

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - 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.

Project #: 1003359 Application #: 12DRB-70090
Project Name: Tract A Unit B North Albuquerque Acres
Agent: Rio Grande Engineering Phone #: _____

Your request was approved on 7-21-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): done verify 'street' created

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.



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- 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 Plan boundaries)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by DRB, EPC, LUCC, Planning Director or Staff, ZHE, 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.

APPLICATION INFORMATION:

Professional/Agent (if any): Rio Grande Engineering PHONE: 321-9011
 ADDRESS: PO Box 43924 FAX: _____
 CITY: Alb STATE NM ZIP 87191 E-MAIL: david@riograndeeng.com

APPLICANT: Legacy Hospitality LLC PHONE: _____
 ADDRESS: 8501 Eagle Rock #5B FAX: _____
 CITY: Alb STATE NM ZIP 87113 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: request for preliminary / final Plat

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. 23, 24, 25 Block 26 Unit B
 Subdiv/Addn/TBKA: Tract A NAA
 Existing Zoning: SU2 IP Proposed zoning: SU2 IP MRGCD Map No. -
 Zone Atlas page(s): C-18 UPC Code: 101806440649510708

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1003359

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 3 No. of proposed lots: 1 Total site area (acres): 3AC
 LOCATION OF PROPERTY BY STREETS. On or Near: Eagle Rock NE
 Between: Louisiana and San Pedro

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE: [Signature] DATE: 3/6/12
 (Print Name) David Solis Applicant Agent

FOR OFFICIAL USE ONLY

Revised 6/2011

INTERNAL ROUTING	Application case numbers	Astor	S.F	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 10090</u>	<u>PF</u>	_____	\$ <u>215.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CLIF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input 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	_____	_____	_____	\$ _____
Hearing date <u>March 21, 2012</u>				Total
Staff signature & Date <u>[Signature] 3-6-12</u>				\$ <u>235.00</u>
Project # <u>1003359</u>				

