

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 #: 1009053 Application #: 11DRB-70334
Project Name: Ridgecrest Addn
Agent: Wayjohn Surveying Phone #:

Your request was approved on 12-7-11 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): 30' r dedication

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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CITY ENGINEER / AMAFCA: _____

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PLANNING (Last to sign): 30' 5' dedication

PLATS:

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

- The original plat and a mylar copy for the County Clerk.
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- Tax printout from the County Assessor.
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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.**

HEARING DATE: 12-7-11 (P:1F)

Subject: RE: DXF file for Project No. 1009053
From: "Sammons, Joshua R." <jsammons@cabq.gov>
Date: 11/23/2011 9:42 AM
To: "Thomas Johnston" <thomas@wayjohn.com>
CC: "Gricius, Michelle A" <mgricius@cabq.gov>

Your DXF has been approved. I'll forward the approval letter on.
Thanks,
Josh

-----Original Message-----

From: Thomas Johnston [<mailto:thomas@wayjohn.com>]
Sent: Monday, November 21, 2011 4:56 PM
To: Gaulden, Tim H.; Gricius, Michelle A; Sammons, Joshua R.
Subject: DXF file for Project No. 1009053

Greetings:
Attached is the dxf file for the DRB Project No. 1009053. Feel free to
contact me with any questions or concerns.

--

Regards,
Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.
330 Louisiana Boulevard, NE
Albuquerque, NM 87108
(505) 255-2052 Fax (505) 255-2887

