

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for 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# 1010280

15DRB-70041 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PROJECT NAME: Tract(s) 268 B1 & 268A1A

AGENT: RHD ENGINEERING, LLC/CONSTRUCTION SURVEY TECH

Your request was approved on 2-11-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation:

ABCWUA: establish ACOT

City Engineer:

Parks and Recreation :

Planning: Element and construction of sidewalk around 2 utility poles with signature, copy

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.

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

6. **Project# 1010280**
15DRB-70041 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
15DRB-70042 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS 
- RHD ENGINEERING, LLC/CONSTRUCTION SURVEY
TECH agent(s) for JASON BUCHANON request(s) the
above action(s) for all or a portion of Tract(s) 268 B1 &
268A1A, zoned R-1, located on EDNA BETWEEN RIO
GRANDE BLVD AND RIO GRANDE RIVER containing
approximately .8 acre(s). (J-13) **THE PRELIMINARY/FINAL
PLAT WAS APPROVED WITH FINAL SIGN-OFF
DELEGATED TO PLANNING FOR SIDEWALK
EASEMENT AND CONSTRUCTION AROUND THE TWO
UTILITY POLES, AND TO ABCWUA FOR THE
ESTABLISHMENT OF WATER ACCOUNT.**
7. **Project# 1009730**
15DRB-70044 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
15DRB-70045 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS 
- THE GROUP agent(s) for OAKLAND INVESTMENTS
request(s) the above action(s) for all or a portion of Lot(s) 1,
Block(s) 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3
TRACT 2**, zoned RD, located on OAKLAND BETWEEN
LOUISIANA AND QUAIL SPRINGS containing
approximately .7302 acre(s). (C-19) **DEFERRED TO
2/18/15.**
8. **Project# 1009843**
15DRB-70046 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 
- THE GROUP agent(s) for KASSAM LAND GROUP 18
LLC request(s) the above action(s) for all or a portion of
Lot(s) 20, Block(s) 2, **NORTH ALBUQUERQUE
ACRES Unit(s) 3 TRACT 2**, zoned RD, located on
OAKLAND BETWEEN SHAHEEN AND ABIS containing
approximately .88 acre(s). (C-19) **DEFERRED TO 2/18/15.**
9. **Project# 1000870**
15DRB-70019 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 
- DSA ARCHITECTS agent(s) for APPLE INVESTOR
GROUP request(s) the above action(s) for all or a portion of
Tract(s) 1 AND 2, **WEST OF WESTLAND, ATRISCO
GRANT Unit(s) A**, zoned C-2, located on 98TH ST
BETWEEN AVALON AND VOLCANO containing
approximately 4.0006 acre(s). (K-9) [*Deferred from 1/28/15*]
DEFERRED TO 2/18/15.

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

10. **Project# 1004404**
15DRB-70048 SKETCH PLAT REVIEW
AND COMMENT 
- BOHANNAN HUSTON INC agent(s) for WOODMONT
PASEO, LLC request(s) the above action(s) for all or a
portion of Tract(s) 7 & 8, **THE TRAILS UNIT 3A** zoned
VTML/VTRD, located on WOODMONT AVE BETWEEN
RAINBOW BLVD AND PASEO DEL NORTE containing
approximately 30.21 acre(s). (C-9) **THE SKETCH PLAT
WAS REVIEWED AND COMMENTS WERE PROVIDED.**