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

David Solis
 Applicant name (print)
DWS 3/6/12
 Applicant signature / date

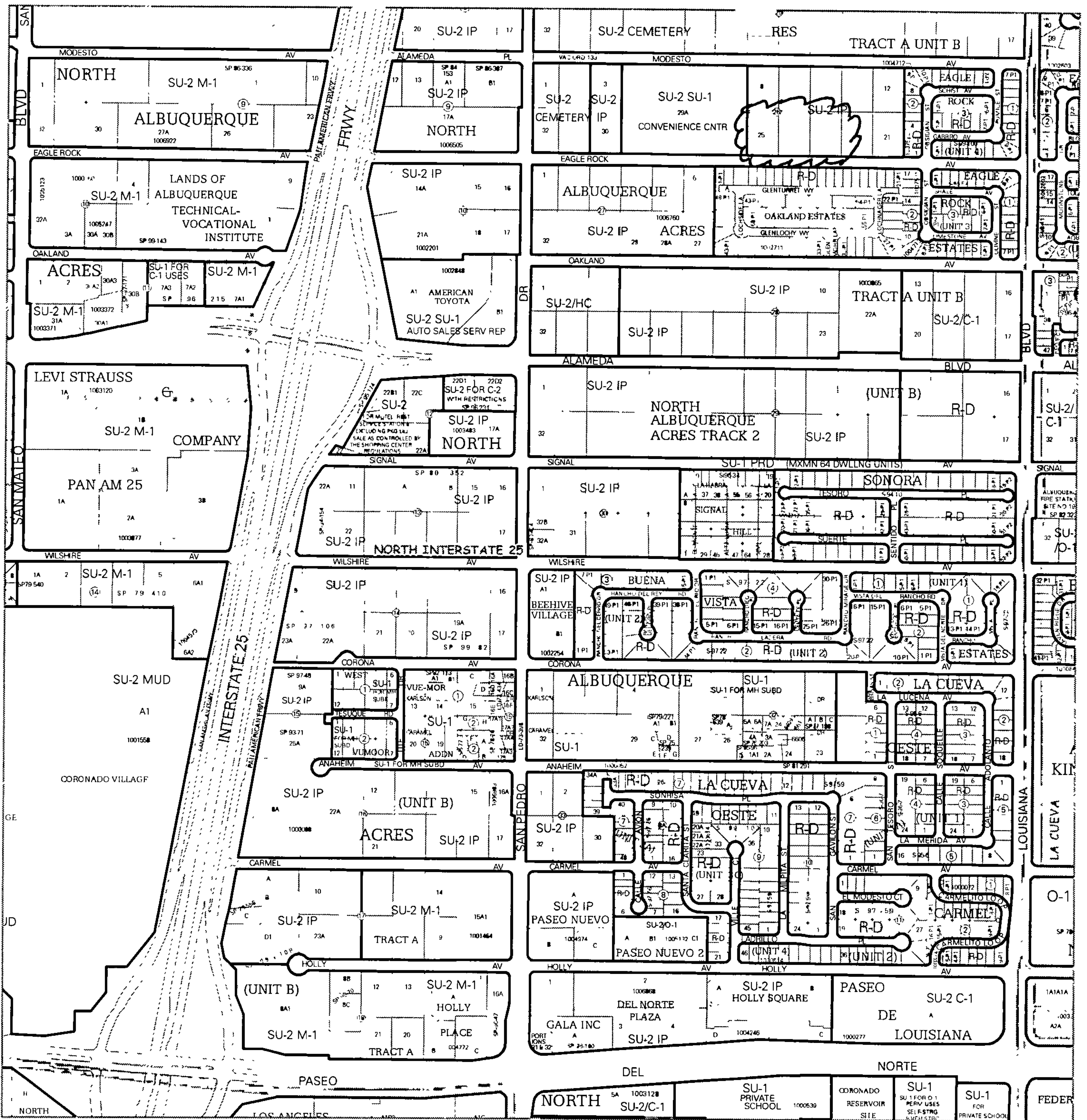


Form revised October 2007

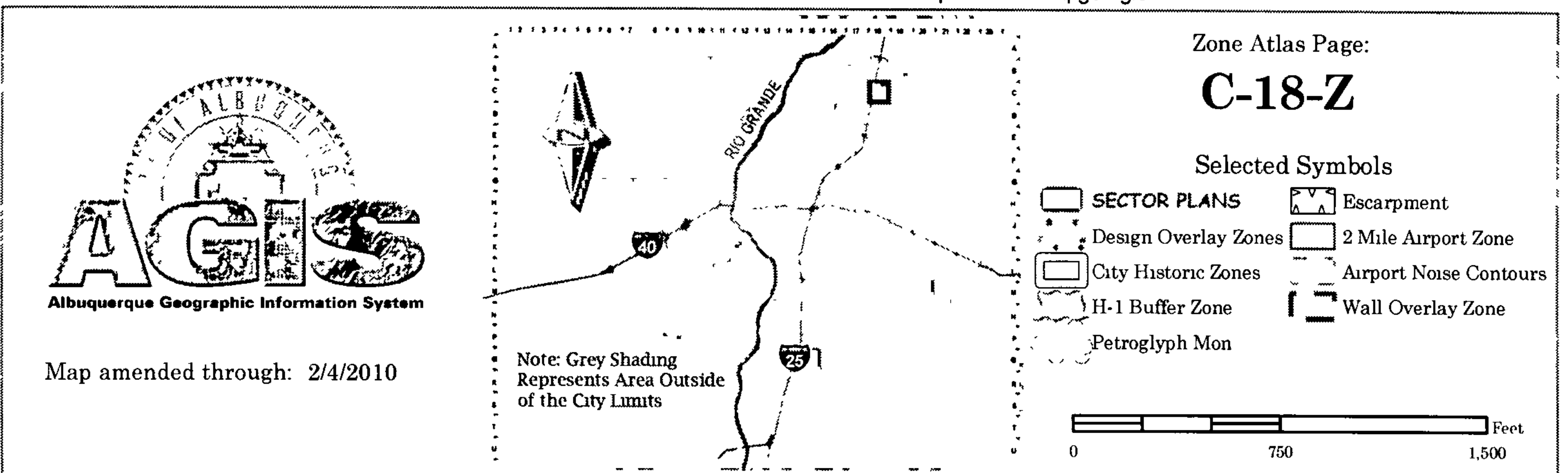
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
12 - DRB - 10090

