

Done 05-7-24-03

completed 4-21-03

APPLICATION NO. 03DRB - 01265	PROJECT NO. 1002386
PROJECT NAME Mesa Arriba ~ Charzuk	
EPC APPLICATION NO.	
APPLICANT / AGENT Jim Wilks	PHONE NO. 888-3066
ZONE ATLAS PAGE G-21	7-24-03
<b>IR ONE STOP COMMENT FORM LOG</b>	

<b>TRANSPORTATION DEV (505) 924-3990</b>		
PLANS DISAPPROVED	DATE 7-24-03	DATE
PLANS APPROVED <i>RP</i>	DATE 7-25-03	DATE
COMMENTS: - Need A SITE SKETCH.		

<b>UTILITY DEV (505) 924-3989</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>RAH</i>	DATE 7/25/03	DATE
COMMENTS:		

<b>HYDROLOGY DEV (505) 924-3986</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BCB</i>	DATE 7/29/03	DATE
COMMENTS:		

<b>PARKS AND REC (505) 768-5328</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>CS</i>	DATE 7/29/03	DATE
COMMENTS:		

<b>PLANNING (505) 924-3858</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>Arton</i>	DATE 8/1/03	DATE
COMMENTS:		

(Return form with plat / site plan)

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002386 Subdivision Name Mesa Arriba

Surveyor Anthony Harris Company Harris

Contact person Jim Wilks Phone # \_\_\_\_\_ email \_\_\_\_\_

Neal Weinberg \_\_\_\_\_ 7/24/03  
Approved \*Not Approved Date

DXF RECEIVED 7/24/03 DATE  
 HARD-COPY RECEIVED 7/24/03 DATE  
 DISCLOSURE STATEMENT

local coord bearings grid dist ground

\*Not Approved for one or more of the following reasons:

File Format and naming

- 1) \_\_\_ Format is not DXF file in ASCII format
- 2) \_\_\_ No hard copy of the final plat submitted
- 3) \_\_\_ <DRB Project #>.dxf not used as a standard naming convention

Coordinate System

- 4) \_\_\_ Submittal does not include a disclosure of the datum (NAD27 or NAD83)
- 5) \_\_\_ Submittal does not specify if coordinates are based on ground or grid distances
- 6) \_\_\_ Submittal does not include information, such as a tie to an ACS monument, necessary to convert from ground to grid
- 7) \_\_\_ Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

Content

- 8) \_\_\_ Submittal is not single drawing in model space showing only parcel and easement lines
- 9) \_\_\_ Digital submittal does not match final plat
- 10) \_\_\_ Parcel lines are not in one separate layer
- 11) \_\_\_ Access easement lines and all other easements that are 20 feet wide or greater are not in a second separate layer
- 12) \_\_\_ All other easement lines are not in a third separate layer

Comments:

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





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

- SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**
- \_\_\_ 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

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**
- \_\_\_ 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.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**
- \_\_\_ 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
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

- MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required** 4
- 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)  $215 = 145 + 70$
  - Any original and/or related file numbers are listed on the cover application
  - Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- 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.

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

Jim Wilks Wilks Co  
Applicant name (print)

