

## PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
4/7/04	1003355	sketch	comments
No show to 4/14/04	Lots 162, 163, 164 & 165 Town of Atrisco Drum		given



**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003355**

**AGENDA ITEM NO: 15**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

See DRB minutes/speed memo dated 4-7-04.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED *discussed* X; WITHDRAWN

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

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

FOR:

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

**DATE:** April 14, 2004

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
April 7, 2004  
Comments**

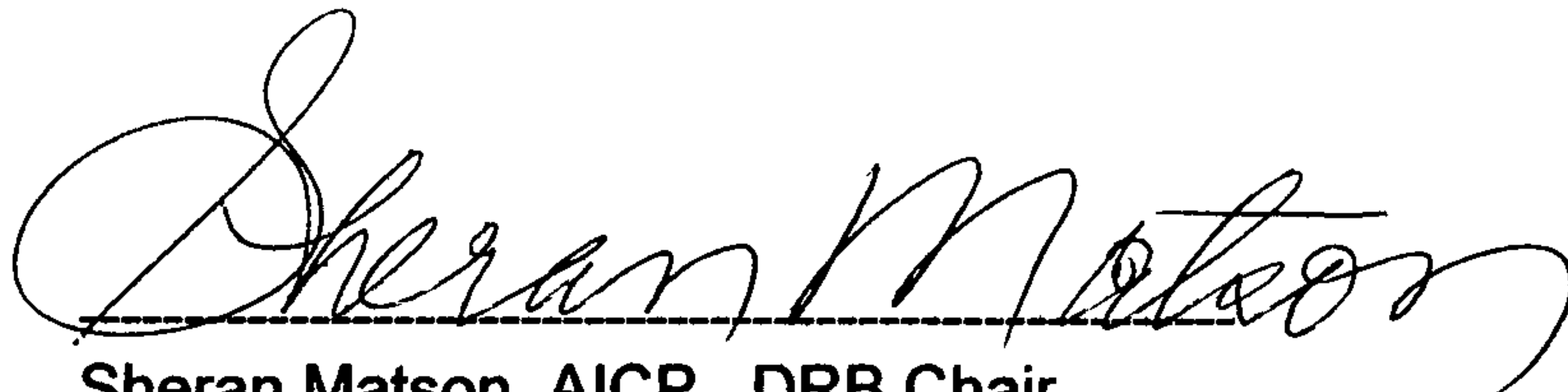
**ITEM # 27**

**PROJECT # 1003355      APPLICATION # 04-00466**

**RE: Lots 162 - 165, Town of Atrisco Grant/sketch plat**

No objection to the requested platting action.

When the Tract zoned C-1(SC) is proposed for development, it will be subject to special site development regulations as provided in Section 14-16-3-2 of the City Zone Code.

A handwritten signature in cursive script, reading "Sheran Matson". The signature is written in black ink and is positioned above a horizontal line.

Sheran Matson, AICP DRB Chair  
924-3880 Fax 924-3864 smatson@cabq.gov



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PUBLIC WORKS DEPARTMENT  
DEVELOPMENT SERVICE  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003355**

**AGENDA ITEM NO: 27**

**SUBJECT:**

- |                                |                                 |                                     |
|--------------------------------|---------------------------------|-------------------------------------|
| <b>(01)</b> Sketch Plat/Plan   | <b>(05)</b> Site Plan for Subd  | <b>(10)</b> Sector Dev Plan         |
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| <b>(04)</b> Preliminary Plat   | <b>(09)</b> Infrastructure List | <b>(14)</b> Other                   |

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

Recommend a pre-design meeting with one of the Hydrology staff engineers to discuss the appropriate drainage requirements for the subject site.

**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:** April 7, 2004

*not discussed  
(no show)*

**DEVELOPMENT REVIEW BOARD**  
**UTILITY DEVELOPMENT**  
**Standard Comment Sheet**

DRB-1003355

Item No. 27

Zone Atlas J-10

DATE ON AGENDA 4/07/04

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. New Tract 165-A does not have access to sanitary sewer service. An easement must be provided to Coors across Tract 162-A, or a new sewer line must be constructed in 64<sup>th</sup>. The existing sewer line in 64<sup>th</sup> is a 48" dia. interceptor, and can not be used for service connections.

2. There is no water line in Glenrio, one may be required with the development of tract 163-A.

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



# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form  
**SUBDIVISION** **S**  
 Major Subdivision action  
 Minor Subdivision action  
 Vacation  
 Variance (Non-Zoning)

Supplemental form  
**ZONING** **Z**  
 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: JOSEPH GREVEY PHONE: 296.3825  
 ADDRESS: 2015 WYOMING BLVD NE FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): WAYJOHN SURVEYING, INC. PHONE: 255.2052  
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 255.2887  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJOHN SURV@aol.com

DESCRIPTION OF REQUEST: SKETCH PLAT FOR LOT LINE ADJUSTMENT TO CONFORM TO ZONE LINES.

