

FORM S1: SUBDIVISION OF LAND – MAJOR

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

MAJOR AMENDMENT TO PRELIMINARY PLAT

BULK LAND SUBDIVISION

- Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S1 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
- Letter of authorization from the property owner if application is submitted by an agent
- Sign Posting Agreement
- Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)
- Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b)
- Required notices with content per IDO Section 14-16-6-4(K)(1)
 - Office of Neighborhood Coordination notice inquiry response
 - Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
 - 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, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing

- Sidewalk Exhibit and/or cross sections of proposed streets
- 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
- Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- Landfill disclosure statement on the plat per IDO Section 14-16-6-4(S)(5)(d)(2).(d.) 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.

- A Single PDF file of the complete application including all documents being submitted must be emailed to 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S1 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
- Letter of authorization from the property owner if application is submitted by an agent
- Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- Preliminary Plat or site plan
- Copy of DRB approved infrastructure list

Bret & Debra Tabor
9219 Macallan Rd NE
Albuquerque, NM 87109
(505) 917-6421
Rekwas1@gmail.com

Development Review Board
600 Second NW
Albuquerque, NM 87102

RE: Lot 1-B-1, Block 1, Chanslor's Replat of Gallagher Addition (Parcel ID: 1 022 056 132 470 21112)

To the DRB;

We are requesting an extension be granted for the sidewalk and street improvements required for the north end of our property located next to Linn Ave. We purchased this property planning to pay it off and then build our auto repair shop on it. To date we have not built on the property and in fact, last November put it up for sale and now have an impending sale with a close date of 8/15/22.

In 1998 we signed a document to add sidewalks and improve the street by May 2000. We planned to make improvements as part of construction on the property anyway. Unfortunately, we were unable to pay off the land by May 2000 so ended up petitioning the DRB for an extension. We did this multiple times; each time were granted a 2-year extension. No improvements were made since it makes the most sense to have a building and lot plan before messing with a sidewalk and street improvements.

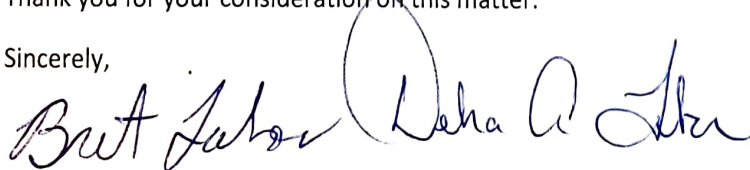
In 2006 we again petitioned the DRB for an extension and this time provided the financial guarantee to the City via a cashier's check for \$20,330.04. We were granted a 2-year extension. In 2008 and again in 2010 we were granted extensions. In 2012 we basically gave up on the idea of being able to build on the land. We believed the financial guarantee the City had would be used by the City to make the improvements so did not petition the DRB again.

We have not been financially able to build on the property. 911 significantly impacted our business and it never fully recovered. We have ultimately closed our business' doors.

