

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# 1002455

16DRB-70033 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

AGENT: SAN ANTONIO COMMONS LLC for JJ SUBDIVISION

Your request was approved on 2-7-16 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows.

Transportation:

ABCWUA:

City Engineer:

Parks and Recreation :

Planning:

add ABCWUA note, AMPCA & utility signatures, .dr

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.

7. **Project# 1005278**
 15DRB-70170 VACATION OF EASEMENTS
 15DRB-70171 SIDEWALK WAIVER
 15DRB-70172 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
 15DRB-70173 PRELIMINARY PLAT 
- HUNT & DAVIS, PC agents for JTH WEST, LLC and the CITY OF ALBUQUERQUE request the referenced/ above actions for TRACT A, **JUAN TABO HILLS WEST** and TRACT 1-A-1, Block 7, **JUAN TABO HILLS UNIT 2**, zoned R-D and SU-1/ MAJOR PUBLIC OPEN SPACE, located on the west side of JUAN TABO BLVD SE between the TIJERAS ARROYO and POCONO RD SE, containing approximately 98.47 acres. (M-21) [*Deferred on 5/20/15, 1/20/16*] **DEFERRED TO 2/17/16.**
8. **Project# 1010675**
 15DRB-70431 – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
 15DRB-70432 - SITE DEVELOPMENT PLAN FOR SUBDIVISION 
- MODULUS ARCHITECTS INC agents for PALOMAS EQUITIES LLC request the referenced/ above actions for Lots 5-A and 28-32, Block 11, **NORTH ALBUQUERQUE ACRES Tract A, Unit A**, zoned C-1/ or SU-2/RC, located on the southeast corner of PASEO DEL NORTE NE and SAN PEDRO DR NE containing approximately 6.9196 acres. (D-18) [*Deferred from 12/9/15, 2/3/16*] **DEFERRED TO 2/24/16.**
9. **Project# 1010042**
 15DRB-70382 – SITE DEVELOPMENT PLAN FOR SUBDIVISION
- [**TO BE DEFERRED TO 3/2/2016**] 
- DEKKER/ PERICH/ SABATINI agents for PARS ASSETS LLC request the referenced/ above action for Lots 5A and 6A-1-C-1, Block C, **LOUISIANA SUBDIVISION** zoned SU-3/ MU-UPT, located on the east side of LOUISIANA BLVD NE between CUTLER AVE NE and PROSPECT PL NE containing approximately 5.859 acres. (H-18, H-19) [*Deferred from 11/10/15, 12/2/15, 1/6/16*] **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO**

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

10. **Project# 1002455**
 16DRB-70033 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL 
- SAN ANTONIO COMMONS LLC request(s) the above action(s) for all or a portion of Lot(s) 5A-7A, **JJ SUBDIVISION** zoned SU-1 C-1 & C-2 USES, located on SAN ANTONIO NE BETWEEN I-25 AND SAN PEDRO containing approximately 3.7675 acre(s). (E-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR WATER AUTHORITY NOTE ADDITION.**



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): LARRY STROUP PHONE: 505 857 9566
 ADDRESS: 5600 Wyoming NE Ste 180 ALBUQ NM 87109 FAX: 505 821 6258
 CITY: ALBUQ STATE NM ZIP 87109 E-MAIL: Larry.Stroup@StroupCo.com
 APPLICANT: SAN ANTONIO COMMONS LLC PHONE: 505 857 9566
 ADDRESS: 5600 Wyoming NE Ste 180 FAX: 505 821 6258
 CITY: ALBUQ STATE NM ZIP 87109 E-MAIL: Larry.Stroup@StroupCo.com
 Proprietary interest in site: Quineiz List all owners: San Antonio Commons LLC

DESCRIPTION OF REQUEST: Approval of replat To move one lot line & eliminate another changing from 3 lots to 2 lots

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. Lot 5A thru 7A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: JJ Subdivision
 Existing Zoning: SU-1 (C-1 & C-2 uses) Proposed zoning: Same MRGCD Map No. N/A
 Zone Atlas page(s): E-18 UPC Code: 101806218950420144
101806222050420146
101806224850320147

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1002455
1009888

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? Yes
 No. of existing lots: 3 No. of proposed lots: 2 Total site area (acres): 3.7675
 LOCATION OF PROPERTY BY STREETS: On or Near: SAN ANTONIO NE
 Between: I-25 and SAN PEDRO
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 9/15/15

SIGNATURE [Signature] DATE 1122/16
 (Print Name) LARRY D. STROUP Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>16DRB - 70033</u>	<u>PBF</u>	_____	\$ <u>285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<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 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>305.00</u>

Hearing date February 3, 2016

[Signature] 1-28-16
 Staff signature & Date

Project # 1002455

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.