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. 162, 163, 164 & 165 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Adn. TOWN OF ATRISCO GRANT AIRPORT UNIT  
 Current Zoning: C1(SC) & C2 Proposed zoning: SOME  
 Zone Atlas page(s): 10, 11 No. of existing lots: 4 No. of proposed lots: 4  
 Total area of site (acres): 13.7909 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 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. 1 010 058 494 306 10301, 1010058 514 306 10302 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: LOOKS BLVD NW  
 Between: GLENLID RD NW and FORTUNA RD NW

**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: DATE 3.25.04

SIGNATURE [Signature] DATE 3.25.04  
 (Print) THOMAS D. JOHNSTON \_\_\_\_\_ 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>04DRB . 00466</u>	<u>SK</u>	<u>CMF</u>	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>April 7, 2004</u>			Total \$ <u>20.00</u>

Nils Durandaux 3-29-04  
 Planner signature / date

Project # 1003355

**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

**Infrastructure list if required (verify with DRB Engineer) NO INTERNAL ROUTING**  
**DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

THOMAS D. JONUSTON AGENT

Applicant name (print)

[Signature] 3.25.04

Applicant signature / date



Form revised MARCH 2003

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

Application case numbers  
 04DRB - \_\_\_\_\_ - 00166  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

[Signature] 3-29-04  
 Planner signature / date

Project # 1003355





330 Louisiana Blvd., N.E. • Albuquerque, NM 87108 • Phone: (505) 255-2052 • Fax: (505) 255-2887

March 29, 2004

City of Albuquerque Planning  
Plaza Del Sol Building  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87102

To Whom It May Concern:

I am submitting a sketch plat for comments on behalf of my client, Hel-Mar Investments. The purpose for this plat is to adjust the existing lot lines to conform to the C-1 (SC) and C-2 zone lines that have been established. This property currently contains a used car lot lease (Tract 164-A) and a separate auto repair lease (Tract 165-A) that is incidental to the used car lot. These tracts are within the C-2 zone overlay. Tract-163-A is vacant and will constitute the remainder of the C-2 zoning. Tract 162-A is vacant and will constitute the C-1 (SC) zoning.

