

7. **Project# 1009955**
14DRB-70056 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

COMMUNITY SCIENCES CORP agent(s) for BAILA DEL MESA LLC request(s) the above action(s) for all or a portion of Lot(s) LOTS 14&22, TRACTS K&L, Block(s) 7, **MESA DEL SOL NEIGHBORHOOD Unit(s) MONTAGE UNIT 2**, zoned PC, located on PRIVATE ALLEY TRACT 7 BETWEEN PENN AVE AND GANDERT containing approximately .4577 acre(s). (R-16)**THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY COMPANY SIGNATURES, MAINTENANCE AND BENEFICIARIES, AND AGIS DXF.**

8. **Project# 1009978**
14DRB-70051 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

SURV-TEK INC agent(s) for MELLOY BROTHERS ENTERPRISES, INC request(s) the above action(s) for all or a portion of Tract(s) C & D, **SPANISH LAND COMPANY SUBDIVISION** zoned C-3, located on OSUNA RD NE BETWEEN SAN MATEO BLVD NE AND SEAGULL ST NE containing approximately .9183 acre(s). (F-18)**THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR RIGHT-OF-WAY CONFLICTS AND TO PLANNING FOR GAS COMPANY SIGNATURE.**

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

9. **Project# 1002739**
14DRB-70055 SKETCH PLAT REVIEW
AND COMMENT 

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for KB HOME request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS Unit(s) 4**, zoned R-D/R-LT, located on 188TH ST BETWEEN AMOLE MESA COLOBEL containing approximately 98 acre(s). (N-8)
THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

10. Other Matters:

ADJOURNED:

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.

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1009955 Application #: HDRB-70056
 Project Name: Mission Viejo Neighborhood
 Agent: Community Sciences Corp Phone #:

****Your request was approved on 7-5-14 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): M + B Co - E'ment, dxp,
Hilly signatures

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.

#7

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

CONF 4-2-14

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1009955 Application #: 14-70056
 Project Name: Mesa Del Sol Neighborhood
 Agent: Community Sciences Corp Phone #:

Your request was approved on 3-5-14 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): M + B for E' meet, dxp,
utility signatures

PLATS:

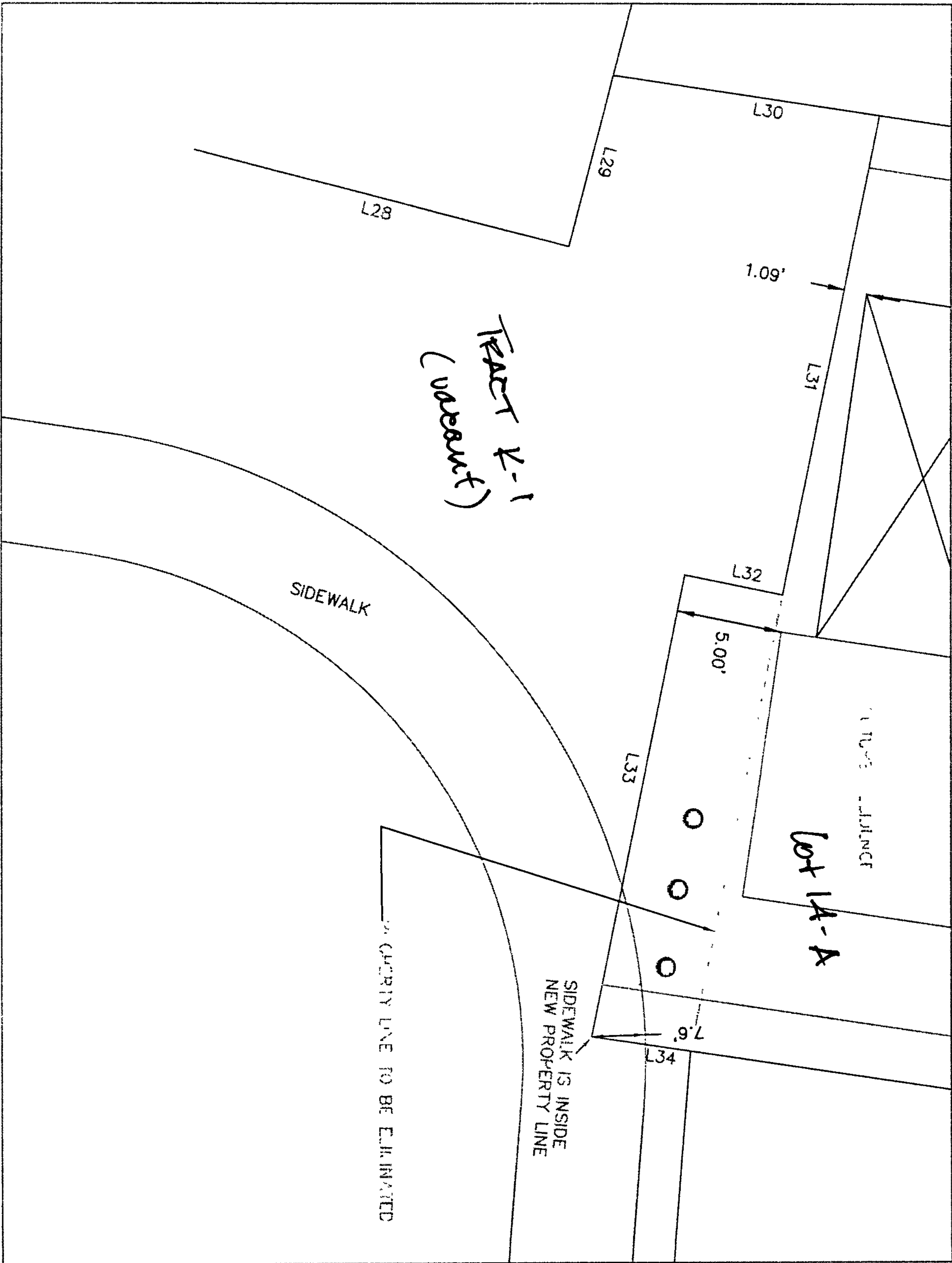
- Planning must record this plat. Please submit the following items:
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
 - County 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.

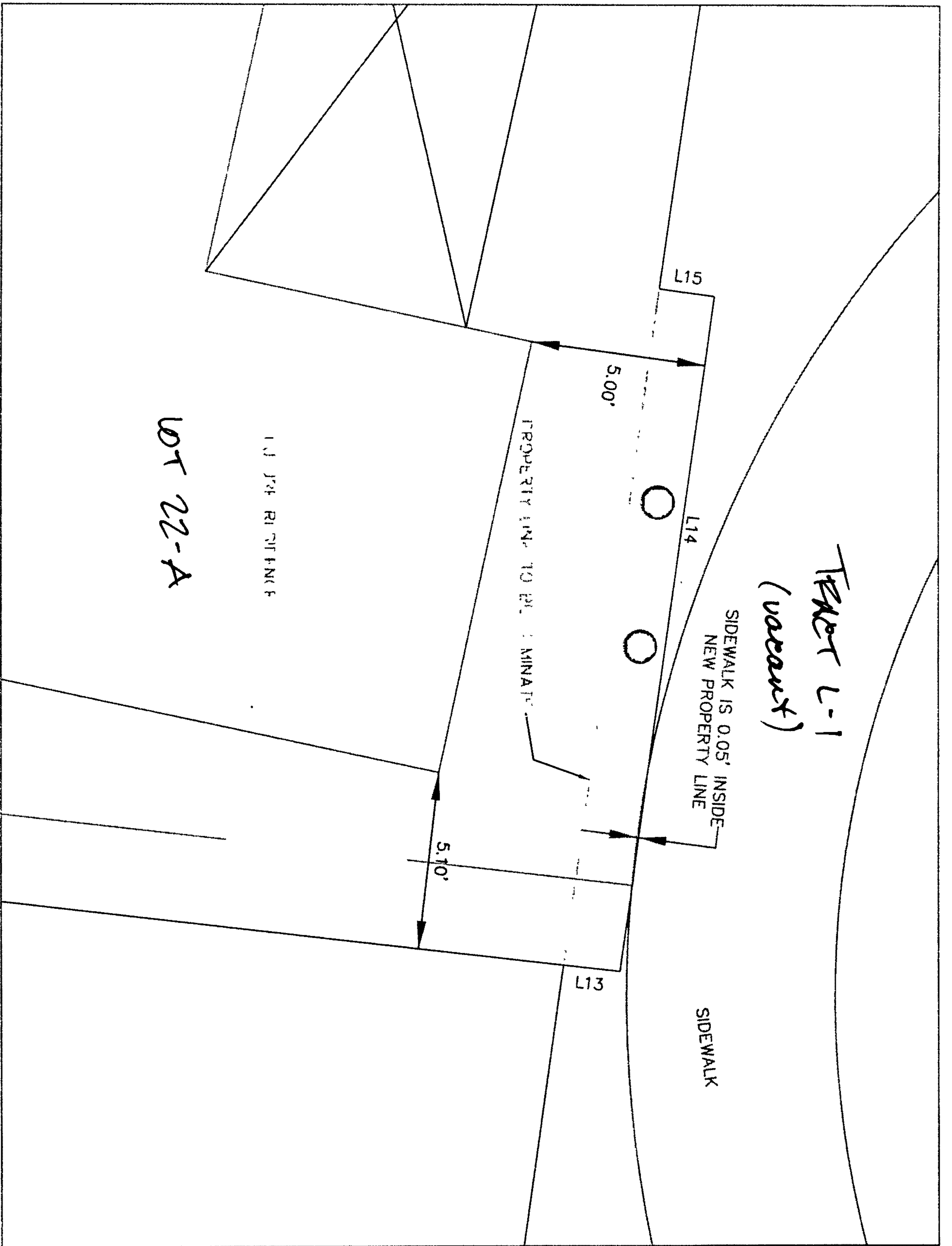
ALL SITE PLANS:

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

PROJECT#: 1009965
DATE: 02-12-14 (SK)



Lot 14-A / Tract K-1 Site Plan (Sidewalk)



LOT 22-A / TRACT L-1 SITE PLAN / SIDEWALK



Supplemental Form (SF)

SUBDIVISION	S Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action		<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Minor subdivision action		
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Sector Plan (Phase I, II, III)
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Subdivision		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> for Building Permit		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Administrative Amendment/Approval (AA)	D	
<input type="checkbox"/> IP Master Development Plan		
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)		<input type="checkbox"/> Decision by DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan		

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 998-9195
 CITY Cornales STATE NM ZIP 87048 E-MAIL tompatrick@communitysciences.com

APPLICANT MTV Enterprises, LLC PHONE 918-9943
 ADDRESS PO Box 353582 FAX -
 CITY Albuquerque STATE NM ZIP 87176 E-MAIL DavidNewell@forestcity.net
 Proprietary interest in site owner List all owners -

DESCRIPTION OF REQUEST: adjust lot line between lot 14 and Tract K and between lot 22 and Tract L = SKETCH PLAT SUBMITTAL

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 14 and 22, Tracts K & L Block 7 Unit 2
 Subdiv/Addn/TBKA. Mesa del Sol Neighborhood, Montage Unit 2
 Existing Zoning PC Proposed zoning PC MRGCD Map No -
 Zone Atlas page(s) R-16-2 UPC Code 101605107010530120

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc) 1006007

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots 4 No. of proposed lots 4 Total site area (acres): 0.4577
 LOCATION OF PROPERTY BY STREETS On or Near PRIVATE ALLEY
 Between Penn Ave. SE and Gaudert Ave SE
 Check if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date -

SIGNATURE Thomas W Patrick DATE 2-03-2014
 (Print Name) THOMAS W. PATRICK Applicant. Agent

FOR OFFICIAL USE ONLY

Revised 6/2011

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB - 70028</u>	<u>SP</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ <u>-</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ <u>-</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ <u>-</u>
<input checked="" type="checkbox"/> Case history #s are listed				\$ <u>-</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ <u>-</u>
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>0</u>

Hearing date Feb. 12, 2014

[Signature]
 Staff signature & Date 2-3-14

Project # 1009955

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. PATRICK
 Applicant name (print)
Thomas W. Patrick 02-03-14
 Applicant signature / date