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 11, 2015
DRB Comments**

ITEM # 6

PROJECT # 1010280

APPLICATION # 15-70041/ 70042

RE: Tracts 268A-1-A & 268B-1, MRGCD Map No. 38

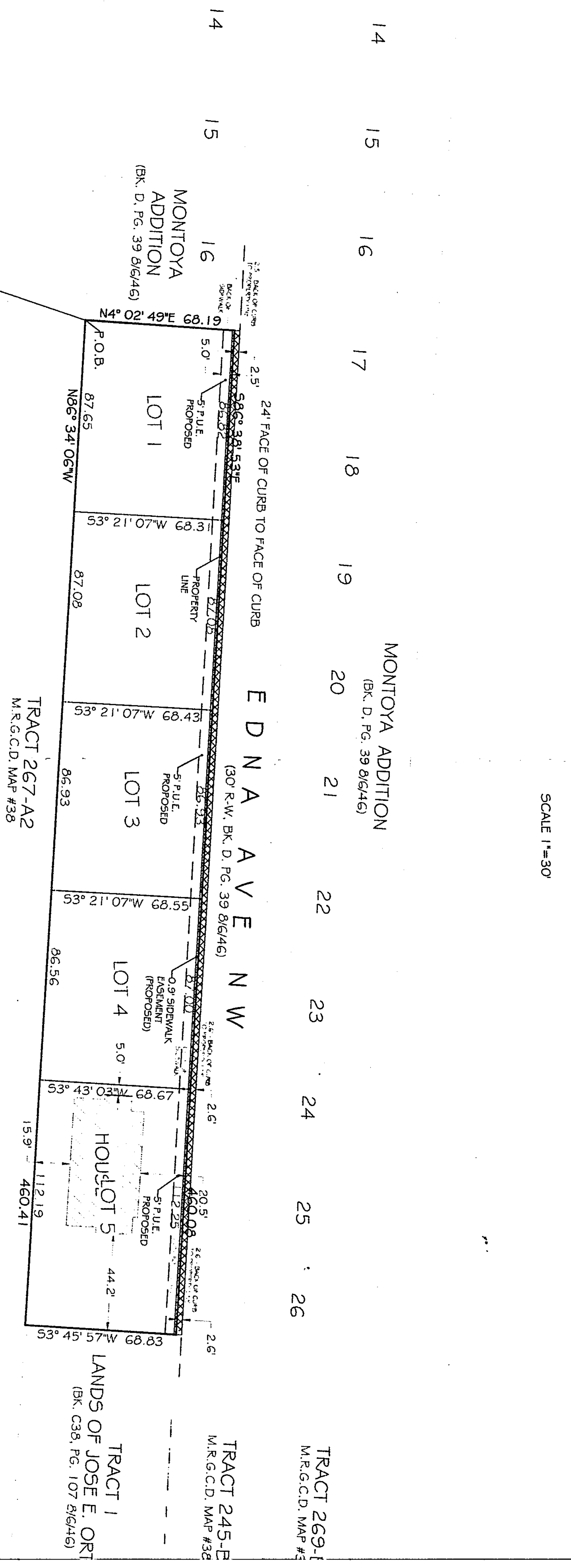
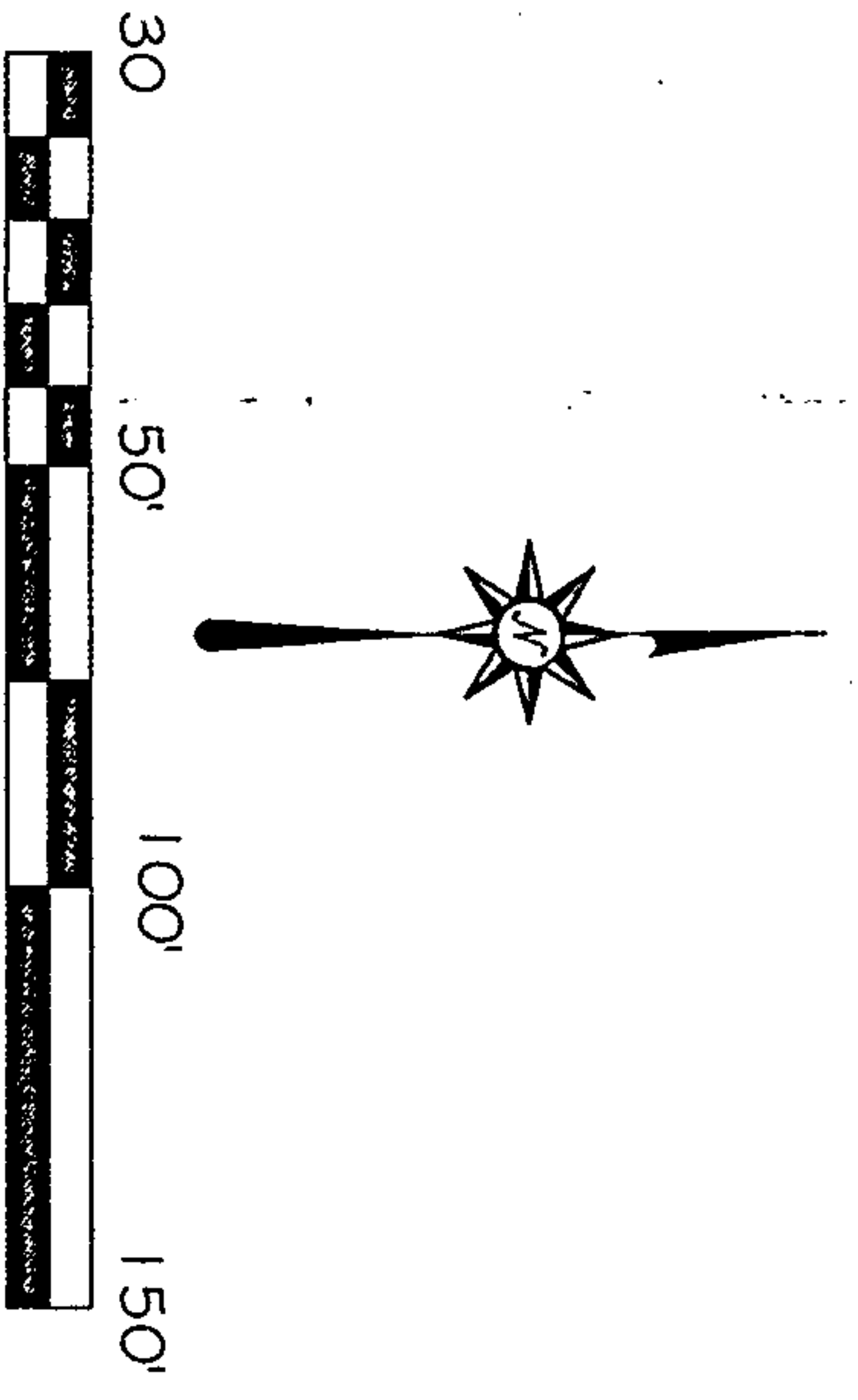
Refer to comments from Transportation Development regarding proposed Design Variances; based on existing utility poles in sidewalk, it appears additional sidewalk easement will be needed. An Infrastructure List may be required for additional sidewalk; the Sidewalk Easement should be labeled as PUBLIC.

The proposed lots are much narrower than submitted for Sketch Plat – a site plan is needed for each proposed vacant lot to demonstrate that the lots are buildable while conforming to R-1 setbacks.

