



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 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)
- A** **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): Cartesian Surveys Inc PHONE: 894-3050
 ADDRESS: PO Box 44414 FAX: 891-0244
 CITY: Rio Rancho STATE NM ZIP 87174 E-MAIL: cartesianamber@gmail.com

APPLICANT: Pavilion Construction LLC PHONE: _____
 ADDRESS: 6720 SW Macadam Avenue Suite 310 FAX: _____
 CITY: Portland STATE OR ZIP 97219 E-MAIL: cameron@pavilionconstruction.com
 Proprietary interest in site: _____ List all owners: Phil Lindborg

DESCRIPTION OF REQUEST: Eliminate the lot line between the two existing tracts to create one new Tract.

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 224 and 223 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Airport Unit of the Town of Atresco Grant
 Existing Zoning: R-2 Proposed zoning: R-2 MRGCD Map No _____
 Zone Atlas page(s): J-10 UPC Code: Tract 223 - 101005831241410403
Tract 224 - 101005829141610402

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
1009692, 1002372

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 8.9300 Acres
 LOCATION OF PROPERTY BY STREETS: On or Near: Glenrio Rd NW
 Between: 72nd place NW and 68th St NW

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

SIGNATURE Amber Palmer DATE 9/30/13
 (Print Name) Amber Palmer Applicant: Agent:

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB- 70697</u>	<u>PEF</u>	_____	<u>\$215.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" 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>Oct. 9, 2013</u>			Total <u>\$235.00</u>

[Signature] 10-1-13 Staff signature & Date Project # 1009692

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**) *→ will bring to meeting.*
- 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.

Amber Palmer
 Applicant name (print)
Amber Palmer 9/30/13
 Applicant signature / date

