

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

3. **Project# 1000875**
14DRB-70107 VACATION OF PUBLIC DRAINAGE, UTILITY AND PEDESTRIAN ACCESS EASEMENTS
14DRB-70143 EPC APPROVED SDP FOR BUILD PERMIT
- BOHANNAN HUSTON INC & CONSENSUS PLANNING agents for INLAND GROUP request the referenced/ above action for easements on Parcels B-1 & D-1, **FINELAND DEVELOPMENT** zoned SU-1 for C-1/ R-2, located on the north side of MCMAHON BLVD NW between UNSER BLVD NW and MONTEREY PARK DR NW containing approximately 6.648 acres. (A-11)**THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-2(A)(1) AND (B)(1)(3) OF THE SUBDIVISION ORDINANCE. THE SITE PLAN FOR BUILDING PERMIT WAS DEFERRED TO 5/21/14.**
4. **Project# 1010010**
14DRB-70108 VACATION OF PUBLIC STREET EASEMENT
14DRB-70109 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
- BOB KEERAN agent for BLAS & SARAH URQUIDEZ requests the referenced/ above actions for a portion of SIGNAL AVENUE and Lots 19 & 20, Block 4, Tract 3, Unit 3, **NORTH ALBUQUERQUE ACRES**, zoned R-D 5 DU/A, located on the north side of SIGNAL AVE NE between VENTURA ST NE and BARSTOW ST NE containing approximately 2.0089 acres. (C-20)**THE VACATION OF PUBLIC STREET EASEMENT WAS DEFERRED TO 5/21/14. THE PRELIMINARY/FINAL PLAT WAS INDEFINITELY DEFERRED.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

5. **Project# 1010052**
14DRB-70141 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
- COMMUNITY SCIENCES CORP agent(s) for GEORGE DUBOIS request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, Block(s) A, **MONTEREY MANOR SUBD** zoned R-1, located on CASA GRANDE CT NE BETWEEN MOUNTAIN NE AN DCASA GRANDE AVE NE containing approximately .7488 acre(s). (J-22) **THE PRELIMINARY/FINAL PLAT WAS APPROVED.**
6. **Project# 1006520**
14DRB-70144 AMENDMENT TO PRELIMINARY PLAT/ INFRASTRUCTURE LIST
14DRB-70145 MINOR - TEMP DEFER SWDK CONST
- ISAACSON AND ARFMAN PA agent(s) for HOPEFULL DIRT, LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-B, **HOPE PLAZA (TBKA LOTS 1 THRU 6, HOPE PLAZA)** zoned SU-2/O-1 & R-T, located on SIGNAL BETWEEN BARSTOW AND VENTURA containing approximately .7799 acre(s). (C-20)**THE AMENDED INFRASTRUCTURE LIST DATED 5/14/14 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.**

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 #: 1010052

Application #: 14DRB-70141

Project Name: MONTEREY MANOR SUBD

Agent: COMMUNITY SCIENCES CORP.

Phone #:

****Your request was approved on _____ 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): _____

OK

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:

Tom Patrick

From: Bradley, Catherine P. <cbradley@cabq.gov>
Sent: Tuesday, May 13, 2014 2:32 PM
To: Tom Patrick; Gauden, Tim H.; Gricius, Michelle A.
Subject: RE: Project# 1010052

The above dxf has been approved.

Catherine Bradley
GIS Coordinator
AGIS, Planning Department
600 2nd St NW
Albuquerque, NM 87102

(505)924-3929
(505)924-3812 (fax)

From: Tom Patrick [<mailto:TomPatrick@communitysciences.com>]
Sent: May 12, 2014 2:55 PM
To: Gauden, Tim H.; Sammons, Joshua R.; Bradley, Catherine P.; Gricius, Michelle A.
Subject: FW: DRB1010052

Trouble sending, please review

From: Tom Patrick
Sent: Monday, May 12, 2014 2:47 PM
To: AGIS
Subject: DRB1010052

Please review, Thank you.

