  
 DRB Application No.: 1008974

**ORIGINAL**

**INFRASTRUCTURE LIST**

(Rev. 9-20-05)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

LOT 8-A, BLK 64 University Hts.

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 8, 9, 10 BLK 64 University Hts.

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		16' Alley	3" Res. Asphalt	West bdry	Garfield Ave. SE	SW Cor. ~ 150'	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/



The Items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature      Date							City User Dept. Signature      Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER      DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Philip Clark  
NAME (print)

Clark Consulting Engineers  
FIRM

Philip W. Clark  
SIGNATURE - date

[Signature] 1-18-12  
DRB CHAIR - date

[Signature] 01-18-12  
TRANSPORTATION DEVELOPMENT - date

[Signature] 01/18/12  
UTILITY DEVELOPMENT - date

[Signature] 1-18-12  
CITY ENGINEER - date

Carol S. Dumont 1-18-12  
PARKS & RECREATION - date

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
- date

\_\_\_\_\_  
- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

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 #: 1008974 Application #: 12DRB-70009  
Project Name: University Heights  
Agent: Clark Consulting Engineers Phone #:

\*\*Your request was approved on \_\_\_\_\_ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

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

**PLATS:**

- Planning must record this plat. Please submit the following items:
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.
  - County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

**ALL SITE PLANS:**

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

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
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- TRANSPORTATION:  
\_\_\_\_\_  
\_\_\_\_\_
- ABCWUA:  
\_\_\_\_\_  
\_\_\_\_\_
- CITY ENGINEER / AMAFCA:  
\_\_\_\_\_  
\_\_\_\_\_
- PARKS / CIP:  
\_\_\_\_\_  
\_\_\_\_\_
- PLANNING (Last to sign):  
\_\_\_\_\_  
\_\_\_\_\_

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- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

**ALL SITE PLANS:**

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Subj: **RE: Garfield apts, Variance**  
Date: 1/5/2012 8:53:35 A.M. Mountain Standard Time  
From: [icloud@cabq.gov](mailto:icloud@cabq.gov)  
To: [CCEAlbq@aol.com](mailto:CCEAlbq@aol.com), [KMetro@cabq.gov](mailto:KMetro@cabq.gov)  
CC: [p.turner@TM-NM.com](mailto:p.turner@TM-NM.com), [GHaikin@cabq.gov](mailto:GHaikin@cabq.gov), [vsegura@cabq.gov](mailto:vsegura@cabq.gov), [AMedina@cabq.gov](mailto:AMedina@cabq.gov)

This sounds like it will be a Minor Subdivision, so we would not have to advertise for the Subdivision Design Variance -  
you will need a Form S(3) for MINOR SUBDIVISION PRELIMINARY/ FINAL PLAT APPROVAL (DRB16) and in addition Form V SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25) but because this is a Minor Subdivision you can change the 24 copies to 6 copies, and you will not need the Neighborhood Coordination letters or a Sign Posting Agreement.  
- Jack Cloud, Chair  
Development Review Board

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**From:** [CCEAlbq@aol.com](mailto:CCEAlbq@aol.com) [mailto:CCEAlbq@aol.com]  
**Sent:** Wednesday, January 04, 2012 4:58 PM  
**To:** Metro, Kristal D.  
**Cc:** Cloud, Jack W.; [p.turner@TM-NM.com](mailto:p.turner@TM-NM.com); Haikin, Glen B.  
**Subject:** Garfield apts, Variance

Kristal, welcome back **RE: K16/D079**  
We will combine our lot line elimination application (as you suggested) with the two design variances that I've discussed with you:  
1. 2 foot variance to the existing 16 foot public alley (platted circa 1916)..Univers. Hts.  
2. And variance to allow the existing 4' wide sdwk along Girard.

Since not a subdivision per se, will a public advertisement and 30 day lead to the app be required for the variance request(s)?

