CITY OF ALBUQUERQUE

PLANNING DEPARTMENT March 11, 2009 DRB Comments

ITEM # 10

PROJECT # 1002445

APPLICATION # 09-70089

RE: Block 88, Snow Heights Addition

The is a Shopping Center (SC) site and is thus site plan controlled. An approved site plan for subdivision will be required for proposed plat.

Jack Cloud AICP, DRB Chairman

924-3880/ jcloud@cabq.gov

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

3. Project# 1002819

10DRB-70090 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

GPS LLC agent(s) for 98TH STREET LLC request(s) the above action(s) for all or a portion of Tract(s) E-5-A, ALBUQUERQUE SOUTH Unit(s) 3, zoned C-2, located on GIBSON BLVD SW BETWEEN 98TH ST SW AND AMAFCA AMOLE CHANNEL containing approximately 3.8954 acre(s). (M-9) [Deferred from 3/24/10, 4/7/10.4/14/10] DEFERRED TO 5/12/10 AT THE AGENT'S REQUEST.

4. Project# 1002730

10DRB-70118 EXT OF SIA FOR TEMP DEFR SDWK CONST

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES. zoned R-D, located on CORONA AVE NE BETWEEN VENTURA ST NE AND MENDOCINO DR NE containing approximately 3.77 acre(s). (C-20) A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.

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

5. Project#-1002445
10DRB-70114 SKETCH PLAT REVIEW

AND COMMENT

OSSAM CONSULTING ENGINEERS agent(s) for FOWLER PROPERTY ACQUISITIONS request(s) the above action(s) for all or a portion of Block(s) 88, SNOW HEIGHTS ADDITION zoned C-2, located on NW CORNER OF JUAN TABO BLVD NE AND MENAUL BLVD NE (H-21) THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

6. Project# 1008311
10DRB-70121 SKETCH PLAT REVIEW
AND COMMENT

JACK D'AMBROSIO request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) 4, FOUR HILLS VILLAGE 14TH INSTALLMENT zoned R-1, located on HIDEAWAY LN SE BETWEEN STAGECOACH RD SE AND WARM SANDS DR SE containing approximately 1.42 acre(s). (M-23) THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

7. Approval of the Development Review Board Minutes for April 14, 2010

Other Matters:

ADJOURNED:

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

10. Project#-1002445-09DRB-70089 SKETCH PLAT REVIEW AND COMMENT ALAN ORTEGA - GC - ENGENEERING agent(s) for FOWLER PROPERTY ACQUISITIONS request(s) the - W above ait on(s) for all or a port on of Bloik(s) 88, SNOW HEIGHTS ADDITION FOOTHILLS SHOPPING CENTER zoned C-2, loiated on JUAN TABO BLVD NE BETWEEN MENAUL BLVD NE AND MORRIS ST NE (H-21) THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

11. Project# 1007685
09DRB-70088 SKETCH PLAT REVIEW
AND COMMENT

ERIC ORTON request(s) the above ait on(s) for all or a port on of Lot(s) 3, Bloik(s) 66, UNIVERSTIY HEIGHTS zoned R-3, loiated on COLUMBIA SE BETWEEN GARFIELD SE AND MCEARL SE (K-16) THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

12. Project# 1007602
09DRB-70080 SKETCH PLAT REVIEW
AND COMMENT

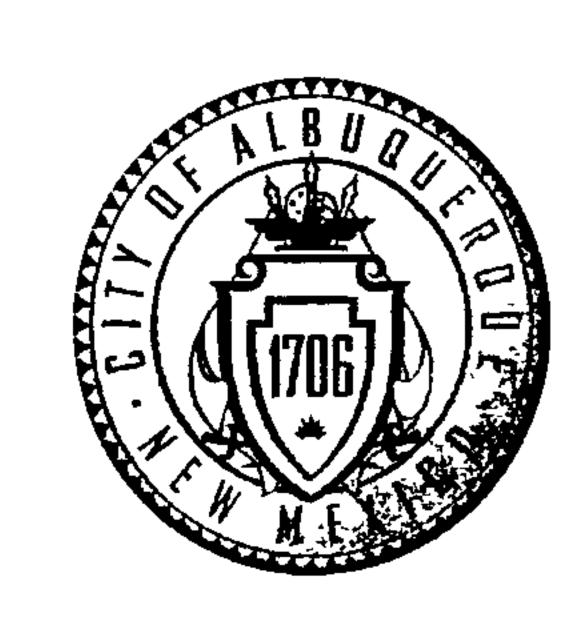
MARK SNAPP agent(s) for MOUNTAIN L20 LLC request(s) the above ait on(s) for all or a port on of Lot(s) 20, BALLING ADDITION, zoned S-MRN, loiated on 1301 MOUNTAIN RD NW BETWEEN 13TH ST NW AND 14TH ST NW ionta n ng approx mately 0.333 aire(s). (J-13) THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

13. Other Matters: None.

ADJOURNED: 10:30

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CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

	DRB CASE NO/PROJECT NO: 1002445	AGENDA ITEM NO: 10
	SUBJECT:	
	Sketch Plat/Plan	
	ACTION REQUESTED: REV/CMT:(x) APP:() SIGN-OFF:() EXTN:() AME	END:()
PO Box 1293	ENGINEERING COMMENTS:	
Albuquerque	Need cross-lot drainage easement.	
NM 87103	RESOLUTION: APPROVED; DENIED; DEFERRED; COI	discussed
www.cabq.gov	APPROVED; DENIED; DEFERRED; COI	MMENTS 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 924-3986	<u>DATE</u> : March 11, 2009



DEVELOPMENT REVIEW BOARD Standard Comment Sheet

DRB-1002445 Item No. 10 Zone Atlas H-21

DATE ON AGENDA 3/11/09
INFRASTRUCTURE REQUIRED (X)YES ()NO
CROSS REFERENCE: N/A

TYPE OF APPROVAL REQUESTED: () ANNEXATION
(X)SKETCH PLAT ()PRELIMINARY PLAT ()FINAL PLAT
()SITE PLAN FOR SUBDIVISION ()SITE PLAN FOR BUILDING PERMIT

Comments:

1. Need to request a water/sewer availability. There currently is no way to serve the site.

If you have any questions or comments please call Roger Green at 924-3989.

Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

	រង្វាplem	ental form		
SUBDIVISION Major Subdivision action	S		G & PLANNING	
Minor Subdivision action			Annexation County Submit	 [4a]
Vacation	V		County Submite	_
Variance (Non-Zoning)			Zone Map Amendment	
SITE DEVELOPMENT PLAN	P		Zoning) Sector Plan (Phase I, II	1111
for Subdivision			Amendment to Sector,	
for Building Permit Administrative Amendment (AA)			Comprehensive Plan	•
IP Master Development Plan	D		Text Amendment (Zonir Street Name Change (L	ng Code/Sub Regs) ncal & Collector)
Cert. of Appropriateness (LUCC)	L,	A APPE	AL / PROTEST of	ocqi a Collector)
STORM DRAINAGE (Form D) Storm Drainage Cost Allocation Plan			Decision by: DRB, EPC, LUC ZHE, Zoning Board of Appea	C, Planning Director or Staff, als
PRINT OR TYPE IN BLACK INK ONLY. The Planning Department Development Services Cetime of application. Refer to supplemental form.	enter, 600 2" Str	et NW. Albu	nit the completed appl querque, NM 87102. F	ication in person to the ees must be paid at the
APPLICATION INFORMATION:		•		
Professional/Agent (if any): ALAN ORTESA	OCCAM CO	NSULTING	ENGINEENS PHON	E:505-275-0027
ADDRESS: 10010 INDIAN SCHOOL	120. NE			505-275-0227
CITY: ALBUQUERQUE	STATEN	ZIP <u>87//2</u>		NSULTINGGROUP. CO
ADDITION EAST OF THE				
APPLICANT: FOWLER PROPER;	TY ACQUIS	1710/15	•	5-925-3100
ADDRESS: 100 BUSH STOLET,	SUITE 3	20	FAX: <u>4/5</u> -	925-3440
CITY: 5AN FRANCISCO	_ STATE <u>CA</u>	ZIP <u>94 1/1</u>	4E-MAIL:	• <u> </u>
Proprietary interest in site: <u>OWN En</u>	List <u>a</u>	ll owners:	A FOOTHILLS	44
DESCRIPTION OF REQUEST:SIETLIL	PLAT	REVIEW	4/	•
Lot or Tract No. SHOW HEIGHTS Subdiv/Addn/TBKA: SHOW HEIGHTS Existing Zoning: C - Z Zone Atlas page(s): H -Z/- Z CASE HISTORY:		g: <u>C-7</u>		Unit:
List any current or prior case number that may be rele	evant to your applica	ation (Proj , App	., DRB-, AX_,Z_, V __ , S_, et	c.):
CASE INFORMATION:				•
	OFT of a landfill?			
No. of existing lots: No. of proj	posed lots:	Total area	of site (acres):	<u> </u>
No. of existing lots: LOCATION OF PROPERTY BY STREETS: On or No. of prope	ear: <u>744</u> 7			ENAUL BLVD.
Check-off if project was previously reviewed by Sketc			eview Team 🗀 Date of rev	iow:
SIGNATURE /				1-6-11)
(Print) ALAN ORTELA				:
() III)			Applicant:	☐ Agent: ☐ .
• • • • • • • • • • • • • • • • • • •				
OR OFFICIAL USE ONLY			Fo	rm revised 4/07
INTERNAL ROUTING Applicat	ion case numbers	, , , , , , , , , , , , , , , , , , ,	Action S.F.	Fees
All checklists are complete All fees have been collected	2 <u>P</u>	014	$\frac{1}{2}$	(3) s
All case #s are assigned ————		<u> </u>		_ \$
AGIS copy has been sent ———				_ \$
—Case history #s are listed —Site is within 1000ft of a landfill				_ : \$
F.H.D.P. density bonus		4		_ \$ Total
F.H.D.P. fee rebate Hearing	m 1 10	1110		Total
	date	1110		s
6. 1. d. a. 11h A1	date CAL	110	100011	\$
Landy Audle Of	06/10	Project #	100244	\$

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.
X 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, a	diacent rights-of-way and street
Site sketch with measurements showing structures, parking, Bldg. setbacks, a improvements, if there is any existing land use (folded to fit into an 8.5" by	/ 14" pocket) 6 copies
Z Zone Atlas map with the entire property(ies) clearly outlined	
χ 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"	Tour attenuance is required.
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 Exter	nsion 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	. our attoriaatioo to roquirou.
Signed & recorded Final Pre-Development Facilities Fee Agreement for Resid	ential development only
Design elevations & cross sections of perimeter walls 3 copies	actorparie orny
Zone Atlas map with the entire property(ies) clearly outlined	
Bring original Mylar of plat to meeting, ensure property owner's and City Surve	vor's signatures are on the plat
Copy of recorded SIA	
Landfill disclosure and EHD signature line on the Mylar if property is within a la	ndfill 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 co	pies for unadvertised meetings
ensure property owner's and City Surveyor's signatures are on the plat price	or to submittal
Signed & recorded Final Pre-Development Facilities Fee Agreement for Resid	
Design elevations and cross sections of perimeter walls (11" by 17" maximum)	
Site sketch with measurements showing structures, parking, Bldg. setbacks, a	djacent rights-of-way and street
improvements, if there is any existing land use (folded to fit into an 8.5" by	
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 Surve	yor's signatures are on the plat
Landfill disclosure and EHD signature line on the Mylar if property is within a la	ndfill 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 plot data for AGIS is required.	•
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 cha	anges 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 in	nto 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 Survey	yor'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 ALAN ORTEG	
	olicant name (print)
deferral of actions.	ALBOQUERQUE
	ant signature / date
	sed October 2007
Checklists complete Application case numbers Application case numbers	Hand Oce 04/06/10
	Planner signature / date
Case #s assigned ————————————————————————————————————	Planner signature / date
Related #s listed ————————————————————————————————————	0000



Development Review Board
City of Albuquerque
600 2nd Street NW
Albuquerque, New Mexico 87103

Re: Sketch Plat – Block 88 Snow Heights Addition

Dear Board Members,

Attached for your review is a Sketch Plat of Block 88, Snow Heights Addition. The owners of the property, FPA Foothills LLC would like to create an additional parcel in an unused and unoccupied portion of the property referenced above.