Jim Wilks 7/24/03  
Applicant signature / date



Form revised MARCH 2003

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

Application case numbers  
03 DRB - 01265

JM 7/24/03  
Planner signature / date

**Project #** 1002386

WILKS COMPANY  
P.O. BOX 10097  
ALBUQUERQUE, NM 87184

Phone or FAX (505) 888 3066

July 14, 2003

TO: DEVELOPMENT REVIEW BOARD; CITY OF ALBUQUERQUE

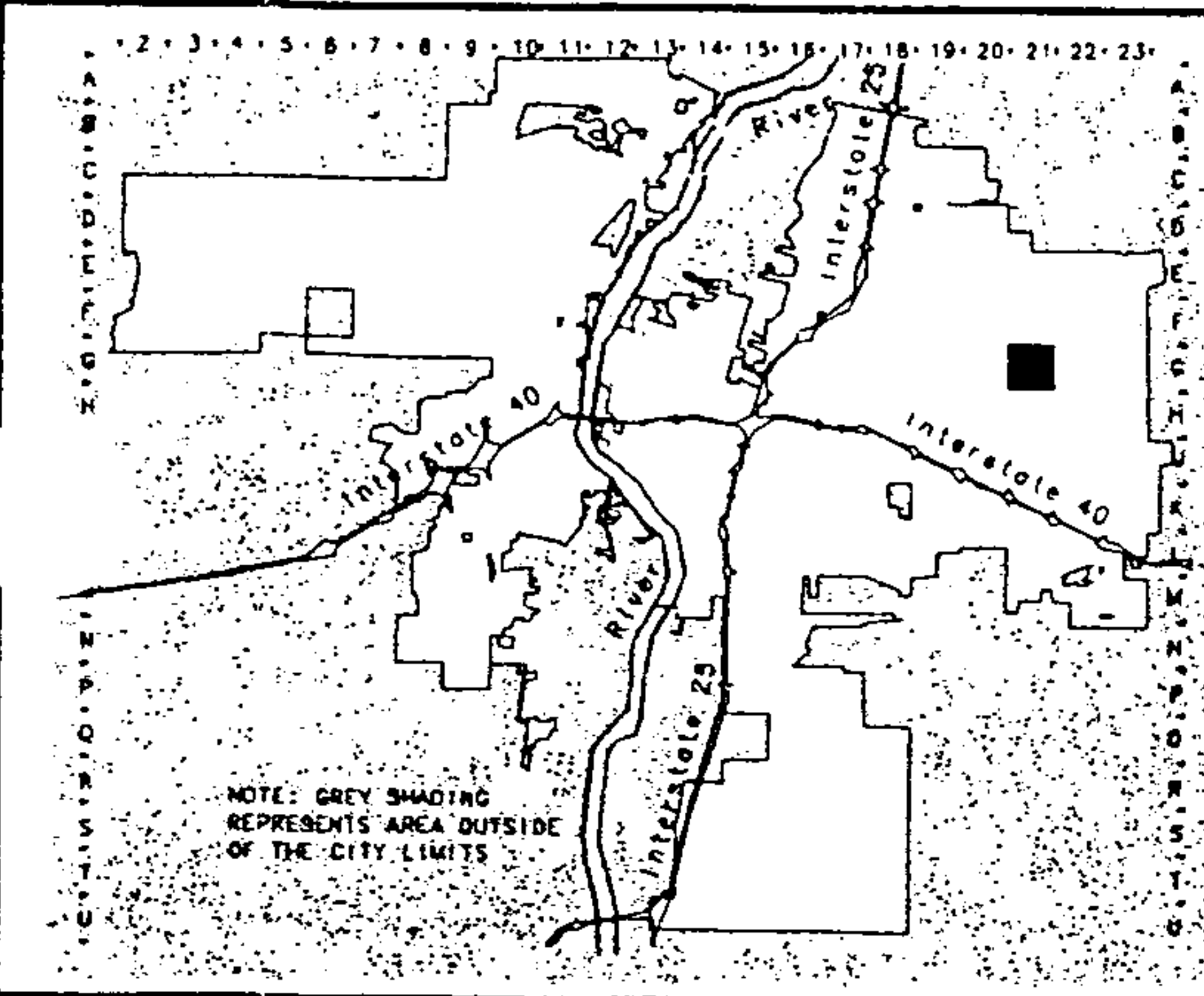
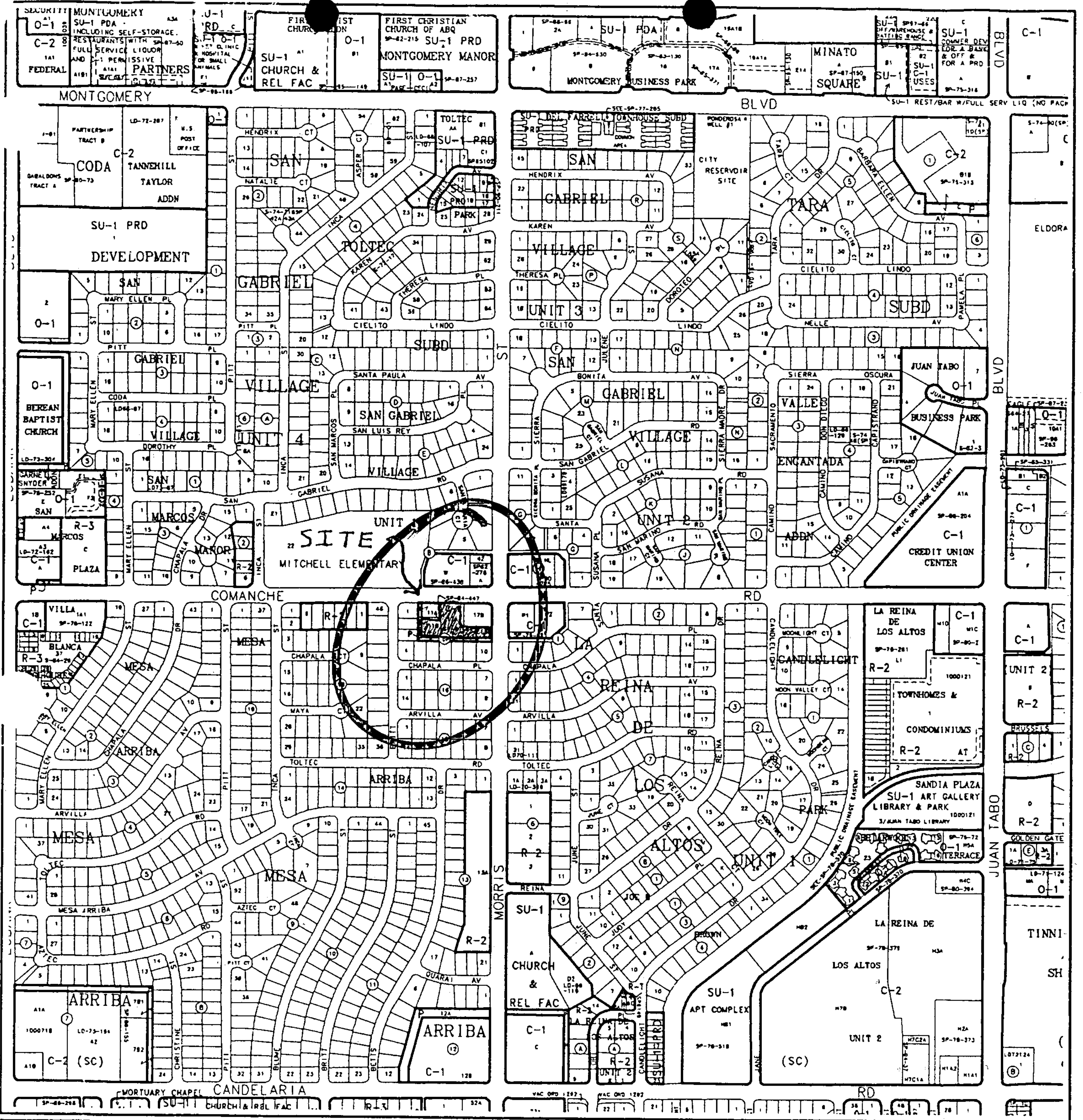
REFERENCE: PLAT OF LOT <sup>12-A-1</sup> ■; BLOCK 17; MESA ARRIBA SUBDIVISION

