

# DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for Building Permit (SBP)

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

**Site Plans:** It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

**PROJECT#** 1002238

**NAME:** SBS CONSTRUCTION AND ENGINEERING, LLC

**AGENT:** MULLER INDUSTRIAL SUBDIVISION

\*\*Your request was approved on \_\_\_\_\_ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:\*\*

**Transportation:**

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**ABCWUA:**

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**City Engineer:**

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**Parks and Recreation :**

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**Planning:**

AMAFCA, diff. sig notes, d2v

**PLATS:**

**Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.

-Tax certificate from the County Treasurer.

-Recording fee (checks payable to the County Clerk). **RECORDED DATE:**

-Tax printout from the County Assessor.

-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required.

Copy of recorded plat for Planning.


**ALL SITE PLANS:**

3 copies of the approved site plan. Include all pages.

3. **Project# 1010488**  
15DRB-70209 MAJOR – SITE  
DEVELOPMENT PLAN FOR BUILDING  
PERMIT 

TIERRA WEST LLC agents for AS REALTY INVESTORS request the referenced/ above action for Tract 8-A, **RENAISSANCE CENTER** zoned SU-1/ IP USES, located on the south side of N RENAISSANCE BLVD NE between COMMERCE DR NE and CHAPPELL DR NE containing approximately 4.951 acres. (F-16) *[Deferred from 6/17/15, 7/8/15. and 7/15/15]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT AND TO PLANNING FOR REVIEW OF RETAINING WALL AND THE 15 DAY APPEAL PERIOD.**

**MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS**

4. **Project# 1002238**  
15DRB-70238 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL 

SBS CONSTRUCTION AND ENGINEERING, LLC agent(s) for SWS HOLDING, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, **MULLER INDUSTRIAL SUBDIVISION** zoned M-2, located on CANDELARIA RD NE BETWEEN EDITH BLVD NE AND I-25 containing approximately 5.2431 acre(s). (H-15) *[Deferred from 7/15/15]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE, AGIS DXF AND UTILITY COMPANIES SIGNATURES.**

**NO ACTION IS TAKEN ON THESE CASES:  
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

5. **Project# 1010144**  
15DRB-70247 SKETCH PLAT REVIEW  
AND COMMENT 

ISAACSON & ARFMAN, PA agent(s) for DEL REY INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3-A AND A PORTION OF TRACT 4-A, **SANTA MONICA PLACE (TBKA TRACT 4-A)** zoned R-T & R-LT, located on SANTA MONICA BETWEEN SAN PEDRO AND LOUISIANA (D-18) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

Done 09/14/03

APPLICATION NO. 03500-00060	PROJECT NO. 1002232
PROJECT NAME Mueller Industrial	
EPC APPLICATION NO.	
APPLICANT / AGENT Ferstbauer Survey	PHONE NO. 268-2112
ZONE ATLAS PAGE H-15	

### ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED <del>700</del>	DATE 1-15-03	DATE
PLANS APPROVED <del>700</del>	DATE 1-21-03	DATE
COMMENTS: Dedication of 10' from the face of curb to R/W.		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <del>228</del>	DATE 1/15/03	DATE
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <del>228</del>	DATE 1-17-03	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <del>08</del>	DATE 1/16/03	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <del>Sam</del>	DATE 1/23/03	DATE
COMMENTS:		

(Return form with plat / site plan)

1/24 Made copy for AGIS

1/24 Called agency for P-U



H

**City of Albuquerque**  
**Parks and Recreation Department**  
PO Box 1293, Albuquerque, New Mexico 87103  
Inter-Office Correspondence

Development Review Board Comments

**Project Number:** 1002238  
**Application Number:** 02DRB-01447

**DRB Date:** 10/2/02  
**Item Number:** 15

**Subdivision:**

Tracts 1A & 2 Mueller Industrial

**Zoning:** M-2

**Zone Page:** H-15


**New Lots (or units) :** 0

**Request for:**

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

**Parks and Recreation Comments:**

For informational purposes only: The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the Alameda Lateral. There are no requirements for the trail associated with this request.

**Signed:**   
\_\_\_\_\_  
Christina Sandoval, (PRD)

Phone: 768-5328





# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002238

Item No. 15

Zone Atlas H-15

DATE ON AGENDA 10-02-02

INFRASTRUCTURE REQUIRED (?) YES ( ) NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

- SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT
- ( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION
- ( ) SITE PLAN FOR BUILDING PERMIT

No.	Comment
<input type="checkbox"/>	What is the distance from the face of the curb to the property line?

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**City of Albuquerque**  
 CITY OF ALBUQUERQUE  
 P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103  
 PUBLIC WORKS DEPARTMENT  
 DEVELOPMENT SERVICE  
 HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002238**

**AGENDA ITEM NO: 15**

**SUBJECT:**

- |                         |                          |                              |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan   | (05) Site Plan for Subd  | (10) Sector Dev Plan         |
| (02) Bulk Land Variance | (06) Site Plan for BP    | (11) Grading Plan            |
| (03) Sidewalk Variance  | (07) Vacation            | (12) SIA Extension           |
| (03a) Sidewalk Deferral | (08) Final Plat          | (13) Master Development Plan |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Other                   |

**ACTION REQUESTED:**

REV/CMT:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

**ENGINEERING COMMENTS:**

Would like to discuss the possibility of getting an access easement to the pond.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED X; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** October 2, 2002

*discussad*





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

October 2, 2002

9:00 a.m.

**MEMBERS:**

Janet Stephens, DRB Chair  
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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**NOTE:** UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

**NOTE:** REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE BOARD SECRETARY MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order
- B. Changes and/or Additions to the Agenda
- C. Announcements



**CASES WHICH REQUIRE PUBLIC NOTIFICATION**  
**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1.       **Project # 1000195**  
02DRB-01380 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for NZ CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A TO M, **GATEWAY INDUSTRIAL PARK SUBDIVISION**, LAND AT BROADWAY & MENAUL, zoned SU-1 special use zone, planned industrial development, located on the west side of BROADWAY BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 15 acre(s). [REF: 00440-00524, 00450-00231,02DRB-00255,DRB-98-197, Z-98-116] (H-14/15) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 4/2/03.**
  
2.       **Project # 1001871**  
02DRB-01176 Major – Preliminary Plat approval  
02DRB-01177 Minor - Temp Defer SDWK  
02DRB-01178 Major – Vacation of Public Right-of-Way

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 28 & 29, Block 12, Unit 3, Tract 1, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT HIGHLANDS @ LA CUEVA**) zoned RD 3DU/AC, located on MODESTO AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 3 acre(s). [DEFERRED FROM 10/2/02] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 10/9/02.**

3. **Project # 1002141**  
02DRB-01230 Major-Vacation of Pub  
Right-of-Way

TIERRA WEST, LLC agent(s) for PAUL SLONE request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 2, **PUEBLO ALTO ADDITION**, zoned C-2 community commercial zone, located south of MARBLE AVE NE, between MANZANO ST NE and TRUMAN ST NE. [REF: DRB-99-193, 1001686, 02500-00489].  
[DEFERRED FROM 10/2/02] (J-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/23/02.**

4. **Project # 1001779**  
02DRB-00369 Major-Vacation of Pub  
Right-of-Way

ESMAIL HAIDARI agent(s) for MEHDI DEHGANIAN request(s) the above action(s) for all or a portion of Lot(s) 8, **INDIAN ACRES ADDITION**, zoned O-1 & C-1, located on ALTAMONTE AVE. NE, between TULANE NE and CARLISLE NE [REF: V-80-7]  
[DEFERRED FROM 9/4/02] (G-16) **THIS ACTION WAS COMPLETED BY THE RECORDING OF THE QUIT CLAIM DEED DATED 9/20/02 WITH THE FOLLOWING FINDING: THE RIGHT-OF-WAY HAD BEEN VACATED ON 2/22/80 THROUGH V-80-7.**

5. **Project # 1002092**  
02DRB-01371 Major-Preliminary Plat  
Approval  
02DRB-01372 Major-Vacation of Pub  
Right-of-Way  
02DRB-01373 Major-Vacation of  
Public Easements  
02DRB-01374 Major-SiteDev Plan  
Subd  
02DRB-01375 Major-SiteDev Plan  
BldPermit  
02DRB-01376 Minor-Temp Defer  
SDWK  
02DRB-01377 Minor-Sidewalk  
Waiver

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **OXBOW NORTH SUBDIVISION**, ARCHDIOCESE OF SANTA FE, zoned SU-3, located EAST OF COORS BLVD NW, SOUTH OF NAMASTE DR and NORTH OF ST. PIUS X HIGH SCHOOL containing approximately 40 acre(s).[DEFERRED FROM 9/25/02] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/2/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/24/02 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT. THE VACATION OF RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT A IN THE PLANNING FILE. THE VACATION OF EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT A IN THE PLANNING FILE. SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. THE APPLICANT/AGENT HAS WITHDRAWN THE REQUEST FOR VACATION OF NAMASTE ROAD. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND  
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

**NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.**

6.       **Project # 1000060**  
02DRB-01453 Minor-SiteDev Plan  
BldPermit/EPC

BOHANNAN HUSTON, INC. agent(s) for JOHN Q. HAMMONS INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) B & C, **GATEWAY SUBDIVISION**, zoned SU-2/C-3, located on LOMAS BLVD. NE, between INTERSTATE 25 and WOODWARD PL NE containing approximately 20 acre(s). [REF: 00128 00904] [**Russell Brito, EPC Case Planner**] [DEFERRED FROM 10/2/02] (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 10/9/02.**
  
7.       **Project # 1001988**  
02DRB-01448 Minor-SiteDev Plan  
BldPermit/EPC

H. BARKER ARCHITECTS agent(s) for CIP/ FAMILY & COMMUNITY SERVICES request(s) the above action(s) for all or a portion of Tract(s) 220A1, **MRGCD MAP 41**, zoned SU-2 special neighborhood zone, MR, located on WILLIAM ST SE, between SMITH AVE SE and ANDERSON AVE SE [REF: 02EPC-00839] [**Cynthia Borrego, EPC Case Planner**] (L-14) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT, UTILITIES DEVELOPMENT AND PLANNING.**



8. **Project # 1002094**  
02DRB-01451 Minor-Sidewalk Waiver  
02DRB-01452 Minor-SiteDev Plan Subd

WAYJOHN SURVEYING INC. agent(s) for INFILL SOLUTIONS LLC, CHRIS CALLOT request(s) the above action(s) for all or a portion of Tract(s) A, **ALVARADO GARDENS, UNIT 2**, (to be known as **LA TIERRA QUE CANTA SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on TRELIS DR NW, between CAMPBELL RD. NW and ORO VISTA RD. NW containing approximately 3 acre(s). [REF: 02DRB-01069 SK, ZA-78-16] (G-12) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING.**

- Project # 1002094**  
02DRB-01392 Minor-Preliminary Plat  
Approval

WAYJOHN SURVEYING INC. agent(s) for TRELIS PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ALVARADO GARDENS, UNIT 2**, zoned RA-2 residential and agricultural zone, located on the east side of TRELIS DR NW, between CAMPBELL RD NW and ORO VISTA RD NW containing approximately 3 acre(s). [REF: ZA-78-16, 02DRB-01069] [DEFERRED FROM 9/18/02] (G-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/2/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/20/02 THE PRELIMINARY PLAT WAS APPROVED.**

9. **Project # 1000216**  
02DRB-00948 Minor-SiteDev Plan  
BldPermit/EPC

SAM PATEL agent(s) request(s) the above action(s) for all or a portion of Lot(s) A-3-A, **J GROUP ADDITION**, zoned SU-1 for C-1 (motel), located on SAN ANTONIO AVE. NE between I-25 and SAN PEDRO AVE NE containing approximately 2 acre(s). [REF: 01128 00675] [Debbie Stover, EPC Case Planner] [DEFERRED FROM 9/18/02] (E-18) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER, UTILITIES DEVELOPMENT AND PLANNING. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LIST DATED 10/2/02.**



**MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS**

10. **Project # 1000469**  
02DRB-01443 Minor-Prelim&Final Plat  
Approval
- MARK GOODWIN & ASSOC. agent(s) for CLIFFORD CAPITAL FUND, INC. request(s) the above action(s) for all or a portion of Tract(s) L-1-B-1, **ATRISCO BUSINESS PARK**, zoned IP, located on UNSER BLVD NW, between BLUEWATER NW and LOS VOLCANES NW containing approximately 2 acre(s). [REF: DRB-97-11, 00460 00532, 00440 00140] (K-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING.**
11. **Project # 1002022**  
02DRB-01456 Minor-Amnd Prelim Plat  
Approval
- BOHANNAN HUSTON, INC. agent(s) for JUDE BACA request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, TOWN OF ATRISCO GRANT ( to be known as **VISTA WEST SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on WEST OF UNSER BLVD SW, between EUCARIZ AVE SW and TOWER RD. SW containing approximately 10 acre(s). [REF: 02DRB-01237] (L-10) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE APPROVED PRELIMINARY PLAT.**
12. **Project # 1001112**  
02DRB-00898 Minor-Prelim&Final Plat  
Approval
- RICHARD HALL agent(s) for JOHN SPARKS request(s) the above action(s) for all or a portion of Tract(s) S1/2 OF 33, **ALVARADO GARDENS ADDITION**, zoned RA-2, located on RIO GRANDE BLVD. NW, between CANDELARIA NW and GRIEGOS NW. [Preliminary Plat & Infrastructure List were approved 6/19/0, Final Plat Indefinitely deferred] [DEFERRED FROM 9/18/02] (G-13) **INDEFINITELY DEFERRED ON A NO SHOW.**

13. **Project # 1001731**  
02DRB-01423 Minor-Amnd Prelim  
Plat Approval  
02DRB-01424 Minor-Temp Defer  
SDWK

LARRY READ & ASSOCIATES agent(s) for SAHAR DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 23, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, SAHAR SUBDIVISION, zoned R-D residential and related uses zone, developing area, located on the north side of OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 02DRB-00168, 02DRB-00851] [DEFERRED FROM 9/25/02] (C-19) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED GRADING PLAN ENGINEER STAMP DATED 9/29/02 WAS APPROVED WITH CONDITION. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE APPROVED PRELIMINARY PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

**NO ACTION IS TAKEN ON THESE CASES:**

**IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED**

14. **Project # 1001453**  
02DRB-01455 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for D R HORTON request(s) the above action(s) for all or a portion of Tract(s) E1 (to be known as **CANTABELLA - UNIT III @ VENTANA RANCH**) SEDONA AT VENTANA RANCH, zoned R-LT residential zone, located on UNIVERSE BLVD NW, between VENTANA RD NW and PARADISE BLVD NW containing approximately 20 acre(s). [Ref: Project # 1000132] (B-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1002238**  
02DRB-01447 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING CO LLC agent(s) for STORAGE ENTERPRISES LLC, WILLIAM SALMON request(s) the above action(s) for all or a portion of Tract(s) 1A & 2, **MUELLER INDUSTRIAL**, zoned M-2 heavy manufacturing zone, located on CANDELARIA RD NE, between I-25 NORTH and EDITH BLVD NE containing approximately 13 acre(s). (H-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board minutes for September 18, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:53 A.M.

**§ 14-16-3-2 SHOPPING CENTER REGULATIONS.**

This section controls the development of shopping center sites.

**(A) General.**

- (1) No structure shall be erected on a shopping center site except in conformance with a duly approved site development plan. Once approved, such a plan or subsequent amended plan is binding on the entire area of the original site development plan. Sales of all or part of the premises do not alter the effect of the plan. Platting of lots or creation of smaller premises do not alter the effect of the plan. Subsequent to execution of the site development plan, use of the site entirely for manufacturing, assembling, treating, repairing, rebuilding, wholesaling, and warehousing for a period of over one year does change the status of the site as a shopping center and suspends the legal effect of the site development plan for so long as the uses remain.
- (2) The rights and duties of the city and of the applicant which result from the approval of an application under this section run with the land and are binding upon successors in interest of the applicant. When an application is approved, a copy of the approved Site Development Plan and Landscaping Plan or record of exemption shall be kept in the office of the Planning Director. A building permit for a shopping center site shall be issued only upon presentation of working plans and specifications drawn in close conformity with an approved Site Development Plan.
- (3) The Planning Director shall designate shopping center sites on the official zone map by the symbol "SC."
- (4) The Planning Commission may modify the boundaries of or eliminate an existing Shopping Center designation for any site, upon application by the property owner, if the Planning Commission finds no public benefit in continued application of the shopping center regulations because most of the site has been allowed to develop without the guidance of a site development plan.

