



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

Supplemental Form (SF)

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 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): COMMUNITY SCIENCES CORPORATION PHONE: 259-0883
 ADDRESS: PO Box 1328 FAX: 898-5195
 CITY: CORRACES STATE NM ZIP 87048 E-MAIL: tompatrick@communitysciences.com

APPLICANT: TWILIGHT HOMES OF NEW MEXICO PHONE: 506-7007
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: vpizzonia1@gmail.com

Proprietary interest in site: owner lot 19 List all owners: Jeremy L. Bjorem, owner lot 20
 DESCRIPTION OF REQUEST: adjust common lot line to conform with wall and 5' minimum setback

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

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

Lot or Tract No. lots 19 and 20 Block: _____ Unit: 1-B
 Subdiv/Addn/TBKA: Sundance Estates
 Existing Zoning: R-LT Proposed zoning: R-LT MRGCD Map No. -
 Zone Atlas page(s): B-11-7 UPC Code: lot 19: 101106517801031027
lot 20: 101106518101031026

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z-, V-, S-, etc.): 1002632

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 0.2389
 LOCATION OF PROPERTY BY STREETS: On or Near: COLD CREEK AVE NW
 Between: LYON BLVD. NW and CACHE CREEK DR. NW

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

SIGNATURE Thomas W Patrick DATE _____
 (Print Name) THOMAS W. PATRICK 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

12 DRB-70161

Action

P&F
CMF

S.F.

Fees

\$285.00

\$20.00

\$

\$

\$

\$

Total

\$305.00

Hearing date June 6, 2012

5-29-12

Staff signature & Date

Project # 1009288

Revised: 6/2011

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.

THOMAS W. PATRYK
 Applicant name (print)
Thomas W. Patryk 5/29/12
 Applicant signature / date

