

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
May 26, 2004 Comments

ITEM # 14

PROJECT # 1002571 APPLICATION # 04-00776

RE: Lots 11-17, Sunrise Heights Addition/sketch

Applicant indicates the sole purpose of DRB sketch plat was to ascertain how to get access to the property from Montano. As no indication was given as to what development plans there are, Planning cannot comment at this time.

- ① Plans to put Carcrafters business.
 - ② Roadway quit claim from ^{Christina} Tahoe
 - ③ Re-plot to 1 lot.
 - ④ Annexation needed for Blats
 - ⑤ Culdesac not legal because MRBCD did not provide license to cross ditch - existing road illegal
- Sheran Matson*
Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov
- check w/ Kevin Carman
Suzanne
Suzanne copy*
- Illegal Submission*



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002571

AGENDA ITEM NO: 14

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:

This submittal did not provide any justification for the vacation request, consequently, I will defer my comments to the DRB meeting.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ; WITHDRAWN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: May 26, 2004

discussal

DEVELOPMENT REVIEW BOARD
UTILITY DEVELOPMENT
Standard Comment Sheet

DRB-1002571

Item No. 14

Zone Atlas F-15

DATE ON AGENDA 5/26/04

INFRASTRUCTURE REQUIRED YES NO

CROSS REFERENCE:

TYPE OF APPROVAL REQUESTED: ANNEXATION

SKETCH PLAT PRELIMINARY PLAT FINAL PLAT

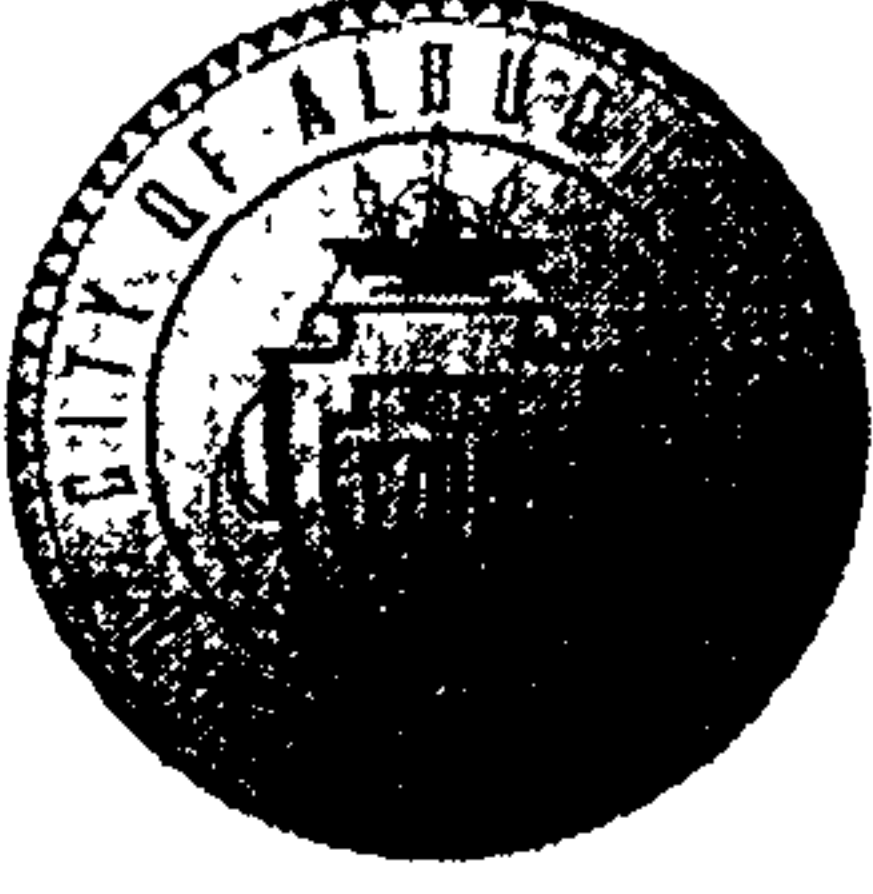
SITE PLAN REVIEW AND COMMENT SITE PLAN FOR SUBDIVISION

SITE PLAN FOR BUILDING PERMIT

No. Comment

1. Will need to request a water/sewer availability statement once development plans are available.
2. Will need to dedicate a public sanitary sewer easement for the existing 48" sewer interceptor across existing Lot 15.
3. Sanitary sewer service is only available from Tahoe Place.
4. Water service and fire protection is only available from a 6" stub in Montano, or the dead end 6" line in Tahoe Place. These may have to be looped to get adequate fire flows.

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



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

Development Review Board Comments

Project Number: 1002571
Application Number: 04DRB-00776

DRB Date: 5/26/04
Item Number: 14

Subdivision:

Lots 11-17, Sunrise Heights Addition

Zoning: M-1

Zone Page: F-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:

What will be developed?

Signed: 

Christina Sandoval, (DMD)

Phone: 768-3808

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
5/26	#100 ZFA1 Loto 11-17 Sunrise Hqts Add.	sketch	comments

DEVELOPMENT REVIEW BOARD (DRB)
CITY OF ALBUQUERQUE

REVIEW COMMENTS

By the

UTILITY DEVELOPMENT SECTION (WATER & SEWER)

DEVELOPMENT & BUILDING SERVICES DIVISION

PUBLIC WORKS DEPARTMENT

PHONE 924-3989

D.R.B. CASE NO.: 00 2571 DATE: 4/16/03 ITEM NO.: 25

ZONE ATLAS PAGE: F-15 LOCATION: Martano

REQUEST FOR: Sketch Plat Tahoe Place

COMMENTS:

① Need to request water/sewer availability. Extension of public water & sewer lines will be required with the water line looped to Martano.

② Annexation will be required to receive water & sewer service under existing policies.

SIGNED: Roger A. Green

DATE: 4/16/03



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002571

Item No. 25

Zone Atlas F-15

DATE ON AGENDA 4-16-03

INFRASTRUCTURE REQUIRED (x)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- (x) 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"/>	All the requirements of the DPM will need to be met with respect to the access points and the median opening.