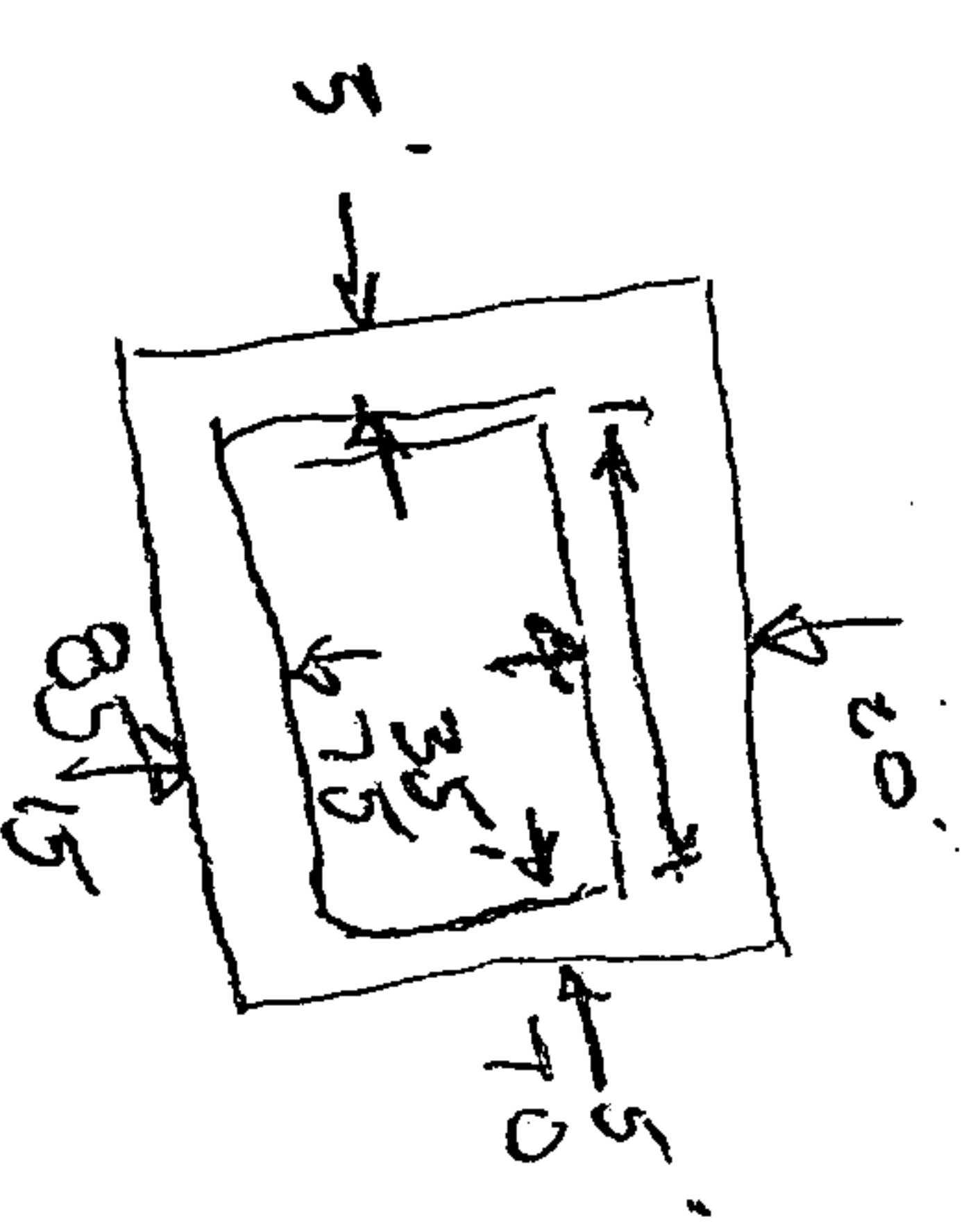
Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

SIDEWALK AND PROPOSED EASEMENT EXHIBIT
OF
LAUDENTE MONTOYA SUBDIVISION
BEING A REPLAT OF
TRACTS 268B1 & 268A1A M.R.G.C.D. MAP 110.38
PROJECTED SECTION 18, T.10N., R.3E., N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, NEW MEXICO
JANUARY 2015

LOTS 1-5



Parcel Area Table		
Parcel #	Area	ACREAGE
1	5953.45	0.13667
2	5953.45	0.13667
3	5953.45	0.13667
4	5953.60	0.13668
5	7714.54	0.17710



26
 2600
 2123
 35
 76

DRB CASE ACTION LOG - BLUE SHEET

**
**
**

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- Site Plan for Subdivision (SPS)
- Site Plan for Building Permit (SBP)

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Project# 1010280

15DRB-70041 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PROJECT NAME: Tract(s) 268 B1 & 268A1A

AGENT: RHD ENGINEERING, LLC/CONSTRUCTION SURVEY TECH

Your request was approved on 2-11-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation:

ABCWUA: established accounts

City Engineer:

Parks and Recreation :

Planning: sidewalk easement + construction of around 2 utility poles, utility signatures, dhd

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.

UPC#
101305803125021291
101305803125021291

101305803125021291

Handwritten notes at the bottom of the page, including the number 101305803125021291 and other illegible text.



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

- S Z Annexation
- V Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P 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
- D Street Name Change (Local & Collector)
- L 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): RHD Engineering, llc / Construction Survey Tech PHONE: 288-1621/
 ADDRESS: 4305 Purple Sage Ave. NW / PO Box 65395 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rhdengineering@outlook.com

APPLICANT: Jason Buchanan PHONE: 977-1332
 ADDRESS: 13408 Desert Zinnia Ct. NE FAX: _____
 CITY: Alb. NM STATE _____ ZIP 87111 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Replat 1 lot into 5 lots, request approval of sidewalk, ROAD VARIANCES

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. Tract 268 B1 & 268 A1A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: MRGCD MAP No 38
 Existing Zoning: R-1 Proposed zoning: _____ MRGCD Map No 38
 Zone Atlas page(s): J-13 UPC Code: 101405806609032018

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-1010280

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 5 Total site area (acres): 0.8 ac
 LOCATION OF PROPERTY BY STREETS: On or Near: Edna
 Between: Rio Grande Blvd and Rio Grande River
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 11-10-14

SIGNATURE Richard Dourte DATE 1-27-15
 (Print Name) RICHARD DOURTE 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	Action	S.F.	Fees
<u>15DRB - 70041</u>	<u>P&F</u>	_____	\$ <u>495.00</u>
<u>15DRB - 70042</u>	<u>SDV</u>	_____	\$ <u>0</u>
_____	<u>CMF</u>	_____	\$ <u>20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>February 11, 2015</u>			Total
_____			\$ <u>515.00</u>

Staff signature & Date: [Signature] 2-2-15 Project # 1010280

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.

