



# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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.: 04DRB-01298 (P&F)

Project # 1003635

Project Name: EASTRIDGE PLAZA

Agent: Wayjohn Surveying Inc.

Phone No.: 255-2052

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/11/04 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- UTILITIES: Need Fire Marshall approval of Fire Protection for the storage units and Commercial BLDG. Provide Fire Flow Calculation sheets for Both lots.
- \_\_\_\_\_
- \_\_\_\_\_

- 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.
- Include 3 copies of the approved site plan along with the originals.**
- 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.** *ok*
- Copy of recorded plat for Planning.**

Project Number

1003635

#11

3635

### AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1003635

Subdivision Name: Eastridge Plaza Addn - Lots 1B1 & 2B1

Surveyor: Thomas D. Johnston

Company/Agent: Wayjohn Surveying


Contact Person: \_\_\_\_\_ E-mail: \_\_\_\_\_

Phone: 255-2052 Fax: \_\_\_\_\_

DXF Received Date: 8/24/2004

Hard-Copy Date: 8/25/2004

Coordinate system:  NMSP Grid (NAD 83)  NMSP Grid (NAD 27)  Ground rotated to NMSP Grid  Other

  
Approved

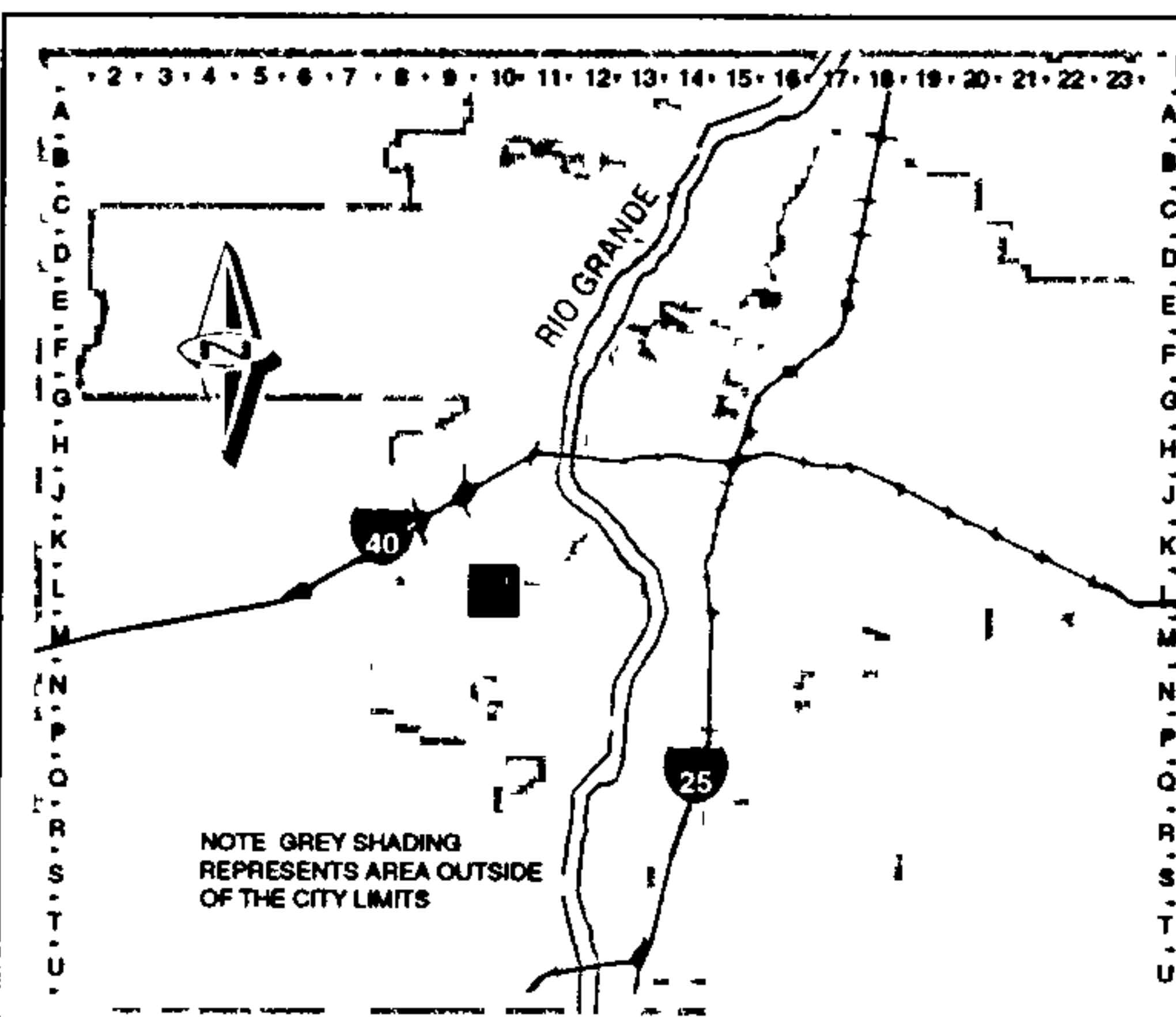
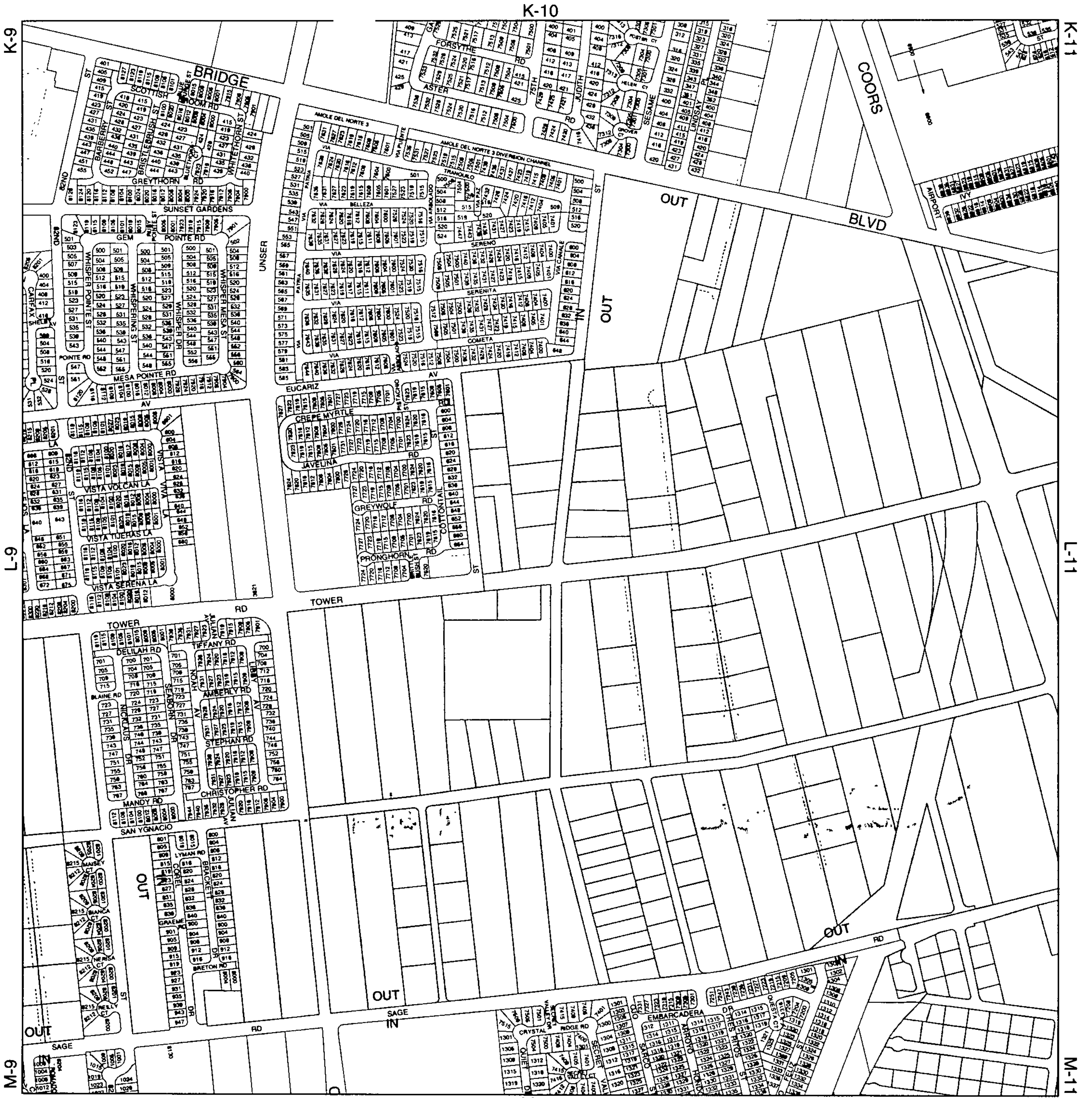
8/25/04  
Date

