



August 17, 2017

Ms. Kym Dicome
Chairperson –Development Review Board
PO Box 1293
Albuquerque NM 87102

Re: Notification of Application for Request of Preliminary Plat Extension for
Lots 2A, 2B, 2C & 2D, Lands of Della (approx. 1.6363AC), Albuquerque,
NM (DRB Project No. 1007971) located at 230 Tohatchi Trail, NW,
Albuquerque, NM
Zone Atlas Page J-12/13

Dear Ms. Dicome:

The intention of this letter is to request another one-year extension of the preliminary plat approval for the for the proposed 4 lot subdivision referenced above. The reason and justification for the request is due to Mel Zamora's recent stroke and subsequent family decisions regarding the family's development of the property. We therefore ask to allow the owner additional time to work out family matters with joint ownership of the property and to secure the financial guaranty as required for the SIA.

The Work Order Drawings were approved pending the owner's securing the financial guarantee and the execution of the SIA.

In addition of the extension request of the plat, we are also requesting the extension of the design variances and the sidewalk waiver that were also approved with the preliminary plat.

Thank you for your consideration.

Please call or write if you have any questions or comments.

Sincerely,

Guy Jackson, PE, Agent
Guy Jackson & Associates, LLC
10522 Florence Ave. NE
Albuquerque, NM 87122
235-1426

✓segura@cabq.gov

City of
Albuquerque



DEVELOPMENT/PLAN
REVIEW APPLICATION

Updated 4/16/15

Supplemental Form (SF)
S Z ZONING & PLANNING
Annexation

SUBDIVISION

- Major subdivision action ☒
Minor subdivision action ☐
Vacation ☐
Variance (Non-Zoning) ☒

SITE DEVELOPMENT PLAN

- for Subdivision ☐
for Building Permit ☐
Administrative Amendment (AA) ☐
Administrative Approval (DRT, URT, etc.) ☐
IP Master Development Plan ☐
Cert. of Appropriateness (LUCC) ☐

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan ☐

- 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): GUY JACKSON & ASSOCIATES, LLC PHONE: 505-235-1426

ADDRESS: 10507 FLORENCE AVE NE FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: g.jackson708@comcast.net

APPLICANT: Melcor Zamora

ADDRESS: 2000 Eastridge Dr. NE

CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: _____

Proprietary interest in site: OWNER

DESCRIPTION OF REQUEST: Extension of Preliminary Plat
Marcella Hoeltens, Viola Ulibarri

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. Lot 2 Block: n/a Unit: n/a

Subdiv/Addn/TBKA: Land of Della P. Sanchez

Existing Zoning: R-1 Proposed zoning: same MRGCD Map No. _____

Zone Atlas page(s): J-12 UPC Code: 1013058002A7421971

PER 1007971

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? n/a

No. of existing lots: 1 No. of proposed lots: 4 Total site area (acres): 1.64 Acres +/-

LOCATION OF PROPERTY BY STREETS: On or Near: Carson Rd. NW

Between: Alameda Drive and Rio Grande Blvd NW

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

SIGNATURE _____

DATE 8-16-18

(Print Name) _____

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. as attached

Application case numbers

Action S.F. Fees

\$
\$
\$
\$
Total \$

Revised: 11/2014

Hearing date _____

Project # 1007971

Staff signature & Date _____

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

MAJOR

☒ 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
- MA 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.

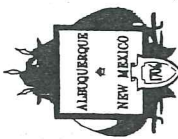
☐ AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

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.



Guy Jackson
Applicant name (print) 8-16-18
Applicant signature / date

Form revised October 2007

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

Application case numbers 17DRB-20206

Planner signature / date
Project # 1007971

ORIGINAL

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
Lots 2-A, 2-B, 2-C & 2-D, Lands of Della P. Sanchez

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Financially Guaranteed	Constructed Under	DRC #	DRC #

Size	Type of Improvement	Location	From	To
8"-F-F	Modified Hammerhead Turnaround	Tohatchi Trail NW	Tohatchi Trail NW	H. Head Terminus
"	Remove or Abandon & Grout Existing Stub	Carson Rd.	Carson Rd.	End of Stub
"	Water Line	Public Utility Easement	Tohatchi Trail NW	Carson Rd. NW
"	Sanitary Sewer	Tohatchi Trail NW	Sta 9+40.58	Sta 10+20

City User Dept. Signature Date		Impact Fee Administrator Signature Date	
Approval of Creditable Items: Approval of Creditable Items: City Cnst Inspector P.E. Engineer		Approval of Creditable Items: Approval of Creditable Items: City Cnst Inspector P.E. Engineer	

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA. Street lights per City requirements.