- N/A* 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
- N/A* 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.
- Disk - CD*

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.

RHO Engineering LLC / Richard Rouse
 Applicant name (print)
Richard Rouse 1-27-15
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 15DRB- _____ - 70041

[Signature] 2-2-15
 Planner signature / date
 Project # 1010280

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE) 24 copies
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements.
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies.
 (Not required for City owned public right-of-way.)
 ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21) 6 copies
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14")
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 X Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") ~~24 copies~~ 6 copies
 X Zone Atlas map with the entire property(ies) clearly outlined
 X Letter briefly describing, explaining, and justifying the variance
 N/A ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 N/A ___ Sign Posting Agreement
 ___ Fee (see schedule)
 X List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the deferral or extension
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") 6 copies
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") 6 copies
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation 6 copies
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Richard Daurte
 Applicant name (print)
Richard Daurte 2-2-15
 Applicant signature / date



Form revised 4/07

- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- Application case numbers
 15DRB-70042

Vign 2-2-15
 Planner signature / date
 Project # 1010280



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

Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-Z

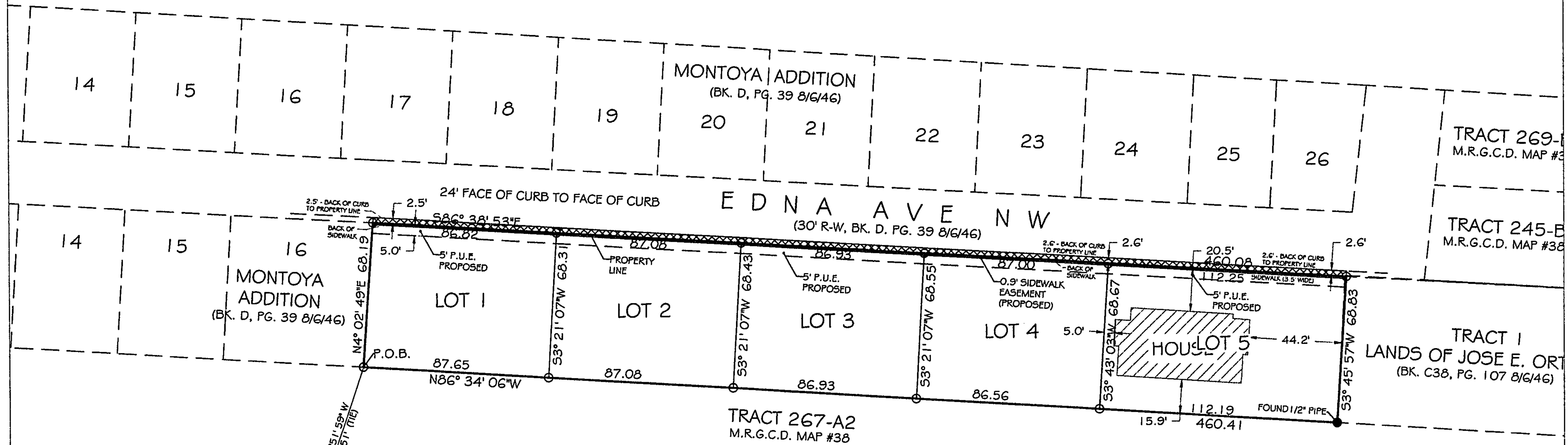
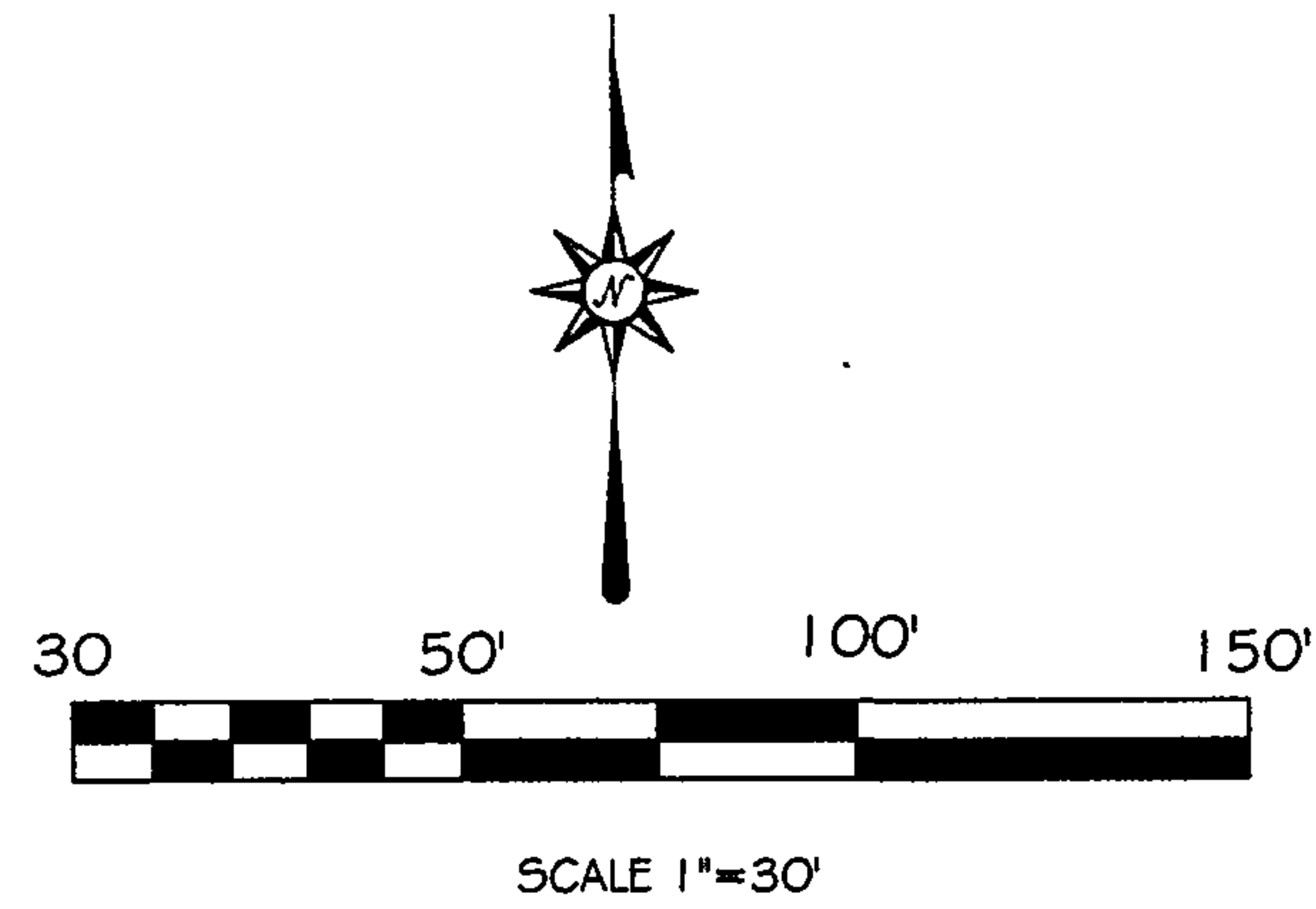
Selected Symbols

