



6. **Project# 1002202**
15DRB-70070 – SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT
15DRB-70120 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

MODULUS ARCHITECTS & HUITT-ZOLLARS, INC. agents for WINROCK PARTNERS LLC requests the referenced/ above action for a portion of Parcel A-1-A-1-A, **WINROCK CENTER ADDITION** zoned SU-3, located on the east side of LOUISIANA BLVD NE between I-40 and INDIAN SCHOOL RD NE. (J-19) [Deferred from 2/25/15, 3/11/15] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO WATER AUTHORITY AND TO PLANNING FOR TRANSPORTATION, PARKS AND PLANNING COMMENTS. THE PRELIMINARY/FINAL PLAT WAS DEFERRED TO 4/8/15.**

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

7. **Project# 1010205**
15DRB-70110 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL  

ARCH & PLAN LAND USE CONSULTANTS agent(s) for HPH FUND 1 D7 LLC request(s) the above action(s) for all or a portion of Block(s) 85-D, **PRINCESS JEANE ADDITION** zoned O-1, located on LOMAS BLVD BETWEEN BETTS ST AND MORRIS ST containing approximately 2.75 acre(s). (J-21) [Deferred from 3/18/15] **INDEFINITELY DEFERRED.**

8. **Project# 1009046**
15DRB-70117 MAJOR - FINAL PLAT
APPROVAL 

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for SAWMILL CROSSING, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **SWMILL CROSSING** zoned SU-2, located on ASPEN BETWEEN 12TH AND RIO GRANDE containing approximately 4.2 acres. (H-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NOTATION OF OWNERSHIP AND MAINTENANCE OF TRACTS 'E' AND 'F'.**

9. **Project# 1004589**
15DRB-70122 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

PRECISION SURVEYS INC agent(s) for ONEIDA REALTY CORPORATION request(s) the above action(s) for all or a portion of Block(s) 79, Tract(s) B, **SNOW HEIGHTS ADDITION** zoned C-1, located on JUAN TABO NE BETWEEN CANDELARIA RD NE AND CLAREMONT AVE NE containing approximately 1.298 acre(s). (H-21) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR DIMENSIONAL EXHIBIT AND SIDEWALK COMMENTS, AND TO PLANNING FOR PARKING CALCULATIONS, JOINT SIGN PREMISES AGREEMENT, DRAINAGE EASEMENT AND VERIFICATION OF SEPARATE WATER ACCOUNTS.**

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# 1010317 - 15DRB-70124 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PROJECT NAME: ROSSITER ADDITON

AGENT: SBS CONSTRUCTION AND ENGINEERING, LLC

Your request was approved on 3-25-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation: address comment

ABCWUA:

City Engineer:

Parks and Recreation :

Planning: Low ZONE BOUNDARY utility right of way

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 #

1010817

March 25, 2015

Pif

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning, including Zoning within sector Developmen Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): SBS Construction and Engineering, LLC PHONE: (505) 804-5013
 ADDRESS: 10209 Snowflake Ct., NW
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: aecllc@aol.com
 APPLICANT: RUBY SKY VENTURES, LLC PHONE: (505) 977-1332
 ADDRESS: 3579 East Foothill Blvd., Unit 787 FAX _____
 CITY: Pasadena STATE CA ZIP 91107 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: RUBY SKY VENTURES, LLC

DESCRIPTION OF REQUEST: Preliminary/Final Plat Request

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: . portions of lots 40, 41, 42, 43 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Rossiter Addition
 Existing Zoning: C-1 Proposed zoning: The Same MRGCD Map No: _____
 Zone Atlas page(s): F-14-Z UPC No. 101406117005630310, 101406117905530309, 101406118805930308, 101406119605730307

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: 4 No. of proposed lots: 1 Total area of site (acres): 1.4792 Acres
 LOCATION PROPERTY BY STREETS: On or Near: 1120 Griegos Rd, NW
 Between: 12th Street Rd., NW and 11th Street, NW
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE

DATE 03-17-2015

(Print) Shawn Baizar, Managing Member Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>15 - DRB - 70124</u>	<u>P&F</u>	_____	<u>\$215.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input 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 25, 2015</u>			Total <u>\$235.00</u>

3-17-15
Planner signature / date

Project # 1010317

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.