- NA* 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
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- NA* 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.

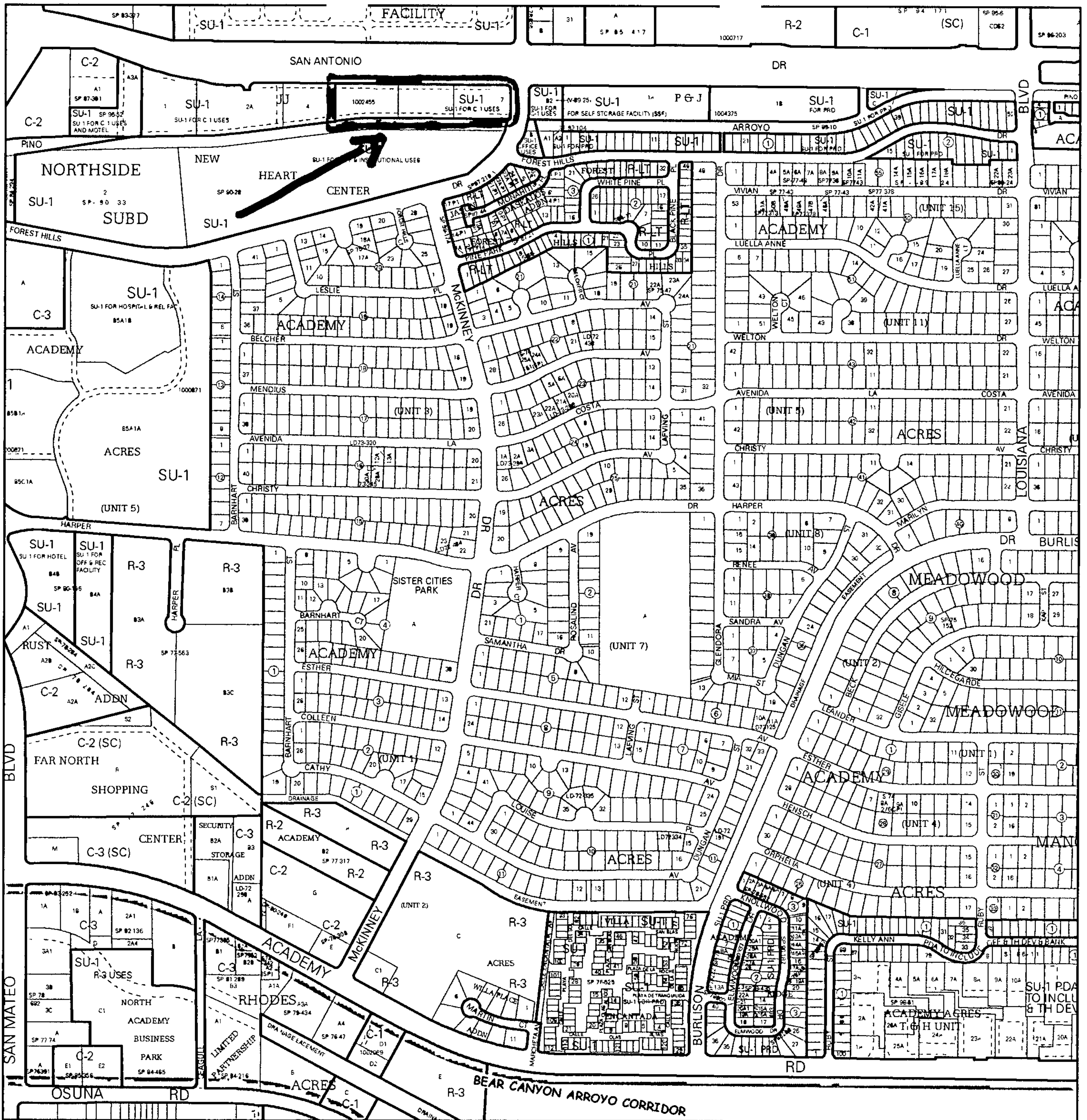
San Antonio Commons LLC
 Applicant name (print)
[Signature] 1/22/16
 Applicant signature / date