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

#1010280
2-11-15

SIDEWALK AND PROPOSED EASEMENT EXHIBIT
OF
LOTS 1-5
LAUDENTE MONTOYA SUBDIVISION
BEING A REPLAT OF
TRACTS 268B1 & 268A1 A M.R.G.C.D. MAP NO. 38
PROJECTED SECTION 18, T 10N, R 3E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, NEW MEXICO
JANUARY 2015



ACS CONTROL STATION
12 J12
N 1490348.740
E 1513276.047
NEW MEXICO STATE PLANE
CENTRAL ZONE
G-G = 0.999685396
DELTA-ALPHA = -00°14'39.76"
NAD 1983

Parcel #	Area	ACREAGE
1	5953.45	0.13667
2	5953.45	0.13667
3	5953.45	0.13667
4	5953.60	0.13668
5	7714.54	0.17710

January 27, 2015

Development Review Board
Planning Department
City of Albuquerque,

Re: Replat 2 tracts (DRB 1010280, Tracts 268B1 and 268A1A, MRGCD map no. 38) into 5 lots and variance request for sidewalk location, street width and right-of-way width.

Dear DRB Members,

The owner of the above referenced site desires to replat 2 tracts into 5 lots along with a variance for sidewalk location, street width and right-of-way width.

Site situation:

Edna Drive was created as a 30 ft private road when the site was located in the County in 1946.

The existing private roadway is 24 ft f-f in width.

The 4 ft wide sidewalks are existing and located at the back of curb.

Justification for the variance is as follows:

Reconstruction of the sidewalk or street would create a financial hardship.

This roadway is consistent with the roadways in the area.

The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.

Your consideration is appreciated.

Sincerely,



Richard Dourte, PE
RHD Engineering, LLC

April Winters

to Richard Dourte

cc Jack Cloud

Wed, Jan 28 9:57 AM

RE: Predevelopment Facilities Fee agreement

Good Morning,

Pre-development Facility Fee agreements are no longer required, however, APS does still need to see a PDF of your plat. Since you have attached that in your original email, I have been able to review your project.

As far as APS is concerned, you are good to submit.

Please feel free to contact me should you have further questions.

Have a great day!!!

April L. Winters

Planner

Capital Master Plan

Phone: (505) 848-8830

Fax: (505) 848-8824

915 Locust St SE

Albuquerque NM 87106

From: Richard Dourte [mailto:rhengineering@outlook.com]