This request was brought before you on March 11, 2009, Project # 1002445. A Water and Sanitary Sewer Serviceability Statement #90303 was also issued, a copy of which is attached.

Although they are under separate ownership, Tracts 3 & 4 as shown on the attached drawing labeled Exhibit "A" were to be included and were a requirement for final plat approval. The owner of these two tracts has been unwilling to sign the plat. The applicant, who has never held title to these properties, has attempted for approximately 6 months to obtain the signature of the adjacent property owners. The applicant, who has no control and no means of code enforcement over the referenced tracts, has made every effort to comply with the requirements imposed by the city. Due to these circumstances we respectfully request that the requirement of inclusion of these two tracts be removed.

Sincerely,

Occam Consulting Engineers, Inc.

Alan Ortega, CFM

Project Manager

Enclosures

Chair
Deanna Archuleta
County of Bernalillo
Commissioner, District 3

ViceChair
Trudy Jones
City of Albuquerque
Councillor, District 8

Alan B. Armijo County of Bernalillo Commissioner, District 1

Martin J. Chavez
City of Albuquerque
Mayor

Art De La Cruz County of Bernalillo Commissioner, District 2

Rey Garduño
City of Albuquerque
Councillor, District 6

Ken Sanchez
City of Albuquerque
Councillor, District 1

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director Mark S. Sanchez

Website www.abcwua.org

April 2, 2009

Alan Ortega GC Engineering, Inc. 10010 Indian School Rd NE, Suite 108 Albuquerque NM 87112

RE: Water and Sanitary Sewer Serviceability Statement #90303

Snow Heights Addition-Lot 88

Zone Atlas Map: H-21

Dear Mr. Ortega:

The instantaneous fire flow requirements for the subject property were not submitted in the request for availability; therefore, this statement may not be complete and/or valid at the time of future construction. Once the specific type of development and fire protection requirements have been established by the Fire Marshal's Office, you will need to request an updated availability statement from the Utility Development office. As such, only general information in the form of a statement of serviceability may be issued at this time.

Project Information: The lot for which the availability request was made is ± 9.6 acres, however the construction site is a small portion of this lot comprising of ± 0.4 acres. The construction site is on the west side of Juan Tabo just north of the Juan Tabo and Menaul intersection within the city limits. The site is currently zoned C-2 and lies in the 6E pressure zone within the Montgomery trunk. The request for service availability states that a replatt of the property will make the ± 0.4 acre construction site a separate parcel and that proposed development is a non-specific food service business building of approximately 3,000 sq-ft.

Existing Conditions: Water infrastructure in the area includes a 16 inch line and a 6 inch line, both of Project #03-43-74, in Juan Tabo as well as an on-site 6 inch line (Project #03-40-73) and two 6 inch lines (Project #03-27-73 and #03-40-73) in Menaul.

Sanitary sewer infrastructure in the area includes a 15 inch line (Project #07-064-60) and an 8 inch line (Project #21-066-74) in Menaul.

Serviceability to the site is contingent upon both compliance with the Fire Marshal's fire flow requirements and the acquisition of a private easement, due to the nature of the replatt. New metered water service for the purposed development is obtainable via routine connection to either the 6 inch line in Menaul or the on-site 6 inch line. Metered water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sewer service.

Sewer service to the purposed development is obtainable contingent upon acquisition of a private easement or shared service agreement, due to the nature of

the replat. With a private easement, service is obtainable via routine connection to the 8 inch line in Menaul. Due to size, type and designation service taps to the 15 inch interceptor line in Juan Tabo will **not** be available.

Construction of all required improvements will be at the developer/property owner's expense and must be coordinated through the Either the Water Authority's Tapping Permit Process or if new hydrant are required the Mini Work Order Process. Construction of all public improvements must be by a licensed, bonded, public utility contractor.

Costs and Fees: In addition to installation and construction costs, new sanitary sewer and metered water services will be subject to Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized. Credit will be given for any previous accounts on this property.

Water Use: All new development shall be required to meet the standard water usage of 180 gallons per household per day which is equivalent to 75 gallons per capita day. Indoor water use shall consist of 70% of total use with outdoor limited to 30%. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This statement of availability will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Utility Department as soon as possible.

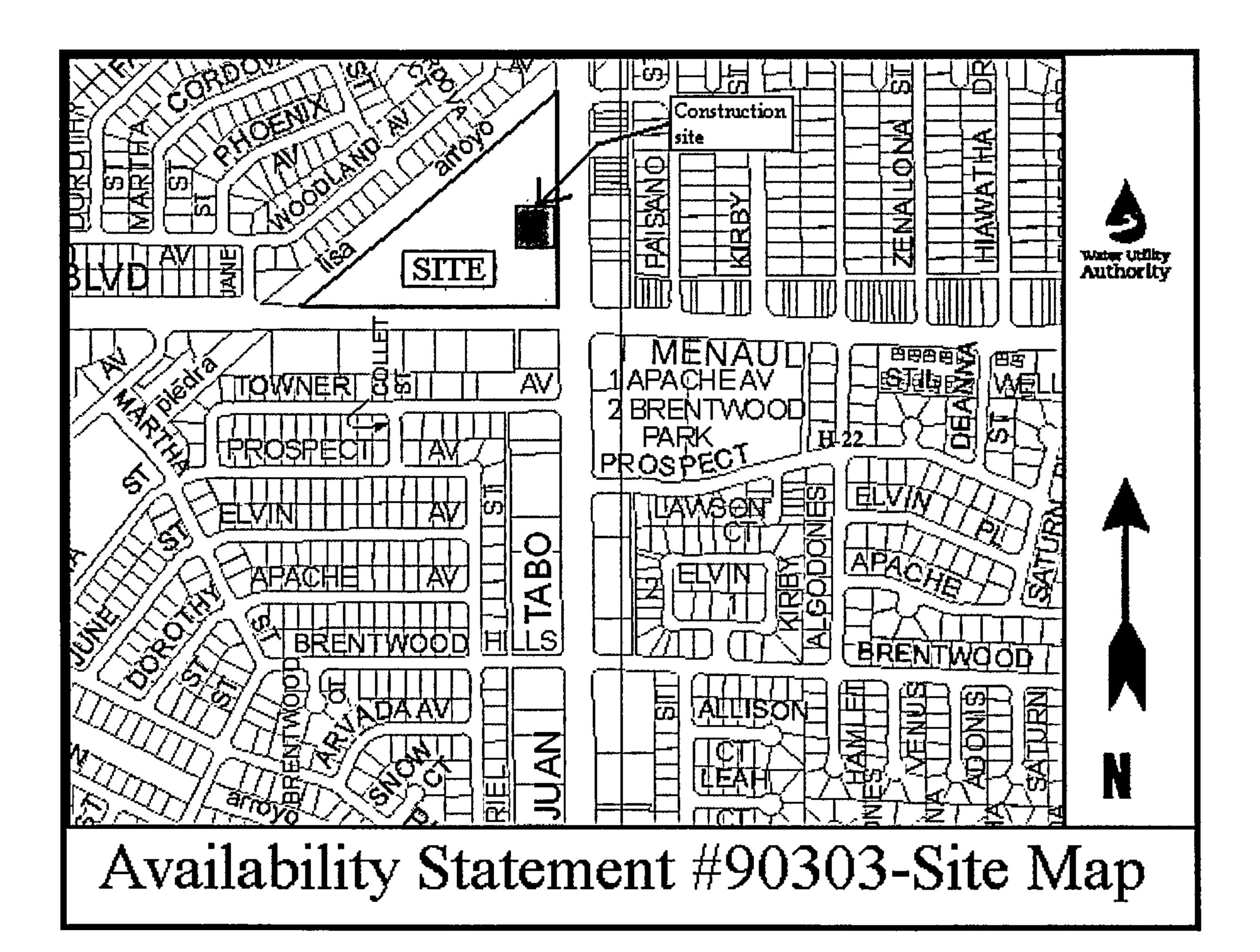
Please feel free to contact the Utility Development Office at (505) 924-3987, or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

