



# DRB CASE ACTION LOG (SIDP - SUBD)

REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 09ARB-70534 Project # 1003565  
 Project Name: MIRAMONTES PARK UNIT  
 Agent: JOSH SHARSGARD Phone No.:

Your request was approved on 12-9-09 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: - address comment

\_\_\_\_\_

\_\_\_\_\_

UTILITIES: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PARKS / CIP: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PLANNING (Last to sign): - correct site plan

\_\_\_\_\_

\_\_\_\_\_

- 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.
  - 3 copies of the approved site plan. Include all pages.**
  - County Treasurer's signature must be obtained prior to the recording of the plat with the 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.**



# DRB CASE ACTION LOG (SDP-SUBD)

REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 09ARB-70534 Project # 1003565  
 Project Name: MIRAMONTES PARK UNIT 1  
 Agent: JOSH SKARSGARD Phone No.: \_\_\_\_\_

Your request was approved on 2-9-09 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: - address comment  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): - correct site plan  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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.
  - 3 copies of the approved site plan. Include all pages.**
  - County Treasurer's signature must be obtained prior to the recording of the plat with the 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.**



# DRB CASE ACTION LOG

REVISED 10/08/07

(PRE/FINAL)

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 09DRB- Project # 1003565  
 Project Name: MIRAMONIES PARK UNIT  
 Agent: JOSE SUAREZ GARD Phone No.:

Your request was approved on 12-9-09 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: - exhibit; Reciprocal Easements;  
Solar Note; Utility Co signatures

UTILITIES: - meter set, sewer agreement

CITY ENGINEER / AMAFCA: \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_

**Planning must record this plat. Please submit the following items:**

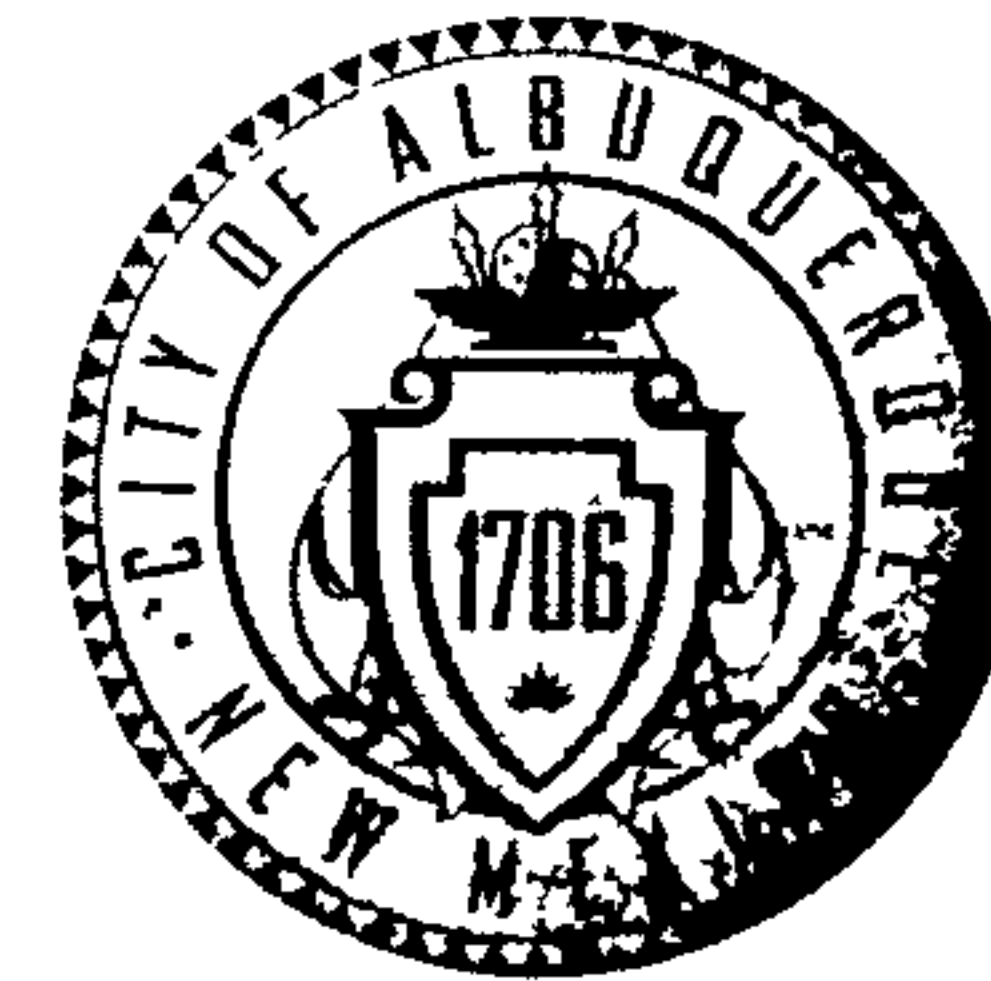
- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:** \_\_\_\_\_
- Tax printout from the County Assessor.
  - 3 copies of the approved site plan. Include all pages.
  - County Treasurer's signature must be obtained prior to the recording of the plat with the 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.

Created On:

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND  
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

6. ~~Project# 1003565~~  
08DRB-70534 EPC APPROVED SDP  
FOR SUBDIVISION  
09DRB- MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- JOSH SKARSGARD agent(s) for ART GARDENSWARTZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 8, **MIRAMONTES PARK Unit(s) 1**, zoned C-1, SU-1 C-2 USES AND WAREHOUSE, located on SAN MATEO BLVD NE BETWEEN CLAREMONT AVE NE AND PHOENIX AVE NE (H-1) [*Deferred from 1/7/09, 7/29/09, 8/12/09, 8/19/09, 9/2/09, 11/12/09, 12/2/09*]. **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION COMMENTS AND TO PLANNING TO CORRECT SITE PLAN. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT, RECIPROCAL EASEMENTS, SOLAR NOTE, AND UTILITY COMPANY'S SIGNATURE AND TO ABCWUA FOR METER SET AND SHARED SERVICE AGREEMENT.**
7. **Project# 1007690**  
09DRB-70358 EPC APPROVED SDP  
FOR BUILD PERMIT
- RON ROMERO INC agent(s) for WORKING CLASSROOM INC request(s) the above action(s) for all or a portion of Lot(s) 20-24, Block(s) Q, **ATLANTIC & PACIFIC** zoned SU-2/SU-1 FOR INSTRUCTION IN MUSIC, THEATER, DANCE.ARTS AND CRAFTS, located on ATLANTIC SW BETWEEN 4TH ST SW AND 5TH ST SW containing approximately 1 acre(s). (K-14) [*Deferred from 12/2/09*]. **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR PLAT TO BE FILED.**
- 09DRB-70341 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- RHOMBUS CONSULTING agent(s) for RON ROMERO request(s) the above action(s) for all or a portion of Lot(s) 20-24, Block(s) Q, **ATLANTIC AND PACIFIC ADDITION**, zoned SU-2 FOR SU-1 BAKERY, located on ATLANTIC AVE SW BETWEEN 4TH ST SW AND 5TH ST SW containing approximately .2752 acre(s). (K-14) [*Deferred from 12/2/09*]. **DEFERRED TO 12/16/09 AT THE AGENT'S REQUEST.**

# CITY OF ALBUQUERQUE



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003565**

**AGENDA ITEM NO: 6**

**SUBJECT:**

Site Plan for Subd

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

NM 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

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

**DATE:** December 2, 2009

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003565

AGENDA ITEM NO: 6

SUBJECT:

FINAL PLAT  
PRELIMINARY PLAT  
SITE PLAN FOR SUBDIVISION

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.

A cross access easement is needed between lots 1-A and 1-B.

The site plan application is for site plan for subdivision, not building permit. Please change the title block of your site plan accordingly.

The parking spaces adjacent to San Mateo Blvd. are located within the right of way. A revocable permit will be required for these parking spaces (contact Jane Rael, 924-3992).

Widen the existing easternmost curb cut along Claremont Avenue to 24 feet wide. The existing westernmost curb cut along Claremont Avenue may remain in place.

RESOLUTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

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

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

SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: DECEMBER 2, 2009

**3565**

### DXF Electronic Approval Form

DRB Project Case #: 1003565

Subdivision Name: MIRAMONTES PARK UNIT 1 BLOCK 8 LOTS 1A & 1B

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 12/4/2009

Hard Copy Received: 12/4/2009

Coordinate System: Ground rotated to NMSP Grid

  
Approved

12-7-2009  
Date

\* The DXF file cannot be accepted (at this time) for the following reason(s):

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**AGIS Use Only**  
Copied fc **3565** to agiscov on **12/7/2009** Contact person notified on **12/7/2009**

3. **Project# 1002743**  
09DRB-70239 MAJOR - 2YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT  
(2YR SIA)

DAC ENTERPRISES, INC agent(s) for HARVEST LAND, LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) I-1 thru I-5 & J-1 thru J-6, **LA LUZ DEL OESTE Unit(s) 4**, zoned SU-1/ PRD, located on the west side of COORS BLVD NW bewteen SEVILLA AVE NW and DELLYNE AVE NW containing approximately 3.5892 acre(s). (F-11) [*Deferred from 8/5/09*] **DEFERRED TO 9/16/09 AT THE AGENT'S REQUEST.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND  
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

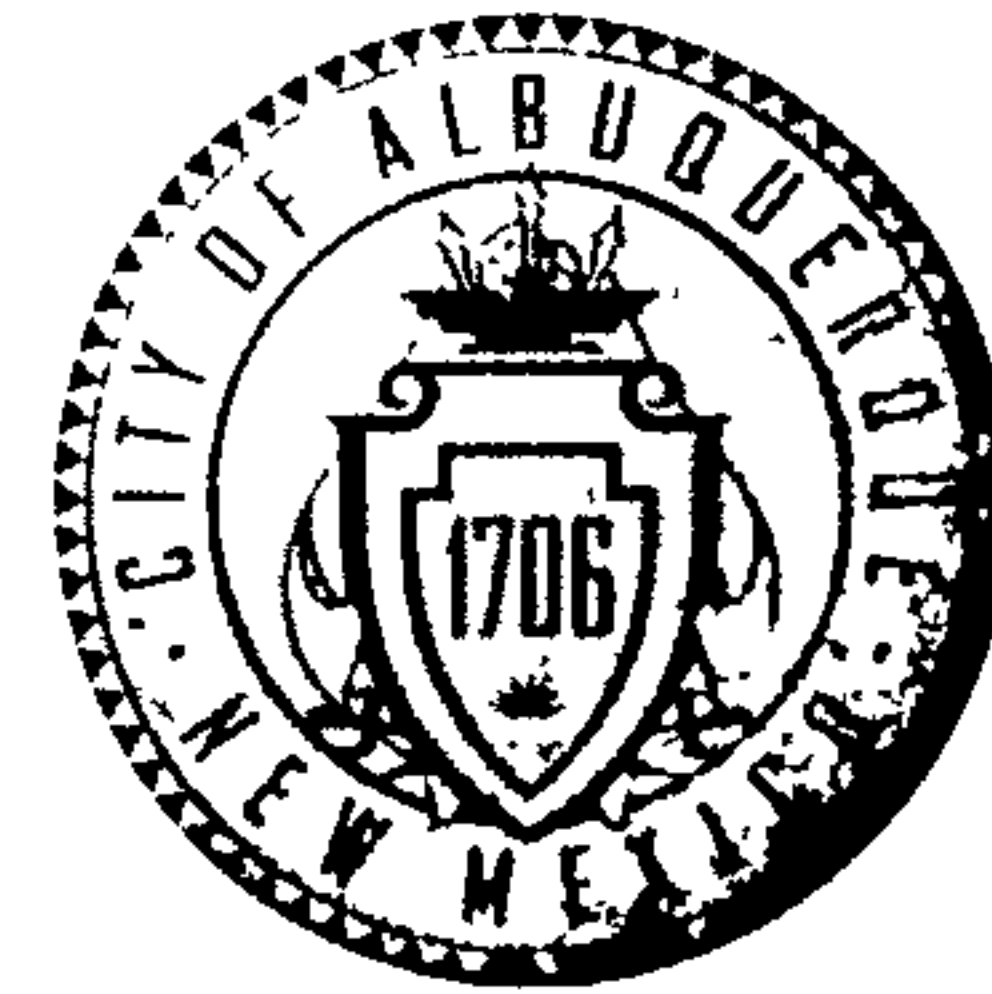
4. ~~Project# 1003565~~  
08DRB-70534 EPC APPROVED SDP  
FOR SUBDIVISION

JOSH SKARSGARD agent(s) for ART GARDENSWARTZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 8, **MIRAMONTES PARK Unit(s) 1**, zoned C-1, SU-1 C-2 USES AND WAREHOUSE, located on SAN MATEO BLVD NE BETWEEN CLAREMONT AVE NE AND PHOENIX AVE NE (H-1) [*Deferred from 1/7/09, 7/29/09, 8/12/09, 8/19/09*] **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

5. Other Matters: None.

ADJOURNED: 9:25





**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD MEMO**

**DRB CASE NO/PROJECT NO: 1003565**

**AGENDA ITEM NO: 7**

**SUBJECT:**

**ENGINEERING COMMENTS:**

Site Plan for Subdivision

Hydrology has no objection.

PO Box 1293

Albuquerque, NM **RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN \_\_\_\_  
DEFERRED TO: \_\_\_\_\_

NM 87103

SIGNED: (UD) (CE) (TRANS) (PKS) (PLNG)

**COMMENTS:**

www.cabq.gov

**DATE: 8-19-09**

**SIGNED:**

Curtis Cherne  
Hydrology Section  
City Engineer Designee  
924-3695

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003565

AGENDA ITEM NO: 7

SUBJECT:

SITE PLAN FOR SUBDIVISION

ENGINEERING COMMENTS:

A signature block must be included on the Site Plan.

Provide a copy of the cross lot access easements (or provide recording information).

The parking spaces adjacent to San Mateo Blvd. are located within the right of way. A revocable permit will be required for these parking spaces (contact Jane Rael, 924-3992).

Widen the existing easternmost curb cut along Claremont Avenue to 24 feet wide. The existing westernmost curb cut along Claremont Avenue may remain in place.

Concurrent platting action required (EPC Condition 8.d).

RESOLUTION:

**09-02-09**

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

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

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

SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: AUGUST 19, 2009

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003565

AGENDA ITEM NO: 4

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.

Build notes, referring to the appropriate City Standard, must be provided for all work proposed within the City right of way.

A signature block must be included on the Site Plan for Building Permit.

List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet.

Call out the location and width of all sidewalk, existing and proposed.