Sent: Wednesday, January 28, 2015 8:53 AM

To: Winters, April L

Cc: David Acosta

Subject: Fw: Predevelopment Facilities Fee agreement

Sent from Windows Mail

From: Richard Dourte

Sent: Tuesday, January 27, 2015 2:27 PM

To: April Winters

Cc: David Acosta

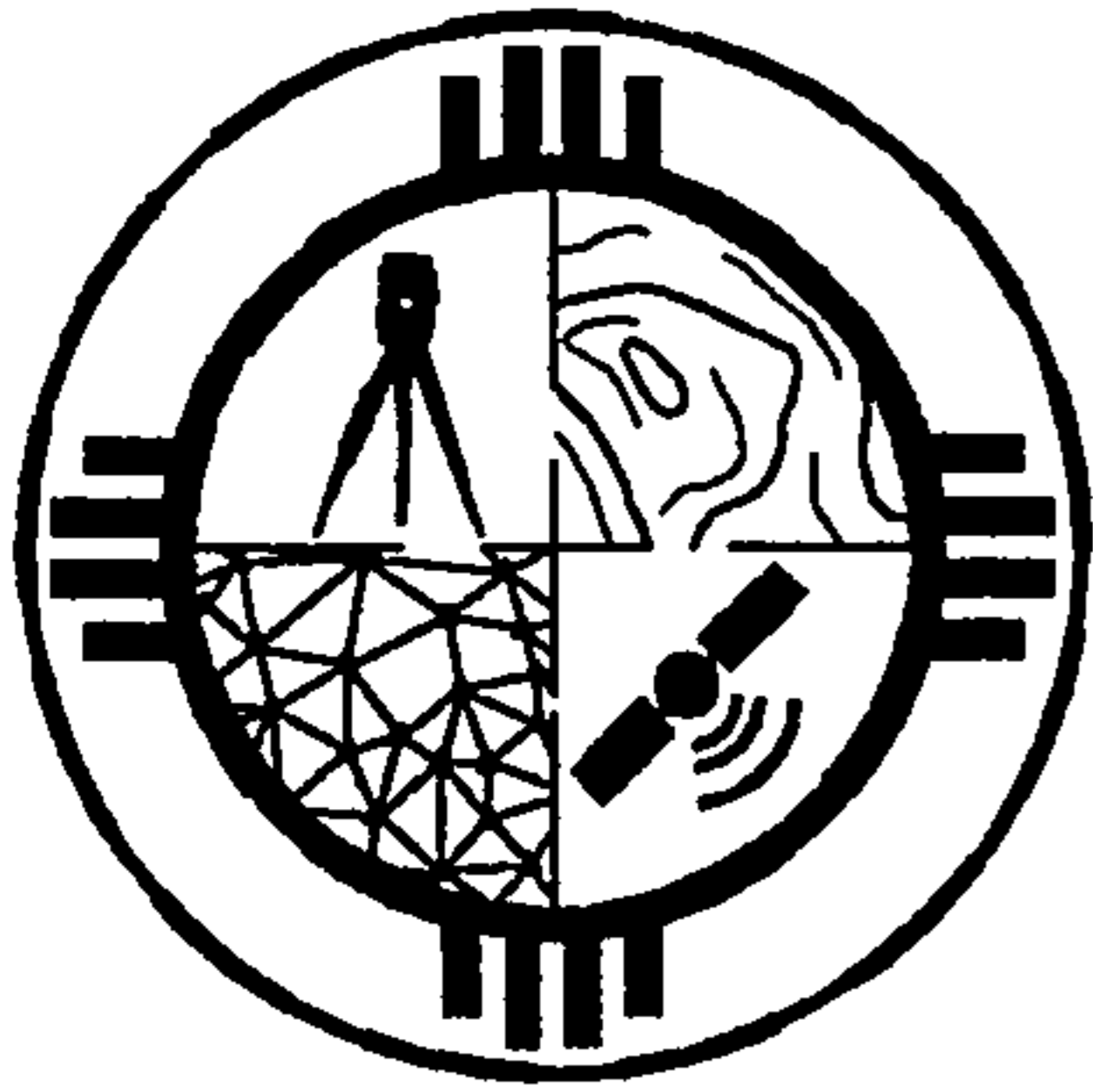
Ms. Winters,

I am presently the agent for the owner of a parcel that desires to replat within the City of Albuquerque. Please see attachments. I understand that an agreement with APS is required. The proposal is to take 2 tracts of land and subdivide them into 5 lots.