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



City of Albuquerque
 CITY OF ALBUQUERQUE, NEW MEXICO 87103
 PUBLIC WORKS DEPARTMENT
 DEVELOPMENT SERVICE
 HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002571

AGENDA ITEM NO: 25

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:

A consolidation plat is requested.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; WITHDRAWN

discussed

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: April 16, 2003

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning) *sketch* **V**

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

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

STORM DRAINAGE **D**

Storm Drainage Cost Allocation Plan

Supplemental form

ZONING & PLANNING **Z**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: JAMES P. GUTHRIE / MELISSA K. GUTHRIE PHONE: (705) 881-8889

ADDRESS: 5101 McKee NE FAX: _____

CITY: ALBUQ. STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: NA

AGENT (if any): MAURICE W. IKLE / MICHAEL J CONWAY - MJC REALTY CO PHONE: (505) 244-9323

ADDRESS: PO Box 4708 FAX: _____

CITY: ALBUQ. STATE NM ZIP 87106-4708 E-MAIL: mwi777@unm.edu

DESCRIPTION OF REQUEST: sketch plat review and comment

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. L11-17 Sunrise Heights Addition plus easterly portion of TAHOE PC NE (vacated) Block: _____ Unit: _____

Subdiv. / Addn. _____

Current Zoning: M-1 Proposed zoning: NC

Zone Atlas page(s): E15-2 No. of existing lots: 7 No. of proposed lots: 1 as per

Total area of site (acres): 2.66 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: per plat

Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 101506145816940250 MRGCD Map No. 32

LOCATION OF PROPERTY BY STREETS: On or Near: south side of Montano Rd. NE

Between: I-25 on/off ramp and Edith Blvd. 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.):

03 EPC-00671, 03 EPC-00672, 03-DRB-00542 Project #1002571

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

SIGNATURE Maurice W. Ikle DATE 5/18/04

(Print) MAURICE W. IKLE - Agent Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04, 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04 DRB - 00776</u>	<u>S/K</u>		\$ <u>0</u>
<input checked="" 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				\$
	Hearing date <u>MAY 26th '04</u>			Total \$ <u>0</u>
	Planner signature / date <u>[Signature] 5/18/04</u>			Project # <u>1002571</u>

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 LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- 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.
- Design elevations & cross sections of perimeter walls
- 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.

- 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
- 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.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - 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.

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

MARLUS W. DELL - AGENT FOR OWNER
 Applicant name (print)
Marlus W. Dell 5/18/04
 Applicant signature / date

