

# FORM S1: SUBDIVISION OF LAND – MAJOR

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

## >> INFORMATION REQUIRED FOR ALL MAJOR SUBDIVISION REQUESTS

- ☐ Interpreter Needed for Meeting? *N/A* if yes, indicate language: \_\_\_\_\_
- ☐ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form P1 at the front followed by the remaining documents *in the order provided on this form.*
- ☒ Zone Atlas map with the entire site clearly outlined and labeled *INCLUDED*
- ☐ Letter of authorization from the property owner if application is submitted by an agent *NO, I AM THE OWNER*
- ☒ Sign Posting Agreement

### ☐ MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

### ☐ MAJOR AMENDMENT TO PRELIMINARY PLAT

- ☐ Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☐ TIS Traffic Impact Study Form
- ☐ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(J)
- ☐ Proof of Sketch Plat per IDO Section 14-16-6-6(J)(2)(b)
- ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
  - ☐ Office of Neighborhood Coordination notice inquiry response
  - ☐ Copy of notification letter and proof of first class mailing
  - ☐ Proof of emailed notice to affected Neighborhood Association representatives
  - ☐ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- ☐ Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (7 copies, 24" x 36" folded)
- ☐ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- ☐ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- ☐ Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- ☐ Proposed Infrastructure List

### ☐ EXTENSION OF PRELIMINARY PLAT

### ☒ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

For temporary sidewalk deferral extension, use Form V.

- ☒ Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(W) and 14-16-6-6(J) *INCLUDED*
- ☒ Copy of the Official DRB Notice of Decision for any prior approvals *INCLUDED*
- ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
  - ☐ Office of Neighborhood Coordination notice inquiry response
  - ☐ Copy of notification letter and proof of first class mailing
  - ☐ Proof of emailed notice to affected Neighborhood Association representatives
  - ☐ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- ☐ Preliminary Plat or site plan reduced to 8.5" x 11"
- ☒ Copy of DRB approved infrastructure list


*THIS WAS SUBDIVIDED IN 2009 - IT IS NOW GOING TO BE SUBDIVIDED AGAIN*

*NONE OF THE NEIGHBORS HAVE COMPLAINED FOR THE LAST 12 YEARS*

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.

Signature: <i>John Schiffer</i>	Date: <i>12/8/2020</i>
Printed Name: <i>JOHN SCHIFFER</i>	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers:	Project Number:	
Staff Signature:		
Date:		





Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>SUBDIVISIONS</b>		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	<input checked="" type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
<b>SITE PLANS</b>		<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
<b>BRIEF DESCRIPTION OF REQUEST</b>			
EXTEND SIA - PROJECT # 770383			

<b>APPLICATION INFORMATION</b>			
Applicant: MASTER HOMELRAFTERS INC.		Phone: 505-507-1921	
Address: 5424 ANAHEIM AVE NE		Email: MASTERHOMELRAFTERS.NM@gmail.com	
City: ALBUQUERQUE	State: NM	Zip: 87113	
Professional/Agent (if any):		Phone:	
Address:		Email:	
City:	State:	Zip:	
Proprietary Interest in Site:		List all owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: LOT 30 TRACT 1	Block: 16	Unit: 3	
Subdivision/Addition: NORTH ALBUQUERQUE ACRES	MRGCD Map No.:	UPC Code:	
Zone Atlas Page(s): B-20	Existing Zoning:	Proposed Zoning	
# of Existing Lots: 1	# of Proposed Lots:	Total Area of Site (Acres):	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: 8401 GLENDALE	Between: BARSTON	and: VENTURA	
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			

Signature: <i>John Schiffer</i>		Date: 11/30/2020	
Printed Name: JOHN SCHIFFER		<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent	
<b>FOR OFFICIAL USE ONLY</b>			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:		Fee Total:	
Staff Signature:	Date:	Project #	

**MASTER HOMECRAFTERS, INC.**

CUSTOM HOME BUILDERS  
5924 Anaheim Ave. NE Suite B  
Albuquerque NM 87113

(505) 507-1921 Cell

City of Albuquerque  
Planning Department  
Development Review Board

NOVEMBER 30<sup>th</sup> 2020  
~~JANUARY 10<sup>th</sup>, 2018~~

To the Planning Department,

I need to request another extension to the SIA for Lot 30A ,Block 16 ,Tract 1 North Albuquerque Acres. The original project # was 1007672. The new project number is 770383. This is for future storm sewer and paving. There also is a sidewalk deferral for this project. The lot is located on the north side of Glendale between Barstow and Ventura NE.