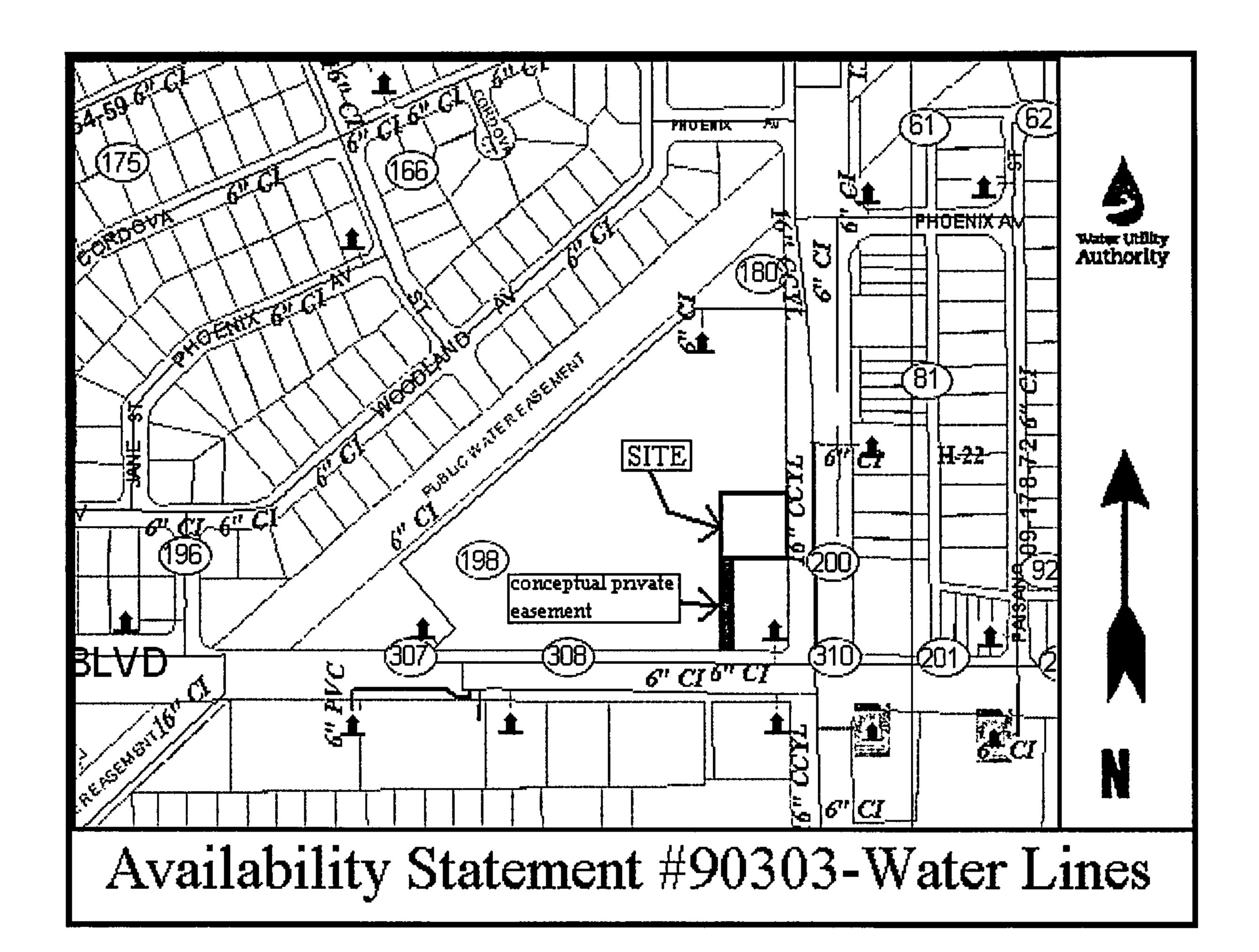
Sincerely,

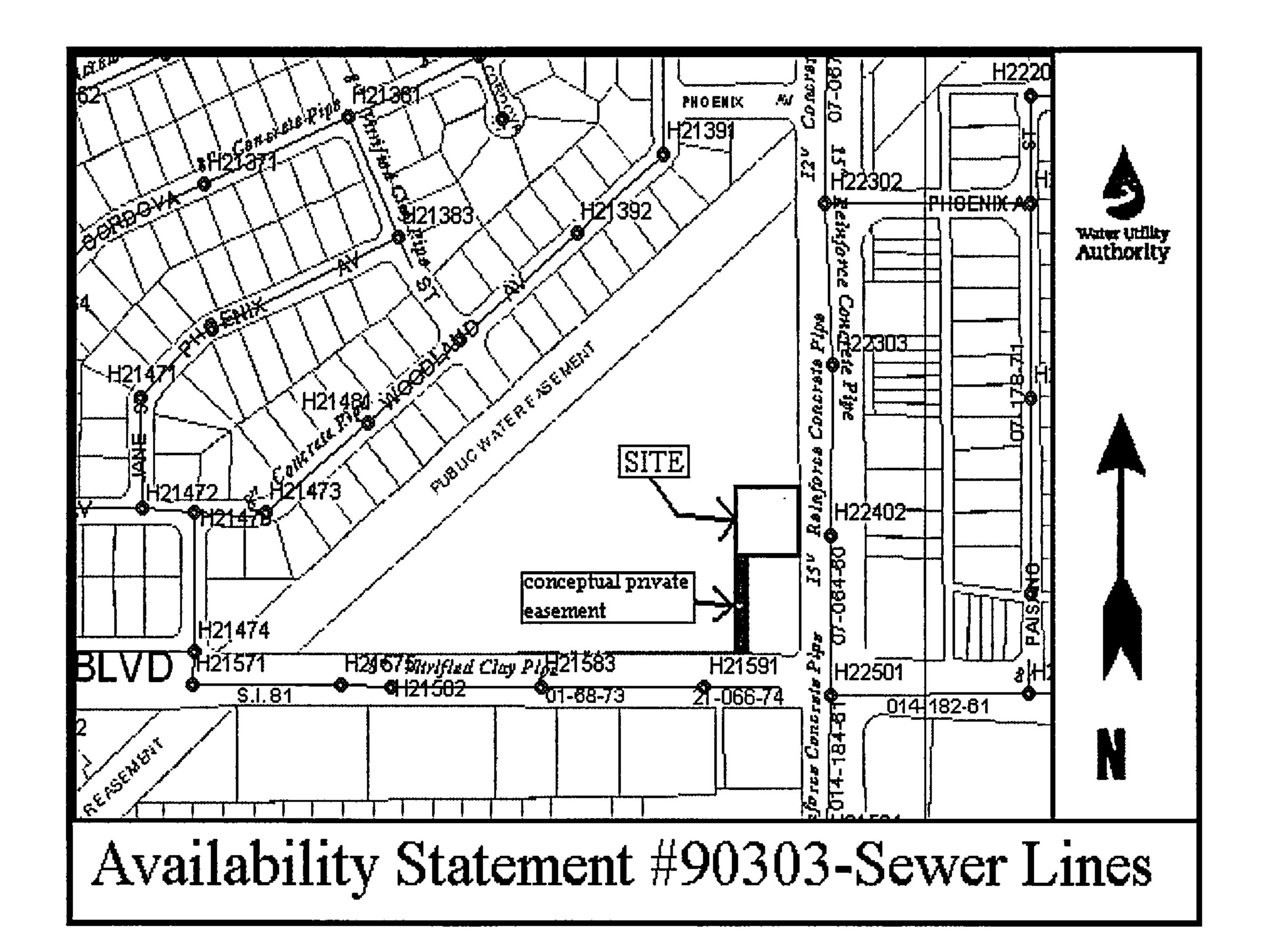
Mark S. Sanchez Executive Director

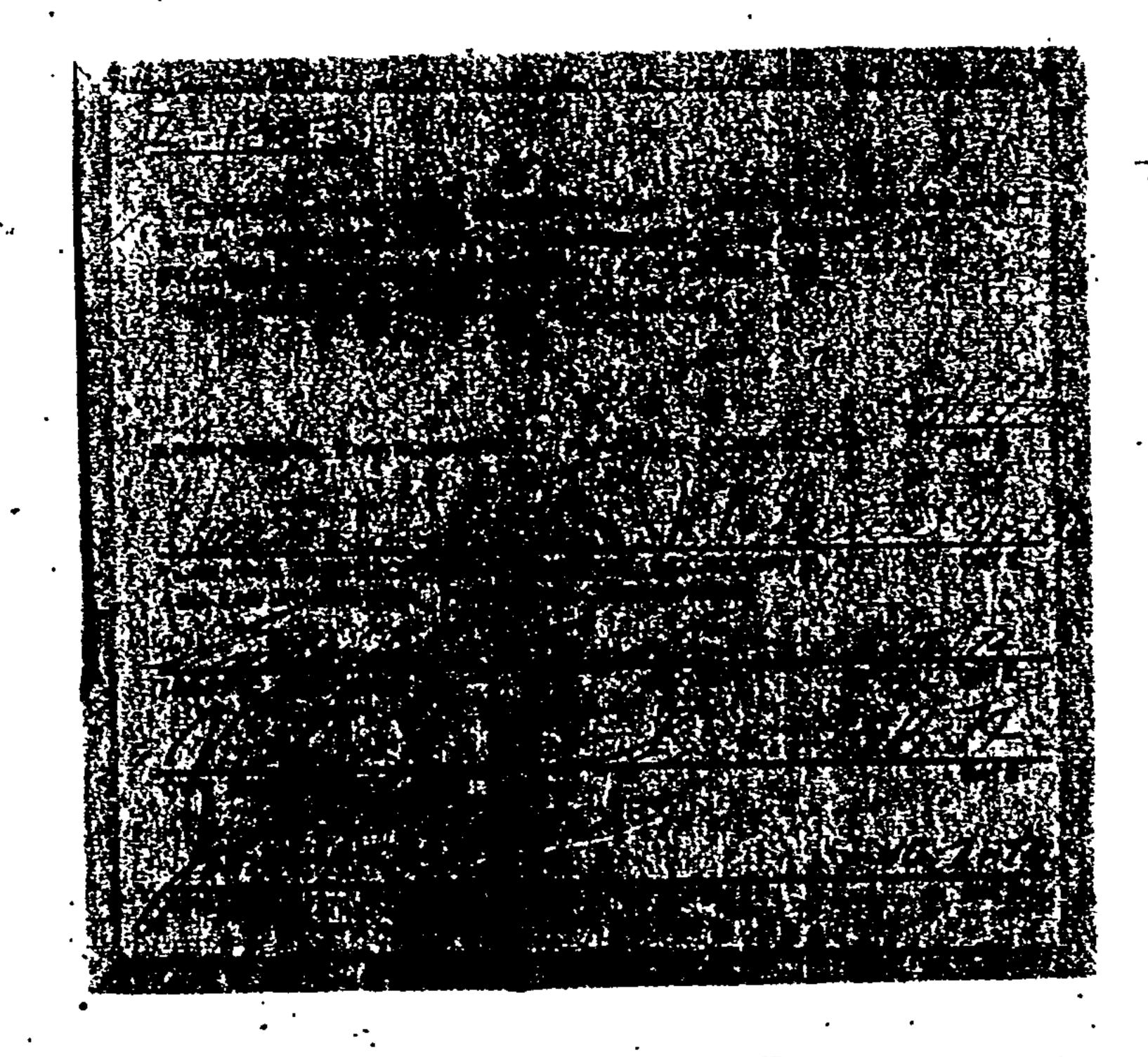
Encl: Site and Infrastructure Maps (3)

C: f/ Availability H-21 DRB #1002445









21383

OF ALBUQUERQUE

Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

		Supplementa	al form		•
	SUBDIVISION	SZ	ZONING & F	PLANNING	
	Major Subdivision action		Anne	exation	
	Minor Subdivision action			County Submittal	
	Vacation	V	——————————————————————————————————————	EPC Submittal	la Carlo Ingra Olombia
	Variance (Non-Zoning)		Zone Zoni	e Map Amendment (Esta	blish or Change
	SITE DEVELOPMENT PLAN	Р		יפי or Plan (Phase I, II, III)	
	for Subdivision			ndment to Sector, Area,	Facility or
	for Building Permit			prehensive Plan	
	Administrative Amendment (AA)			Amendment (Zoning Co	•
	IP Master Development Plan			et Name Change (Local	& Collector)
	Cert. of Appropriateness (LUCC)	LA		ROTEST of	nning Diroctor or Stoff
	STORM DRAINAGE Storm Drainage Cost Allocation Plan	D		ion by: DRB, EPC, LUCC, Pla Zoning Board of Appeals	inning Director or Stair,
Pla tin	RINT OR TYPE IN BLACK INK ONLY. The anning Department Development Services Cerne of application. Refer to supplemental forms PLICANT INFORMATION:	nter, 600 2 nd Street	NW, Albuquerq	• • • • • • • • • • • • • • • • • • • •	•
, .,	Professional/Agent (if any): ALAN ORTEGA	1- 00-11	ر و ده د دستوستو و د و د		25-275-0022
			MEGALIVE	•	• • •
	ADDRESS: 10010 INDIAN SCHOOL				-275-0022
	CITY: ALBUQUERQUE	_ STATE <u>\\\/\/\/\</u> Z	IP 87112	_E-MAIL: <u>Jorteya</u> @	gc-engineeri
			•		-
	APPLICANT: FOWLER PROPERTY	ACQUISITION	/	PHONE: 415-	925-3100
	ADDRESS: 100 BUSH STREET.	•			
	lacktriangledown	_			<u>- 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2</u>
	CITY: SAN FRANCISCO				
	Proprietary interest in site: Our VER	List <u>all</u> o	wners: FPA	FOOTHILLS	<u>LLC</u>
DE	ESCRIPTION OF REQUEST: SKETCH	LATAGE	UISW		
	Lot or Tract NoSubdiv/Addn/TBKA: <u>SNOW</u> <u>HEIGHTS</u>	_			Jnit:
	Existing Zoning:	_	sed zoning:	-	
		•			
	Zone Atlas page(s): <u>/+ - Z/ - Z</u>	UPC Code:		MRGCD N	/lap No
CA	ASE HISTORY: List any current or prior case number that may be rele	evant to your application	on (Proj., App., DRE	3-, AX_,Z_, V_, S_, etc.): _	1002445
CA	ASE INFORMATION: Within city limits? X Yes Within 1000	OFT of a landfill?			
	No. of existing lots: No. of prop	osed lots:	Total area of site	(acres):	
	LOCATION OF PROPERTY BY STREETS: On or Ne		•		BLVD.
	Between:	and			
	Check-off if project was previously reviewed by Sketcl	h Plat/Plan □, or Pre-	application Review	Team □. Date of review:	
SI	GNATURE			DATE 3-	2-02
	(Print) ALAN ORTEGA		•	Applicant: 🗆	Agent:
FO	R OFFICIAL USE ONLY			Form re	evised 4/07
		·		A = 4° = 10	Г
\Z\ \\\\	INTERNAL ROUTING Application	ion case numbers	A	Action S.F.	L 000
		<u>u - </u>	<u> </u>	<u> </u>	Fees
1 24	All fees have been collected				s
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となって、ログログログログログログに	All case #s are assigned AGIS copy has been sent Case history #s are listed Site is within 1000ft of a landfill				\$\$ \$\$ \$\$
ころと	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				\$\$\$\$\$\$
となって区区区	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	date March	112009		\$\$ \$\$ \$\$