Sincerely,  
Philip

Philip W. Clark, PE  
19 Ryan Road, Edgewood, NM 87011  
**Clark Consulting Engineers**  
505.281-2444, 505.264-6042



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- 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, 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 87108  
**Fees must be paid at the time of application.** Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Clark Consulting Engineers PHONE: 281-2444  
 ADDRESS: 19 Ryan Rd FAX: " "  
 CITY: Edgewood STATE NM ZIP 87015 E-MAIL: ccc@cbg@aol.com

APPLICANT: Chuck Hall PHONE: 266-7698  
 ADDRESS: 415 Wellesley SE FAX: \_\_\_\_\_  
 CITY: Alb. STATE NM ZIP 87106 E-MAIL: X

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

DESCRIPTION OF REQUEST: Eliminate (2) LOT Lines

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. 8, 9 & 10 Block: 64 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: University Heights  
 Existing Zoning: R-3 Proposed zoning: R-3 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): K-16 UPC Code: 101605724702030403

**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 # 1008974; Spec. Except. 11 ZHE-80233

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 3 No. of proposed lots: 1 Total site area (acres): 0.49

LOCATION OF PROPERTY BY STREETS: On or Near: 501 Girard Blvd SE  
 Between: Garfield and Burton

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

SIGNATURE Philip W. Clark DATE \_\_\_\_\_  
 (Print Name) Philip W. Clark Applicant  Agent

**FOR OFFICIAL USE ONLY**

Revised: 6/2011

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>12 DRB - 70008</u>	<u>SDY</u>	_____	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	<u>12 DRB - 70009</u>	<u>P&amp;F</u>	_____	\$ <u>215.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>UMF</u>	_____	\$ <u>20.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>235.00</u>

Hearing date: January 18, 2012  
1-9-12 1008974 Proj. # \_\_\_\_\_



FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING) ~~24~~ 6

- 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 <sup>6</sup>
  - 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 8 DAYS after the filing deadline. Your attendance is required.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") 6 copies
  - Scale drawing showing the easement to be vacated (8.5" by 11") 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter/documents briefly describing, explaining, and justifying the vacation 6 copies
  - Letter of authorization from the grantors and the beneficiaries (private easement only)
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted.

Philip W. Clark (CCE)

*Philip W. Clark*

12DRB 70008

*Vorje*

1-9-12

1008974

*o*



**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.

Philip Clark  
Applicant name (print)  
Philip W. Clark 1/9/12  
Applicant signature / date



Form revised October 2007

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

Application case numbers  
12 DRB- \_\_\_\_\_ - 700009  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_

Ving 1-9-12  
Planner signature / date  
Project # 1008974



Jan. 9, 2012

City Planning – DRB chairman  
600 2nd St. NW  
Albuquerque, NM 87102

RE: Lot Line Elimination Plat – Variance Request  
Garfield Apartments @ 501 Girard Blvd SE  
ZAP: K-16 K-16/D079

15-Units  
Current & Proposed Zoning, R-3

Dear Chairman and Board Members:

As agent, Clark Consulting Engineers requests preliminary/final subdivision plat approval for the following existing parcel(s) of land:

Lots 8, 9 and 10, Block 64, University Hts.

and is located in an established urban area as defined by the Albuquerque Comprehensive Plan. These parcels will be required to be consolidated, therefore the justification to eliminate two (2) lot lines. As is standard policy in the older neighborhoods, a right-of-way filelet of 25' radius will also be dedicated with the proposed platting action.

A 16' wide public alley exists adjacent on the west boundary. This alley currently provides access to the Girard Terrace Apartments adjacent on the south, and rear access to adjacent single family residences on the west. This alley dead ends at the apartment complex.

Two design variances (departure from minimum DPM standards) are also being requested, as follows:

- 2' variance to the st'd 10' ½-width of the public alley
  - 2' variance to the 6' st'd width of collector-type sidewalk in R-3 zones
- (Both specific requirements are referenced in Table 23.2.1A, *Public right-of-way and Pavement Width Stands* of the DPM.)