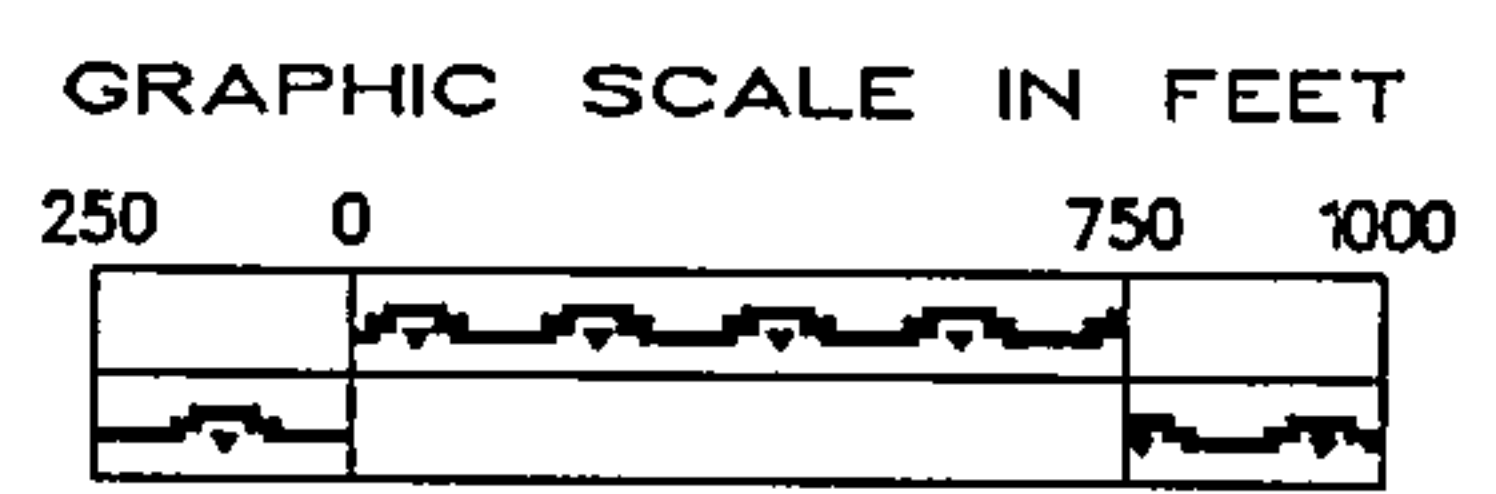
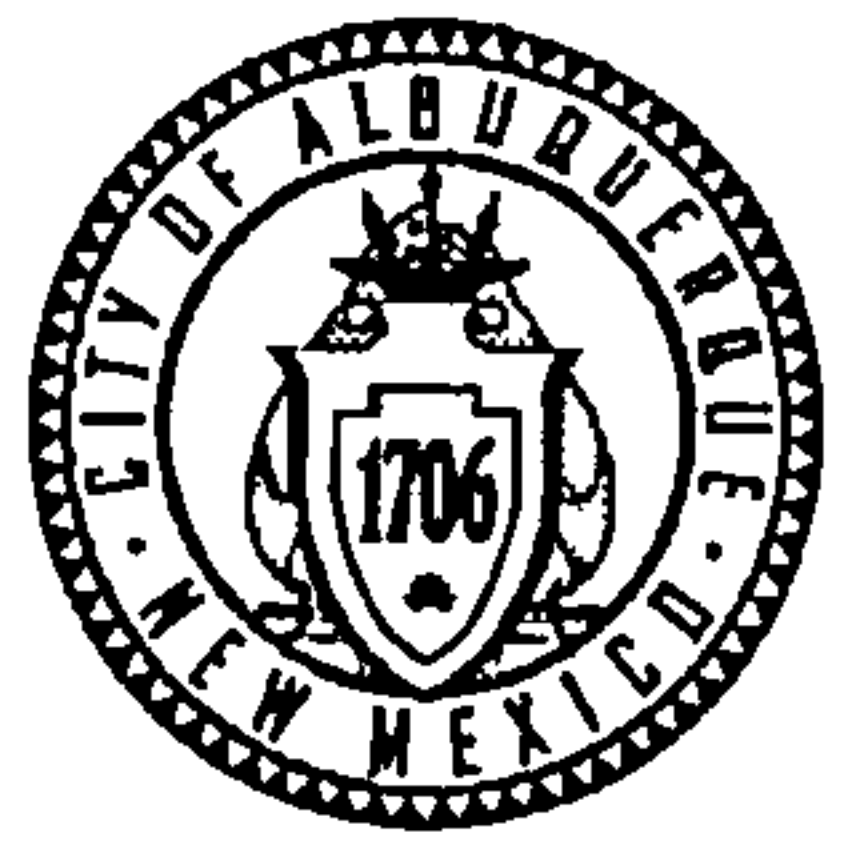
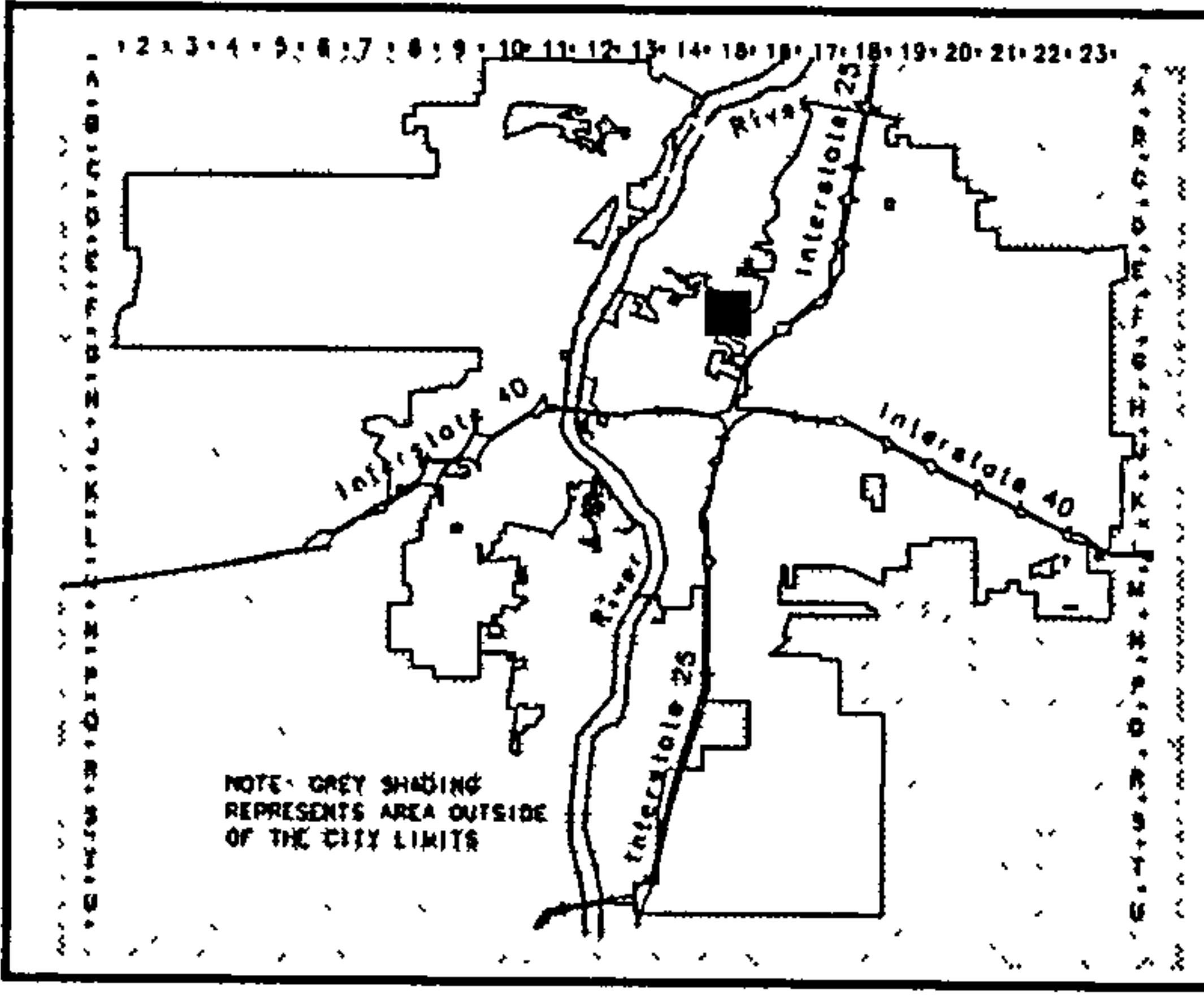
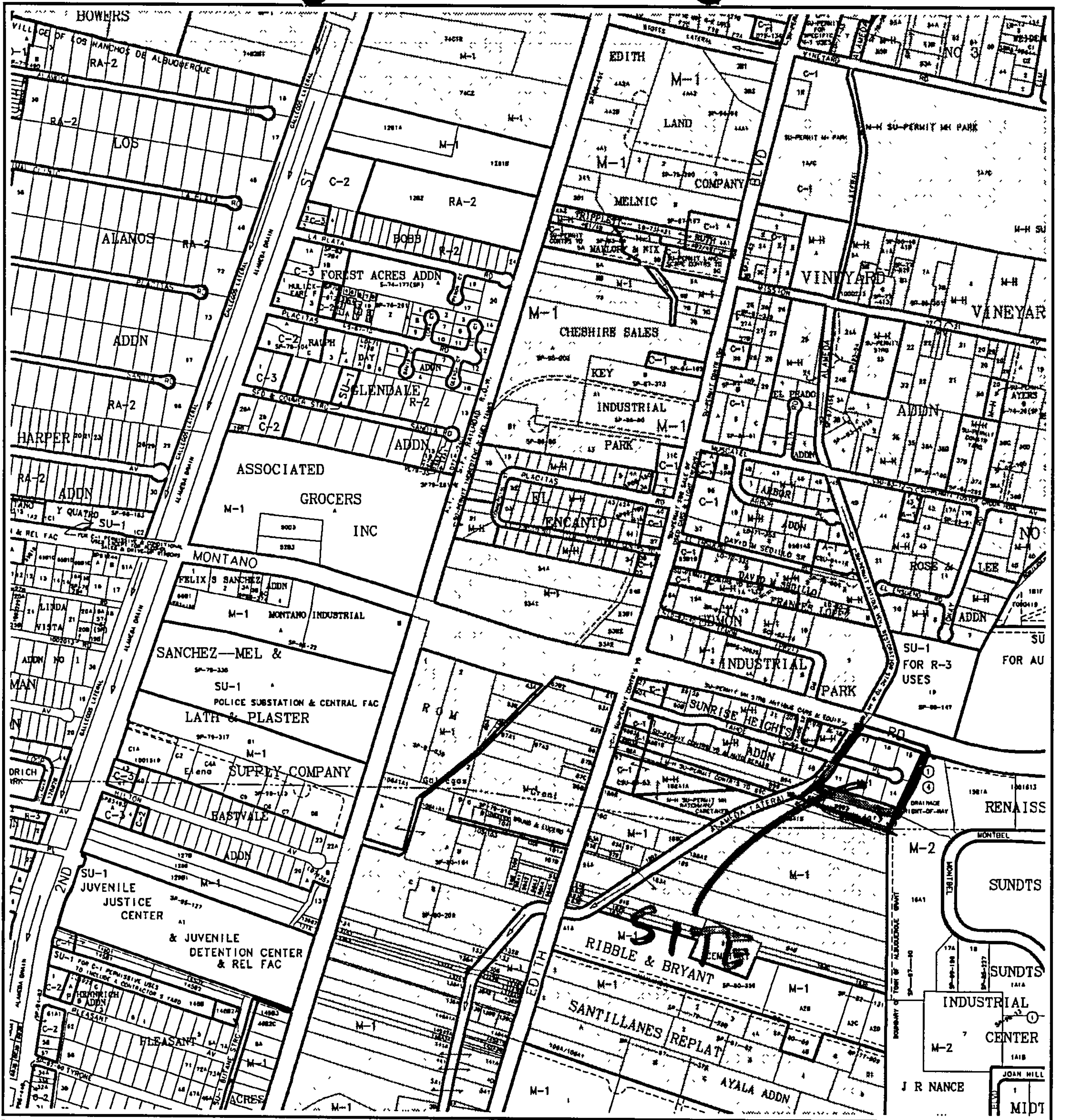