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AGIS Use Only

Copied cov3635 to agiscov on 8/25/2004. Contact person notified on 8/25/2004



Address Map Page:

# L-10

Symbol Legend

- Unincorporated Areas
- Parcel Boundaries
- Easement Lines
- Freeway Lanes



These addresses are for information purposes only and are not intended for address verification.



THREE HUNDRED YEARS  
1706 • 2006  
**ALBUQUERQUE**

*Haciendo Historia*

**A**buquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**

© Copyright 2004

Map amended through July, 2004



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

September 1, 2004

9:00 a.m.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

**NOTE:** UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

**NOTE:** REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 A.M. Adjourned: 11:30 A..M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**  
**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1003471**  
04DRB-01224 Major-Amnd Prelim Plat  
Approval  
04DRB-01225 Minor-Temp Defer  
SDWK

SURV TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION**, zoned R-1 residential zone, located on KAYENTA BLVD NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s). [REF: 04DRB-00826, 04DRB-00827, 02DRB-01791, 02DRB-01250] (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/1/04 AND APPROVAL OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 5/22/04 THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT APPROVAL: LANGUAGE SHALL BE ADDED THAT STATES MINIMUM LOT WIDTH SHALL BE 50 FEET. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1000464**  
04DRB-01226 Major-Vacation of  
Public Easements

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST INC request(s) the above action(s) for all or a portion of Tract(s) H6A1A, **RIVERVIEW ADDITION**, zoned SU-1, IP Uses with exceptions, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 7 acre(s). [REF: Z-99-11, Z-99-17] (C-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1003238**  
04DRB-01227 Major-Vacation of Pub  
Right-of-Way

