

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1003777

Application #: 13DRB-70635

Project Name: Monarch Village

Agent: Tierra West

Phone #:

Your request was approved on 7-31-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): add "Cross" / ab drainage & maintenance
precise reports utility rip rap

PLATS:




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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.

8. **Project# 1003777**
13DRB-70635 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL  TIERRA WEST, LLC agent(s) for JT PROPERTY, LLC request(s) the above action(s) for all or a portion of Lot(s) PARCEL 1 AND TR B-B, **MONARCH VILLAGE** zoned SU-1 FOR COMMERCIAL, located on JUAN TABO BETWEEN COPPER AND GRAND containing approximately 8.26 acre(s). (K-22) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR UTILITY SIGNATURES AND THE ADDITION OF THE WORDS "CROSS" TO INDICATE CROSS LOT DRAINAGE EASEMENT.**
9. **Project# 1007971**
13DRB-70631 EXT OF MAJOR
PRELIMINARY PLAT HIGH MESA CONSULTING GROUP agent(s) for MELCOR ZAMORA request(s) the above action(s) for all or a portion of Lot(s) 2, **LANDS OF DELLA P. SANCHEZ** zoned R-1, located on CARSON BETWEEN ALAMEDA DRAIN AND RIO GRANDE BLVD containing approximately 1.64 acre(s). (J-12) **THE ONE YEAR EXTENSION FOR THE PRELIMINARY PLAT WAS APPROVED.**
10. **Project# 1009082**
13DRB-70632 MAJOR - FINAL PLAT
APPROVAL
13DRB-70633 MAJOR - FINAL PLAT
APPROVAL  WILSON AND COMPANY INC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) A PORTION OF BLK 2 & A PORTION OF BLK 6 TOGETHER W/ A PORTION OF VALIENTE RD & KIMMICK DR NW, **VOLCANO CLIFFS SUBD Unit(s) 26**, zoned SU-2/VCMX, located on KIMMICK BETWEEN ROSA PARKS AND PASEO DEL NORTE containing approximately 16.31 acre(s). (C-11) **THE FINAL PLATS WERE APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**
11. **Project# 1009567**
13DRB-70626 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL  WAYJOHN SURVAYING INC agent(s) for 4120 SILVER AVE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-6, Block(s) 10, **MESA GRANDE** zoned OR-1, located on SILVER BETWEEN MONTCLAIRE AND SIERRA containing approximately .8577 acre(s). (K-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, UTILITY COMPANY SIGNATURES, REAL PROPERTY SIGNATURE, AND TO RECORD.**
12. Approval of the Development Review Board Minutes for **July 10th ,17th & 24th 2013.**

Other Matters: None.

PROJECT

1003777

App #

Action

Date

13-70635

P&F
|

7-31-13

Jeff Wooten

From: Jaimie Garcia
Sent: Wednesday, July 24, 2013 1:50 PM
To: Jeff Wooten
Subject: FW: DXF Submittal for COA Project No. 1003777 - Monarch Village Plat

We got DXF approval for Monarch Village. Please see email below.

Thanks,

Jaimie N. Garcia

Project Coordinator
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
505-858-3100 Office
505-858-1118 Fax
jgarcia@tierrawestllc.com



From: Donna Medina [<mailto:Donna@presurv.com>]
Sent: Wednesday, July 24, 2013 1:54 PM
To: 'Larry Medrano'; Jaimie Garcia
Subject: FW: DXF Submittal for COA Project No. 1003777 - Monarch Village Plat

Finally got approval

From: Gaulden, Tim H. [<mailto:tgaulden@cabq.gov>]
Sent: Wednesday, July 24, 2013 1:33 PM
To: Donna Medina; Sammons, Joshua R.
Cc: marco@presurv.com; Gricius, Michelle A.; Bradley, Catherine P.
Subject: RE: DXF Submittal for COA Project No. 1003777 - Monarch Village Plat

Donna,
The DXF for project 1003777 has been approved.

Tim

Tim Gaulden
GIS Coordinator
505 924-3805
tgaulden@cabq.gov



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West, LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place, NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com

APPLICANT: JT Property, LLC w/ Nellis Corporation as its Manager PHONE: 301-881-5950
 ADDRESS: 3001 Montrose Road, Suite 600 FAX: 301-770-9478
 CITY: Rockville STATE MD ZIP 20852 E-MAIL: cmullen@nelliscorp.com

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Minor Subdivision Preliminary/ Final Plat 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. Parcel 1 Land Division of TR B-B of Replat Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Monarch Village ADDN CONT 7
 Existing Zoning: SU-1 for Commercial Proposed zoning: same MRGCD Map No _____
 Zone Atlas page(s): K-22 UPC Code: 102205702229820215

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z-, V-, S-, etc.): 1003777
Z-76-98

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 8.26±
 LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Boulevard NE
 Between: Copper Avenue NE and Grand Avenue NE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 09-25-12

SIGNATURE [Signature] DATE 7/23/13
 (Print Name) Ronald R. Bohannon, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB - 70635</u>	<u>PEF</u>	_____	<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				<u>\$ 305.00</u>

Hearing date July 31, 2013
7-23-13 Project # 1003777
 Staff 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.

