3. Project# 1010299
15DRB-70320 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ARCH + PLAN LAND USE CONSULTANTS agent(s) for GERALD ORTIZ Y PINO, DONNA & LAURA BRUZZESE request(s) the above action(s) for all or a portion of Lot(s) A & B, Block(s) 11, PEREA ADDN zoned SU-2/DNA-SF, located on NE CORNER OF ROMA & 13TH ST containing approximately .22 acre(s). (J-13) THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE.

4. Project# 1010454
15DRB-70322 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ARCH + PLAN LAND USE CONSULTANTS agent(s) for IVAN & TANYA SANTISTEVAN request(s) the above action(s) for all or a portion of Tract(s) 1, 2, 3 & 4, Block(s) 17,, MONKBRIDGE ADDN zoned C-3/SU-2 NFMX, located on 416 VERANDA RD NW containing approximately .23 acre(s). (G-14) THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND COPY OF 1959 DEED.

- 5. Approval of the Development Review Board Minutes for 9/2/15 and 9/9/15
- 6. Other Matters: None.

ADJOURNED: 9:20



Preliminary/Final Plat (P&F)

Site Plan for Subdivision (SPS)

Site Plan for Building Permit (SBP)

This sheet <u>must</u> 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 <u>applicant/agent/developer/owner</u> to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in <u>each</u> 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 <u>applicant/agent/developer/owner</u> to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in <u>each</u> copy of the building permit plansets.

MONKBRII AGENT: **Your request	2 MINOR - PE OGE ADDN ARCH + PL	AN LANI	O USE CONS	_ by the DRB with de		signature(s) to the f	ollowing
☐ Transportation	on:						
□ ABCWUA:		•					
□ City Enginee							
☐ Parks and Re	creation :						
A Planning:	C ~ / /	0.0	Deed	AMRA		4	
-Ta -Re -Ta -Co with	e original plat and certificate from cording fee (che printout from the county Treasurer's County Clerk. Property Mana AGIS DXF File Copy of record	the Count cks payable cks payable cks payable signature gement's seapproval r	copy for the Coy Treasurer. le to the County Assessor. must be obtain equired.	e submit the follow unty Clerk. Clerk). RECORDI ed prior to the record be obtained prior to	ED DATE:		e.

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

CITY OF ALBUQUERQUE PLANNING DEPARTMENT September 16, 2015 DRB Comments

ITEM # 4

PROJECT # 1010434

APPLICATION # 15DRB-70322

RE: Lots 1-4, Block 17, Monkbridge Addition

Please provide a copy of the 1959 Deed for the file.