**(B) Shopping Center Requirements.** The following regulations apply to an application for a building permit for construction on a shopping center site, except applications covering on-site parking expansion:

- (1) An applicant shall submit a Site Development Plan and Landscaping Plan for the shopping center site.
- (2)
  - (a) Access to the shopping center site is limited to approaches designed according to accepted traffic engineering practice, so laid out as to be an integral part of the parking area and loading facilities.
  - (b) Pickup points shall be so designed that vehicles do not create congestion on an abutting public way. No loading and unloading is to be conducted on a public way.
- (3) Landscaping of shopping center sites must comply with the regulations of § 14-16-3-10 of this Zoning Code. The Planning Commission may require additional buffer landscaping if it finds it necessary due to demonstrably unusual circumstances.
- (4) Free-standing signs on shopping center sites shall be limited to one on-premise sign per 300 feet of street frontage on arterial and collector streets. Maximum signable area shall be 150



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
July 15, 2015  
DRB Comments**

**ITEM # 7**

**PROJECT # 1002238**

**APPLICATION # 15-70238**

**RE: Tract 2-A, Muller Industrial Subdivision**

Per the **Definitions** in the Zoning Code, this parcel is designated a Shopping Center site (SC):

***SHOPPING CENTER SITE.*** A premises containing five or more acres; zoned P, C-1, C-2, C-3, M-1, M-2, or a combination thereof; or a large retail facility; but excluding premises used and proposed to be used only for manufacturing, assembling, treating, repairing, rebuilding, wholesaling, and warehousing. Shopping center sites are subject to the shopping center regulations of the Zoning Code, § 14-16-3-2.

Per the Subdivision Ordinance, an approved site development plan is required prior to platting:

**§ 14-14-2-2 (B) Zoning.**

(1) Plats must contain lot sizes and other elements consistent with the applicable zoning ordinance, or must meaningfully decrease the degree of already existing nonconformity.

(2) If the zoning on a property requires approval of a site development plan prior to development of the property:

- (a) A site development plan must be approved prior to platting; and
- (b) The plat must conform to the approved site development plan.

---

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



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

<b>SUBDIVISION</b>	<b>S Z</b>	<b>ZONING &amp; PLANNING</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Minor Subdivision action		
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, including Zoning within sector Developmen Plans)
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
<input type="checkbox"/> for Subdivision		<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Building Permit		
<input type="checkbox"/> Administrative Amendment/Approval (AA)		
<input type="checkbox"/> IP Master Development Plan	<b>D</b>	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L A</b>	<b>APPEAL / PROTEST of...</b>
<b>STORM DRAINAGE (Form D)</b>		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan		

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.

**APPLICATION INFORMATION:**

Professional/Agent (if any): SBS Construction and Engineering, LLC PHONE: (505) 804-5013  
 ADDRESS: 10209 Snowflake Ct., NW  
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: aecllc@aol.com  
 APPLICANT: SWS HOLDING, LLC PHONE: (505) 250-1850  
 ADDRESS: 600 Candelari Rd., NE FAX \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: SWS HOLDING, LLC

DESCRIPTION OF REQUEST: Preliminary/Final Plat Request

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 2-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Muller Industrial Subdivision  
 Existing Zoning: M-2 Proposed zoning: The Same MRGCD Map No: \_\_\_\_\_  
 Zone Atlas page(s): H-15-Z UPC No. 101505919548310338

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):  
1002238

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 5.2431 Acres  
 LOCATION PROPERTY BY STREETS: On or Near: 600 Candelaria Rd., NE  
 Between: Edith Blvd., NE and I-25  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE  DATE 06-23-2015  
 (Print) Shawn Baizar, Managing Member 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. fee rebate

Application case numbers

<u>15DRB</u>	<u>70238</u>
_____	_____
_____	_____
_____	_____
_____	_____

Action

PBF  
CMF

Form revised 4/07

S.F.	Fees
_____	\$ <u>285.00</u>
_____	\$ <u>20.00</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	Total
_____	\$ <u>305.00</u>

Hearing date July 15, 2015

6-30-15  
Planner signature / date

Project # 1002238

**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 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.

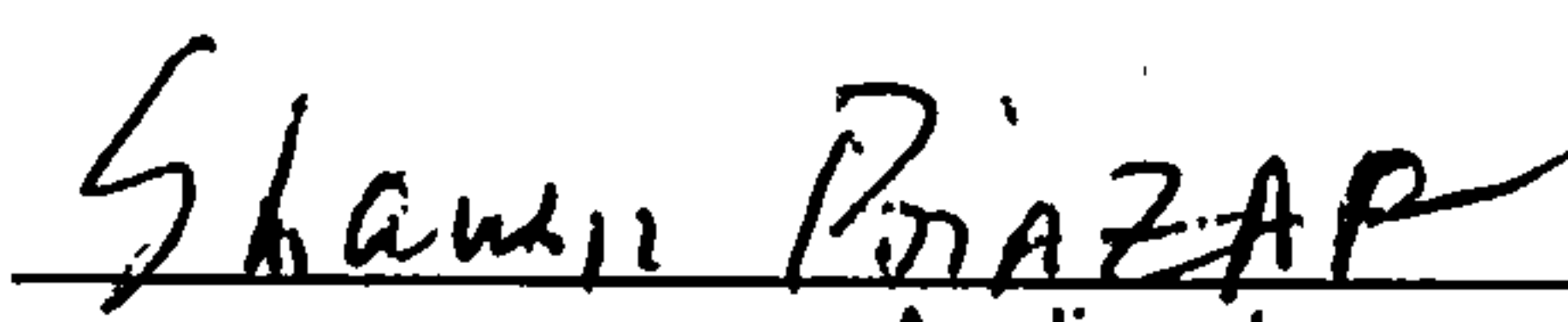

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

- 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
- ~~NA~~ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- ~~NA~~ 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
- ~~NA~~ 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
- ~~NA~~ 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.

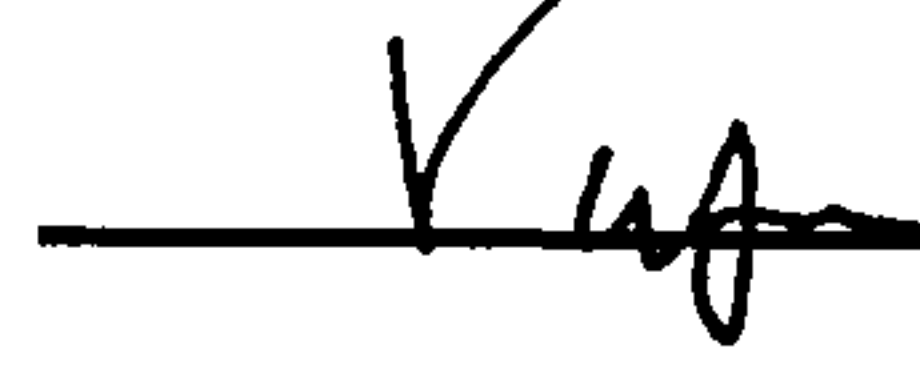
  
 Applicant name (print)  
  