Show all ramps, both existing and proposed, and demonstrate how they meet current ADA standards; provide details.

Call out the aisle width for the handicapped accessible parking spaces.

Provide a copy of the cross lot access easements (or provide recording information).

Additional geometric information must be provided (widths, radii, etc.).

The parking spaces adjacent to San Mateo Blvd. are located within the right of way. A revocable permit will be required for these parking spaces (contact Jane Rael, 924-3992).

Widen the existing easternmost curb cut along Claremont Avenue to 24 feet wide. The existing westernmost curb cut along Claremont Avenue may remain in place.

Concurrent platting action required (EPC Condition 8.d).

RESOLUTION:

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

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

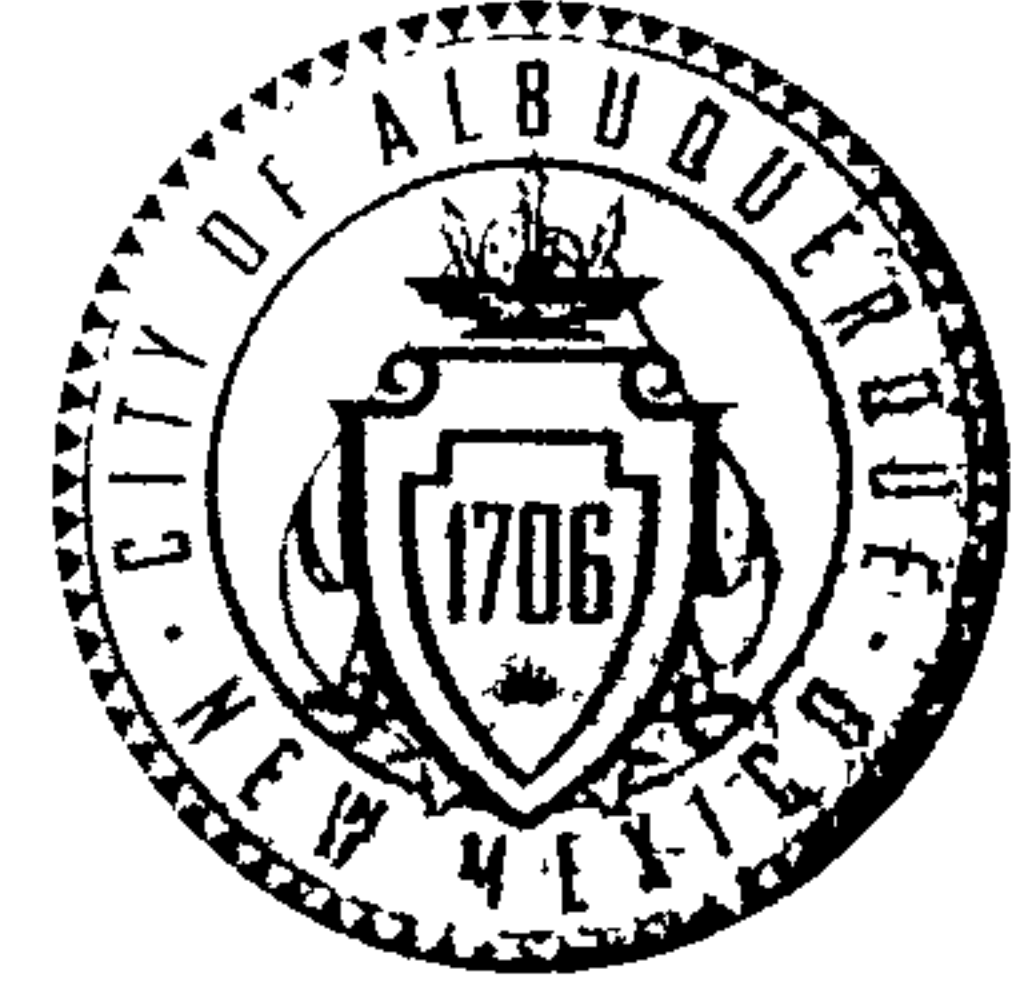
SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: AUGUST 12, 2009

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003565**

**AGENDA ITEM NO: 4**

**SUBJECT:**

Site Plan for BP

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

NM 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED <sup>8/19/09</sup> X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

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

**DATE:** August 12, 2009

# CITY OF ALBUQUERQUE



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003565**

**AGENDA ITEM NO: 4**

**SUBJECT:**

Site Plan for BP

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

NM 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

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

**DATE:** August 12, 2009

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003565

AGENDA ITEM NO: 4

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.  
Build notes, referring to the appropriate City Standard, must be provided for all work proposed within the City right of way.  
A signature block must be included on the Site Plan for Building Permit.  
List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet.  
Call out the location and width of all sidewalk, existing and proposed.  
Show all ramps, both existing and proposed, and demonstrate how they meet current ADA standards; provide details.  
Call out the aisle width for the handicapped accessible parking spaces.  
Provide a copy of the cross lot access easements (or provide recording information).  
Additional geometric information must be provided (widths, radii, etc.).  
The parking spaces adjacent to San Mateo Blvd. are located within the right of way. A revocable permit will be required for these parking spaces (contact Jane Rael, 924-3992).  
Widen the existing easternmost curb cut along Claremont Avenue to 24 feet wide. The existing westernmost curb cut along Claremont Avenue may remain in place.  
Concurrent platting action required (EPC Condition 8.d).

RESOLUTION:

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

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

SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: AUGUST 12, 2009

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003565

AGENDA ITEM NO: 5

SUBJECT:

SITE PLAN FOR BLDG PERMIT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.

Build notes, referring to the appropriate City Standards, must be provided for all work proposed within the City Right of Way.

A signature block must be included on the Site Plan for Building Permit.

List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet.

Call out the location and width of all sidewalk, existing and proposed.

Show all ramps, both existing and proposed, and demonstrate how they meet current ADA standards; provide details.

Call out the aisle width for the handicapped accessible parking spaces.

Provide a copy of the cross lot access easements (or provide recording information).

Additional geometric information must be provided (widths, radii, etc...).

The parking spaces adjacent to San Mateo Blvd are located within the right of way. A revocable permit will be required for the parking spaces (Contact Jane Rael, 924-3992).

The curb cuts along Claremont Avenue will need to be modified. A separate meeting will be required to discuss these conditions.

Current platting action required (EPC Condition 8.d).

RESOLUTION:

12 AUG 09

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED ; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

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

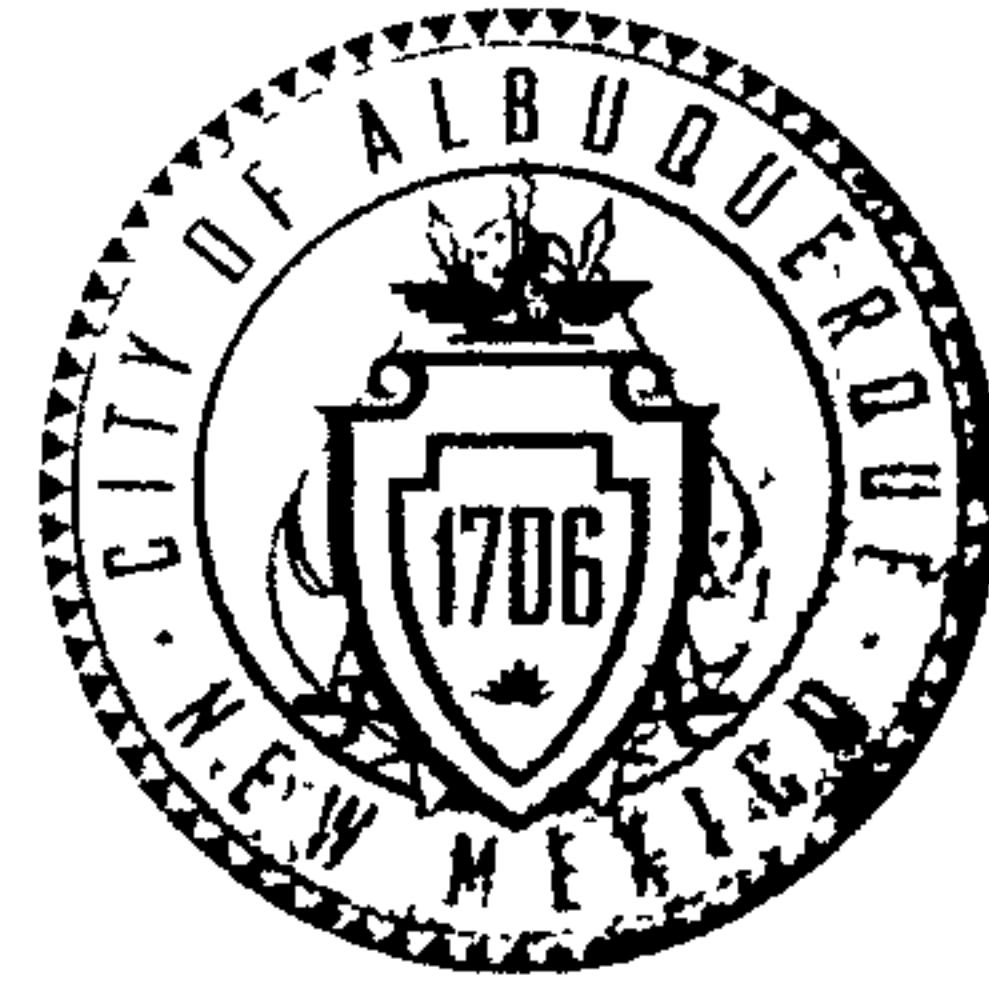
SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: July 29, 2009

# CITY OF ALBUQUERQUE



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003565**

**AGENDA ITEM NO: 5**

**SUBJECT:**

Site Plan for BP

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

NM 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

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)

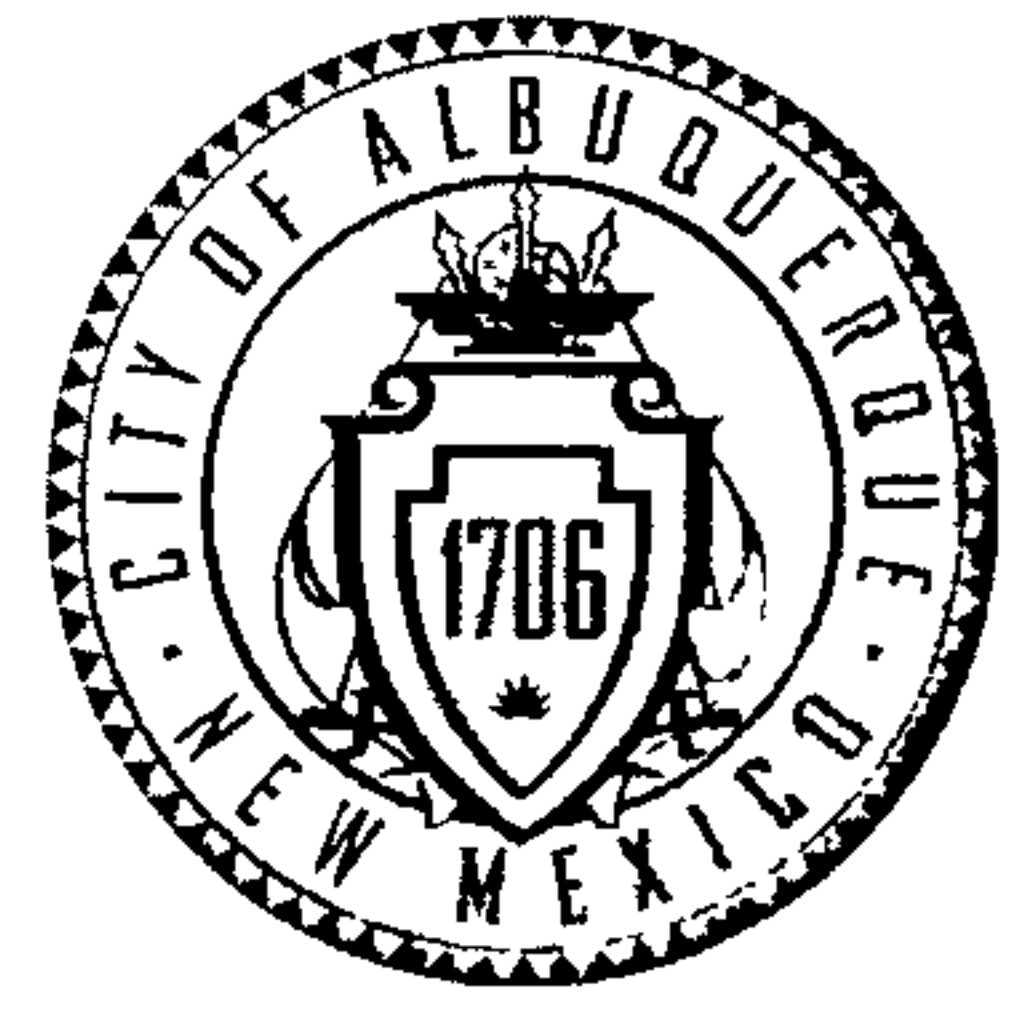
FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee  
924-3986

**DATE:** July 29, 2009



# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003565**

**AGENDA ITEM NO: 5**

**SUBJECT:**

Site Plan for BP

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

NM 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED <sup>8-12-09</sup> ~~X~~ \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

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

**DATE:** July 29, 2009

City of Albuquerque  
**Planning Department**  
**Inter-Office Memorandum**

TO: Jack Cloud, DRB Chair

FROM: Randall Falkner, Planner

SUBJECT: Project # 1003565

On September 18, 2008, the Environmental Planning Commission approved Project # 1003565, 08EPC-40093, a request for a zone map amendment from C-1 & C-2 to SU-1 C-2 Uses & Warehouse for the southern portion (1.0319 acres) of Lot 1 (proposed Lot 1-B), Block 8, Miramontes Park Unit 1, and a site development plan for subdivision for Lot 1, Block 8, Miramontes Park Unit 1.

The applicant has satisfied all of the EPC conditions of approval for the site development plan for subdivision.

I have not approved a site development plan for building permit as stated by the agent in their letter for condition #3 of the zone map amendment. The applicant will have to get an administrative amendment from the Planning Department.

Compliance with City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003565

AGENDA ITEM NO: 10

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.  
Build notes, referring to the appropriate City Standard, must be provided for all work proposed within the City right of way.  
A signature block must be included on the Site Plan for Building Permit.  
List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet.  
Call out the location and width of all sidewalk, existing and proposed.  
Show all ramps, both existing and proposed, and demonstrate how they meet current ADA standards; provide details.  
Call out the aisle width for the handicapped accessible parking spaces.  
Provide a copy of the cross lot access easements (or provide recording information).  
Additional geometric information must be provided (widths, radii, etc.).  
The parking spaces adjacent to San Mateo Blvd. are located within the right of way. A revocable permit will be required for these parking spaces (contact Jane Rael, 924-3992).  
The curb cuts along Claremont Avenue will need to be modified. A separate meeting will be required to discuss these conditions.  
Concurrent platting action required (EPC Condition 8.d).