Form revised 3/03, 8/03 and 11/03

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

Application case numbers
04DRB - - - - - 00776
 - - - - -
 - - - - -

Baker Dent 5/18/04
 Planner signature / date
Project # 1002571



Zone Atlas Page

F-15-Z

Map Amended through May 04, 2004

A Albuquerque **G** Geographic **I** Information **S** System
PLANNING DEPARTMENT
 © Copyright 2004

May 18, 2004

(505) 244-9323

MAURICE W. ICKLE - PLANNING CONSULTANT
PO BOX 4708
ABQ NM 87196-4708

TO: Development Review Board
RE: Request for Sketch Plat Review and Comment

The primary reason for this request is to ascertain the process necessary to place curb cuts / medians etc on Montano Rd. NE for ingress / egress purposes to the subject site. This information is necessary for contemplated future development of the subject site.
Thank you.

Sincerely,

MAURICE W. ICKLE
Agent for James P. Guthrie



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
KEN SCHULTZ

CHIEF
ADMINISTRATIVE OFFICER
GENE ROMO

DEPUTY CAO
PUBLIC SERVICES
FRANK MARTINEZ

DEPUTY CAO
PLANNING/DEVELOPMENT
BILL MUELLER

July 10, 1987

Maurice Ikle
Hertzmark Parnegg Realty
7301 Indian School Road N.E.
Albuquerque, New Mexico

RE: Lots 11, 12, 13, 14, 15, 16, 17, 18 Sunrise Heights - Montano

Dear Mr. Ikle:

This letter is in response to your inquiry regarding curb cuts and a median cut to the referenced properties on Montano. The median can be cut to allow access to these properties. This cut will need to be a minimum of 400' from the nearest median cut and will need to be constructed with a left turn bay. The final location of the median cut and any curb cut will be dependent upon a specific site plan(s) and lot frontages. If there are any questions please contact us.

Very truly yours,

Dave W. Harmon
Associate Traffic Engineer-Design
Transportation Development

THOMAS F. HOOKER, JR. & ASSOCIATES
Attorneys and Counselors at Law
2400 Rose NW, Albuquerque, New Mexico 87104
(505) 843-8070 (505) 843-7932 (FAX)

May 1, 2003

Mr. Edward R. Pearson
Assistant City Attorney
P.O. Box 2248
Albuquerque, New Mexico 87103-2248

Via Hand Delivery

RE: Sunrise Heights Subdivison/Tahoe Place

Dear Mr. Pearson:

This letter is to confirm the facts that we discussed in our meeting yesterday. As you know, the plat for the Sunrise Heights Subdivision was recorded with the Bernalillo County Clerk on July 10, 1947. The plat describes twenty seven (27) distinct lots. The plat also depicts an area described as "Tahoe Place, which appears as a roadway on the plat. There is no language on the plat which dedicates this roadway to Bernalillo County. Further, there are no easements of record which describe Tahoe Place. Accordingly, it is our belief that Tahoe place is a private roadway and that neither the County nor the City has any insurable interest in it.

All of the lots set forth on the plat are located in the County, except for lot 15 which is in the City. At one time, the City owned Lot 15. I am told that there is a large public sewer located near the easternmost property line on Lot 15. On September 14, 1984, the City conveyed Lot 15 to the present owner, Mr. Archie Lewis, but failed to reserve an easement for its sewer. Mr. Lewis presently owns Lots 11 through 17 of Sunrise Heights Subdivision. That portion of Tahoe place which is east of the Alameda Lateral is contiguous with the lots which Mr. Lewis owns. That portion of Tahoe place east of the Alameda Lateral has never been used as a roadway to the best of our information and belief. Mr. Lewis has always used lots 11-17 and the easterly portion of Tahoe place as one parcel, primarily for storage of vintage automobiles and parts.