Project #

Planner 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) Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" positive sketch with measurements showing structures, parking, Bldg. setbacks, adjactive improvements, if there is any existing land use (folded to fit into an 8.5" by 14 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	cent rights-of-way and street
	EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Preliminary Plat reduced to 8.5" x 11"	Your attendance is required.
•	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 List any original and/or related file numbers on the cover application Extension of preliminary plat approval expires after one year.	on request
	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 Residen 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 Copy of recorded SIA	tial development only
	Landfill disclosure and EHD signature line on the Mylar if property is within a land 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.	fill buffer
	MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) 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 copie ensure property owner's and City Surveyor's signatures are on the plat prior to Signed & recorded Final Pre-Development Facilities Fee Agreement for Residen Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 Site sketch with measurements showing structures, parking, Bldg. setbacks, adjatimprovements, if there is any existing land use (folded to fit into an 8.5" by 14 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 Landfill disclosure and EHD signature line on the Mylar if property is within a land 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.	tial development only copies cent rights-of-way and street f" pocket) 6 copies signatures are on the plat
	AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) PLEASE NOTE: There are no clear distinctions between significant and minor change amendments. Significant changes are those deemed by the DRB to require public not amendments. Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (foldown pocket) 6 copies Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into 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 List any original and/or related file numbers on the cover application Amended preliminary plat approval expires after one year	otice and public hearing. ded to fit into an 8.5" by 14" an 8.5" by 14" pocket) 6 copies
info wit	ferral of actions.	ant name (print) 3-2-01 signature / date
对中国过	Checklists complete Application case numbers Fees collected SODRS	October 2007 3.2.09 Planner signature / date 2445



Monday, March 02, 2009

Development Review Board
City of Albuquerque
600 2nd Street NW
Albuquerque, New Mexico 87103

Re: Sketch Plat Foothills Shopping Center

Dear Board Members,

Attached for your review is a sketch Plat for a portion of Block 88, Snow Heights Addition Foothills Shopping Center. The owners of the property, FPA Foothills LLC would like to create an additional parcel in an unused and unoccupied portion of the property referenced above.

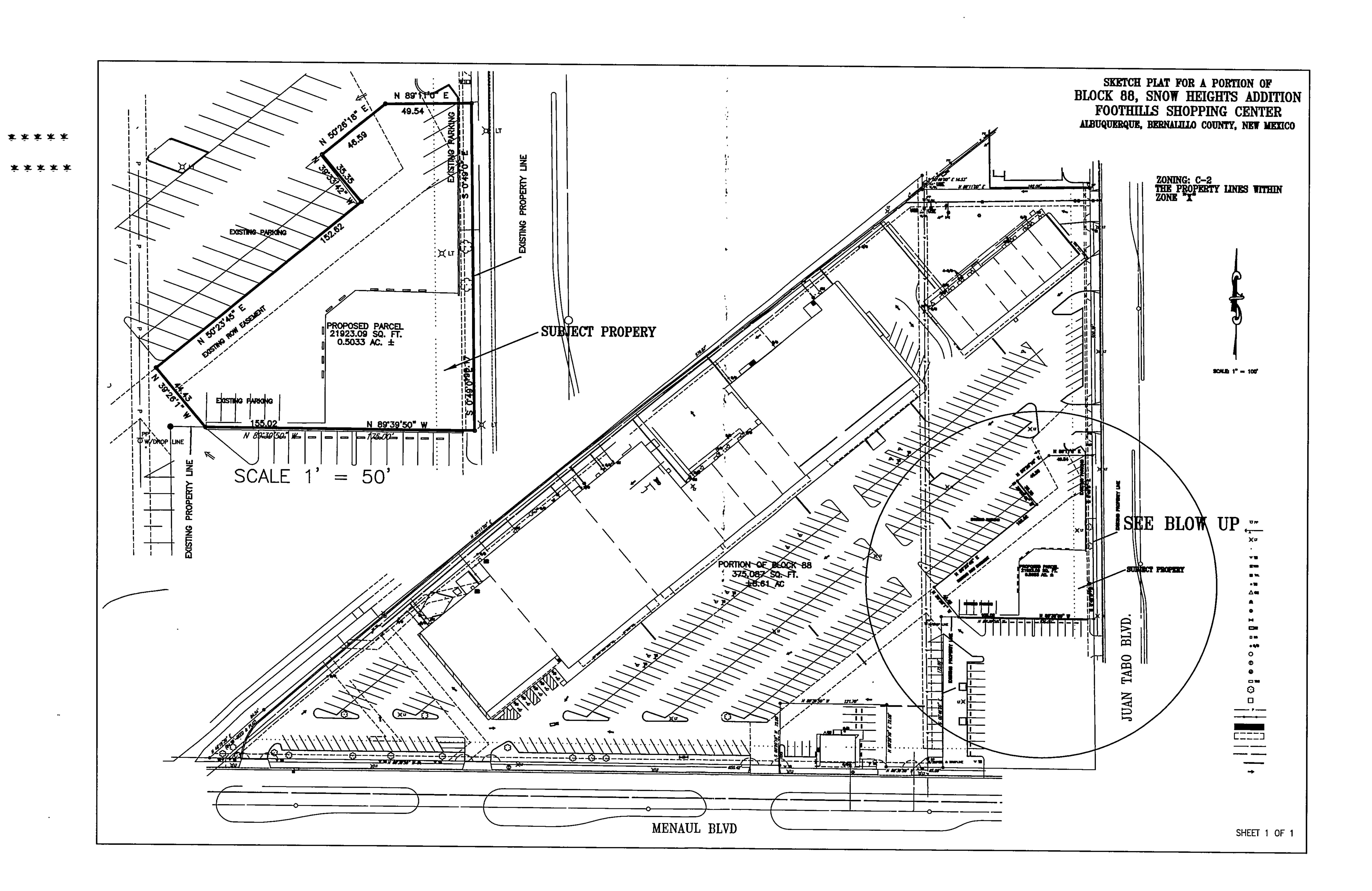
Sincerely,

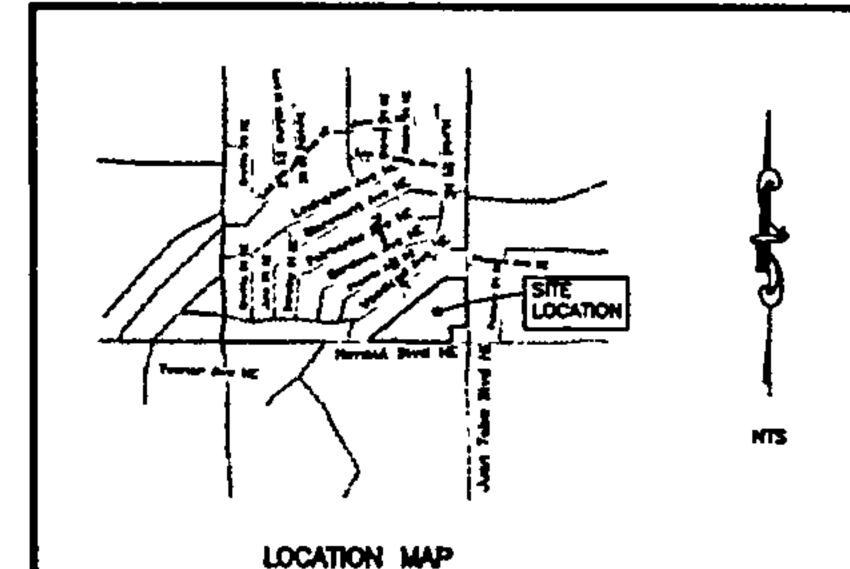
GC Engineering

Alan Ortega

Project Manager

Enclosures





SURVEYOR'S CERTIFICATION

1. BEARINGS ARE BASED ON PLAT OF SHOW HEIGHTS ADDITION, FILED 11/7/1953 IN VOLUME D1,

3. THIS IS AN UPDATE OF THE SURVEY ORICHALLY PERFORMED IN 1975 AND UPDATED IN 1975, 1988, 1996 AND 1997 ALL PROPERTY CORNERS WERE SET OR FOUND AS SHOWN DURING PREVIOUS SURVEYS AND UPDATES, AND RECOVERED DURING 2007 UPDATE.

4. THE SUBJECT PROPERTY IS ZONED C-2 (COMMUNITY COMMERCIAL, ZONE) ACCORDING TO THE

REQUIREMENTS OF ZONE O-1 APPLY: "THERE SHALL BE A FRONT AND A CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK OF 11 FEET FROM THE JUNCTION OF A

CITY ZOHING CODE \$ 14-16-2-17 (C-Z COMMERCIAL ZONE), SECTION (C) HEIGHT STATES:

"HEIGHT SHALL BE AS PROVIDED IN THE 0-1 ZONE, EXCEPT SIGN AND ANTENNA HEIGHT SHALL

(1) STRUCTURE HEIGHT UP TO 26 FEET IS PERMITTED AT ANY LEGAL LOCATION, THE HEIGHT AND WIDTH OF THE STRUCTURE OVER 26 FEET SHALL FALL WITHIN 45' ANGLE PLANES DRAWN FROM THE HORIZONTAL AT THE MEAN GRADE ALDING EACH INTERNAL BOUNDARY OF THE PREMISES AND EACH ACLACENT PUBLIC RIGHT-OF-WAY CENTERLINE, TO PROTECT SOLAR ACCESS.

A STRUCTURE OVER 26 FEET MAY NOT EXCEED THE NORTHERN BOUNDARY OF THESE 45' PLANES, BUT MAY BE SITED IN ANY OTHER DIRECTION WITHIN PLANES DRAWN AT A BUT ANGLE

14-16-3-3 OF THIS ZONING CODE, AND FOR SICH AND ANTENNA HEIGHT, IN DAYSON (A) (
THIS SECTION, MOTIVITHSTANGING MY OF THE ABOVE REGULATIONS, STRUCTURES SHALL NOT
EXCEED 26 FEET IN HEIGHT WITHIN B5 FEET OF A LOT ZONED SPECIFICALLY FOR HOUSES.

(2) EXCEPTIONS TO DMISION (1) ABOVE ARE PROVIDED IN \$ 14-16-3-3 OF THIS ZONING

6. TOTAL NUMBER OF PARKING SPACES IS 340, INCLUDING 14 HANDICAP SPACES. PREVIOUS SURVEYS OF THE SUBJECT PROPERTY SHOW ADDITIONAL 30 PARKING SPACES AT THE HORTHERLY PORTION OF THE PROPERTY, NORTH AND HORTHWEST OF THE SMALL RETAIL BUILDING. THESE

AS PROVIDED IN \$ 14-18-3-1 OF THE ZOHING CODE. SECTION (A)(27) STATES "RETAL AND

SERVICE USES UNLESS OTHERWISE SPECIFIED IN THIS SECTION: ONE SPACE PER 200 SQUARE FEET FOR THE FIRST 15,000 SQUARE FEET OF NET LEASABLE AREA; THEM, ONE SPACE PER 250 SQUARE FEET FOR THE NEXT 45,000 SQUARE FEET OF NET LEASABLE AREA; THEM, ONE SPACE

DUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLANT) AS SHOWN ON FEMA FLOOD INSURANCE MATE

MAP NO. 3500100357E DATED NOVEMBER 19, 2003. FLOOD ZONE "A" IS CONFINED TO THE

8. CITY OF ALBUQUEROUE VACATION ORDINANCE NO. 1292 RESERVED THE RIGHT-OF-WAY FOR ANY

10. UNDERGROUND UTILITIES SHOWN HEREON ARE PER THE RECORDS OF THE CITY OF ALBUQUERQUE ENCINEERING DEPARTMENT AND THE SOUTHERN UNION CAS COMPANY, PER AS—BUET PLANS

FURNISHED BY DWNERS (ORIGINAL SURVEY), AND PER LOCATION OF SURFACE EVIDENCE OF UNDERGROUND UTILITIES. OTHER UTILIES MAY EXST THAT ARE NOT SHOWN.