RESOLUTION:

**INDEF**

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

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

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

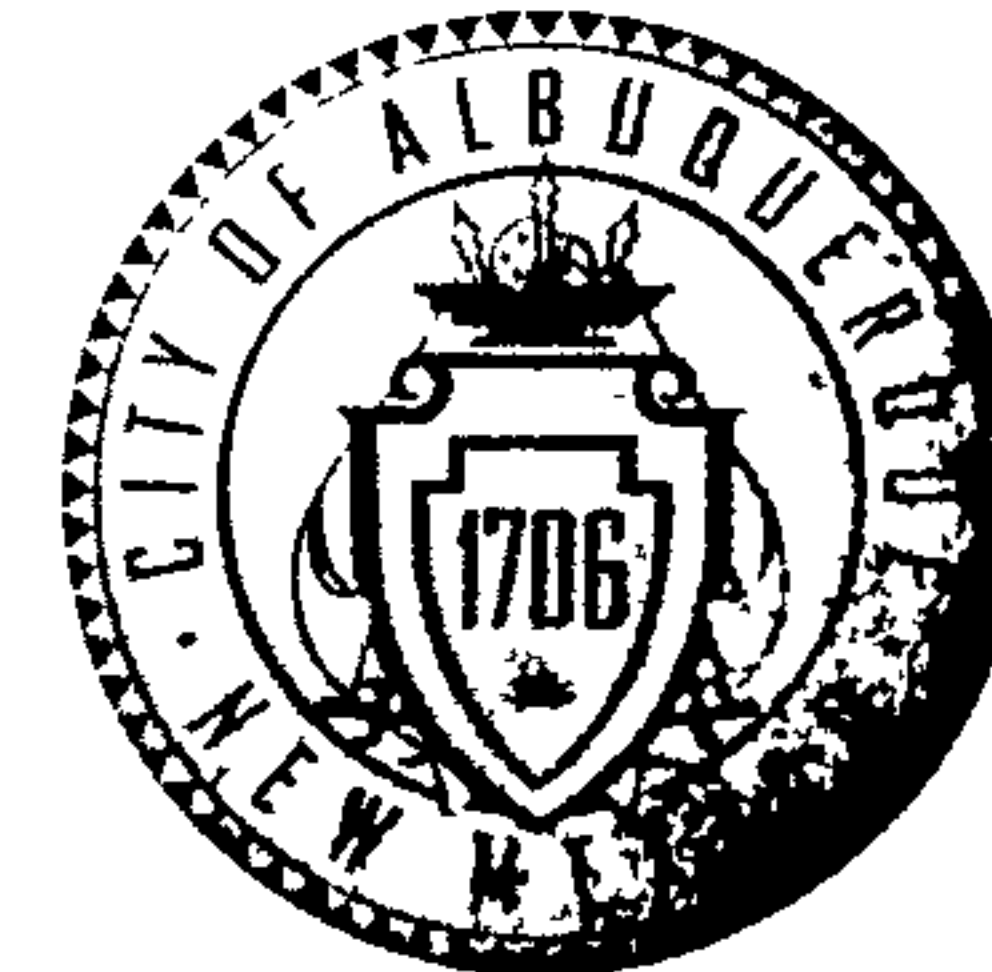
SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: FEBRUARY 11, 2009

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003565**

**AGENDA ITEM NO: 10**

**SUBJECT:**

Site Plan for BP

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

NM 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

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

**DATE:** February 11, 2009

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003565

AGENDA ITEM NO: 9

SUBJECT:

SITE PLAN FOR BUILDING PERMIT  
SITE PLAN FOR SUBDIVISION

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.  
Build notes, referring to the appropriate City Standard, must be provided for all work proposed within the City right of way.  
A signature block must be included on the Site Plan for Building Permit.  
List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet.  
Call out the location and width of all sidewalk, existing and proposed.  
Show all ramps, both existing and proposed, and demonstrate how they meet current ADA standards; provide details.  
Call out the aisle width for the handicapped accessible parking spaces.  
Provide a copy of the cross lot access easements (or provide recording information).  
Additional geometric information must be provided (widths, radii, etc.).  
The parking spaces adjacent to San Mateo Blvd. are located within the right of way. A revocable permit will be required for these parking spaces (contact Jane Rael, 924-3992).  
The curb cuts along Claremont Avenue will need to be modified. A separate meeting will be required to discuss these conditions.  
Concurrent platting action required (EPC Condition 8.d).

RESOLUTION:

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

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

SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: FEBRUARY 4, 2009

# CITY OF ALBUQUERQUE



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD MEMO**

**DRB CASE NO/PROJECT NO: 1003565**

**AGENDA ITEM NO: 9**

**SUBJECT:**

Site Plan for Subdivision

**ENGINEERING COMMENTS:**

No objection

**RESOLUTION:**

PO Box 1293

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

Albuquerque

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)

NM 87103

**SIGNED:**

**DATE: 2-4-09**

Curtis Cherne  
City Engineer Designee  
924-3695

www.cabq.gov

# CITY OF ALBUQUERQUE



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003565**

**AGENDA ITEM NO: 5**

**SUBJECT:**

Site Plan for BP

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

NM 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

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

**DATE:** January 28, 2009

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003565

AGENDA ITEM NO: 5

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.  
Build notes, referring to the appropriate City Standard, must be provided for all work proposed within the City right of way.  
A signature block must be included on the Site Plan for Building Permit.  
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The curb cuts along Claremont Avenue will need to be modified. A separate meeting will be required to discuss these conditions.

RESOLUTION:

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

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

SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: JANUARY 28, 2009



3. **Project# 1007140**  
 08DRB-70297 VACATION OF PUBLIC EASEMENT  
 08DRB-70300 SIDEWALK WAIVER  
 08DRB-70301 MINOR - TEMP DEFR SWDK CONST  
 08DRB-70302 MAJOR - SDP FOR SUBDIVISION  
 08DRB-70303 MAJOR - PRELIMINARY PLAT APPROVAL
- MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, A-C, **JUAN TABO HILLS, UNIT 1**, zoned AD, SU-1, located on JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR containing approximately 41.0242 acre(s). (M-22) [Deferred from 7/30/08, 8/20/08 8/27/08, 9/3/08, 9/17/08, 10/1/08, 10/22/08, 11/5/08, 11/26/08, 12/3/08] **DEFERRED TO 2/11/09 AT THE AGENT'S REQUEST.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

4. ~~Project# 4003565~~  
 08DRB-70534 EPC APPROVED SDP FOR BUILD PERMIT
- JOSH SKARSGARD agent(s) for ART GARDENSWARTZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 8, **MIRAMONTES PARK Unit(s) 1**, zoned C-1, SU-1 C-2 USES AND WAREHOUSE, located on SAN MATEO BLVD NE BETWEEN CLAREMONT AVE NE AND PHOENIX AVE NE (H-1) [Deferred from 1/7/09] **DEFERRED TO 1/21/09 AT THE AGENT'S REQUEST.**

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

5. **Project# 1006004/1005355**  
 09DRB-70003 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) Q & OS-7, **BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II** zoned PC, located on EASTMAN AVE BETWEEN EASTMAN AVE AND HAWKING DR containing approximately 18.4444 acre(s). (R-16) **DEFERRED TO 2/11/09 AT THE AGENT'S REQUEST.**
6. **Project# 1007474/1004732**  
 08DRB-70519 MINOR - PRELIMINARY/FINAL PLAT APPROVAL  
 09DRB-70001 SIDEWALK WAIVER  
 09DRB-70002 MINOR - TEMP DEFR SWDK CONST
- ISAACSON AND ARFMAN PA agent(s) for EVERGREEN HOMES LTD CO request(s) the above action(s) for all or a portion of Tract(s) A-1, A-2 & A-3 - A, A-1, **LANDS OF DAVID MACIEL, FLORAL MEADOWS (TO BE KNOWN AS MONTOYA STREET TOWNHOMES)** zoned R-LT, located on MONTOYA RD NW BETWEEN FLORAL NW AND SARITA NW containing approximately 1.85 acre(s). (H-12) **INDEFENITELY DEFERRED AT THE AGENT'S REQUEST.**
7. Other Matters: None.

ADJOURNED: 10:30

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003565

AGENDA ITEM NO: 4

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.  
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The curb cuts along Claremont Avenue will need to be modified. A separate meeting will be required to discuss these conditions.

RESOLUTION:

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

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

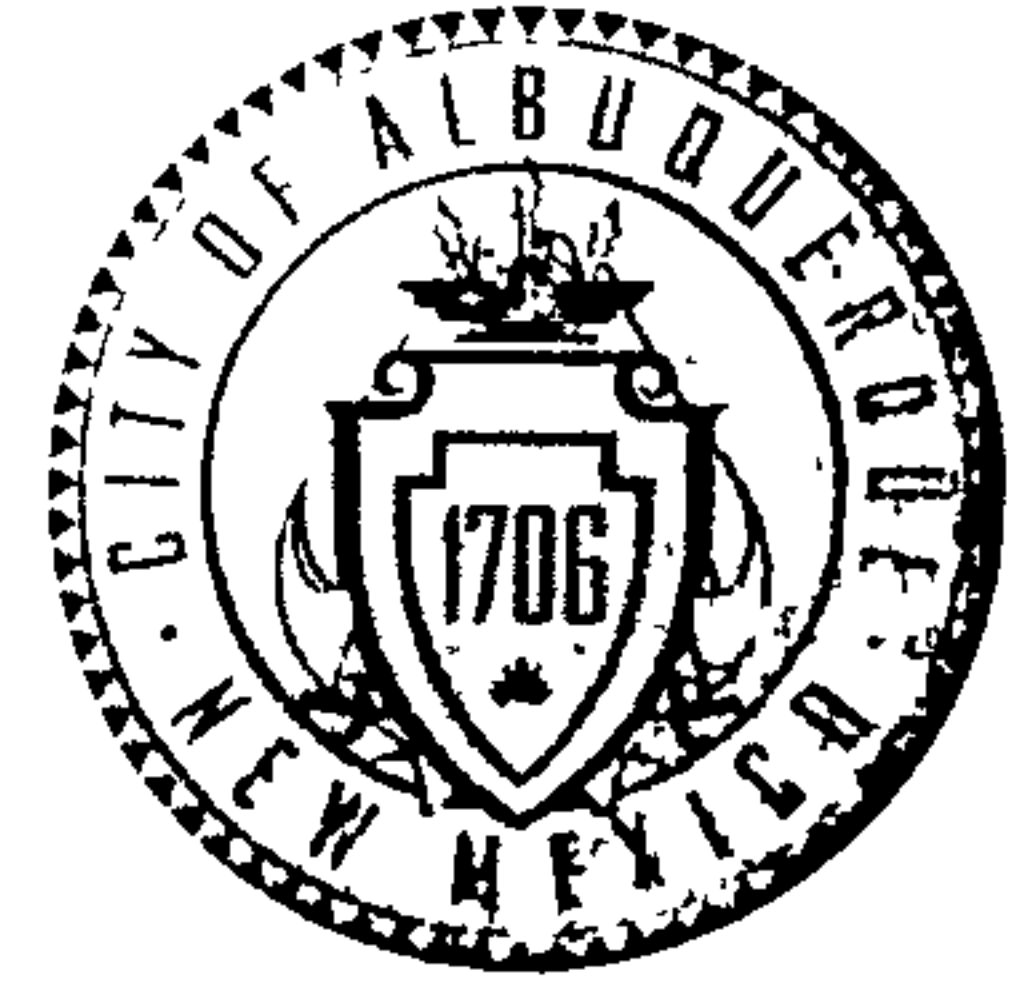
SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: JANUARY 14, 2009

# CITY OF ALBUQUERQUE



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003565**

**AGENDA ITEM NO: 4**

**SUBJECT:**

Site Plan for BP

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

NM 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_, WITHDRAWN

www.cabq.gov

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

**DATE:** January 14, 2009

THE *Skarsgard Firm, P.C.*

---

JOSHUA J. SKARSGARD, ESQ.  
ATTORNEY AT LAW

8220 SAN PEDRO NE, SUITE 500  
ALBUQUERQUE, NM 87113

GORDON L. SKARSGARD, ESQ.  
ATTORNEY AT LAW

TEL: (505) 262-2323  
FAX: (505) 998-9099

February 16, 2009

City of Albuquerque Planning Department  
Development Review Board  
Attn: Jack Cloud  
600 2<sup>nd</sup> Street NW, Third Floor  
Albuquerque, NM 87102

Re: *Project # 1003565 and 08DRB-70534 Termination*

Dear Mr. Cloud:

Please accept this letter as official notice that the above-referenced project is being removed from the DRB Agenda.

If you have any questions or need more additional information, please do not hesitate to call.