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B and 315-A-1-A-1, MRGCD MAP 35, LANDS OF ALBERT PEREZ, TRACTS B-1 AND B-2, LANDS OF MACIEL & TRUJILLO, (to be known as **LAS CASITAS DE LOS DURANAS**, zoned R-LT residential zone, located on INTERSTATE 40 WEST, between RIO GRANDE BLVD NW and MONTOYA ST NW. [REF: Z-71-118, 04EPC-00157, 04EPC-00156, 04DRB-00661(H-12/13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT: PRIOR TO FINAL PLAT APPROVAL, EITHER THE EASEMENTS BE RETAINED OR EXISTING LINES RELOCATED.**

4. **Project # 1003226**  
04DRB-00909 Major-Vacation of  
Public Easements  
04DRB-00908 Minor-Prelim&Final Plat  
Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION**, zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] [*Deferred from 7/14/04 & Indefinitely deferred on 7/21/04*] (K-10) [NO NEW SUBMITTAL] **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/1/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

5. **Project # 1003637**  
04DRB-01302 Minor-SiteDev Plan  
BldPermit
- OPUS WEST CONSTRUCTION CORP request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 2, Unit(s) 1, **JOURNAL CENTER PHASE 2**, zoned IP industrial park zone, located on MASTHEAD ST NE, between MASTHEAD ST NE and TIBURON ST NE containing approximately 5 acre(s). [REF: AX-79-13, Z-79-80-2, 1000633] *[Deferred from 9/1/04]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**
6. **Project # 1003421**  
04DRB-01266 Minor-SiteDev Plan  
BldPermit/EPC
- CONSENSUS PLANNING INC agent(s) for FIRST FAMILY CHURCH, request(s) the above action(s) for all or a portion of Tract(s) 1B1E, 1B1D & 1A2, **RENAISSANCE CENTER**, zoned SU-1 FOR CHURCH AND RELATED FACILITIES, located on UNION WAY DR NE, between MONTANO RD NE and MISSION AVE NE containing approximately 13 acre(s). [REF: 04EPC00685, 04EPC00684] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 8/25/04]* (F-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
- 04DRB-01306 Minor-Prelim&Final Plat  
Approval
- PRECISION SURVEYS INC agent(s) for UNION PENSION TRANSACTION TRUST 93-2, NM request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **RENAISSANCE CENTER**, zoned SU-1 FOR R-3 & C-1 USES, located on UNION WAY DR NE, between MONTANO RD NE and MISSION RD NE containing approximately 13 acre(s). [REF: 04EPC00684, 04EPC00685, 04DRB01266, 04DRB00207, 04DRB00997, 04DRB00998, 03DRB00590, 02DRB01532, 02AA00814, 1000419] (F-16) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ADDITION OF AN EXISTING SANITARY SEWER EASEMENT ON THE PLAT OR RELEASE OF THAT EASEMENT AND TO PLANNING FOR THE AGIS DXF FILE.**

7. **Project # 1000560**  
04DRB-01273 Minor-Amnd SiteDev  
Plan BldPermit

DEKKER, PERICH & SABATINI agent(s) for NEW MEXICO ONCOLOGY HEMATOLOGY CONSULTANTS, request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B, **JOURNAL CENTER**, zoned IP, located on LANG AVE NE, between JEFFERSON NE and HEADLINE BLVD NE containing approximately 4 acre(s). [REF: 00450-01713] [*Deferred from 8/25/04*] (D-17) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

8. **Project # 1003548**  
04DRB-01090 Minor-SiteDev Plan  
BldPermit

JIM MEDLEY, ARCHITECT, AIA agent(s) for TERRI ULIBARRI request(s) the above action(s) for all or a portion of Tract(s) A-1, **MARIPOSA SQUARE**, zoned R-D, located on LADERA DR NW, between 72<sup>nd</sup> ST NW and MIAMI NW containing approximately 2 acre(s). [REF: DRB-95-353, V-88-95] [*Deferred from 7/21/04*] (H-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**



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

9. **Project # 1001562**  
04DRB-01301 Minor-Sidewalk Waiver
- MARK GOODWIN & ASSOCIATES PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) 36, (TRACT A, BLOCK 28, FOUR HILLS VILLAGE, 5<sup>TH</sup> INSTALLMENT, to be known as **RESERVE @ FOUR HILLS SUBDIVISION**) zoned R-1 residential zone, located on WAGON TRAIN SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 04DRB-01103, 04DRB-01105, 01DRB-01531, 02DRB-01096, 02DRB-01097, 02DRB-01098, 02DRB-01263, 02DRB-01660] (M-22) **THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK AS SHOWN ON EXHIBIT C WAS DENIED FOR SAFETY REASONS.**
10. **Project # 1003634**  
04DRB-01297 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). [*Deferred from 9/1/04*] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

11. ~~Project # 1003635~~  
04DRB-01298 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for EASTRIDGE PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 1B, 2B & 3A, **EASTRIDGE PLAZA**, zoned C-2 community commercial zone, located on INDIAN SCHOOL RD NE, between MURIEL ST NE and JUAN TABO BLVD NE containing approximately 3 acre(s). [REF: SP-76-471, SP-78-346] (J-21) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE MARSHAL'S APPROVAL OF FIRE PROTECTION FOR THE STORAGE UNITS AND COMMERCIAL BUILDING AND TO PROVIDE FIRE FLOW CALCULATION SHEETS FOR BOTH LOTS.**