Mr. Lewis is in the process of selling this property to Mr. Jim Guthrie. Closing will take place at the office of First American Title Company. Mr. Guthrie must acquire title to all of the tracts (11 through 17) together with that portion of Tahoe Place which is east of the Alameda Lateral. Mr. Guthrie intends to seek annexation of Lots 11, 12, 13, 14, 16, and 17 by the City. After annexation, he will seek to replat the seven lots and the easterly portion of Tahoe place into one tract.

Mr. Edward R. Pearson
May 1, 2003
Page 2

I understand that the City would like to acquire an easement across Lot 15 for its existing sewer. Mr. Guthrie would like to acquire the easternmost portion of Tahoe Place for future development.

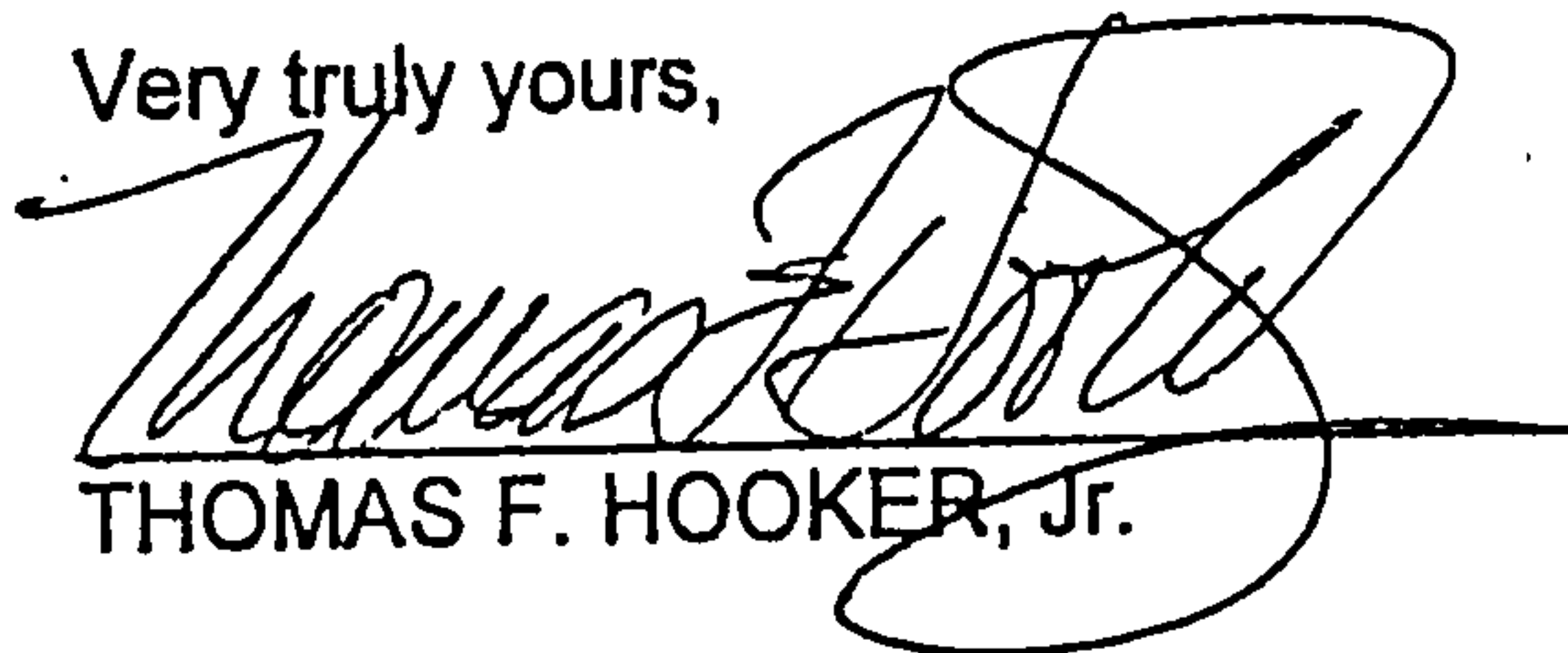
Given the above facts, the following potential solution was discussed:

1. Mr. Guthrie will deliver a Grant of Easement (copy attached) to the City at closing of his acquisition of Lots 11 through 17.
2. The City will deliver a Quitclaim Deed (copy attached) to Mr. Guthrie at the same closing.

I believe that this procedure resolves the issues for both parties.

If you have any questions, please give me a call. Thank you for your cooperation and attention with respect to this matter.

Very truly yours,



THOMAS F. HOOKER, Jr.

cc: Mr. Jim Guthrie
Mr. Mike Conway

QUITCLAIM DEED

The City of Albuquerque, for consideration paid, hereby quitclaims to James P. Guthrie and Melisa Kim Guthrie, husband and wife as joint tenants, the following described real estate in Bernalillo County, New Mexico:

That certain parcel of property being that portion of Tahoe Place lying east of the Alameda Lateral and contiguous to Lots 11, 12, 13, 14, 15, 16, and 17 of Sunrise Heights Subdivision as further described on the plat of Sunrise Heights Subdivision recorded in the office of the County Clerk of Bernalillo County, New Mexico on July 10, 1947 at Volume C, Folio 69.

WITNESS MY HAND AND SEAL this the ____ day of May, 2003.

City of Albuquerque

By _____

Jay Czar
Chief Administrative Officer

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me the undersigned authority on this the ____ day of May, 2003 by Jay Czar.

NOTARY PUBLIC

my commission expires:



NM Lic. No. 25410

August 13, 2003

Jim Guthrie, President
5101 McLeod Road NE
Albuquerque, NM 87109

RE: Sunrise Heights Addition – Lots 11 – 17
504 Tahoe Place NE

Dear Jim:

The proposed median cut on Montano with deceleration right turn lane heading West, two commercial curb cuts and deceleration left turn lane heading East.

The design and construction for the work proposed above is \$245,189.00, with a construction schedule of 30 working days. This price quote does not include any applicable permits or taxes.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

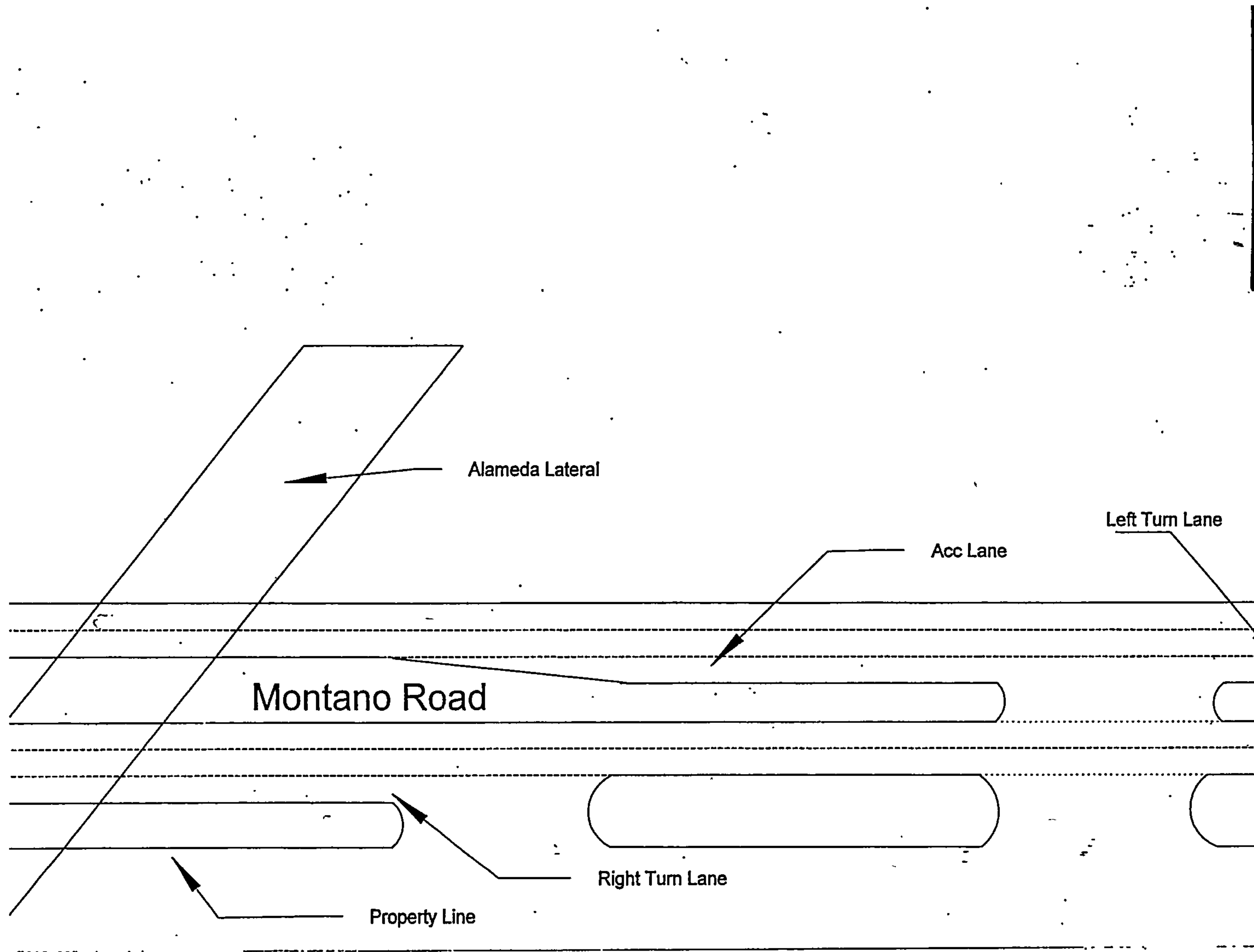
A handwritten signature in cursive script, appearing to read 'Nancy Larson', is written over a horizontal line.

Nancy Larson
Administrative Assistant/Project Managers

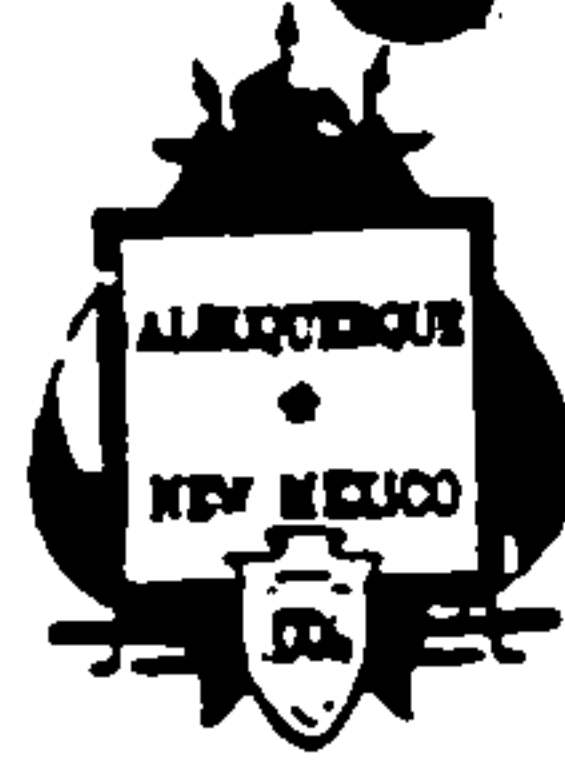
DAVID MONTOYA CONSTRUCTION, INC.

Cc: Mike Conway
Maurice Ikle - Consultant

P.O. Box 10254 ♦ Alameda, NM 87184
8831 Fourth Street NW ♦ Los Ranchos de Albuquerque, New Mexico 87114
(505) 898-6330 ♦ Fax (505) 898-4331



A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

Major Subdivision action

Minor Subdivision action **SK**

Vacation **V**

Variance (Non-Zoning)

Supplemental form **Z**

ZONING

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

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

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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: JIM GUTHRIE / STEVE WILLIAMS PHONE: 344-3232

ADDRESS: 5101 McLEOD RD NE FAX: 344-5876

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ziryace@comcast.net

Proprietary interest in site: UNDER CONTRACT # IN due diligence PERIOD

AGENT (if any): STEVE WILLIAMS PHONE: 344-3232

ADDRESS: 2700 ALEJANDRO LANE NW FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: _____

DESCRIPTION OF REQUEST: WESTBOUND LEFT TURN LANE FROM MONTAÑO NEEDED
2 CURB CUTS NEEDED SKETCH to request

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. LOTS 11 THRU 17 SUNRISE HEIGHTS SUB Block: _____ Unit: _____

Subdiv. / Addn. and MRGCD MAP 32 (JF 89AZ)

Current Zoning: M-1 Proposed zoning: NO CHANGE

Zone Atlas page(s): F-15 Z No. of existing lots: 9 No. of proposed lots: 1

Total area of site (acres): 3.86 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: 0

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. 101506145816940250 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: MONTAÑO BETWEEN EDITH & I-25

Between: _____ and _____

CASE HISTORY:

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

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

SIGNATURE STEVEN WILLIAMS DATE 4.1.03

(Print) STEVEN WILLIAMS _____ Applicant: _____ Agent

Form revised September 2001

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>03DRB-00542</u>	<u>SK</u>	<u>53</u>	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>April 16 2003</u>			Total \$ <u>0</u>

SA 4/1/03
 Planner signature / date

Project # 1002571

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.

- 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

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.

STEVEN WILLIAMS

Applicant name (print)

STEVEN WILLIAMS 4.1.03

Applicant signature / date



Form revised September 2001

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

Application case numbers

03DRB - 00542

JM 4/1/03

Planner signature / date

Project #

1002571

To Whom It May Concern,

We have contracted to purchase lots 11 through 17 of the Sunrise Heights Subdivision and lots 89A & 89B contiguous to and South of lots 11 through 14.

We are in the due diligence period before closing and would like to make sure that a left turn lane, west bound on Montano into the property as well as two drive curb cuts would be permitted by the City of Albuquerque.

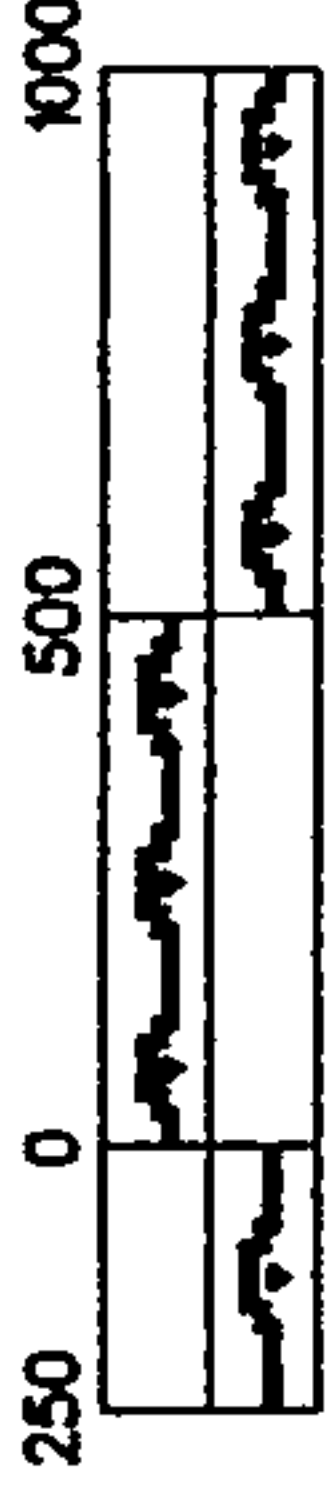
The proposed use for the property would be a facility to replace our current business, Car Crafters Collision, 5101 McLeod Rd, NE or a possible retail/office development. *this will be vacant land.*

We have had a pre design meeting with the County, as all but lot 15 is in the County.

Thank you for your attention to this matter.