Tom Patrick
Professional Land Surveyor
Certified Federal Surveyor
Community Sciences Corporation
Mail: PO Box 1328
Address: 4481 Corrales Road
Corrales, NM 87048
Office: 505 897-0000 X118
Cell: 505 259-0883
Fax: 505 898-5195
Email: tompattick@communitysciences.com

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
 - 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
 - ~~NA~~ 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
 - ~~NA~~ 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
 Applicant signature / date
 5.05.2014

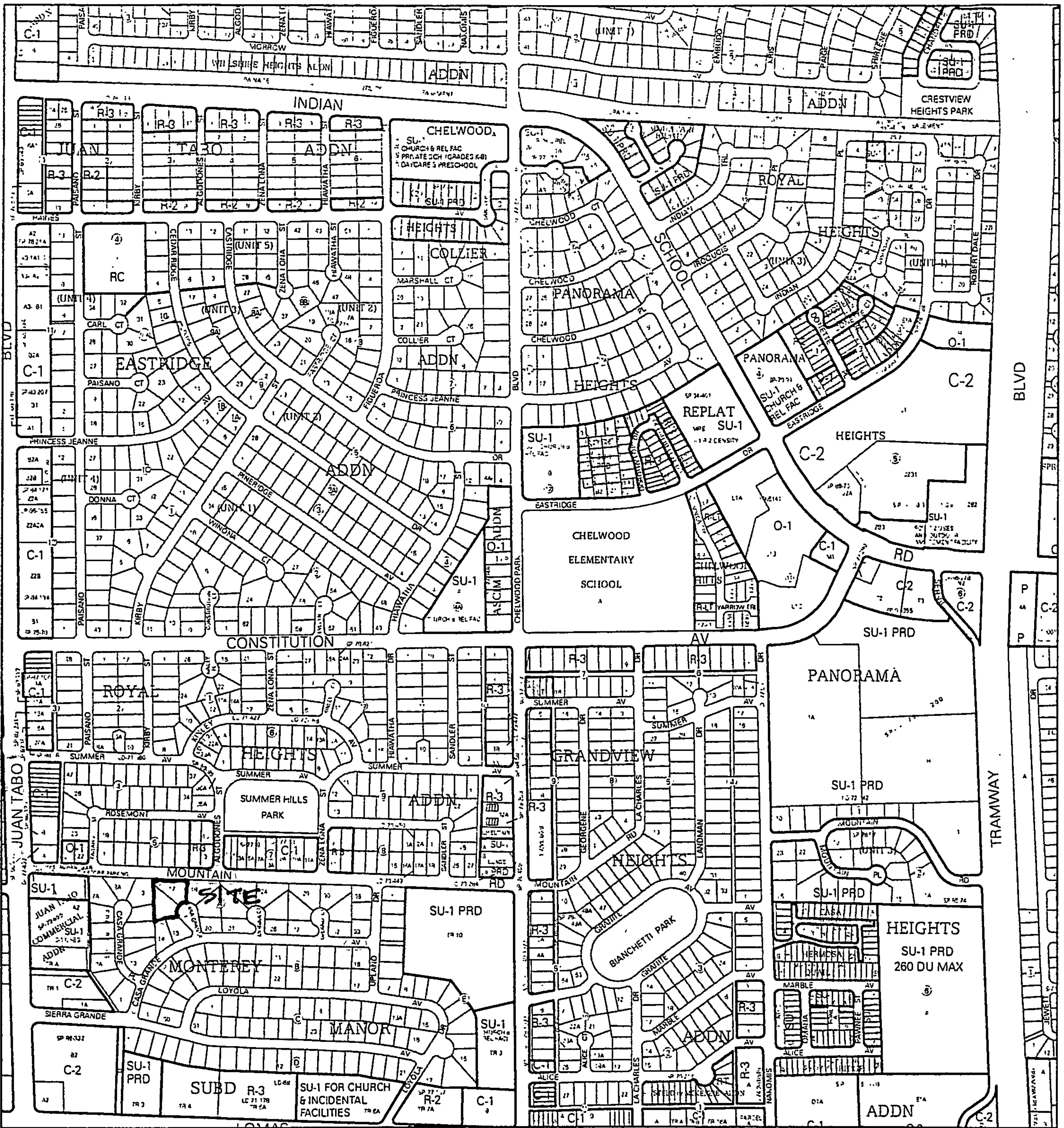


Form revised October 2007

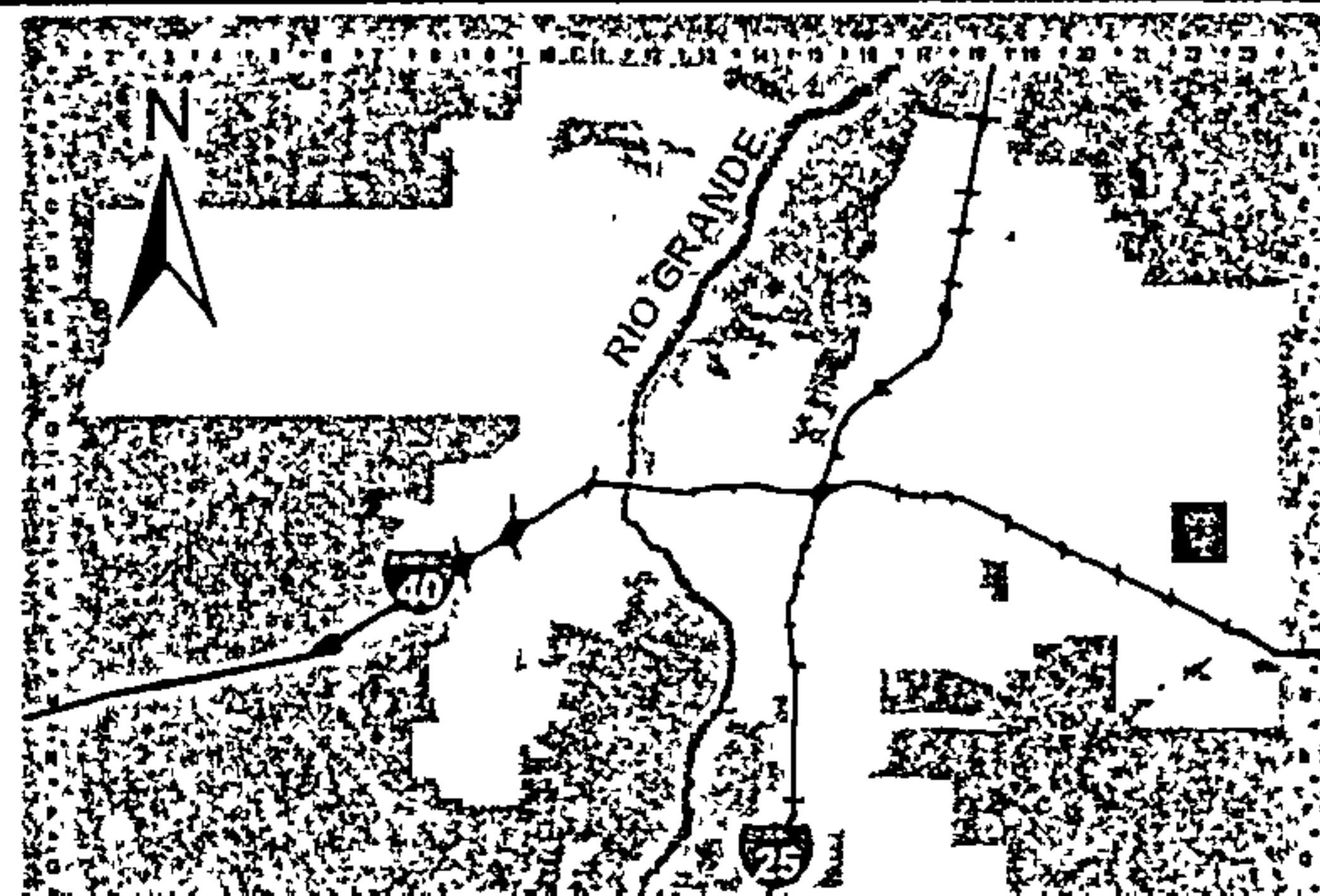
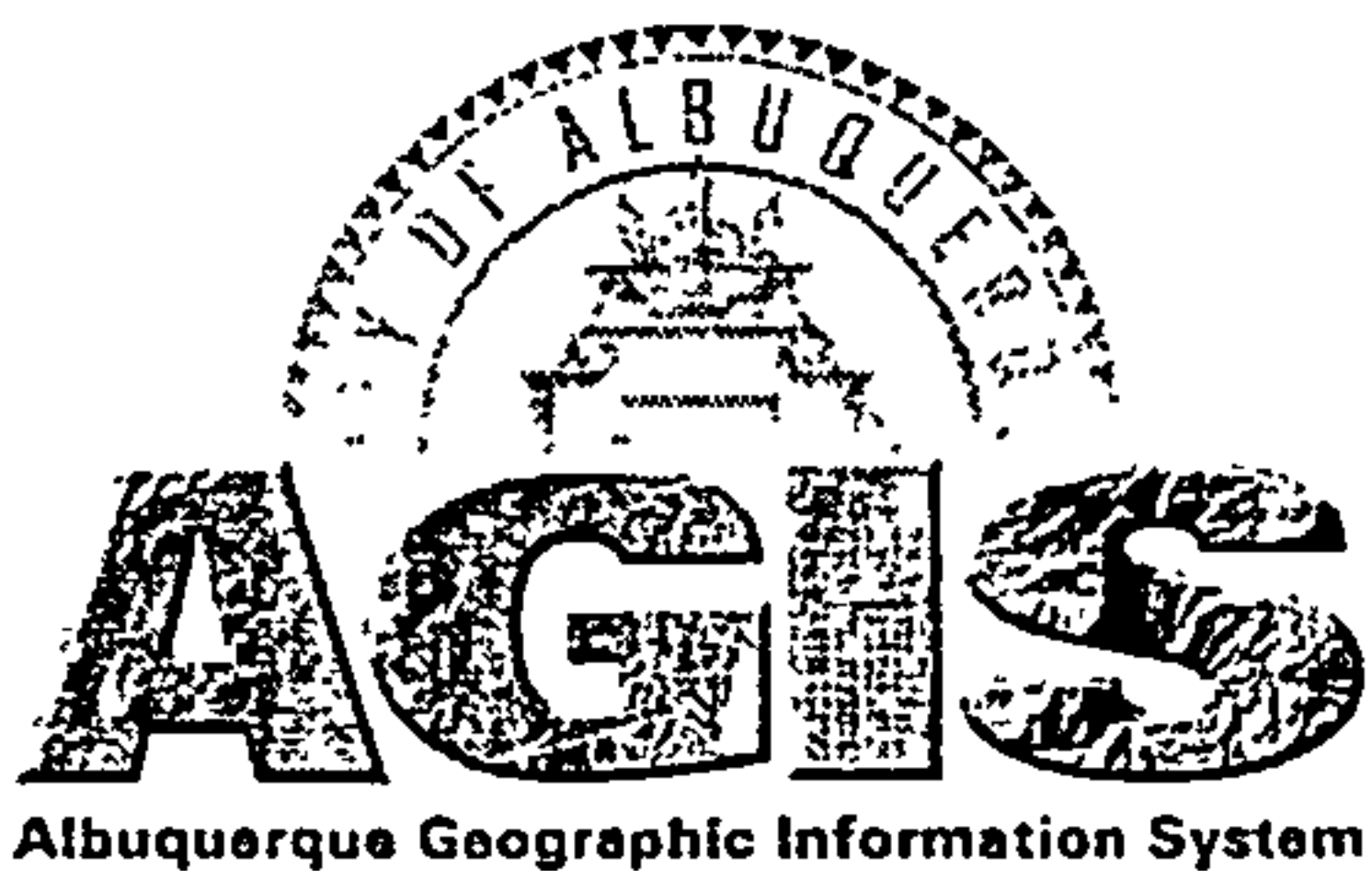
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 14DRB - 7014