Sincerely,

  
Joshua J. Skarsgard

cc: Art Gardenswartz



DEVELOPMENT REVIEW BOARD  
Action Sheet

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

January 7, 2009 9:00 AM  
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

Kristal Metro, P.E., Transportation Development  
Brad Bingham, P.E., Hydrology/ Alternate City Engineer

Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA  
Christina Sandoval, Parks/Municipal Development

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND  
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

1. **Project# 1003565**  
08DRB-70534 EPC APPROVED SDP  
FOR BUILD PERMIT  
JOSH SKARSGARD agent(s) for ART  
GARDENSWARTZ request(s) the above action(s) for all or  
a portion of Lot(s) 1 & 2, Block(s) 8, **MIRAMONTES  
PARK Unit(s) 1**, zoned C-1, SU-1 C-2 USES AND  
WAREHOUSE, located on SAN MATEO BLVD NE  
BETWEEN CLAREMONT AVE NE AND PHOENIX  
AVE NE (H-1)**DEFERRED TO 1/14/09 AT THE  
AGENT'S REQUEST.**

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

2. **Project# 1006003**  
08DRB-70527 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
BOHANNAN HUSTON INC agent(s) for MESA DEL  
SOL LLC request(s) the above action(s) for all or a portion  
of Tract(s) 23, **MESA DEL SOL INNOVATION PARK  
(TO BE KNOWN AS TRACTS 23-A & 23-B)**, zoned  
PC, located on STYKER RD SE BETWEEN  
UNIVERSITY BLVD EASR AND UNIVERSITY BLVD  
WEST containing approximately 3.2628 acre(s). (R-  
16)[Deferred from 12-31-08] **THE PRELIMINARY/FINAL  
PLAT WAS APPROVED WITH FINAL SIGN OFF  
DELEGATED TO TRANSPORTATION FOR COMMENTS  
AND TO PLANNING FOR AGIS DXF.**

## PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
7/28/04	Miramontes Pai #1003565	Sketch	Comments

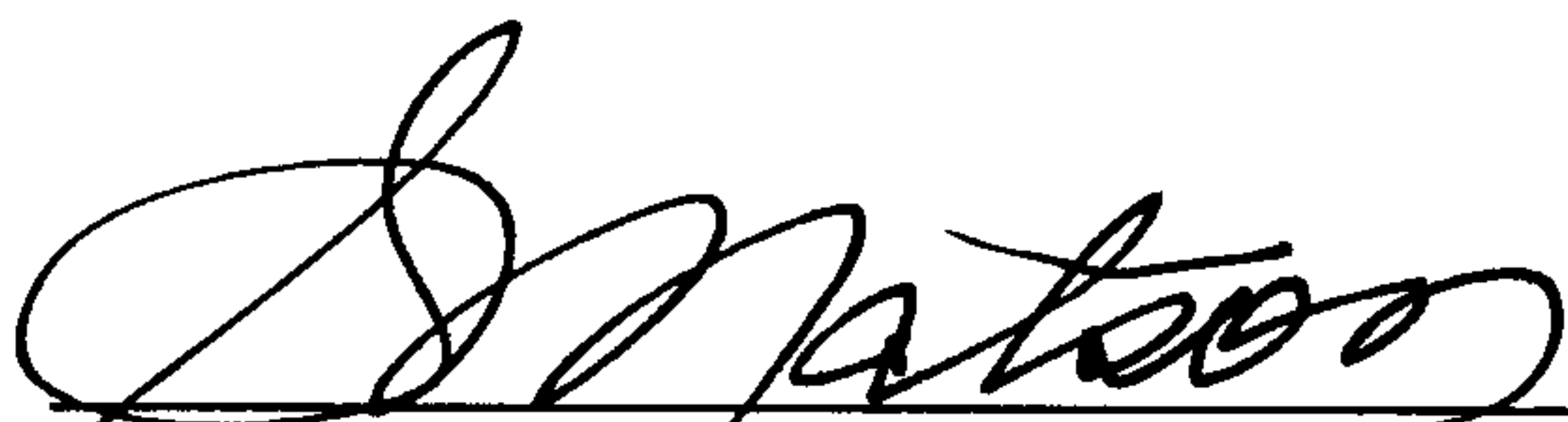
**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
7/22/04  
Development Review Board  
Comments**

**ITEM # 27**

**PROJECT # 1003565          APPLICATION # 04-01128**

**RE: Miramontes Park/sketch**

Have any of the exterior lot lines changed?



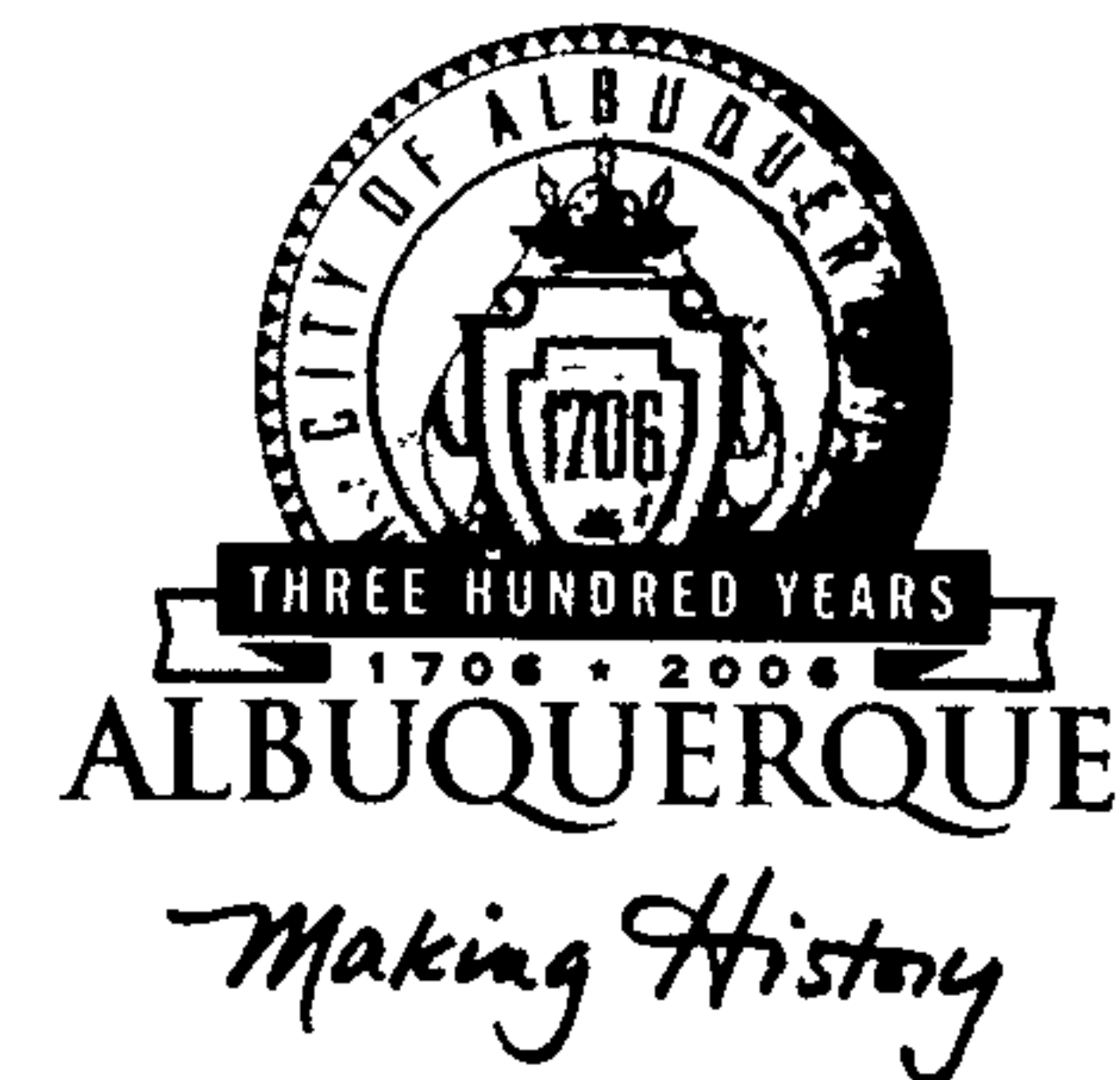
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Sheran Matson, AICP   DRB Chair  
924-3880   fax 924-3864   smatson@cabq.gov





# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003565**

**AGENDA ITEM NO: 27**

**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 Dev. Plan     |
| <b>(04)</b> Preliminary Plat   | <b>(09)</b> Infrastructure List | <b>(14)</b> Cost Allocation Plan |

**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

No adverse comments.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS 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

**DATE:** July 28, 2004



# DRB CASE ACTION LOG

REVISED 10/08/07

(PRE/FINAL)

Utilities -  
Plat

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 09DRB- Project # 1003565  
 Project Name: MIRAMONIES PARK UNIT  
 Agent: JOSE SUAREZ GARD Phone No.:

Your request was approved on 12-9-09 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: - exhibit; Reciprocal Easements;  
Solar Note; Utility Co signatures

UTILITIES: - meter set, sewer agreement

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign):

- 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.
    - 3 copies of the approved site plan. Include all pages.**
    - County Treasurer's signature must be obtained prior to the recording of the plat with the 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.**

Created On:



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- 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)
- Street Name Change (Local & Collector)
- D A APPEAL / PROTEST of...**
- 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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Joshua Skarsgard PHONE 505-262-2323  
 ADDRESS: 8220 San Pedro NE Suite 500 FAX 505-998-9099  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL josh@skarsgardfirm.com

APPLICANT: Art Gardenswartz PHONE 505-269-0777  
 ADDRESS: 6116 Buffalograss NE FAX \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: stahealthy@aol.com  
 Proprietary interest in site: owner List all owners: Art Gardenswartz

DESCRIPTION OF REQUEST: Preliminary and Final Subdivision approval

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. 1(one) and 2(Two) Block 8 Unit 1  
 Subdiv/Addn/TBKA Miramontes  
 Existing Zoning: C-1 and C-2 Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): H-18 UPC Code: 101805902037022501

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj, App, DRB, AX, Z, V, S, etc) \_\_\_\_\_  
08EPC-40093, 08EPC40094, Project # 1003565

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No of existing lots. 1 No. of proposed lots. 2 Total area of site (acres): 2.5 AC  
 LOCATION OF PROPERTY BY STREETS: On or Near San Mateo NE  
 Between: Claremont Ave. NE and Phoenix Ave. NE

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

SIGNATURE Joshua Skarsgard DATE 11/24/09  
 (Print) Joshua Skarsgard Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/07

- 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	SF	Fees
<u>09DRB 70366</u>	<u>P&amp;F</u>	<u>5(3)</u>	<u>\$ 285.00</u>
	<u>CMF</u>		<u>\$ 20.00</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			Total
			<u>\$ 305.00</u>

Hearing date 12/09/09  
Sandy Handley 11/24/09 Project # 1003565  
 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)** 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** **CMU Walls?**
- 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

Joshua Skargard / Agent  
 Applicant name (print)  
  
 Applicant signature / date

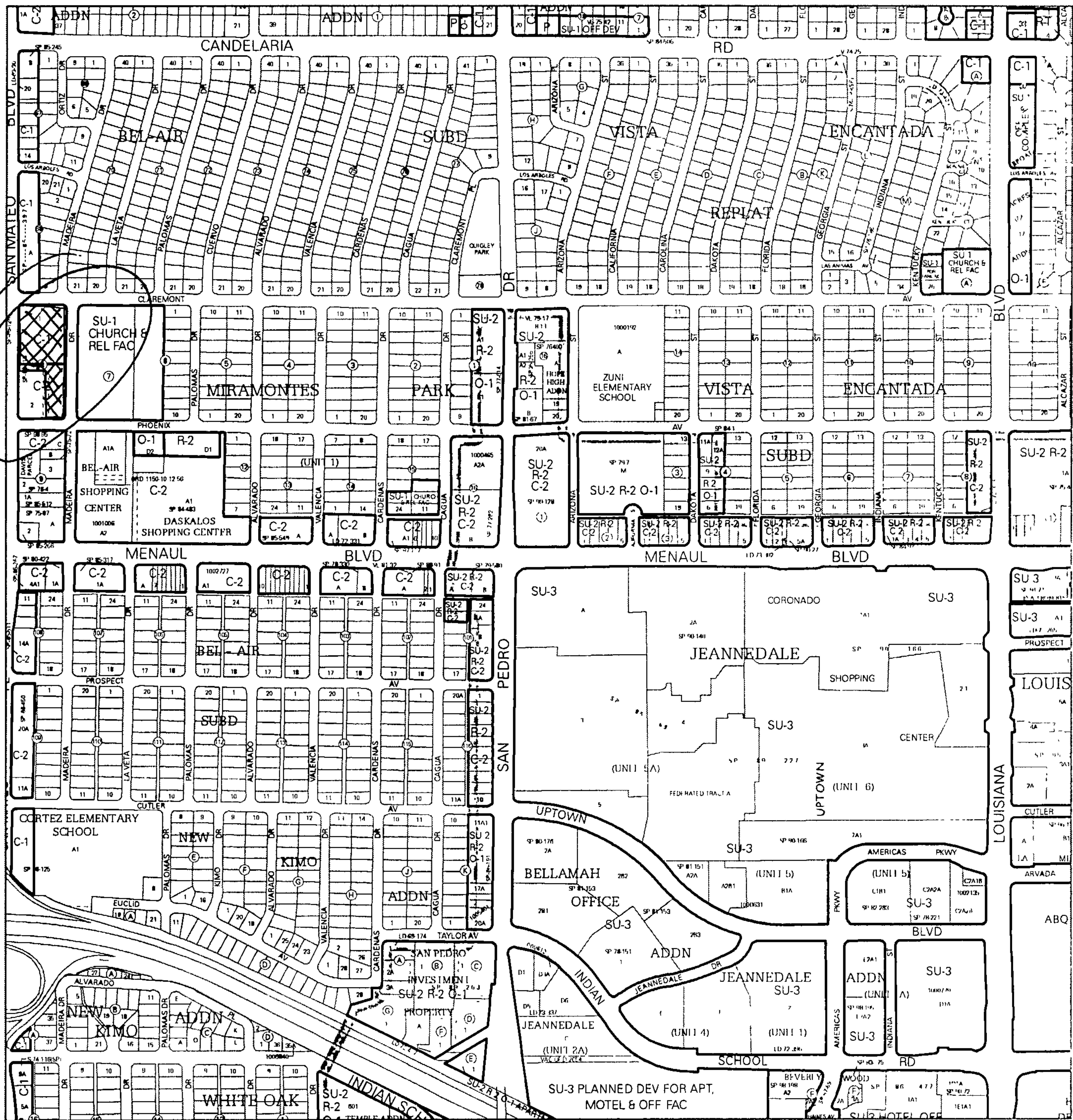


Form revised October 2007

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

Application case numbers  
 09DRB - 70366

Sandy Handley 11/24/09  
 Planner signature / date  
 Project # 1003565



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

**Albuquerque Geographic Information System**

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

## H-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 1500 Feet

THE *Skarsgard Firm, P.C.*

---

JOSHUA J. SKARSGARD, ESQ.  
ATTORNEY AT LAW

8220 SAN PEDRO NE, SUITE 500  
ALBUQUERQUE, NM 87113

GORDON L. SKARSGARD, ESQ.  
ATTORNEY AT LAW

TEL: (505) 262-2323  
FAX: (505) 998-9099

November 24, 2009

Mr. Jack Cloud  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Dear Mr. Cloud:

Please be advised that The Skarsgard Firm, P.C., represents Mr. Art Gardenswartz ("Applicant") in this application for Minor Subdivision Preliminary/Final Plat approval for the real property described Lots one (1) and two (2), Block eight (8), Unit one (10 Miramontes Park. The subject site is located on the east side of San Mateo NE between Claremont Ave. NE and Phoenix Ave. NE.