9053

DXF Electronic Approval Form

DRB Project Case #: 1009053

Subdivision Name: RIDGECREST ADDITION / LOT 24A BLK 39

Surveyor: THOMAS D JOHNSTON

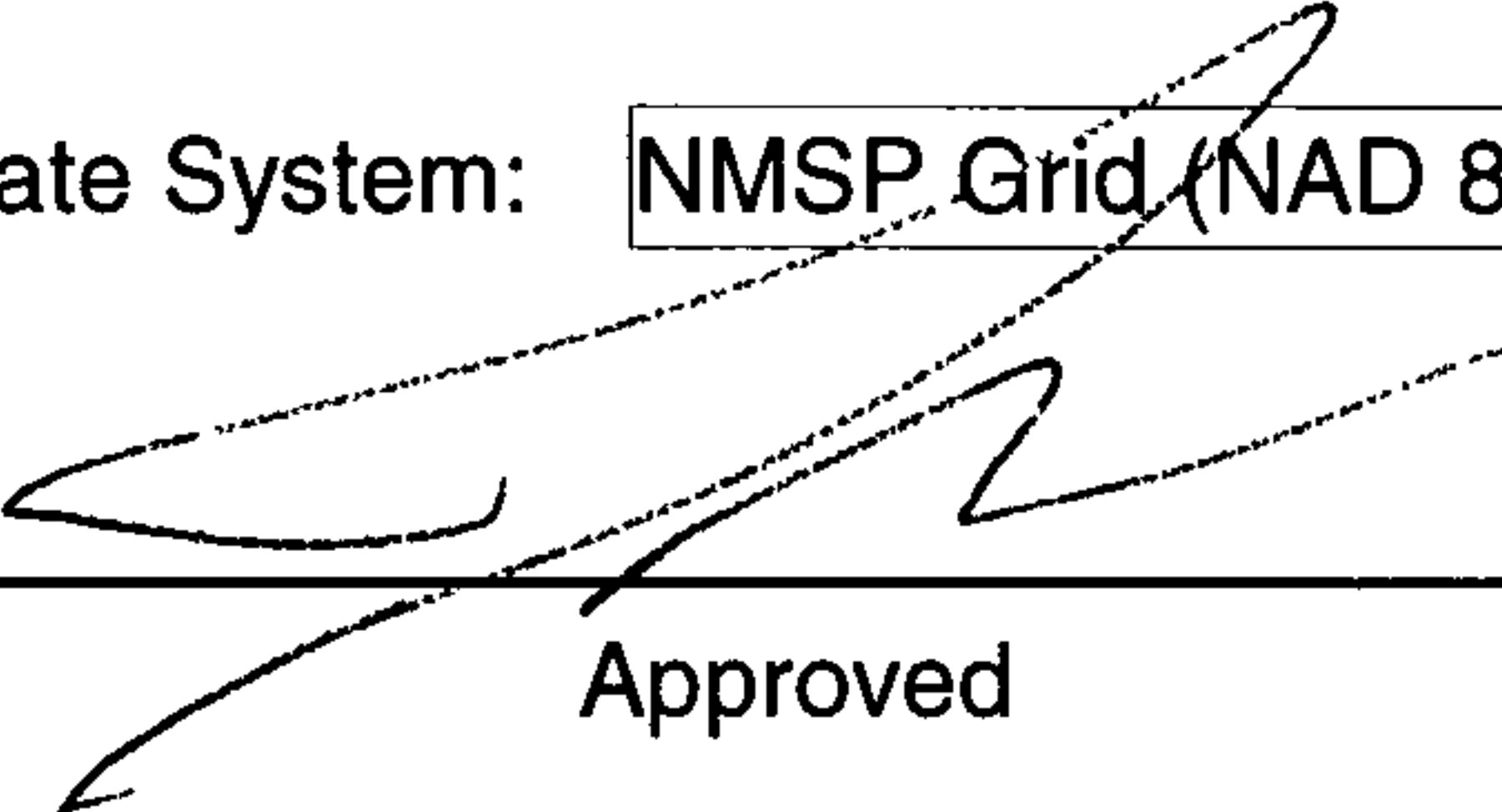
Contact Person: THOMAS D JOHNSTON

Contact Information: 5052552052

DXF Received: 11/23/2011

Hard Copy Received: 11/23/2011

Coordinate System: NMSP Grid (NAD 83)



Approved

11/23/11

Date

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

AGIS Use Only
Copied fc9053 to agiscov on 11/23/2011 Contact person notified on 11/23/2011

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

11/21/2011 Issued By: E08375 129339

Category Code **910**
2011 070 334

Application Number: 11DRB-70334, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: ON GIBSON BETWEEN JACKSON & TRUMAN

Project Number: 1009053

Applicant

RONALD , BERNADINE, JASON PAIZ

NM

Agent / Contact

WAYJOHN SURVEYING INC
THOMAS JOHNSTON
330 LOUISIANA BLVD NE
ALBUQUERQUE NM 87108

WAYJOHNSURV@AOL.COM

Application Fees

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

City Of Albuquerque
Treasury Division

11/21/2011 3:30PM LOC: ANNX
WS# 007 TRANSH 0040
RECEIPT# 00151487-00151487
PERMIT# 2011070334 TRSYLB
Trans Amt \$235.00
Conflict Manag. Fee \$20.00
DRB Actions \$215.00
CK \$235.00
CHANGE \$0.00

Thank You



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)
- 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 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): WAYJOHN SURVEYING INC. PHONE: 255.2052
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 255.2887
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: THOMAS@WAYJOHN.COM

APPLICANT: RONALD, BERNADINE & JASON PAIZ PHONE: 480.7311
 ADDRESS: 2255 MUNIZ SW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87105 E-MAIL: _____

Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: MINOR PRELIMINARY/FINAL PLAT TO CREATE 1 LOT FROM 6 LOTS AND TO DEDICATE ADDITIONAL RIGHT-OF-WAY.

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. 19-24 Block: 39 Unit: _____
 Subdiv/Addn/TBKA: RIDGECREST ADDITION
 Existing Zoning: R-3 Proposed zoning: SAME MRGCD Map No _____
 Zone Atlas page(s): L-17 UPC Code: 1017 056 424 010 40301

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: 6 No. of proposed lots: 1 Total site area (acres): 0.9203
 LOCATION OF PROPERTY BY STREETS: On or Near: GIBSON BLVD SE
 Between: JACKSON ST SE and TRUMAN ST. SE

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

SIGNATURE [Signature] DATE 11.21.11

(Print Name) THOMAS D. JOHNSTON 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>20110 - 070334</u>	<u>TR</u>	<u>753</u>	\$ <u>215.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<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	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>12-7-11</u>			Total \$ <u>235.00</u>

[Signature] 21 NOV 2011
 Staff signature & Date

Project # 1009053

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.