Form revised October 2007

<input checked="" type="checkbox"/> Checklists complete	Application case numbers
<input checked="" type="checkbox"/> Fees collected	<u>16DRB</u> - <u>70033</u>
<input checked="" type="checkbox"/> Case #s assigned	_____ - _____
<input checked="" type="checkbox"/> Related #s listed	_____ - _____

[Signature] 1-25-16
 Planner signature / date
 Project # 1002455



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

AGIS
Albuquerque Geographic Information System

Map amended through: 4/2/2012

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page.
E-18-Z

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon		

0 750 1,500 Feet



**5600 Wyoming NE, Suite 180
Albuquerque, NM 87109**

(505) 857-9566 FAX: (505) 821-6258 Cell: (505) 269-0117

E-Mail Address: LarryStroup@StroupCo.com

from: **Larry Stroup**

TO: City of Albuquerque
DRB

DATE: 1/22/16

RE: Minor Subdivision Approval Request
Lots 5-A-1 and 7-A-1
JJ Subdivision

The city of Albuquerque Planning Department determined that additional parking was required for the existing buildings located on Lot 5A of the JJ Subdivision, located at 5700 San Antonio. The Department staff further determined that they required that Lot 5A be enlarged to provide for the additional parking on Lot 5A rather on the adjacent lot, which is also owned by the same owner, San Antonio commons L.L.C.

The Site Development Plan for Subdivision to accomplish the enlargement of Lot 5A and to establish the room for the additional parking on Lot 5A (enlarged) was approved.

The Minor subdivision Replat submitted in this case replats the existing lots 5A, 6A and 7A into a new larger Lot 5-A-1 and the balance of the previous Lot 6A and all of the previous Lot 7A into a single Lot 7-A-1, reducing the number of platted lots from 3 to 2.

Sincerely,

San Antonio Commons L.L.C.
The Stroup Co. L.L.C. Manager
Larry D. Stroup, President