The attached application for Minor Subdivision Preliminary/Final Plat is being requested to make available the subdivision of the two parcels that contain the Big 5 Sporting Goods building located on the proposed Lot 1-A from the warehouse located on the proposed Lot 1-B. This application is also simultaneously being submitted to the DRB with the Site Plan for Building Permit (Case No. 1003565). The two applications are being requested as part of a successful zone map amendment application that the Applicant obtained from the Environmental Planning Commission (Case No. 08EPC-40093), on the 18th day of September, 2008. These two applications also are accompanied by a revocable permit that allows the Applicant to lease the excess San Mateo right of way from the City of Albuquerque and a joint sewer agreement executed by Mr. Gladden (property located at Lot 2) and the adjoining warehouse located on the Applicant's Lot 1-B.

Below is my contact information. Please contact me with any questions or comments.

Joshua Skarsgard  
Phone: 505-262-2323  
Fax: 505-998-9099  
E-mail: [josh@skarsgardfirm.com](mailto:josh@skarsgardfirm.com)

Sincerely,

  
Joshua J. Skarsgard, Esq.

3. **Project# 1007761**  
09DRB-70328 VACATION OF PUBLIC  
RIGHT-OF-WAY

PAIKI agent(s) for CITY OF ALBUQUERQUE/ PARKS request(s) the referenced/ above action(s) for all or a portion of DODGE AVENUE NW adjacent to Tracts A-2 and B, **BLACK ARROYO PARK/ BLACK ARROYO DAM** located between TANZANITE DR NW and BUCKBOARD ST NW. (A-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1), (2) & (3) OF THE SUBDIVISION ORDINANCE.**

4. **Project# 1006516**  
07DRB-70030 BULK LAND VARIANCE  
07DRB-70031 MAJOR - PRELIMINARY  
PLAT APPROVAL  
07DRB-70032 MINOR - TEMP DEFR  
SWDK CONST  
07DRB-70033 SIDEWALK WAIVER  
07DRB-70034 VACATION OF PUBLIC  
EASEMENT  
07DRB-70085 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) [*Deferred from 6/27/07, 7/25/07, 7/22/07, 8/22/07 & 9/26/07, 1/30/08, 3/5/08, 4/9/08, 5/14/08, 5/28/08, 6/4/08, 6/11/08, 6/25/08, 7/16/08, 8/6/08, 8/20/08, 9/3/0, 9/24/08, 11/5/08, 12/17/08, 1/21/09, 2/4/09, 3/11/09, 4/1/09, 6/3/09, 8/5/09, 10/7/09*] **DEFERRED TO 2/3/09 AT THE AGENT'S REQUEST.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND  
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

5. **Project# ~~1003565~~**  
08DRB-70534 EPC APPROVED SDP  
FOR SUBDIVISION

JOSH SKARSGARD agent(s) for ART GARDENSWARTZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 8, **MIRAMONTES PARK Unit(s) 1**, zoned C-1, SU-1 C-2 USES AND WAREHOUSE, located on SAN MATEO BLVD NE BETWEEN CLAREMONT AVE NE AND PHOENIX AVE NE (H-1) [*Deferred from 1/7/09, 7/29/09, 8/12/09, 8/19/09, 9/2/09*]. **INDEFINITELY DEFERRED ON A NO SHOW.**

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

6. **Project# 1005357**  
09DRB-70340 EXT OF MAJOR  
PRELIMINARY PLAT

SURV-TEK INC agent(s) for OXBOW TOWN CENTER LLC request(s) the above action(s) for all or a portion of Tract(s) X-1A2 & X-2A, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER (TO BE KNOWN AS OXBOW TOWN CENTER)** zoned SU-3, located on ST JOSEPH'S DRIVE NW BETWEEN COORS BLVD NW ANMD ATRISCO DR NW (G-11) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

7. Other Matters: None.  
ADJOURNED: 9:35

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003565

AGENDA ITEM NO: 5

SUBJECT:

SITE PLAN FOR SUBDIVISION

ENGINEERING COMMENTS:

A signature block must be included on the Site Plan.

Provide a copy of the cross lot access easements (or provide recording information).

The parking spaces adjacent to San Mateo Blvd. are located within the right of way. A revocable permit will be required for these parking spaces (contact Jane Rael, 924-3992).

Widen the existing easternmost curb cut along Claremont Avenue to 24 feet wide. The existing westernmost curb cut along Claremont Avenue may remain in place.

Concurrent platting action required (EPC Condition 8.d).

RESOLUTION:

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

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

SIGNED:

Kristal D. Metro

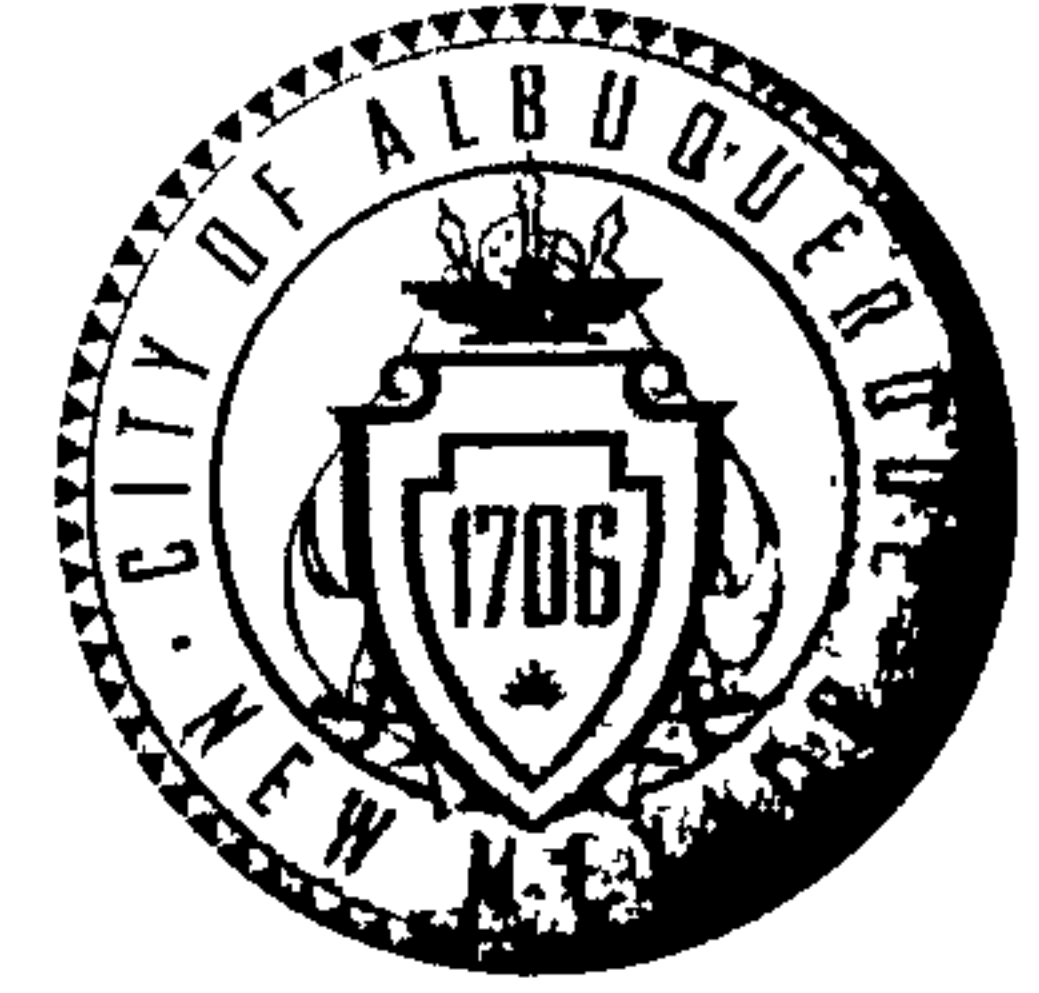
Transportation Development

505-924-3991

DATE: NOVEMBER 12, 2009



# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003565**

**AGENDA ITEM NO: 5**

**SUBJECT:**

Site Plan for Subd

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

NM 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

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

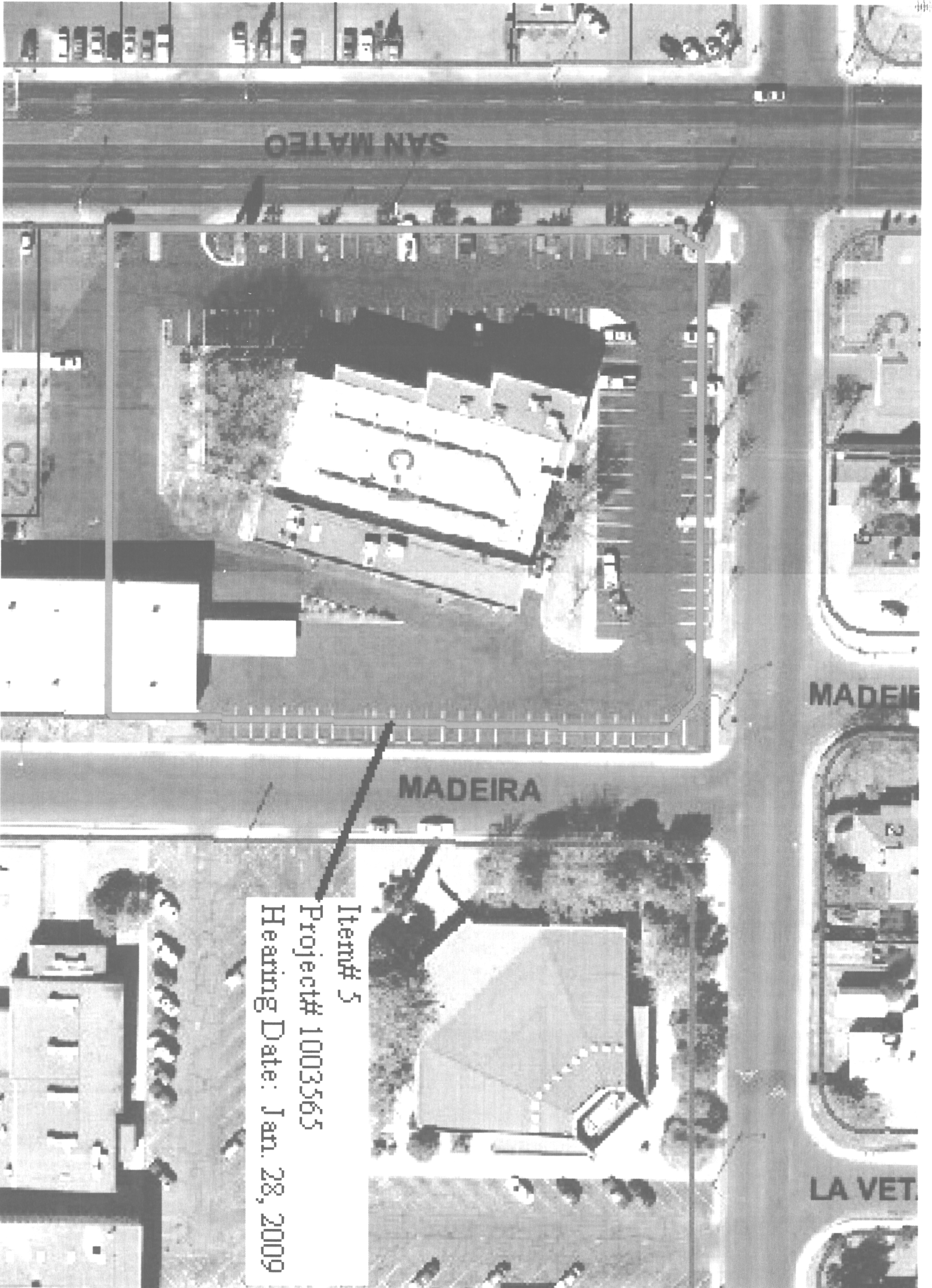
**DATE:** November 12, 2009

Dear DRB,

We would like to reschedule to  
Dec. 2<sup>nd</sup> for the Site Plan  
for Subdivision.

Thanks,

JOSH SKARSGARD



City Of Albuquerque  
Treasury Division

12/30/2008	2:48PM	LOC: ANNX
WS# 908		TRANS# 0034
RECEIPT# 00100150-00100150		
PERMIT# 2008070534		TRSCXG
Trans Amt	\$20.00	
Conflict Manaq. Fee		\$20.00
CK		\$20.00
CHANGE		\$0.00

Thank You

1968

8/10

**City of Albuquerque Planning Department**  
**One Stop Shop - Development and Building Services**  
(2009707 Fund By EOP 75)

**Permit Number: 2009 070 534** **Category Code 910**

Application Number: 02DRB-70534, Epc Approved Exp For said Permit.

Address:

Location Description: SAN MATEO BLVD NE BETWEEN CLERMONT AVENUE AND PHOENIX AVENUE

Project Number: 1003507

**Applicant**  
Art Geroen Swartz

**Agent / Contact**  
Josh Skarsgard

8116 Buffalograss Ave  
Albuquerque NM 87111  
269-0777

220 San Pedro Ne  
  
522-2323

Application Fees

441019/0871000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4933000	DRB Admin Fee	
<b>TOTAL:</b>		<b>\$20.00</b>

City of Albuquerque  
Treasury Division

12/30/2008 2:45PM LUC. ANIX  
 15P 000 TR/NOI 0034  
 RECEIPT# 0100150-00100150  
 PERMIT# 2009070534 TRSLX  
 Total Amt \$20.00  
 Conflict Mgmt. Fee \$20.00  
 CH \$20.00  
 CHANGE \$0.00

Thank You

# City of Albuquerque Planning Department

## One Stop Shop – Development and Building Services

12/30/2008 Issued By: E08375

Permit Number: 2008 070 534

Category Code 910

Application Number: 08DRB-70534, Epc Approved Sdp For Build Permit

Address:

Location Description: SAN MATEO BLVD NE BETWEEN CLAREMONT AVE NE AND PHOENIX AVE NE

Project Number: 1003565

Applicant  
Art Garden Swartz

Agent / Contact  
Josh Skarsgard

6116 Buffalograss Ne  
Albuquerque NM 87111  
289-0777

8220 San Pedro Ne  
282-2323

### Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	

**TOTAL: \$20.00**

City Of Albuquerque  
Treasury Division

12/30/2008 2:48PM LOC: ANHX  
WS# 008 TRANS# 0034  
RECEIPT# 00100150-00100150  
PERMIT# 2008070534 TRSCXG  
Trans Amt. \$20.00  
Conflict Manag. Fee \$20.00  
CK \$20.00  
CHANGE \$0.00

Thank You



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- 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)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- 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:**

Professional/Agent (if any): JOSH SKARSGARD PHONE: 262-2323  
 ADDRESS: 3220 SAN PEDRO NE FAX: 998-9099  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: josh@skarsgardfirm.com