12. **Project # 1003636**  
04DRB-01300 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING, INC agent(s) for LOWELL SHARP request(s) the above action(s) for all or a portion of Lot(s) 46 & 47, Block(s) 4, **MESA VERDE ADDITION**, zoned C-2, located on UTAH ST NE, between CENTRAL AVE NE and CHICO RD NE containing approximately 1 acre(s). [REF: ZA-78-267] (K-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1002022**  
04DRB-01307 Minor-Extension of Preliminary Plat  
04DRB-01308 Minor-Final Plat Approval
- BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD NW and EUCARIZ AVE. SE containing approximately 10 acre(s). [REF: 02DRB-01237, 03DRB-00424] *[Final Plat deferred from 9/1/04]* (L-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**
14. **Project # 1002364**  
04DRB-01303 Minor-Prelim&Final Plat Approval
- PRECISION SURVEYS, INC agent(s) for SAMUEL & MICHELLE DICKEY request(s) the above action(s) for all or a portion of Tract(s) 4-A & 4-B, **RAY PENA SUBDIVISION**, zoned R-D, located on WESTWARD LN NW, between NORTHERN TRAIL NW and LEGENDS AVE NW containing approximately 1 acre(s). [REF: 02DRB-01793] (F-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
15. **Project # 1003280**  
04DRB-01309 Major-Final Plat Approval
- TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 168, TOWN OF ATRISCO GRANT, UNIT 6, (to be known as **VISTA PACIFICA, UNIT 2**, zoned R-1, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB00568,04DRB00870, 04DRB00835] (K-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

16. **Project # 1003543**  
04DRB-01275 Minor-Prelim&Final Plat  
Approval
- OLIVER TRUJILLO agent(s) for DESI BACA & MARY MARCO request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 66, **UNIVERSITY HEIGHTS** and the east 71 feet of the east 1/2 OF BLOCK 14, FIRST UNIT, **VICTORY ADDITION**, zoned R-3, located on PRINCETON AVE SE, between MC EARL SE and GARFIELD SE containing approximately 1 acre(s). [REF: 04DRB01275] *[Deferred from 9/1/04]* (K-16) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**
17. **Project # 1003640**  
04DRB-01310 Minor-Prelim&Final Plat  
Approval
- WILKS COMPANY agent(s) for ANGELINA CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **HAYES ADDITION**, zoned C-1 neighborhood commercial zone, located on CARLISLE BLVD NE, between CANDELARIA BLVD NE and LOS ARBOLES AVE NE containing approximately 1 acre(s). (H-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**
18. **Project # 1003291**  
04DRB-00528 Minor- Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for JOSEPH & KATHLEEN COWHAM request(s) the above action(s) for all or a portion of Tract(s) 14, M.R.G.C.D. MAP 35, **LANDS OF COWHAM-BOWEN**, zoned R-LT residential zone, located on RIO GRANDE BLVD NW, between CONTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 04DRB-00322] *[Deferred from 4/14/04]* *(Indefinitely deferred on 4-21-04)* (Final Plat was deferred from 5-26-04) (H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

19. **Project # 1003112**  
04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS**, zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [*Deferred from 7/14/04,7/21/04, 8/4/04,8/11/04 & 8/18/04*] (F-11/F-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

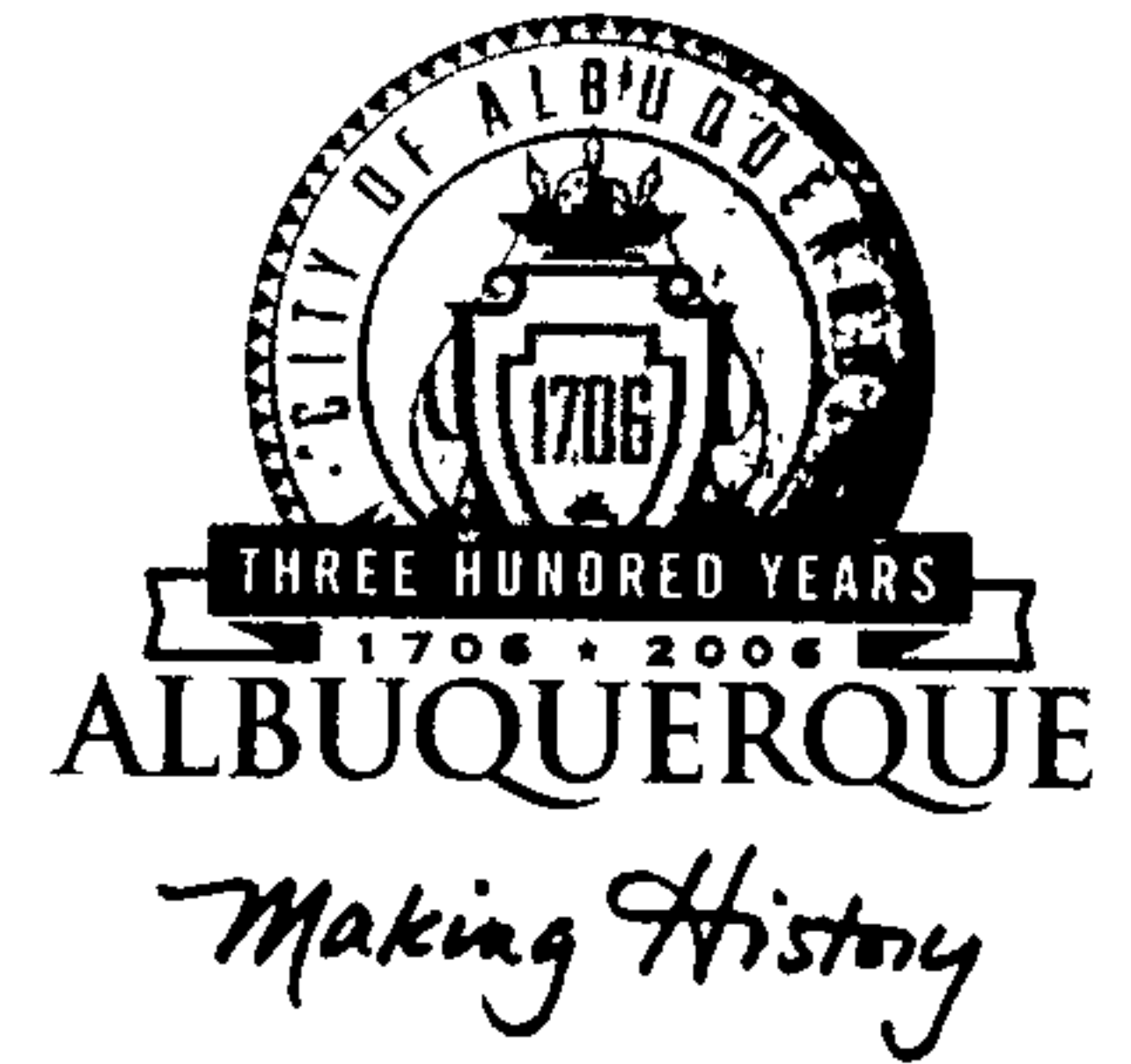
20. **Project # 1003638**  
04DRB-01304 Minor-Sketch Plat or  
Plan