4

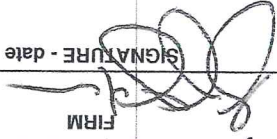
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AGENT / OWNER

Guy Jackson, PE
NAME (print)
Guy Jackson & Associates, LLC
FIRM

SIGNATURE - date



DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

8-1-12

TRANSPORTATION DEVELOPMENT - date

08/01/12

UTILITY DEVELOPMENT - date

8-1-12

CITY ENGINEER - date

PARKS & RECREATION - date

8-1-12

AMAFCA - date

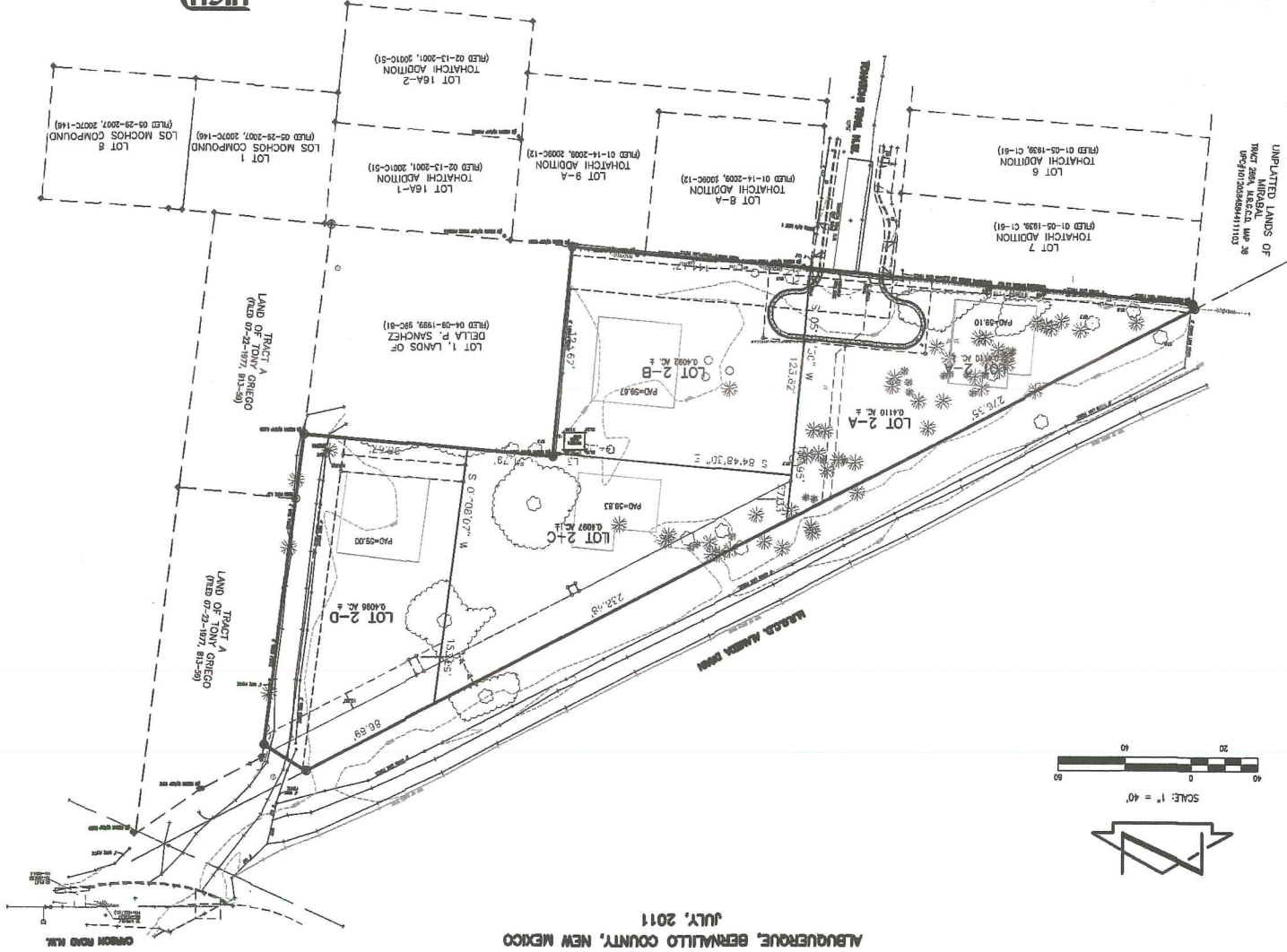
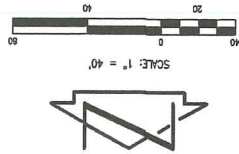
- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	6/19/13	JPL	MD	guy

