

# ONE STOP COMMENT FORM

DRB Case No. 1001640 SP No: 02500 S No: 00323  
Project Name: Elder Homestead Add Fee: \$ Paid? ☒ Yes ☐ No  
Agent: Sandia Land Surveying Phone No: 828 855

Request For: ☐ Site Development Plan for Building Permit/Subdivision  
☐ Site Plan Amendment  
☐ Extraterritorial Zone (ETZ) Subdivision  
☒ Minor Plat  
☐ Vacation - private easement

## TRANSPORTATION:

INFRASTRUCTURE REQUIRED? ☐ Yes ☒ No

☒ APPROVED 3-05-02 ☐ DISAPPROVED ☐ DELEGATED

COMMENTS:

## UTILITIES:

INFRASTRUCTURE REQUIRED? ☐ Yes ☒ No

☒ APPROVED 3/6/02 ☐ DISAPPROVED ☐ DELEGATED

COMMENTS:

## PARKS:

INFRASTRUCTURE REQUIRED? ☐ Yes ☒ No

☒ APPROVED 3/6/02 ☐ DISAPPROVED ☐ DELEGATED

COMMENTS:

## HYDROLOGY:

INFRASTRUCTURE REQUIRED? ☐ Yes ☐ No

☒ APPROVED 3-15-02 ☐ DISAPPROVED ☐ DELEGATED

COMMENTS:

## PLANNING:

☒ APPROVED 3/12/02 ☐ DISAPPROVED ☐ DELEGATED

COMMENTS: ① A copy of the recorded plat must be provided to Planning in order to close this case file.

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING</b>	<b>Z</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<b>APPEAL / PROTEST of...</b>	<b>A</b>
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC,	
<input type="checkbox"/> ...for Building Permit		LUCG, Planning Director or Staff,	
<input type="checkbox"/> IP Master Development Plan		ZHE, Zoning Board of Appeals	
<input type="checkbox"/> Cert. of Appropriateness (LUCG) L			

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICANT INFORMATION:

NAME: DICK NASSIF PHONE: 898-7247  
 ADDRESS: 109 RICHARD ROAD FAX: 898-6950  
 CITY: CORRALES STATE NM ZIP 87048 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): SANDIA LAND SURVEYING PHONE: 828-0858  
 ADDRESS: 6705 GISELE, N.E. FAX: 828-3036  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: PLAT OF LOT 22-A BLOCK 25A ELDER HOMESTEAD  
ADDITION FOR TO COMBINE THREE LOTS INTO ONE LOT

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

### SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. N'LY 20' LOT 20 ALL OF LOTS 21 AND 22 Block: 25A Unit: \_\_\_\_\_  
 Subdiv. / Addn. ELDER HOMESTEAD ADDITION  
 Current Zoning: O-1 Proposed zoning: O-1  
 Zone Atlas page(s): L-18-2 No. of existing lots: 3 No. of proposed lots: 1  
 Total area of site (acres): 0.3223 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO  
 UPC No. 1-180562850244014 / 10180562850334406 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: 1125 ARIZONA ST. S.E.  
 Between: 1 BLOCK EAST OF SAN PEDRO SE and 200' +/- NORTH OF GIBSON SE

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.):  
01214 01814 1001640

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: \_\_\_\_\_

SIGNATURE M.S. INC. DATE \_\_\_\_\_  
 (Print) ANDREW S. MIZONA ☐ Applicant ☒ Agent

### FOR OFFICIAL USE ONLY

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02500 - 00323</u>			\$ <u>195.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>1.17.12</u>			Total \$ <u>195.00</u>

Paul Cardillo 3/4/12  
 Planner signature / date

Project # 1001640

# FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

## ☐ SKETCH PLAT REVIEW AND COMMENT

- ☐ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- ☐ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

## ☐ MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

- ☐ Preliminary Plat reduced to 8.5" x 11"
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Copy of previous D.R.B. approved infrastructure list
- ☐ Copy of the Official D.R.B. Notice of approval
- ☐ Any original and/or related file numbers are listed on the cover application

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

## ☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL

- ☐ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ☐ Property owner's and City Surveyor's signatures on the Mylar drawing
- ☐ SIA financial guaranty verification
- ☐ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ☐ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

## ☒ MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- ☒ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- ☒ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter briefly describing, explaining, and justifying the request
- ☒ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ☒ Property owner's and City Surveyor's signatures on the Mylar drawing
- ☐ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