APPLICANT: ART GARDEN SWARTZ PHONE: 269-0777  
 ADDRESS: 6116 Buffalograss NE FAX: \_\_\_\_\_  
 CITY: ABQ STATE NM ZIP 87111 E-MAIL: \_\_\_\_\_

Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Site plan for bldg. permit

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. One + two Block: Eight Unit: One  
 Subdiv/Addn/TBKA: Miramontes Park  
 Existing Zoning: C-1, Su-1 C-2 Wash Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): H-18 Z UPC Code: 101805902037022501 MRGCD Map No ✓

**CASE HISTORY:**

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

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: SAN MATEO Blvd. NE  
 Between: Clement Ave and Phoenix Ave  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

**SIGNATURE**

[Signature] DATE Dec-30-08  
 (Print) JOSH SKARSGARD Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08DRB - 70534</u>	<u>SBP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>SDV</u>	_____	\$ <u>2</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<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 checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>20.00</u>

Hearing date January 7, 2009

[Signature] 12.30.08  
 Planner signature / date

Project # 1003565



**FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)**

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
  - \_\_\_ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
  - \_\_\_ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center. Certificate of No Effect or Approval
  - \_\_\_ Scaled site plan and related drawings (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
  - \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
  - \_\_\_ Copy of the document delegating approval authority to the DRB
  - \_\_\_ Completed Site Plan for Subdivision Checklist
  - \_\_\_ Infrastructure List, if relevant to the site plan
  - \_\_\_ Fee (see schedule)
  - \_\_\_ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
  - \_\_\_ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - \_\_\_ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - \_\_\_ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
  - \_\_\_ Solid Waste Management Department signature on Site Plan
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
  - \_\_\_ Copy of the document delegating approval authority to the DRB
  - \_\_\_ Infrastructure List, if relevant to the site plan
  - \_\_\_ Completed Site Plan for Building Permit Checklist
  - \_\_\_ Copy of Site Plan with Fire Marshal's stamp
  - \_\_\_ Fee (see schedule)
  - \_\_\_ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
  - \_\_\_ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - \_\_\_ DRB signed Site Plan being amended (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
  - \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
  - \_\_\_ Infrastructure List, if relevant to the site plan
  - \_\_\_ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - \_\_\_ Fee (see schedule)
  - \_\_\_ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
  - Site plan and related drawings (folded to fit into an 8 5" by 14" pocket) **6 copies**
  - Approved Grading and Drainage Plan (folded to fit into an 8 5" by 14" pocket) **6 copies**
  - Solid Waste Management Department signature on Site Plan for Building Permit
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter carefully explaining how each EPC condition has been met **and a copy of the EPC Notification of Decision**
  - \_\_\_ Infrastructure List, if relevant to the site plan
  - \_\_\_ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - \_\_\_ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

\_\_\_\_\_  
Applicant name (print)

\_\_\_\_\_  
Applicant signature / date

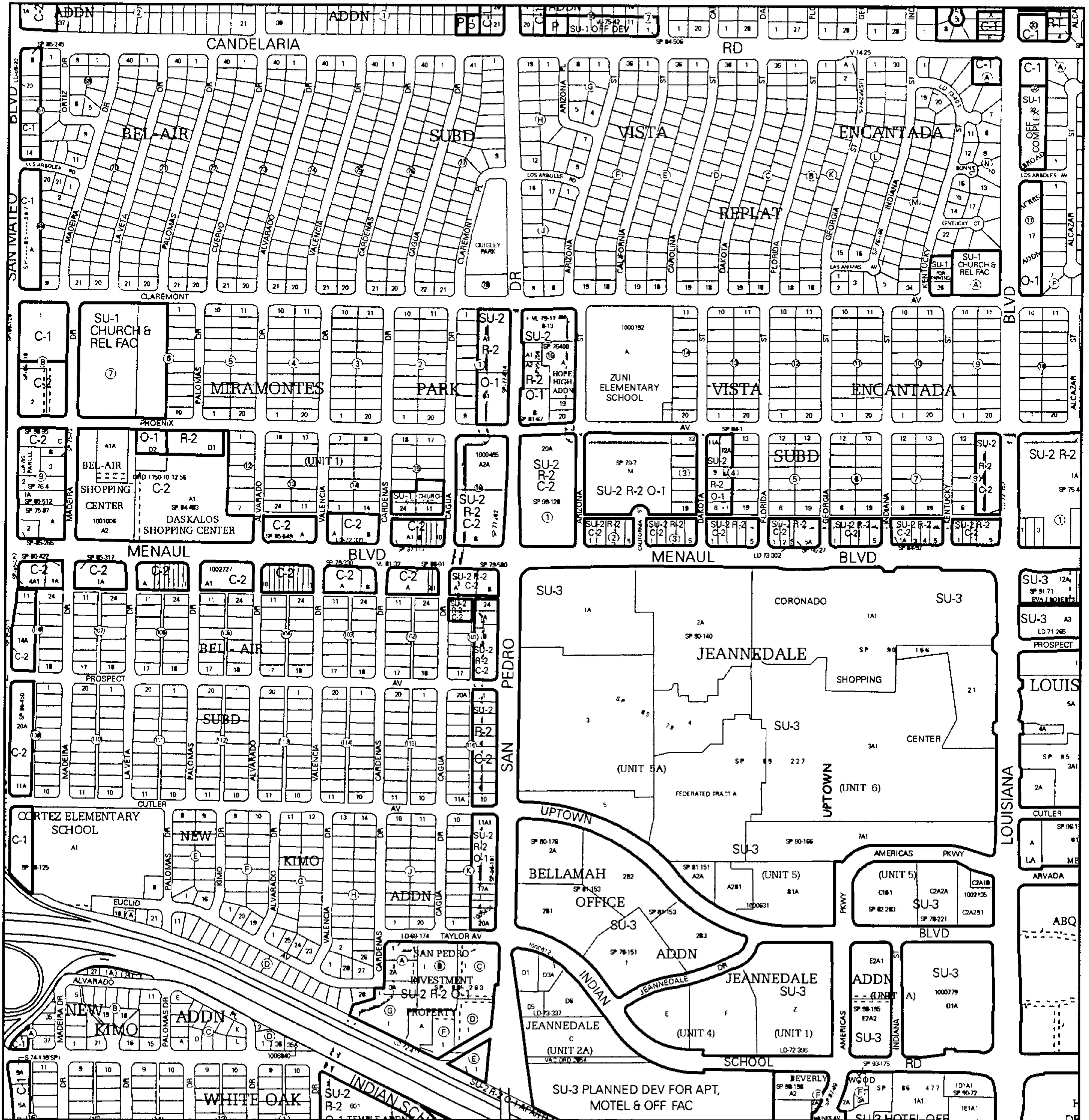


Form revised **October 2007**

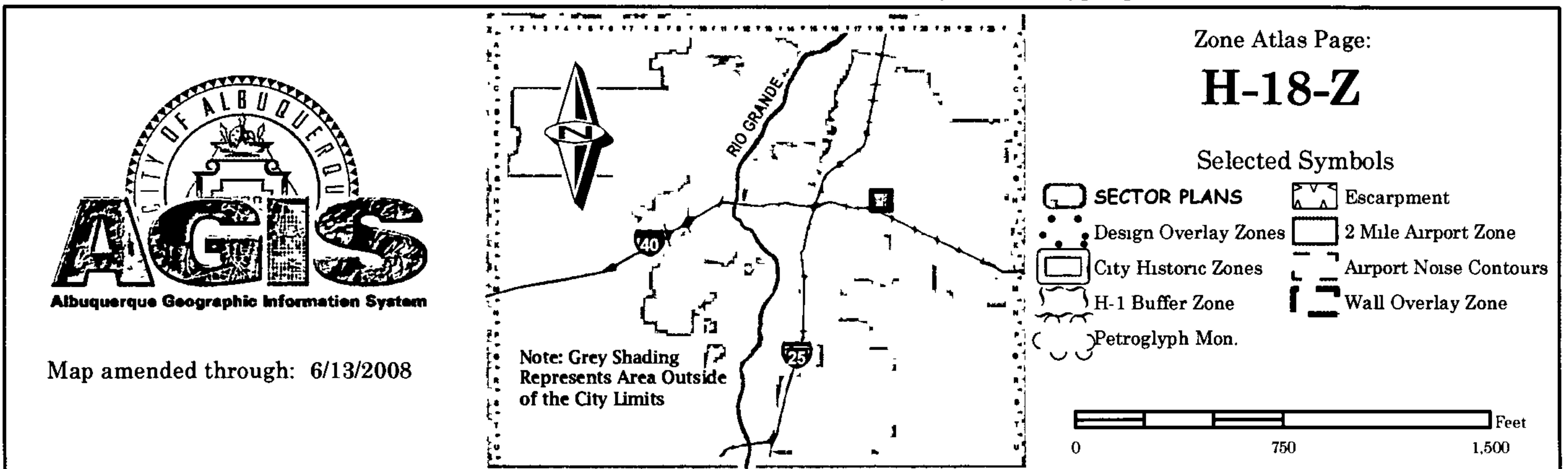
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
**06DRB - 70534**  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
**Valby 12.30.08**  
 \_\_\_\_\_  
 Planner signature / date  
 Project # **1003565**



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



JOSHUA J. SKARSGARD, ESQ.  
ATTORNEY AT LAW

8220 SAN PEDRO NE, SUITE 500  
ALBUQUERQUE, NM 87113

GORDON L. SKARSGARD, ESQ.  
ATTORNEY AT LAW

TEL: (505) 262-2323  
FAX: (505) 998-9099

December 29, 2008

City of Albuquerque Planning Department  
Development Review Board  
Attn: Jack Cloud  
600 2<sup>nd</sup> Street NW, Third Floor  
Albuquerque, NM 87102

Re: *Project # 1003565 – Final Sign-off for EPC approved SDP for Building Permit and Subdivision*

Dear Mr. Cloud:

Enclosed please find the final sign-off package for the above-referenced project, which includes DRB Form P(3) with all applicable check-marked items and this firm's check in the amount of \$20, representing the filing fee.

Pursuant to the DRB's instructions, we have attached a copy of the Official Notification of Decision dated September 19, 2008 where the EPC approved project numbers 1003565/08EPC 40093 and 1003565/08EPC 40094 subject to a list of conditions. Those conditions were met as follows (numbers correspond to the numbered conditions on the attached EPC decision notice):

**1003565/08EPC 40093 (zone map amendment)**

1. The enclosed package is hereby submitted for final sign-off as instructed in the EPC in its Official Notification of Decision.
2. Lot 1 was replatted into Lot 1-A and Lot 1-B by surveyor, Anthony Harris.
3. City Planner, Randall Falker reviewed and approved our site development plan for building permit for the warehouse use on proposed Lot 1-B.

**1003565/08EPC 40094 (site development plan for subdivision)**

1. The enclosed package is hereby submitted for final sign-off as instructed by EPC in its Official Notification of Decision.
2. On October 21, 2008 Josh Skarsgard met with the staff planner to ensure that all conditions of approval were met. There were still a few outstanding

items, such as incorrect scale and missing landscaping on the site plan, but they as they were corrected copies of the revised site plan were mailed to and approved by Randall Falkner. The last revised site plan was mailed to Mr. Falkner on December 9, 2008 and was verbally approved by him on December 11, 2008.

3. We instructed the surveyor to correct the scale, pursuant to Mr. Falkner's request, to show 1" = 40'. The Official Notification of Decision required a scale of 1"=50', but Mr. Falkner found that scale to be inaccurate and on December 8, 2008 instructed us to use 1"=40'. We contacted surveyor Anthony Harris to make the correction.
4. We now show the floor area ratio on the site plan for subdivision as 0.24 as opposed to 24% for the sporting goods store, and 0.39 instead of 39% for the warehouse.
5. All chain link fences are now shown on the site development plan for subdivision. The surveyor visited the site prior to making the correction to ensure that all appropriate areas were marked with the chain link fence symbol.
6. All parking areas for Lot 1 are now shown on the site development plan for subdivision. The surveyor visited the site prior to making the correction to ensure that all appropriate areas were marked as parking spaces.
7. The landscaping inside the small triangle of concrete curb just north of the warehouse and the carport is now clearly shown on the site plan for subdivision. The surveyor visited the site prior to making the correction to ensure that the landscaping was shown in the appropriate area.

If you have any questions or need more additional information, please do not hesitate to call.

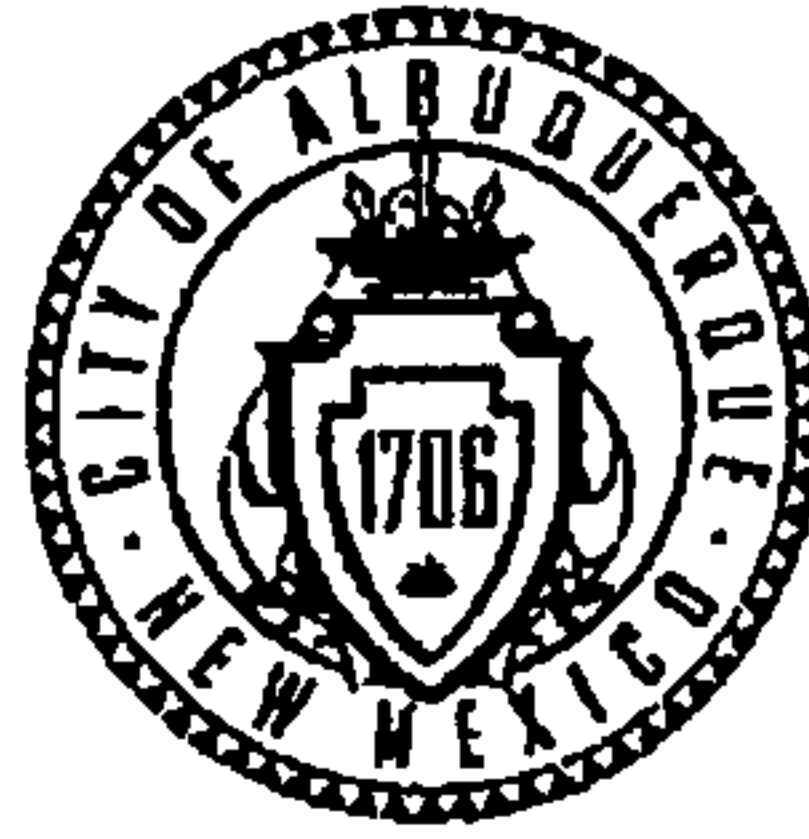
Sincerely,



Channy Watkins  
Legal Assistant to Joshua J. Skarsgard

:cw

Enclosures



City of Albuquerque  
Planning Department  
Development Review Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: September 19, 2008

**OFFICIAL NOTIFICATION OF DECISION**

**FILE: Project# 1003565\***  
08EPC-40093 AMNDT TO ZONE MAP (ESTB  
ZONING/ZONE CHG)  
08EPC-40094 SITE DEVELOPMENT -  
SUBDIVISION

Art Gardenschwartz  
6116 Buffalograss NE  
Albuq. NM 87111

**LEGAL DESCRIPTION:** for all or a portion of  
lot 1, block 8, MIRAMONTE PARK Unit 1  
zoned C-1 & C-2 to SU-1 C-2 Uses & Warehouse  
located on SAN MATEO BLVD NE between  
CLAREMONT AVE NE AND PHOENIX AVE  
NE containing approximately 2.5 acres. (H-18)  
Randall Falkner, Staff Planner

On September 18, 2008 the Environmental Planning Commission voted to approve Project 1003565/  
08EPC 40093, a zone map amendment from C1 & C-2 to SU-1 C-2 Uses & Warehouse, for the southern  
portion (1.0319 acres) of Lot 1 (proposed Lot 1-B), Block 8, Miramontes Park Unit 1, based on the  
following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for a zone map amendment for the southern portion (1.0319 acres) of Lot 1 (proposed Lot 1-B), Block 8, Miramontes Park Unit 1, from C-1 & C-2 to SU-1 C-2 Uses & Warehouse, located on San Mateo Boulevard NE, between Claremont Avenue NE and Phoenix Avenue NE.
2. The subject site within the area designated Established Urban by the Comprehensive Plan.
3. The following Comprehensive Plan policies for Developing and Established Urban Areas are supported by the proposal:
  - a. Policy II.B.5d – The location and shopping opportunity provided by the existing sports retail store and warehouse has been a part of the neighborhood for over 20 years, and the design and capacity are consistent with the surrounding retail uses located on San Mateo Blvd. The zoning request respects existing neighborhood values, environmental conditions, carrying capacities, and scenic resources.