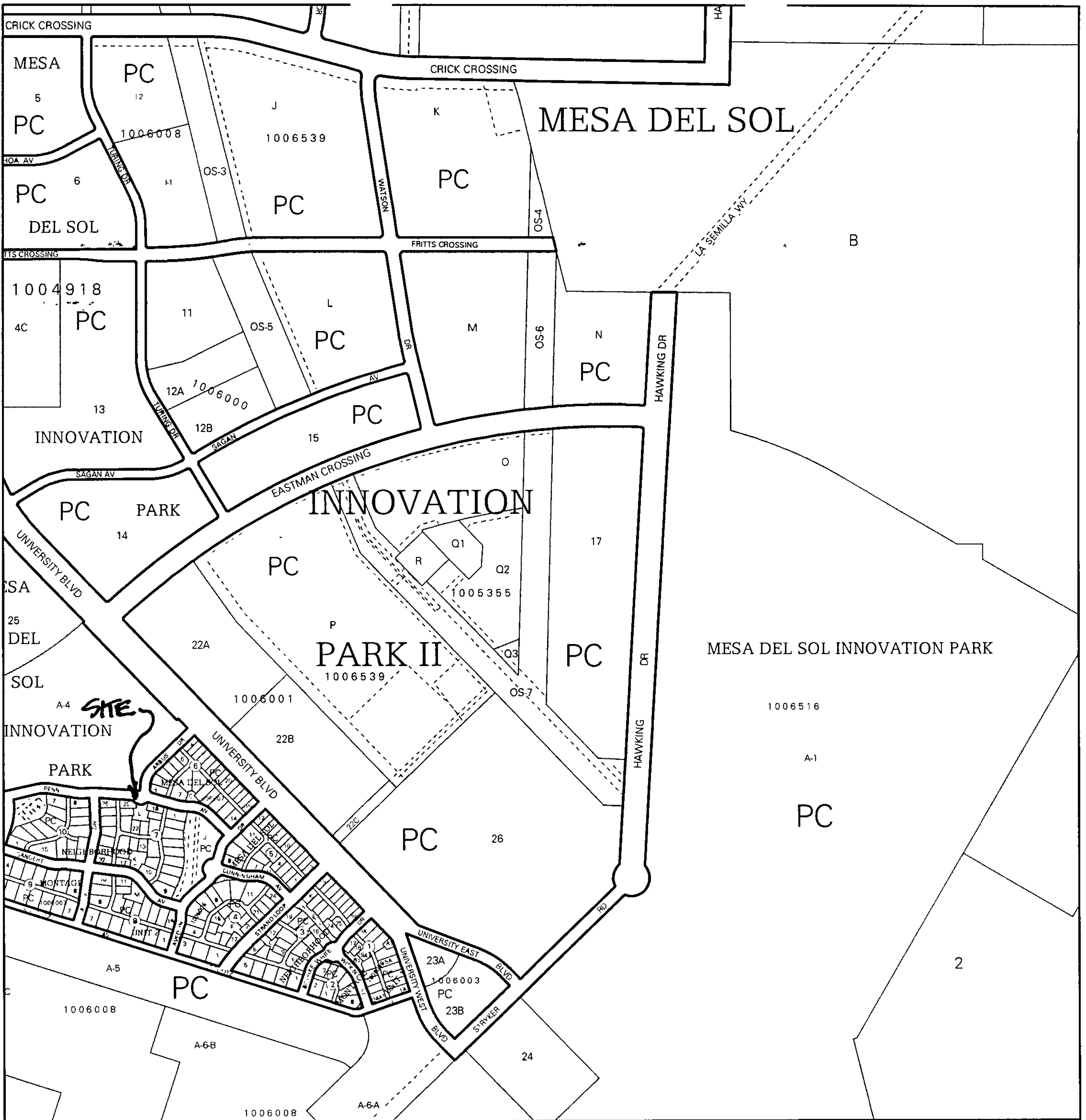


Form revised October 2007

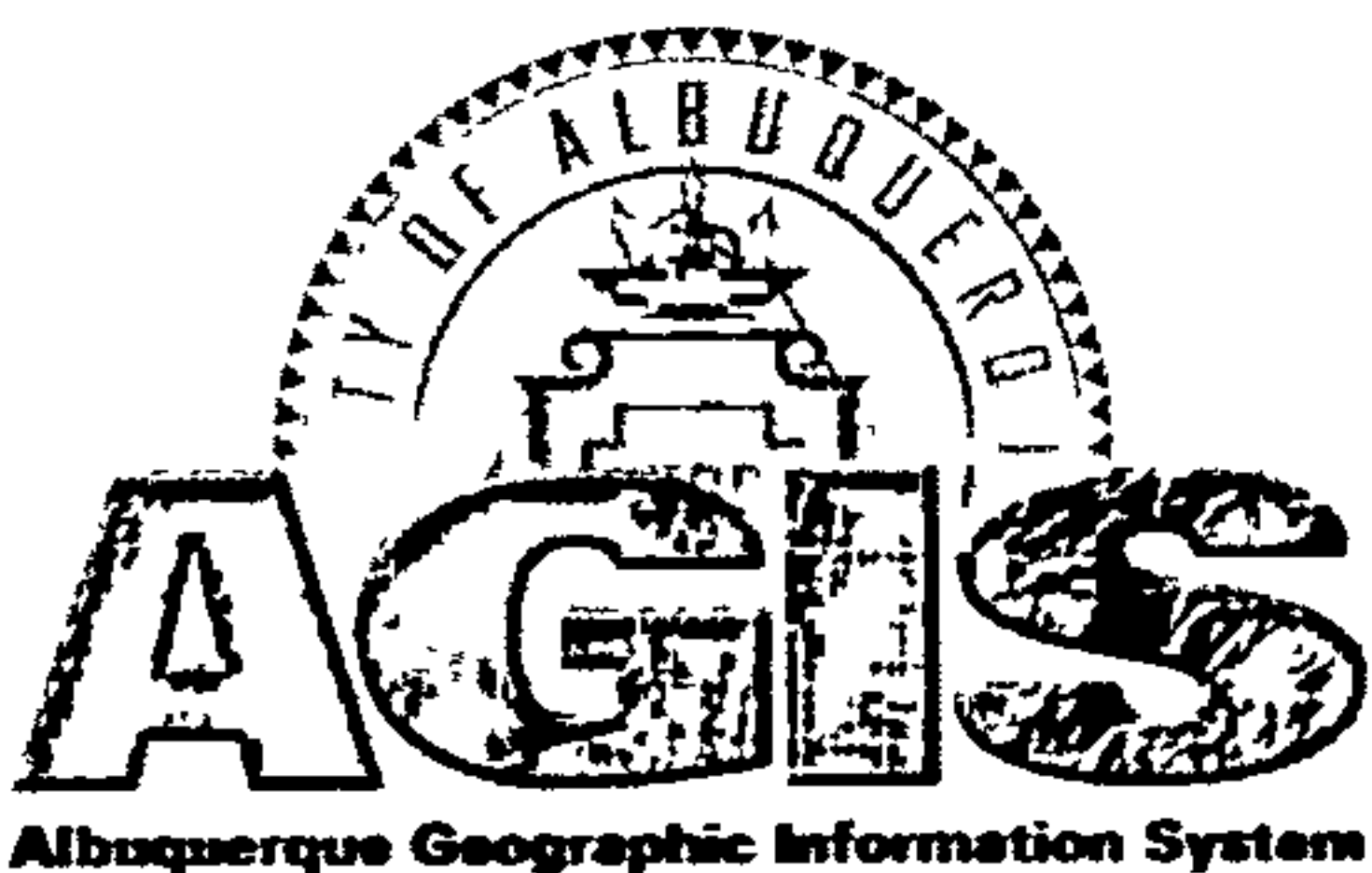
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
14 - DRB - 70028

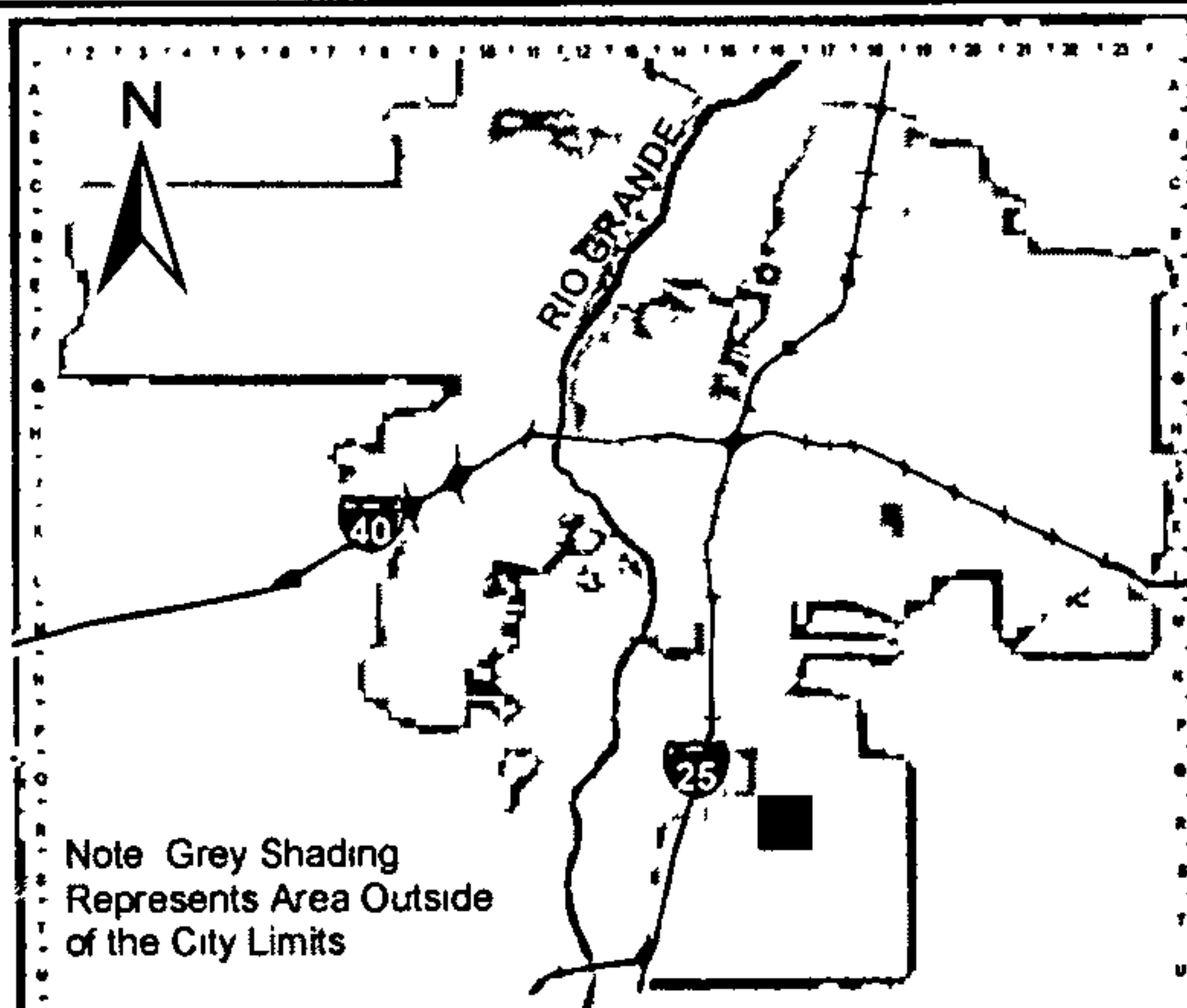
[Signature] 2-3-14
 Planner signature / date
 Project # 1009955



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



Map amended through: 6/7/2013

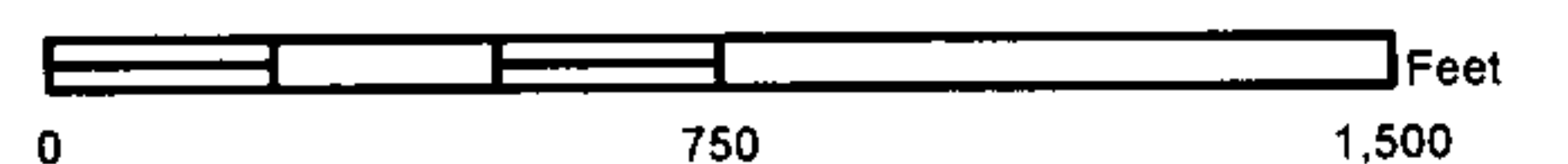


Zone Atlas Page:

R-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



Community Sciences Corporation
Professional Land Surveying & Planning

505.897.0000

505.898.5195 Fax

www.communitysciences.com

February 3, 2014

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

RE: Replat of:
2312 Penn Avenue SW: Lot 22 and Tract "L", Block 7
Mesa del Sol Neighborhood, Montage Unit 2
and
2315 Gandert Avenue SW: Lot 14 and Tract "K", Block 7
Mesa del Sol Neighborhood, Montage Unit 2
Plat recording info: 01/09/2013; 2013C-002

Sketch Plat Application

Dear Mr. Cloud and Board Members,

Community Sciences Corporation is acting as the agent for Mesa del Sol

Our client wishes to adjust the lot line between Lot 22 and Tract "L" and the lot line between Lot 14 and Tract "K". The residences planned to be constructed on Lots 22 and 14 do not have sufficient clearances to satisfy the rear setback requirement. Adjusting these lot lines will provide enough room to meet the 5 foot rear setback requirement.