[Signature] 3-6-12
 Planner signature / date
 Project # 1003359



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



March 6, 2012

Mr. Jack Cloud
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

RE: Preliminary/Final; Plat Comments
Lots 23, 24, 25 Block 26 Tract A, Unit B, North Albuquerque Acres
PROJECT # 1003359
Albuquerque, New Mexico

Dear Mr. Cloud:

Rio Grande Engineering requests Final plat approval for the referenced project. The project was initially developed with a site plan for building permit (07DRB-70227). Due to market conditions the project was only partially built. The front portion was constructed and the back lots were not. It is the owners' intention to develop the entire project in the future. In the interim the owner wishes to clear-up platting issues for the existing site. It is the owner intent to incorporate the adjacent lots to the north (8, 9, 10) at a later date. Upon completion the northern lots will be incorporated into this lot and the issue of Modesto will be resolved at that time.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,



David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures

SITE DATA

TOTAL ACREAGE: 2.6422 AC±
 BUILDING SF: 24798 SF (3140 SF OFFICE/21858 SF WAREHOUSE)
 PAR: 35
 EXISTING ZONING: SU-2 FOR IP
 PROPOSED ZONING: SU-2 FOR IP
 EXISTING USE: INDUSTRIAL
 PROPOSED USE: TEMPORARY ASPHALT MOTORCYCLE TRAINING FOR LOTS 8, 9, 10

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 INTERMEDIATE LANDSCAPE PLAN 3
- ULTIMATE USE**
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 GRADING PLAN 5
 LANDSCAPE PLAN 6
 ELEVATIONS A 7
 ELEVATIONS B 8
 ELEVATIONS C 9
 UTILITY PLAN 10
 HYDROLOGIC INFORMATION 11

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

In an information that needed? () Yes () No. If Yes, then a set of approved BIC plans with a work order is required for the construction while Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL

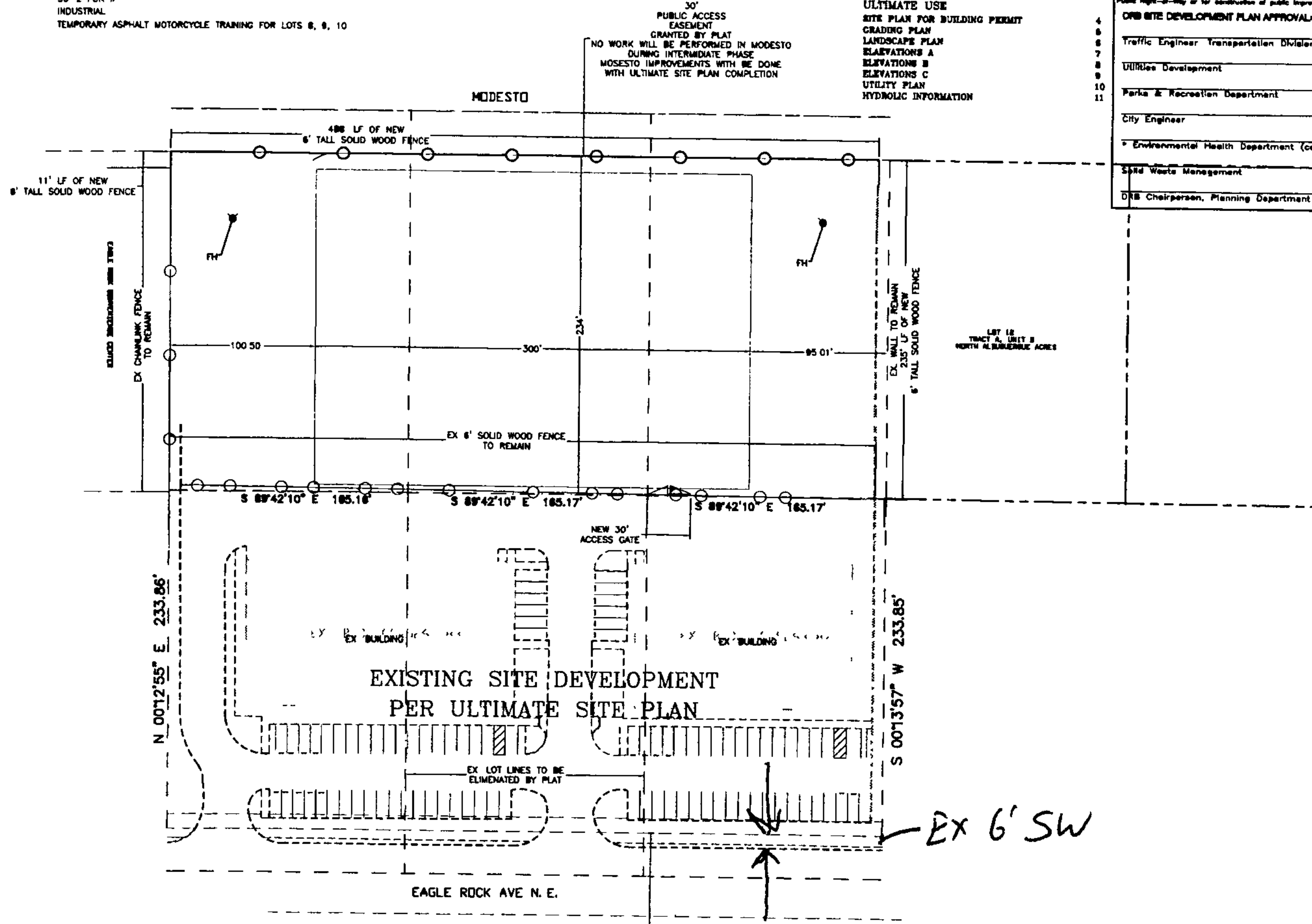
Traffic Engineer, Transportation Division	Date
Utilities Development	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

ZONE ATLAS: C-18-2

LEGAL DESCRIPTION:
 LT 8,9,10, TRACT A, UNIT B, NORTH ALB ACRES

GENERAL NOTES:

- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS.
- CROSS ACCESS & DRAINAGE EASEMENTS FOR ALL PARCELS WILL BE GRANTED WITH THE SITE PLAN AND THE REPLAT.
- NO OFF PREMISE OR POLE MOUNTED SIGNAGE SHALL BE ALLOWED.
- ALL WIRELESS TELECOMMUNICATION FACILITIES SHALL BE CONCEALED AND ARCHITECTURALLY INTEGRATED WITH THE SITE AND SURROUNDING AREA.
- FREE STANDING LIGHTING SHALL INCLUDE UNIFORM 16' HIGH POLES WITH FULLY SHIELDED FIXTURES. ALL FIXTURES SHOULD BE HORIZONTALLY-MOUNTED LENSES SHOULD NOT PROJECT BELOW THE HOUSING. LIGHTING LEVELS MUST CONFORM TO ZONING CODE LIMITATIONS.
- NO ACCESS SHALL BE PROVIDED FROM MODESTO.
- NO OUTDOOR NIGHTTIME ACTIVITY SHALL BE ALLOWED.
- CROSS ACCESS AND DRAINAGE EASEMENTS SHALL BE GRANTED ON.
- INTERMEDIATE USE SHALL BE FOR A 5 YEAR DURATION FROM APPROVAL.