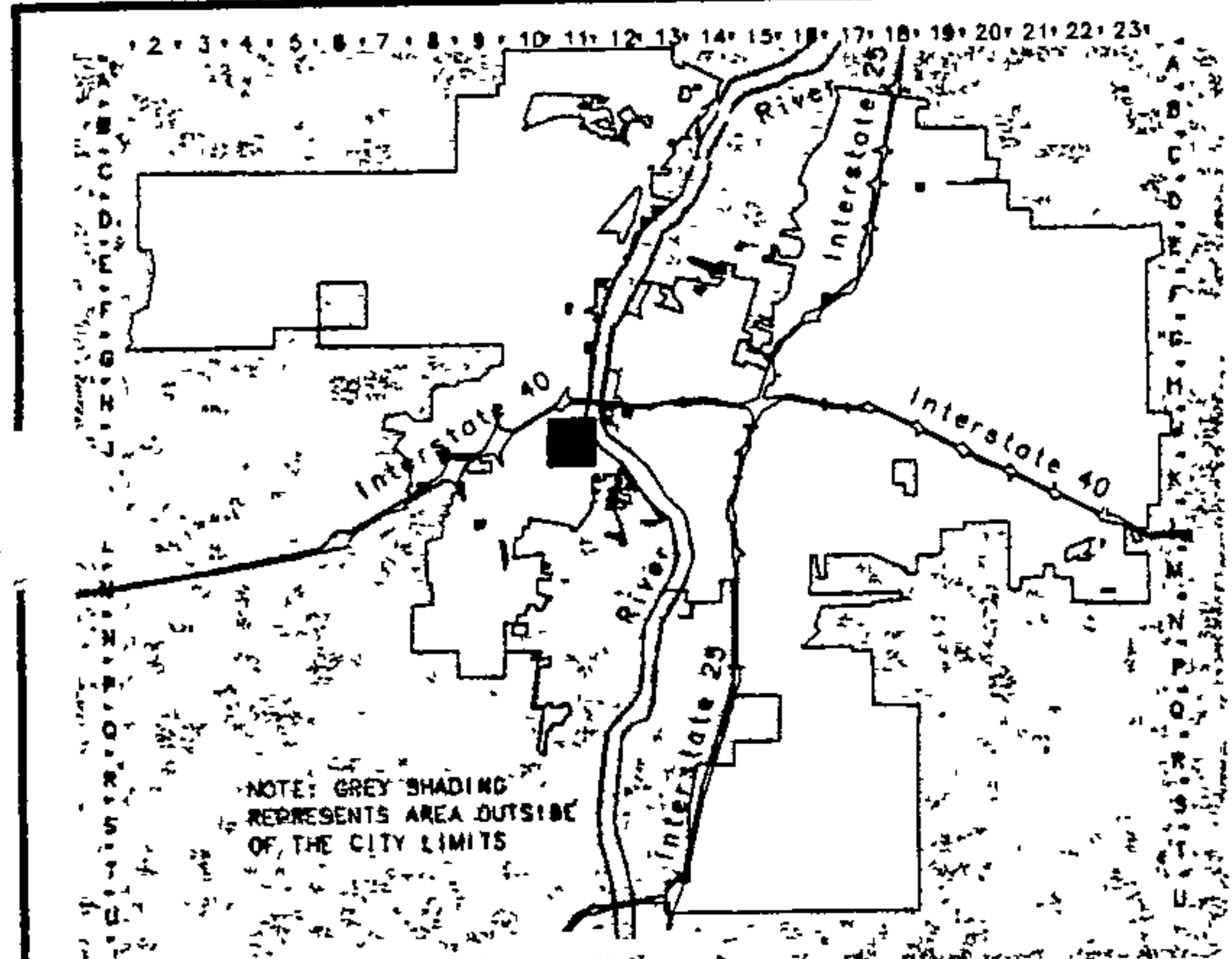
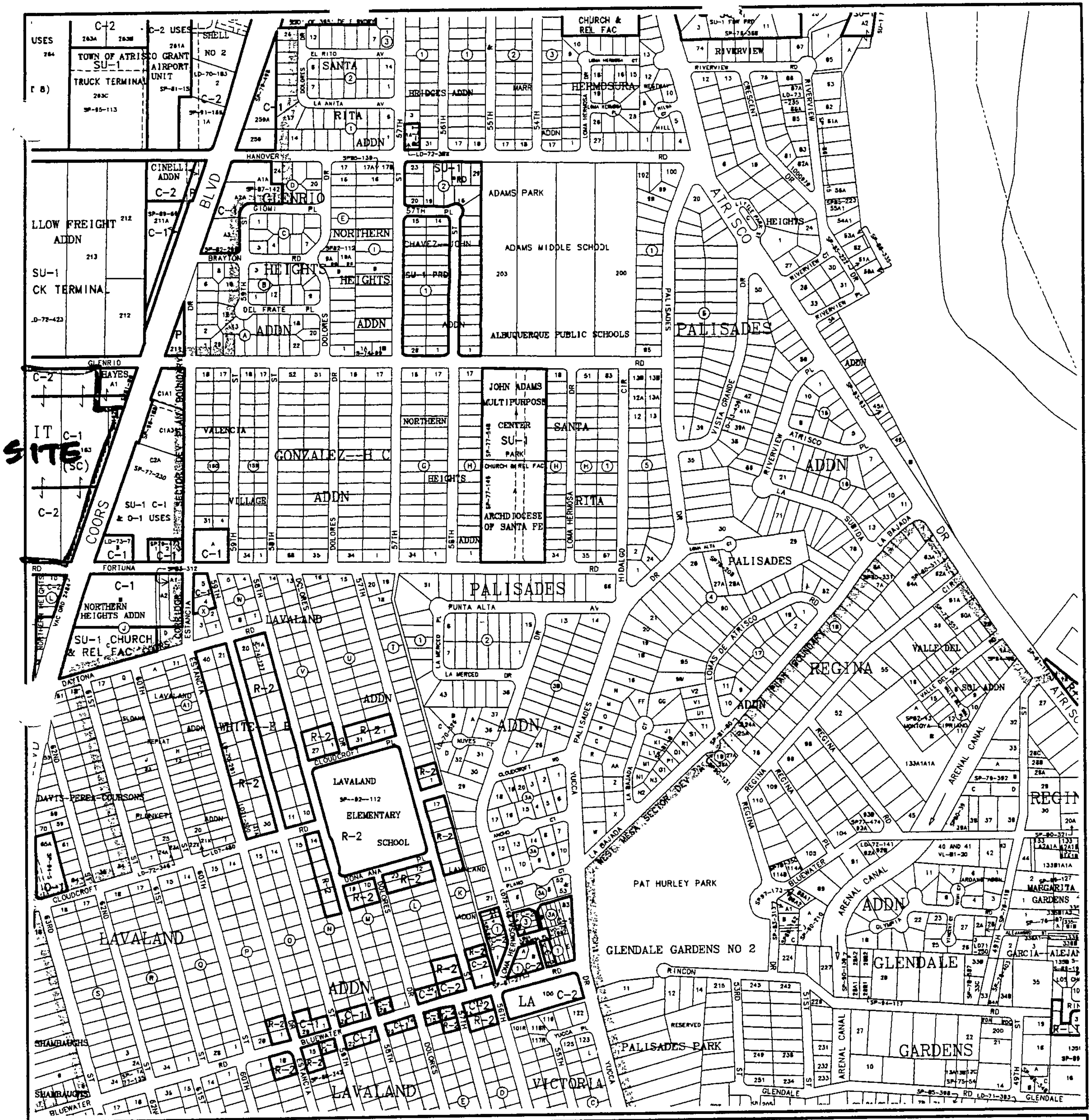
City of Albuquerque Zoning has requested that the lease areas be replatted into separate lots in order to conform to current zoning codes. The tracts have been restructured in order to establish the boundary lines that will determine the zone boundaries. In addition, Parcel "A" has been created to define the right of way take for the pedestrian overpass across Coors Boulevard. Since this parcel was created by deed for the City of Albuquerque in 1994, rather than by a platting action, it appears to be an illegal subdivision. Based upon previous experience on the subdivision plat across the street, it is the opinion of the City Surveyor and the City Attorney that this tract must be included in the replat and that the CAO of the City of Albuquerque must sign the plat as well. This will correct the illegal subdivision issue. No new tracts have been created by this platting action.