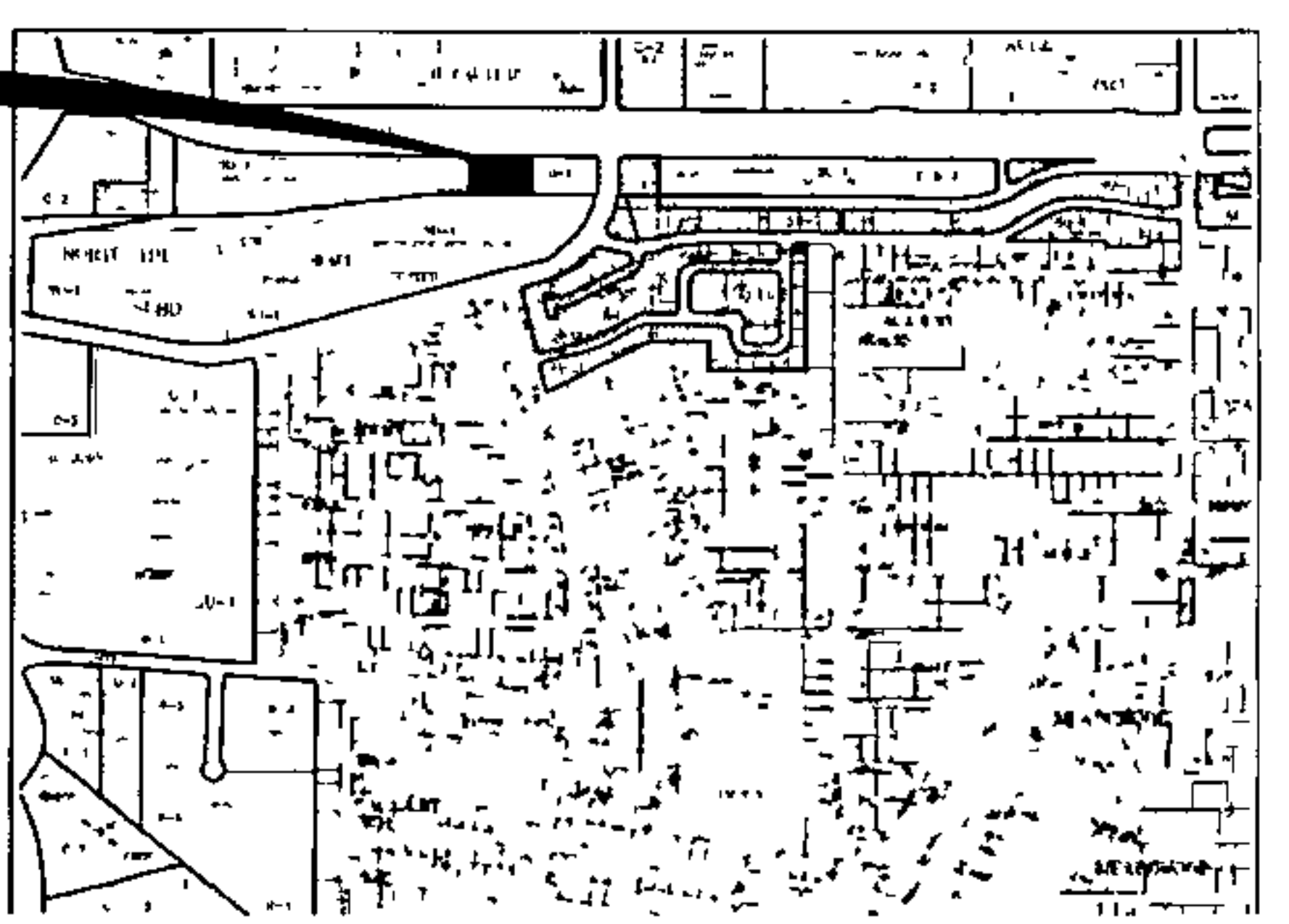
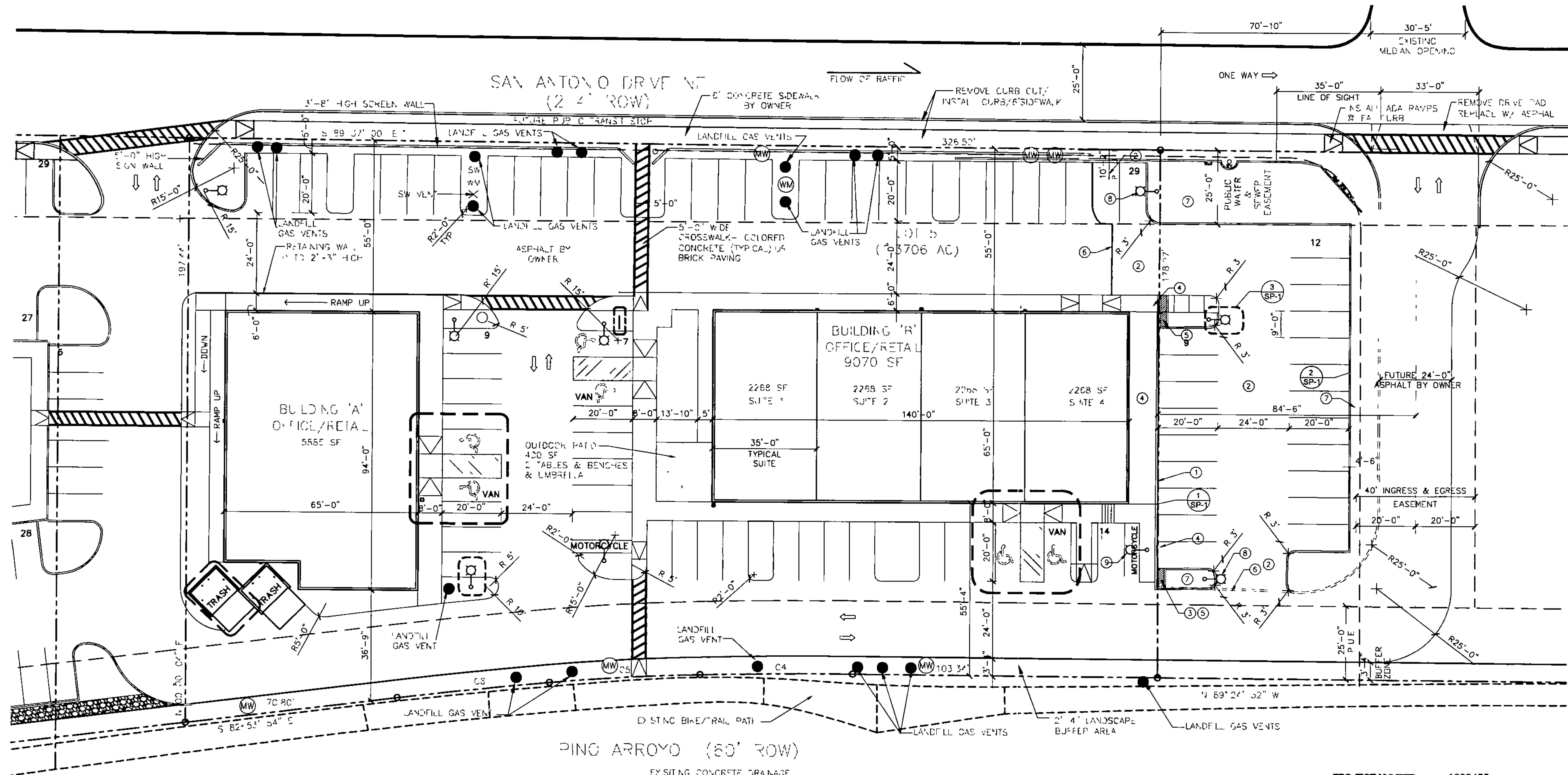
PROJECT #