Therefore, we ask for your comments pertinent to this sketch plat request.

Respectfully,



Thomas W. Patrick

New Mexico Professional Surveyor No.12651

Community Sciences Corporation

February 12, 2014

2014

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

02/25/2014 Issued By: E08375 226830

Category Code **910**
2014 070 056

Application Number: 14DRB-70056, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: PRIVATE ALLEY TRACT 7 BETWEEN PENN AVE AND GANDERT

Project Number: 1009955

Applicant

BAILA DEL MESA LLC
FOREST CITY MESA RESIDENTIAL LLC
5700 UNIVERSITY W BLVD SE
ALBUQUERQUE NM 87106

Agent / Contact

COMMUNITY SCIENCES CORP
THOMAS W PATRICK
P.O. BOX 1328
ALBUQUERQUE NM 87048

SCIENCENM@AOL.COM

Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$425.00

TOTAL: \$445.00

City of Albuquerque Treasury
Date: 2/25/2014 Office: ANNEX
Stat ID: W50000007 Cashier: TRS8LC
Batch: 3297 Trans #: 35
Permit: 2014070056
Receipt Num 00181467
Payment Total: \$445.00
0901 Conflict Mgmts. Fee \$20.00
0903 DRB Actions \$425.00
American Expr Tendered: \$445.00



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
<input type="checkbox"/> Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment/Approval (AA)	D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			<input type="checkbox"/> Decision by DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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 _____
 CITY Corrales STATE NM ZIP 87048 E-MAIL tompatrick@communitysciences.com
 APPLICANT Baila del Mesa LLC Forest City Mesa Residential LLC PHONE 214-8492 or 452-2600
 ADDRESS 5700 University W Blvd. SE FAX _____
 CITY Albuquerque STATE NM ZIP 87106 E-MAIL Davidnewell@forestcity.net
 Proprietary interest in site owners List all owners _____

DESCRIPTION OF REQUEST: adjust lot lines between lot 14 and Tract K and between lot 22 and Tract L; grant sidewalk easement

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 14 & 22, Tracts K & L Block 7 Unit Montage Unit 2
 Subdiv/Addn/TBKA Mesa del Sol Neighborhood
 Existing Zoning PC Proposed zoning: PC MRGCD Map No -
 Zone Atlas page(s) R-16-2 UPC Code: 101605107010530120

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App, DRB-, AX_Z_, V_, S_, etc):
1009955; 14 DRB-70029

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots 4 No. of proposed lots 4 Total site area (acres) 0.4577
 LOCATION OF PROPERTY BY STREETS. On or Near: Private Alley Tract 7
 Between Penn Ave. SE and Gardner Ave. SE
 Check if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team (PRT) Review Date 2/14/2014

SIGNATURE Thomas W Patrick DATE 2.24.2014
 (Print Name) Thomas W Patrick Applicant Agent

FOR OFFICIAL USE ONLY

Revised 6/2011

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14 DRB 70056</u>	<u>CAF</u>		<u>\$425.00</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>March 5, 2014</u>			Total <u>\$445.00</u>

[Signature] 2-25-14
 Staff signature & Date

Project # 1009955

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.
 - ~~NA~~ 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
 - ~~NA~~ 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**
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 - 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. PATRICK
 Applicant name (print)
 Thomas W. Patrick 2/25/14
 Applicant signature / date