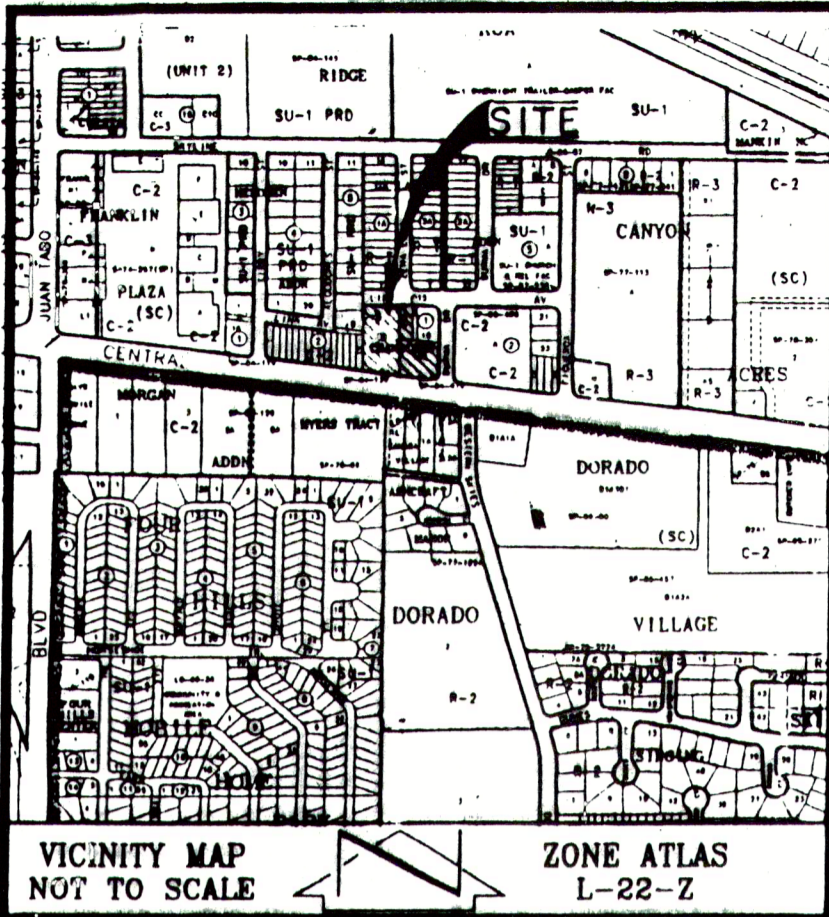
With our land's impending sale, it has come to our attention we need to petition the DRB for another extension to get us "current." Therefore, we request the DRB again grant an extension so the new owners have the opportunity to plan the use of their land and how best to setup their driveway access.

Thank you for your consideration on this matter.

Sincerely,

Handwritten signatures of Bret Tabor and Debra A. Tabor in blue ink.

Bret and Debra Tabor



LEGAL DESCRIPTION:

Lot numbered One-B (1-B) in Block numbered One (1) of Chanslor's Replat of GALLAGHER ADDITION, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on April 3, 1984, in Volume C23, Folio 142. TOGETHER WITH Lots numbered One-A-one (1-A-1) and One-A-Two (1-A-2) in Block numbered One (1) of Chanslor's Replat of GALLAGHER ADDITION, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on October 10, 1984, in Volume C25, Folio 80, and containing 1.5813 acres more or less.

CONSENT:

Replatted as shown hereon and now comprising Lots 1-A-2-A and 1-B-1, Block 1, Chanslor's Replat of GALLAGHER ADDITION, Section 27, Township 10 North, Range 4 East, New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico, is with the free consent and in accordance with the wishes and desires of the undersigned owner (s) and proprietor (s) thereof and dedicate a 3' sidewalk easement as shown hereon.

G. Blake Chanslor 08-25-97
 G. Blake Chanslor, Trustee of
 the G. Blake and June Chanslor
 Revocable Trust Agreement

NOTARY:

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS
 On this 25 day of August, 1997, this instrument was acknowledged before me by G. Blake Chanslor, trustee of the G. Blake and June Chanslor Revocable Trust Agreement.

Barbara Myers 10/24/99
 Notary Public My commission expires:

PLAT
 OF
LOTS 1-A-2-A AND 1-B-1
BLOCK 1
CHANSLOR'S REPLAT OF
GALLAGHER ADDITION
 SECT. 27, T10N, R4E, NMPM
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 1997



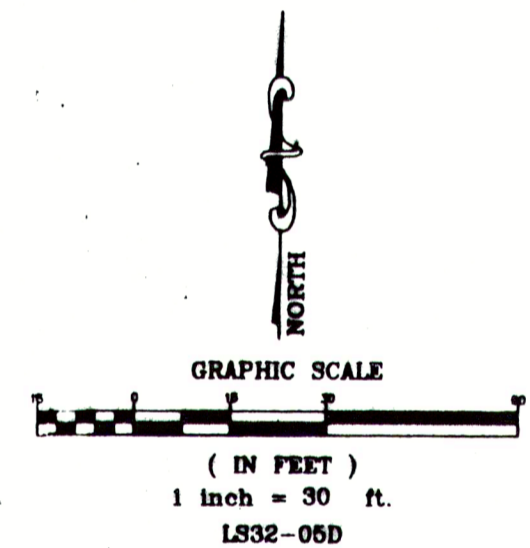
APPROVALS:

PLAT No. SP-98-160	
<i>Rubel Dantz</i>	10-13-97
TRAFFIC ENGINEER	DATE
<i>Edward A. Hwang</i>	9-9-97
PARKS AND GENERAL SERVICES	DATE
<i>Neil Clark</i>	08-22-97
CITY SURVEYOR	DATE
<i>Roger A. Green</i>	09-09-97
WATER RESOURCES	DATE
<i>Rosen J. Hines</i>	8-11-98
PROPERTY MANAGEMENT	DATE
<i>WAB</i>	10-8-97
A.M.A.F.C.A.	DATE
<i>John J. ...</i>	7-15-98
CITY ENGINEER	DATE
<i>Kym D. Drie</i>	8-11-99
CITY PLANNER	DATE

TALOS LOG No.: 97081811500332

DRB No.: 17-396

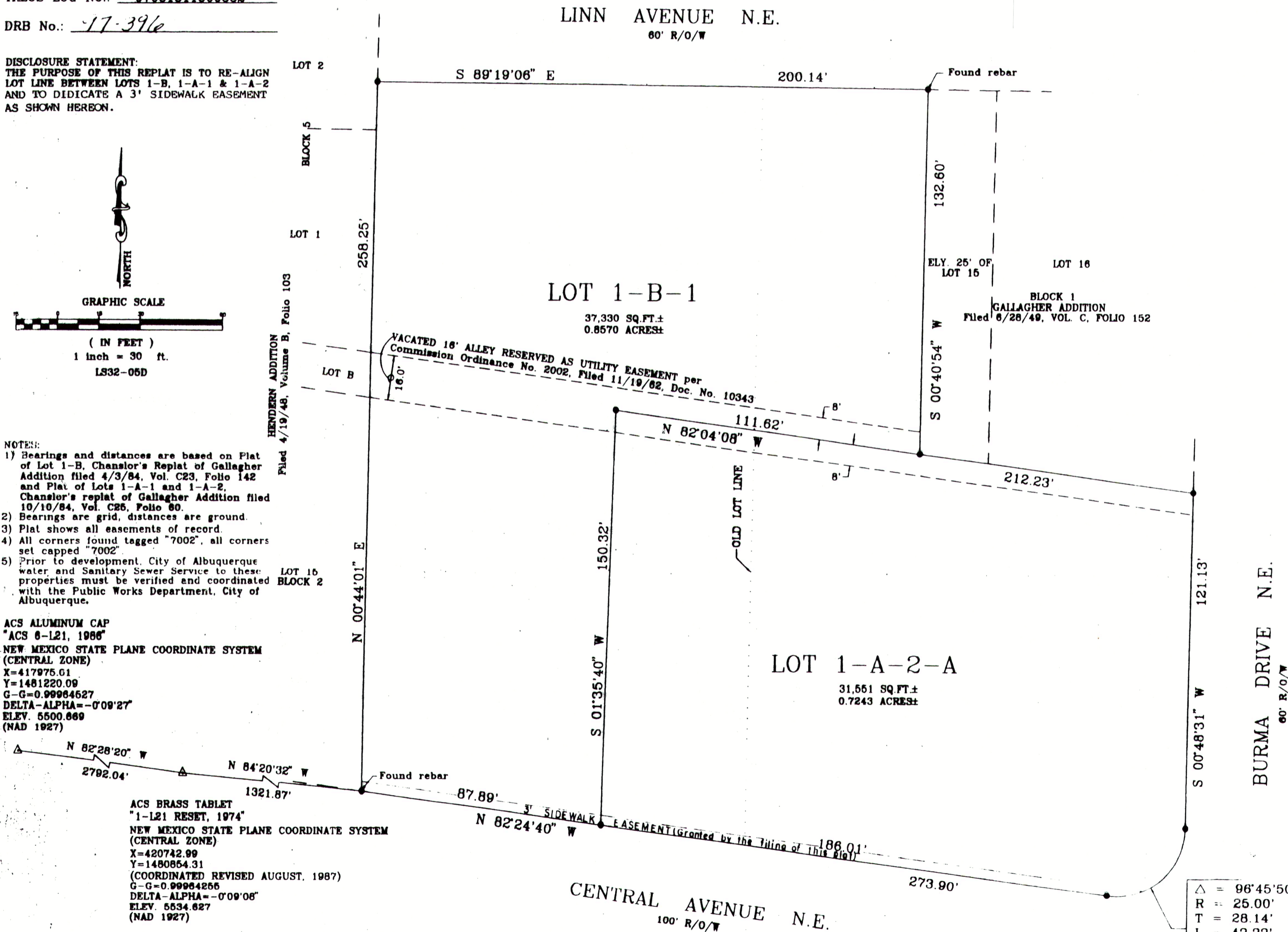
DISCLOSURE STATEMENT:
 THE PURPOSE OF THIS REPLAT IS TO RE-ALIGN LOT LINE BETWEEN LOTS 1-B, 1-A-1 & 1-A-2 AND TO DEDICATE A 3' SIDEWALK EASEMENT AS SHOWN HEREON.