PROJECT #
1010280

February 11. 2015

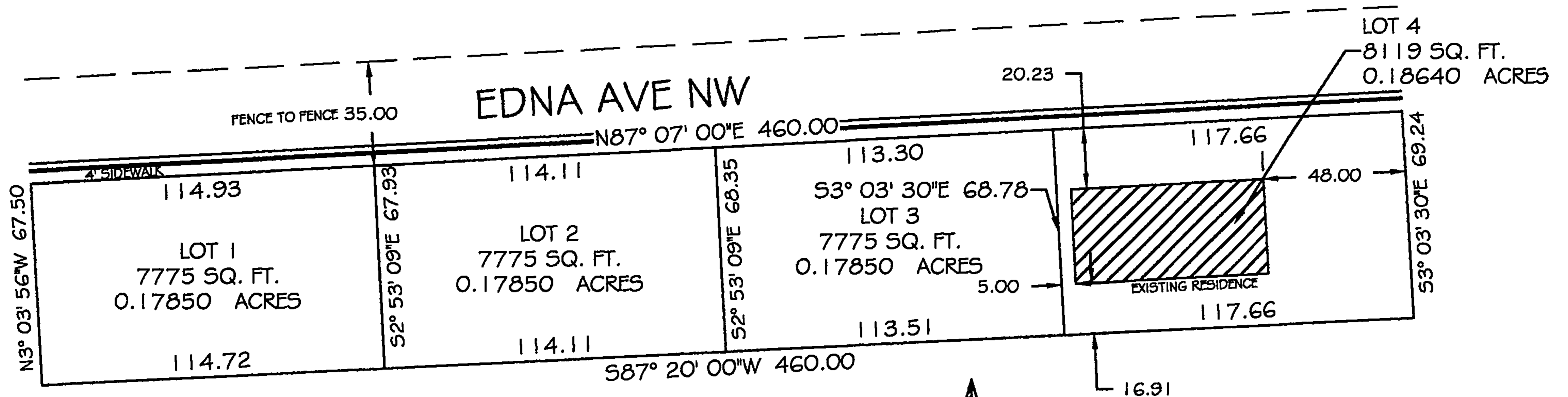
Pif



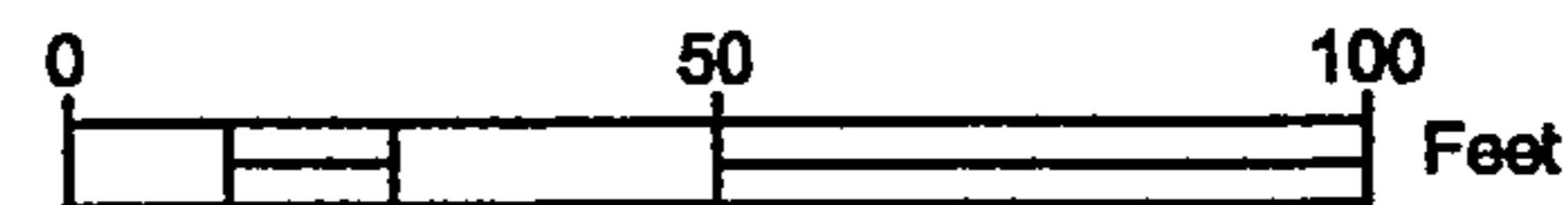
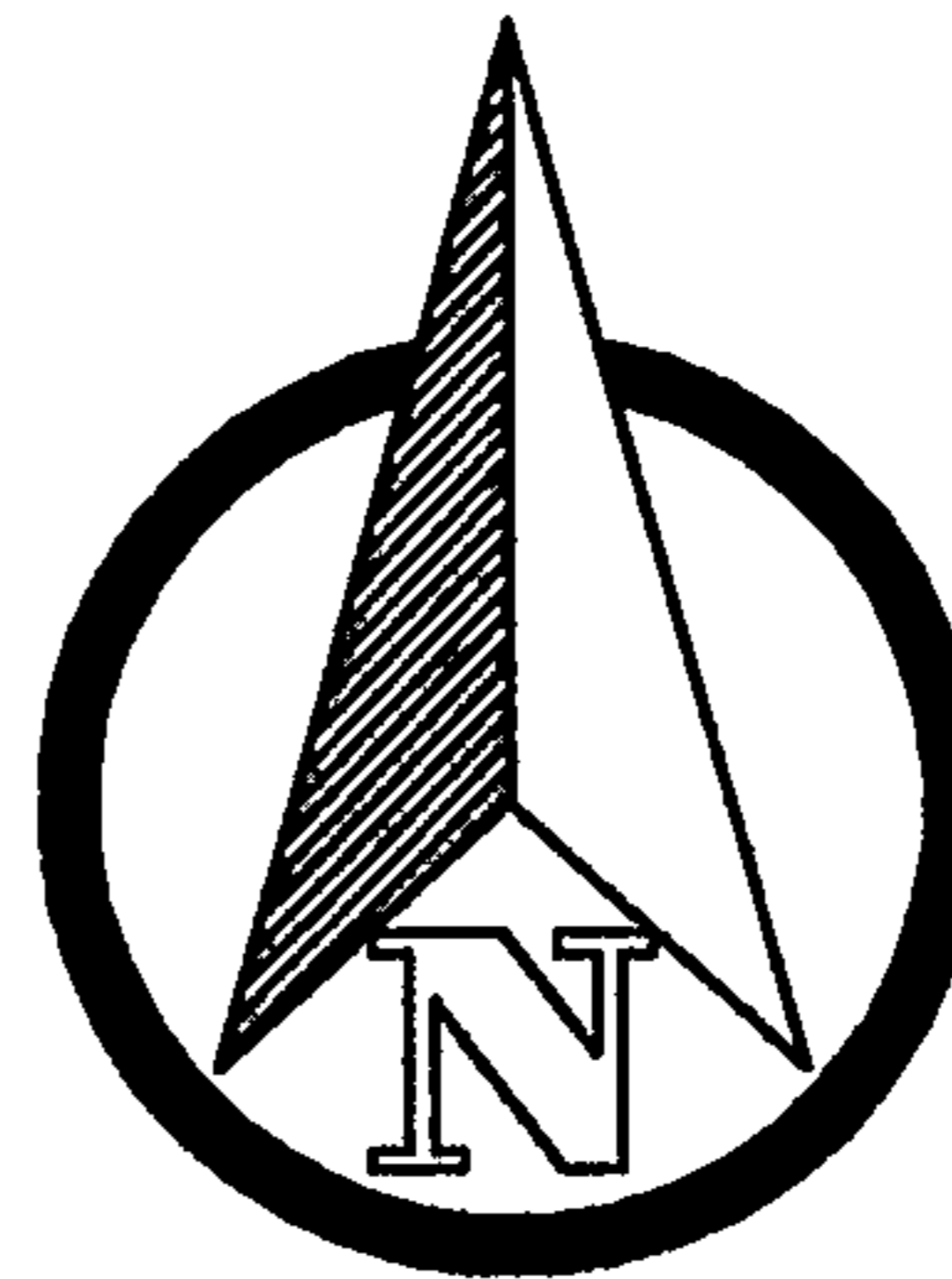
CONSTRUCTION SURVEY TECHNOLOGIES, INC

MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193 505-917-8921
OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106
NMSURVEYOR@GMAIL.COM

SKETCH PLAT REVIEW
LOT 1-4
LAUDENTE MONTOYA SUBDIVISION (PROPOSED)
BEING A REPLAT OF
TRACTS 268b1 & 268A1A
M.R.G.C.D. MAP NO 38
ZONE GRID J-13
CURRENT ZONING R-1



11-19-14
PROJ. # 1010280
APP: 14-70383



SCALE 1"=50'



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Major subdivision action			Annexation
<input checked="" type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		Adoption of Rank 2 or 3 Plan or similar
<input type="checkbox"/> for Subdivision			Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment/Approval (AA)	D		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)			Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<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): CONST. SURVEY TECH. PHONE: 505-917-8921
 ADDRESS: PO BOX 65395 FAX: _____
 CITY: ALB STATE NM ZIP 87193 E-MAIL: NMSURVEYOR@GMAIL
 APPLICANT: MARY ANN ROBERTS PHONE: 505-263-9260
 ADDRESS: 2200 EDNA AVE NW FAX: _____
 CITY: ALB STATE NM ZIP 87104 E-MAIL: _____

Proprietary interest in site: EXEC. List all owners: _____

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW OF A PROPOSED 4 LOT LOT SUB.

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 of Tract No. 208B1 C 208A1A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: LOT 1-4 LAUDENTE MONTONA SUB.
 Existing Zoning: R-1 Proposed zoning: _____ MRGCD Map No 30
 Zone Atlas page(s): 11-13 UPC Code: 101305803125021291

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: 1 No. of proposed lots: 4 Total site area (acres): 0.7219
 LOCATION OF PROPERTY BY STREETS: On or Near: EDNA
 Between: DORA and CENTRAL

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

SIGNATURE [Signature] DATE NOV 7, 2014
 (Print Name) John Gallegos Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>MDRB-70383</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	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>Nov. 19, 2014</u>			Total <u>0</u>

[Signature] 11-10-14
 Staff signature & Date

Project # 1010280

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.


