

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 12, 2014
DRB Comments**

ITEM # 10

PROJECT # 1001178

APPLICATION # 14-70029

RE: Tract A-1-B-1, Acme Acres

Refer to the DPM for parking lot layout and for design requirements (keyways, etc.).

Refer to comments from Transportation Development regarding access, however allowing exiting at the proposed north property line may be problematic with the one-way easement, and two-way traffic is not supported by the 31 ft width of the easement.

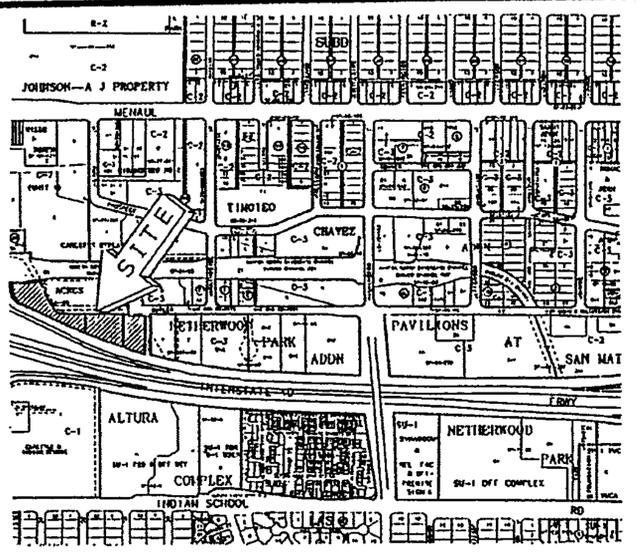
Refer to the Zoning Code for landscape requirements and landscape buffers.

The SC designation is not removable, and a site development plan for building permit will be required to be approved at a public hearing by the DRB.



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

TALOS LOG # 2001-15-0645



N.T.S.
ZONE ATLAS
H-17-Z

Vicinity Map

SUBDIVISION DATA/NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE BASED ON PLAT FILED 03/03/2000 IN BOOK 2000C, PAGE 67. ROTATE PLAT BEARINGS 00°02'33" CLOCKWISE TO OBTAIN GRID BEARINGS.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE RECORD DATA DIFFERS FROM RECORD DATA.
6. GROSS ACREAGE: 3.6439 ACRES
7. NUMBER OF EXISTING TRACTS: 1
8. NUMBER OF TRACTS CREATED: 3
9. MAINTENANCE OF THE PRIVATE ROADWAY EASEMENT WILL BE THE RESPONSIBILITY OF THE LOT OWNERS, AS SPECIFIED IN THE ROADWAY EASEMENT AGREEMENT DATED 10/30/98 AND FILED FOR RECORD ON 11/25/98 IN BK. 98-19, PG. 581.

PROJECT #: 1001178
DATE: 2-12-14
APP #: 14-70029 (SK)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC#: 1017-069059120 01010
PROPERTY OWNER OF RECORD:
Albino Limited Partnership
BERNALILLO COUNTY TREASURER'S OFFICE:
Louise Andique 10/22/2001

PLAT OF
TRACTS A-1-B-1, A-1-B-2 AND A-1-B-3,
ACME ACRES
SECTION 11, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2001
SHEET 1 OF 3

LEGAL DESCRIPTION

TRACT A-1-B of ACME ACRES, WITHIN SECTION 11, T10N, R3E, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE CORRECTION PLAT HEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 13, 2000, IN PLAT BOOK 2000C, PAGE 67.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO THREE (3) NEW TRACTS OF LAND.

APPLICATION NO. & PROJECT NO.: 1001178 & 01440-00000-00492

CITY APPROVALS:

<i>[Signature]</i>	4-9-01
CITY SURVEYOR	DATE
<i>[Signature]</i>	10-10-01
TRAFFIC ENGINEERING	DATE
<i>[Signature]</i>	10/10/01
PARKS RECREATION	DATE
<i>[Signature]</i>	10/10/01
UTILITY DEVELOPMENT DIVISION	DATE
N/A	
REAL PROPERTY DIVISION	DATE
<i>[Signature]</i>	10-17-01
A.M.A.F.C.A.	DATE
<i>[Signature]</i>	10-10-01
CITY ENGINEER	DATE
<i>[Signature]</i>	10/23/01
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO DO ACT.