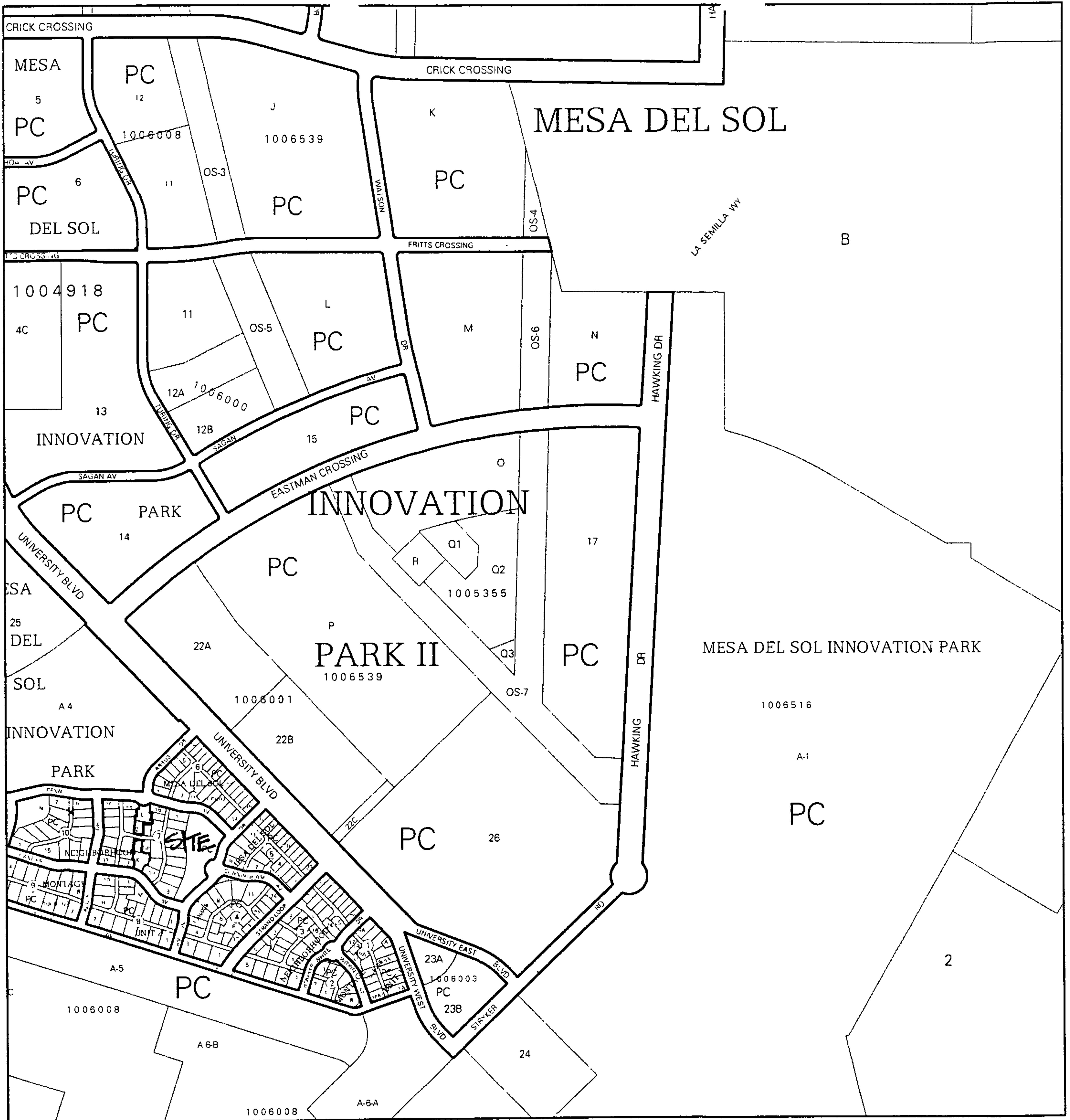


Form revised October 2007


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

Application case numbers
 14 - DRB - 70056

Planner signature / date
 [Signature] 2-25-14
 Project # 1009955

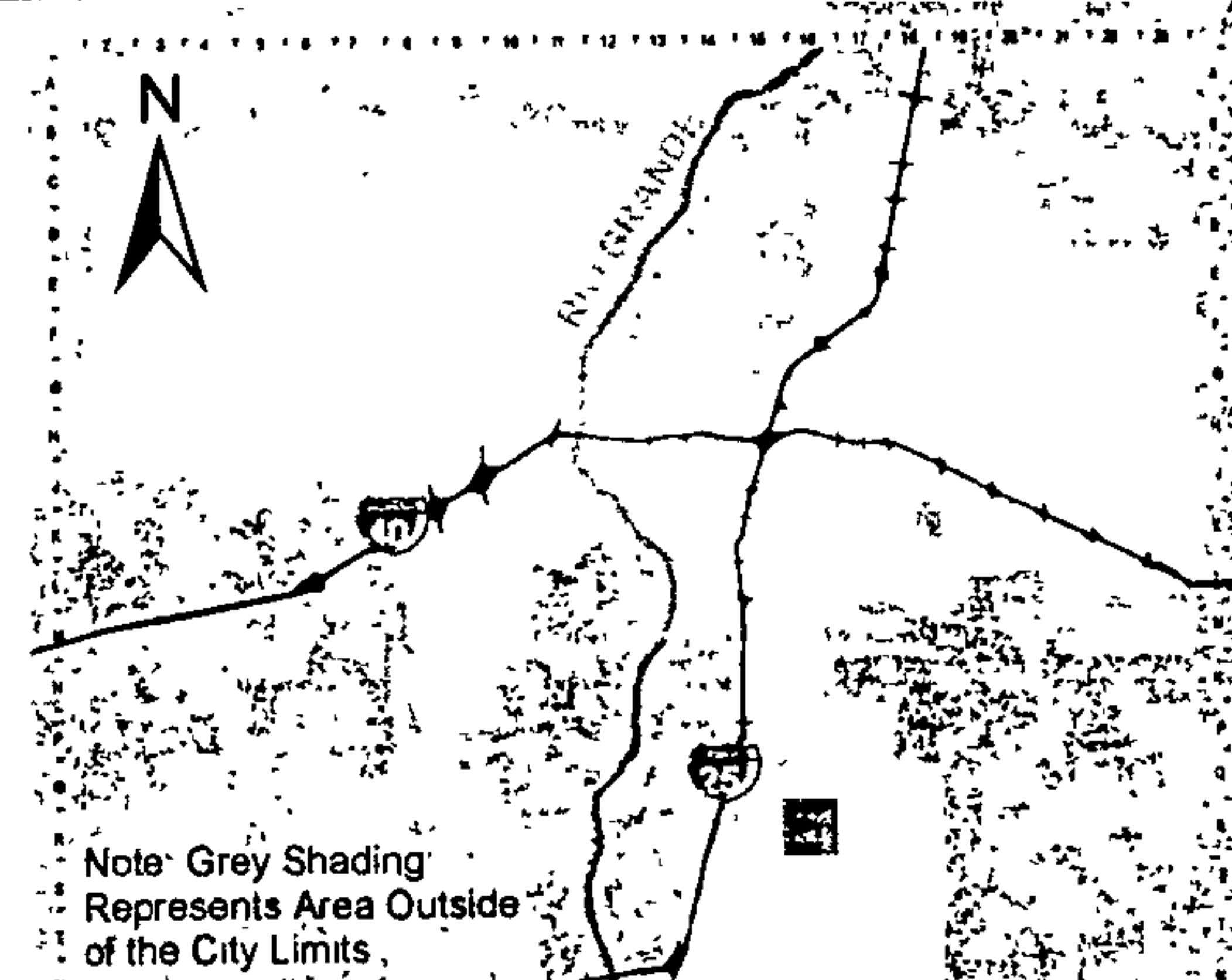


For more current information and details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System


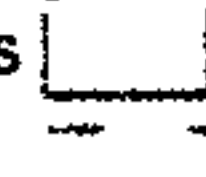


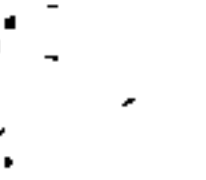
Map amended through: 6/7/2013

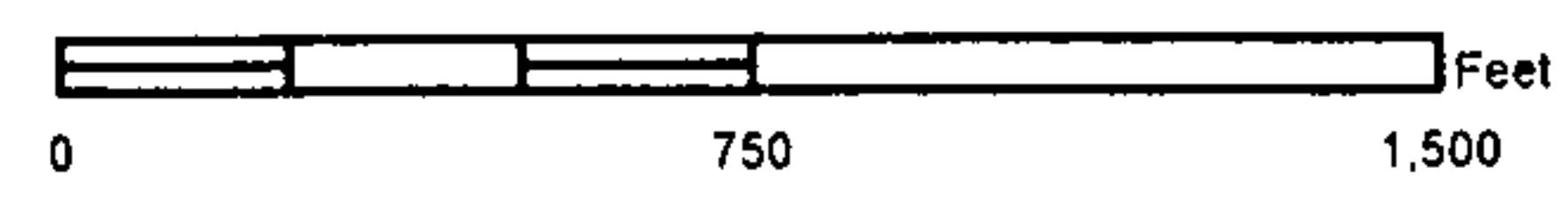


Note: Grey Shading Represents Area Outside of the City Limits.

Zone Atlas Page:
R-16-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	

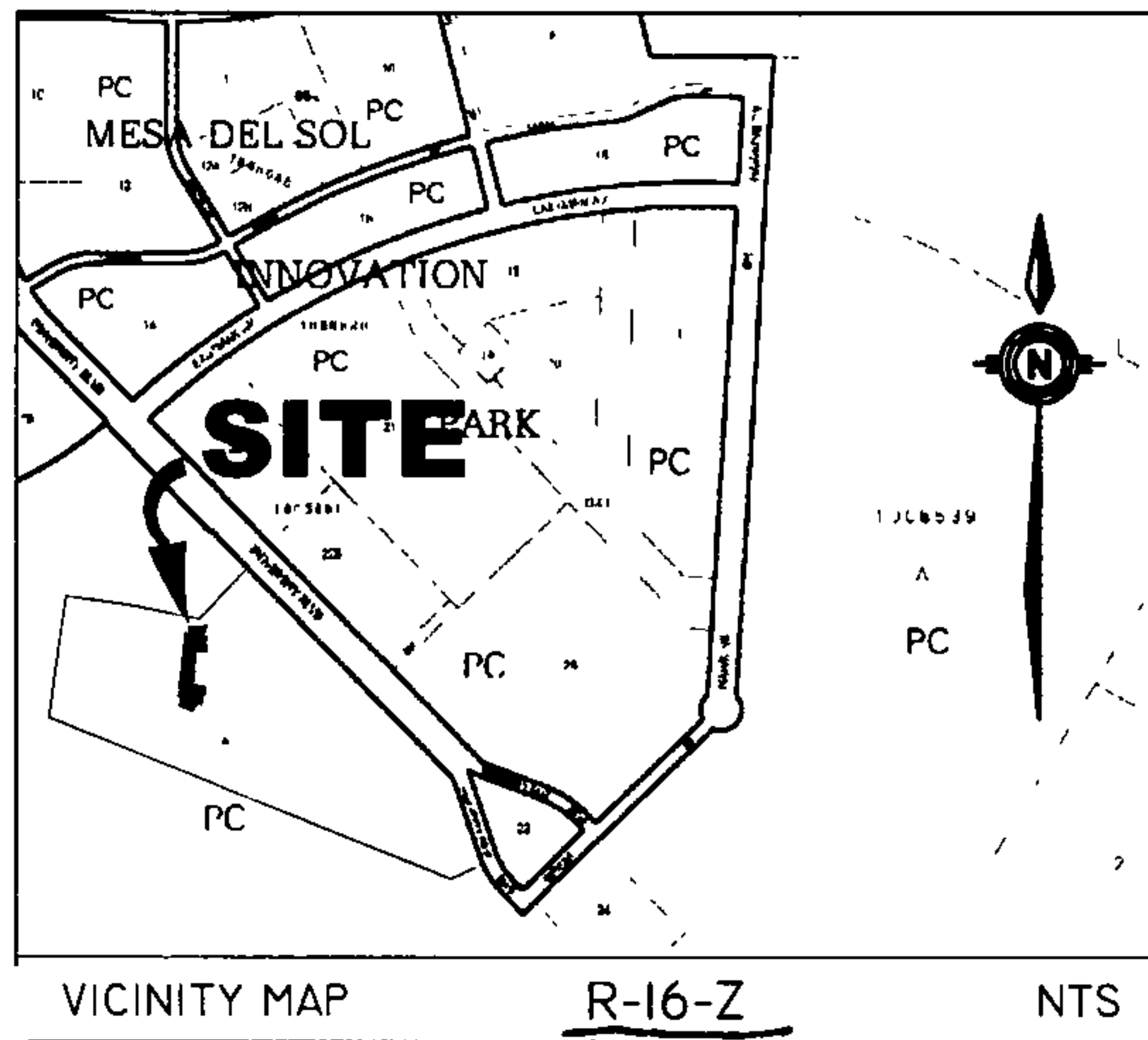


(505) 897-0000

CORRALES, NEW MEXICO

RATION

COMMUNITY SCIENCES CORPORATION



DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RE-PLAT EXISTING LOTS 14 AND 22, BLOCK 7, AND TRACTS "K" AND "L", BLOCK 7, INTO FOUR NEW LOTS, LOTS 14-A AND 22-A, BLOCK 7, AND TRACTS K-1 AND L-1, BLOCK 7