Thank- you for your attention to this request. Sincerely, John Schiffer

If you have any questions, please call me at 507-1921

*SAMPLE*



The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially	Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
								Inspector	P.E.	City Cast Engineer
								/	/	/
								/	/	/
								Approval of Creditable Items:		
								Approval of Creditable Items:		
								Impact Fee Administrator Signature Date		
								City User Dept. Signature Date		

#### NOTES

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.

1 \* Deferred ☒

2

3

AGENT/OWNER

Philip Clark  
NAME (print)

Clark Consulting Engineers  
FIRM

*Philip W. Clark*  
SIGNATURE - date 6/30/09

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*Christina Sandoval* 7/8/09  
PARKS & RECREATION - date

DRB CHAIR - date

*25525* 07/08/09  
TRANSPORTATION DEVELOPMENT - date

*Robert Green* 7/8/09  
UTILITY DEVELOPMENT - date

AMAFCA - date

- date

*Bradley J. Biehn* 7/8/09  
CITY ENGINEER - date

- date

#### DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER
<input checked="" type="checkbox"/>	08/10/09	<i>Philip W. Clark</i>	<i>25525</i>	<i>Christina Sandoval</i>
<input checked="" type="checkbox"/>	09/08/09	<i>Robert Green</i>	<i>Robert Green</i>	<i>Christina Sandoval</i>



- 1) CASE NO. \_\_\_\_\_
- 2) ZONE ATLAS INDEX No. B-20
- 3) CROSS SUBDIVISION AREA: 0.9988 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 2 LOTS
- 5) DRB PROJECT NO. 1001012
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS 0
- 7) PROPERTY TOWNSHIP: 3 DU/A
- 8) TALOS LOG NO. 2020090480

LOT 30-A and 30-B  
BLOCK 16, TRACT 1, UNIT 3  
NORTH ALBUQUERQUE ACRES SUBDIVISION

PROJECTED SECTION 8  
T.11N., R.4E., N.M.P.M.  
ELENA GALLEGOS LAND GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JUNE 2009

APPROVALS as issued by the City of Albuquerque Subdivision Ordinance  
PROJECT NO. 1007672 APPLICATION NO. 09-70783

[illegible][illegible]

**SUMNER'S CATERING**

THE UNIVERSITY OF CONNECTICUT, BALCHAMER THOMASCOPOW, 4 BENTLEY IN BAHIA

6-22-07  
DATE  
ALP'S 10304  
SHEPHE TURNER  
ALP'S 10304

FLAT AND SURVEY BY:  
**TERRAMETRICS**  
OF NEW MEDCO

P.O. BOX 30192  
ALBUQUERQUE, NEW MEXICO 87190-0192  
PHONE: (505) 881-2903



NOTES

1) EXAMINES SHOWN ARE NEW MICHIGAN COORDINATE SYSTEM, CENTRAL ZONE (MADRID) AND BEAMINGS AND ARE RECORDED FROM GPS OBSERVATIONS. ALL ALUMINUM SURVEY CONTROL STATIONS, INSTANCES SHOWN ARE ORIGINALLY OBTAINED FROM THE ALUMINUM/BERNARD COUNTY WATER UTILITY AUTHORITY. THIS PROPERTY IS CURRENTLY ZONED 3 DU/A.

2) EXCEPT ALL SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT.

3) RECORD DATA ARE SHOWN IN PARSHNESS.

4) PRIOR TO DETACHMENT A LETTER OF "WATER AND SEWER AVAILABILITY" MUST BE OBTAINED FROM THE ALUMINUM/BERNARD COUNTY WATER UTILITY AUTHORITY.

[illegible]

SHUEISHA

NY COMMISSION EXHIBIT 125/1012

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 28<sup>th</sup> DAY OF August, 2008, BY JOHN SCHIFTER, OWNER OF MASTER HOLMDETERTERS, INC., A NEW MEXICO CORPORATION.

*Theresa A. Smith*  
NOTARY PUBLIC

NY COMMISSION EXHIBIT 125/1012

### SUBMISSION DATA

- 1) CASE No. \_\_\_\_\_
- 2) ZONE ATLAS INDEX No. B-20
- 3) CROSS SUBDIVISION AREA: 0.9988 ACRES
- 4) TOTAL NUMBER OF LOTS OFFERED: 2 LOTS
- 5) TRS PROJECT No. 10012
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS 0
- 7) PROPERTY TAXING: 3 DLA/A
- 8) TALOS LOG No. 2020060480

**NOTICE TO SUBSCRIBERS**

[illegible]

(ZONE B-20-Z) 1°-750'

THE PURPOSE OF THIS PLAN IS TO DIVIDE LOT 30 OF BLOCK 16 OF TRACT 1, UNIT 3 OF ARROYO ALAMOGORQUE ACROSS SUBDIVISION INTO TWO LOTS NUMBERED 30-A AND 30-B AND TO RESERVE THE RIGHT OF WAY AND TO GRANT ANY EASEMENTS PURSUANT THEREIN.

Q SET #5 REBAR WITH CAP "PWT 10204"  
 ● FOUND SURVEY MARKER AS DESCRIBED  
 P.U.E. PUBLIC UTILITY EASEMENT  
 A CITY OF ALBUQUERQUE SURVEY MARKER

CONSTANT AND POSITIVE

THE UNDERSIGNED DO HEREBY STATE AND AFFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREIN AND THAT I POSSESS COMPLETE AND UNDEVELOPED TITLE IN FEE SIMPLE, WHOLE, AND DO FURTHER STATE THAT THE SUBORDINATED HEREIN IS OF MY FREE AND VOLUNTARY CONSENT AND ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES AND DO HEREBY BEGICATE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE, THE THIRTY (30) PERCENT OF MY IN BLANDALE AVENUE, NORTHEAST SHOWN HEREIN AND DO GRANT ANY EASEMENTS AS SHOWN IN HEREIN HERETO, BE HEREBY BY MY OWN HANDS.

**JAN SCHIPPEN/PHILIPIN MASTER HOMECRAFTS INC.**

**JOHN W. MCELROY**

COUNTY OF BERNARDILLO  
STATE OF NEW MEXICO

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 23<sup>rd</sup> DAY OF June, 1928, BY JOHN SCHIFFER, OWNER OF MASTER WHEELWRIGHTS, INC., A NEW MEXICO CORPORATION.

*Theresa A. Smith*  
NOTARY PUBLIC

NY COMMISSION EXHIBIT 125/1012



SHUEISHA

NY COMMISSION EXHIBIT 125/1012

# FINANCIAL GUARANTY AMOUNT

11/15/2013

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

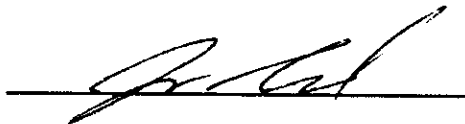
Project ID #: 770383, Lot 30, Blk 16, Tr 1, Unit 3, NAA Paving, Phase/Unit :

Requested By: John Schiffer

Approved estimate amount:		\$22,563.87
Contingency Amount:	15.00%	\$3,384.58
Subtotal:		\$25,948.45
NMGRT	7.00%	\$1,816.39
Subtotal:		\$27,764.84
Engineering Fee	6.60%	\$1,832.48
Testing Fee	4.00%	\$1,110.59
Subtotal:		\$30,707.91
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$ .00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$38,384.89</u>

APPROVAL:

DATE:



Nov 15, 2013

Notes: Lot 30-A paving & storm drain improvements. See 770384 for Lot 30-B.



# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

#### 1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

#### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

#### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

#### 4. TIME

Signs must be posted from 12/15/2020 To 12/30/2020

#### 5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

JOHN SCHIFFER  
(Applicant or Agent)

12/8/2020  
(Date)

I issued \_\_\_\_\_ signs for this application, \_\_\_\_\_ (Date), \_\_\_\_\_ (Staff Member)

PROJECT NUMBER: 770383