- 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
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
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- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- 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
- 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**
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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.

Ronald R. Bohannon

 Applicant name (print)
 _____ 7/23/13
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 13 - DRB - 70635

_____ 7-23-13
 Planner signature / date
 Project # 1003777



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
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<input type="checkbox"/> Vacation	V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
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SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
<input type="checkbox"/> for Subdivision			<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
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 Between: Copper Avenue NE and Grand Avenue NE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 09-25-12

SIGNATURE [Signature] DATE 7/23/13
 (Print Name) Ronald R. Bohannon, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
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<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>July 31, 2013</u>			Total <u>\$ 305.00</u>
	<u>7-23-13</u>	Project # <u>1003777</u>		
	Staff signature & Date			

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

Ronald R. Bobhannan

[Signature]
Applicant name (print) 7/23/13
Applicant signature / date

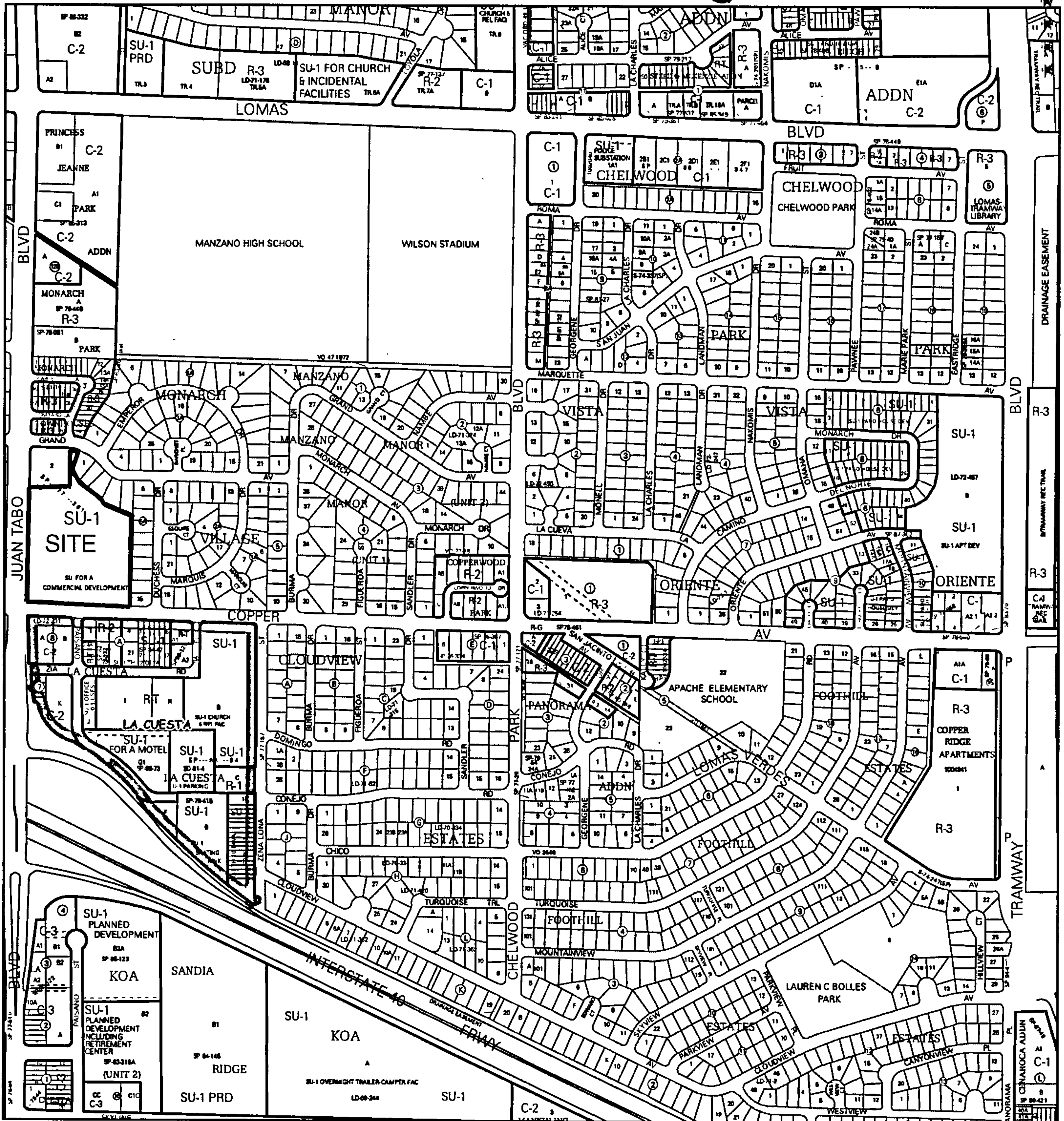


Form revised October 2007


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

Application case numbers
13 - DRB - 70635

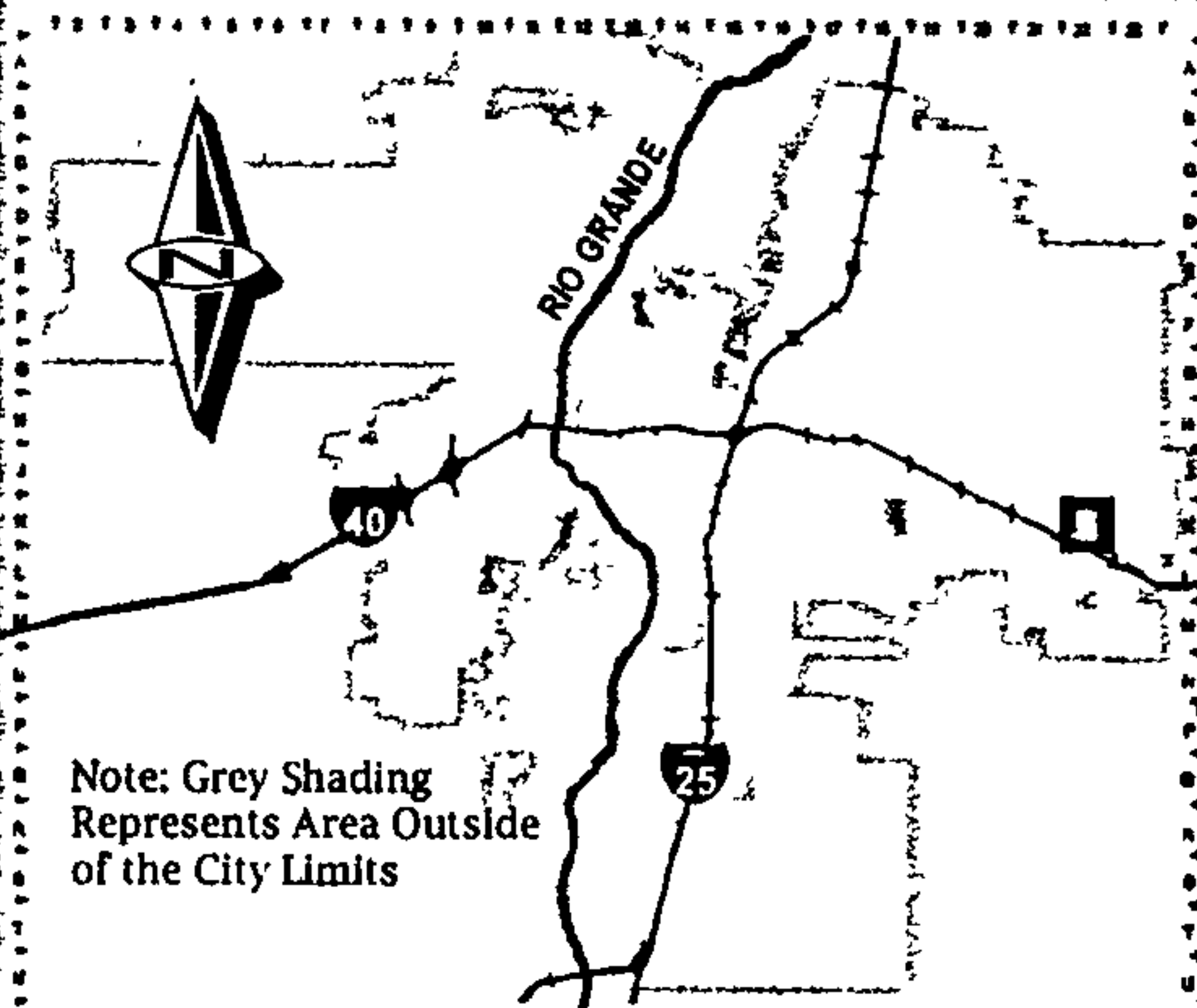
[Signature]
Planner signature / date 7-23-13
Project # 1003777