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 7 & 8, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on VENTANA RIDGE RD NW, between IRVING BLVD NW and VENTANA WEST PARKWAY NW containing approximately 30 acre(s). [REF: 1002778, 04DRB-00128] (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board Minutes for August 18, 2004. **THE DRB MINUTES FOR AUGUST 18, 2004 WERE APPROVED.**

ADJOURNED: 11:30 A.M.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003635**

**AGENDA ITEM NO: 11**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

No adverse comments.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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

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

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

FOR:

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

**DATE:** September 1, 2004

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
September 1, 2004  
DRB Comments**

**ITEM # 11**

**PROJECT # 1003635**


**APPLICATION # 04-01298**

**RE: Eastridge Plaza/minor plat**

The C2 zone has virtually no building setback requirements unless the property abuts residential uses. In this case, the rear yard abuts an alley across from residential uses. In any case, the 22 foot rear setback shown on the plat satisfies the setback requirements of 11 feet from an alley.

Planning has no objections to the replat.

AGIS dxf is approved.



---

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





# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

**SUBDIVISION** Supplemental form **S**

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

**SITE DEVELOPMENT PLAN** **P**

...for Subdivision Purposes  
 ...for Building Permit  
 IP Master Development Plan  
 Cert. of Appropriateness (LUCC) **L**

**ZONING** Supplemental form **Z**

Annexation & Zone Establishment  
 Sector Plan  
 Zone Change  
 Text Amendment

**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: EASTRIDGE PUZA LLC (MARK DUNATCHNIK) PHONE: 296-9568  
 ADDRESS: PO BOX 13496 FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87192 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): WAYJOHN SURVEYING, INC. PHONE: 255-2052  
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJOHN SURVEYING.AOL.COM

DESCRIPTION OF REQUEST: FOR MINOR SUBDIVISION PLAT REPEAT THREE LOTS INTO 2 LOTS

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. 1-B, 2-B, 3-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. EASTRIDGE PUZA  
 Current Zoning: C-2 Proposed zoning: SAME  
 Zone Atlas page(s): J-21 No. of existing lots: 3 No. of proposed lots: 2  
 Total area of site (acres): 2.3761 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: NA  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO  
 UPC No. 102105849551812504, 102105850449912503, 102105849548112514 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: INDIAN SCHOOL RD NE  
 Between: MURIEL ST NE and JUAN TABO BLVD NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): SP-76-471, SP-78-346

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_  
 SIGNATURE [Signature] DATE 8-24-04  
 (Print) THOMAS D. JOHNSTON  Applicant  Agent

Form revised September 2001

**FOR OFFICIAL USE ONLY**

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>04DRB</u>	<u>P&amp;F</u>		\$ <u>285.00</u>
<input checked="" type="checkbox"/> All checklists are complete	<u>01298</u>	<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input 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>9-1-04</u>			Total \$ <u>305.00</u>
	<u>8/24/04</u>	Project # <u>1003635</u>		

[Signature] 8/24/04  
 Planner signature / date

**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) - INTERNAL ROUTING**

- SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Any original and/or related file numbers are listed on the cover application

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Copy of previous D.R.B. approved infrastructure list
  - Copy of the Official D.R.B. Notice of approval
  - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**  
Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - SIA financial guaranty verification
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

- MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
  - Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

THOMAS D. JOHNSTON (AGENT)  
Applicant name (print)