- N/A* 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
- N/A* 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
- N/A* 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
- N/A* 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.

THOMAS D. JOHNSTON (AGENT)
 Applicant name (print)

 Applicant signature / date
 11.21.11




Form revised October 2007

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

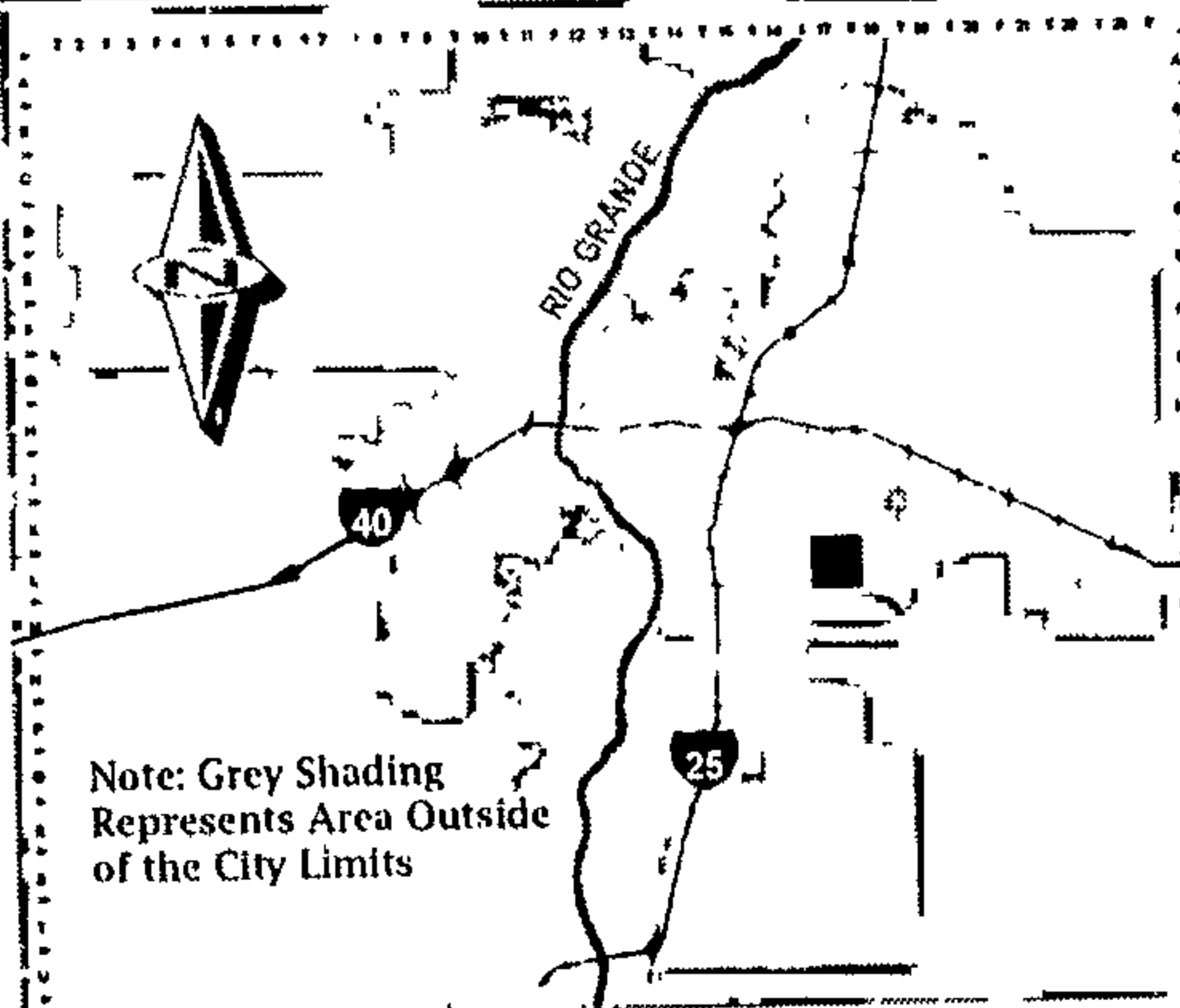
W. J. S. 21 Nov 2011
 Planner signature / date
 Project # 1009053