OWNER(S) SIGNATURE: *[Signature]* DATE: 4/6/01
OWNER(S) PRINT NAME: WAYNE C. McDONALD
ADDRESS: 13100 SW 117th ALBUQUERQUE TRACT:
ACKNOWLEDGMENT STATE OF TEXAS)
COUNTY OF TRAVIS) SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF April, 2001.
BY: WAYNE C. McDONALD
MY COMMISSION EXPIRES: 11-07-2003 *[Signature]* NOTARY PUBLIC



SURVEYORS CERTIFICATION

I, Gary E. Grisko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.



[Signature] April 9, 2001
Gary E. Grisko
New Mexico Professional Surveyor, 8688

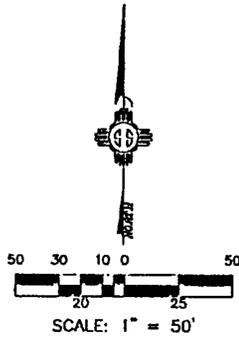
SURVEYS SOUTHWEST, LTD.

PROJECT NO. 01039007
DRAWN BY: KRI
ZONE ATLAS: H-17-Z
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 998-0303
FAX: (505) 998-0306

T10N R3E SEC. 11

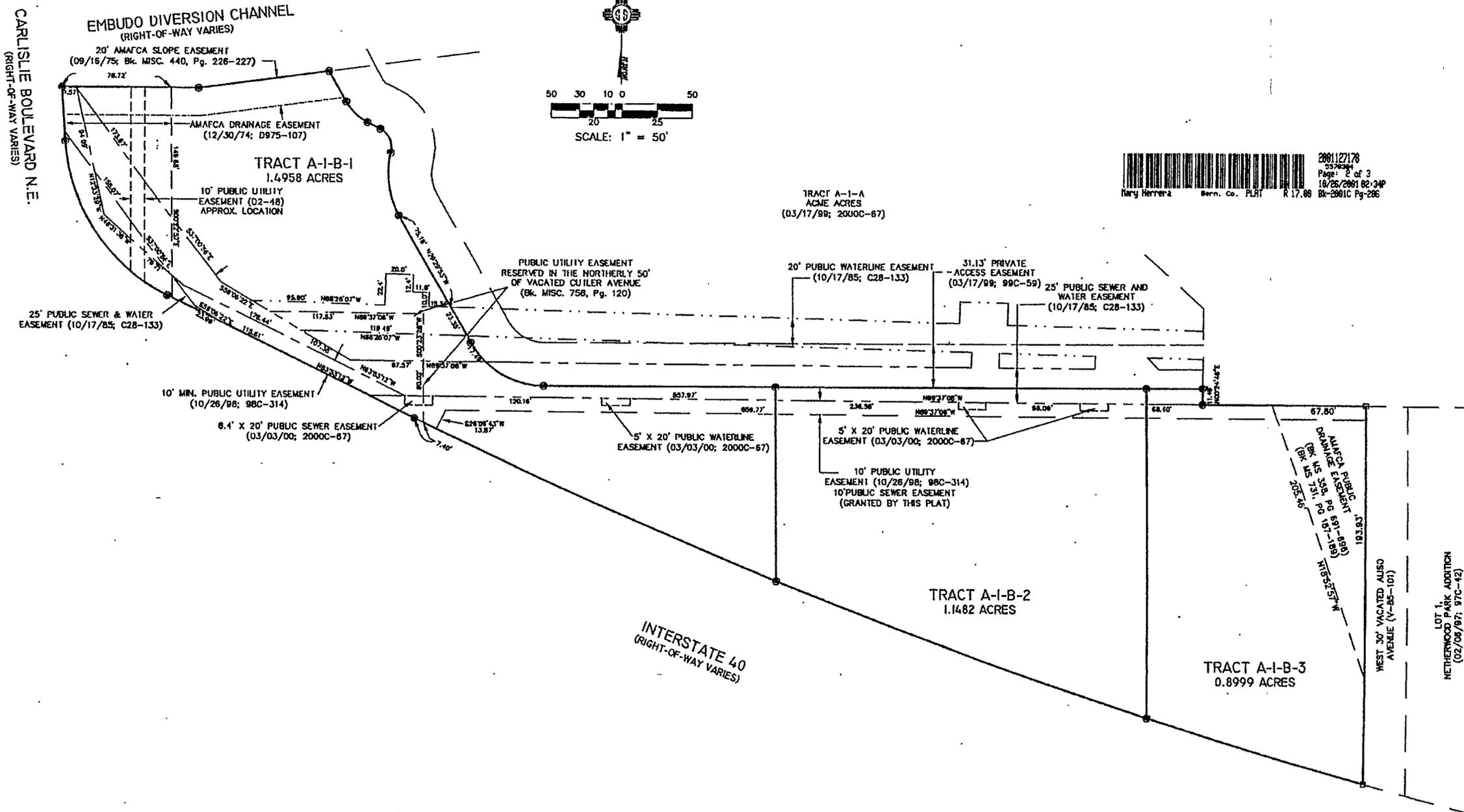
PLAT OF
 TRACTS A-1-B-1, A-1-B-2 AND A-1-B-3,
 ACME ACRES
 SECTION 11, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH 2001
 SHEET 3 OF 3
 EASEMENT DETAIL SHEET