Applicant name (print)


Applicant signature / date



Form revised October 2007


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

Application case numbers
11 - DRB - 10383


Planner signature / date
11-10-14
Project # 1010280

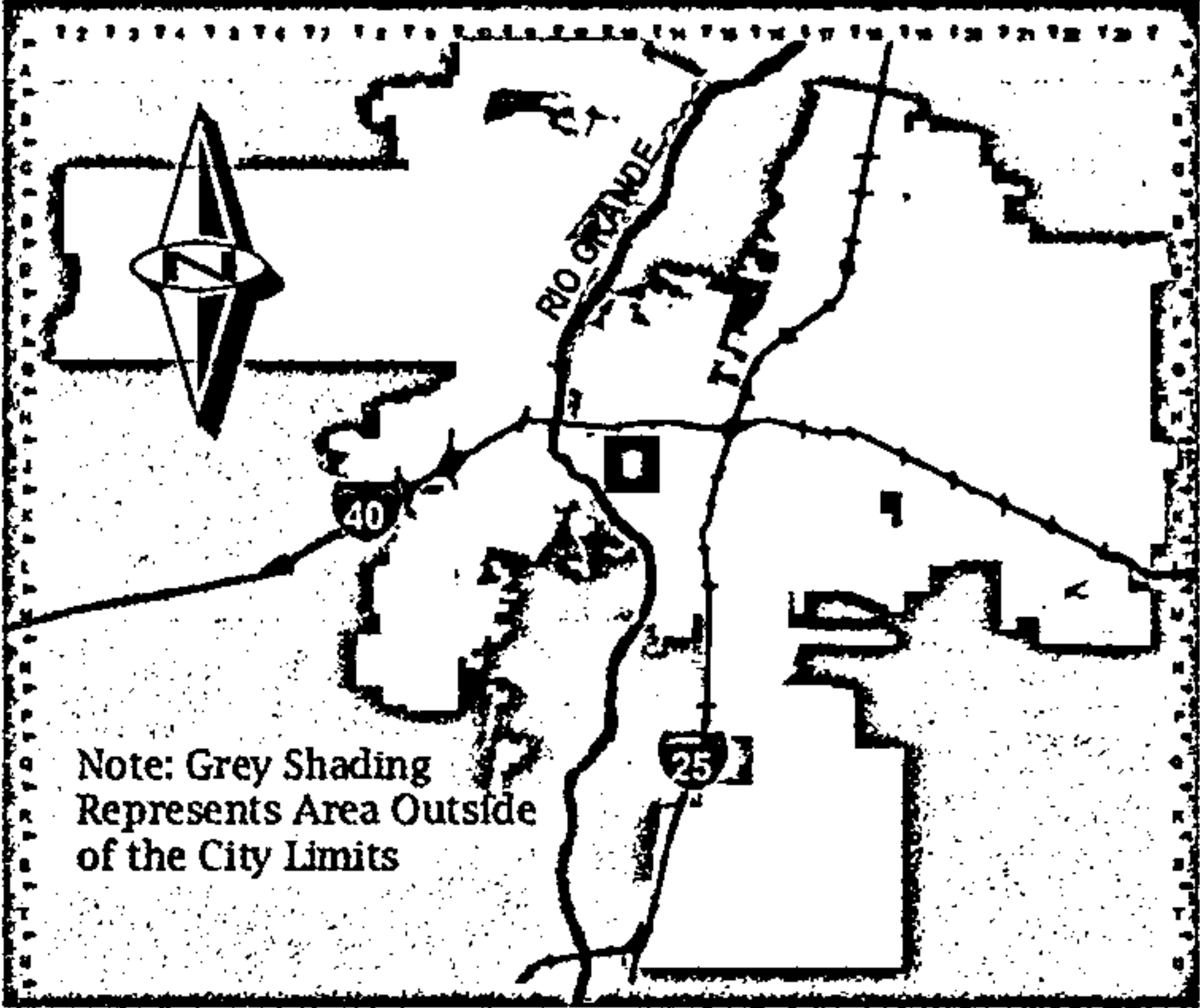


For more current information and more details visit: <http://www.cabq.gov/gis>



AGIS
Albuquerque Geographic Information System



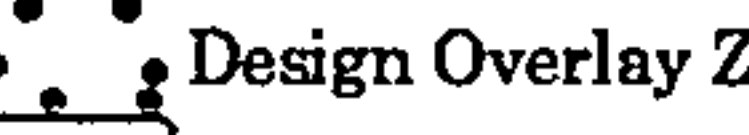





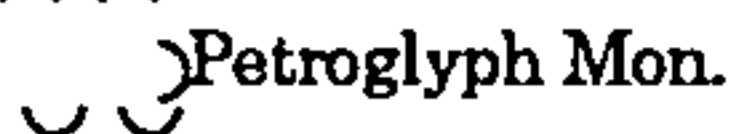
Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-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

Construction Survey Technologies, INC
PO Box 65395
Albuquerque, NM 87193
505-917-8921
johndgallegos73@gmail.com

Justification Request

Date: November 7, 2014

The purpose of this Sketch Plat request is to create four (4) lots from two (2) existing tracts. Also to create additional Public Utility Easements on the North Property Line and to maintain the current structure and zoning (R-1)

Construction Survey Technologies, INC
PO Box 65395
Albuquerque, NM 87193
505-917-8921
johnagallegos73@gmail.com

Letter of Authorization

Date: *November 4, 2014*

We hereby Authorize John Gallegos or David P Acosta of Construction Survey Technologies to act on our behalf on all matters related to 2200 Edna Ave NW aka Tracts 268B1 and Tracts 268A1A Map No. 38 to the DRB for Subdivision.

Owner/Date

November 4, 2014
Mary Ann Roberts, Executor of the
Estate of Laudente H. Montoya

PROJECT #
1010280

NOVEMBER 19.2014

SK