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





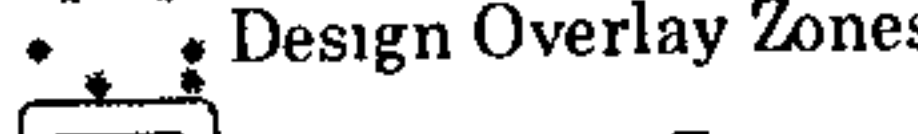
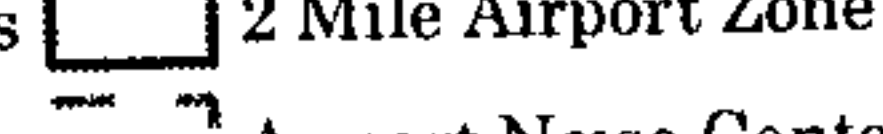
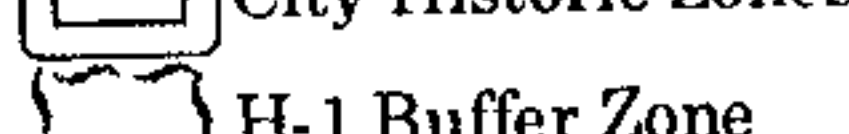

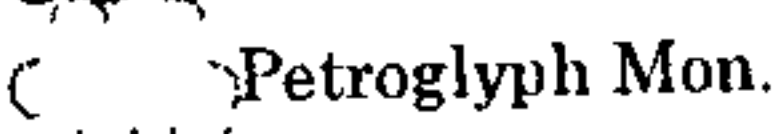


Map amended through: 6/13/2008



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-17-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



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

November 21, 2011

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Minor Preliminary/Final Plat of Lot 24-A, Block 39, Ridgecrest Addition

To Whom It May Concern:

I am submitting a request for minor preliminary and final plat to create one lot from six existing lots and to dedicate additional right of way. The proposed lot is currently vacant.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read "T. Johnston". The signature is fluid and cursive, with a long horizontal stroke at the end.

Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.

DRB Project # [REDACTED]
APS Cluster Highland

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

RONALD S. BERNADINE G. DASON, D. PA. 2 ("Developer") effective as of this 01st day of NOVEMBER, 2011 and pertains to the subdivision commonly known as RIDGECREST and more particularly described as LOT 24-A, BLOCK 39 RIDGECREST ADDITION.

[REDACTED]

(the "Subdivision".) The following individual lots comprise the subdivision: LOT 24-A (30 MULTIFAMILY UNITS)
[List lots by street address; Lots which will be used for multi-family residences should be marked "multifamily- __ units" with the number of units filled in.]

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 residential 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; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools.

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

2. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
3. 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.