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





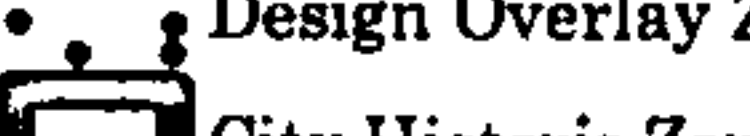
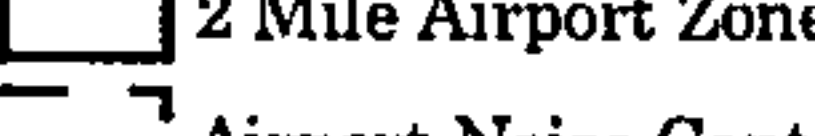
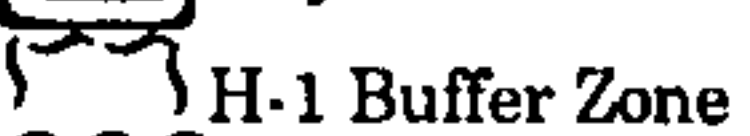

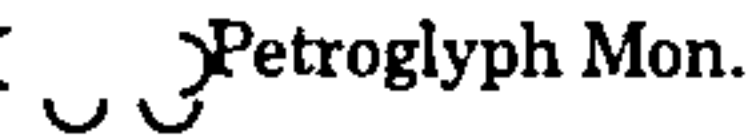


Map amended through: 1/24/2011



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-22-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 1,500 Feet

Jan

TIERRA WEST, LLC

July 23, 2013

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

**RE: DRB SUBMITTAL INCLUDING PRELIMINARY/FINAL PLAT (MINOR)
PARCEL 1-A AND 1-B, TRACT BB
MONARCH VILLAGE
ZONE ATLAS PAGE K-22-Z**

Dear Mr. Cloud:

Tierra West LLC, on behalf of Nellis Corporation, requests review and approval of the Preliminary/Final Plat (Minor) located at the northeast corner of Juan Tabo and Copper. The site is currently developed and comprised of a large retail building containing both a Hobby Lobby and Tuesday Morning. The purpose of the Plat is to subdivide a small portion of the property (Parcel 1-B) to allow for a future sit-down restaurant.

We have included a copy of the recent Site Plan for Subdivision approved by Administrative Amendment, which shows additional information to justify the subdivision. No public improvements are required as per our coordination with staff during the approval of the Site Plan for Subdivision. We do not have any immediate plans to submit a Site Plan for Building Permit as the owner is only looking to sell the property to a future user and not develop it at this time.

We respectfully request approval of the subject Preliminary/Final Plat. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: Richard Toran, Nellis Corporation

JN: 2012070
RRB/JW/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

Donna Medina

From: Donna Medina <Donna@presurv.com>
Sent: Tuesday, July 23, 2013 10:52 AM
To: 'Sammons, Joshua R.'
Cc: 'marco@presurv.com'; 'Gaulden, Tim H.'; 'Gricius, Michelle A.'; 'Bradley, Catherine P.'
Subject: DXF Submittal for COA Project No. 1003777 - Monarch Village Plat
Attachments: 1003777.dxf; 123172P PLAT COA 18x24 Page1 (1).pdf; 123172P PLAT COA 18x24 Page2 (1).pdf

Good Morning,

Attached is a dxf file for project no. 1003777 as well as pdf's of the plat. The coordinate system used was NAD 1983, Central Zone. File provided is based on grid coordinates for the referenced system.

Please call if you have any questions.

Thank you,

Donna Medina
Survey Office Technician



Physical
5571 Midway Park Place, NE
Albuquerque, NM 87109

Mailing
PO Box 90636
Albuquerque, NM 87199

505-856-5700 phone
505-856-7900 fax
866-442-8011 toll free



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor
January 16, 2013

Robert J. Perry, CAO

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): 1003777

Case Number(s):

Agent: Tierra West, LLC

Applicant: JT Property, LLC with Nellis Corp as its manager

Legal Description: Parcel 1 Land Division of TR B-B of Replat of Monarch

Zoning: Village ADDN CONT 7

Acreage: SU-1 for Commercial

Zone Atlas Page: ±8.26

Zone Atlas Page: K-22

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

TREATMENT PLAN REVIEW:
DISCOVERY:

SUPPORTING DOCUMENTATION:
SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance).***

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist