

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
1/12/05	120- ³⁸⁶³ 568	sketch	comments given

DEVELOPMENT REVIEW BOARD
UTILITY DEVELOPMENT
Standard Comment Sheet

DRB- 1003863

Item No. 22

Zone Atlas H-15

DATE ON AGENDA 01/12/05

INFRASTRUCTURE REQUIRED YES NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED: ANNEXATION

SKETCH PLAT PRELIMINARY PLAT FINAL PLAT

SITE PLAN REVIEW AND COMMENT SITE PLAN FOR SUBDIVISION AMENDM.

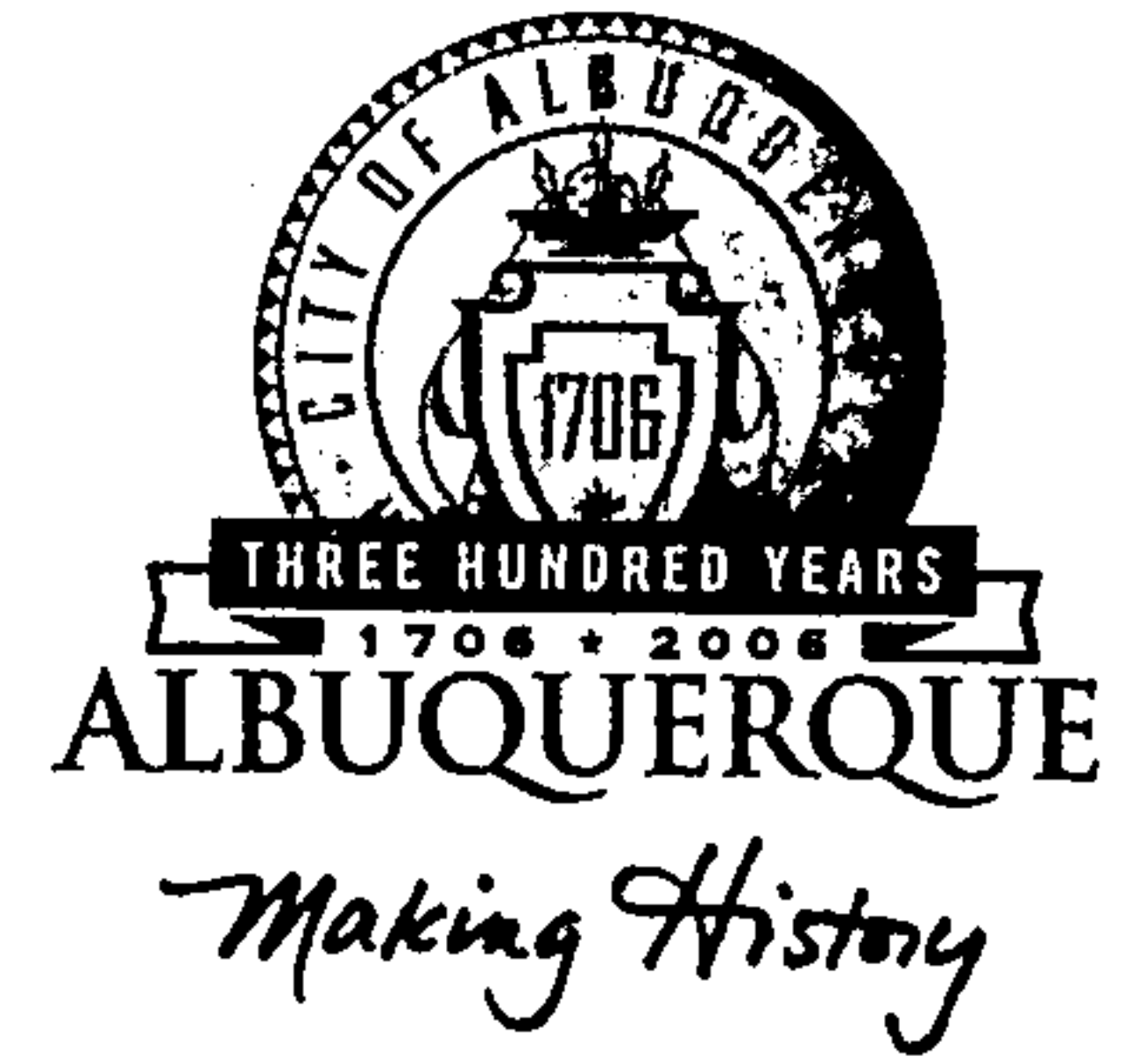
SITE PLAN FOR BUILDING PERMIT

Comments:

This property is served with water/sewer from a master meter and account shared with the adjacent properties. A subdivision and sale of these proposed lots will require construction of public lines to serve the lots with individual meters and sewer connections. It is very unlikely that the existing private lines can be converted to public lines.

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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003863

AGENDA ITEM NO: 22

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:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

Albuquerque

May need a cross-lot drainage easement.

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APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ; WITHDRAWN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: January 12, 2005

**DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet**

DRB-1003863

Item No. 22

Zone Atlas H-15

DATE ON AGENDA 1-12-05

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT
() SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
() SITE PLAN FOR BUILDING PERMIT

No. _____ Comment

- 1) Is Broadbent Parkway a private road? Are sidewalks in place?
- 2) An analysis is needed to ensure that each building will have its parking within the newly created lots.
- 3) Cross-parking and access agreements need to be completed.
- 4) Assumption: All buildings and aisle widths are existing?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
1/12/05 DRB Comments**

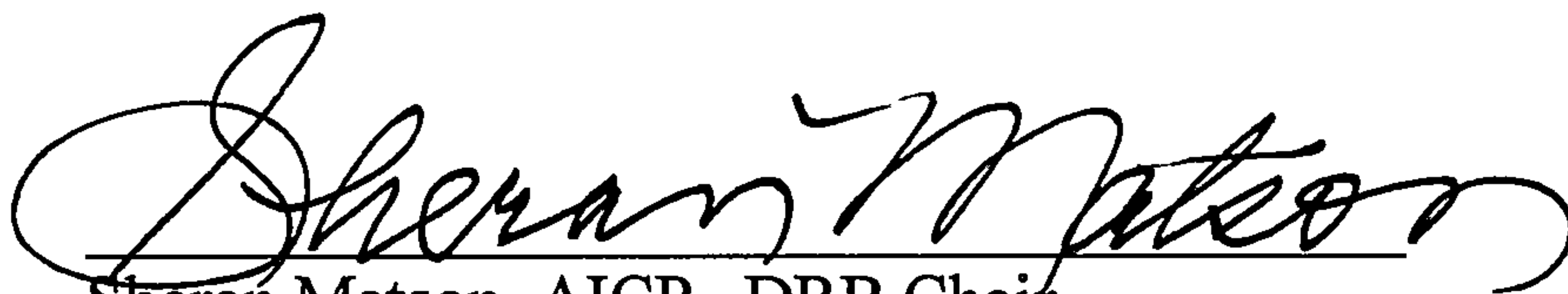
ITEM # 22

PROJECT # 1003863

APPLICATION # 04-01989

RE: Tract C-2, Menaul School, Inc

The Zone Code has no minimum lot size requirements for M-1 zoning. However, the setbacks are as provided in O-1 zoning. The setback requirements must be met in subdividing the property.



Sheran Matson, AICP DRB Chair

924-3880 .Fax 924-3864 smatson@cabq.gov

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- 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)
- 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Global Bridge Partners PHONE: 505.855.7500
 ADDRESS: 19800 MacArthur Blvd Ste 1100 FAX: 505.855.7555
 CITY: Irvine STATE CA ZIP 92612 E-MAIL: _____

Proprietary Interest in site: _____ List all owners: _____

AGENT (if any): WRS PHONE: 505.855.7500
 ADDRESS: One Park Square 1650 Americas Pkwy S900 FAX: 505.855.7555
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: Will_Gleason@WRScorp.com

DESCRIPTION OF REQUEST: Subdivide three buildings within business park for individual sale Sketch Plat

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. C-2 Block: 0000 Unit: _____

Subdiv. / Addn. Menaul School Inc

Current Zoning: M-1 Proposed zoning: M-1

Zone Atlas page(s): H-15 No. of existing lots: 1 No. of proposed lots: 3

Total area of site (acres): 1.95 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA

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

UPC No. 101505931840310317 MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: 2809 Broadbent Parkway NE

Between: Condellina NE and Menaul 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.): _____

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

SIGNATURE [Signature] DATE 12-29-04

(Print) Will Gleason _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

- 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

04DRB 01989

Action

SK

S.F.