LEGEND

=====	EXISTING CURB & GUTTER
-----	PROPOSED EDGE OF NEW PAVING
-----	BOUNDARY LINE
-----	EXISTING BOUNDARY LINE
-----	CENTERLINE
-----	RIGHT-OF-WAY
-----	PROPOSED BUILDING
-----	EXISTING BUILDING
-----	EXISTING CHAIN LINK FENCE
-----	PROPOSED 2" AC PAVING OVER 12" SUBGRADE PREP



ENGINEER'S SEAL	HARLEY DAVIDSON TEST TRACT	DRAWN BY: HCK/KJ
	INTERMEDIATE SITE PLAN FOR BUILDING PERMIT	DATE: 12-12-11
DAVID SOULE P.E. #14322	 Rio Grande Engineering 1800 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-3888	#1149-LAYOUT-12-12-11
		SHEET # 1
		JOB # 21142

SITE DATA

TOTAL ACREAGE: 2.6422 AC±
 BUILDING SF: 24798 SF (3140 SF OFFICE/21658 SF WAREHOUSE)
 FAR: 35
 EXISTING ZONING: SU-2 FOR IP
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PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

In an Infrastructure List required? () Yes () No. If Yes, then a set of approved BIC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRS SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	Date
Urban Development	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRS Chairperson, Planning Department	Date

ZONE ATLAS C-18-Z

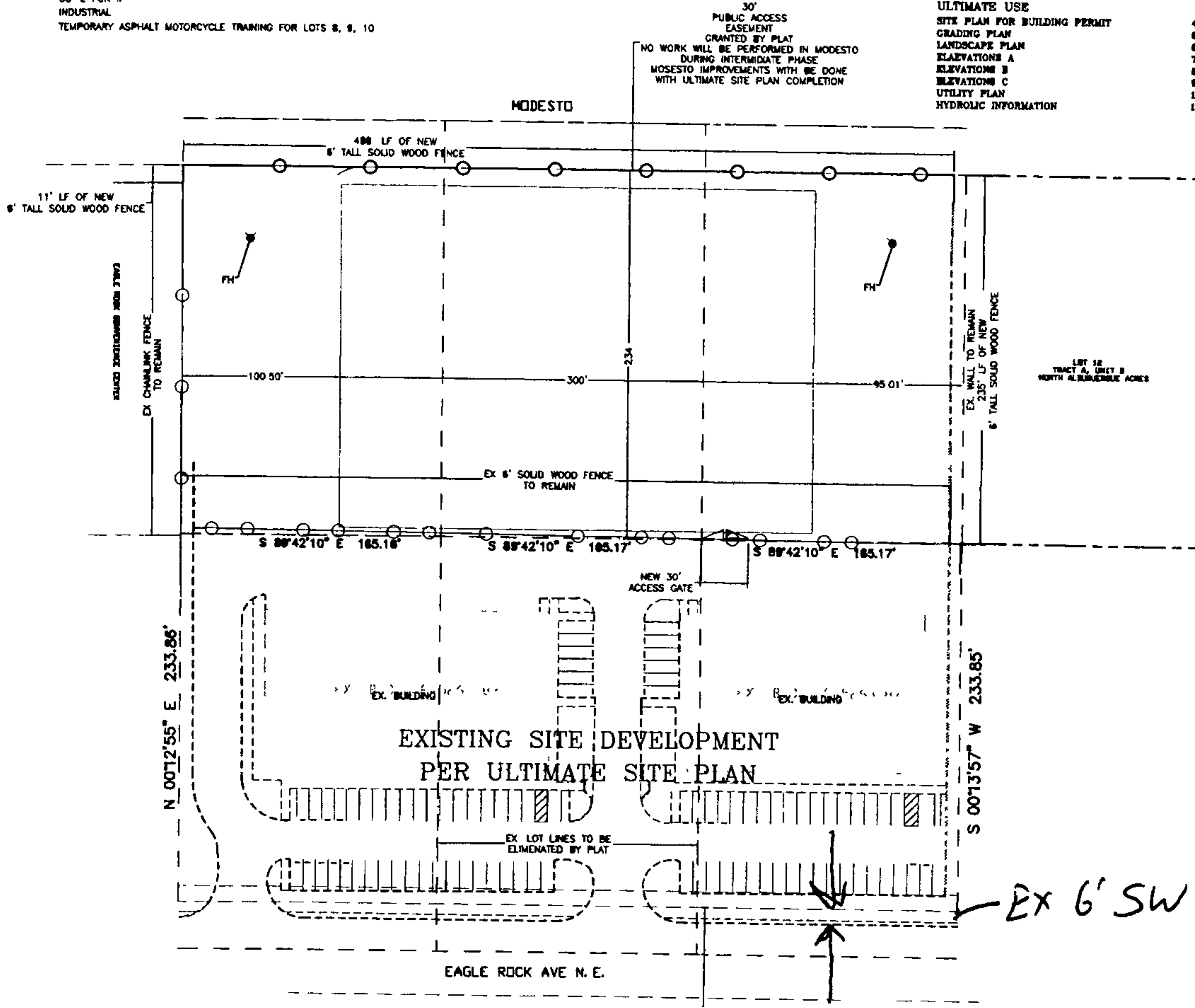
LEGAL DESCRIPTION:
 LT 8, 9, 10, TRACT A, UNIT B, NORTH 1/4 ACRES

