

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)

APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): Wilson & Company PHONE: 505-348-4000
 ADDRESS: 4900 Lang Ave NE FAX: 505-348-4055
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: Steve.Metro@wilsonco.com

APPLICANT: Steven J. Metro PHONE: 505-821-2571
 ADDRESS: 8860 Desert Finch Ln NE FAX: 505-348-4055
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: Steve.Metro@wilsonco.com

Proprietary interest in site: Owner List all owners: -

DESCRIPTION OF REQUEST: Split Lot 41, Block 6, Unit 18 VCS into 2 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. Lot 41 Block: 6 Unit: 18
 Subdiv/Addn/TBKA: Volcano Cliff Subdivision
 Existing Zoning: SU-2 VCLL Proposed zoning: No Change MRGCD Map No NA
 Zone Atlas page(s): D-10-2 UPC Code: 101006314228620401

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):

DRB 1009593 sketch plat review

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 0.60 ac

LOCATION OF PROPERTY BY STREETS: On or Near: Sujeto Road NW
 Between: Unser Blvd and Papagayo Rd NW

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 2-20-13

SIGNATURE Steve J. Metro DATE 11-5-14

(Print Name) Steven J. Metro 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

14 DRB 70379

Action

PTE
CMF

S.F.

Fees

\$ 285.00

\$ 20.00

\$ _____

\$ _____

\$ _____

Total

\$ 305.00

Hearing date Nov. 19, 2014

11-6-14
Staff signature & Date

Project # 1009593

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.

Steven J. Metro
 Applicant name (print)
Steve J. Metro 11-5-14
 Applicant signature / date



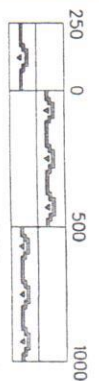
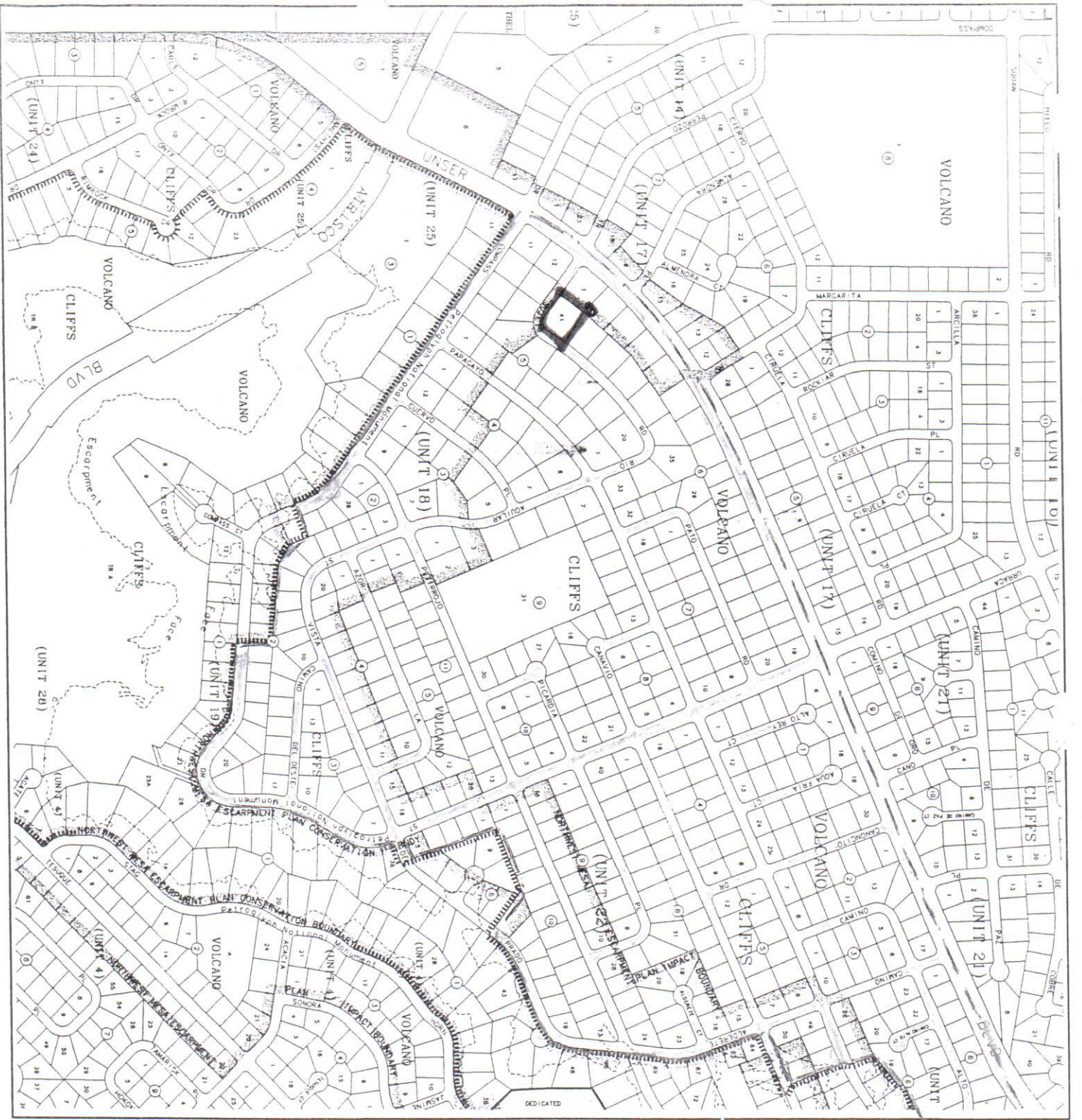
Form revised October 2007