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

Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental Form (S	F)
SUBDIVISION	SZ	ZONING & PLANNING
Major subdivision action Minor subdivision action	-	Annexation
Vacation	V	Zone Map Amendment (Establish or Change
Variance (Non-Zoning)	•	Zoning, includes Zoning within Sector
SITE DEVELOPMENT PLAN	Þ	Development Plans) Adoption of Rank 2 or 3 Plan or similar
for Subdivision		Text Amendment to Adopted Rank 1, 2 or 3
for Building Permit		Plan(s), Zoning Code, or Subd. Regulations
Administrative Amendment/Approval		Street Neme Change (Least 9 Calleston)
IP Master Development Plan Cert. of Appropriateness (LUCC)	D _	Street Name Change (Local & Collector)
	L A	APPEAL / PROTEST of
STORM DRAINAGE (Form D) Storm Drainage Cost Allocation Plan	-	Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
PRINT OR TYPE IN BLACK INK ONLY. The application of application of application. Reference of application of application of application.	er, 600 2 nd Street NV	
Professional/Agent (if any): PPCH+PLAN	LAND USE CON	JSULTANTS PHONE: 980.8365
ADDRESS: P.O. BOX 25911		
		FAX:
CITY: PUBLICIE	STATE UM ZIP	37125 E-MAIL: arch.plan a comcast
APPLICANT: IVAN & THNYA SANTIC	TEVAN	PHONE:
ADDRESS: P.O. BOX 93984		FAX:
CITY: LUBUGUEPQUE	STATE UU ZIP_	87199 E-MAIL:
Proprietary interest in site: OWNERS	List all owner	'S:
ESCRIPTION OF REQUEST: LOT CONSOLIC		
ESCINIFITOR OF INEQUEST.		
Lot or Tract No. TPACT 1, 2, 3, 24 N Subdiv/Addn/TBKA: MONKIBPIDGE AL		Block: Unit:
Existing Zoning: C-3/5U-2 NFMX	Proposed zoning:	MRGCD Map No
		4-060-348-163-409-09
		· · · · · · · · · · · · · · · · · · ·
ASE HISTORY: List any current or prior case number that may be releva	ent to your application (Pr	oj., App., DRB-, AX_,Z_, V_, S_, etc.): <u>1010454</u>
ASE INFORMATION: Within city limits? Yes Within 1000F	of a landfill?	
		Total site area (acres): .23
LOCATION OF PROPERTY BY STREETS: On or Near		
Between: 4TH ST	and	7H ST
Check if project was previously reviewed by: Sketch Plat	/Plan 🖔 or Pre-application	n Review Team(PRT) □. Review Date: <u>5.6.15</u>
	4	DATE 7.8.15
		DATE 1.81
(Print Name) DEPRICK ARCHULE	7A	Applicant: 🗆 Agent: 🔀
R OFFICIAL USE ONLY		Revised: 4/2012
INTERNAL ROUTING Application	n case numbers	Aetien S.F. Fees
All checklists are complete	2B-70322	198F \$215.00
All sees have been collected		<u>CMF</u> \$ 20.00
All case #s are assigned AGIS copy has been sent	-	<u> </u>
Case history #s are listed		<u> </u>
Site is within 1000ft of a landfill		<u> </u>
F.H.D.P. density bonus		
	\(\) \(\)	Total
F.H.D.P. fee rebate Hearing	iate <u>Sept. 11</u>	10tal \$235.00 \$235.00