Steven Williams

GRAPHIC SCALE IN FEET

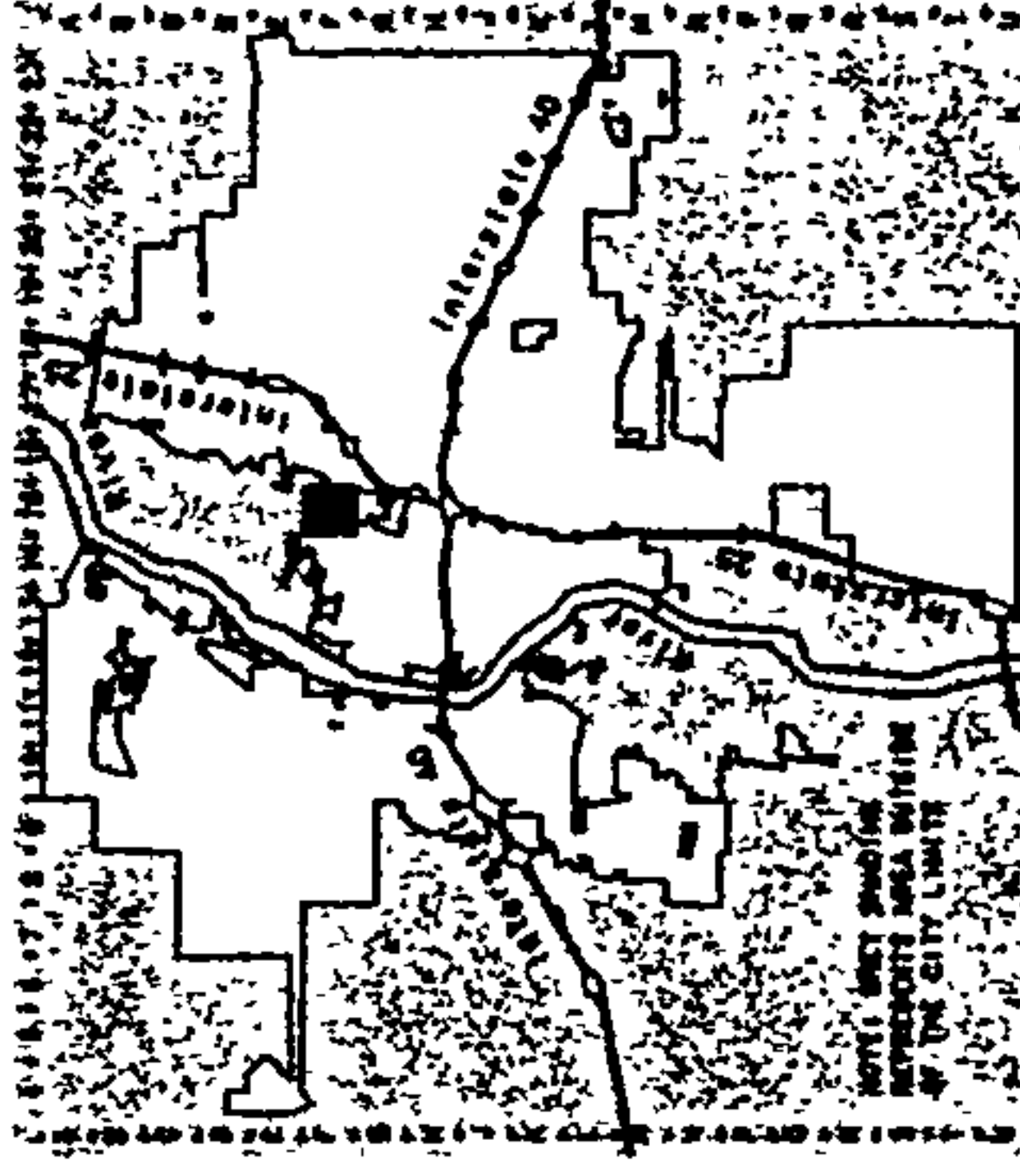


CITY OF
ALBUQUERQUE

A-G-I-S
ALBUQUERQUE
PLANNING DEPARTMENT

© Copyright 1997

Map Amended through February 24, 1997



LEGAL DESCRIPTION

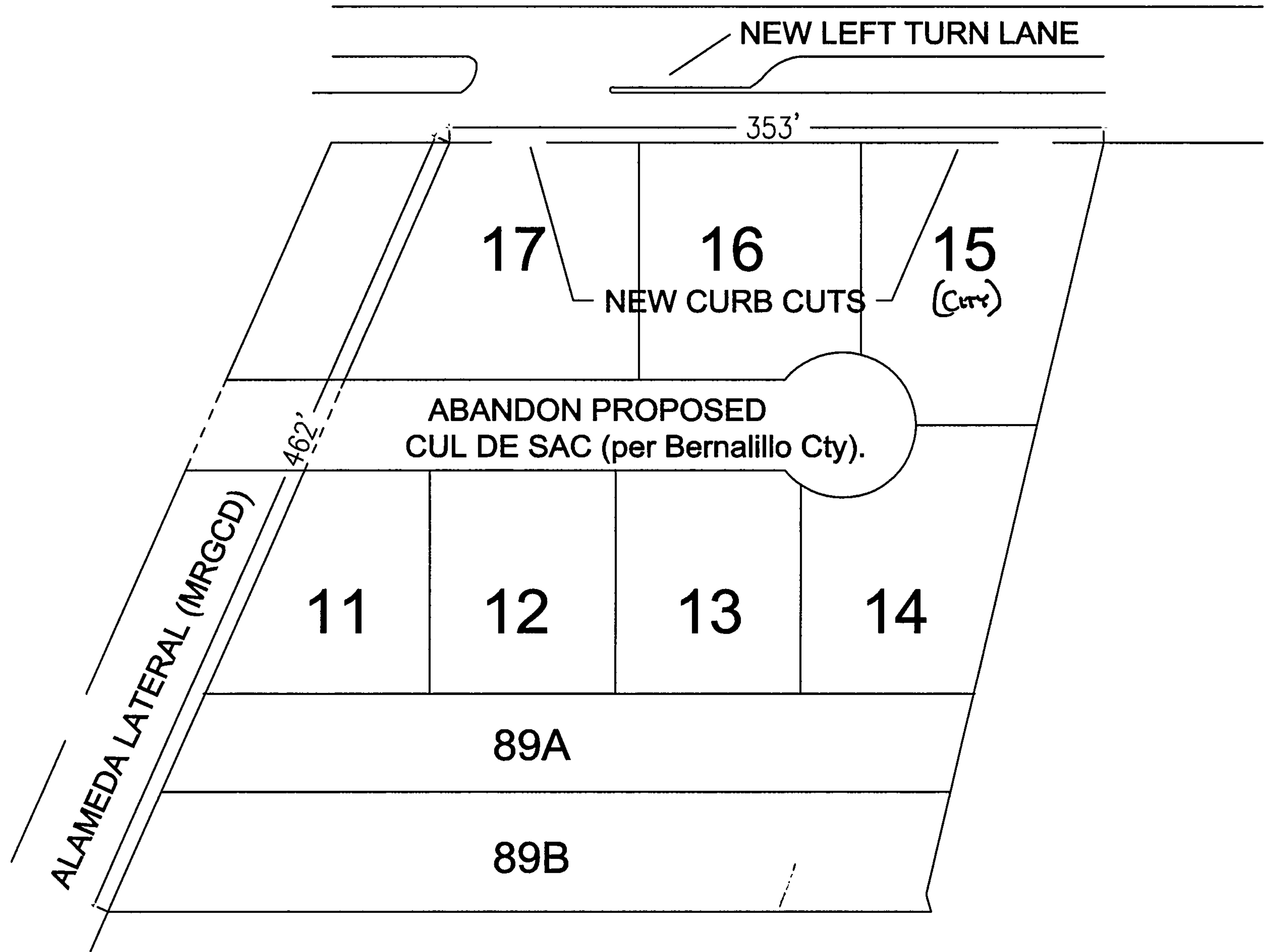
T11N
R9E
S8C 33

UNIFORM PROPERTY CODE
1-016-001

F-15-Z



MONTAÑO ROAD



NEW LEFT TURN LANE

353'

17

16

15

(CITY)

NEW CURB CUTS

ABANDON PROPOSED
CUL DE SAC (per Bernalillo Cty).

462'

ALAMEDA LATERAL (MRGCD)

11

12

13

14

89A

89B