[Signature] 8.24.04  
Applicant signature / date

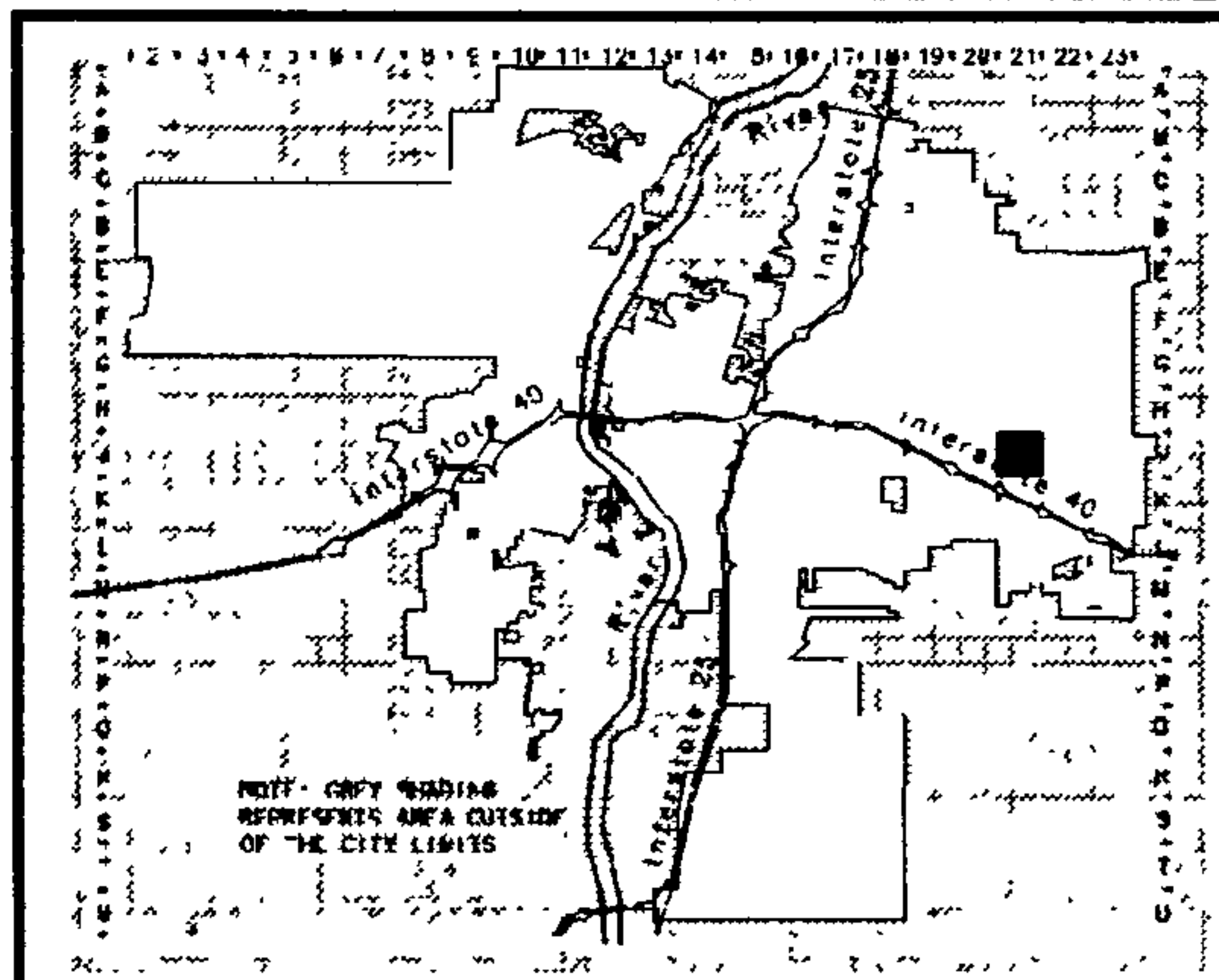
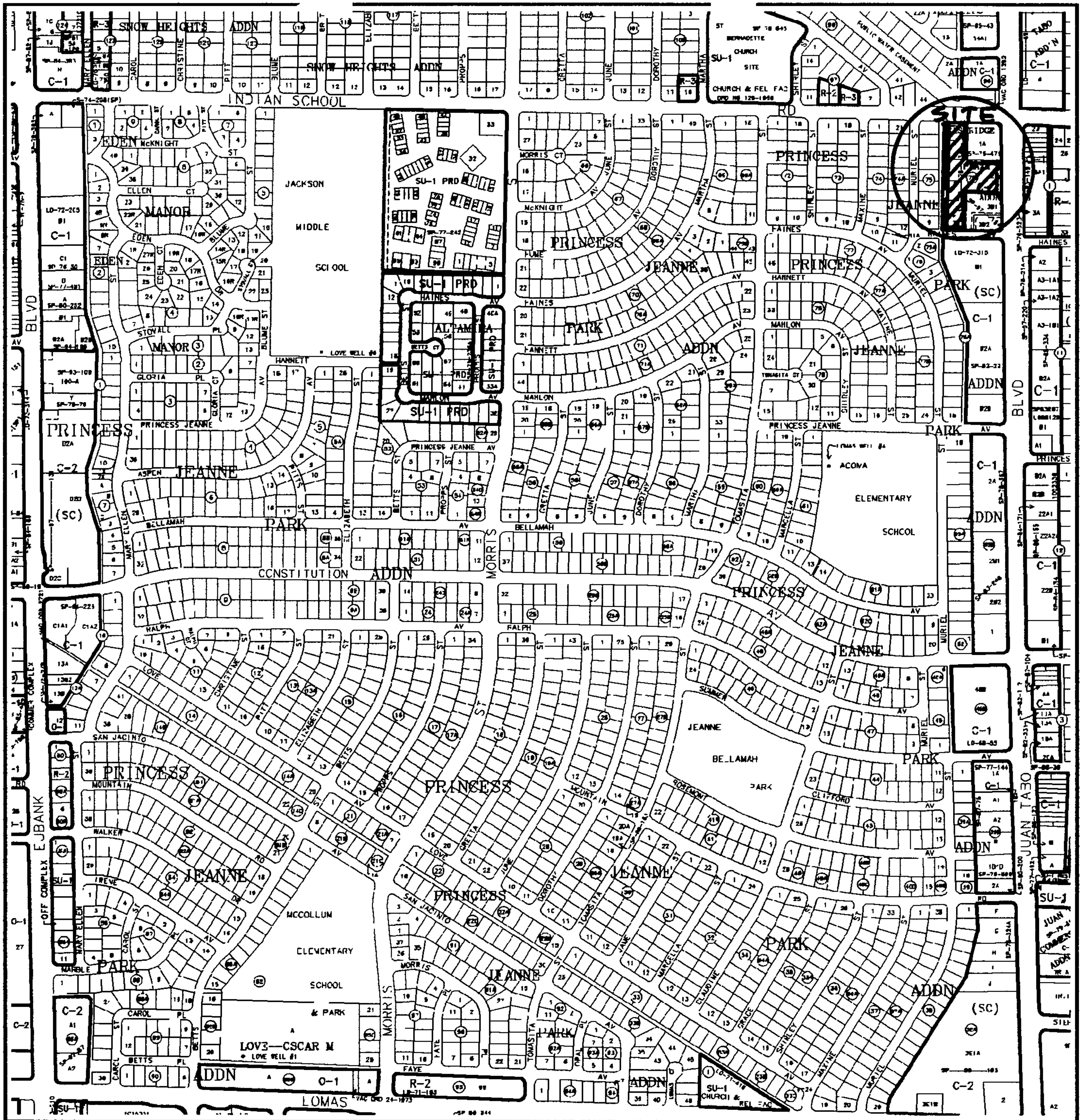