## ☐ AMENDMENT TO PRELIMINARY PLAT (with minor changes)

## ☐ AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

## ☐ AMENDMENT TO GRADING PLAN (with minor changes)

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 for unadvertised meetings, 4 copies for internal routing.
- ☐ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- ☐ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- ☐ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

ANDREW MEDINA

*AM*

Applicant name (print)

3-4-02

Applicant signature / date

Form revised September 2001



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

Application case numbers

02500 - 00323

- - -

- - -

*Paul Candela* 3/4/02  
Planner signature / date

Project # 100/640

# SANDIA LAND SURVEYING

6705 GISELE, N.E.  
ALBUQUERQUE, N.M. 87109  
(505)828-0858

JOB NO.:  
996-01

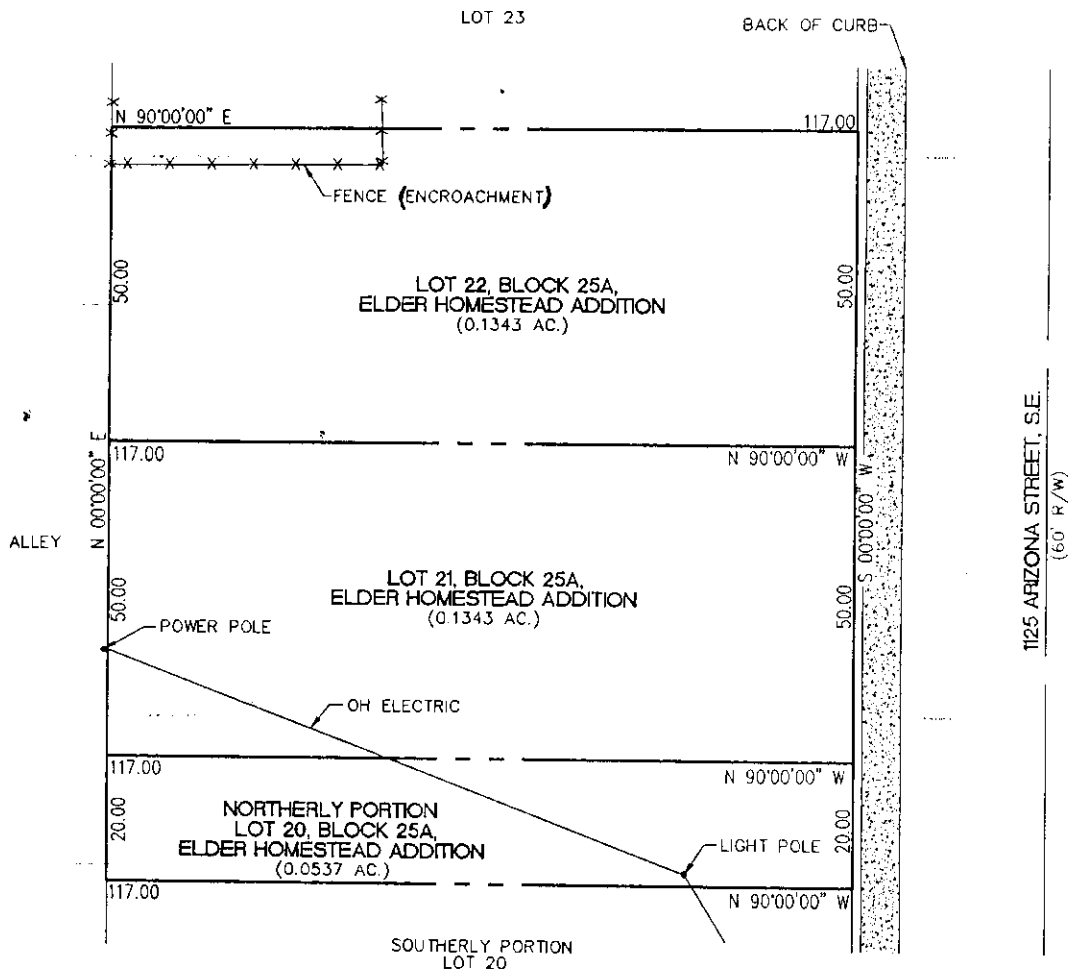
DATE:  
12-14-2001

SCALE:  
1"=30'