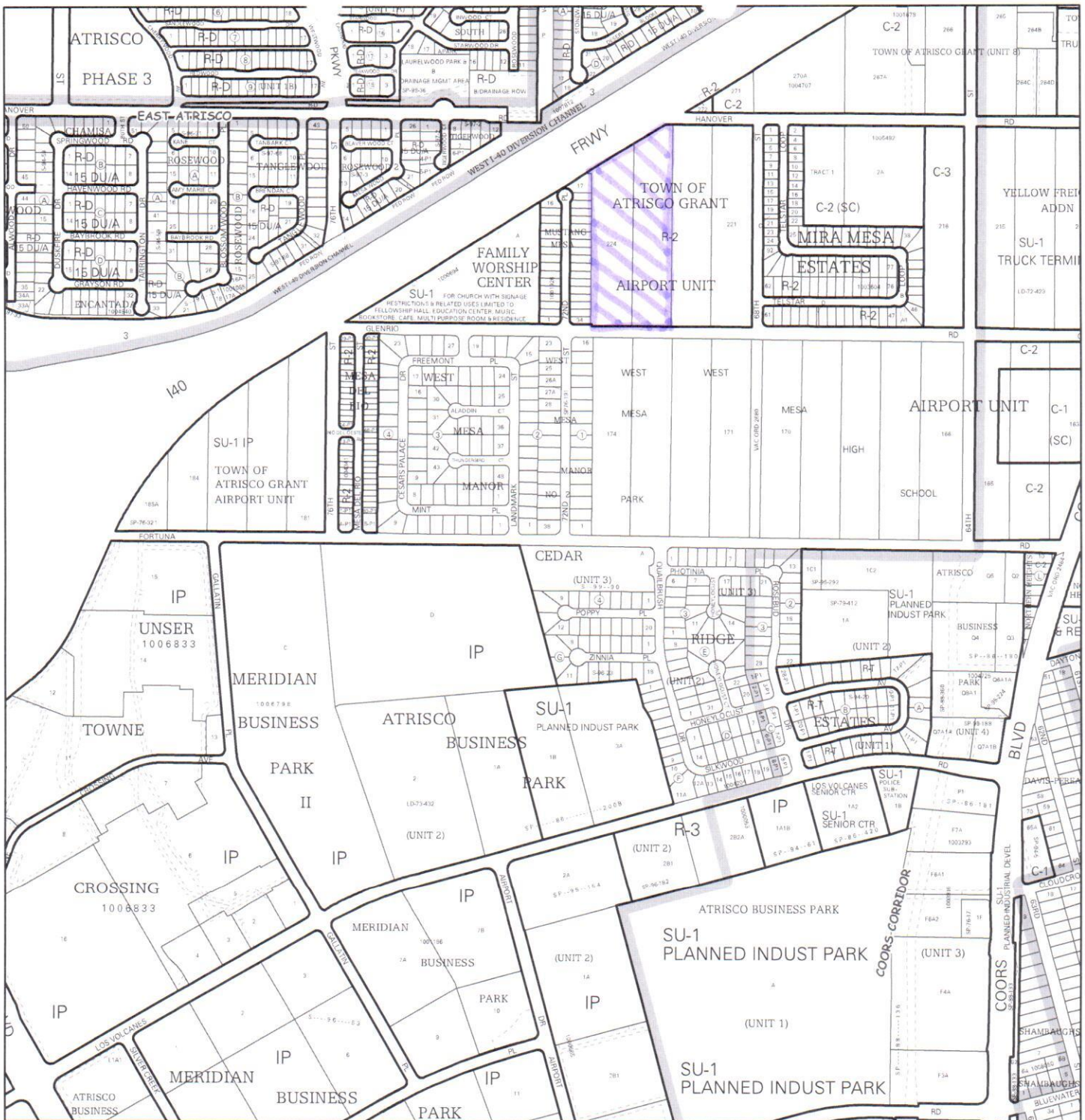


Form revised **October 2007**

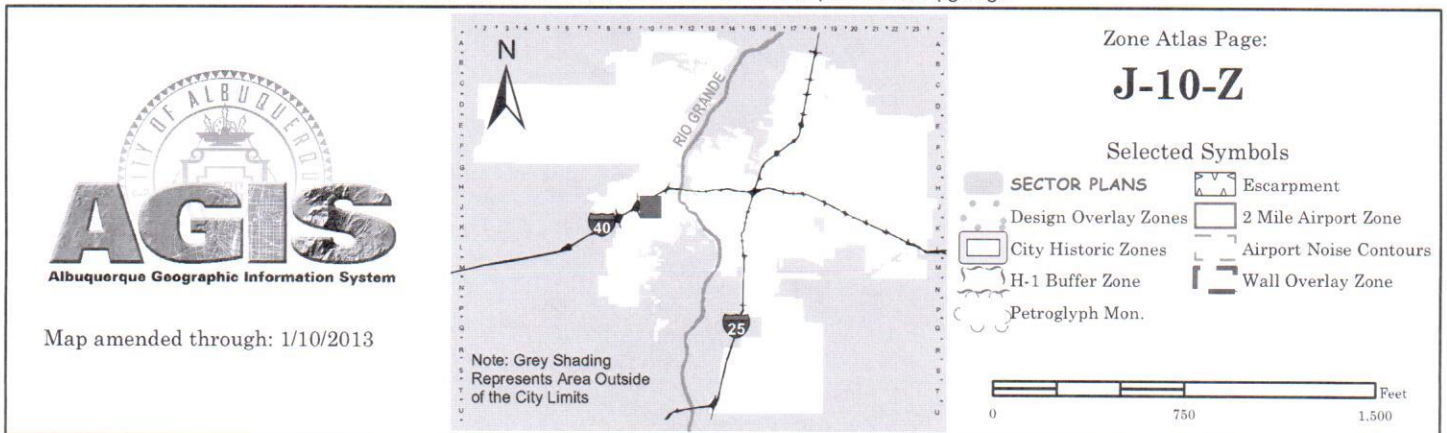
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
13 - DRB - 70697

[Signature] 10-1-13
 Planner signature / date
 Project # 1009092



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



Cartesian Surveys Inc.

PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

September 30, 2013

Development Review Board
City of Albuquerque

Re: Plat to eliminate line between Existing Tracts 223 & 224, Airport Unit of the Town of Atrisco Grant

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests approval of a plat to eliminate the lot line between existing tracts 223 and 224, Airport Unit of the Town of Atrisco Grant.