**OFFICIAL NOTICE OF DECISION  
SEPTEMBER 18, 2008  
PROJECT #1003565  
PAGE 2 OF 6**

- b. Policy II.B.5i – The permissive uses of the C-2 zone and warehouse will be compatible with surrounding uses and employment at this location and will have no adverse effects on the surrounding neighborhoods. The request will not alter the layout, architecture, grading and drainage, or vehicular or pedestrian access of either the existing warehouse or the sporting goods store.
  - c. Policy II.B.5j – The proposed zoning will be located in an existing commercially zoned area that provides pedestrian and bicycle access within reasonable distance of residential areas. There is an existing bicycle route along Claremont Avenue and the site has sidewalks on all sides providing pedestrian access.
4. The applicant has adequately justified the zone change request pursuant to Resolution 270-1980:
- a. The request would be consistent with the health, safety, morals, and general welfare of the City and would make a non-conforming use legal. (Section 1A)
  - b. The proposed zoning will bring the existing building out of non-conforming status and line up the building with the correct zoning. The proposed zone change will make no changes to the site or the building except for bringing them into compliance with the City zoning code. (Section 1B)
  - c. The zone map amendment is not in significant conflict with adopted elements of the Comprehensive Plan, but is rather supported by policies in the Comprehensive Plan. The applicant cited applicable policies of the Comprehensive Plan. (Section 1C).
  - d. The present zoning for the subject area is perceived to be incorrect because it has a warehouse straddling two zoning classifications. The proposed zoning furthers applicable policies in the Comprehensive Plan. (Section 1D)
  - e. None of the uses permitted under the new zoning will be harmful to adjacent property, the neighborhood or the community, and in fact will remain status quo with the uses currently utilized on the property. The proposed zone change and re-plat will bring the property into compliance with the Zoning Code. (Section 1E)
  - f. The request shall not require major, non-programmed capital expenditures by the City. (Section 1F)
  - g. Economic hardship is not the primary determinant for approval of the zone change request. (Section 1G)
  - h. Site location on or near a designated major thoroughfare is not the primary determinant for approval of the zone change request. (Section 1H)
  - i. The zone request does create a spot zone; however, the applicant cites policies in the Comprehensive Plan that support the request for a zone change. The proposed zone change can function as a suitable transition between adjacent zones because Warehouse is not a harmful use adjacent to residential properties because it has low traffic, noise, and light pollution and is generally a good buffer to residential uses. (Section 1I).
  - j. The request does not constitute a strip zone. (Section 1J)

**OFFICIAL NOTICE OF DECISION**  
**SEPTEMBER 18, 2008**  
**PROJECT #1003565**  
**PAGE 3 OF 6**

5. A facilitated meeting was requested and held on August 19, 2008 at the McKinley Community Center. There were concerns about repairs and upkeep of the warehouse. The applicant agreed to handle all upkeep concerns within 40 days. Staff has received no letters of opposition concerning the proposed development.
6. A site development plan for building permit is necessary for this existing use in an SU-1 zone, especially for future enforcement purposes on a site with non-standard setbacks and an unusual configuration.

**CONDITIONS:**

1. Final sign-off of the accompanying site development plan for subdivision (08EPC 40094).
  2. Replat Lot 1 into Lot 1-A and Lot 1-B.
  3. Review and approval of a site development plan for building permit for the warehouse use on proposed Lot 1-B within 6 months as an administrative amendment.
- 

On September 18, 2008 the Environmental Planning Commission voted to approve Project 1003565/08EPC 40094, a site development plan for subdivision, for Lot 1, Block 8, Miramontes Park Unit 1, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for approval of a site development plan for subdivision for Lot 1, Block 8, Miramontes Park Unit 1, located on San Mateo Boulevard NE, between Claremont Avenue NE and Phoenix Avenue NE.
2. The subject site within the area designated Established Urban by the Comprehensive Plan.
3. The following Comprehensive Plan policies for Developing and Established Urban Areas are supported by the proposal:
  - a. Policy II.B.5d – The location and shopping opportunity provided by the existing sports retail store and warehouse has been a part of the neighborhood for over 20 years, and the design and capacity are consistent with the surrounding retail uses located on San Mateo Blvd. The request respects existing neighborhood values, environmental conditions, carrying capacities, and scenic resources.

**OFFICIAL NOTICE OF DECISION  
SEPTEMBER 18, 2008  
PROJECT #1003565  
PAGE 4 OF 6**

- b. **Policy II.B.5i – The permissive uses of the C-2 zone and warehouse will be compatible with surrounding uses and employment at this location and will have no adverse effects on the surrounding neighborhoods. The request will not alter the layout, architecture, grading and drainage, or vehicular or pedestrian access of either the existing warehouse or the sporting goods store.**
  - c. **Policy II.B.5j – The subject site will be located in an existing commercially zoned area that provides pedestrian and bicycle access within reasonable distance of residential areas. There is an existing bicycle route along Claremont Avenue and the site has sidewalks on all sides providing pedestrian access.**
4. **A facilitated meeting was requested and held on August 19, 2008 at the McKinley Community Center. There were concerns about repairs and upkeep of the warehouse. The applicant agreed to handle all upkeep concerns within 40 days. Staff has received no letters of opposition concerning the proposed development.**
5. **A site development plan for building permit is necessary for this existing use in an SU-1 zone, especially for future enforcement purposes on a site with non-standard setbacks and an unusual configuration.**

**CONDITIONS:**

1. **The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.**
2. **Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.**
3. **The scale of 1" = 80' is wrong and needs to be corrected on the site plan for subdivision, and shall be an accurate scale (1"=50').**
4. **The floor area ratio on the site plan for subdivision shall be shown as 0.24 instead of 24% for the sporting goods store, and 0.39 instead of 39% for the warehouse.**
5. **All chain link fences on the site shall be shown on the site development plan for subdivision.**
6. **All parking for Lot 1 shall be shown on the site development plan for subdivision.**



**OFFICIAL NOTICE OF DECISION  
SEPTEMBER 18, 2008  
PROJECT #1003565  
PAGE 5 OF 6**

7. The applicant shall show that there is landscaping inside the small triangle of concrete curb just north of the warehouse and the carport on the site plan for subdivision.
8. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:**
  - a. Provide cross access and cross parking agreements that are not already in place. Specifically, between lots 2, 1-A and 1-B and for the private access easement from Phoenix Avenue to lots 2, 1-A and 1-B.
  - b. Label access points as existing.
  - c. It is suggested that the applicant close the curb cut on Claremont nearest to San Mateo or re-locate it at least 50' east from San Mateo.
  - d. Concurrent platting action required.

**PROTEST: IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION, WHICH IS BY OCTOBER 3, 2008.**

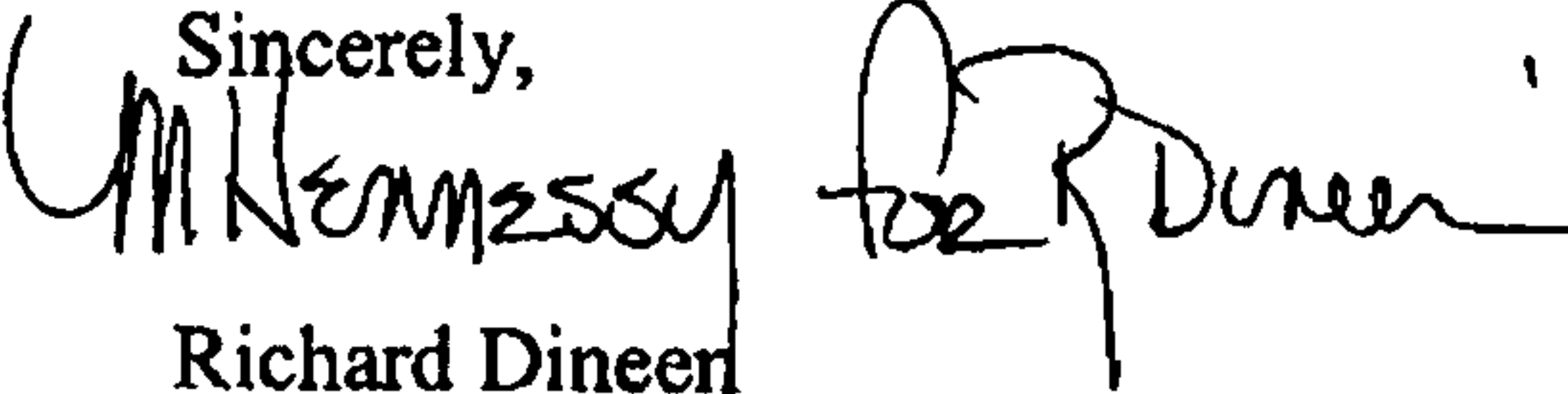
**APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY OCTOBER 3, 2008 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.**

**Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.**

**YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).**

OFFICIAL NOTICE OF DECISION  
SEPTEMBER 18, 2008  
PROJECT #1003565  
PAGE 6 OF 6

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,  
  
Richard Dineen  
Planning Director

RD/RF/ac

cc: Josh Skarsgard, 8220 San Pedro NE, #500, Albuquerque, NM 87113  
Barb Johnson, Bel Air NA, 2700 Hermosa NE, Albuquerque, NM 87110  
Lee Julian, Bel Air NA, 2724 Monroe NE, Albuquerque, NM 87110  
Lisa Whalen, Quigley Park NA, 2713 Cardenas Dr. NE, Albuquerque, NM 87110  
Maria Young, Quigley Park NA, 2932 Madeira Dr. NE, Albuquerque, NM 87112

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

**SUBDIVISION** Supplemental form **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**

**ZONING & PLANNING** Supplemental form **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 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: Art Gardenswartz Realty PHONE: 269-0777

ADDRESS: 6116 Buffalo Grass Ct NE FAX: \_\_\_\_\_

CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Owner

AGENT (if any): Wilks Co. PHONE: 888-3066

ADDRESS: P.O. Box 10097 FAX: \_\_\_\_\_

CITY: Albuquerque STATE NM ZIP 87184 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: To divide ONE lot (lot #1) into TWO lots (lots #1-A & 1-B)  
SKETCH PLAT, REVIEW & 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. lot No 1 Block: 8 Unit: 1

Subdiv. / Addn. Miramonte Park

Current Zoning: C-1 and C-2 Proposed zoning: No Change C-1 and C-2

Zone Atlas page(s): H-18 No. of existing lots: 1 No. of proposed lots: 2

Total area of site (acres): 3.3684 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

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

UPC No. 1018 059 020370 22501 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: San Mateo BLVD. NE. (2720)

Between: Phoenix Av NE and Claremont Av 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.): \* related / adj. 2A-88-53  
\*1002072

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

SIGNATURE Jim Wilks DATE May 18, 04

(Print) Jim Wilks (Wilks Co.) Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 01128</u>	<u>Sketch</u>	<u>931</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 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>July 28<sup>th</sup> 04</u>				Total \$ <u>0</u>

Boavent 7/19/04  
Planner signature / date

Project # 1003565

**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.

Jim Wilks (Wilks Co.) Agent  
Applicant name (print)