## RESULT OF SURVEY

LOTS 21, 22 AND N. 20' OF LOT 20, BLOCK 25-A,  
ELDER HOMESTEAD ADDITION  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

- NOTE: 1) BEARING BASE FOR THIS SURVEY  
IS LEGAL DESCRIPTION OF RECORD.  
2) UNLESS OTHERWISE NOTED CORNERS ARE  
SET #4 REBAR W/CAP "SLS 12649".  
3) SDV-26601



### LEGAL DESCRIPTION

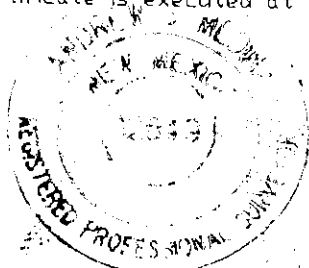
THE NORTH 20' OF LOT NUMBERED TWENTY (20) ALL OF LOTS TWENTY-ONE (21) AND TWENTY-TWO (22) IN BLOCK NUMBERED TWENTY-FIVE-A (25-A) OF ELDER HOMESTEAD ADDITION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 20, 1948.

### FLOOD CERTIFICATE:

THIS LOT LIES WITHIN ZONE 'X' AND ZONE AD (DEPTH 1) AS PER FIRM (F.E.M.A.) FLOOD INSURANCE RATE MAP FOR THIS AREA (350002 0.62 D, SEPTEMBER 20, 1996).

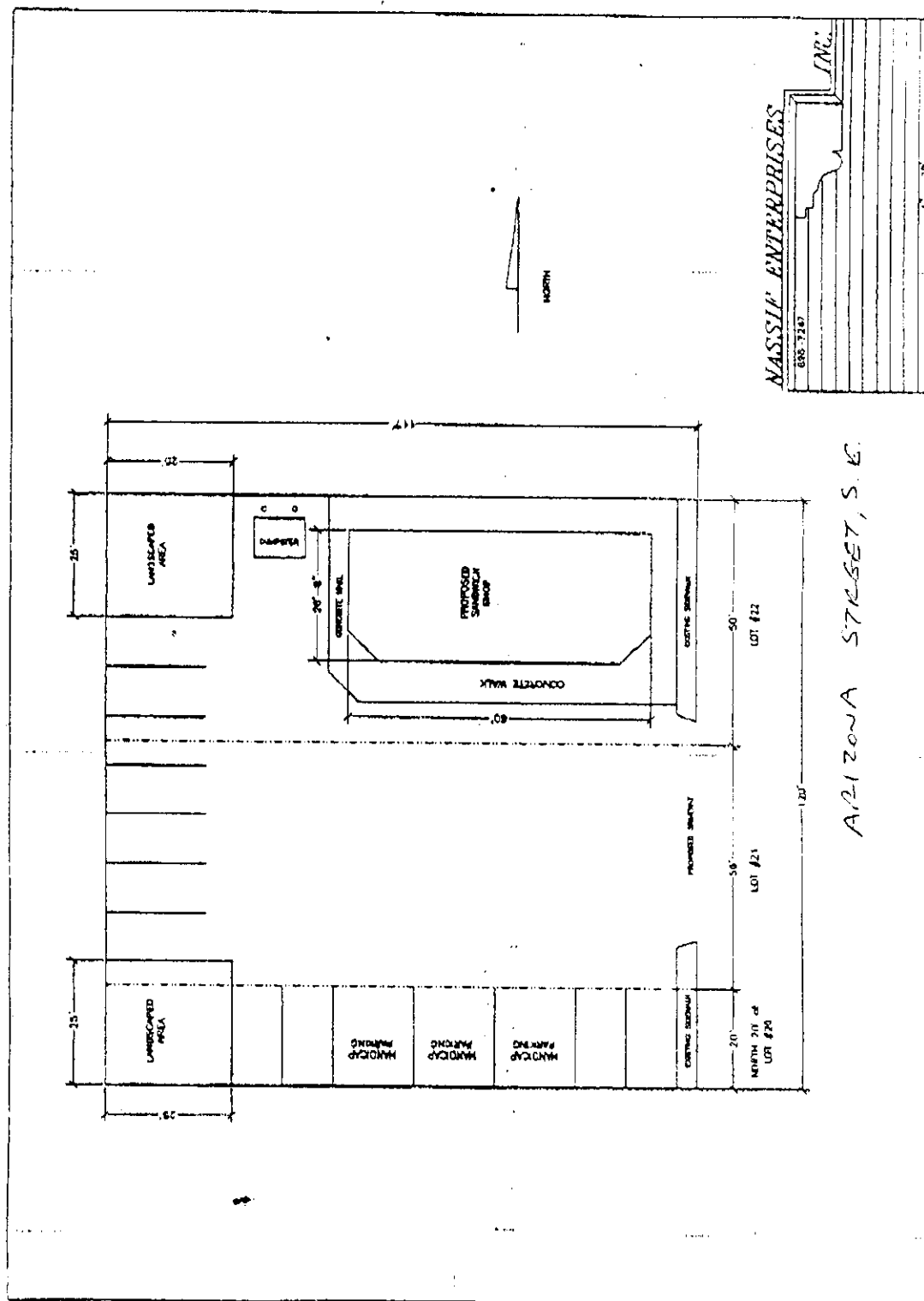
I, ANDREW S. MEDINA, NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR NUMBER 12649, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT SHOWN HEREON WERE PERFORMED AND EXECUTED UNDER MY SUPERVISION AND MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IN WITNESS WHEREOF, this certificate is executed at Albuquerque, New Mexico on this 14th day of DECEMBER, 2001