If you have any questions, please feel free to call.

Thank you for your time and consideration.

Will Plotner Jr., NMLS 14271

Legend

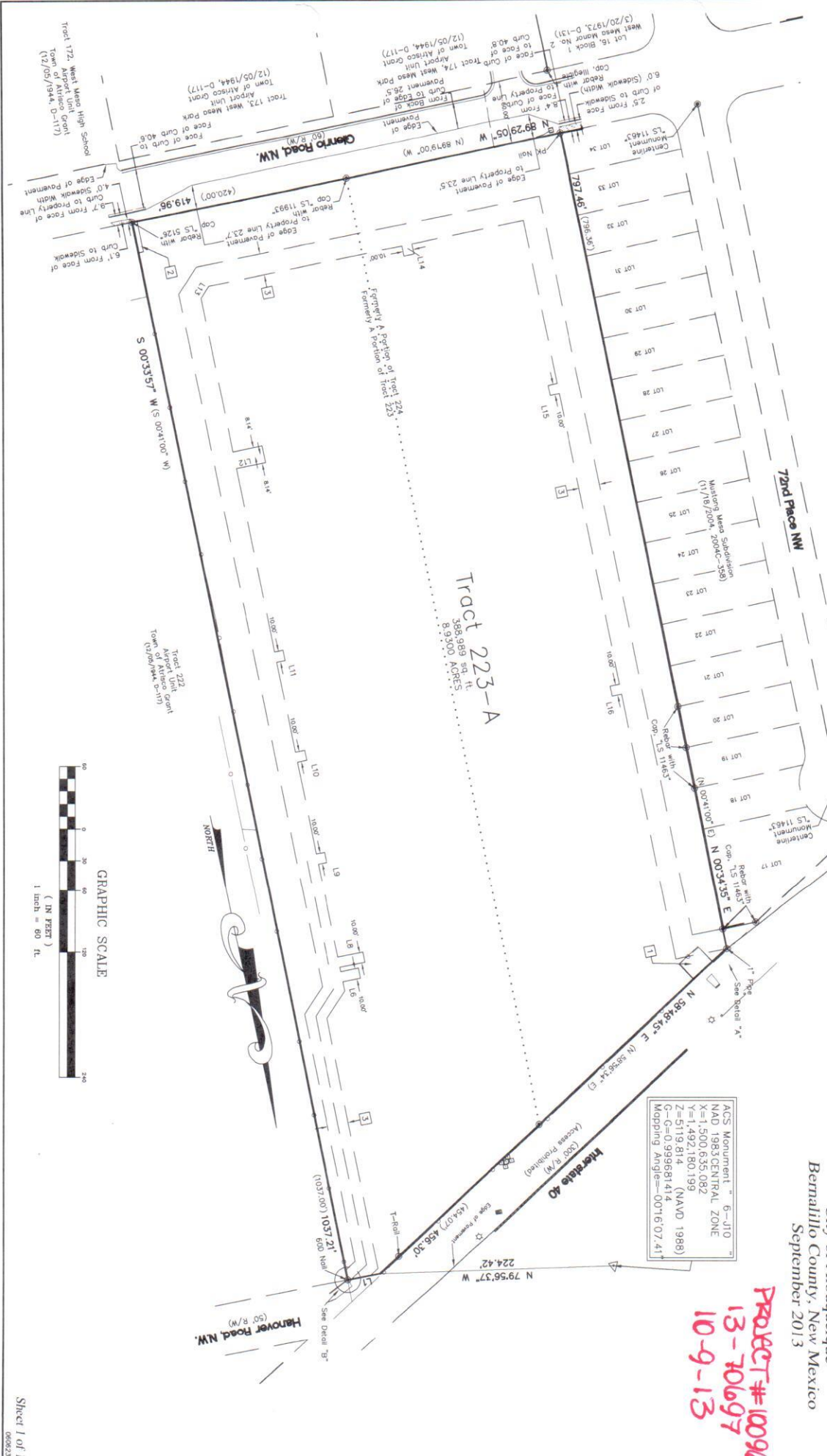
N 90°00'00" E	MEASURED BEARING AND DISTANCES	-W-	UNDERGROUND WATER LINE
(IN 90°00'00" E)	RECORD BEARING AND DISTANCES FROM FLAT OF RECORD	-G-	UNDERGROUND GAS LINE
●	FOUND MONUMENT AS INDICATED	-T-	UNDERGROUND TELEPHONE LINE
○	UTILITY POLE	-C-	UNDERGROUND CABLE LINE
—	UTILITY PIPES	-SD-	SANITARY SEWER LINE
—	UTILITY PIPES	-S-	STORM DRAIN LINE
—	UTILITY PIPES	-G-	GUIDE WIRE
—	UTILITY PIPES	-B-	ROLLAND
—	UTILITY PIPES	-L-	LIGHT POST
—	UTILITY PIPES	-CON-	CONCRETE
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ACS Monument " REWARD " NAD 1983/CENTRAL ZONE X-1 487 364.063 Y-1 491 190.819 Z-5319.688 (NAVD 1988) G-0-0.099675005 Mapping Angle=00°17'12.26"