Jim Wilks July 19 04  
Applicant signature / date



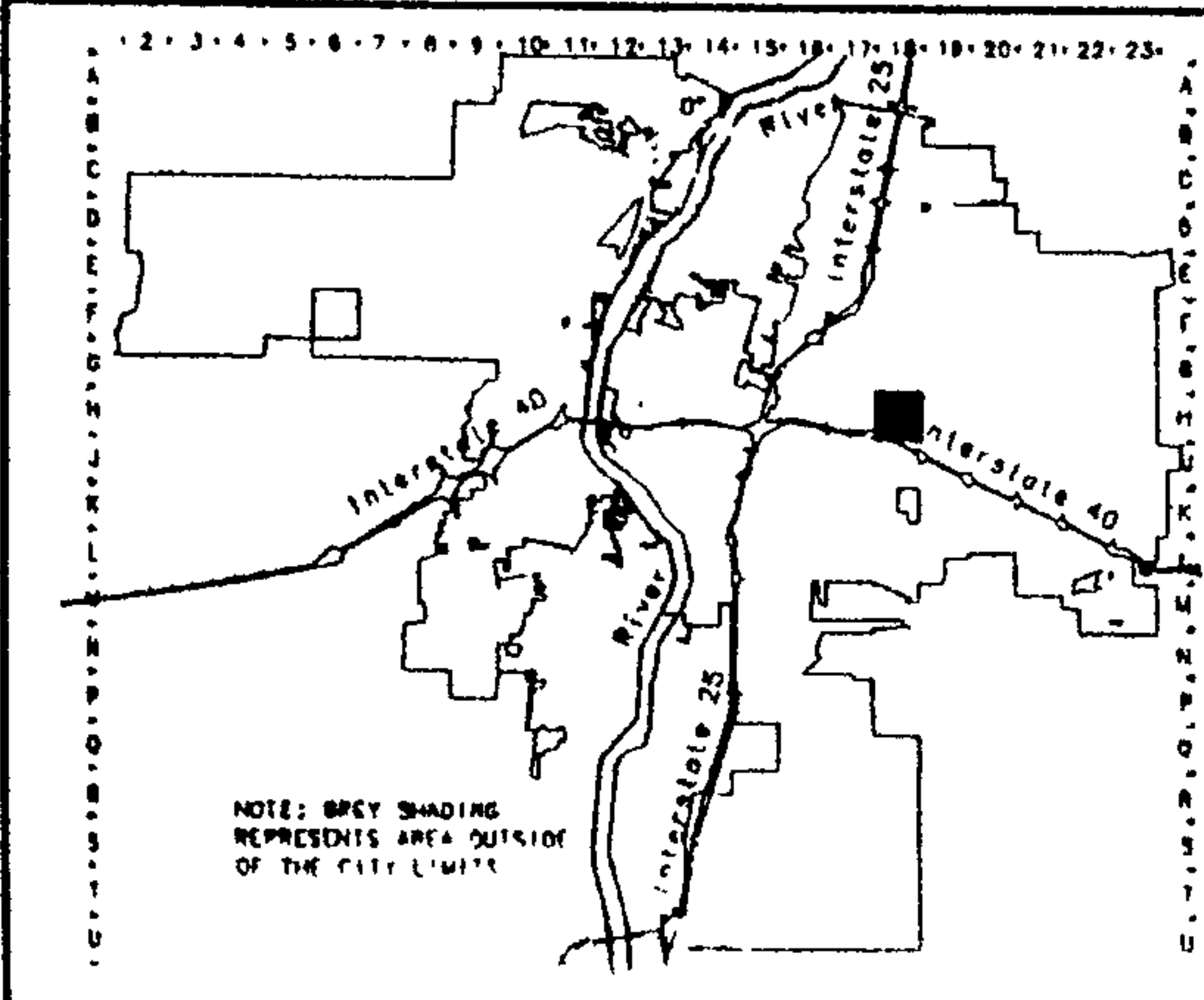
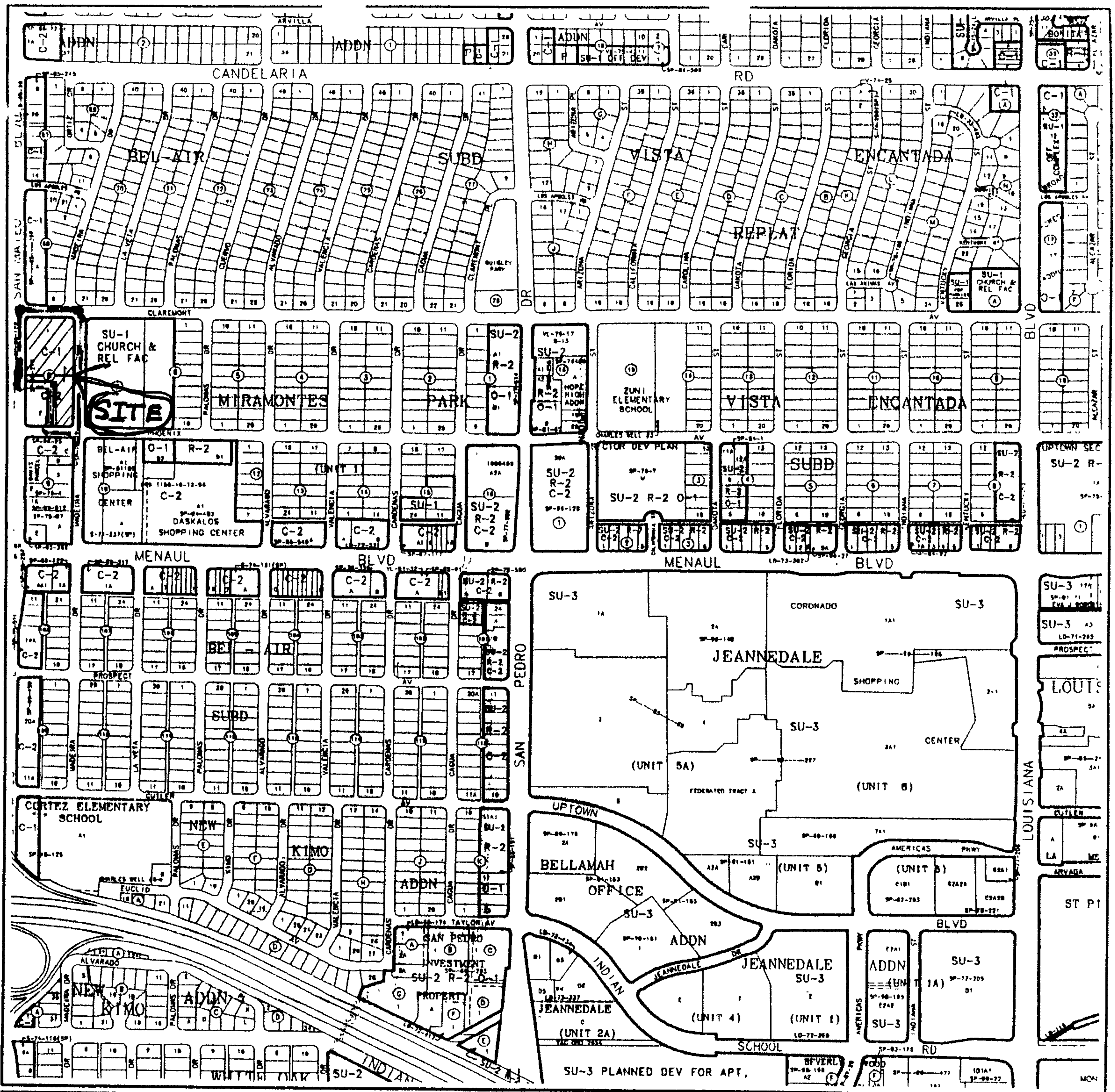
Form revised MARCH 2003

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

Application case numbers  
04DRB - - 01108  
 \_\_\_\_\_  
 \_\_\_\_\_

R. J. Weber 7/19/04  
 Planner signature / date

**Project # 1003565**

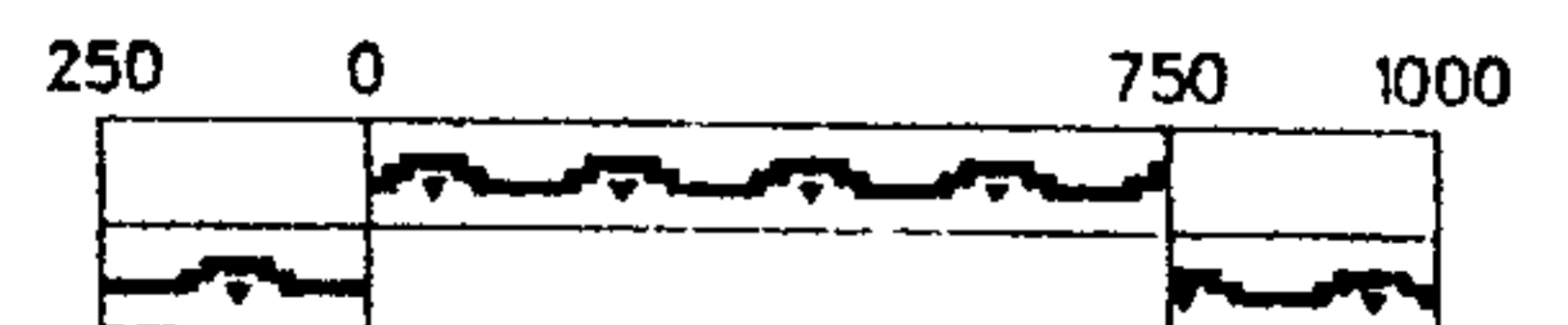


CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2000

GRAPHIC SCALE IN FEET



Zone Atlas Page

**H-18-Z**

Map Amended through July 28, 2000

WILKS COMPANY  
P.O. BOX 10097  
ALBUQUERQUE, NM 87184

Phone or FAX (505) 888 3066

May 18, 2004

**TO: DEVELOPMENT REVIEW BOARD; CITY OF ALBUQUERQUE**

**REFERENCE: Plat of Lots 1-A and 1-B, Block 8, Miramontes Park, Unit 1**

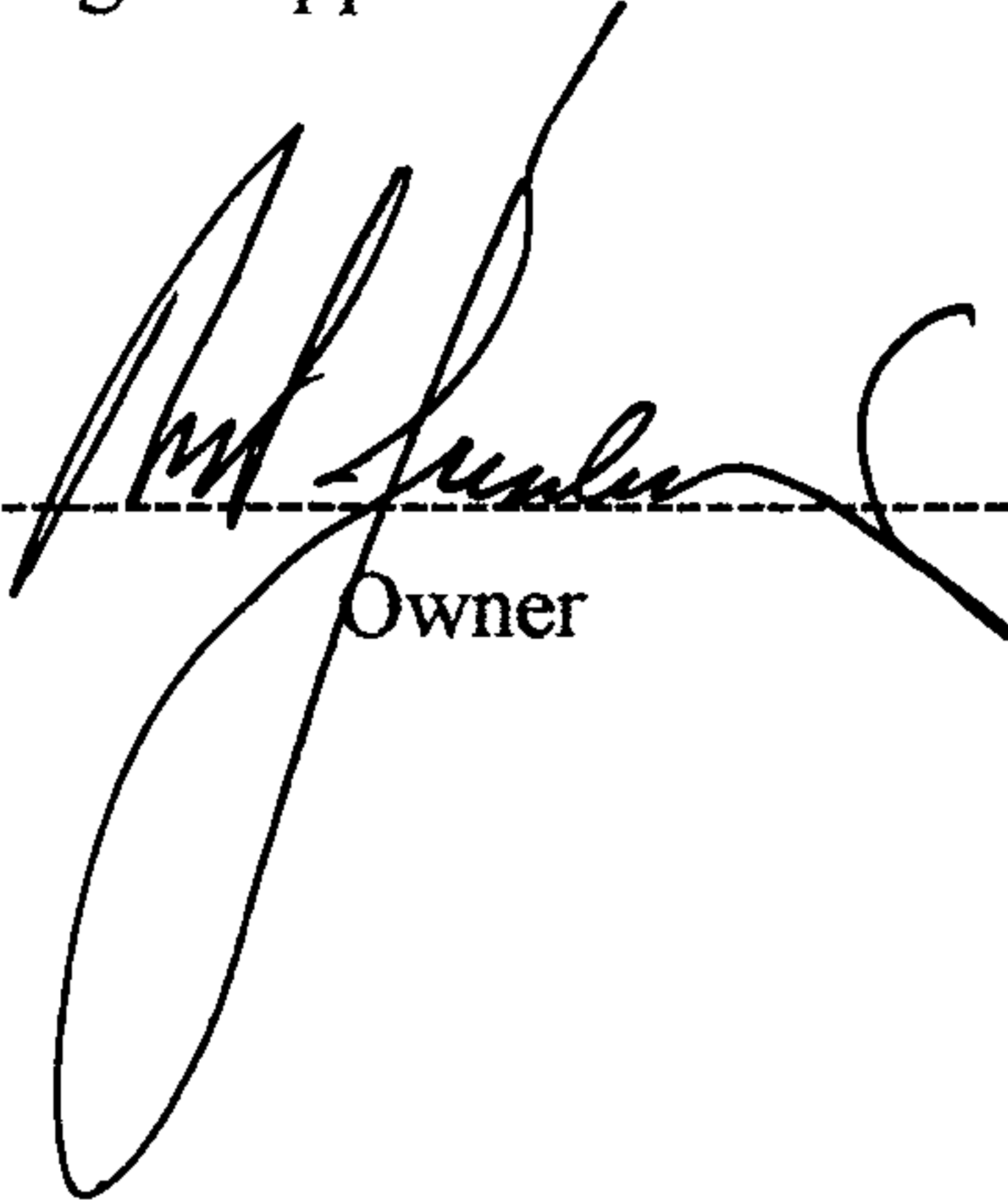
**SUBJECT: Letter of plat request description.**

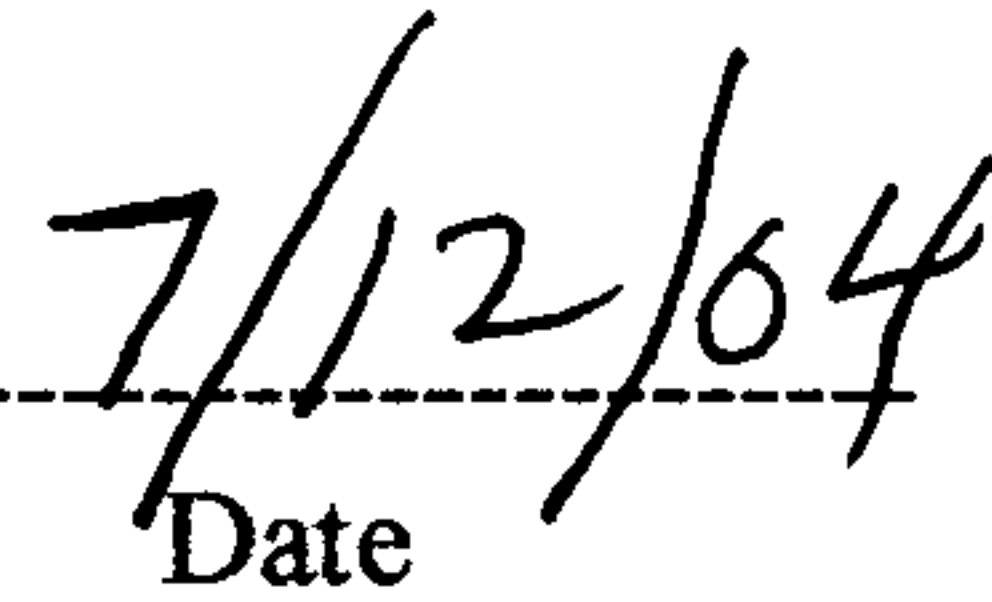
**This application is requesting to divide ONE LOT (Lot # 1) into TWO LOTS (1-A&1-B)  
And grant any easements as shown.**

LETTER OF AUTHORIZATION

Subject Property: Lots 1-A and 1-B, Block 8, Miramontes Park, Unit 1,  
Sec 12, T10N, R5E, NMPM, City of Albuquerque,  
Bernalillo County, New Mexico

I, the, undersigned owner of subject property hereby designate **WILKS COMPANY** to be my authorized representative agent for the processing and recording of planning, zoning or appeals actions on this property.

  
-----  
Owner

  
-----  
Date