GENERAL NOTES:

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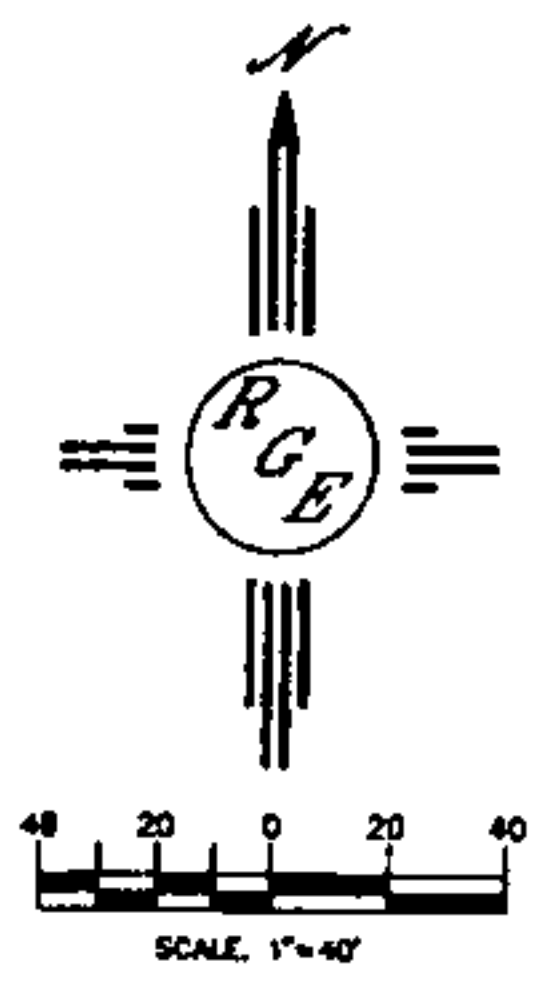
LEGEND

- EXISTING CURB & GUTTER
- PROPOSED EDGE OF NEW PAVING
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING CHAIN LINK FENCE
- PROPOSED 2" AC PAVING OVER 12" SUBGRADE PREP



Ex 6' SW

10' from BIC to New PL



ENGINEER'S SEAL	HARLEY DAVIDSON TEST TRACT	DRAWN BY: HCNWJ
	INTERMEDIATE SITE PLAN FOR BUILDING PERMIT	DATE: 12-12-11
DAVID SOLLE P.E. #14522	 Rio Grande Engineering 1808 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87108 (505) 873-8800	PROJECT: 07142-LAN04-12-12-11
		SHEET # 1
		JOB # 21142