SHAHRAM (Shawn) PIAZZA
 Applicant name (print)
[Signature] 3/17/15
 Applicant signature / date

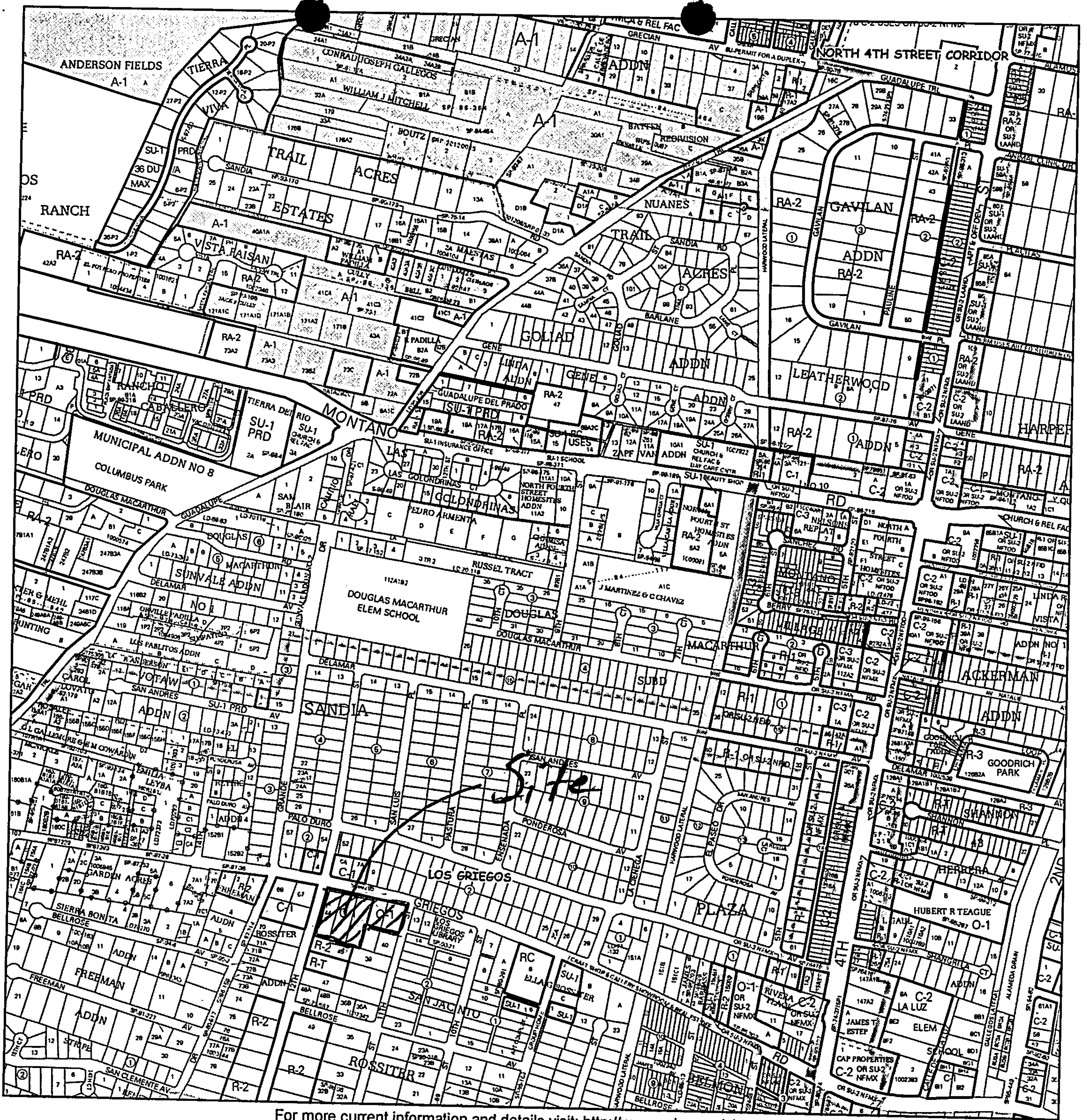