SUBJECT: Letter describing application request

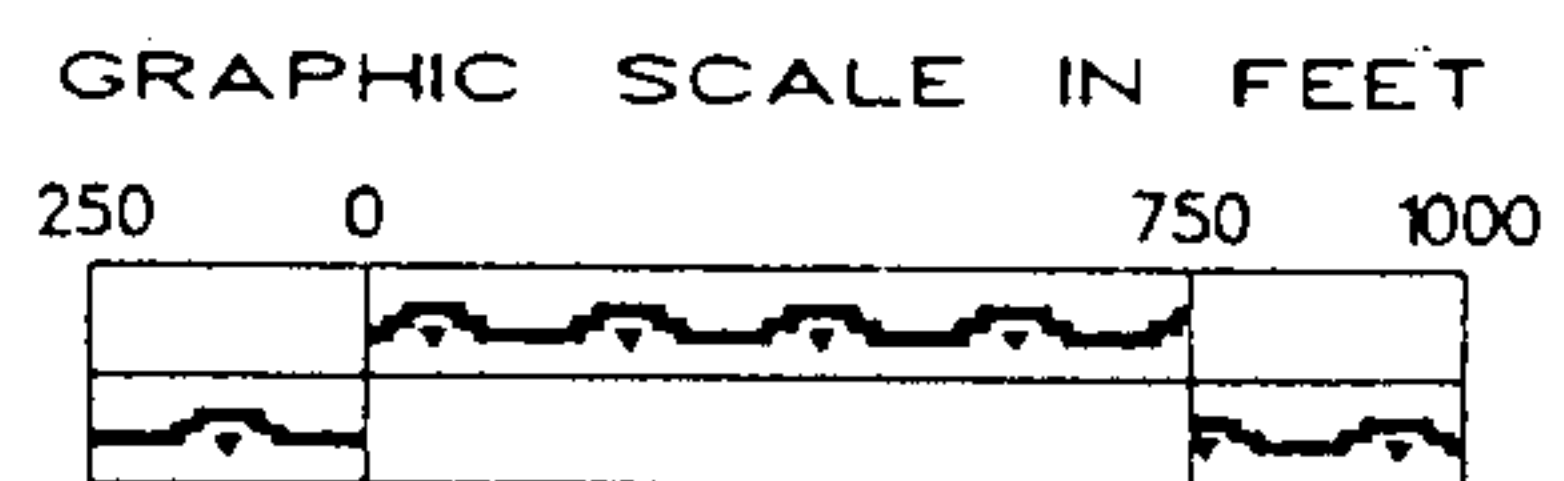
The purpose of this plat is to combine three lots into one lot and grant any easements as shown. The primary result will be to allow parking to be on the same lot as the building.