1" = 50'
 PROJECT NO. 0103K0107
 DRAWN BY KR1
 ZONE *TJAS; H-17-Z
 AIBACME.CRS



2881127178
 2881127178
 Page: 2 of 3
 18/26/2001 02:34P
 BK-2881C Pg-288
 Mary Herrera Bern. Co. PLAT R.17.00

CARLISLE BOULEVARD N.E.
 (RIGHT-OF-WAY VARIES)



TRACT A-1-A
 ACME ACRES
 (03/17/99; 2000C-67)

TRACT A-1-B-2
 1.1482 ACRES

TRACT A-1-B-3
 0.8999 ACRES

INTERSTATE 40
 (RIGHT-OF-WAY VARIES)

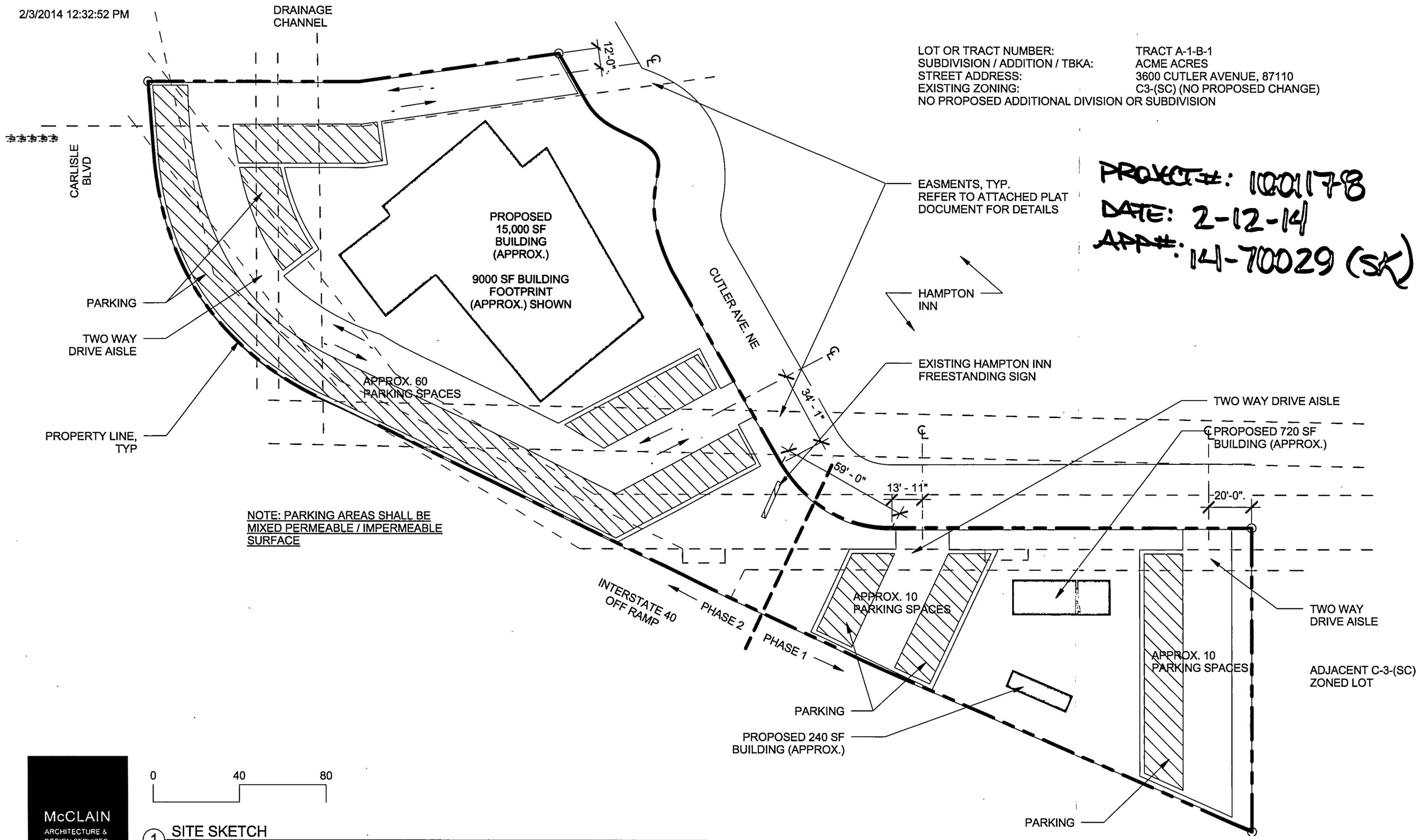
AMAFCA PUBLIC UTILITY DRAINAGE EASEMENT (BK. NS 151, PG. 101-103) (88C-49C)
 205.45'
 183.93'
 WEST 30' VACATED ALISO AVENUE (V-85-101)
 LOT 1, METHERWOOD PARK ADDITION (02/08/87; 97C-42)

SURVEYS SOUTHWEST, LTD.

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

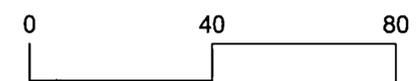
PHONE: (505) 998-0303
 FAX: (505) 998-0306

T10N R3E SEC. 11



LOT OR TRACT NUMBER: TRACT A-1-B-1
 SUBDIVISION / ADDITION / TBKA: ACME ACRES
 STREET ADDRESS: 3600 CUTLER AVENUE, 87110
 EXISTING ZONING: C3-(SC) (NO PROPOSED CHANGE)
 NO PROPOSED ADDITIONAL DIVISION OR SUBDIVISION

PROJECT#: 1001178
DATE: 2-12-14
APP#: 14-70029 (SK)



1 SITE SKETCH
 1" = 40'-0"



PROPOSED SITE SKETCH



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, Includes Zoning within Sector Development Plans)
- 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
- Street Name Change (Local & Collector)
- 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): MCCLAIN ARCHITECTURE & DESIGN PHONE: 505 266 2142