Form revised October 2007

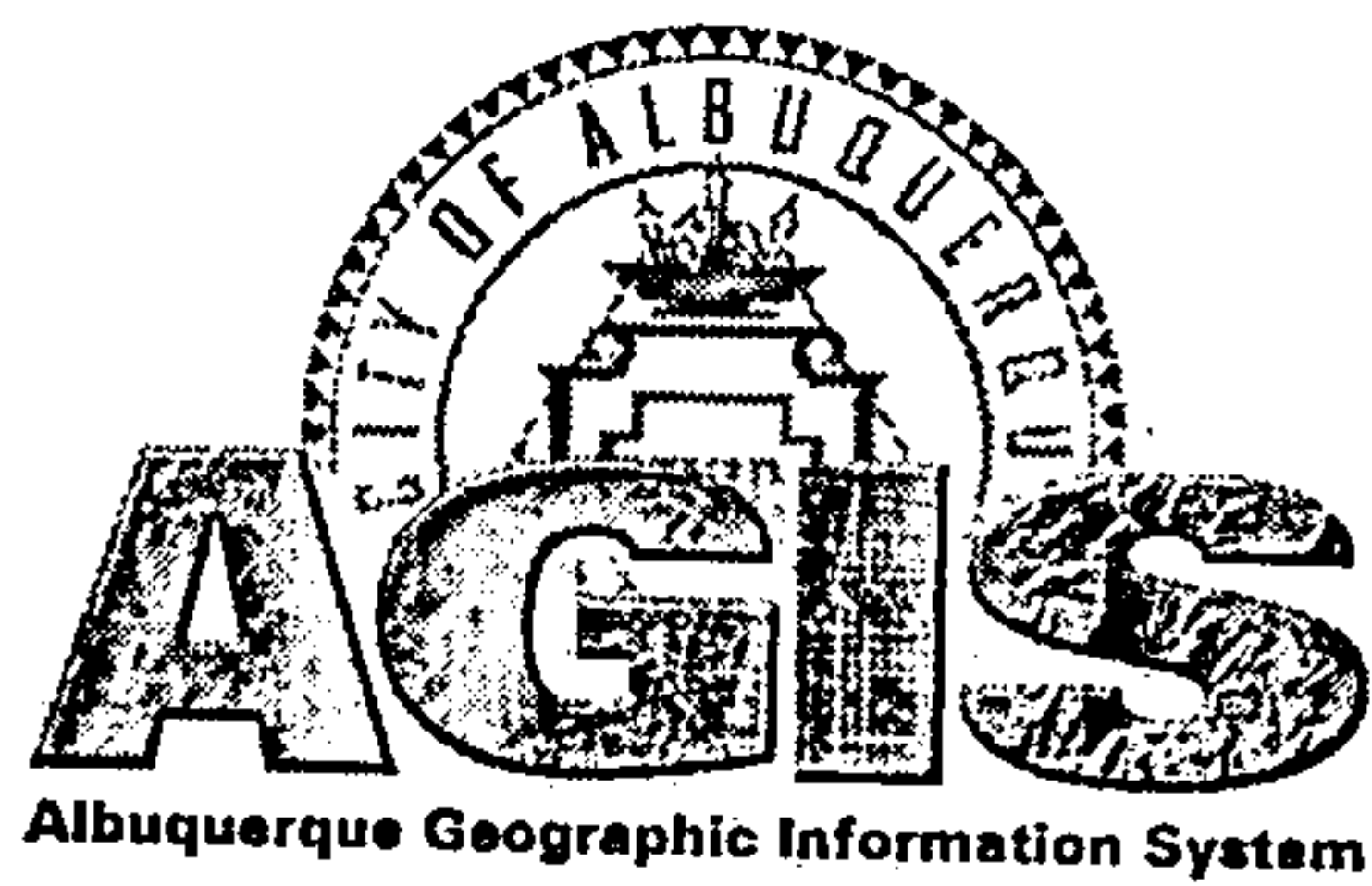
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
15 - DRB 10124