Y. M. S-6-14
 Planner signature / date
 Project # 1010032












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



Zone Atlas Page:

J-22-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

May 5, 2014

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

RE: 1005 and 1009 Casa Grande Ct. NE, Albuquerque, NM 87112
Lots 16A and 17A, Block A, Monterey Manor Subdivision
DRB Project No. 1010052

Dear Mr. Cloud and Board Members,

Community Sciences Corporation is acting as the agent for George and Arlaen Dubois, owners of Lot 16, and for the Lois Twyeffort Revocable Trust, owner of Lot 17.

In 1995, Lois Twyeffort quitclaimed the westernmost 15 feet of Lot 17 to Dubois without benefit of a plat. The Dubois' and the Twyeffort Trust now wish to create actual new lots reflecting that deed by this platting action. No new easements or rights-of-way are proposed by this action.

There were no adverse comments at the April 30, 2014 hearing other than a request for curb and sidewalk info along Mountain Road NE.

Therefore, we ask for your approval of this Preliminary/Final plat application.

Respectfully,



Thomas W. Patrick

New Mexico Professional Surveyor No.12651

Community Sciences Corporation

COPY

APS Project #919
APS Cluster: Manzano

**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 16A and 17A, Block A, Monterey Manor Subdivision which is zoned as R-1, on May 5, 2014 submitted by George A Dubois Co-Trustee, Arlaen Dubois Co-Trustee, Timothy Twyeffort Trustee, 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 between original lots 16 and 17 creating new lots 16-A and 17-A. This will result in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

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

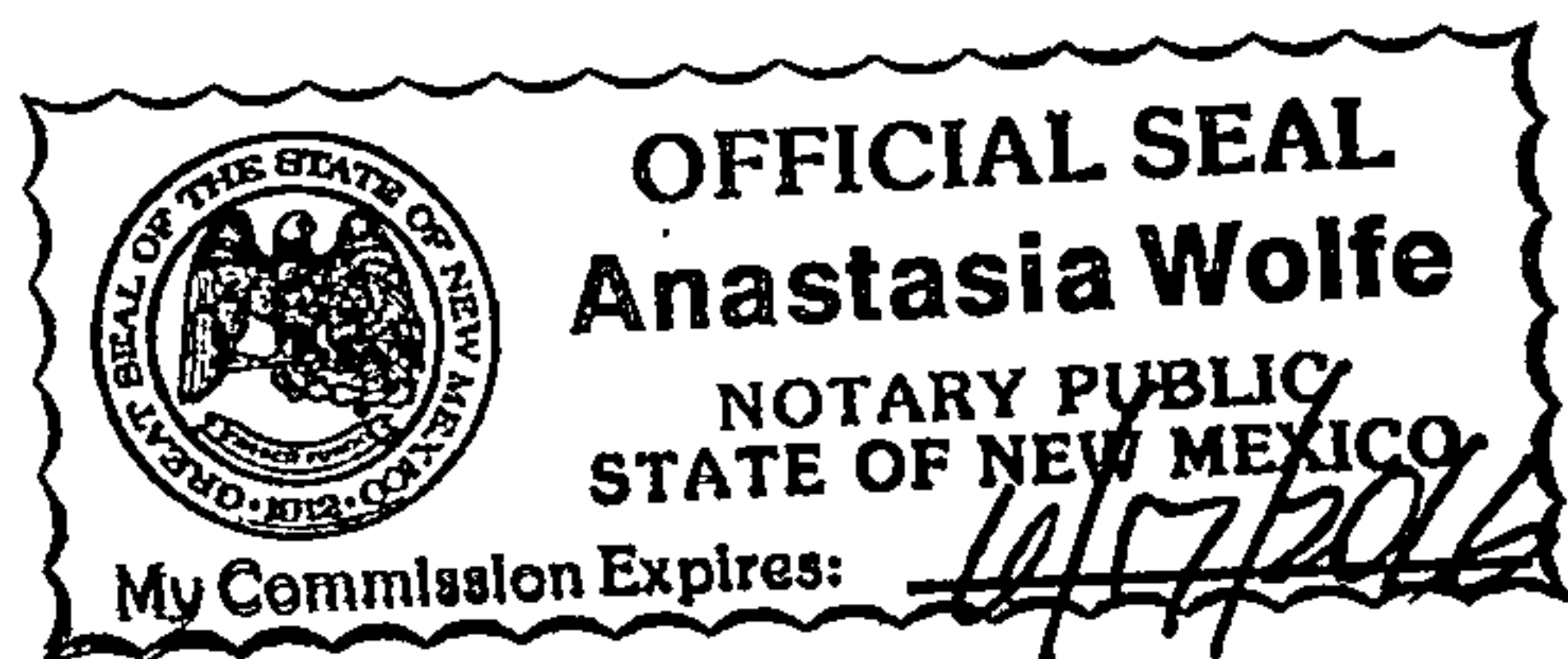
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 5, 2014, 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)