 Applicant signature / date



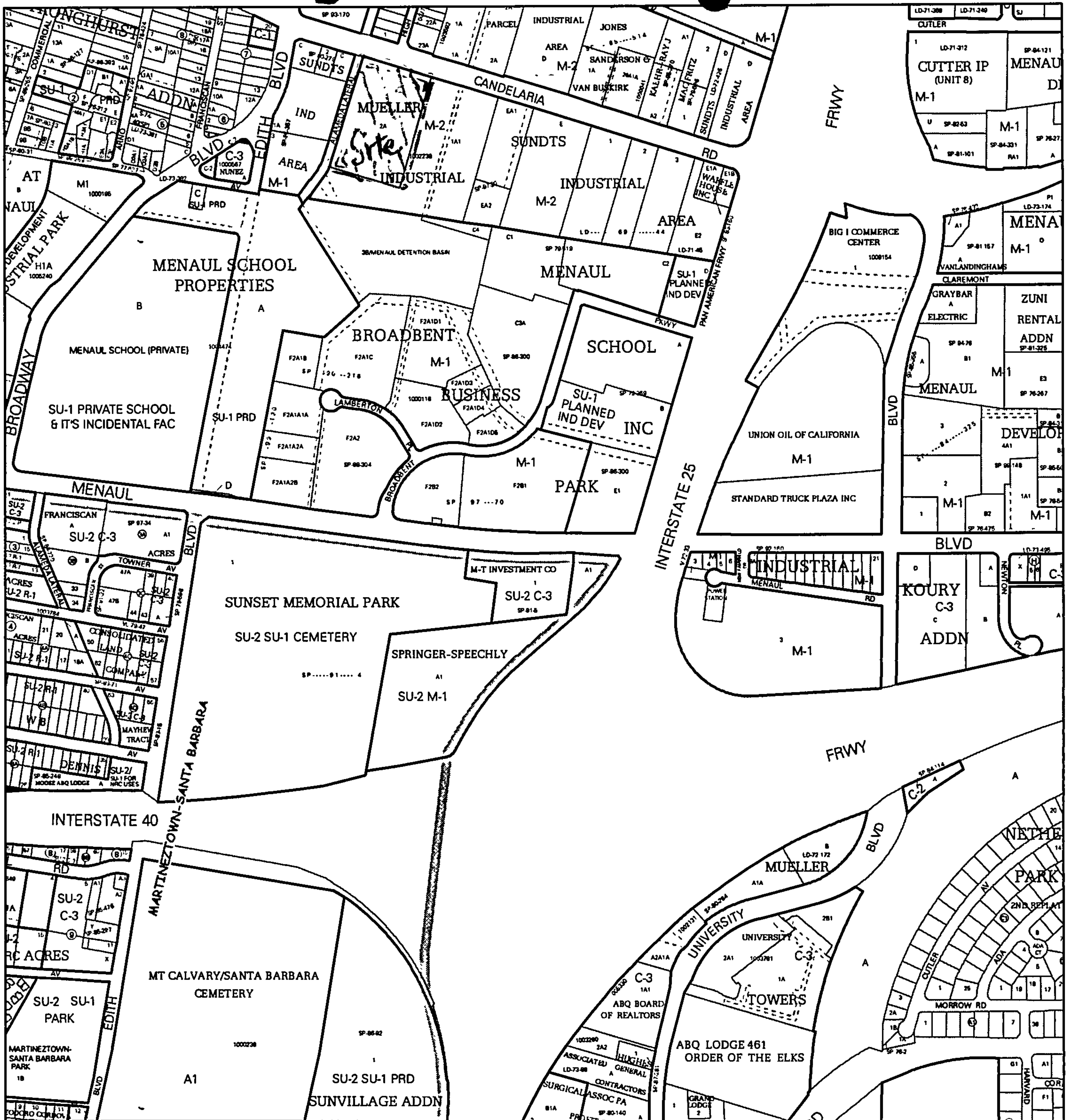
Form revised October 2007

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

Application case numbers  
 15DRB - 70238

  
 Planner signature / date  
 Project # 1002238





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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**H-15-Z**

Selected Symbols


0 750 1,500 Feet

# *SBS CONSTRUCTION AND ENGINEERING, LLC*

June 23, 2015

Mr. Jack Cloud, DRB Chair  
City of Albuquerque Planning Department  
PO Box 1293, 600 Second Street, NW  
Albuquerque, NM 87103

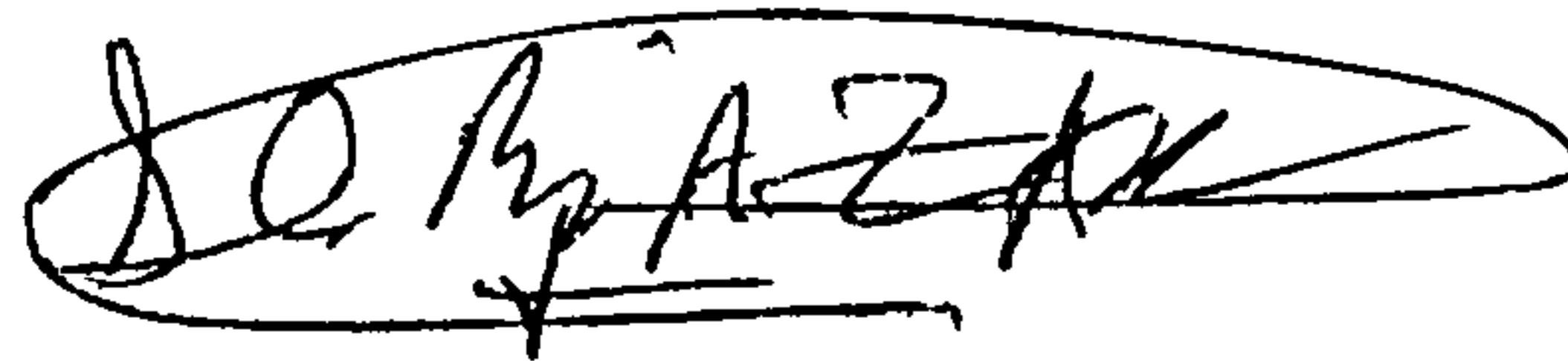
RE: Preliminary/Final Plat Request for Tract 2-A, Muller Industrial Subdivision  
Containing 5.2431 Acres, Zone Atlas Page H-15-Z

Dear Mr. Cloud:

SBS Construction and Engineering, LLC, on behalf of owners of the above referenced property, is requesting Preliminary/Final Plat Review and approval for the above referenced site. The site contains 5.2431 acres and is located at 600 Candelaria Rd., NE between Edith Blvd., NE and I-25. The Owner is proposing to subdivide existing tract into two tracts and grants any easement needed, see attached copies of the plat.

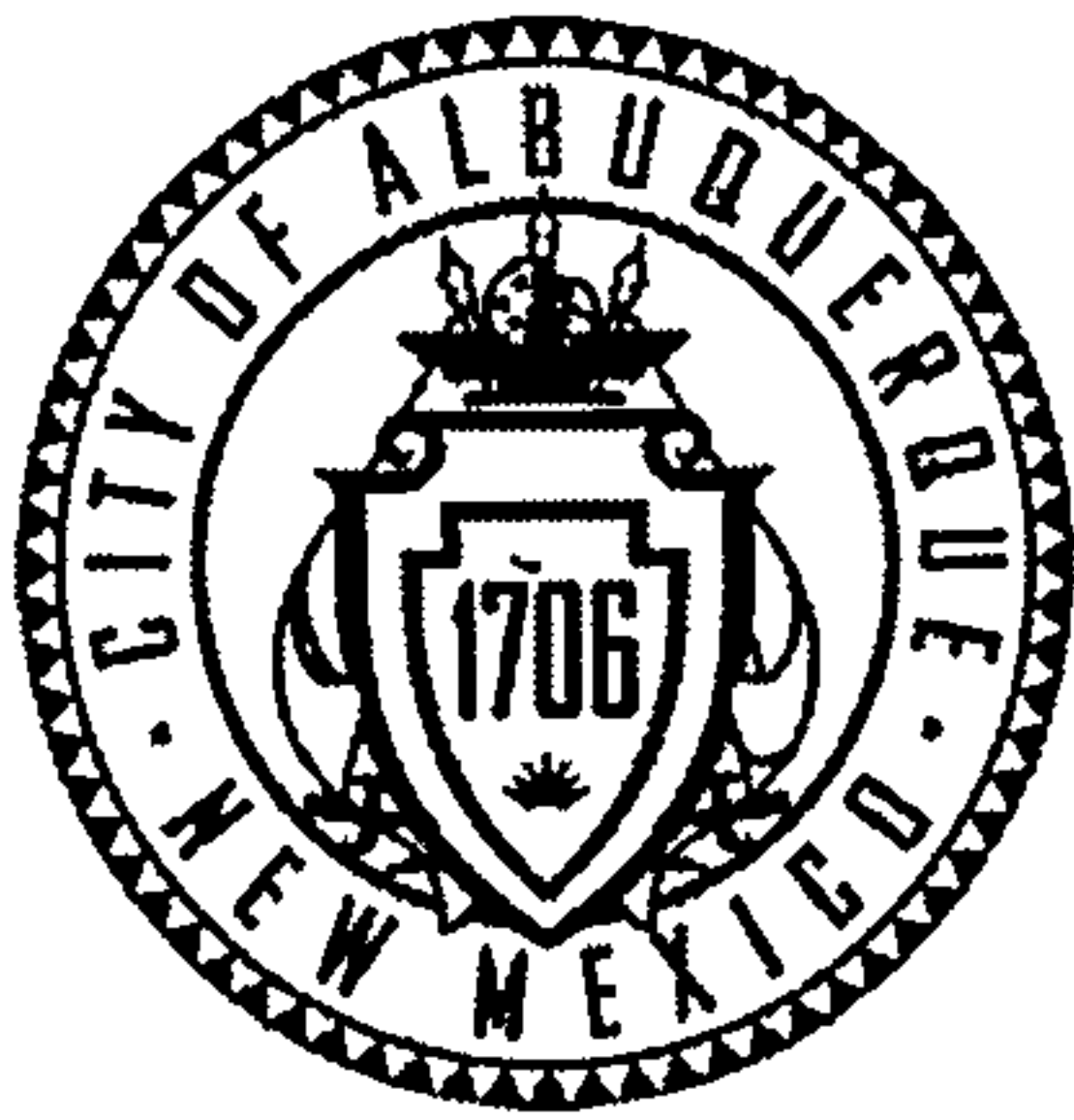
Thank you for your attention regarding this sketch plat. Please contact me at (505) 804-5013 if you require additional information or have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Biazar", enclosed within a hand-drawn oval.