Staff signature & Date

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

		The same dividition of the Cityles
SKETCH PLAT REVIEW AND COMMENT (DRB22) Scale drawing of the proposed subdivision.		Your attendance is
Scale drawing of the proposed subdivision plat (folded some structures, par improvements, if there is any existing land use (folded Zone Atlas man with the entire	to fit into an 8.5" by 14	Your attendance is required pocket) 6 copies
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		y 14" pocket) 6 conies
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List any original and/or related file numbers on the cove	quest	
	rapplication	
EXTENSION OF MAJOR PRELIMINARY PLAT required.		
	(DRB08)	Your attendance is
Preliminary Plat reduced to 8.5" x 11"		
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Letter briefly describing, explaining, and justifying the real	nea	
Copy of DRB approved infrastructure list	quest	
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Extension of preliminary plat approval expires after one	vear.	
MAJOR SUBDIVISION FINAL PLAT APPROVAL (DR Proposed Final Plat (folded to fit into on 8 5%)	(R12)	
Proposed Final Plat (folded to fit into an 8.5" by 14" pock Signed & recorded Final Pre-Development Frankling	et) 6 conice	Your attendance is required.
— Design a recorded Final Pre-Development Facilities Fee	Agreement for Basida	
Signed & recorded Final Pre-Development Facilities Fee Design elevations & cross sections of perimeter walls Zone Atlas map with the entire property (in a)	3 copies	ential development only
Lone Alias man with the entire area of the	A AADIES	
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Bring original Mylar of plat to meeting, ensure property of Copy of recorded SIA Landfill disclosure and Europe Landfill disclosure and Europe Bring original Mylar of plat to meeting, ensure property of the control of the contro	They	vors signatures are on the plat
		adfill huffa-
List any original and/or related file numbers on the Mylar if DXF file and hard copy of final plat data for ACIO:	application	rann pullet
— DXF file and hard copy of final plat data for AGIS is requir	red.	
MINOR SURDIVISION DELINARIO		
TO THE TOTAL PROPERTY OF THE P	PPROVAL (DRR16)	Value attaches :
5 Acres or more: Certificate of No Effect or Approval Y Proposed Preliminary (Final D) of the Art A		rour attendance is required.
Are a second in tellimitation and the first are a second s		
ensure property owner's and City Surveyor's signature Signed & recorded Final Pre-Development Facilities Fee	es are on the plat prior	to submitted
Signed & recorded Final Pre-Development Facilities Fee A Design elevations and cross sections of perimeter walls (*)	Agreement for Resider	ntial dovolonare and
Design elevations and cross sections of perimeter walls (* Site sketch with measurements showing structures, parking	11" by 17" maximum) 3	copies
Site sketch with measurements showing structures, parkir improvements, if there is any existing land use (folder	ng, Bldg, setbacks, adi	acent rights of way and ex-
The state of the s	The first wall old by	4" nocket) 6 copies
Bring original Mylar of plat to meeting, ensure property ow Landfill disclosure and EHD signature line on the Mylar if property is the control of the contro	ner's and City Surveyo	or's signatures are on the plat
	The state of the s	dfill buffer
List any original and/or related file numbers and		
Infrastructure list if required (verify with DRB Engineer) DXF file and hard copy of final all the numbers on the cover a	pplication	
DXF file and hard copy of final plat data for AGIS is require	1	
AMENDMENT TO PRELIMINARY PLAT (with minor cl PLEASE NOTE: There are no clear distinctions between pigning		
PLEASE NOTE: There are no clear distinctions between significant changes are those deemed by the D	nanges) (DRB03)	Your attendance is required.
amendments. Significant changes are the	ncant and minor chance	ies with regard to subdivision
Proposed Amended Preliminary Plat, Infrastructure List, ar pocket) 6 copies	To require public no	otice and public hearing.
hocker) o copies	is or cracing man (10)	ged to fit into an 8.5" hy 14"
Original Freiminary Plat Infractional interest in the		
Original Preliminary Plat, Infrastructure List, and/or Grading Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining and a second control of the control of	a man (lolded to fit into	an 8.5" by 14" pocket) 6 copies
List any original and/or related file numbers on the cover approval avairable.	Dication	s signatures are on the plat
Amended preliminary plat approval expires after one year	- I	
he applicant, acknowledge that any		
"Induoi required but not cubo :4-1		
this application will likely result in	PRICK KRCHUL	
The standard will likely testiff in	Applica	ant name (print)
Orrol of a still		
	July July	1M 7.8.15
	July July	signature / date
Charletins.	Applicant	signature / date
Checklists complete Application case numbers	Applicant	signature / date October 2007
erral of actions.	Applicant	signature / date

ARCH + PLAN LAND USE CONSULTANTS ALBUQUERQUE NM

September 8, 2015

Jack Cloud, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

RE: Lot 1-B, Block 17 Monkbridge Addition – 406 Veranda Rd NW PROJECT 1010454/15DRB-70177

Mr. Cloud and members of the Board:

I would like to request Final Plat review for a minor subdivision for the above referenced properties.

The property owner would like to consolidate the westerly 60 feet of Lots 1, 2, 3 and 4, Block 17 of the Monkbridge Addition into one lot containing .23± acres.

The site is currently vacant.

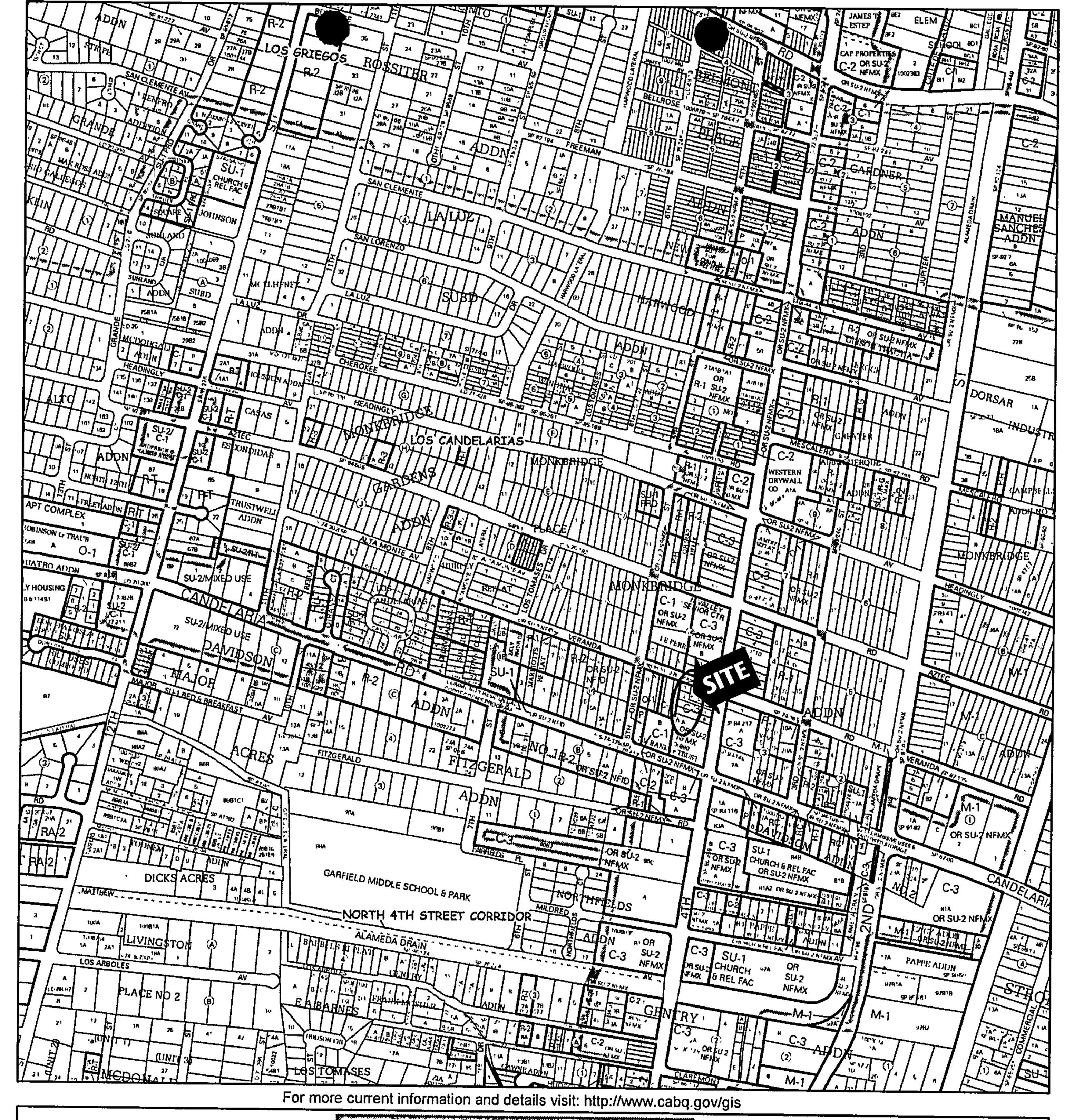
The property is zone C-3 or SU-2/NFMX and is governed by the North Fourth Street Corridor Plan, the North Valley Area Plan and the Established Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan which support the request.

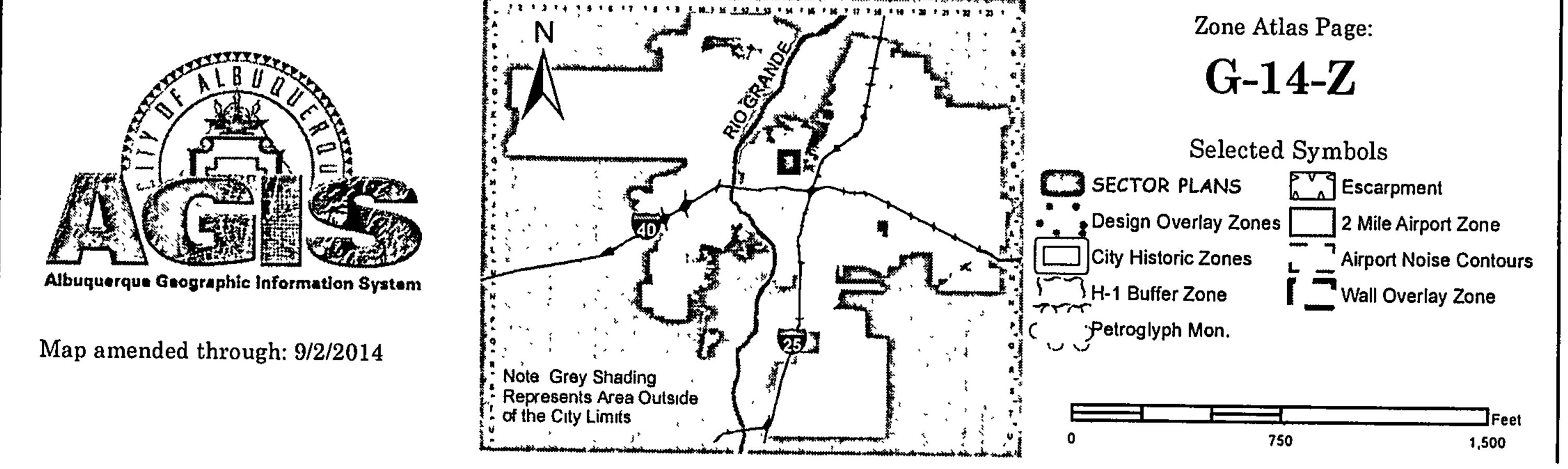
Thank you for your time and consideration of the proposed request.

Sincerely,

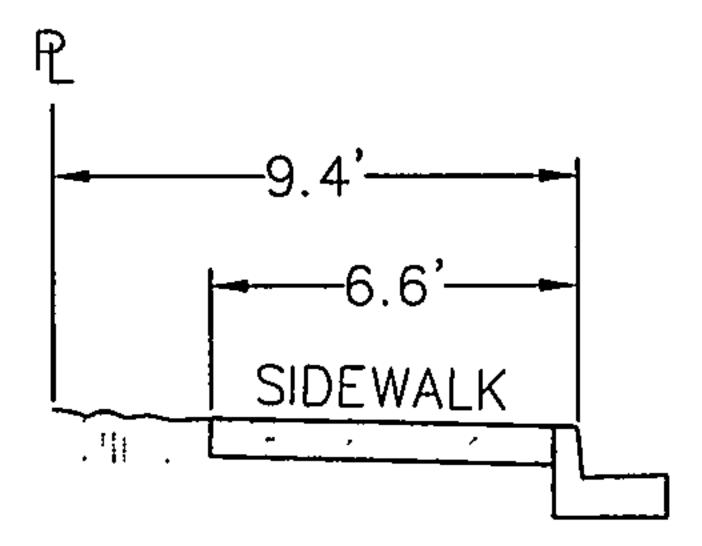
Derrick Archuleta, MCRP

Principal





SIDEWALK EXHIBIT



VERANDA ROAD NW TYPICAL SIDEWALK DETAIL

#1290

September 16. 2015

Albuquerque



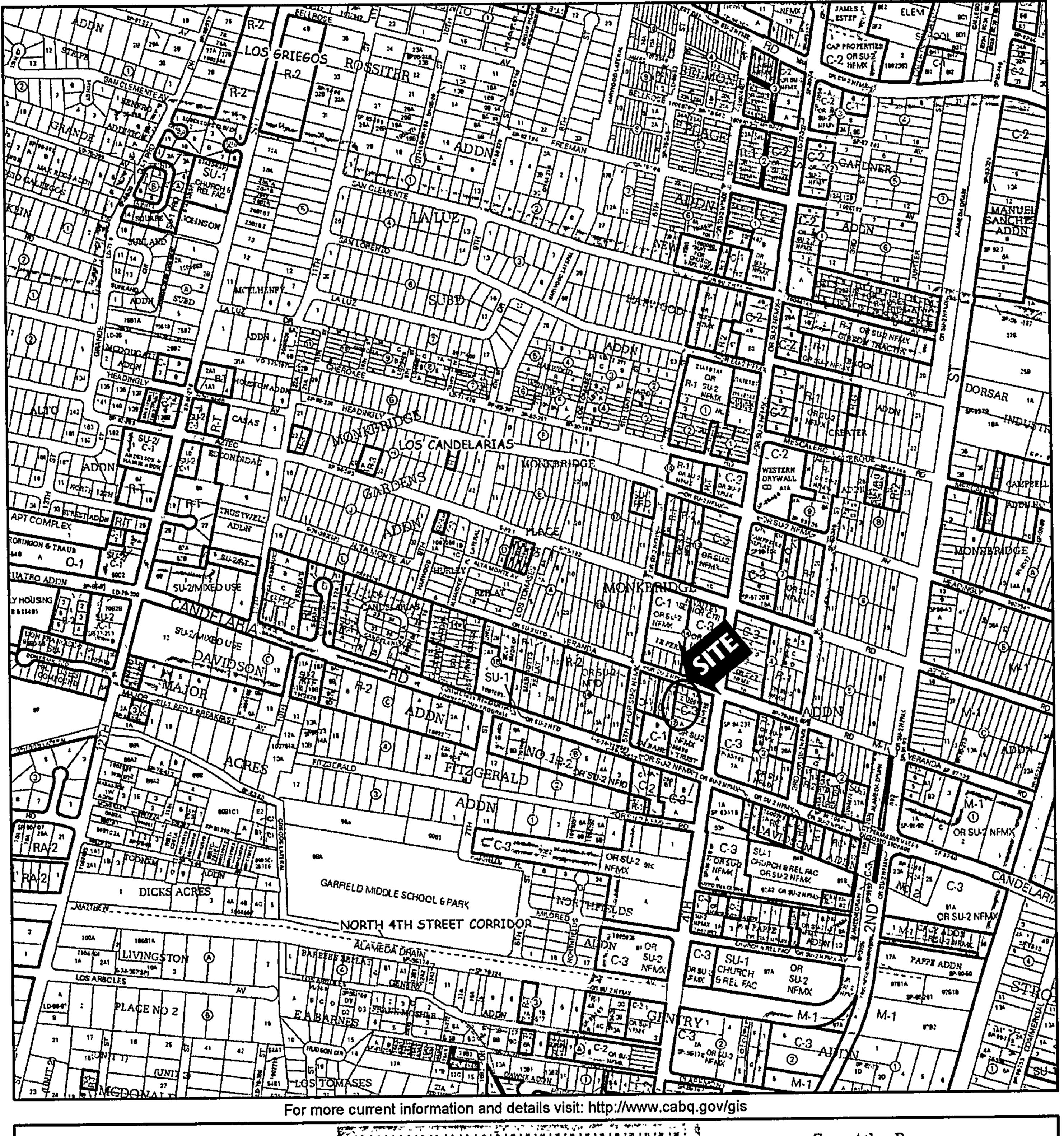
DEVELOPMENT/ PLAN REVIEW APPLICATION

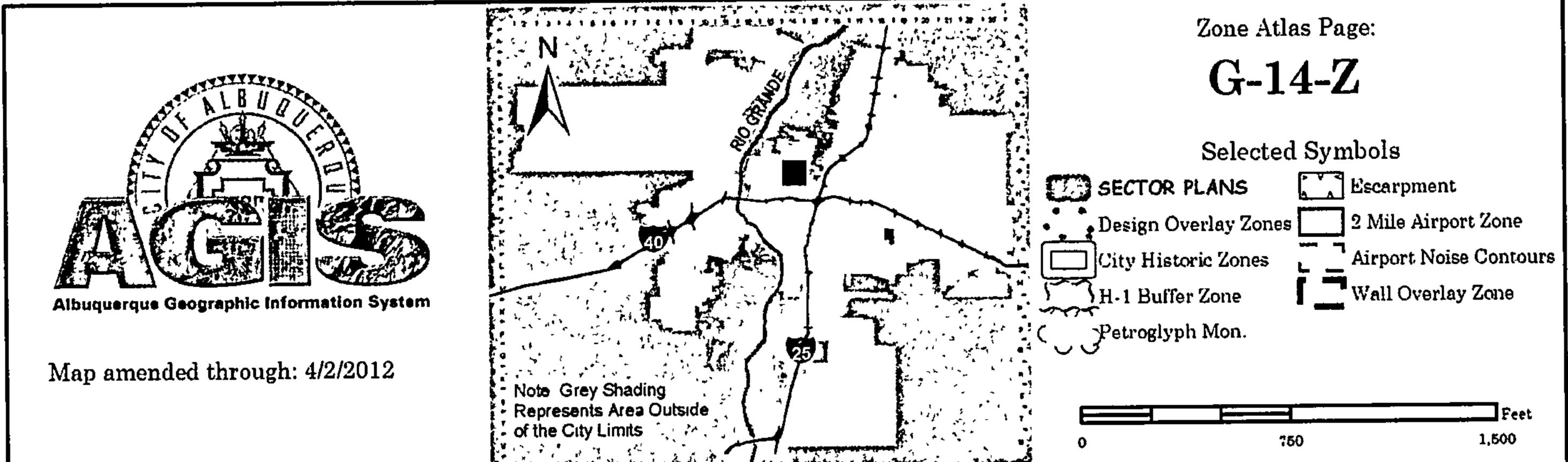
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Planning	Department Deve	lopment Services Centernal References	er, 600 2'' ^a Str	eet NV	V, Albuquerque	e, NM 87102.	•	
	ION INFORMATION:		•		• •	1		
Profes	ssional/Agent (if any)	: ARCH + PLAN L	120 DUAL	= - <u>C</u> C	MSU.	PHONE	<u>: 980 </u>	8365
ADDR	ESS: P.O. BO	X 25911		· '	<u> </u>	FAX:		
CITY:	AUBUBUE	ZQUE	STATE NM	ZIP_	<u>87125</u> E	-MAIL: arch.	olan D C	omcast.r
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	DUBUER		STATE NM	7IP	87199 E		•	
_	etary interest in site: _	· · · · · · · · · · · · · · · · · · ·	•		rs:	•		
Propri	etary interest in site: _	LOT CONSOU						<u> </u>
DESCRIFI	ION OF KEWOLST.	•		-				
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	ng Zoning: C-3			ıa:	N/A	MRGO	CD Map No _	
	Atias page(s):	G-14	UPC Code:	1-01	4-060-	348-16	3-40	7-09
CASE HIST	rory:	e number that may be releva	•		•	•		•
CASE INFO	ORMATION:		<u>-</u>				•	
	city limits? X Yes	Within 1000F	T of a landfill?	NO	<u> </u>	,		
	existing lots:		sed lots:		_	•		
LOCA	TION OF PROPERTY	BY STREETS: On or Near	: 406 V	GRA	NOA RO	NW		<u></u>
Betwe	11774	;T	and _	<i>'' </i>	5TH 5T	<u>-</u>		
Check		sly reviewed by: Sketch Plat		applicati	on Review Team(PRT) □. Review	Date:	<u> </u>
SIGNATUR	RE DUNCO	Archillet			4 ,	DATE	4.28.19	<u> </u>
(Print l		L BPCHULETA	•		, , ,	Applicant:	□ Agent:	<
OR OFFIC	CIAL USE ONLY			,			Revised:	4/2012
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	12	11-28-			1011	9U5U	•	

Staff signature & Date

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

	w. addition to application for subdivision on	FORM-S.
SKETCH PLAT REVIEW AND COMMENT (DRB22 Scale drawing of the proposed subdivision plat (folder Site sketch with measurements showing structures, primprovements, if there is any existing land use (folder Zone Atlas map with the entire property(ies) clearly or Letter briefly describing, explaining, and justifying the List any original and/or related file numbers on the control	ed to fit into an 8.5" by 14" pocket) 6 copies parking, Bldg. setbacks, adjacent rights-of-way an folded to fit into an 8.5" by 14" pocket) 6 copies butlined	•
EXTENSION OF MAJOR PRELIMINARY PLAT required.	(DRB08) Your attend	iance is
Preliminary Plat reduced to 8.5" x 11" Zone Atlas map with the entire property(ies) clearly ou Letter briefly describing, explaining, and justifying the Copy of DRB approved infrastructure list Copy of the LATEST Official DRB Notice of approval full List any original and/or related file numbers on the cov Extension of preliminary plat approval expires after or	utlined request for Preliminary Plat Extension request	
MAJOR SUBDIVISION FINAL PLAT APPROVAL (I Proposed Final Plat (folded to fit into an 8.5" by 14" po Signed & recorded Final Pro Development Final Proposed Fi		required.
Design elevations & cross sections of perimeter walls Zone Atlas map with the entire property (i.e.)	ee Agreement for <u>Residential</u> development only 3 copies	
Copy of recorded SIA	y owner's and City Surveyor's signatures are on th	ne plat
Landfill disclosure and EHD signature line on the Mylan List any original and/or related file numbers on the cove DXF file and hard copy of final plat data for AGIS is rec	r if property is within a landfill buffer er application quired.	
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT 5 Acres or more: Certificate of No Effect or Approval Proposed Preliminary / Final Plat (folded to fit into an 8 ensure property owner's and City Surveyor's signat Signed & recorded Final Pre-Development Facilities Fe Design elevations and cross sections of perimeter walls Site sketch with measurements showing structures, par improvements, if there is any existing land use (folder of the structure of th	B.5" by 14" pocket) 6 copies for unadvertised mediatures are on the plat prior to submittal see Agreement for Residential development only is (11" by 17" maximum) 3 copies wrking, Bldg. setbacks, adjacent rights-of-way and lided to fit into an 8.5" by 14" pocket) 6 copies thined equest owner's and City Surveyor's signatures are on the fit property is within a landfill buffer er application er) puried. The changes (DRB03) Your attendance is resignificant and minor changes with regard to subdive DRB to require public notice and public hearing, and/or Grading Plan (folded to fit into an 8.5" by ding Plan (folded to fit into an 8.5" by ding Plan (folded to fit into an 8.5" by 14" pocket) ined equest owner's and City Surveyor's signatures are on the council of the signature of t	etings street e plat 14" 6 copies
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.	1000 4.1815	EW MEXICO
Checklists complete Application case numbers Fees collected Case #s assigned Related #s listed Application case numbers	Form revised October 2007 1 U-28- Planner signature Project # 1010454	- 15
•		





ARCH + PLAN LAND USE CONSULTANTS ALBUQUERQUE NM

April 28, 2015

Jack Cloud, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

RE: Lot 1-B, Block 17 Monkbridge Addition – 406 Veranda Rd NW

Mr. Cloud and members of the Board:

I would like to request Sketch Plat review for a minor subdivision for the above referenced properties.

The property owner would like to consolidate the westerly 60 feet of Lots 1, 2, 3 and 4, Block 17 of the Monkbridge Addition into one lot containing .23± acres.

The site is currently vacant.

The property is zone C-3 or SU-2/NFMX and is governed by the North Fourth Street Corridor Plan, the North Valley Area Plan and the Established Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan which support the request.

Thank you for your time and consideration of the proposed request.

Sincerely,

Derrick Archuleta, MCRP

Thick fremult

Principal

TENERAL PARTIES

3000