513

Fees

\$ 0

Total

\$ 0

Hearing date 1-12-05

12-29-04

Project #

1003863

Planner signature / date

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR 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 LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- 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.
- Design elevations & cross sections of perimeter walls 3 copies
- 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
- Signed** Pre-Annexation Agreement if Annexation required.
- 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.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - 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.

WILL GLEASON
Applicant name (print)
[Signature]
Applicant signature / date
12-28-04

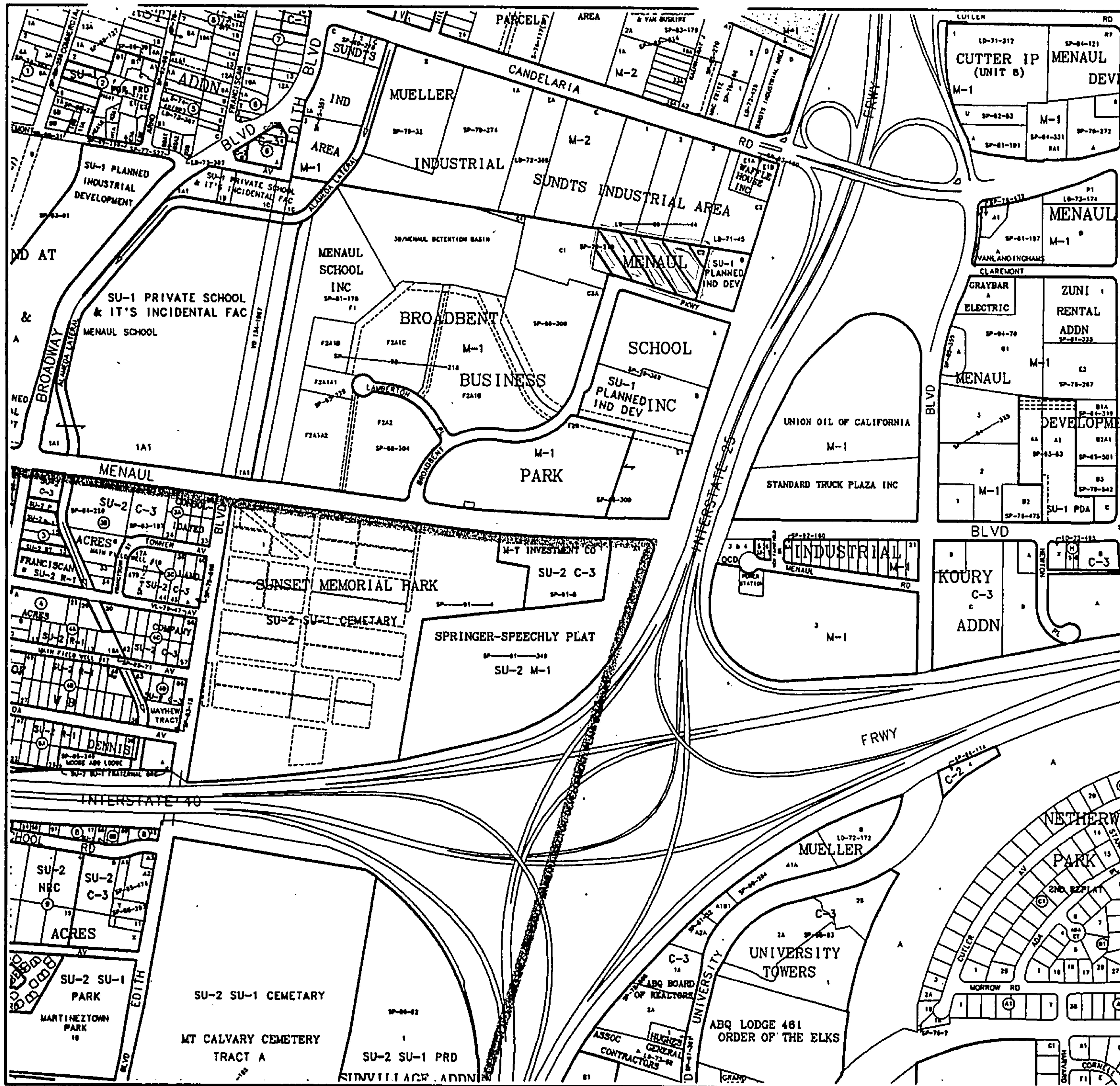


Form revised 11/04

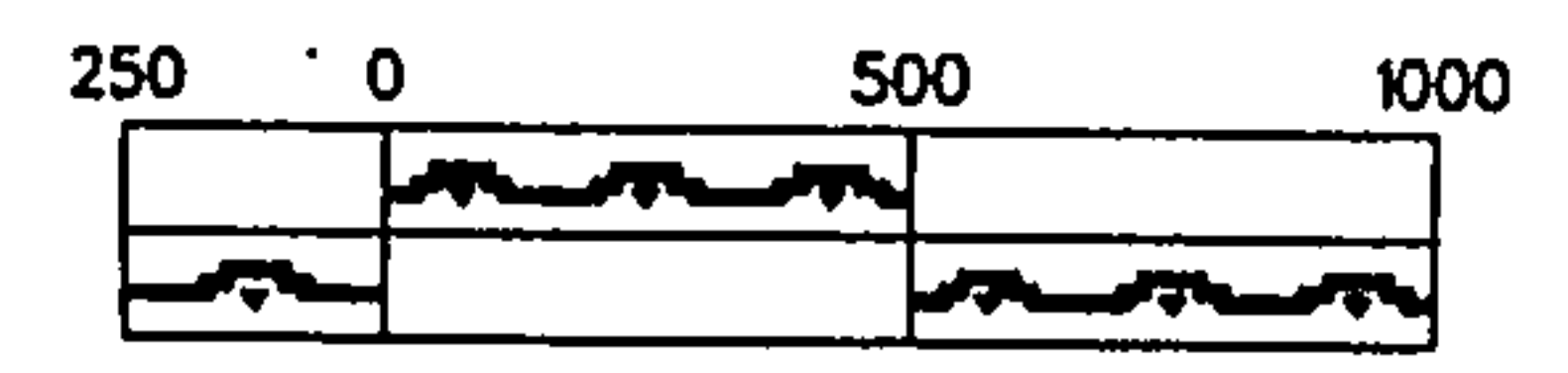
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
04DRB-01989