 ADDRESS: 2009 RIDGECREST DR. SE. FAX: NONE
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: RAIMUND@MCCLAIN-ARCH.COM

APPLICANT: ROY SOLOMON PHONE: 505-401-1000
 ADDRESS: 2929 MONTE VISTA NE FAX: NONE
 CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: ROYSOLOMONZDB@GMAIL.COM

Proprietary interest in site: N/A List all owners: SANDIA PRESBYTERIAN CHURCH & GLORY CHRISTIAN FELLOWSHIP

DESCRIPTION OF REQUEST:

SKETCH PLAT REVIEW OF NEW DEVELOPMENT AT 3600 CUTLER AVE NE ALBUQUERQUE NM 87110

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. TRACT A-1-B-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: ACME ACRES
 Existing Zoning: C3-(SC) Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): H-17-Z UPC Code: 101 705 904 513 431 010

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? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.49 ACRES
 LOCATION OF PROPERTY BY STREETS: On or Near: 3600 CUTLER AVENUE NE
 Between: CUTLER AT THE NE CORNER OF THE INTERSECTION OF I40 & CARLISLE NE and _____
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE

Raimund McClain

DATE FEB 3, 2014

(Print Name) RAIMUND MCCLAIN

Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

- 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. fee rebate

Application case numbers

14 DRB - 70029

Action

SP

S.F.