11. EASEMENTS LISTED ARE PER COMMITMENT FOR TITLE INSURANCE NO. NCS-303792-CC DATED JUNE 20, 2007 BY FIRST AMERICAN TITLE INSURANCE COMPANY.

12. THE ADDRESS OF THE PROPERTY IS 11001-11247 MENAUL BLVD. H.E., ALBUQUERQUE, NA

13. NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN

14. HO INFORMATION RECARDING MAY CHANGES IN STREET RIGHT-OF-WAY LINES EITHER RECENTLY COMPLETED OF PROPOSED WAS AMAILABLE TO THE SURVEYOR FROM THE CONTROLLING

15. NO EVIDENCE OF THE SITE USE AS A SOUR WASTE DUMP, SUMP OR SANITARY LANDFILL WAS

OBSERVED DURING THE FIELD INSPECTION OF THE SUBJECT PROPERTY.

JURISDICTION. NO EYDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED DURING THE FIELD INSCECTION OF THE SUBJECT PROPERTY.

BETWALFILLO COUNTY OFFICIAL WEB SITE HAS UPC (UNIFORM PROPERTY CODE) HUMBER 102105949430710307 FOR THE SUBJECT PROPERTY, AND SHOWS THE SAME SHAPE AND SIZE

-PORTION OF VACABLES IND (MC, OPO, 1292) (18) SEE HOTE NO. 8 (18)

ACS CONTROL STATION

∠STO. 2.5" CONC. CURE & SUTTER

(OWNER: KILLY PROPERTIES LLC.

WHITER ROSCO MEAL ESTATE

MENAUL BLVD. N.E.

(106' PUPIC RAIL-RECORD)

A UTAH LIABILITY CO. C/O ROSS

RECENT MONTHS, WAS DESERVED DURING THE FIELD INSPECTION OF THE SUBJECT PROPERTY.

AND ALL CROSS STREETS AND ALLEYS, SEWERS AND TRATER AND DRAMAGE EASEMENTS.

9. THE PROPERTY IS SUBJECT TO RESTRICTIONS LISTED IN THE FOLLOWING DOCUMENTS:

DOCUMENT \$58199 FILED \$/21/1973 IN VOLUME MISC. 318, FOLIO 376-379.

DOCUMENT #48809 FILED 12/10/1959 IN YOULME DS16, FOLIO 589

PER 300 SOUME FEET FOR THE NET LEASABLE AREA THAT EXCEEDS BOJOOD SQUARE FEET".

. THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (OTHER AREAS, AREAS DETERMINED TO BE

CONSTRUCTED DRAMAGE CHANNEL WITHIN THE 100' WIDE PUBLIC EASEMENT,

CODE, AND FOR SICHS AND ANTENNA HEIGHT, IN DIVISION (A) OF THIS SECTION."

5. THE SYMBOL SHOWN THUS - INDICATES THE GENERAL DIRECTION OF SURFACE DRAINAGE.

SPACES WERE NOT STREPED AT THE TIME OF 2007 SURVEY UPDATE. PER CITY OF

CITY OF ALBUQUERQUE ZONE ATLAS PAGE H-21-Z DATED 5/17/2007. THE SETBACK

DRINEIMAY OF ALLEY AND A PUBLIC SIDEMALK OR PLANNED PUBLIC SIDEMALK LOCATIONS

\$ 14-16-2-15 (0-1 OFFICE AND INSTITUTION ZONE), SECTION (C) HEIGHT STATES:

2. DISTANCES ARE GOUND DISTANCES.

BE AS PROYIDED IN DIVISION (A) OF THIS SECTION."

FOLIO 105. ROTATE BEARINGS +0'08'00" TO OBTAIN NEW MEXICO STATE PLANE CRID BEARINGS.

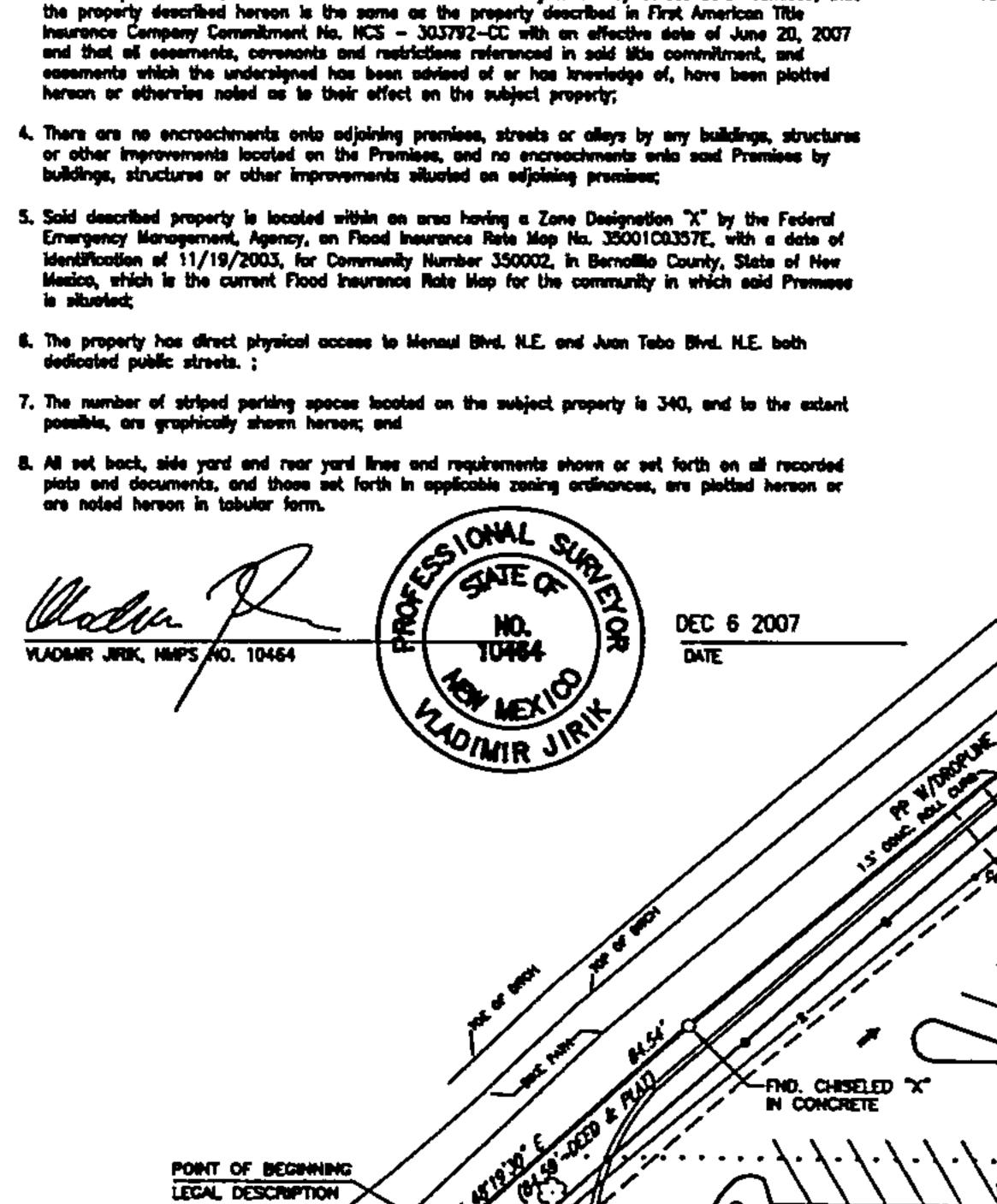
I, Yladimir Jirk, a Registered Land Surveyor in the State of New Mexico, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above, that I have made a coreful survey of a tract of land (the "Premises") described as follows:

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN SECTION 9, TOWNSHIP 10 NORTH, RANCE 4 EAST, NEW MEDICO PRINCIPAL MERIDIAN, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEDICO, AND BEING IDENTIFIED AS A PORTION OF BLOCK 88, SHOW HEIGHTS, AS SAID BLDCK 88 IS SHOWN AND DESIGNATED ON PLAT OF "BLOCKS 43 TO 88, INCLUSIVE, OF SHOW HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEDICO". FILED IN THE OFFICE OF THE COUNTY CLERK, BETWALLED COUNTY, NEW MEXICO, ON HOVEMBEY 4.1953. IN VOLUME D1. FOLIO 105, TOGETHER WITH THE WICATED PORTION OF MENAUL BLVD. HE AND JUAN TABO BLVD. HE (VACATION ORDINANCE NO. 1292), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SURVEY AS FOLLOWS:

BECHNING AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREN DESCRIBED, BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MEHAUL BLVD. HE, THENCE THE ACS CONTROL STATION "Z-H21A" BEARS S. 83" 17" 56" E., 1,074.30 FEET DISTANCE; THENCE, N. 46" 19" 30" E., 84.54 FEET DISTANCE T THE POINT ON THE SOUTHEASTERLY LINE OF 100 FOOT WIDE PUBLIC EASEMENT; THENCE, N. 50" 11" 00" E., 979.07 FEET DISTANCE TO THE MOST MORTHERLY CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE, S. 00" 48" 00" E., 16.53 FEET DISTANCE TO A POINT; THENCE N. 88" 11" 00" E., 192.09 FEET DISTANCE TO THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF JUAN TABO BLVD. NE; THENCE S. OC' 48" DO" E., 500.30 FEET DISTANCE TO A POINT; THENCE, N. 80" 30" 50" W., 175.00 FEET DISTANCE TO A POINT; THENCE, S. 00" 40" 00" E., 175.00 FEET DISTANCE TO THE SOUTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MENAUL BLVD. HE. THENCE, N. 88" 38" 50" W., 63.00 FEET DISTANCE TO A POINT; THENCE, N. 00" 20" 10" E., 72.00 FEET DISTANCE TO A PORT; THENCE N. BUT 30" 50" W., 121.70 FEET DISTANCE TO A PORT; THENCE, S. 00" 20' 10" W., 72.00 FEET DISTANCE TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MENAUL BLVD. NE, THENCE, N. 88" 39" 50" W., 855.42 FEET DISTANCE TO THE SOUTHWEST CORNER AND POINT OF BECKNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

- New Medico for surveyors and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land "Title Surveys" jointly established and adopted by ALTA and HSPS in 2005 and includes items 1, 3, 4, 6, 7(a) (b1) (c), 5, 9, 10, 11(a), 13, 14, 16 and 18 of Table A thereto, that, pursuant to the Accuracy Standards as adopted by ALTA and HSPS and in effect on the date of the certification, in my professional opinion as a land surveyor registered in the State of Hew Mexico the Relative Positional Accuracy of this survey does not exceed that which is specified in said
- 2. The survey correctly shows the location of all buildings, structures and other improvements situated
- the property described hereon is the same as the preperty described in First American Title Insurance Company Commitment No. NCS 303792-CC with an effective date of June 20, 200 and that all secoments, corenonts and restrictions referenced in said title commitment, and

Plat & Survey By:

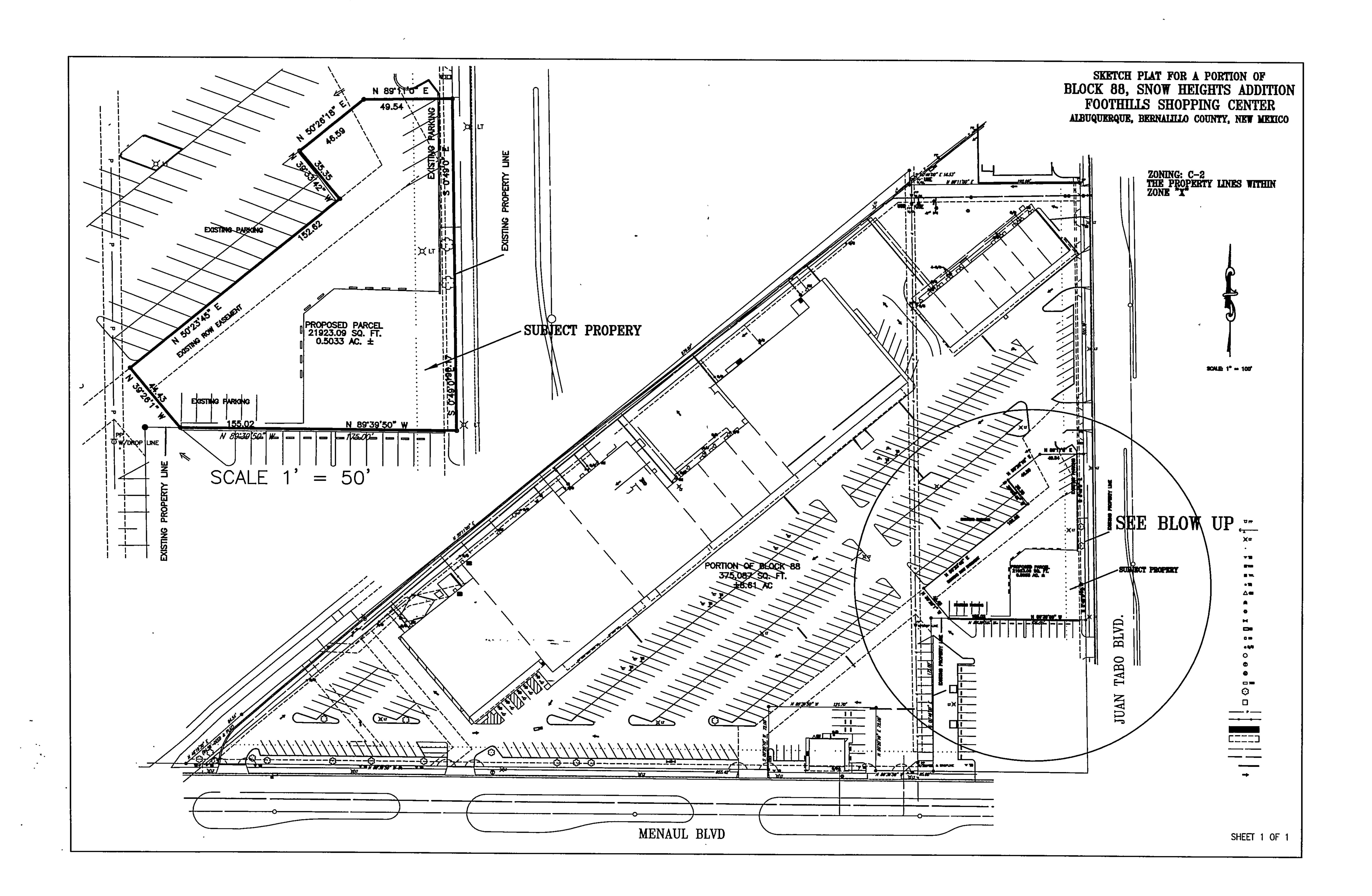


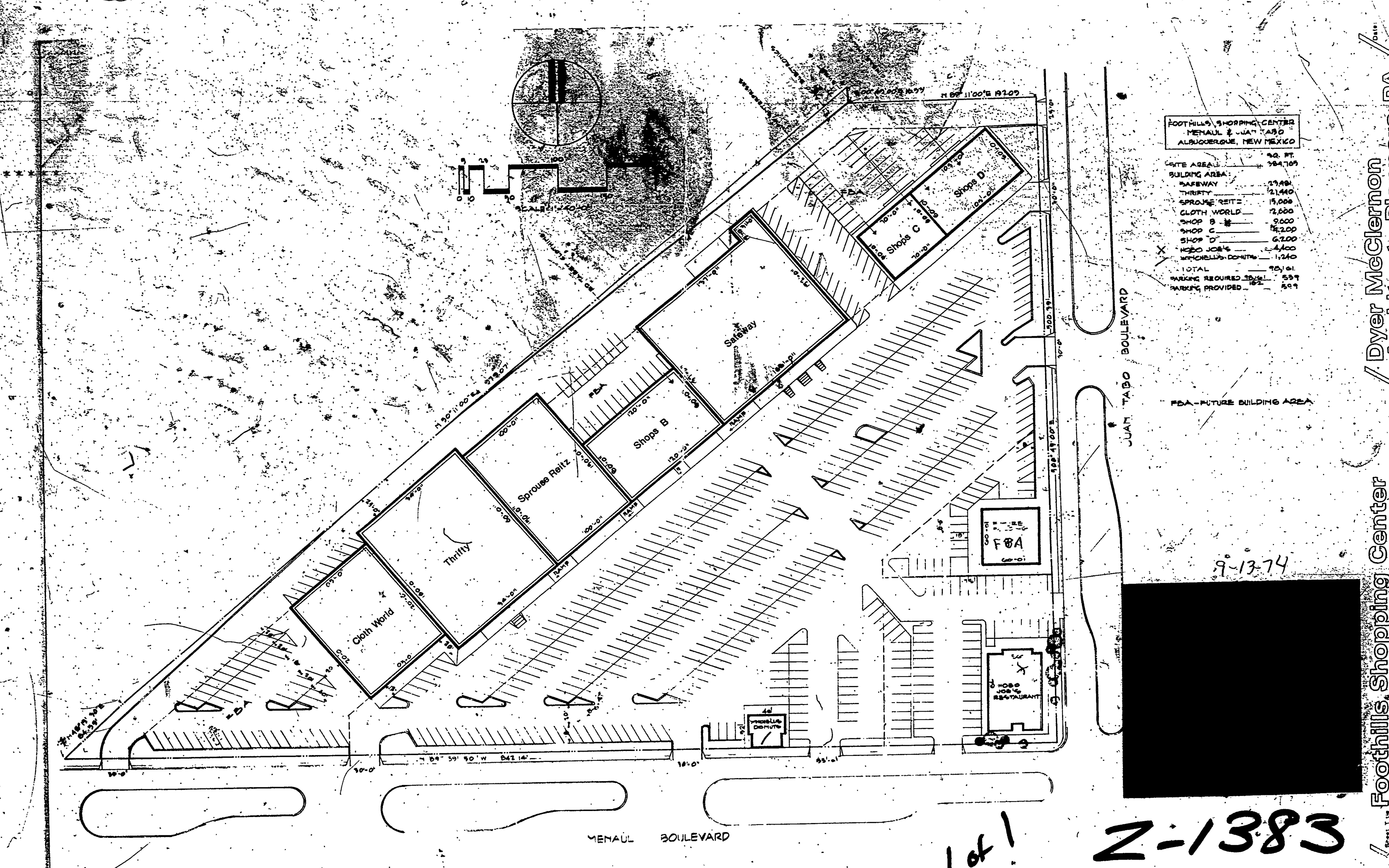
ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 884-2036

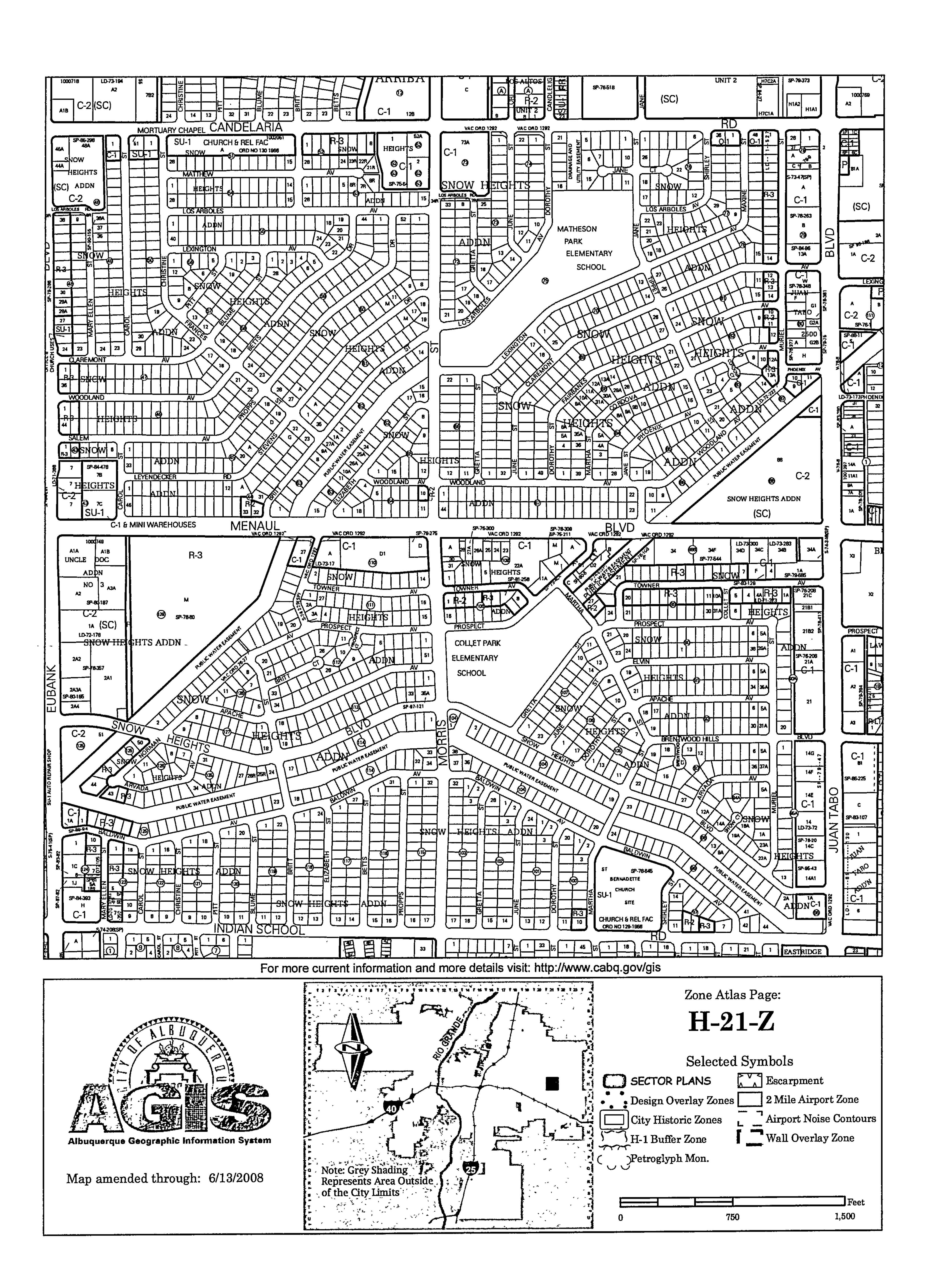
ALTA/ACSM LAND TITLE SURVEY BLOCK 88, SNOW HEIGHTS ADDITION EASEMENTS & OTHER MATTERS PER SCHEDULE B. SECTION 2 (EXCEPTIONS) RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA RECORDED IN BOOK 77, PACE 104, RECORDS OF BERNALULLO COUNTY, NEW MEXICO. (AFFECTS THE SUBJECT FOOTHILLS SHOPPING CENTER COVENNITS, CONDITIONS, RESTRICTIONS, TERMS, PROVISIONS AND EXECUTED IN BOOK 0518, PACE 589, AND IN BOOK MISC. 318, PACE 378, RECORDS OF BERNALLLO COUNTY, NEW MEXICO, BUT DELETING ANY COVENNIT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENNITS, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO DECEMBER 2007 REMAINING PORTION OF BLOCK 88, SHOW HEIGHTS ADDITION CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604 (C). (PLUTTED) FLED:11/4/1953 EASEMENT CRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED AUGUST 18, 1954, RECORDED IN BOOK D291, - PARCEL SUBJECT TO MEMORANDUM OF FACILITIES LEASE FROM PUBLIC SERVICE COMPART OF HEW MEDICO AND ATALT WIRELESS SERVICES, INC., FILED JULY 3, 2000, IN BOOK AT PACE 4186 AS DOCUMENT NO. 2000064420 (OWNER: PUBLIC SERVICE PAGE 167, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED) CO. OF NEW MEXICO) EASEMENT FOR WATER UTLETTES TO THE CITY OF ALBUQUERQUE, FILED JUNE 14, 1973, IN PHIK SUB-STATION BOOK MISC. 318, PAGE 216, RECORDS OF BERNAULLO COUNTY, NEW MIXOCO. (PLOTTED) SECOND CRANT OF EASEMENT FOR WATER UTILITIES TO THE CITY OF ALBUQUERQUE, DATED SEPTEMBER 27, 1973, RECORDED IN BOOK MISC. 334, PMCE 740, RECORDS OF BERNALILLO COUNTY, MEN MEXICO. (PLOTTED) (B) EASEMENT AS RESERVED IN CITY VACATING ORDINANCE NO. 1292, DATEC DECEMBER 10, 1957, RECORDED IN BOOK MISC. 24, PAGE 73, RECORDS OF BERNALLED COUNTY, NEW MEDICO. (PLOTTED) CRANT OF EASEMENT FOR CAS UTILITIES TO SOUTHERN UNION CAS COUPANY, DATED SEPTEMBER 21, 1973, RECORDED IN BOOK MISC. 351, PAGE 935, RECURDS OF BERNALILLO SEE NOTE & FOR PARKING INFORMATION COUNTY, NEW MEDICO (PLOTTED) (B) CONNEYANCE OF MON-EXCLUSINE RICHT OF WAY AND EASEMENT TO COLONY XITCHENS, INC., A CALIFORNIA CORPORATION, DATED AUGUST 5, 1974, RECORDED IN BOOK MISC. 436, PAGE 931, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED) EASEMENT CRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELECRAPH COMPANY, DATED DECEMBER 23, 1975, RECORDED IN BOOK MISC. 456, PAGE 196, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED) SEE HOTE & FOR PARKING INFORMATION GO EASEMENT CRANITED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC. FILED JULY 13, 2004, RECORDED IN BOOK ABO, PACE 7666 AS DOCUMENT NO. 2004097923, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PLOTTED) (7) EASEMENT ENCROACHMENT AGREEMENT WITH PUBLIC SERVICE COMPANY OF NEW MEDICO. FILED MAY 16, 1997, RECORDED IN BOOK 9713, PAGE 3279, AS DOCUMENT NO. 1997049505, RECORDS OF BERNALLLD COUNTY, NEW MEXICO, (PLOTTED) MEMORANDUM OF FACILITIES LEASE FROM PUBLIC SERVICE COMPANY OF NEW MEDICO AND ATALT WIRELESS SERVICES, INC., FILED JULY 3, 2000, IN BOOK AT PAGE 4186 AS DOCUMENT NO. 2000064420. (PLOTTED) -- IMPROVEMENTS SUBJECT TO EASEMENT ENCROACHMENT ACREEMENT DOME PHD W/DURC. CROE OF AMPHALT S.E. PORTION OF BLOCK 88 SHOW HEIGHTS ADDITION (OFFICE KINZ PROPERTIES LLC. WARNER ROSCO REAL ESTATE) POINT OF INTERSECTION OF WESTERLY R.O.W. OF JUAN TABO BLVO. N.E. AND NORTHERLY R.O.W. OF MENAUL BLVO. N.E.