[Signature] 12-29-04
Planner signature / date
Project # 1003863

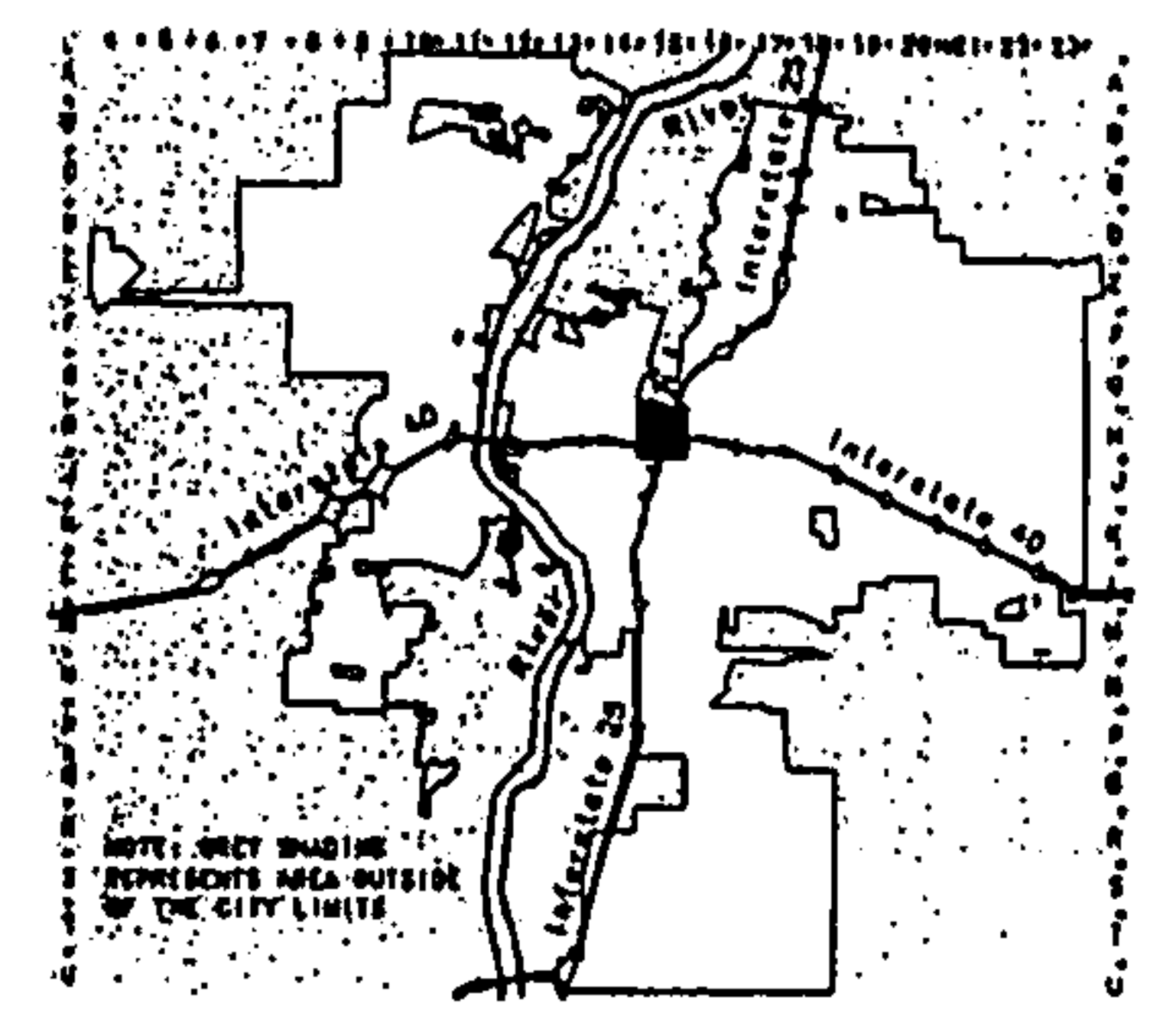


GRAPHIC SCALE IN FEET



CITY OF ALBUQUERQUE
AGIS
 ALBUQUERQUE GRAPHIC INFORMATION SYSTEMS
 PLANNING DEPARTMENT
 © Copyright 1996

Map Amended through February 20, 1996



NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

LEGAL DESCRIPTION

TION
 PGE
 SEC 8

UNIFORM PROPERTY CODE
 1-018-088

H-15-Z



December 28, 2004

Development/Plan Review Board
City of Albuquerque Development Services Center
Plaza del Sol
600 2nd Street NW
Albuquerque, NM 87102

Re: Broadbent Business Park Minor Subdivision Application

Dear Board Members:

URS Corporation is acting as the agent for Global Bridge Partners to gain approval for a minor subdivision plat for 2809 Broadway Business Industrial Park. The site currently has three buildings, each with adequate parking, setbacks, and landscaping. The site is part of the larger Broadbent Business Park. The owners would like to subdivide the property to facilitate the potential re-sale of the property.

Subdividing this particular piece of property will not have a negative impact on the surrounding area. It is anticipated that subdividing will require common access easements. Our sketch plat shows the proposed subdivision for the parcel.

We look forward to further discussion at the DRB hearing.

Sincerely,

URS Corporation

Will Gleason, AICP