Fees

\$ 0

Total

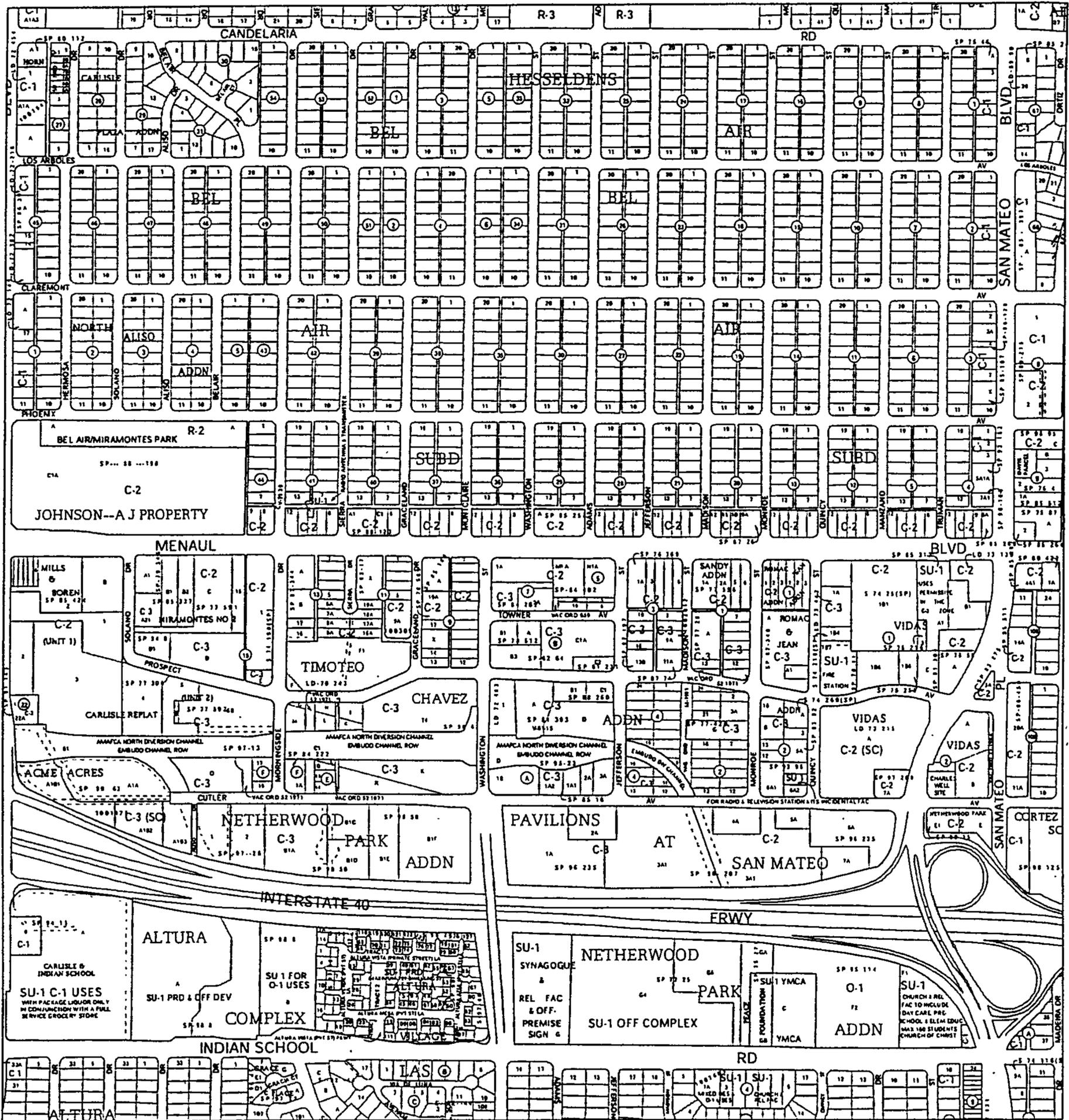
\$ 0

Hearing date Feb. 12, 2012

2-3-14

Staff signature & Date

Project # 1001178



For more current information and more details visit: <http://www.cabq.gov/gis>

Map amended through: Apr 22, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-17-Z