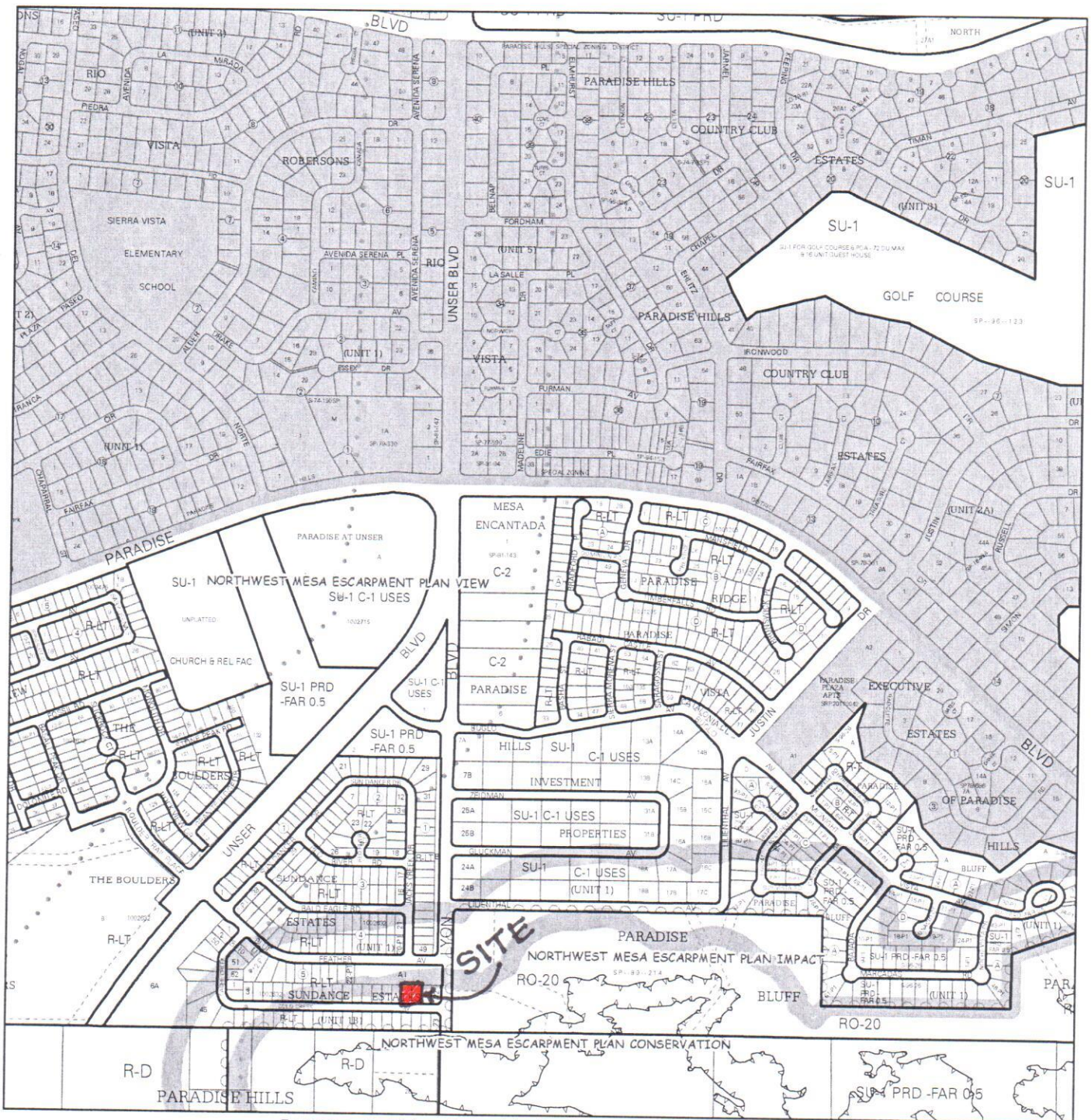


Form revised October 2007

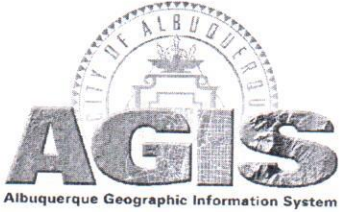
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
12 - DRB-70161

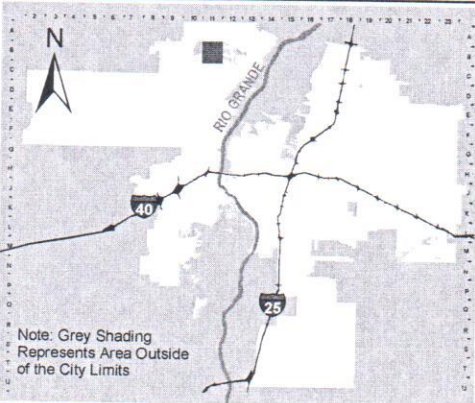
[Signature] 5-29-12
 Planner signature / date
 Project # 1009288



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



Map amended through: 4/2/2012



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-11-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

0 750 1,500 Feet

P.O. Box 1328
Corrales, NM 87048

May 24, 2012

City of Albuquerque
Development Review Board
Mr. Jack Cloud, Chairman
PO Box 1293
Albuquerque, NM 87103

RE: Summary Plat for Lots 19-A and 20-A
Sundance Estates Unit 1-B
Site Address: 5615 and 5609 Cold Creek Ave. NW
Albuquerque, NM 87114

Mr. Cloud and Board Members,

Community Sciences Corporation (CSC) is acting as agent for Mr. Jeremy J. Bjorem, owner and resident at 5609 Cold Creek Ave. NW, and Twilight Homes, owner and builder on 5615 Cold Creek Ave. NW.

After the block wall had been constructed between Lots 19 and 20, CSC discovered 1) that their common property line fell east of the wall and 2) that the newly constructed residence on Lot 20 was less than 5.0 feet from said common property line. This plat seeks to rectify both these situations by moving the common lot line west to the center of the wall and 5.0 feet from the house.

Respectfully,



Thomas W. Patrick

New Mexico Professional Surveyor No. 12651

TCY/bjc

**ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lots 19 and 20 which is zoned as R-LT, on May 18, 2012, submitted by Twilight Homes, 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) proposes a lot line adjustment between lots 19 and 20. There will be 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

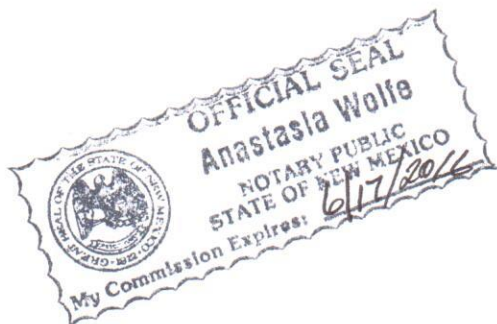
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 21, 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: 6/17/2016





**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, 2nd 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: Sundance Estates Unit 1B

Legal Description: Lots 19 and 20

Location of Project (address or major cross streets) 5609 and 5615 Cold Creek

Proposed Number of Units _____ Single-Family _____ Multi-Family _____ Total Units

Waiver Information

Property Owner: Twilight Homes Legal Description: Lots 19 and 20, Sundance Estates Unit 1B

Zoning: R-LT

Reason for Waiver/Deferral: The property owners proposes a lot line adjustment between lots 19 and 20. This will cause no net gain of residential units.

Contact Information

Name: Tom Patrick

Company: CSC

Phone: 259-0883

E-Mail: _____

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

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

05/29/2012 Issued By: BLDAVM 148631

Category Code **910**
2012 070 161

Application Number: 12DRB-70161, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: COLD CREEK BETWEEN LYON AND CACHE CREEK

Project Number: 1009288

Applicant

TWILIGHT HOMES OF NEW MEXICO

NM

Agent / Contact

COMMUNITY SCIENCES CORP

CLIFF SPIROCK

P.O. BOX 1328

CORRALES NM 87048

SCIENCENM@AOL.COM

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
Date: 5/29/2012 Office: ANMEX
Stat ID: W5000006 Cashier: TRSSVG
Batch: 275 Trns #: 12
Permit: 2012070161
Receipt Num: 00019518
Payment Total: \$305.00
0901 Conflict Mgmt Fee \$20.00
0903 DRB Actions \$285.00
American Expr Tendered: \$305.00