Doc# 2011105556

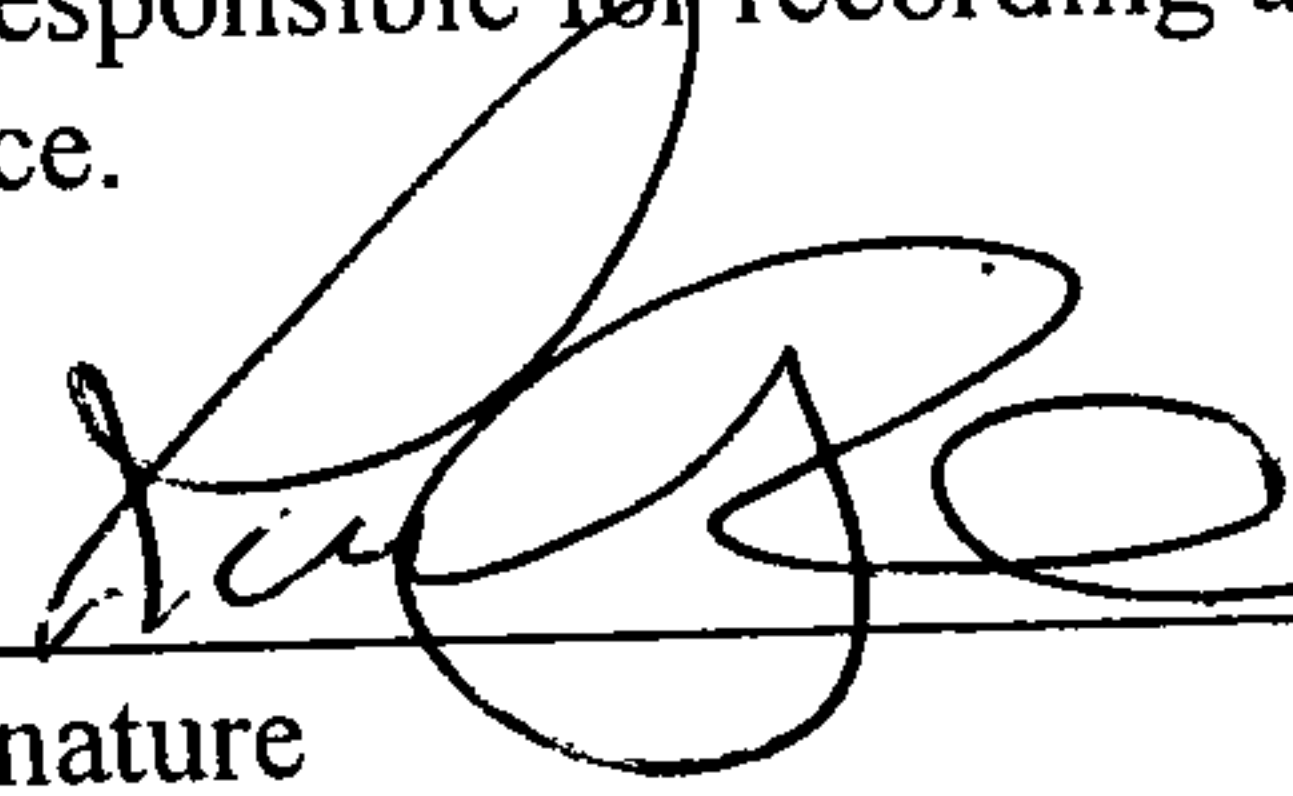


DRB Project # _____
APS Cluster Highland

- 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).

4. 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.
5. 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.
6. This contract may 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]."
7. 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.



Signature

RONALD J. PAIZ

Name (typed or printed) and title

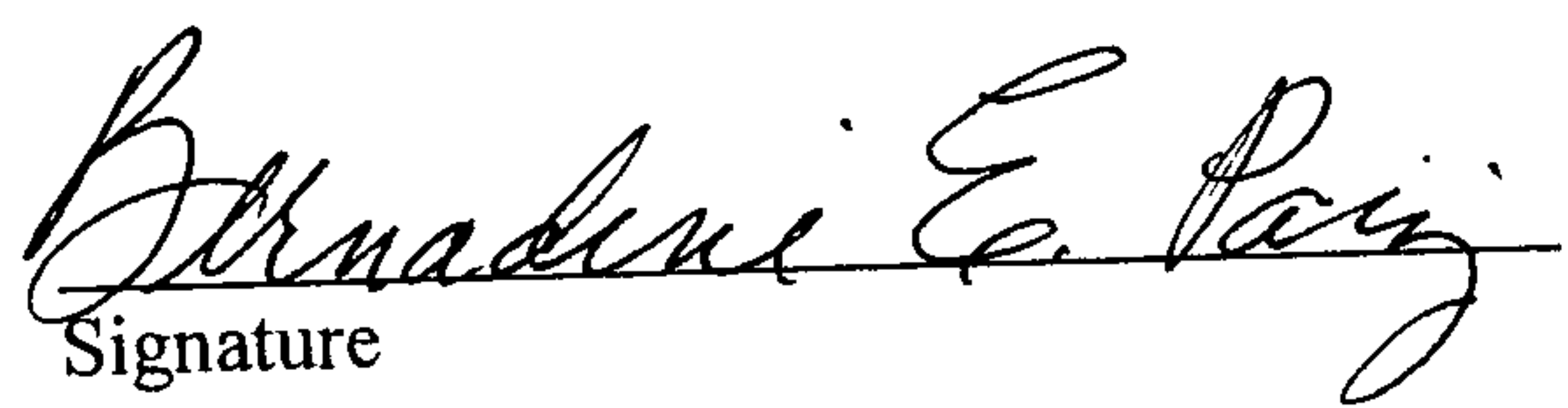
Developer

DRB Project # _____
APS Cluster Highland

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Signature

BERNADINE E. PAIZ
Name (typed or printed) and title

Developer

DRB Project # _____
APS Cluster Highland

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7. 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.