EASEMENT REFERENCE TITLE COMMITMENT

SHEET 1 OF 1







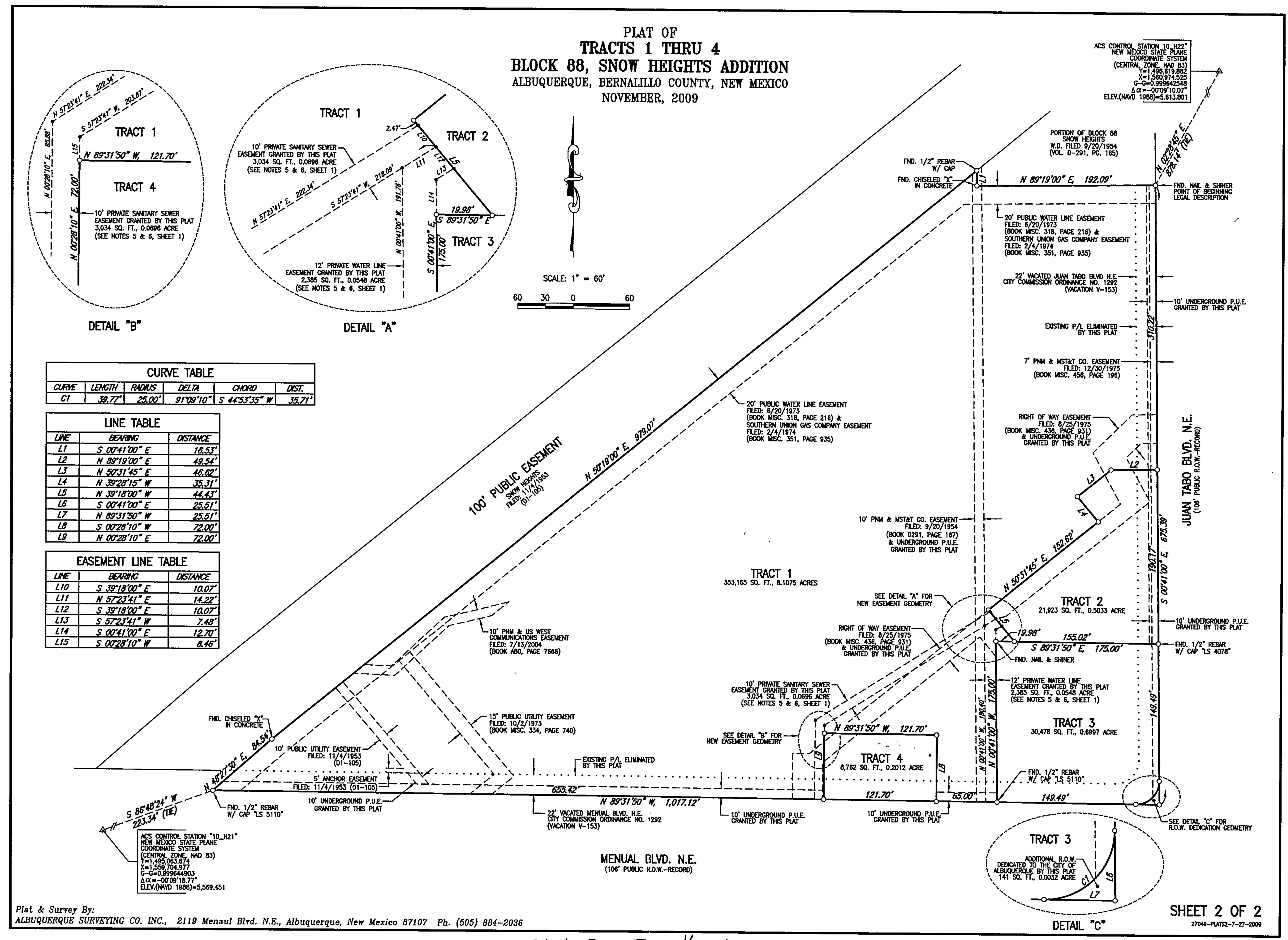
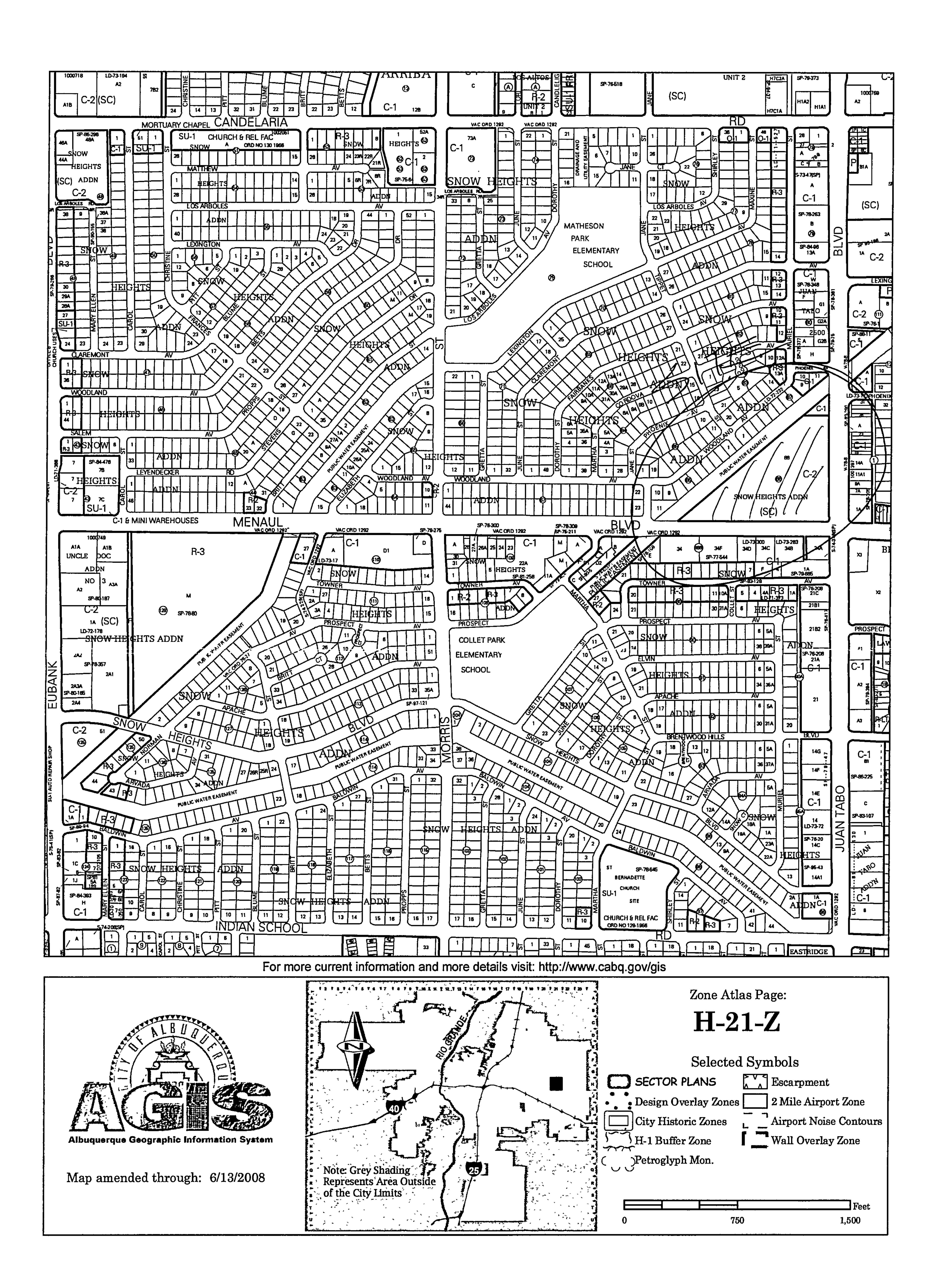
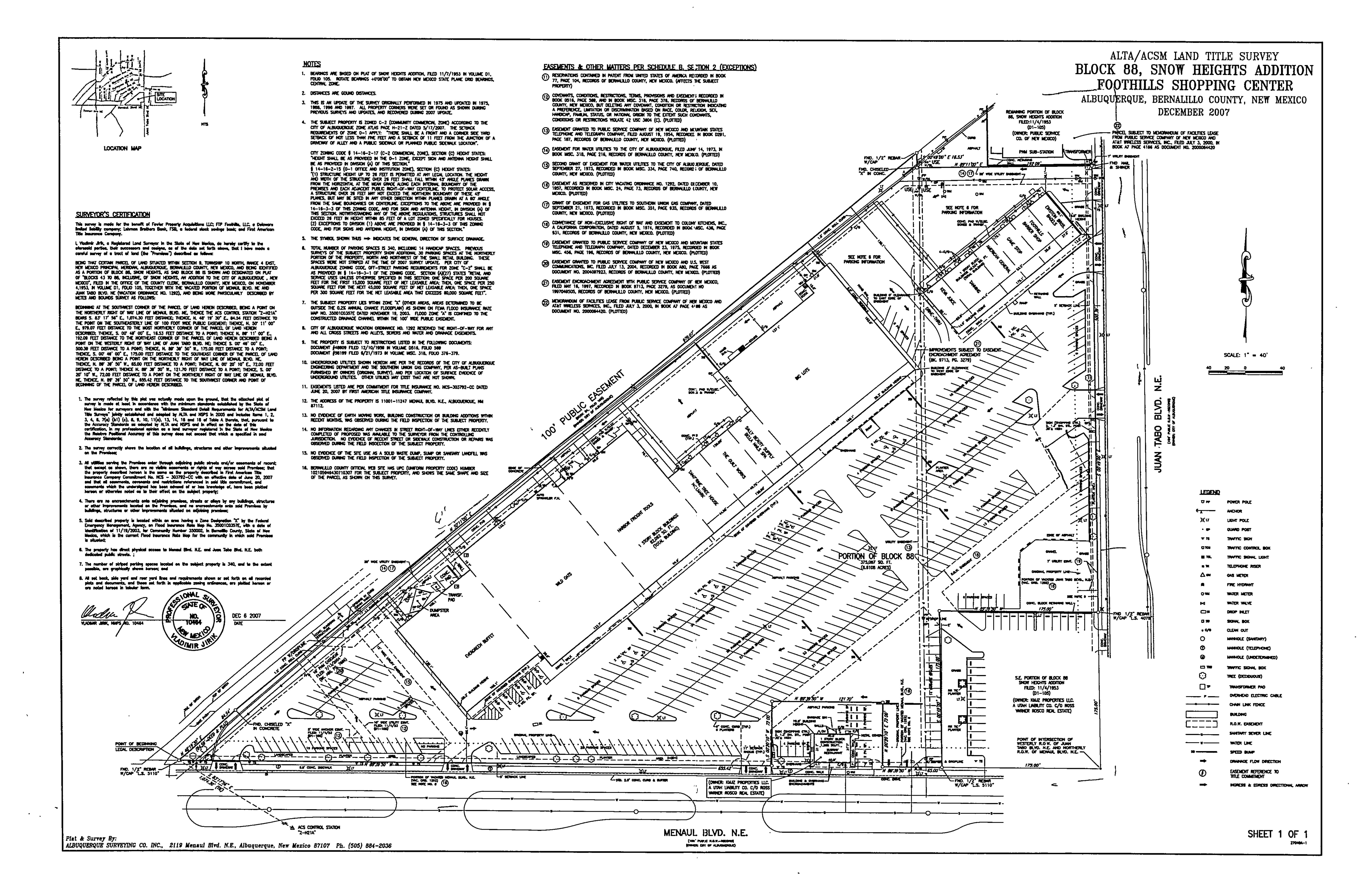