Form revised MARCH 2003

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

Application case numbers  
04DRB-01298  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 8/24/04  
 Planner signature / date  
**Project # 1003635**

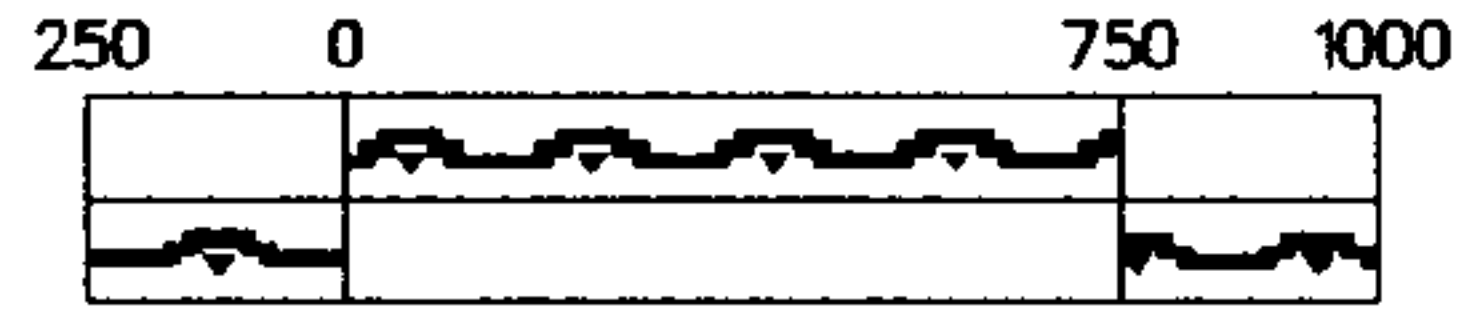


CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET



Zone Atlas Page

J-21-Z

Map Amended through August 01, 2003



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

August 24, 2004

Ms. Sheran Matson  
Development Services  
Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Dear Ms. Matson:

I am submitting a preliminary and final minor subdivision plat on behalf of my client, Mark Dunatchik of Eastridge Plaza LLC. My client seeks to replat three existing lots into two lots. The three existing lots contain storage unit buildings and a commercial building. The replat will create one parcel for the storage units and one parcel for the commercial building.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read 'Thomas D. Johnston', written in a cursive style.

Thomas D. Johnston, PS

enc.