- NOTES:**
- 1) Bearings and distances are based on Plat of Lot 1-B, Chanslor's Replat of Gallagher Addition filed 4/3/84, Vol. C23, Folio 142 and Plat of Lots 1-A-1 and 1-A-2, Chanslor's replat of Gallagher Addition filed 10/10/84, Vol. C25, Folio 80.
 - 2) Bearings are grid, distances are ground.
 - 3) Plat shows all easements of record.
 - 4) All corners found tagged "7002", all corners set capped "7002".
 - 5) Prior to development, City of Albuquerque water and Sanitary Sewer Service to these properties must be verified and coordinated with the Public Works Department, City of Albuquerque.

ACS ALUMINUM CAP
 "ACS 6-121, 1986"
 NEW MEXICO STATE PLANE COORDINATE SYSTEM
 (CENTRAL ZONE)
 X=417975.01
 Y=1481220.09
 G-G=0.99984527
 DELTA-ALPHA=-0'09'27"
 ELEV. 5500.689
 (NAD 1927)

ACS BRASS TABLET
 "1-121 RESET, 1974"
 NEW MEXICO STATE PLANE COORDINATE SYSTEM
 (CENTRAL ZONE)
 X=420742.99
 Y=1480854.31
 (COORDINATED REVISED AUGUST, 1987)
 G-G=0.99984255
 DELTA-ALPHA=-0'09'08"
 ELEV. 5534.827
 (NAD 1927)



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1-023-056-130466-21112
 PROPERTY OWNER ON RECORD:
Chanslor G. Blake Trustee
 BERNALILLO COUNTY TREASURER'S OFFICE
Arthur Karamant 8/12/98

SURVEYOR'S CERTIFICATION:

I, Douglas H. Smith, New Mexico Professional Surveyor No. 7006 hereby certify that this plat was prepared from field notes of an actual ground survey performed by me or under my direct supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; and that the same is true and correct to the best of my belief and knowledge.

Douglas H. Smith
 Douglas H. Smith, N.M.P.S. No. 7006

△ = 96°45'50"
 R = 25.00'
 T = 28.14'
 L = 42.22'
 CH = S 49°11'26" W
 37.38'

INDEXING INFORMATION FOR COUNTY CLERK
 Owner(s): G. Blake Chanslor, Trustee
 Section 27, Township 10 North, Range 4 East, NMP
 GALLAGHER ADDITION



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 11, 2010

Project# 1000364

10DRB-70193 MAJOR – 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

BRET and DEBRA A TABOR request(s) the referenced/ above action(s) for all or a portion of Lot(s) 1-B-1, Block(s) 1, **CHANSLORS REPLAT OF GALLAGHER ADDITION**, zoned C-2, located on the north side of CENTRAL AVE NE between GLENRIDGE PARK NE and BURMA DR NE, containing approximately 857 acre. (L-22)

At the August 11, 2010, Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by August 26, 2010, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



Jack Cloud, AICP, DRB Chair

Cc:
Marilyn Maldonado
file