*AS Medina*  
Surveyor, Andrew S. Medina  
SANDIA LAND SURVEYING

N.M.P.S. No. 12649

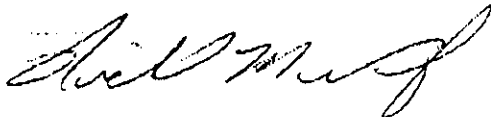


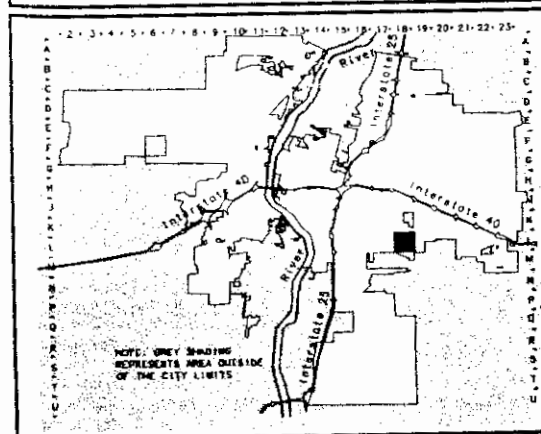
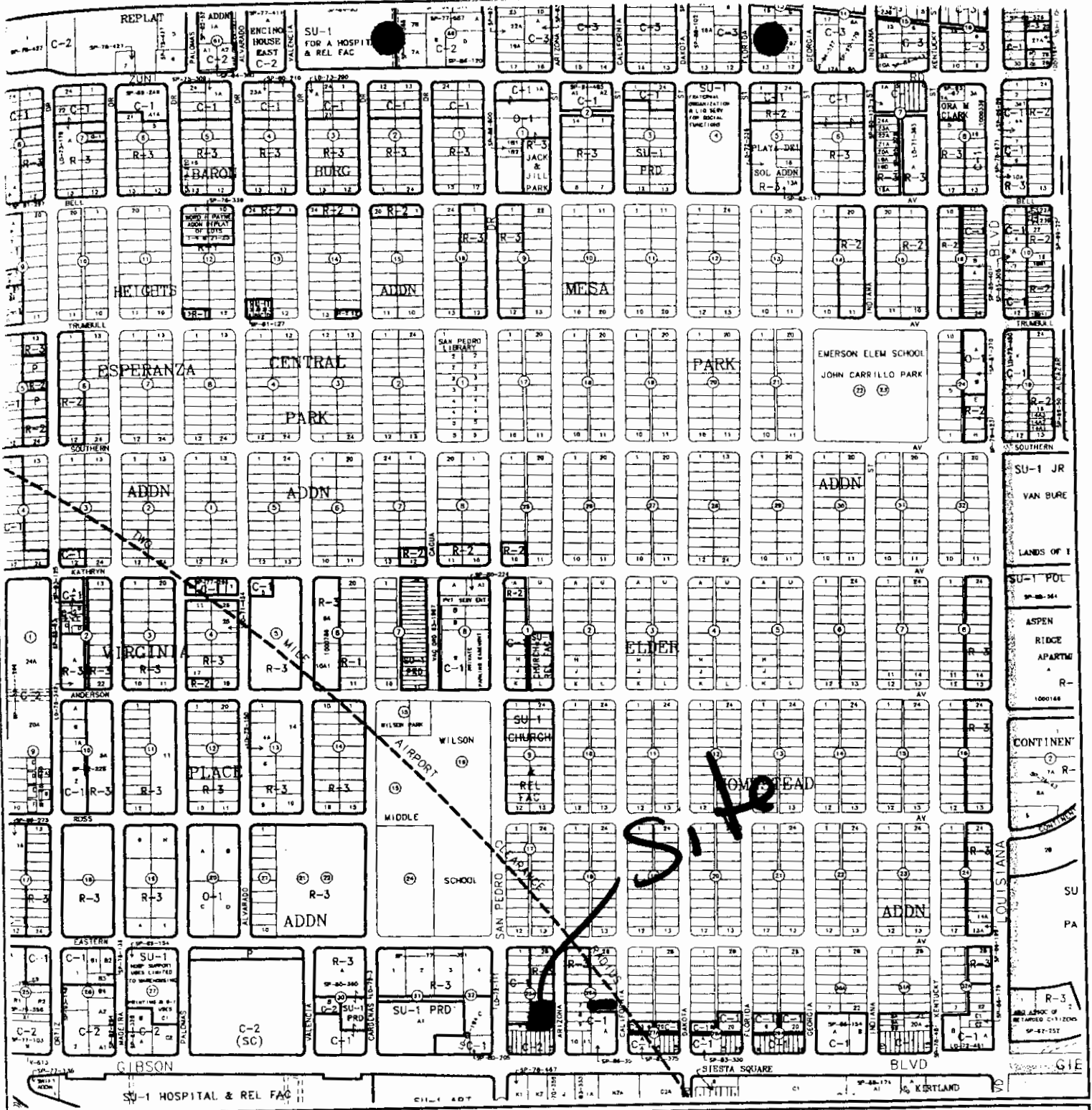
Richard M. Nassif  
109 Richard Rd  
Corrales, NM 87048  
(505) 792-2886