PLAT OF
LOTS 2-A, 2-B, 2-C AND 2-D
 LANDS OF DELTA P. SANCHEZ
 ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO
 JULY, 2011



NEW MEXICO CENTRAL ZONE-NAD 83
 A.G.R.S. STA. 13+12.2
 X=1512.161977
 Y=1493.866406
 CORNERED FACTORY=428685610
 DELTA ALPHA=07144485
 ELEVATION=4955.4311' (NAD 83)

HIGH MESA Consulting Group
 6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
 PHONE: 505.345.4250 • FAX: 505.345.4254 • WWW.HIGHMESA.COM
 JOB #2010.032.2 PLAT



Albuquerque Bernalillo County
Water Utility Authority

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Art De La Cruz
County of Bernalillo
Commissioner, District 2

Vice Chair
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City of Albuquerque
Councilor, District 8

Richard J. Berry
City of Albuquerque
Mayor

Rey Garduño
City of Albuquerque
Councilor, District 6

Maggie Hart Stebbins
County of Bernalillo
Commissioner, District 3

Michele Lujan Grisham
County of Bernalillo
Commissioner, District 1

Ken Sanchez
City of Albuquerque
Councilor, District 1

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

June 10, 2011

Debbie Trujillo
High Mesa Consulting Group
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
dtrujillo@highmesacg.com

RE: Water and Sanitary Sewer Availability Statement #110503
230 Tohatchi Trail NW - Della P. Sanchez-Lot 2
Zone Atlas Map: J-12/13

Dear Ms. Trujillo:

Service requirements were last addressed in Availability Statement #91101, dated December 2, 2009 (attached). That service commitment has expired, however, the information and conditions described in that correspondence are still applicable.

The attached letter, in conjunction with the statements presented in this document, is hereby renewed for a period of one year from the date of this correspondence.

Please feel free to contact the Utility Development Office at (505) 924-3987 or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

Sincerely,

Mark S. Sanchez
Executive Director

Encl: Availability Statement #91101

f/ Availability J-12/13

2010.032.3

PO Box 1293
Albuquerque, NM 87103
505-768-2500
www.abcwua.org

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Councilor, District 8

Vice Chair

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Maggie Hart Stebbins
County of Bernalillo
Commissioner, District 3

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

December 2, 2009

Mr. Melcor Zamora
2000 Eastridge Dr. NE
Albuquerque, NM 87112

RE: Water and Sanitary Sewer Availability Statement #91101
230 Tohatchi Trail NW Della P. Sanchez-Lot 2 - Zone Atlas Map: J-12/13

Dear Mr. Zamora:

Project Information: The subject site is ± 1.5 acres of undeveloped land located on the north end of Tohatchi. The site is currently zoned R-1 and lies in the 1E pressure zone within the Freeway trunk. The request proposes a subdivision of the existing lot, creating a total of four new lots.

Existing Conditions: Water infrastructure in the area includes a 6 inch line in Tohatchi (Project # 10-188-79) and a 4 inch line extending from a 6 inch line in Carson (Project #26-4043.90-94).

Sanitary sewer infrastructure in the area includes an 8 inch line in Tohatchi (Project #26-1505-83) and an 8 inch line in Carson (Project #26-4043.90-94).

Service: New Metered Water service is available to the site contingent upon compliance with the Fire Marshal's fire flow requirements and construction of a new public 6 inch line, which will require the replacement the 4 inch line from Carson. The new line will loop the water system from Tohatchi to Carson. Service may then be taken from the new public line. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sewer service.

Sanitary sewer service is available to the site contingent upon construction of a new public 8 inch line to serve the lots to the west and possibly a new line to serve the eastern lot, which will cover the frontage of the proposed new lots.