LEGAL DESCRIPTION

LOTS NUMBERED FOURTEEN (14) AND TWENTY-TWO (22), BLOCK SEVEN (7) AND TRACTS "K" AND "L", BLOCK 7, OF THE PLAT OF MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 2, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 9, 2013, IN PLAT BOOK 2013C, PAGE 2.

PLAT OF LOTS 14-A AND 22-A, BLOCK 7 AND TRACTS K-1 AND L-1, BLOCK 7 MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 2

BEING A REPLAT OF LOTS 14 AND 22, BLOCK 7 AND TRACTS "K" AND "L" MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 2, IN SEC. 22, T.9N., R.3E., NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO FEBRUARY, 2014

PROJECT NUMBER, 10006007

SUBDIVISION APPLICATION NUMBER 14DRB 70028

SITE DATA

ZONING	PC
MILES OF FULL WIDTH STREETS CREATED	0 MILES
NO OF EXISTING LOTS AND TRACTS	4
NO OF LOTS AND TRACTS CREATED	4
TOTAL AREA	0.4577 ACRES
ACREAGE OF DEDICATED RIGHT-OF-WAY	0.0 ACRES

PLAT APPROVAL

UTILITY APPROVALS

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS COMPANY DATE

QWEST CORP dba CENTURY LINK DATE

COMCAST DATE

CITY APPROVALS

CITY SURVEYOR DATE

ENVIRONMENT HEALTH DEPARTMENT DATE

TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT DATE

WATER UTILITY DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

AMAFCA DATE

CITY ENGINEER, DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEY NOTES

1 BASIS OF BEARING IS THE PLAT OF PLAT OF MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 2, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 9, 2013, IN PLAT BOOK 2013C, PAGE 2

2 ALL EXISTING POINTS HAVE BEEN FIELD VERIFIED; ALL FALL WITHIN ACCEPTABLE LIMITS TO JUSTIFY RECORD= MEASURED BEARINGS ARE NEW MEXICO STATE PLANE BEARINGS, DISTANCES ARE GROUND DISTANCES

3 DOCUMENTS USED

A) PLAT OF MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 2, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 9, 2013, IN PLAT BOOK 2013C, PAGE 2.

4. ALL EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT

CONSENT STATEMENT

The undersigned owners and proprietors of the properties represented hereon do hereby certify and affirm that this replat is created with their free will and consent and in accordance with their expressed wishes and desires, and that they hold among them complete and indefeasible title in fee simple to the land subdivided

by Michael Fletz, Owner Date Balla del Mesa, LLC, Lots 14 and 22

ACKNOWLEDGEMENT

State of New Mexico } ss County of } This instrument was acknowledged before me this ___ day of ___, 2014.

by Michael Fletz

Notary Public

My Commission Expires

by Bran Fennelly, Authorized Signatory Date for Forest City Mesa Residential LLC, Owner Tracts "K" and "L"

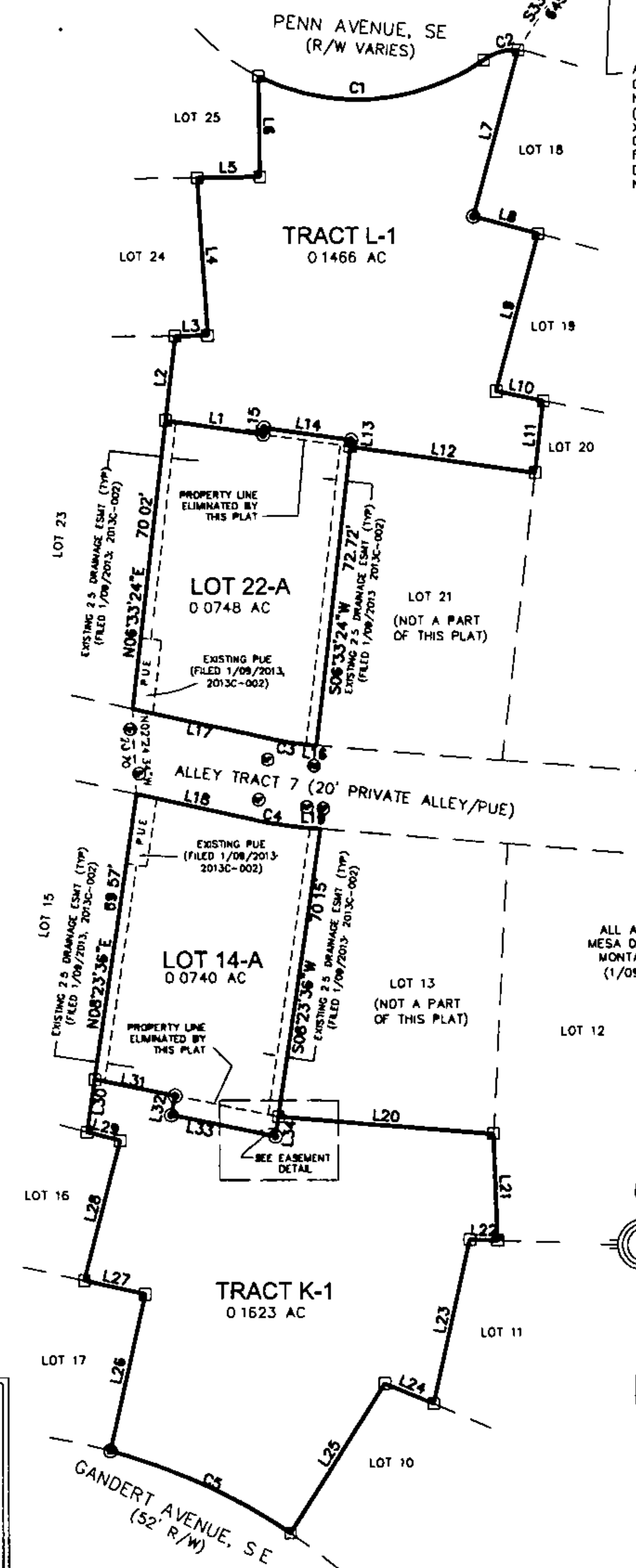
ACKNOWLEDGEMENT

State of New Mexico } ss County of } This instrument was acknowledged before me this ___ day of ___, 2014.

by Brian Fennelly

Notary Public

My Commission Expires



ACS BRASS TABLET STAMPED "3_016" GEOGRAPHIC POSITION (NAD 83) NM STATE PLANE COORDINATES (CENTRAL ZONE) X=1,533,498.728 Y=1,457,045.084 GROUND TO GRID FACTOR=0.9999663002 DELTA ALPHA=-00°12'17.33" NAVD 1988 ELEVATION=5310.380