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

**PAID RECEIPT**

APPLICANT NAME Eastridge Plaza  
 AGENT Wayne Sussey  
 ADDRESS \_\_\_\_\_  
 PROJECT & APP # 1003635 04DRB-01298  
 PROJECT NAME # Eastridge Plaza

\$ 20.00 441032/3424000 Conflict Management Fee  
 \$ 285.00 441006/4983000 DRB Actions  
 \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ \_\_\_\_\_ 441018/4971000 Public Notification  
 \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
     ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
     ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
     ( ) Traffic Impact Study  
 \$ 305.00 TOTAL AMOUNT DUE

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

**\*\*\*DUPLICATE\*\*\***  
 City Of Albuquerque  
 Treasury Division

**\*\*\*DUPLICATE\*\*\***  
 City Of Albuquerque  
 Treasury Division

8/24/2004 10:54AM LOC: ANNX  
 RECEIPT# 00027868 WSH 008 TRANSH 0009  
 Account 441032 Fund 0110  
 Activity 3424000 TRSDMM  
 Trans Amt \$305.00  
 J24 Misc \$20.00

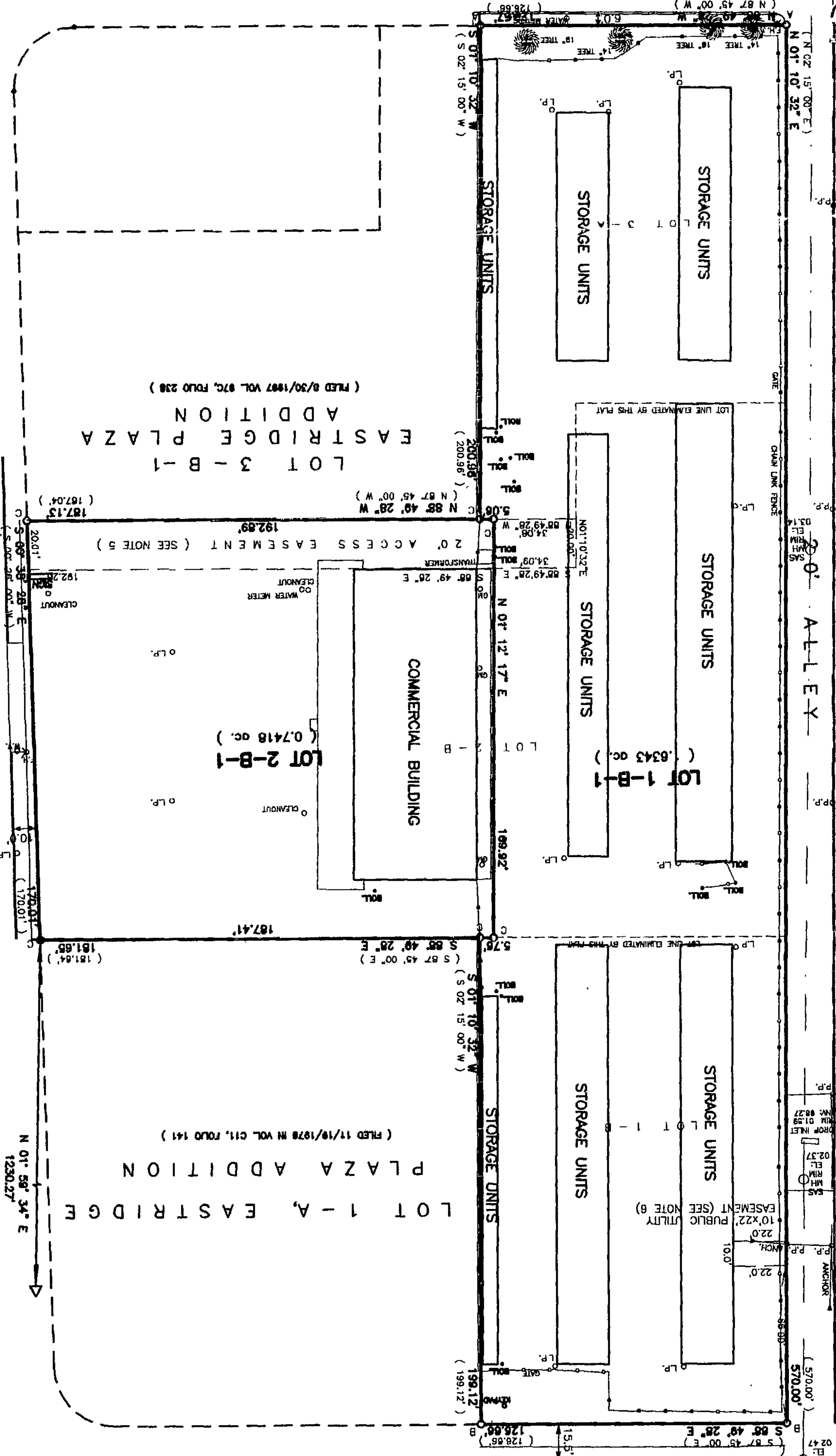
8/24/2004 10:54AM LOC: ANNX  
 RECEIPT# 00027869 WSH 008 TRANSH 0009  
 Account 441006 Fund 0110  
 Activity 4983000 TRSDMM  
 Trans Amt \$305.00  
 J24 Misc \$285.00  
 CK \$305.00  
 CHANGE \$0.00

Thank You

Thank You

INDIAN SCHOOL ROAD, N.E.

HAINES AVENUE, N.E. (50' R.O.W.)



JUAN TABO BOULEVARD, N.E.

(105' R.O.W.) (PLAT OF LOTS 3-B-1 AND 3-B-2, EASTRIDGE PLAZA ADDITION)

MCS MONUMENT "15-H22"  
 x=420.774,00  
 y=1.493,253,38  
 Delta Alpha: -00'00"06"  
 Ground-to-grid:  
 0.89963880  
 NAD 1927  
 NAD 1927

10601  
 →  
 N