Signature

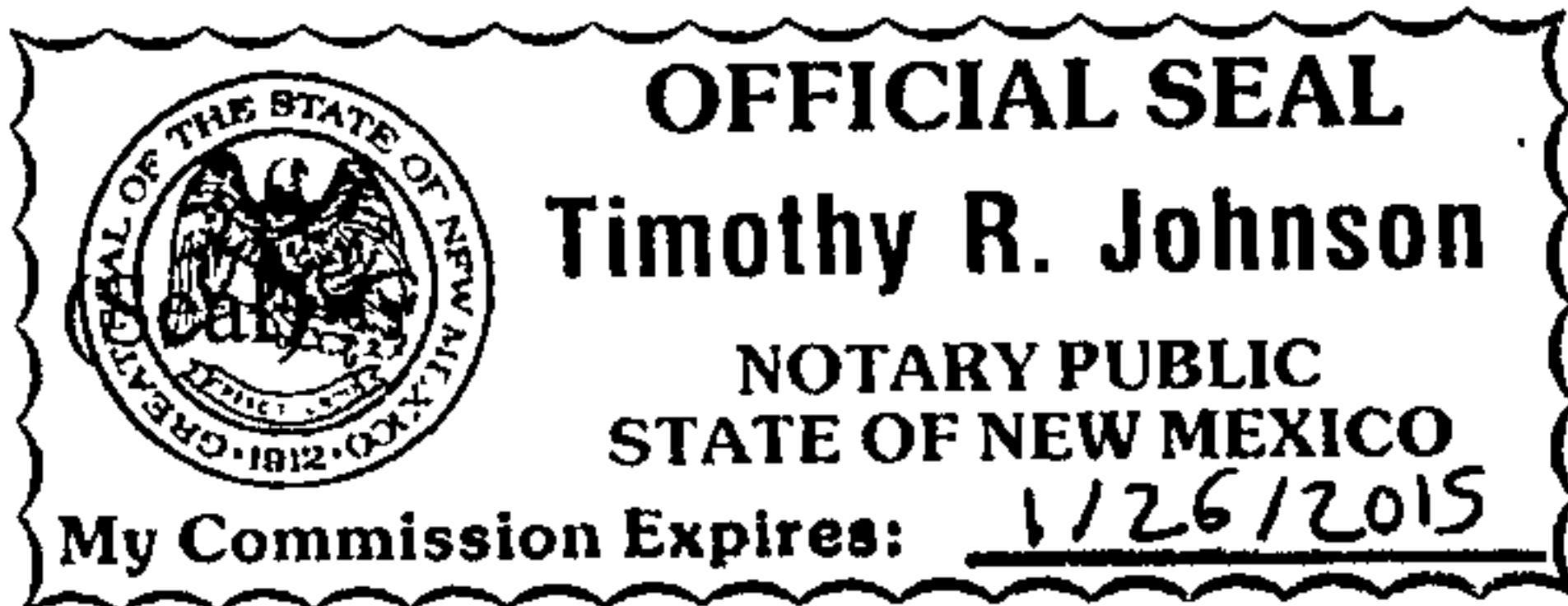
JASON D. PAIZ
Name (typed or printed) and title

Developer

DRB Project # [REDACTED]
APS Cluster Highland

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 11/09/11, by RONALD J., BERNARDINE E., JASON D. PAIZ as OWNERS of _____, a corporation.



[Signature]
Notary Public

My commission expires: 1/26/2015

ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]
Signature

RUJI RAJBHANDARI, PLANNER
Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Nov. 10, 2011, by Ruji Rajbhandari as APS 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: May 31, 2015