1002455

February 3. 2016

Pif

PROJECT: 1002455
 DATE: 2-3-16 (Pif)
 APP: [Signature]



LOCATION MAP
 ZONE ATLAS: E-18-Z

- KEYED NOTES**
- 1 NEW CURB, SEE 1/SP-1
 - 2 NEW ASPHALT PAVING
 - 3 SPILL-WAY, SEE CIVIL GRADING PLAN
 - 4 MATCH AND REPAIR SIDEWALK AS REQUIRED
 - 5 SPILL-WAY WITH STEEL DIAMOND COVER
 - 6 REMOVE CURB, REPAIR ASPHALT PER GRADING PLAN
 - 7 LANDSCAPE AREA
 - 8 NEW LIGHT POLE, 3/SP-1
 - 9 REMOVE AND RELOCATE LIGHT POLE

LEGAL DESCRIPTION

LOTS 2 THRU 7
 JJ SUBDIVISION
 BEING A REPLAT OF TRACT A-3-B,
 J GROUP ADDITION, TRACT 1,
 NEW HEART CENTER & TRACT 1,
 NORTHSIDE SUBDIVISION

WITHIN PROJECTED SECTION 25
 TOWNSHIP 11 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY
 NEW MEXICO

GENERAL INFORMATION

ALL REQUIRED INFRASTRUCTURE WILL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS AND DRAWINGS

DRIVE PADS - EXISTING
 SIDEWALK COA STD DWG 2430
 CURB AND GUTTER COA STD DWG 2415
 A & B
 WHEEL CHAIR RAMPS COA STD DWG 2440 AND 2441
 PAVEMENT COA STD DWG 2468

THE PROPOSED RETAINING WALLS WILL BE COLORED TO MATCH THE BUILDING STUCCO

PARKING ANALYSIS

TOTAL PARKING SPACES ADDED = 23

BIKE TABULATION

BIKE RACK REQUIRED = 1
 BIKE RACK PROVIDED = 2, 4/SP-1

ARCHITECTURAL SITE PLAN
 SP-1 SCALE 1" = 20'

PROJECT NUMBER: 1002455
 APPLICATION NUMBER: _____

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED _____ AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO. IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS

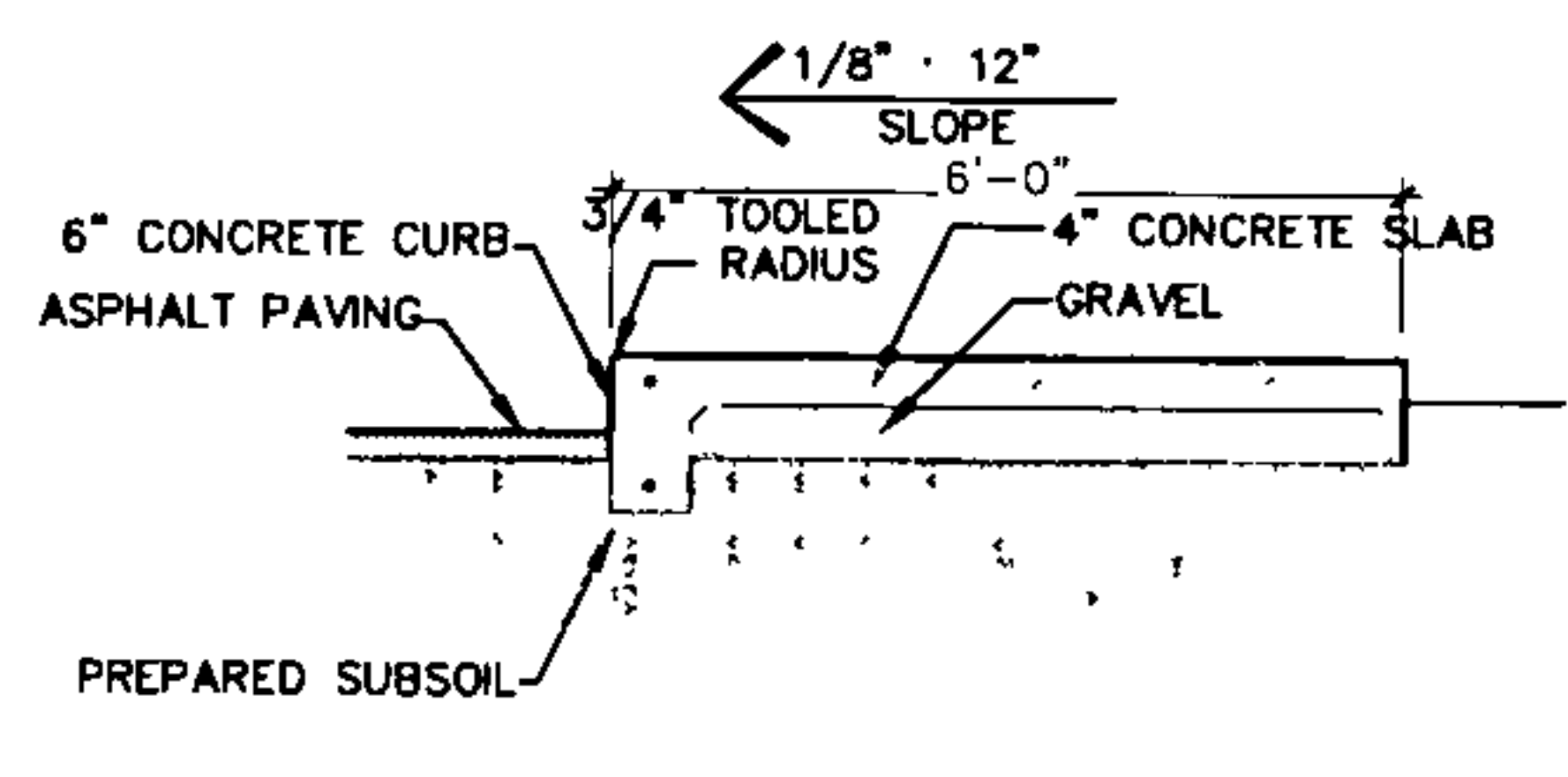
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
ORB CHAIRPERSON, PLANNING DEPARTMENT	DATE