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

Application case numbers
14 - DRB - 10379

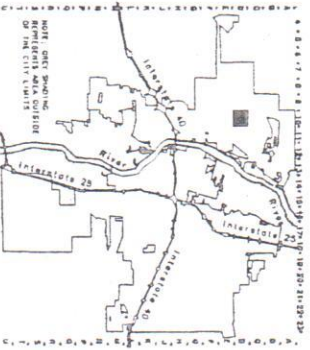
Project # 1009593

 Planner signature / date 11-6-14



Map Amended through March 14, 1995

Copyright 1995



LEGAL DESCRIPTION

T1M
R4E
SEC 22

UNIFORM PROPERTY CODE
1-010-003

D-10-Z



Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

November 5, 2014

Mr. Jack Cloud
DRB Chairman
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: **Request for Lot Split for Lot 41, Block 6, Unit 18 Volcano Cliffs Subdivision
Zone Atlas D-10-Z, Application No. 13-70446, DRB No. 1009593**

Dear Mr. Cloud:

Lot 41, Block 6, Unit 18 of the Volcano Cliffs Subdivision is a large lot with an area of 0.60 acres. This lot was platted in 1971 and is large for today's standards. This plat will divide the lot into two 0.30 acre lots. The water and sanitary sewer services were installed for the two lots with the SAD 228 construction along with the street, sidewalk and drainage improvements.

Please review this application package and let us know if there is anything else you need.

WILSON & COMPANY

Steven J. Metro, PE and PS

Metro, Steven J.

From: Tran, Manh D. [MTran@cabq.gov]
Sent: Tuesday, November 04, 2014 8:04 AM
To: Metro, Steven J.; Cloud, Jack W.
Subject: RE: Lot 41, Block 6, Unit 18 Volcano Cliffs Subdivision Replat

Steve,

All the infrastructure and utilities on Sujeto are in. We are close to accepting the project as a whole. There are a few items on the punchlist that need to be work on but I would say that the project is substantially complete.

Please let me know if you need anything else.

Thanks,

Manh Tran, PE

Studies and Design Section Manager
DMD, Traffic Engineering
(505) 857-8689

From: Metro, Steven J. [Steve.Metro@wilsonco.com]
Sent: Monday, November 3, 2014 5:01 PM
To: Tran, Manh D.; Cloud, Jack W.
Subject: FW: Lot 41, Block 6, Unit 18 Volcano Cliffs Subdivision Replat

Mike / Jack – I am submitting the plat to split lot 41 into lots 41A and 41B this week. The City Surveyor should sign tomorrow and I will file the APS agreement tomorrow. All the SAD 228 infrastructure is in including the additional services that I paid AUI to install during construction. I need an email or letter from DMD confirming the SAD constructed the public infrastructure to the lots – Sujeto Road NW.

Could you provide what I need for DRB so I can get this lot split and sold?

Thanks,
Steve Metro

From: Metro, Steven J.
Sent: Monday, November 03, 2014 9:21 AM
To: 'April Winters (winters_a@aps.edu)'
Subject: Lot 41, Block 6, Unit 18 Volcano Cliffs Subdivision Replat

April – I plan to submit this replat to DRB this week and will need a form from APS on the fee for the lot split. Please review and let me know what I need. I can come down and pick it up – call me at 280-4553.

Thanks,
Steve Metro

Confidential/Proprietary Note:

DRB Project # 1009593

APS Cluster Volcano Vista

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

Steven J. Metro ("Developer") effective as of this 3 day of November, 2014 and pertains to the subdivision commonly known as Volcano Cliffs Subdivision, and more particularly described as Lots 41A and 41B, Block 6, Unit 1B, Volcano Cliffs Subdivision
(use new legal description of subdivision) (the "Subdivision").

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, 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 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 that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.
 - If the permit is issued on or after August 1, 2011 the fee shall be \$1075 per dwelling
 -

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).

Doc# 2014088257

11/04/2014 12:51 PM Page 1 of 3
AGRE R \$25.00 M Toulouse Oliver, Bernalillo County



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 may be recorded in the office 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 Acknowledgement 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.

DRB Project # 100 9593

APS Cluster Volcano Vista

Signature
Signature

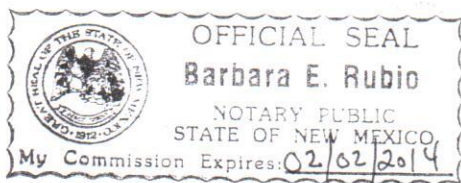
Steven J. Metro
Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 3rd, by Steven J. Metro
as Owner of an individual, a corporation.

(Seal)



Barbara E. Rubio
Notary Public

My commission expires: February 2, 2017

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

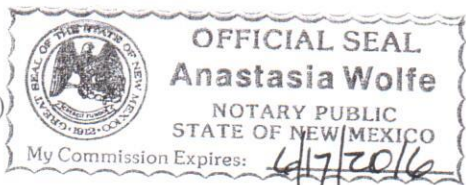
April L. Winters, Facility Fee Planner
Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on Nov. 3, 2014, by April L. Winters
as Facility Fee Planner of the Albuquerque Municipal School District No. 12,
Bernalillo and Sandoval Counties, and school district organized and existing under the laws of the State
of New Mexico.

(Seal)



Anastasia Wolfe
Notary Public

My commission expires: 4/17/2016