Both variances are justified since 16 foot alleys and 4' width nominal sidewalks are prevalent in the large University Heights neighborhood, including Victory Hills which lies to the south of the subject. University Heights was originally platted in 1916, and the dedicated width of 16' alley was the standard, and it is our understanding does not prohibit the movements of public fire-apparatus nor refuse collection, or maintenance activities by the City. Additionally, standard drawing 2411 indicates that an 8' ½-width section may be acceptable for both residential and commercial alley ways.

As always, we appreciate consideration of this minor subdivision request, including variances as contained herein – and of course look forward to the meeting to answer any questions that you and the board may have.

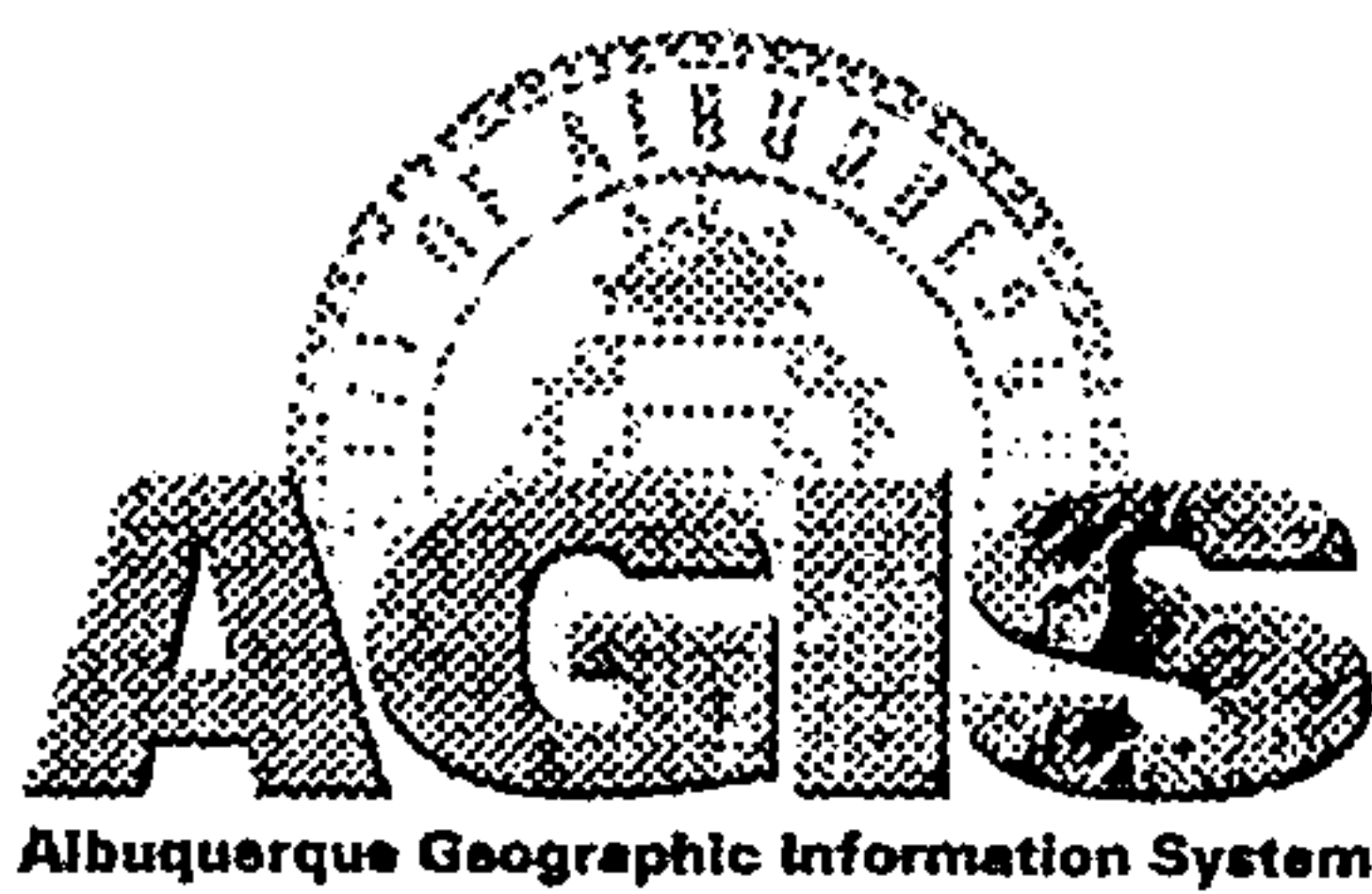
Sincerely,

Philip W. Clark, PE  
Clark Consulting Engineers

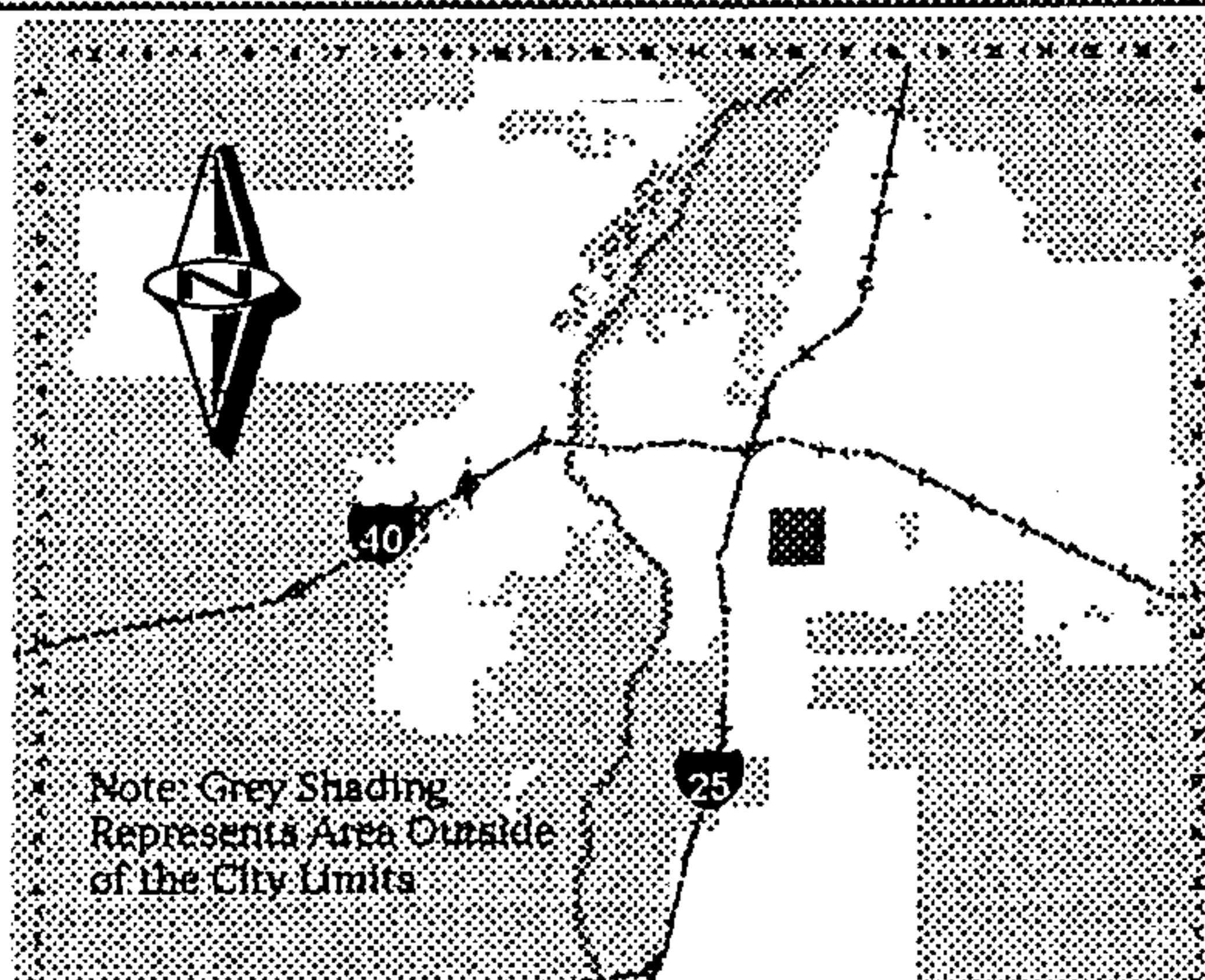




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 1/24/2011



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

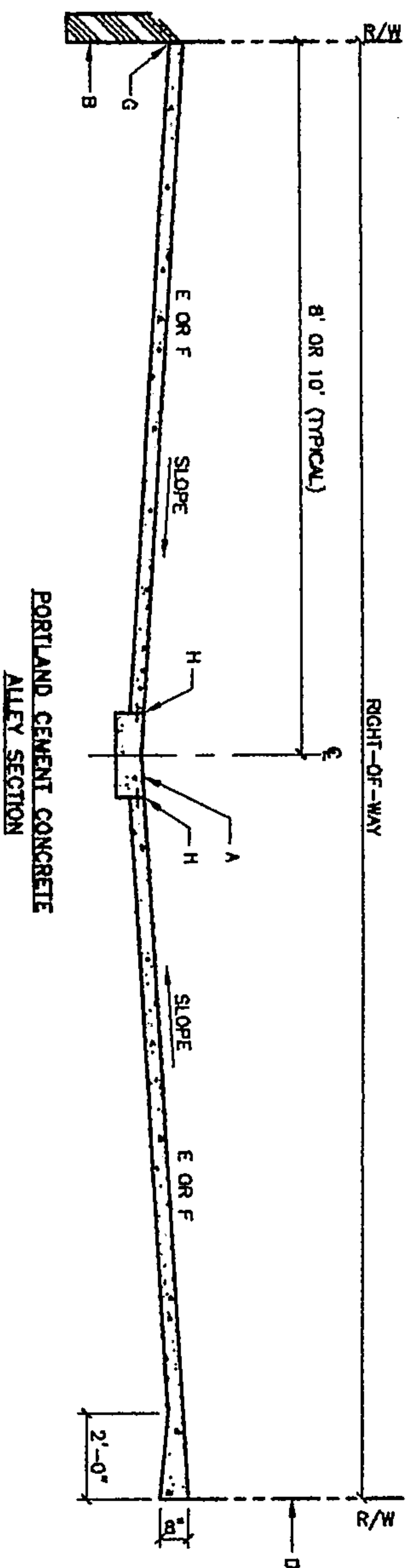
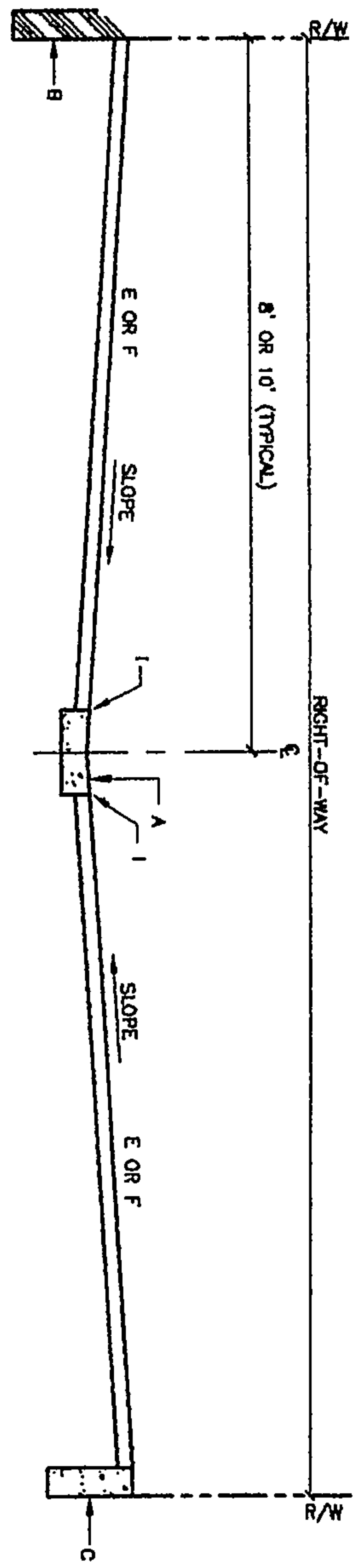
# K-16-Z