*Jim Wilks*





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

**G-21-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

JOHN CHARZUK

AGENT

JIM WILKS

ADDRESS

PROJECT NO.

100 2386

APPLICATION NO.

\$ 215. 441006 / 4983000 (DRB Cases)

\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ \_\_\_\_\_ 441018 / 4971000 (Notification)

\$ 215. Total amount due

ALBUQUERQUE 9-96  
GYMNASTICS SCHOOL  
10280 COMANCHE NE  
ALBUQUERQUE, NM 87111

95-219 585  
1070  
1002005034

Date 7-9-03

1673

Pay to the  
Order of

City of Albu

\$ 215.00

Dollars

WELLS  
FARGO

Wells Fargo Bank New Mexico, N.A.  
200 Lomas NW  
Albuquerque, NM 87102  
www.wellsfargo.com

Memo

Replot fee

⑆ 10700 219 21 ⑆ 1002005034 ⑆ 1673

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

07/24/2003 10:19AM LOC: ANN  
X  
RECEIPT# 00009487 WS# 007 TRANSH# 0006  
Account 441006 Fund 0110  
Activity 4983000 TRSCCS  
Trans Amt \$215.00  
J24 Misc 10/28/02 \$215.00  
CK \$215.00  
CHANGE \$0.00



LETTER OF AUTHORIZATION

Subject Property: Lot 12-A-1, Block 17  
Mesa Arriba Subdivision

I, the undersigned owner of subject property hereby designate **WILKS COMPANY** to be my authorized representative agent for the processing and recording of planning, zoning or appeals actions on this property.

John Charzuk  
Owner

7-8-03  
Date

State of New Mexico County of Socorro  
Subscribed and sworn to before me on 7-8-03  
(Date)

[Signature]  
(Notary Signature)  
**Rodolfo Apolonio**



OFFICIAL SEAL  
RODOLFO APOLONIO  
NOTARY PUBLIC - STATE OF NEW MEXICO  
My Commission Expires: 4-28-07



**Keyed Notes C1:**

1. NEW LANDSCAPED AREA, SEE LANDSCAPE PLAN
2. EXISTING LANDSCAPE AREA
3. EXISTING DUMPSTER
4. EXISTING HANDICAP PARKING SIGN
5. NEW HANDICAP PARKING SIGN
6. NEW RAINF.
1. EXISTING CONCRETE
8. EXISTING STEPS
9. HANDICAP ACCESSIBLE ENTRANCE
10. STANDARD ENTRANCE
11. EXISTING DRIVEWAY TO RETAIN
12. EXISTING 6' HIGH CMU WALL
13. REMOVE EXISTING PLANTER WALL
14. EXISTING RAISED DOUBLE DOOR SERVICE ENTRANCE
15. EXISTING ASPHALT
16. EXISTING CHAIN LINK FENCE
17. EXISTING CMU WALL

**Design Criteria:**

- A. ZONING DESIGN CRITERIA
  1. ZONING CLASSIFICATION ..... C1
  2. OCCUPANCY ..... AS
  3. CONSTRUCTION TYPE ..... 1IN
- B. LEGAL DESCRIPTION  
LOTS 1B, 1A AND 1A, BLOCK 11 MESA ARRIBA  
SUBDIVISION, ALBUQUERQUE, NEW MEXICO
- C. OFF-STREET PARKING  
A. REQUIRED:  
  1. EXERCISE OR HEALTH CLUB ..... 1/2 OCCUPANT LOAD
  - LESS 1/2% FOR BUS LINE ..... 56 X 3 X 5 SPACES REQUIRED
  - 1668 56 SPACES
- B. PARKING PROVIDED:  
  1. VAN ACCESSIBLE SPACES ..... 3
  2. STANDARD ACCESSIBLE SPACES ..... 1
  3. STANDARD PARKING SPACES ..... 52
  - TOTAL ..... 56
- D. LANDSCAPE REQUIREMENTS  
 A. LOT SIZE ..... 53,250 SF  
 B. BUILDINGS ..... 13,940 SF  
 C. LANDSCAPE REQUIRED ..... 5 (03,750 - 13,940) = 5,940 SF  
 D. LANDSCAPE PROVIDED..... 5,940 SF