[Signature]
Notary Public

My commission expires: 6/17/2016



May 14, 2014

(Pif)



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: 898-5195
 CITY: Corrales STATE NM ZIP 87048 E-MAIL: tompatrick@communitysciences.com

APPLICANT: George Dubois PHONE: 243-6721
 ADDRESS: 1005 Casa Grande Ct. NE FAX: -
 CITY: Albuquerque STATE NM ZIP 87112 E-MAIL: gdubois@dcbf.net
 Proprietary interest in site: owner List all owners: Lots Two Fort Riverside Trust

DESCRIPTION OF REQUEST: adjust lot line between 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. lots 16 and 17 Block: A Unit: -
 Subdiv/Addn/TBKA: Monterey Manor Subd.
 Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No -
 Zone Atlas page(s): S-22-7 UPC Code: lot 16 : 1022-058 080 135 30522
lot 17 : 1022-058 086 143 30523

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 0.7488

LOCATION OF PROPERTY BY STREETS: On or Near: Casa Grande Ct. NE
 Between: Mountain and Casa Grande Ave.

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

SIGNATURE Thomas W. Patrick DATE 4.22.2014
 (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-70113</u>	<u>SP</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" 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				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>0</u>

Hearing date April 30, 2014

[Signature]
 Staff signature & Date 4-22-14

Project # 1010052

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.

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MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

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MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

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- 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 4/22/14
 Applicant signature / date