26 February, 2002

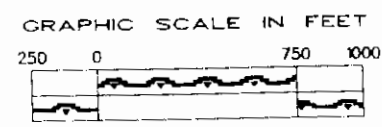
To Whom It May Concern;

We propose to construct a sandwich shop on this property. We have already obtained a conditional use approval from the zoning department. In order to provide the sufficient parking required for the building it is necessary to replat the three existing parcels into one. There are other eating establishments that abut this property and will be an asset to the area. This establishment will not serve alcoholic beverages or have a drive through window.





CITY OF  
Albuquerque  
Geographic Information System  
PLANNING DEPARTMENT  
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Zone Atlas Page  
**L-18-Z**  
Map Amended through July 18, 2001

ONE STOP SHOP . . . FRONT COUNTER

LAND DEVELOPMENT COORDINATION DIVISION (LDC) / PLANNING  
DEVELOPMENT & BUILDING SERVICES (D&B Svcs) / PUBLIC WORKS  
Plaza Del Sol - 2nd Floor West - 600 2nd St NW  
Land Development / Planning - Main Fax (505) 924-3685  
Development Services / Public Works - Main Fax (505) 924-3864

**PAID RECEIPT**

**APPLICANT NAME** Dick Nassie  
**AGENT** Sandia Land Surveying  
**ADDRESS (w/ZipCode)** 6705 Gisale AL  
**PROJECT NO.** 1001640  
**APPLICATION NO.** 02500 00323

\$ 195<sup>00</sup> 441006 / 4981000 (City Cases)  
\$ \_\_\_\_\_ 441018 / 4921000 (County)  
\$ \_\_\_\_\_ 441011 / 7000110 (LUCC)  
\$ 2<sup>00</sup> 441018 / 4981000 (Notification)

\$ 195<sup>00</sup> **Total amount due**

FOR DEPOSIT TO  
CITY OF ALBUQUERQUE  
COMMON FUND ACCT 109677682  
Loc: ANEX WS 007 Trans: 0036  
Tra Date 03/04/2002 00011534 00011534  
Journal 24 (Misc) TRSCCS  
Trans Amt \$195.00  
CK \$195.00