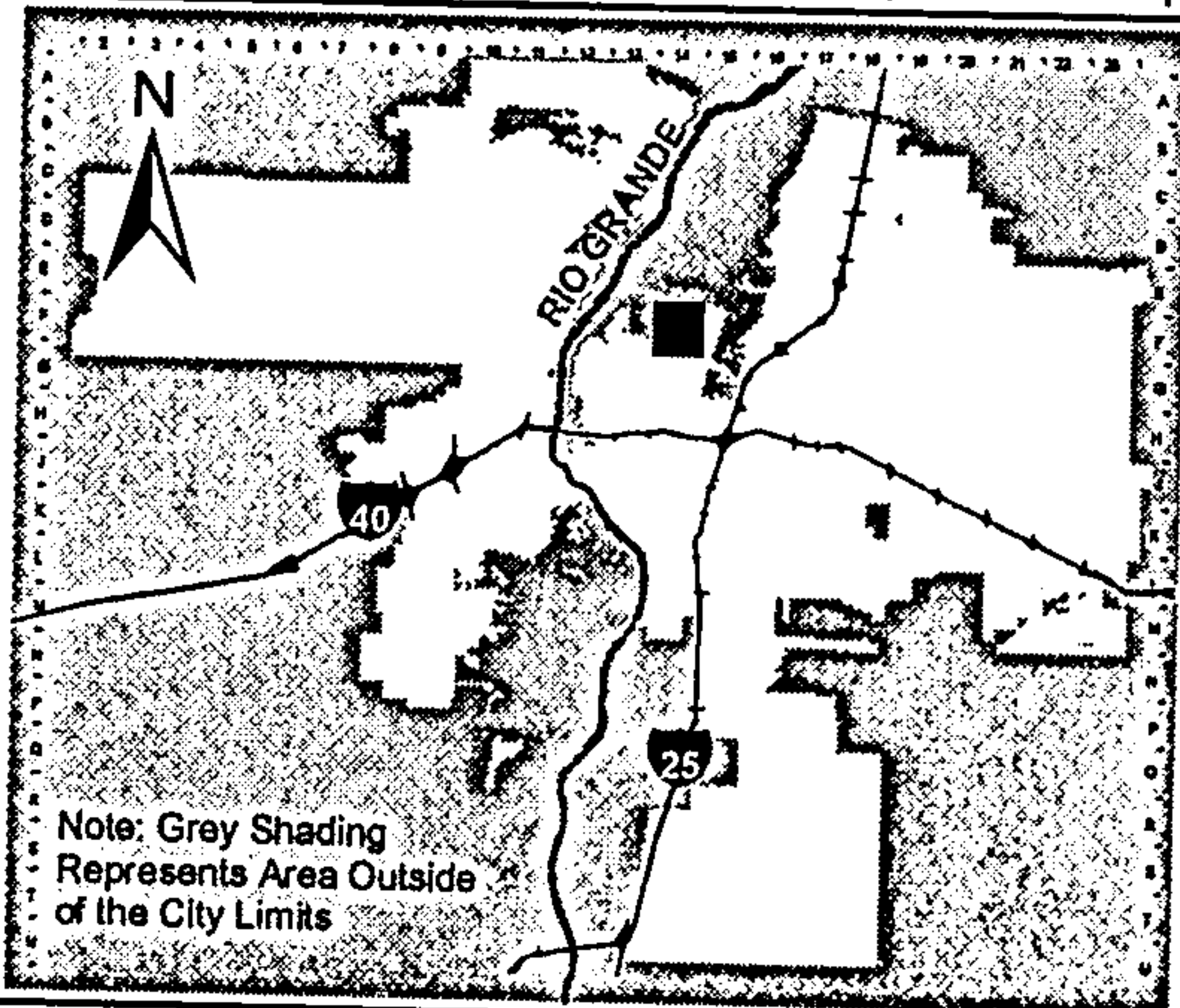
[Signature] 3-17-15
 Planner signature / date
 Project # 1010317