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

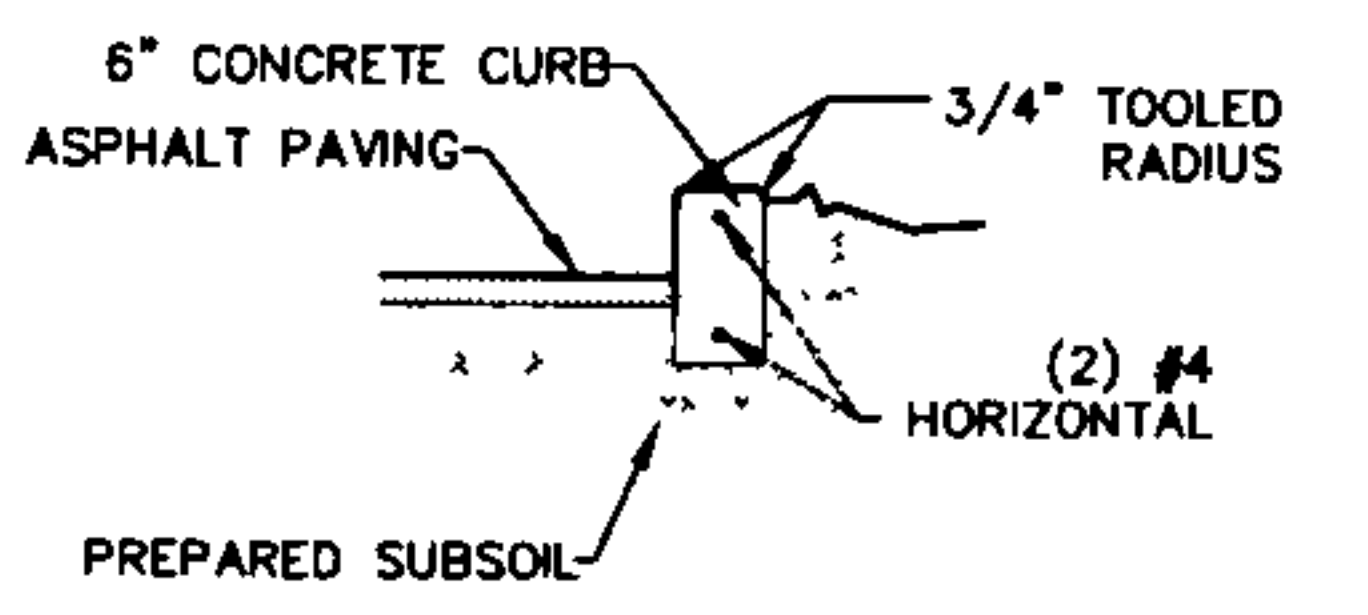
Afra Construction & Design
 2501 Yale Blvd SE Suite 102
 Albuquerque, New Mexico 87106
 Tel: 505 247 745
 Fax: 505 242 1177