Shahram (Shawn) Biazar, Managing Member

Enclosures  
JN: 201509



City of Albuquerque  
P.O. Box 1293 Albuquerque, New Mexico 87103  
**Planning Department**  
Suzanne Lubar, Director

**Richard J. Berry, Mayor**  
**Administrative Officer**  
June 24, 2015

**Robert J. Perry, Chief**

---

**SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation**

**Project Number(s):**

**Case Number(s):**

**Agent: SBS CONSTRUCTION AND ENGINEERING, LLC**

**Applicant: SWS HOLDINGS, LLC**

**Legal Description: TRACT 2-A, MULLER INDUSTRIAL SUBDIVISION**

**Zoning: M-2**

**Acreage: 5.24 acres**

**Zone Atlas Page: H-15**

**CERTIFICATE OF NO EFFECT: Yes  No**

**CERTIFICATE OF APPROVAL: Yes  No**

**TREATMENT PLAN REVIEW:**

**DISCOVERY:**

**SUPPORTING DOCUMENTATION:**

**SITE VISIT: n/a**

**RECOMMENDATION(S):**

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance) .***

**MFSchmader**

Matthew Schmader, PhD  
Superintendent, Open Space Division  
City Archaeologist



PROJECT#

1002738

July 15. 2015

張

# A City of Albuquerque



# DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

**SUBDIVISION**

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) L

Supplemental form **Z**

**ZONING**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

**APPEAL / PROTEST of...**

Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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: STORAGE ENTERPRISES LLC PHONE: 247-0328

ADDRESS: PO WILLIAM SALMON, ESQ 1801 LOMAS NW FAX: 766-9402

CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER TRACT IA, MUELLER INDUSTRIAL SUBDIVISION

AGENT (if any): FORSTBAUER SURVEYING LLC PHONE: 268-2112

ADDRESS: 4116 LOMAS BL NE FAX: 268-2032

CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: FORSTBAU@AOL.COM

DESCRIPTION OF REQUEST: LOT LINE ADJUSTMENTS TO ELIMINATE LONG STANDING ENCROACHMENTS & GRANT DRAINAGE EASEMENT

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) IA & 5.2598 PORTION OF TR. 2 Block:        Unit:       

Subdiv. / Addn. MUELLER INDUSTRIAL

Current Zoning: M-2 Proposed zoning:       

Zone Atlas page(s): H-15 No. of existing lots: 2 No. of proposed lots: 2

Total area of site (acres): 12.7172 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. 101505922746810335, 101505919648410338 MRGCD Map No.       

LOCATION OF PROPERTY BY STREETS:  On  Near: CANDELARIA ROAD NE (600)

Between: I-25 and EDITH BL NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_ V\_ S\_ etc.): Proj. # 1002238

(SKETCH PLAT) APP 02 DRB - -01447 SK, 7A 71-57, 2-471

Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team . Date of review: 10/02/02

SIGNATURE TERESE C. FORSTBAUER DATE 1/14/03

(Print) TERESE C. FORSTBAUER 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. fee rebate

Application case numbers	Action	S.F.	Fees
<u>03500 - 00000 - 00060</u>	<u>P/F Plat</u>		<u>\$285.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>Jan 22, 2003</u>			Total <u>\$285</u>

Terese C. Forstbauer 1/14/03  
Planner signature / date

Project # 1002238

Form revised September 2001

145  
140



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.

FORSTBAUER SURVEYING LLC BY TERESE FORSTBAUER  
 Applicant name (print)  
Terese Forstbauer 1/14/03  
 Applicant signature / date



Form revised September 2001

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

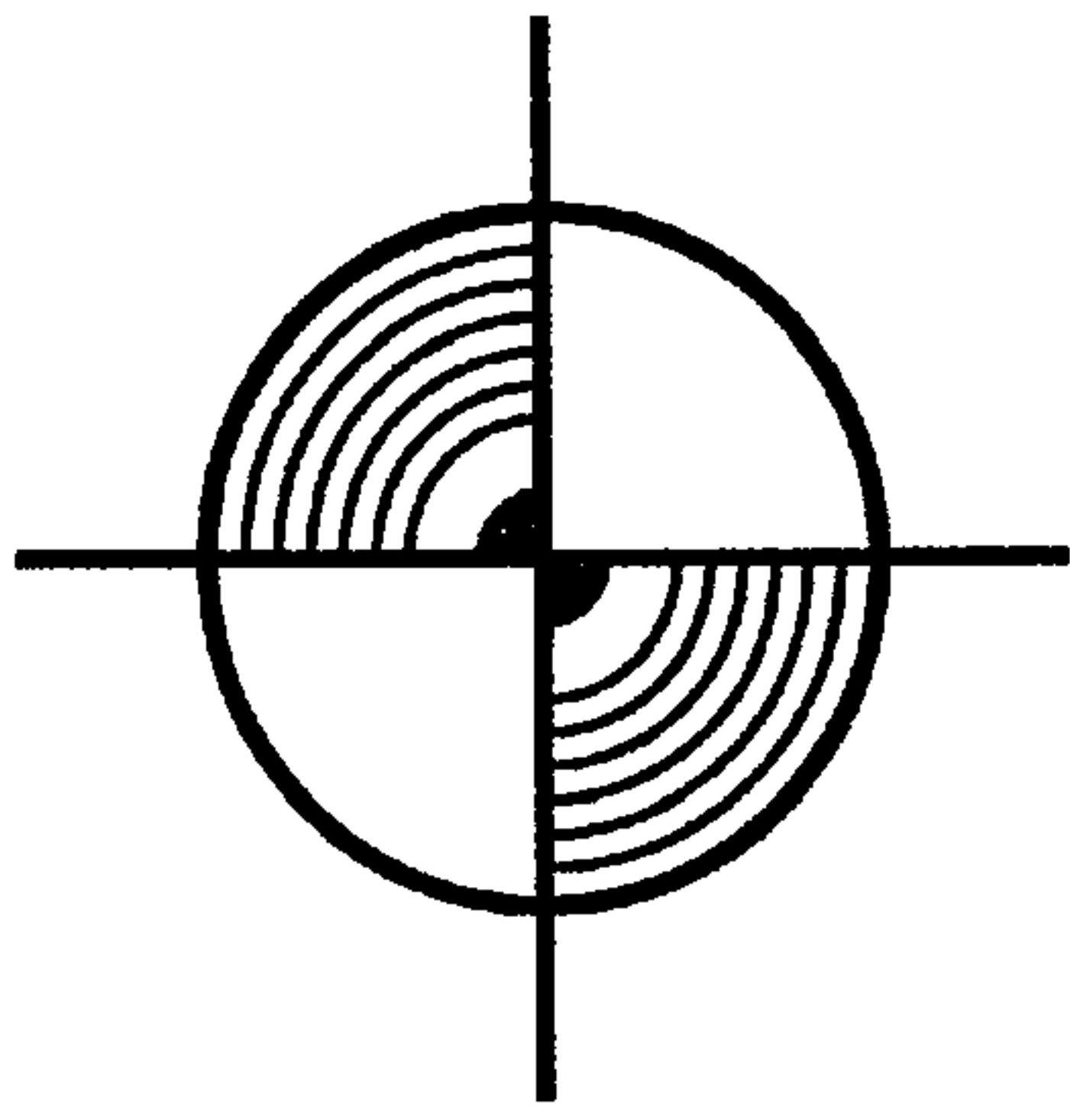
Application case numbers  
03500 - 60000 - 06060

Melinda Hill  
 Planner signature / date

Project # 1002238







# **Forstbauer Surveying Company, LLC**

*Professional Surveyor  
New Mexico • Arizona • Colorado  
United States Mineral Surveyor*