Selected Symbols

Outside City Limits	Petroglyph Mon.
Sector Plans	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zone	Airport Noise Contours
KKKH-1 Buffer Zone	Wall Overlay Zone

0 750 1,500 Feet

Raimund McClain
McClain Architecture & Design Services LLC
2009 Ridgecrest SE
Albuquerque, NM 87108



City of Albuquerque
Development / Plan Review: Sketch Plat
Planning Department Development Services Center
600 2nd Street NW
Albuquerque, NM 87102

February 03, 2014

To Whom It May Concern,

This Development / Plan Review Application is for review of a sketch plat for an upcoming development project. This project is planned to be executed in two phases, both phases are represented on the Sketch Site plan included in the packet. The parcel in question is at 3600 Cutler Avenue as identified in the Development Review Application, the Zone Atlas page, and the Survey of the Property. There is no proposed subdivision of the parcel.

Our questions at this time are:

1. Proposed parking and drivepath locations – see site plan.
2. Proposed building footprint locations – see site plan.
3. Access to the site from the NE corner connecting to Carlisle over the Drainage Ditch bridge.

(See Zone Atlas page). This is currently one way access, west to east.

Is this access, which provides access to Cutler from Carlisle permanent?

Is there potential for future two-way traffic?

4. Current Zone is C3 (SC). This zoning designation was made before the site was subdivided into three parcels, which significantly reduced the area of each parcel. The parcel in question is 1.49 Acres. Is the (SC) designation necessary?

We would like to receive comments from the various City Departments so that we may accommodate these review comments in our planning and design process.

Sincerely,

A handwritten signature in black ink that reads "Raimund McClain". The signature is written in a cursive, slightly slanted style. Below the signature is a horizontal line.

Raimund McClain AIA



Supplemental Form (SF)

<p>SUBDIVISION</p> <p>___ Major subdivision action</p> <p>___ Minor subdivision action</p> <p>___ Vacation</p> <p>___ Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p>___ for Subdivision</p> <p>___ for Building Permit</p> <p>___ Administrative Amendment/Approval (AA)</p> <p>___ IP Master Development Plan</p> <p>___ Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE (Form D)</p> <p>___ Storm Drainage Cost Allocation Plan</p>	<p>S</p> <p>V</p> <p>P</p> <p>D</p> <p>L</p>	<p>Z</p> <p>A</p>	<p>ZONING & PLANNING</p> <p>___ Annexation</p> <p>___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)</p> <p>___ Adoption of Rank 2 or 3 Plan or similar</p> <p>___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations</p> <p>___ Street Name Change (Local & Collector)</p> <p>APPEAL / PROTEST of...</p> <p>___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other</p>
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LOCATION OF PROPERTY BY STREETS: On or Near: 3600 CUTLER AVENUE NE
 Between: CUTLER AT THE NE CORNER OF THE INTERSECTION OF I40 & CARLISLE NE and _____

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

SIGNATURE RAIMUND MCCLAIN DATE FEB 3, 2014
 (Print Name) RAIMUND MCCLAIN Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>14 DRB - 70029</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>Feb. 12, 2012</u></p>	<p>Action</p> <p><u>SP</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>0</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>0</u></p>
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[Signature] 2-3-14 Project # 1001178
 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

- 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
 - 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 S/A
 - 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.

Roy Solomon
 Applicant name (print)

 Applicant signature / date 2-3-14



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

Application case numbers
 14-DRB-70029

Form revised October 2007


 Planner signature / date 2-3-14
 Project # 1001178

February 12, 2014