Selected Symbols

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







- GENERAL NOTES:**
1. REQUIREMENT FOR COMMERCIAL OR RESIDENTIAL PAVEMENT SECTION SHALL BE DETERMINED BY THE ENGINEER.
  2. TRANSVERSE SLOPE OF ALLEY PAVEMENT SURFACE SHALL BE 2% MIN.
  3. TYPE AND LOCATION OF JOINTS SHALL BE DETERMINED ON THE PROJECT CONSTRUCTION PLANS, SEE SECTION 337.

**CONSTRUCTION NOTES:**

- A. ALLEY GUTTER, SEE DWG. 2415.
- B. WALL OR BUILDING FOUNDATION AT PROPERTY LINE.
- C. USE 6" x 18" PORTLAND CEMENT CONCRETE (PCC) CUT-OFF-WALL.
- D. RIGHT-OF-WAY ADJACENT TO OPEN AREA.
- E. USE RESIDENTIAL SECTION FOR RESIDENTIAL ALLEY USE, SEE DWG. 2405.
- F. USE ARTERIAL SECTION FOR COMMERCIAL ALLEY USE, SEE DWG. 2407.
- G. USE 1/2" EXPANSION JOINT WHERE RCC PAVEMENT ABUTS WALLS, RIGID PAVEMENT, POLES, TRANSFORMERS, ETC.
- H. TYPE 4 TED JOINT, SEE DWG. 2450.
- I. SAWCUT AND SEAL JOINT, SEE DWG. 2450.

<b>CITY OF ALBUQUERQUE</b>	
REVISIONS	PAVING
1/91	COMMERCIAL & RESIDENTIAL
12/15/92	ALLEY SECTION
DWG. 2411 JANUARY 2003	



Pre-Development Facilities Fee (PDFF)  
Cover Sheet

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS Capital Master Plan office. The office is located in Suite 9, 2<sup>nd</sup> Floor of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://apsfacilities.org/capital/map.php>

Project # (if already assigned by DRB) \_\_\_\_\_

Please check one:

Preliminary PDFF

(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF

(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

Waiver/Deferral

(Must provide reason for Waiver/deferral)

Project Information

Subdivision Name: University Heights

Legal Description: Lot 8-A, Block 34

Location of Project (address or major cross streets) 501 Girard Blvd SE

Proposed Number of Units \_\_\_\_\_ Single-Family 15 Multi-Family 15 Total Units

Waiver Information

Property Owner: Charles D. Hall, Hall McBride LLC Legal Description: Lot 8-A, Block 34, University Heights

Zoning: R-3

Reason for Waiver/Deferral: Former 16 unit apartment complex torn down, the owner proposes to build a new 15 unit complex in its place.

Contact Information

Name: Philip W. Clauk

Company: Clauk Consulting Engineers

Phone: 281-2444

E-Mail: CCBAIbq@aol.com

Please include with your submittal:

- Zone Atlas map with the entire property (ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of new legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include project number on the top right corner of all documents



**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 Lot 8-A, Block 64, University Heights which is zoned as R-3, on January 9, 2012 submitted by Charles D. Hall, Hall and McBride LLC, 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) the owner proposes construct a 15 unit apartment complex where a 16 unit apartment complex once stood. This will result in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters  
Signature

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

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Jan. 9, 2012, 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)

Anastasia Wolfe  
Notary Public

My commission expires: 6/17/2012