**Final Construction Documents**

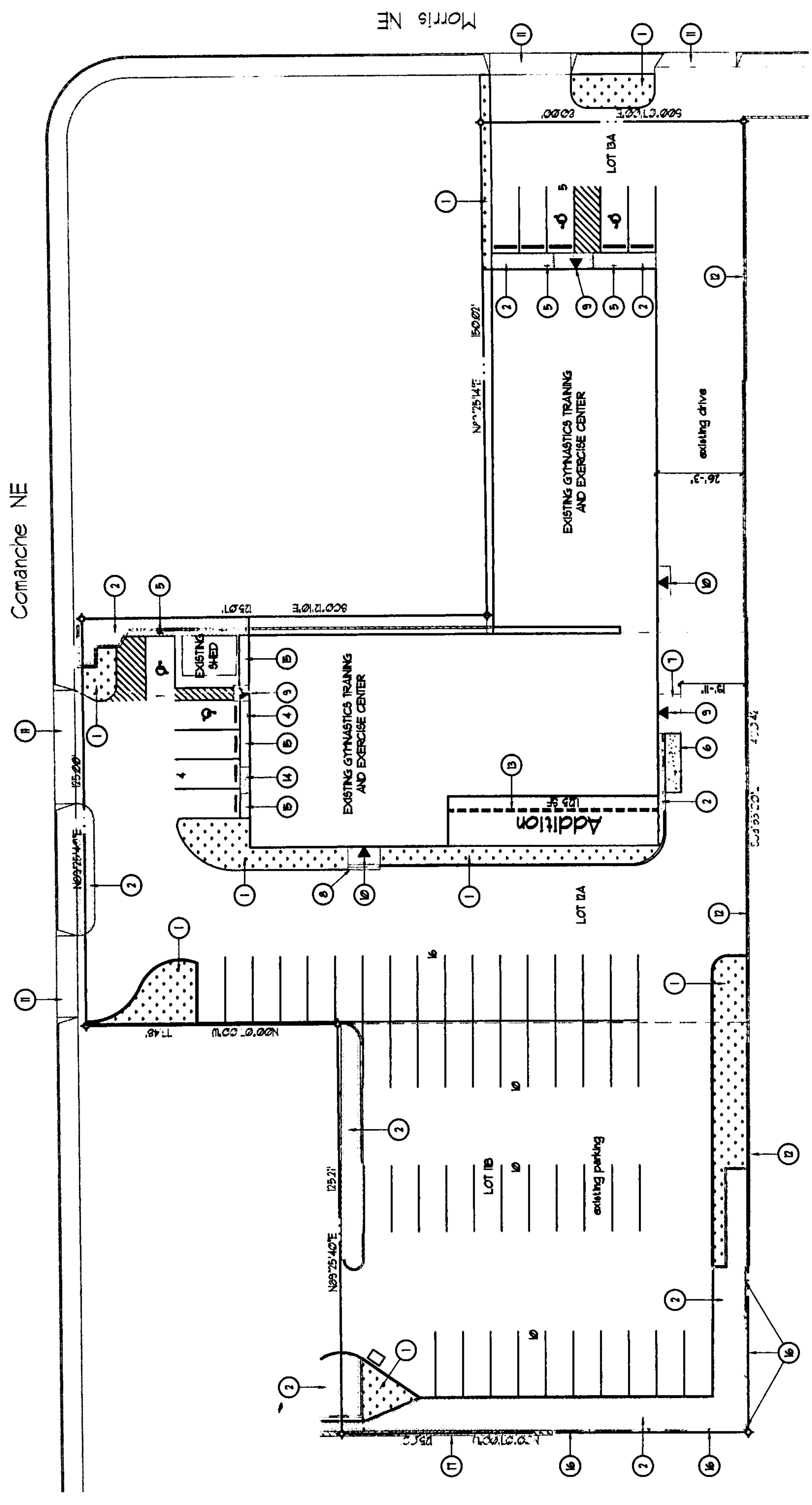
**Addition to**  
**Albuquerque Gymnastics School**  
10280 Comanche NE  
Albuquerque, New Mexico

Project Title



Drawn By: EB  
Checked By: URS  
Project No.: 200721  
Date: 7/20/05  
Owner: KEVIN GEORGES & ASSOCIATES, P.A.

Revisions: \_\_\_\_\_  
Architect: \_\_\_\_\_  
Engineer: \_\_\_\_\_



Site Plan - Existing  
1"=20'