LINE	LENGTH	BEARING
L1	23.71	S81°59'33"E
L2	20.53	S06°33'24"W
L3	7.75	N89°06'50"E
L4	38.34	N03°37'04"W
L5	15.08	N89°08'07"E
L6	24.42	N00°51'54"W
L7	41.72	N14°56'41"E
L8	16.18	N75°03'18"W
L9	39.49	N14°56'42"E
L10	11.56	S78°37'06"E
L11	17.46	S06°33'24"W
L12	45.02	S81°59'33"E
L13	1.60	S06°33'24"W
L14	21.26	S81°59'33"E
L15	1.60	S08°00'27"W
L16	1.20	N85°25'42"W
L17	34.32	N77°30'38"W
L18	29.00	N77°30'38"W
L19	3.66	N85°25'42"W
L20	52.19	N85°27'18"W
L21	25.76	S02°01'06"E
L22	8.76	S87°57'46"E
L23	40.73	S12°29'21"W
L24	12.65	S67°10'42"E
L25	42.74	S32°33'49"W
L26	38.80	S12°31'24"W
L27	15.03	S77°30'38"E
L28	35.00	S14°28'31"W
L29	8.30	S75°30'41"E
L30	12.79	N08°23'36"E
L31	19.76	N78°30'13"W
L32	4.73	N11°29'47"E
L33	25.56	N78°30'13"W
L34	4.73	N08°23'36"E

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation dba Century Link QC (Qwest) did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and Qwest do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

SOLAR NOTE

No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 2 LOT 14, BLOCK 7, LOT 22, BLOCK 7 TRACT K, BLOCK 7, TRACT L, BLOCK 7 ALL UNDER UPC# 101605107010530120 (BULK LAND TRACT A-1)

PROPERTY OWNER OF RECORD (LOTS 14 AND 22): BAILA DEL MESA LLC PROPERTY OWNER OF RECORD (TRACTS "K" AND "L"): FOREST CITY MESA RESIDENTIAL, LLC BERNALILLO COUNTY TREASURER'S OFFICE

BY: DATE

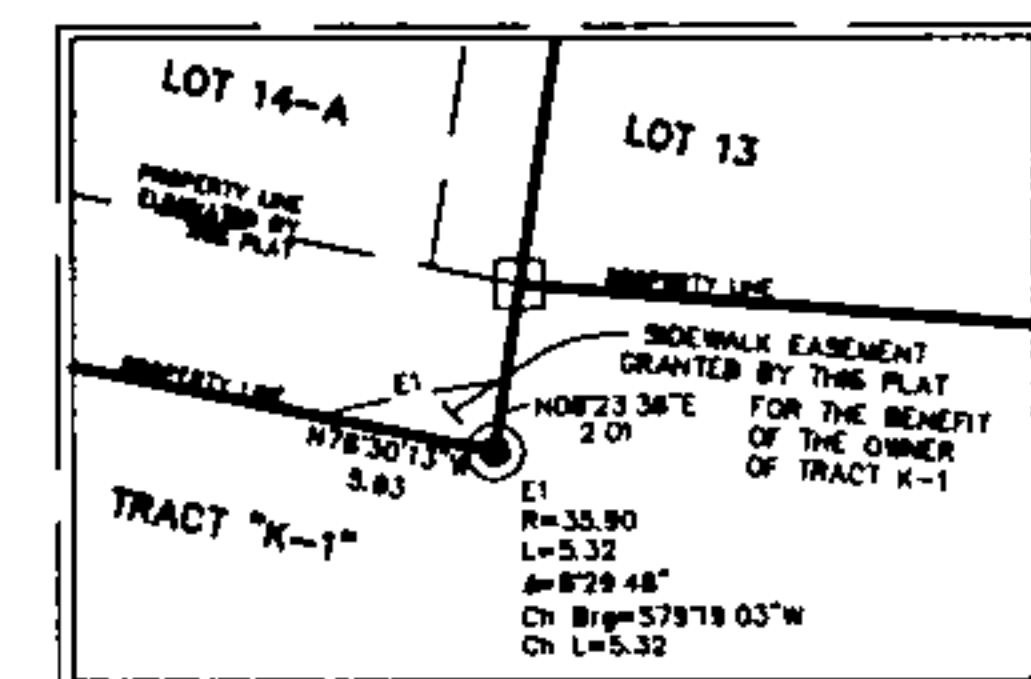
MONUMENT LEGEND

- FOUND MONUMENT REBAR W/CAP STAMPED "LS 18469"
- SET #5 REBAR W/2" YELLOW PLASTIC CAP STAMPED "PATRICK PS12651"
- ⊙ FND "X" 5' OFFSET REFERENCE POINT

SURVEYOR'S CERTIFICATION:

I, THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO 12651, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT CONFORMS TO THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND TO THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO 12651 DATE



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	53.00'	57.33'	61°58'36"	31.83'	N85°50'44"E	54.58'
C2	13.00'	8.80'	38°46'27"	4.57'	S74°14'54"W	8.63'
C3	70.00'	9.68'	7°55'12"	4.85'	S81°28'02"E	9.67'
C4	90.00'	12.44'	7°55'12"	6.23'	S81°28'02"E	12.43'
C5	146.00'	47.70'	18°43'13"	24.07'	N65°24'58"W	47.49'

PAGE 1 OF 1

RE-PLAT LOTS 14-A AND 22-A, BLOCK 7 AND TRACTS K-1 AND L-1 MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 2

DWG PATH: F:\CERTS\SUBDIV\MESA DEL SOL UNIT 2\REPLAT\REPLAT LOTS 14-22 BLOCK 7 DWG

DATE	01/30/14
SCALE	1"= 30'
DRAWN	TCY
JOB NO	N884-01-615

community sciences corporation

LAND PLANNING P.O. Box 1328 Corrales, N.M. 87048 SURVEYING (505)897-0000

Community Sciences Corporation
Professional Land Surveying & Planning

505.897.0000
505.898.5195 Fax
www.communitysciences.com

February 24, 2014

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

RE: Replat of:
2312 Penn Avenue SW: Lot 22 and Tract "L", Block 7
Mesa del Sol Neighborhood, Montage Unit 2
and
2315 Gandert Avenue SW: Lot 14 and Tract "K", Block 7
Mesa del Sol Neighborhood, Montage Unit 2
Plat recording info: 01/09/2013; 2013C-002

Preliminary/Final Plat Application

Dear Mr. Cloud and Board Members,

Community Sciences Corporation is acting as the agent for Baila del Mesa, LLC and Forest City Mesa Residential LLC, owners of the abovementioned Lots and Tracts.

Our clients wish to adjust the lot line between Lot 22 and Tract "L" and the lot line between Lot 14 and Tract "K". The residences planned to be constructed on Lots 22 and 14 do not have sufficient clearances to satisfy the rear setback requirement. Adjusting these lot lines will provide enough room to meet the 5 foot rear setback requirement.

We also wish to grant by this plat a sidewalk easement for that area of existing sidewalk on Tract K which will encroach onto a small portion of the new Lot 14-A.

Therefore, we ask for your approval of this preliminary/final plat request.

Respectfully,



Thomas W. Patrick

New Mexico Professional Surveyor No.12651

Community Sciences Corporation



**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: Mesa Del Sol Neighborhood Montage Unit 2

Legal Description: Lots 14-A and 22-A, Block 7, Tracts K-1 and L-1

Location of Project (address or major cross streets)

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

Waiver Information

Property Owner: Michael Fietz, Balla del Mesa LLC, owner of Lots 14 and 22; Brian Fennelly Authorized Signatory for, Forest City Mesa Residential LLC, owner of Tracts K and L Legal Description: Lots 14-A and 22-A, Block 7, and Tracts K-1 and L-1 Block 7, Mesa del Sol Neighborhood Montage Unit 2

Zoning: PC

Reason for Waiver/Deferral: Lot line adjustment.