ACS Monument " 6-J10 " NAD 1983/CENTRAL ZONE X-1 500 835.082 Y-1 420 180.199 Z-5142 818.019 (NAVD 1988) G-0-0.9496814 Mapping Angle=00°16'07.41"

Exhibit for
Tract 223-A
Allotted Airport Unit
From Town of Atrisco
 Being Comprised of
 Portions of Tracts 223 and 224
 Airport Unit
 The Town of Atrisco
 City of Albuquerque
 Bernalillo County, New Mexico
 September 2013

PROJECT # 1009692
13-70697
10-9-13





Pre-Development Facilities Fee (PDFF)
Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

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://construction.voteaps.com/LincolnMap.html>

Project # (if already assigned by DRB/EPC) 10091092

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 Airport Unit of the town of Amisco Grant

Location of Project (address or major cross streets) On Genrio near 72nd place NW

Proposed Number of Units: 0 Single-Family 198 Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

Waiver Information

Property Owner Phil Lindborg of Dragon fly development Legal Description Tract 223-A Zoning R-2

Reason for Waiver/Deferral _____

Contact Information

Name Amber Palmer

Company Cartesian Surveys Inc.

Phone 896-3050

E-mail Cartesianamber@gmail.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 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
- Please paper clip all submitted documents (for ease of making copies)

FOR OFFICE USE ONLY

APS Cluster West Mesa

Date Submitted 6/24/2013

Date Completed _____

Rev 3/6/07

**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 Tract 223-A, Airport Unit of the Town of Atrisco Grant which is zoned as R-2, on June 25, 2013 submitted by Tirol Housing, 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) will be developing a 198 multi-family unit affordable housing development. Due to the affordable housing designation facility fees will not be accessed. However, facility fees will be accessed if the Area Median Income (AMI) exceeds 150%.

ALBUQUERQUE PUBLIC SCHOOLS

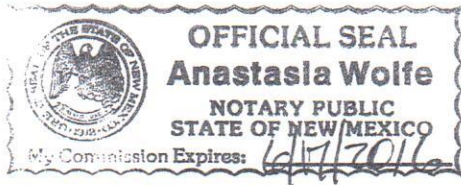
By: April L. Winters
Signature

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

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 25, 2013, by April L. Winters as Facility 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

DRB Project # 1009692
APS Cluster West Mesa

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

and Tirol Housing, LLC ("Developer") effective as of this ___ day of _____, 20___, and pertains to the subdivision commonly known as _____, and more particularly described as _____

[use new legal description of subdivision]
Tract 223-A, of the Airport unit of the town of Atrisco Grant

(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.]

Tract 223-A will be used for 198 multi-family units.

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;

DRB Project # 1009692

APS Cluster West Mesa

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.

DRB Project # 1009692

APS Cluster West Mesa

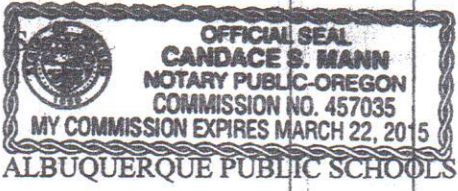
[Signature]
Signature

DEREK MANNELIN
Name (typed or printed) and title

TIROL HOUSING, LLC
Developer

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 20, 2015 by Derek Mannelin as CEO of Tirol Housing LLC a corporation.