Fire Protection: The instantaneous fire flow requirements for the subject property were not submitted in the request for availability; therefore, this statement may not be complete and/or valid at the time of future construction. Current mapping indicates 2 hydrants which may be accessible for the new development. The installation of new public hydrants may be required. Any newly required hydrants as well as their exact locations must be determined through the City Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

Easements: Easements granted to the Water Authority will be required for any public line extensions constructed outside of the right-of-way or acceptable roadway

PPM
shdndj

easements. Easement width must be a minimum of 20 feet for a single line or 25 feet for two lines.

Design and Construction of all required improvements will be at the developer/property owner's expense and must be coordinated through the City of Albuquerque Design Review process. Designs must be by a licensed, New Mexico registered, Professional Engineer. Construction must be by a licensed, bonded, public utility contractor.

Costs and Fees: Water and sanitary sewer service accounts must be established with New Services 924-3920. In addition to installation and construction costs, each metered water service will be subject to water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Water Use: All new development shall be required to meet the standard water usage of 180 gallons per household per day which is equivalent to 75 gallons per capita day. Indoor water use shall consist of 70% of total use with outdoor limited to 30%. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This statement of availability will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Albuquerque Bernalillo County Water Utility Authority as soon as possible.

Please feel free to contact the Utility Development Office at (505) 924-3987, or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

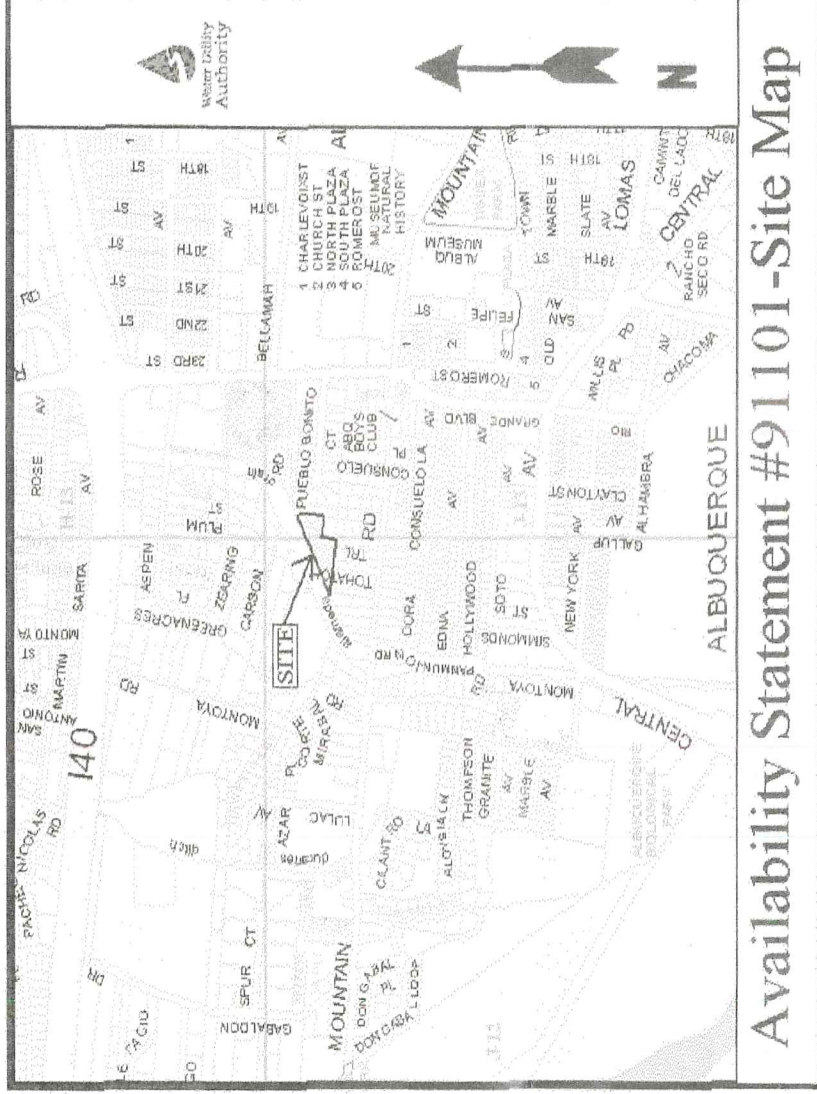
Sincerely,



Mark S. Sanchez
Executive Director

Encl: Site and Infrastructure Maps (3)

DRB 1007971
f/ Availability J-12



Availability Statement #91101-Site Map