If you have any questions regarding this matter, feel free to contact me at the above numbers.

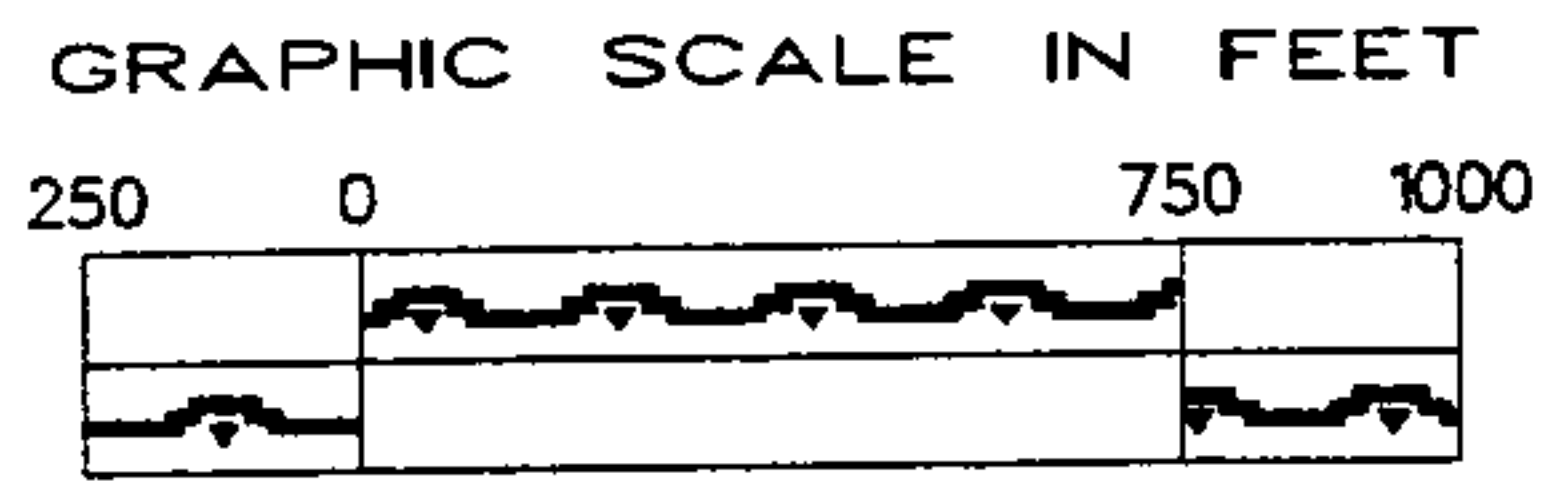
Regards,

Thomas D. Johnston, PS

enc.



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



Zone Atlas Page

J-11-Z

Map Amended through April 03, 2002



ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services

PAID RECEIPT

APPLICANT NAME JOSEPH GREVEY  
AGENT WAY JOHN SURVEYING INC  
ADDRESS 330 LOUISIANA BLVD NE 87108  
PROJECT & APP # 1003355 04DRB-00466  
PROJECT NAME Town of Arisco Grant Airport Unit  
\$ 20.00 469099/4916000 Conflict Management Fee  
\$ \_\_\_\_\_ 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 20.00 TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

\*\*\*DUPLICATE\*\*\*  
City of Albuquerque  
Treasury Division

03/29/2004 11:31AM LOC: AMN  
X  
RECEIPT# 00020633 WS# 006 TRANS# 0014  
Account 469099 Fund 0000  
Activity 4916000 TRETAM  
Trans. Amt \$20.00  
J24 Misc \$20.00  
VI \$20.00  
CHANGE \$0.00