Candace S Mann
Notary Public

My commission expires: March 22, 2015

By: _____
Signature

Name (typed or printed) and title
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

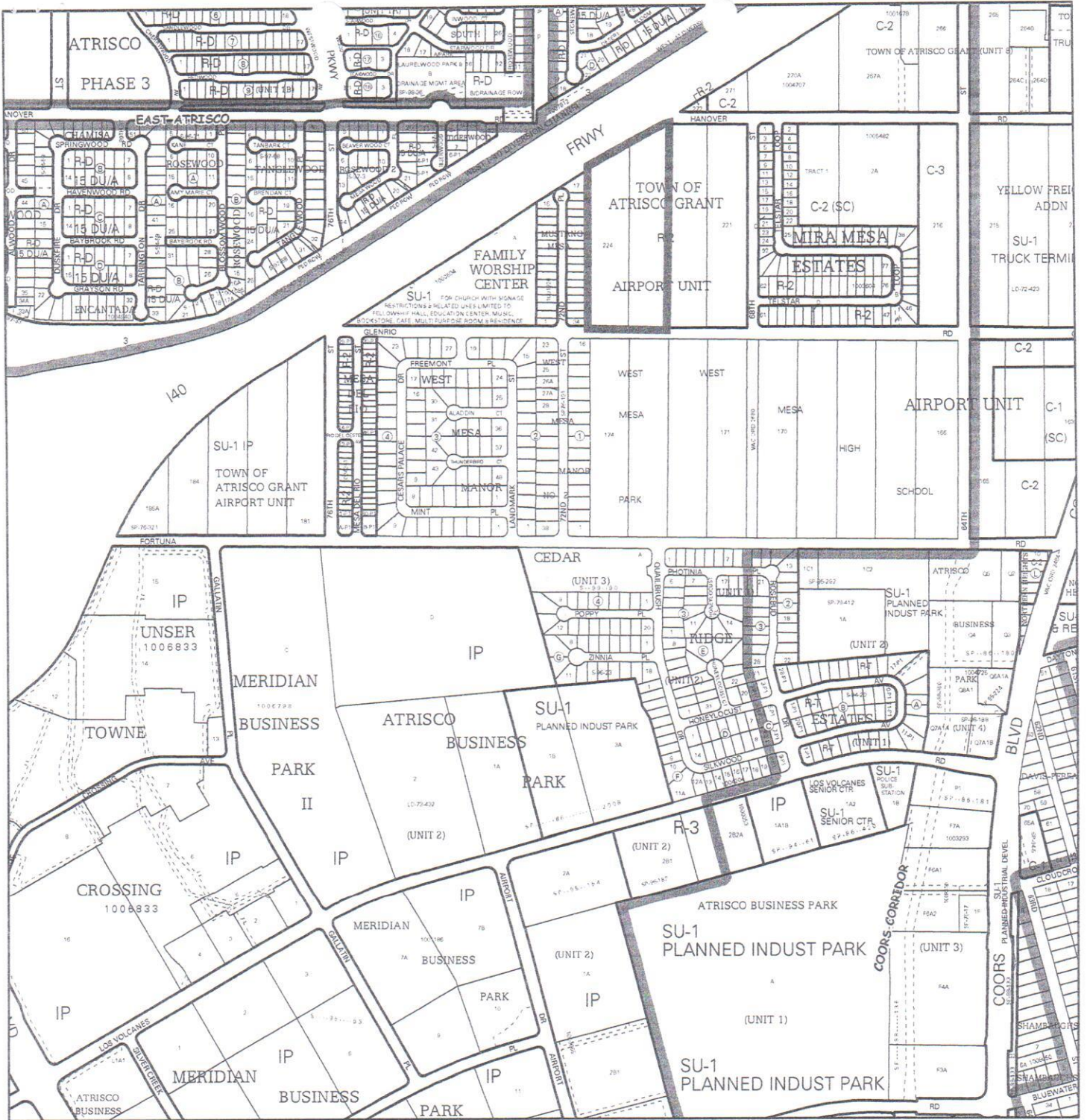
This instrument was acknowledged before me on _____, by _____
as _____ of the Albuquerque Municipal School
District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under
the laws of the State of New Mexico.

(Seal)

Notary Public

My commission expires: _____

West Mesa 100404d



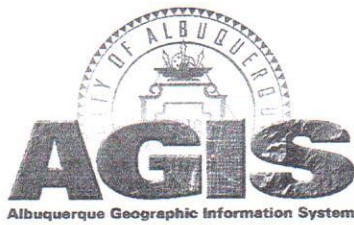
For more current information and details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

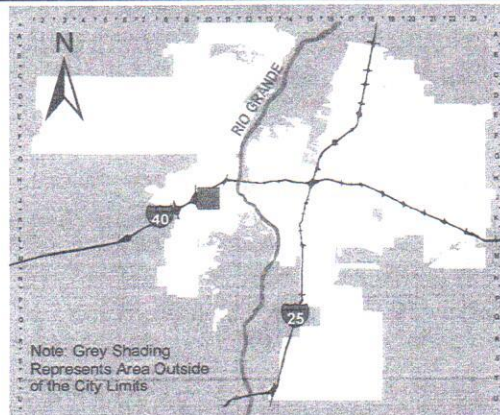
J-10-Z

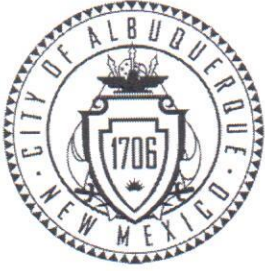
Selected Symbols

- 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



Map amended through: 1/10/2013





City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor
Robert J. Perry, CAO
May 28, 2013

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): 1009692

Case Number(s):

Agent: Cartesian Surveys Inc

Applicant: Pavilion Construction LLC

Legal Description: Tracts 223 & 224, Airport Unit of the town of Atrisco Grant

Zoning: R-1

Acreage: 8.93 acres

Zone Atlas Page: J-10

PROVISIONAL CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

**TREATMENT PLAN REVIEW:
DISCOVERY:**

**SUPPORTING DOCUMENTATION:
SITE VISIT: n/a**

RECOMMENDATION(S):
PROVISIONAL CERTIFICATE OF NO EFFECT issued to allow for platting submittal.
Archaeological survey required prior to issuance of building permit.

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

9692

DXF Electronic Approval Form

DRB Project Case #: 1009692

Subdivision Name: ALLOTTED AIRPORT UNIT FROM TOWN OF ATRISCO/TRACT 223A

Surveyor: WILL PLOTNER

Contact Person: AMBER PALMER

Contact Information: 5058963050

DXF Received: 10/16/2013

Hard Copy Received: 10/16/2013

Coordinate System: Ground rotated to NMSP Grid



Approved

10/17/13

Date

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

AGIS Use Only

Copied fc 9692 to agiscov on 10/17/2013 Contact person notified on 10/17/2013

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code **910**
2013 070 697

10/01/2013 Issued By: E08375 209133

Application Number: 13DRB-70697, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: GLENRIO BETWEEN 72ND ST AND 68TH ST

Project Number: 1009692

Applicant

PAVILION CONSTRUCTION LLC

6720 SW, MACADAM AVE SUITE 310
PORTLAND OR 97219

Agent / Contact

CARTESIAN SURVEYS INC
AMBER PALMER
P.O. BOX 44414
RIO RANCHO NM 87174

WPLOTNERJR@AOL.COM

Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$215.00

TOTAL: \$235.00

City of Albuquerque Treasury
Date: 10/1/2013 Office: ANHEX
Stat ID: W3000007 Cashier: TRSOLF
Batch: 2644 Trans #: 17
Permit: 2013070697
Receipt Num: 00155031
Payment Total: \$235.00
0901 Conflict Mgmt. Fee \$20.00
0903 DRB Actions \$215.00
VISA Tendered: \$235.00