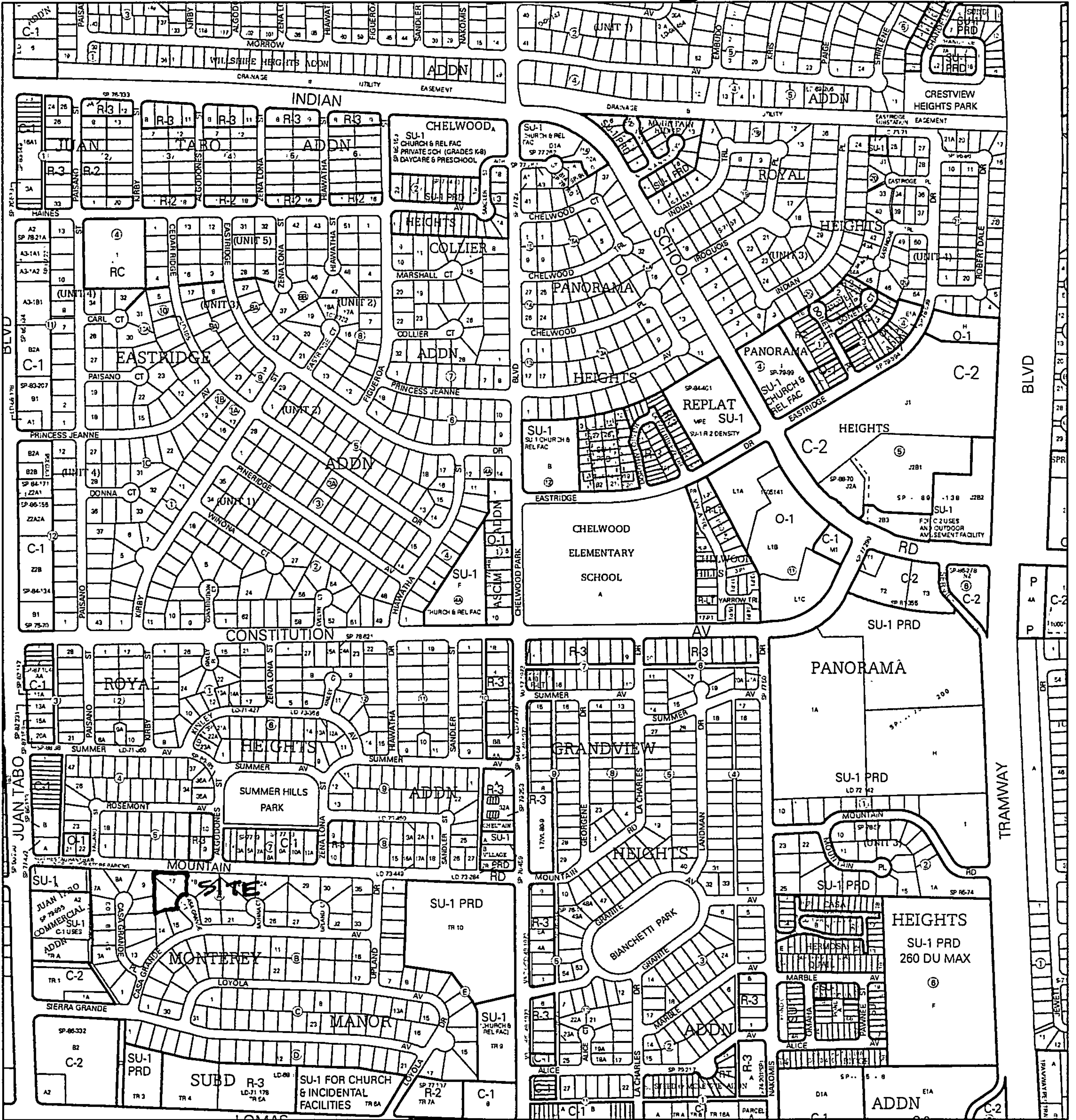


Form revised October 2007

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

Application case numbers
14-DRB-70113

[Signature] 4-22-14
 Planner signature / date
 Project # 1010052



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

Map amended through: 6/7/2013

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-22-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

Community Sciences Corporation
Professional Land Surveying & Planning

505.897.0000
505.898.5195 Fax
www.communitysciences.com

April 22, 2014

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

RE: 1005 and 1009 Casa Grande Ct. NE, Albuquerque, NM 87112
Lots 16 and 17, Block A, Monterey Manor Subdivision
DRB Project No. _____

Dear Mr. Cloud and Board Members,

Community Sciences Corporation is acting as the agent for George and Arlaen Dubois, owners of Lot 16, and for the Lois Twyeffort Trust, owner of Lot 17. In 1995, Lois Twyeffort quitclaimed the westernmost 15 feet of Lot 17 to Dubois without benefit of a plat. The Dubois' and the Twyeffort Trust now wish to create actual new lots reflecting that deed by this platting action. No new easements or rights-of-way are proposed by this action.

Therefore, we ask for your review of this sketch plat submittal.

Respectfully,



Thomas W. Patrick

New Mexico Professional Surveyor No. 12651

Community Sciences Corporation

April 30. 2014

SK