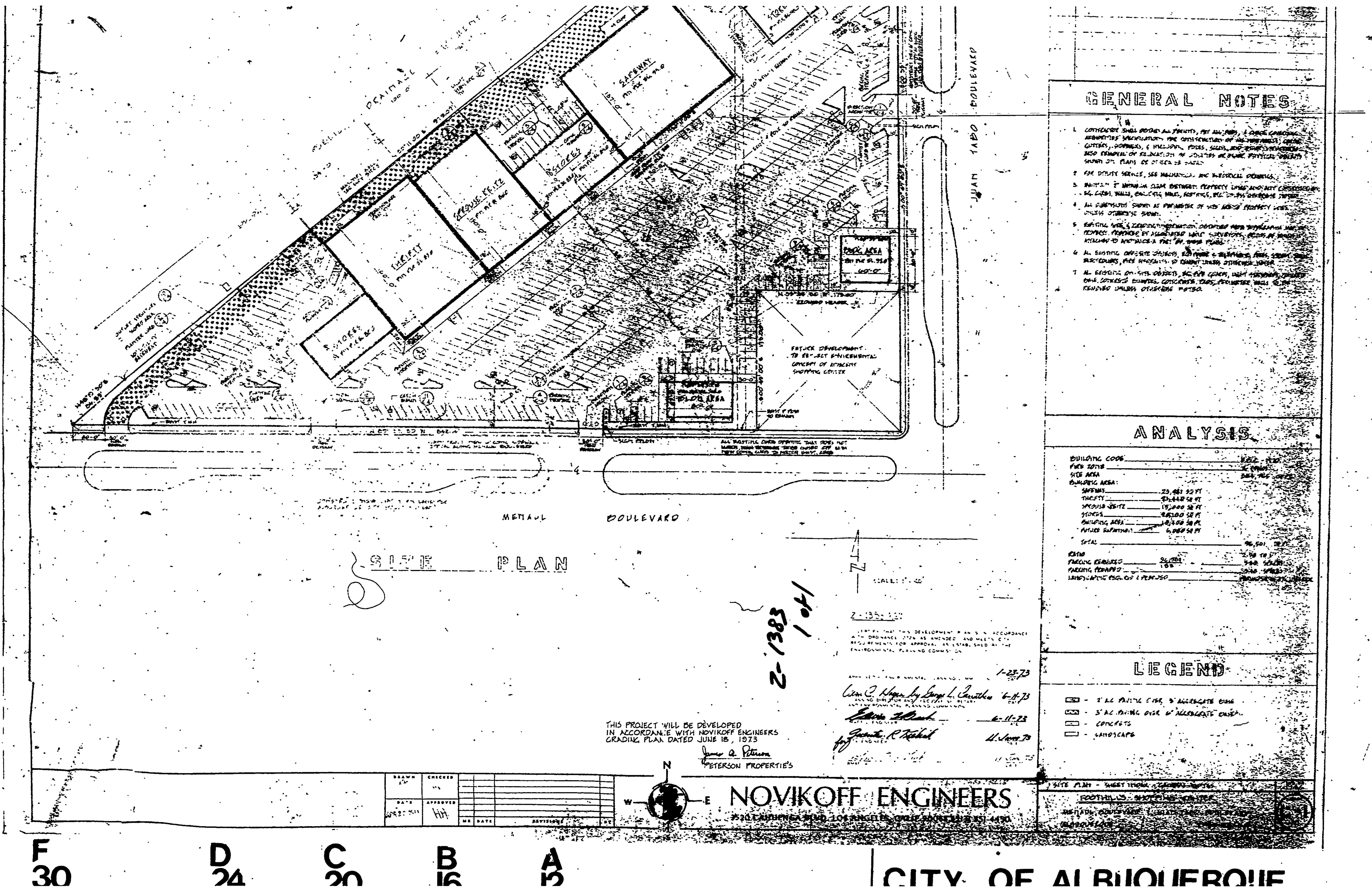


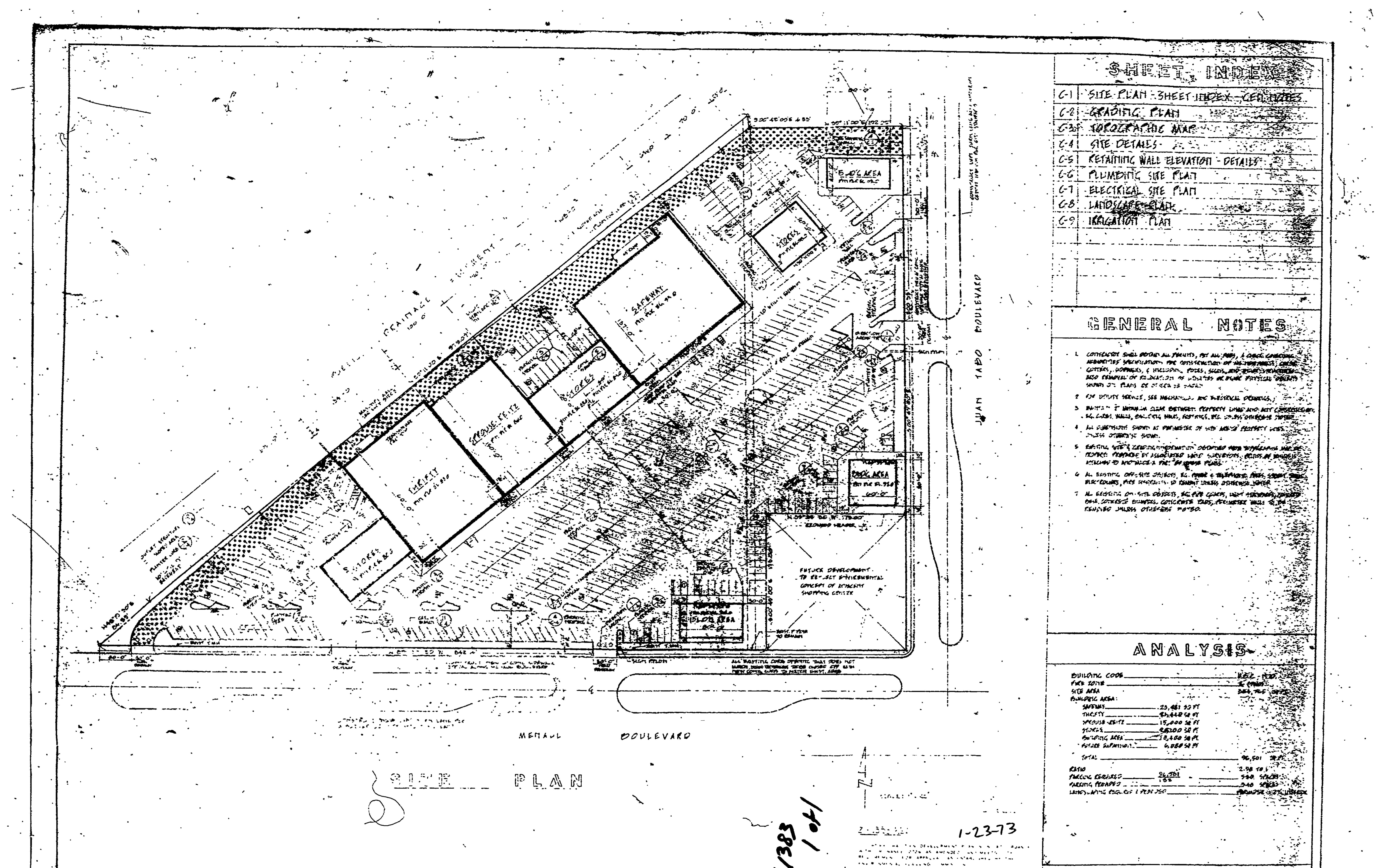
EXHIBIT A"







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