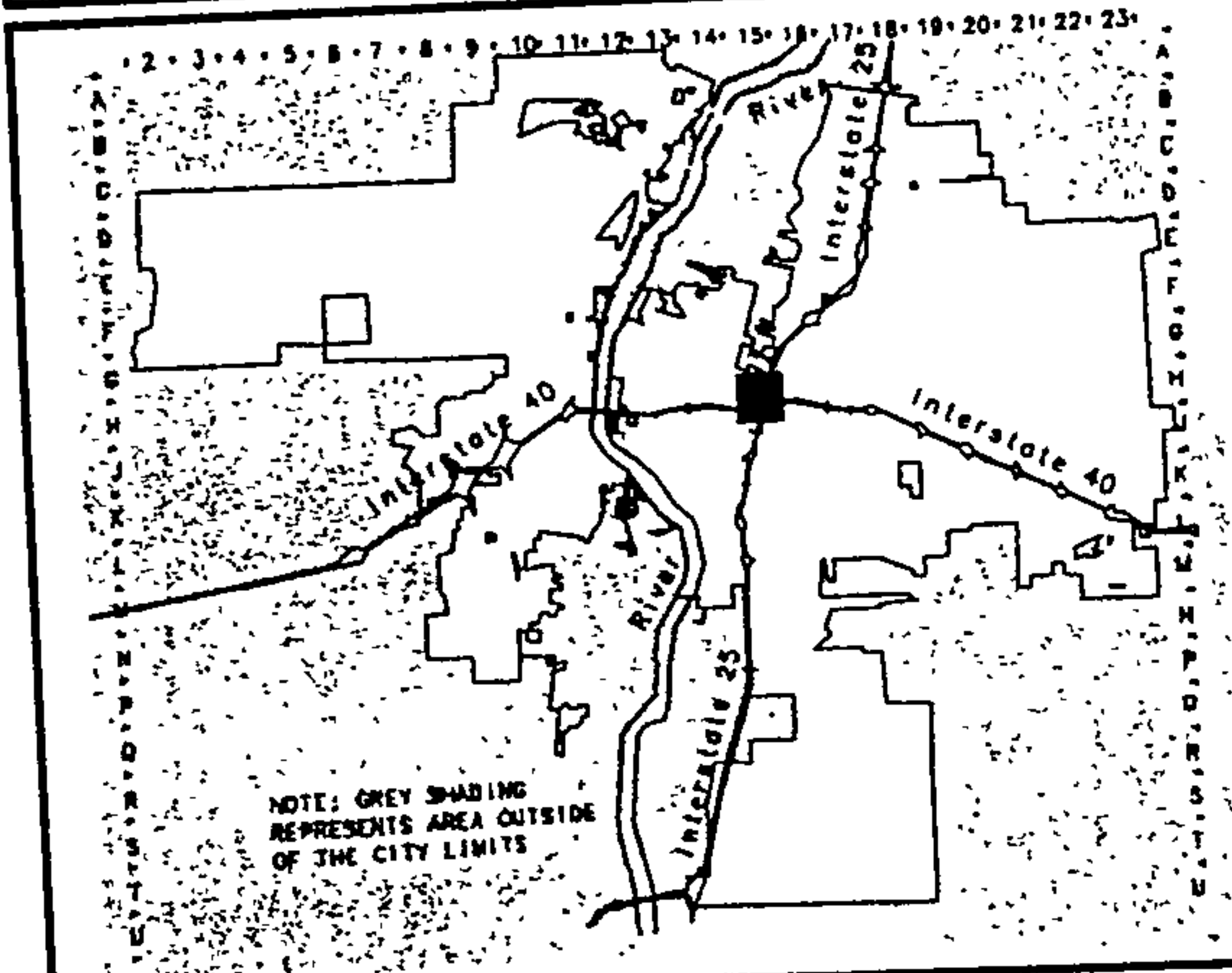
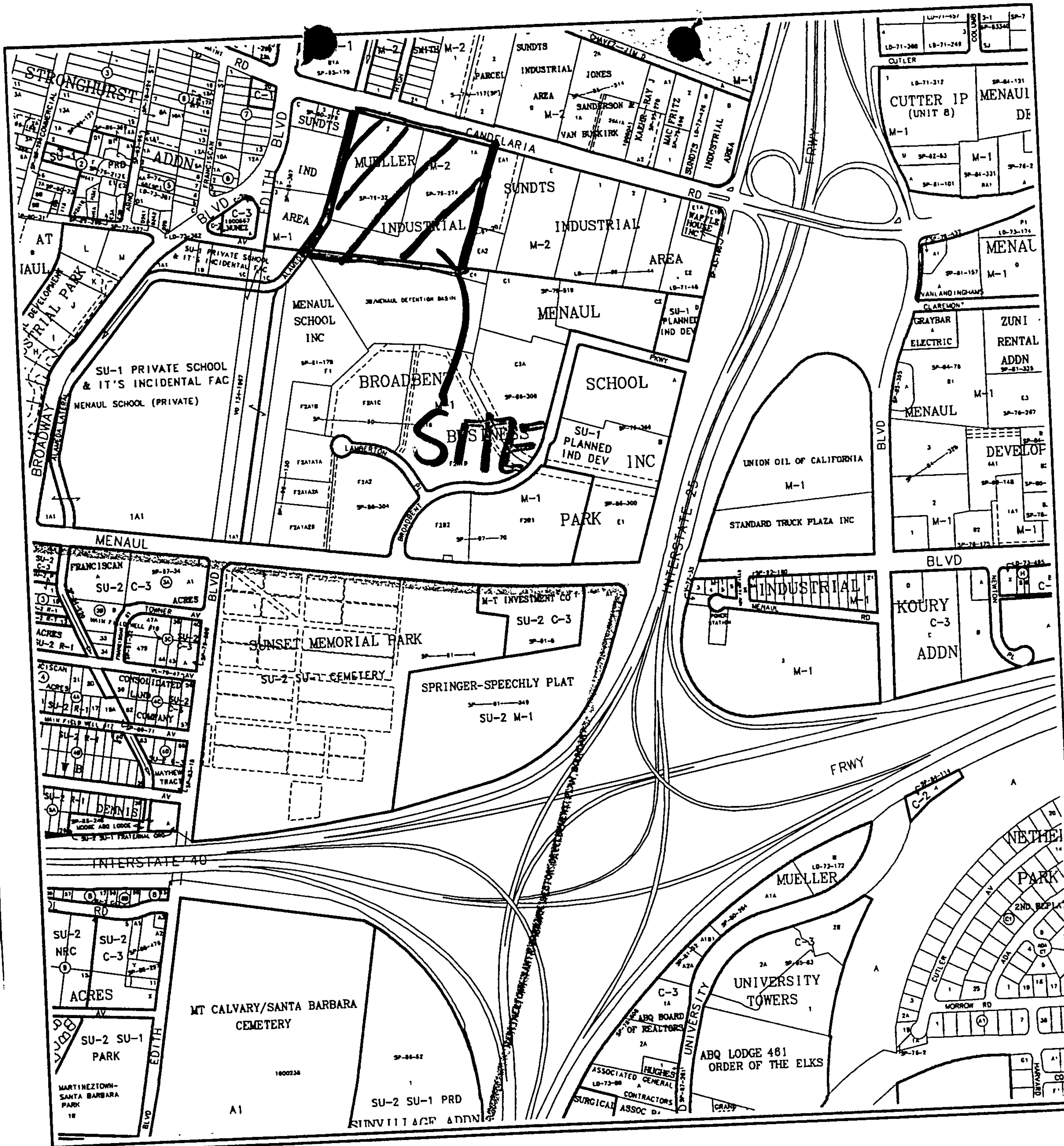
January 14, 2003

To: Development Review Board

Re: Tract 1A and a platted 5.2598 portion of Tract 2, Mueller Industrial  
Subdivision (Proposed Tracts 1A-1 and 2-A)

Forstbauer Surveying LLC requests final plat approval of the attached replat to adjust two boundary lines dividing the above tracts. The lot line adjustments are necessary due to encroachments, which apparently occurred in 1984 and were discovered in 1994 when a survey was prepared. A complaint for declaratory Judgment and to quiet title (Storage Enterprises, LLC Plaintiff v. Norman A. Mueller Defendant) was filed August 13, 2002. The property owner of Tract 1A (Storage Enterprises) is currently negotiating purchase of the approx. 640 square feet of land within the 5.2598 portion of Tract 2 owned by Norman A. Mueller. The purpose of the replat is solely to eliminate the encroachments and to grant the drainage easement shown hereon which the City of Albuquerque requested during the sketch plat process. This plat was approved for internal routing.





**CITY OF**  
**Albuquerque**  
**Albuquerque Geographic Information System**  
**PLANNING DEPARTMENT**  
 © Copyright 2002



**Zone Atlas Page**  
**H-15-Z**  
 Map Amended through April 03, 2002

ONE STOP SHOP . . . FRONT COUNTER  
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)  
LAND DEVELOPMENT COORDINATION SECTION (LDC)  
Plaza Del Sol -2nd & 4<sup>TH</sup> Floor West - 600 2nd St NW 87102  
Front Counter Main Number (505) 924-3858 or 924-3895  
Main Fax (505) 924-3864

### PAID RECEIPT

**APPLICANT NAME** Storage Enterprises LLC  
**AGENT** Foistbauer Surveying  
**ADDRESS** 4116 Lomas Blvd NE  
**PROJECT NO.** 1002238  
**APPLICATION NO.** ~~00000000~~ 03500 60000 00260

\$ ✓ 441006 / 4983000 (DRB Cases)  
\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
\$ \_\_\_\_\_ 441018 / 4971000 (Notification)

\$ 285.00 **Total amount due**

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

01/14/2003 2:12PM LOC: ANNX  
RECEIPT# 00002509 WSH 008 TRANS# 0032  
Account 441006 Fund 0110  
Activity 4983000 TRSDMM  
Trans Amt \$285.00  
J24 Misc \$285.00  
CK 10/28/02 \$285.00  
CHANGE \$0.00



# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

**SUBDIVISION**

Major Subdivision action

Minor Subdivision action **SKD**

Vacation **V**

Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN** **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

Supplemental form **Z**

**ZONING**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

**APPEAL / PROTEST of...** **A**

Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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: STORAGE ENTERPRISES LLC PHONE: 247-0328

ADDRESS: 40 William Salmon, Esq. 1801 LOMAS NW FAX: 766-9402

CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER TRACT 1A, MUELLER INDUSTRIAL SUBDIVISION

AGENT (if any): FORSTRAUER SURVEYING LLC PHONE: 268-2112

ADDRESS: 4116 LOMAS BL NE FAX: 268-2032

CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: FORSTRAUER@AOL.COM

DESCRIPTION OF REQUEST: LOT LINE ADJUSTMENTS TO  
ELIMINATE LONG STANDING ENCRoACHMENT

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 1A and 5.2598 portion of Tr. 2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addr MUELLER INDUSTRIAL

Current Zoning: M-2 Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): H-15 No. of existing lots: 2 No. of proposed lots: 2

Total area of site (acres): 12.7172 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 101505922746810335, 101505919648410338 MRGCD Map No \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near ED CANDELAIA ROAD NE

Between: I-25 N and EDITH BL NE

**CASE HISTORY:**

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

ZA 79-57 7-471

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

SIGNATURE TERESE C. FORSTRAUER DATE 9/23/02

(Print) TERESE FORSTRAUER, FORSTRAUER SURVEYING LLC Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>02DRB-01447</u>	<u>SK</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All checklists are complete				\$ _____
<input 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 type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
				Total \$ <u>0</u>

Hearing date Oct 2 2002

Planner signature / date [Signature] 9/23/02

Project # 1002238

Form revised September 2001



**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 *N/A*
- 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.

TELESE FORSTBAUER, FORSTBAUER SURVEYING LLC  
 Applicant name (print)

KARL FORST 9/23/02  
 Applicant signature / date

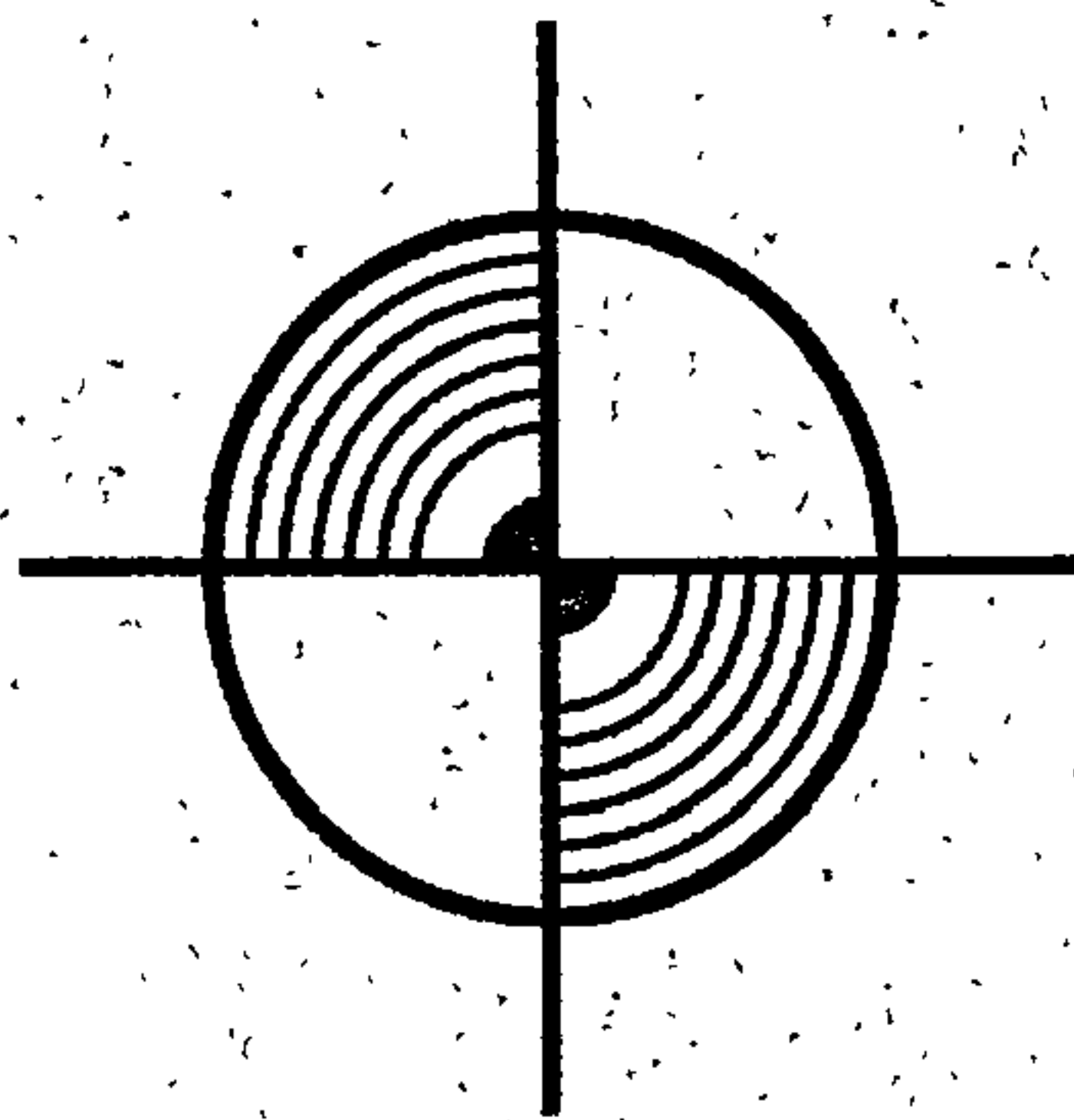


Form revised September 2001

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

Application case numbers  
02DRB - 01447  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 9/23/02  
 Planner signature / date  
 Project # 1002238



# Forstbauer Surveying Company, LLC

Professional Surveyor  
New Mexico • Arizona • Colorado  
United States Mineral Surveyor