ADDITIONAL NEW PARKING AREA SAN ANTONIO

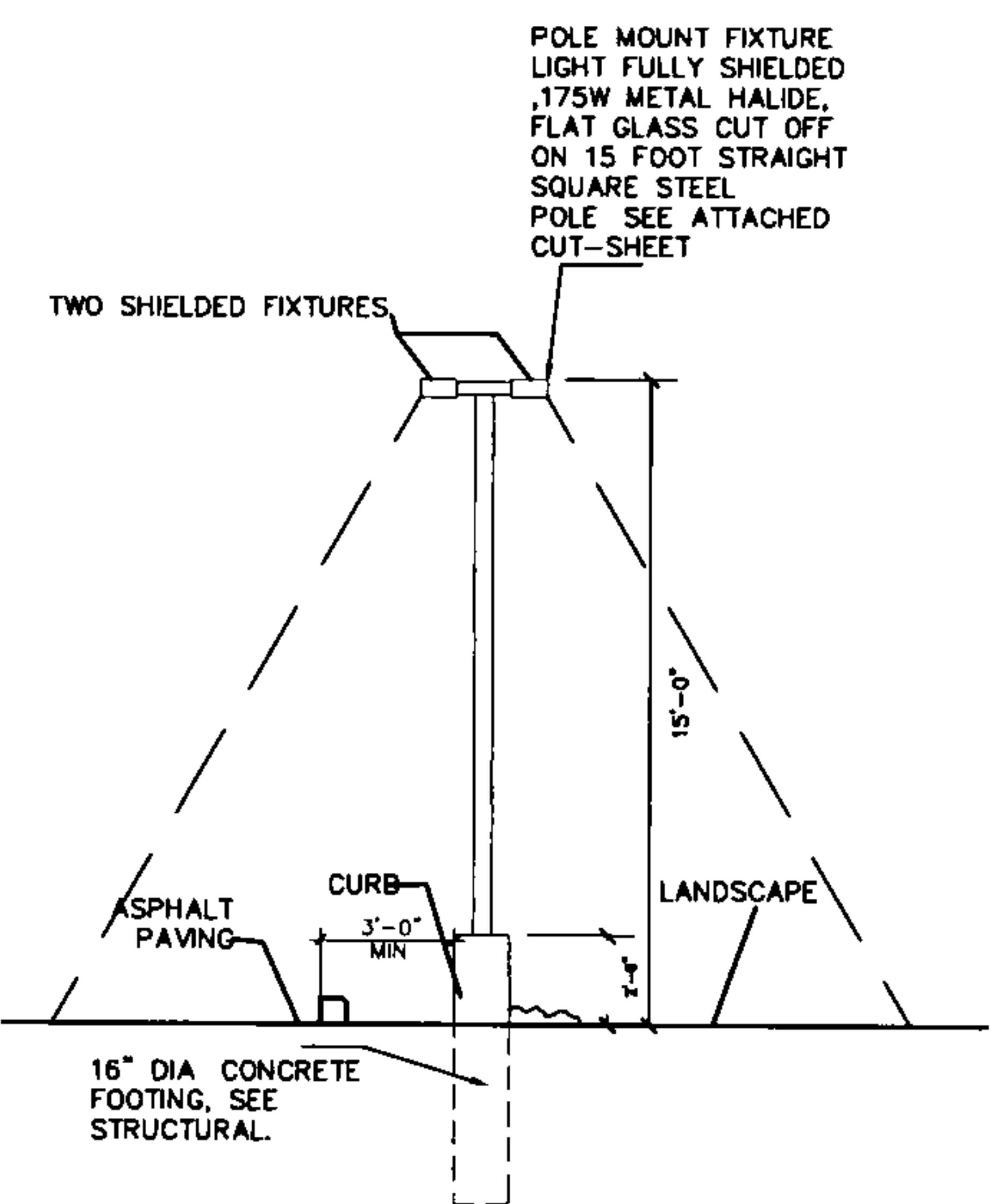
REV	DATE	DESCRIPTION	APVD



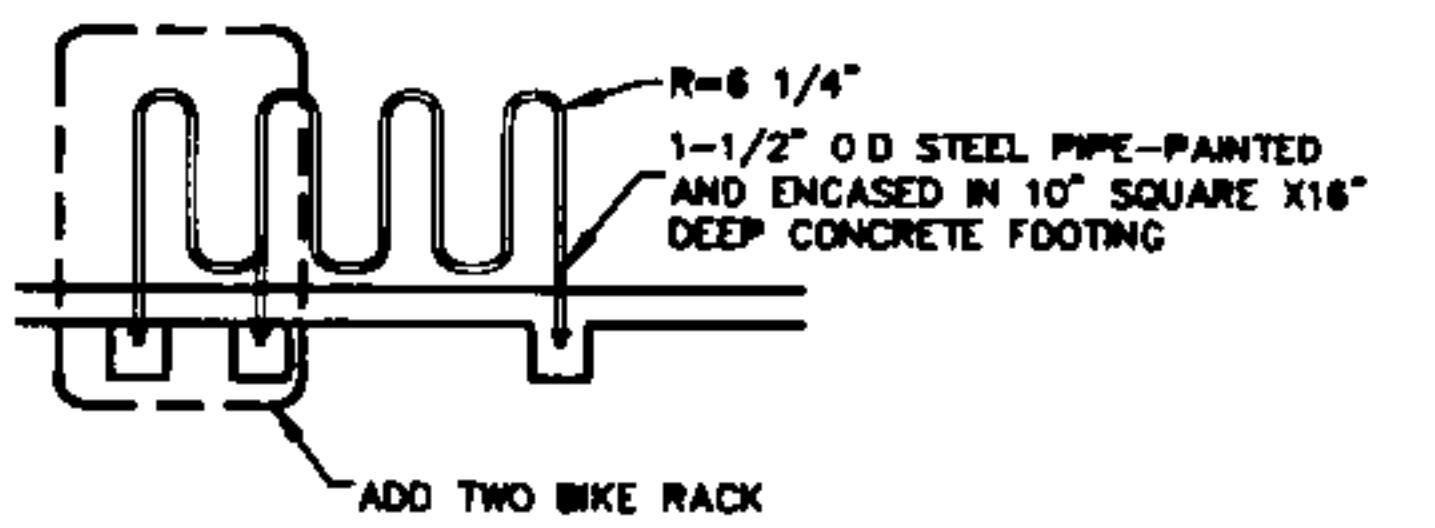
1 CONCRETE SIDE WALK CURB
 SP-1 SCALE 1/2" = 1'-0"



2 LANDSCAPE CURB DETAIL
 SP-1 SCALE 1/2" = 1'-0"



3 SHIELDED LIGHT POLE
 SP-1 SCALE 3/16" = 1'-0"



4 BIKE RACK
 SP-1 SCALE 3/16" = 1'-0"