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



Map amended through: 6/7/2013

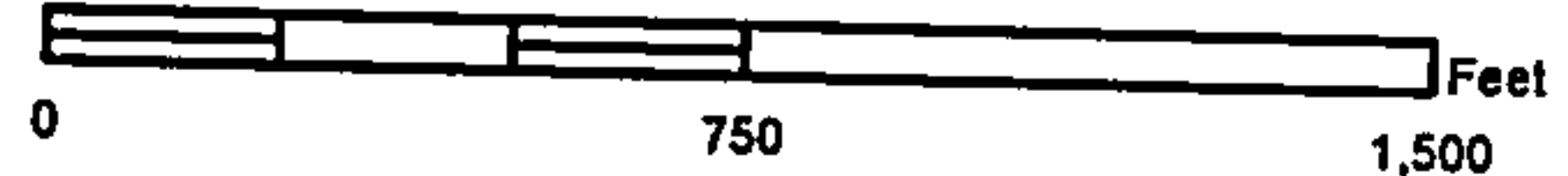


Zone Atlas Page:

F-14-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



SBS CONSTRUCTION AND ENGINEERING, LLC

March 17, 2015

Mr. Jack Cloud, DRB Chair
City of Albuquerque Planning Department
PO Box 1293, 600 Second Street, NW
Albuquerque, NM 87103

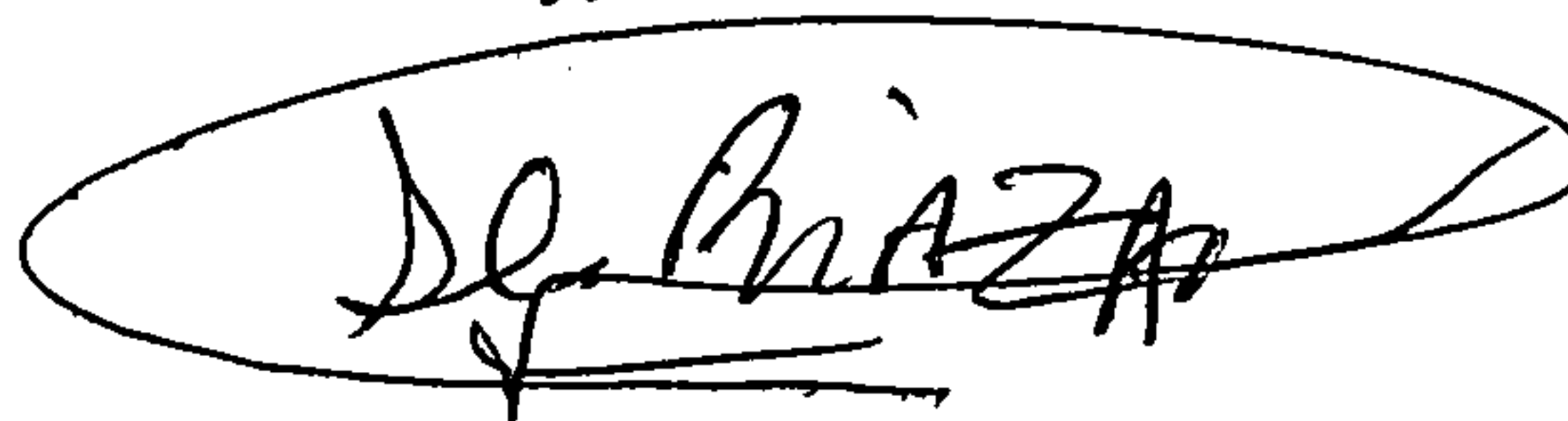
RE: Preliminary/Final Plat Request for Portions of Lots 40, 41, 42, 43, Rossiter Addition
Containing 1.4792 Acres, Zone Atlas Page F-14-Z

Dear Mr. Cloud:

SBS Construction and Engineering, LLC, on behalf of owners of the above referenced property, is requesting Preliminary/Final Plat Review and approval for the above referenced site. The site contains 1.4792 acres and is located at 1120 Griegos Road, NW between 11th and 12th Street, NW. The Owner is process of building 18 unit townhouses on this site, see attached copies of the site plan. Therefore the owner is proposing to replat exist four (4) lots into one (1) lot, see attached copies of plat.

Thank you for your attention regarding this sketch plat. Please contact me at (505) 804-5013 if you require additional information or have any questions.

Sincerely,

A handwritten signature in black ink, enclosed in a hand-drawn oval. The signature appears to read "Shahram Biazar".

Shahram (Shawn) Biazar, Managing Member

Enclosures
JN: 201418