Contact Information

Name: Tom Patrick

Company: Community Sciences Corp

Phone: 897-0000

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

**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 14-A and 22-A, Block 7, and Tracts K-1 and L-1 Block 7, Mesa del Sol Neighborhood Montage Unit 2 which is zoned as PC, on February 24, 2013 submitted by Michael Fietz, Balla del Mesa LLC, owner of Lots 14 and 22; Brian Fennelly Authorized Signatory for, Forest City Mesa Residential LLC, owner of Tracts K and L, 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) propose a lot line adjustment creating new lots 14-A, 22-A, and Tracts K-1 and L-1. This will cause no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: April Winters
Signature

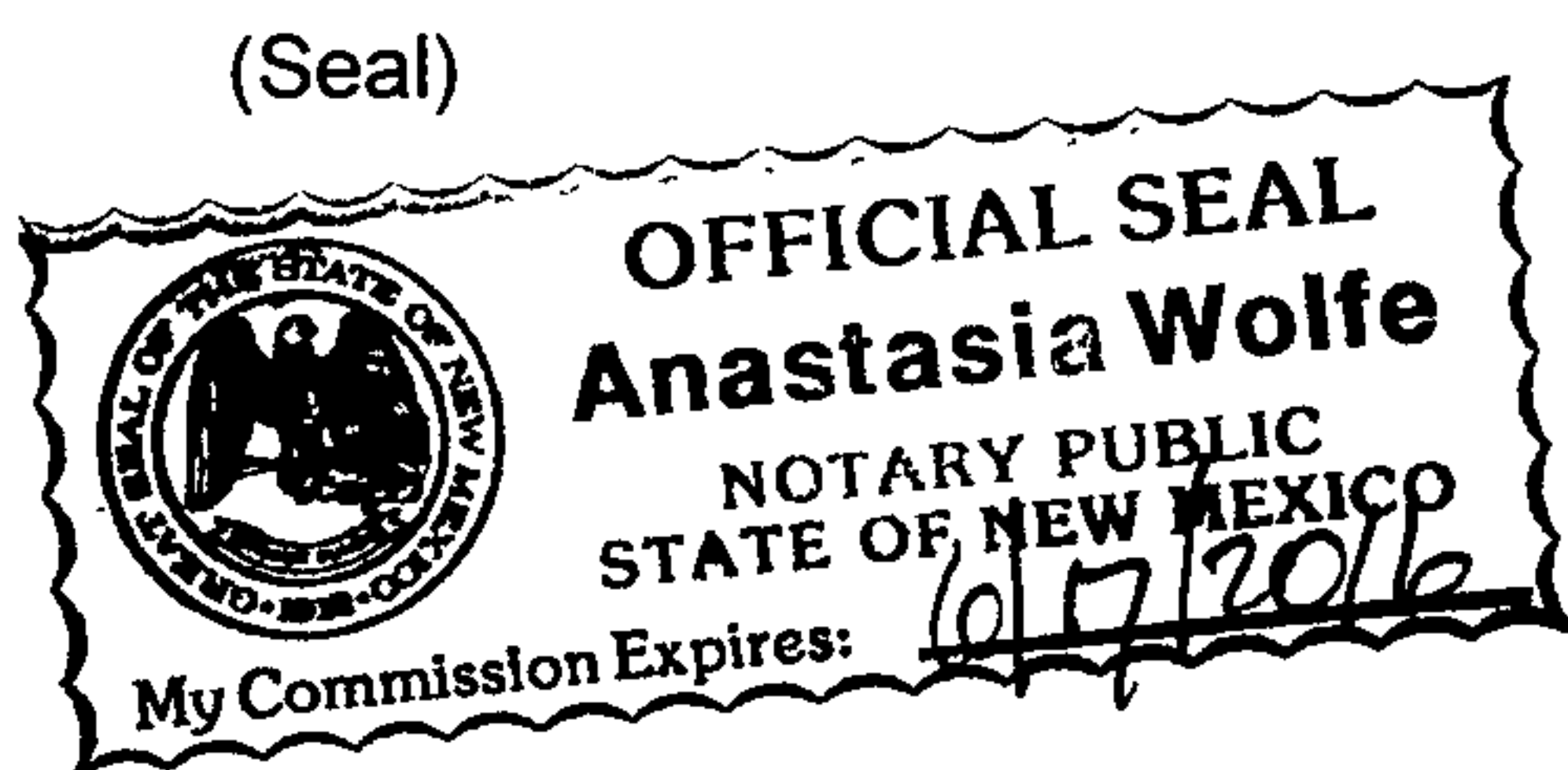
April Winters, Facility Fee Planner
Name (printed or typed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

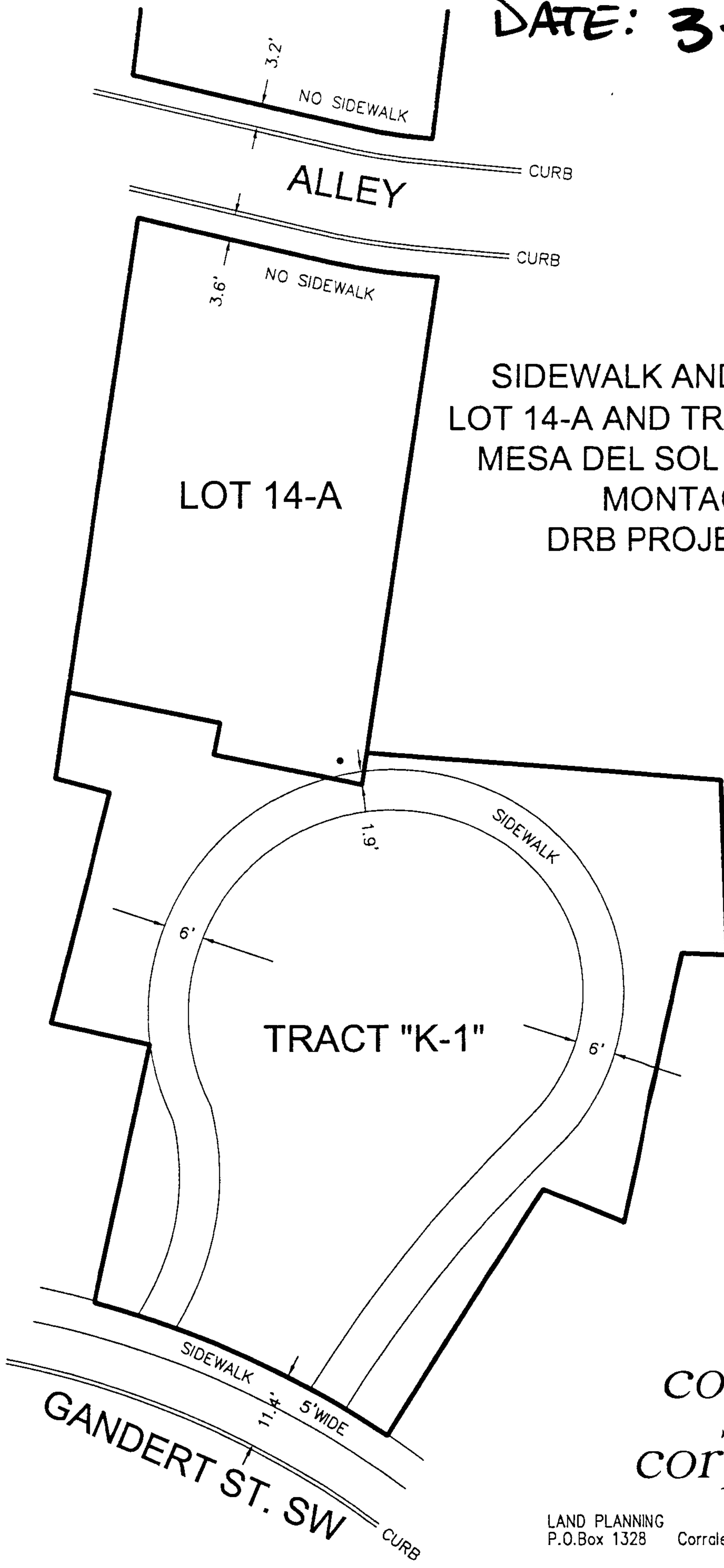
This instrument was acknowledged before me on Feb. 24, 2014, by April Winters as Facility Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

Anastasia Wolfe
Notary Public

My commission expires: 6/17/2016



PROJECT :: 1009955
DATE: 3-5-14



SIDEWALK AND CURB DETAIL
LOT 14-A AND TRACT "K-1", BLOCK 7
MESA DEL SOL NEIGHBORHOOD
MONTAGE UNIT 2
DRB PROJECT #1006007

*community
sciences
corporation*

PENN ST. SW

CURB

SIDEWALK 5' WIDE

TRACT "L-1"

6'

6'

SIDEWALK

0.5'

SIDEWALK AND CURB DETAIL
LOT 22-A AND TRACT "L-1", BLOCK 7
MESA DEL SOL NEIGHBORHOOD
MONTAGE UNIT 2
DRB PROJECT #1006007

LOT 22-A

3.2'

NO SIDEWALK

CURB

ALLEY

CURB

community sciences corporation

LAND PLANNING P.O.Box 1328 Corrales, N.M. 87048 SURVEYING (505)897-0000

March 5, 2014

(PFA)