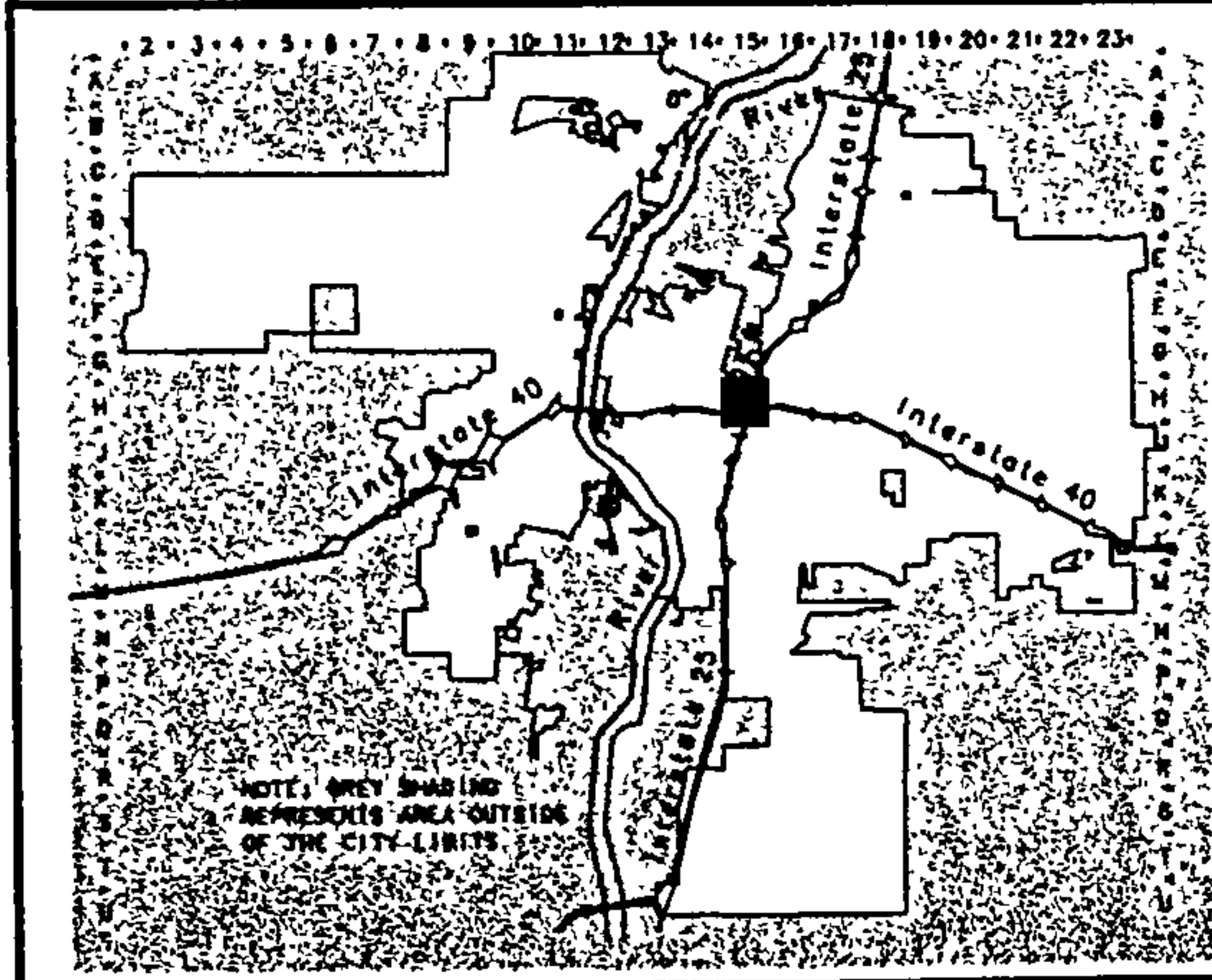
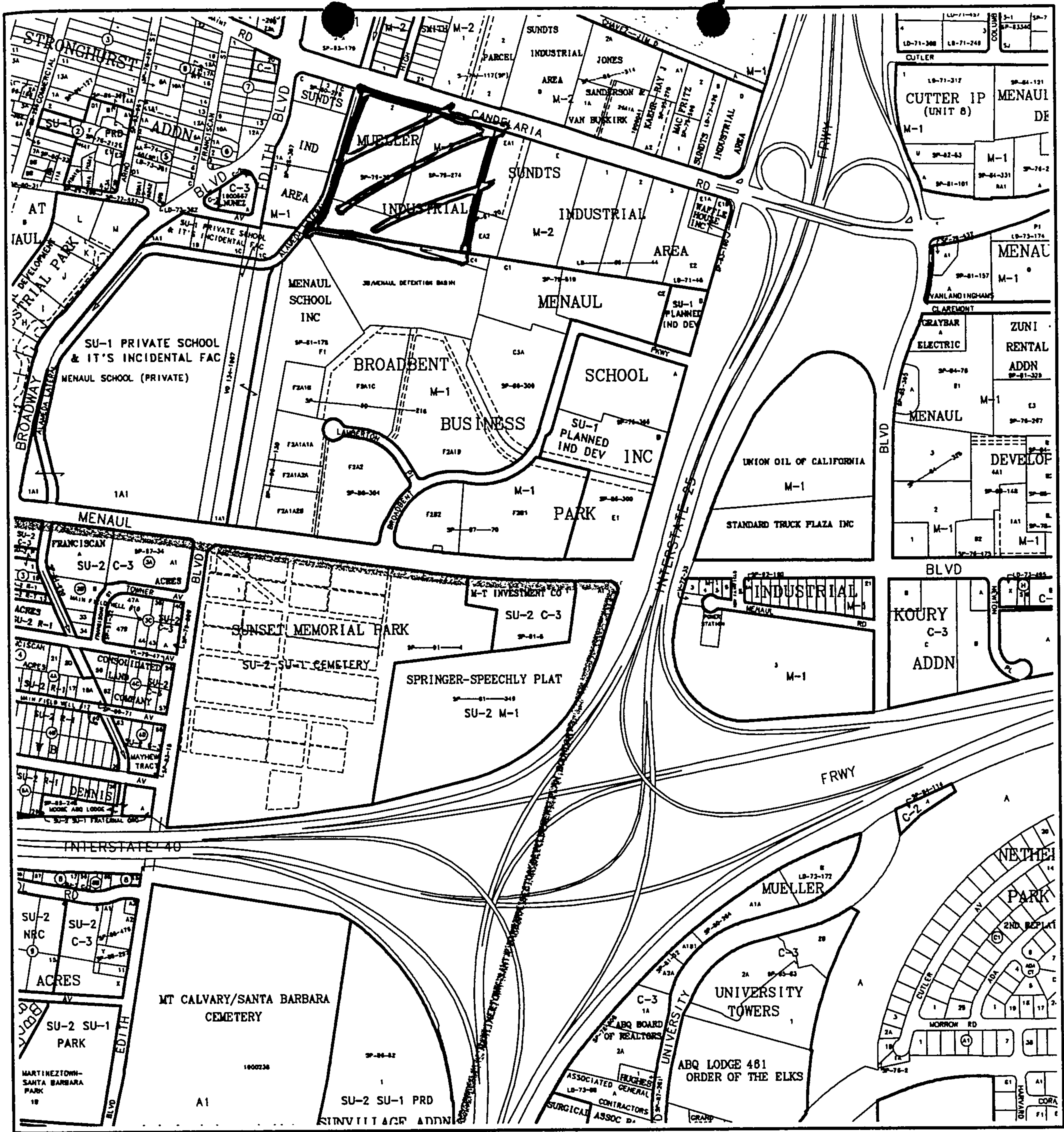
September 23, 2002

To: Development Review Board

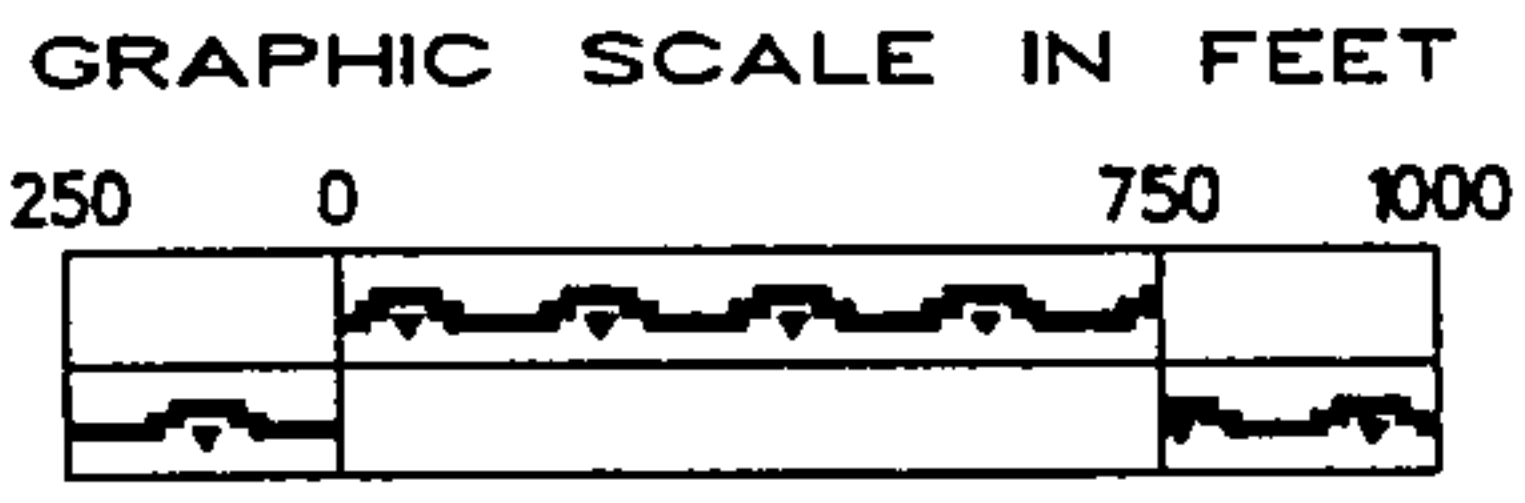
Re: Tract 1A and a platted 5.2598 portion of Tract 2, Mueller Industrial  
Subdivision (Proposed Tracts 1A-1 and 2-A)

Forstbauer Surveying LLC requests preliminary comments regarding a replat to adjust two boundary lines dividing the above tracts, as shown on the attached sketch plat. The lot line adjustments are necessary due to encroachments, which apparently occurred in 1984 and were discovered in 1994 when a survey was prepared. A complaint for declaratory Judgment and to quiet title (Storage Enterprises, LLC Plaintiff v. Norman A. Mueller Defendant) was filed August 13, 2002. The property owner of Tract 1A (Storage Enterprises) is currently negotiating purchase of the approx. 640 square feet of land within the 5.2598 portion of Tract 2 owned by Norman A. Mueller. The purpose of the replat is solely to eliminate the encroachments.





CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
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Zone Atlas Page

H-15-Z

Map Amended through April 03, 2002

Sketch Plat  
 Showing improvements for  
 Portion of Tract 2  
 Mueller Industrial Subdivision  
 Albuquerque, Bernalillo County, New Mexico  
 September 2002

PURPOSE OF PLAT: To adjust the lot line between  
 a Portion of Tract 2 and Tract 1A to the East.

