

7. **Project# 1007095**  
12DRB-70089 MINOR - FINAL PLAT APPROVAL  
ALPHA PROFESSIONAL SURVEYING, INC. agent(s) for EIGHTY SIXTH LLIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, **LANDS OF L.W. BARRETT** zoned SU-1 FOR DAY CARE, located on SAN YGNACIO AND 86TH ST containing approximately .9987 acre(s). (L-9) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF.**
8. **Project# 1008908**  
12DRB-70120 MINOR - PRELIMINARY/FINAL PLAT APPROVAL  
SURV-TEK INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Tract(s) 2-E-1, **ARBOLERA DE VIDA UNIT 2B** zoned S-MI, located on MIS ABULITOS DR BETWEEN I-15 AND BELLAMAH containing approximately 6.064 acre(s). (H-13) **THE PRELIMINARY/FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**
9. **Project# 1004034**  
12DRB-70015 MINOR - PRELIMINARY/FINAL PLAT APPROVAL  
SOUDER, MILLER & ASSOCIATES agent(s) for SW JAUN TABO, LLC request(s) the above action(s) for all or a portion of Block(s) 101, Tract(s) A, **BRENTWOOD HILLS** zoned C-2, located on SE CORNER OF JUAN TABO AND CANDELARIA containing approximately 7.41 acre(s). (H-22) [*deferred from 4/11/12, 4/18/12*] **THE PRELIMINARY/ FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO ABCWUA FOR FINALIZATION FOR SHARED SERVICES AGREEMENT AND TO PLANNING AGIS DXF.**
10. **Project# 1009240**  
12DRB-70125 MINOR - PRELIMINARY/FINAL PLAT APPROVAL  
JACKS HIGH COUNTRY INC agent(s) for SABRINA ALMAGER request(s) the above action(s) for all or a portion of Lot(s) PORTION OF LOTS 1-3, **EMIL MANN ADDITION** zoned C-1, located on ZUNI RD SE BETWEEN ALCAZAR SE AND CHAMA SE containing approximately .4977 acre(s). (L-19) **THE PRELIMINARY/FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR INTERSECTION RIGHT-OF-WAY RESOLUTION.**

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

11. **Project# 1009239**  
12DRB-70122 SKETCH PLAT REVIEW AND COMMENT  
THE SURVEY OFFICE agent(s) for DAVID SOBCZAK request(s) the above action(s) for all or a portion of Lot(s) 12-A, Block(s) 5, **J.W. VANCLEAVE HOMESTEAD ADDIT** zoned C-3, located on TRUMBULL BETWEEN GENERAL CHENAULT AND GENERAL HODGES containing approximately .95 acre(s). (L-20) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

6. Other Matters: None.  
ADJOURNED:

DRB CASE ACTION LOG - BLUE SHEET

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

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

Project #: 1004034 Application #: 12DRB-70115  
Project Name: Brentwood Hills  
Agent: SW. Juan Tabo LLC Phone #:

\*\*Your request was approved on 4-25-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

TRANSPORTATION:

ABCWUA: Shared Service Agreement

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): . d210

**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.

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1004034

AGENDA ITEM NO: 8

SUBJECT:

FINAL PLAT  
PRELIMINARY PLAT

ENGINEERING COMMENTS:

No adverse comments.

*Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.*

RESOLUTION:

**04-25-12**

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)

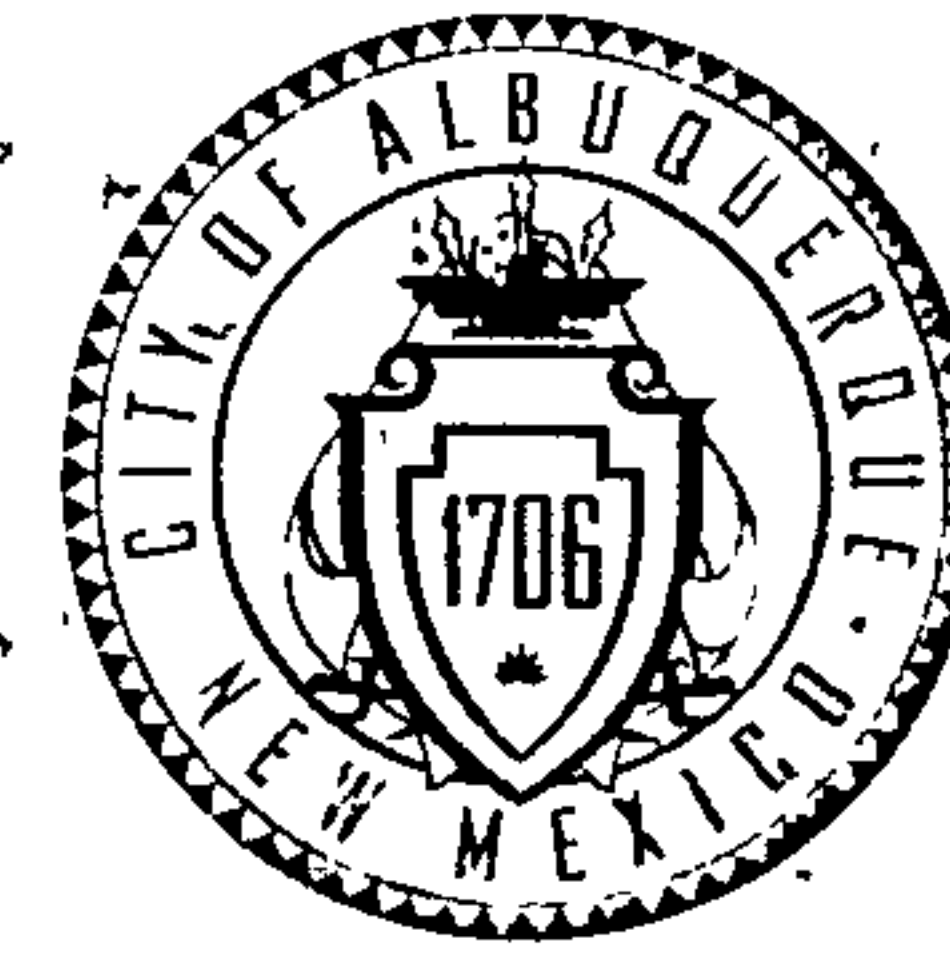
SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: APRIL 18, 2012

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION DEVELOPMENT REVIEW BOARD MEMO

**DRB PROJECT NO: 1004034**

**AGENDA ITEM NO: 8**

**SUBJECT:**

**ENGINEERING COMMENTS:**

Preliminary/Final Plat.

Hydrology has no objection.

PO Box 1293

**RESOLUTION/COMMENTS:**

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

**SIGNED:**





Curtis Cherne  
Hydrology Section  
City Engineer Designee  
AMAFCA Designee  
924-3986

**DATE:** 4-18-12

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

3. **Project# 1001206**  
12DRB-70002 MINOR - SDP FOR BUILDING PERMIT
- TARA ROTHERWELL-CLARK agent(s) for WELLS FARGO CORPORATE PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 3G2, **BLACK FIELD RANCH** zoned SU-1, located on SE CORNER OF COORS AND IRVING containing approximately .578 acre(s). (C-13) [Deferred from 1/11/12] **DEFERRED TO 2/1/12 AT THE AGENT'S REQUEST.**

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

4. **Project# 1004034**  
12DRB-70015 MINOR - PRELIMINARY/FINAL PLAT APPROVAL 
- SOUDER, MILLER & ASSOCIATES, LLC agent(s) for SW JUAN TABO request(s) the above action(s) for all or a portion of Block(s) 101, Tract(s) A, **BRENTWOOD HILLS**, zoned C-2, located on SE CORNER OF JUAN TABO AND CANDELARIA containing approximately 7.41 acre(s). (H-22) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
5. **Project# 1008961**  
12DRB-70016 SUBDN DESIGN VARIANCE FROM MIN DPM STDS  
11DRB-70338 MINOR - PRELIMINARY/FINAL PLAT APPROVAL 
- SBS CONSTRUCTION , LLC agent(s) for ANDRE AND BEVERLY CHACON request(s) the above action(s) for all or a portion of Tract(s) 28-B-7-A, zoned RA-2, located on LOS ANAYAS NW BETWEEN GABALDON RD NW AND LOS LUCEROS NW containing approximately 0.7168 acre(s). (G-12)[Deferred from 12/7/11, 1/18/12]
6. **Project# 1006007**  
12DRB-70010 EXT OF MAJOR PRELIMINARY PLAT
- BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **MESA DEL SOL INNOVATION PARK** zoned PC, located on UNIVERSITY BLVD SE BETWEEN AVEDON DR SE AND ARBUS DR SE containing approximately 21.8 acre(s). (R-15, 16 AND S-15, 16) [Deferred from 1/18/12]
7. **Project# 1008589**  
12DRB-70001 AMENDMENT TO PRELIMINARY PLAT 
- ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 15 & 16 AND PORTION OF 18, Block(s) 1, Tract(s) 2, UNIT 3, **NORTH ALBUQUERQUE ACRES** zoned R-D/7 DU/AC, located on WYOMING BETWEEN EAGLE ROCK AND MODESTO containing approximately 2.1 acre(s). (C-19) [Deferred from 1/11/12]
8. **Project# 1002588**  
11DRB-70363 SIDEWALK WAIVER  
11DRB-70364 MINOR - PRELIMINARY/FINAL PLAT APPROVAL 
- STEVE HALE agent(s) for JAMES IDEN request(s) the above action(s) for all or a portion of Lot(s) 1-6, Block(s) 1 & 2, **MANCHESTER PLACE ADDITION** zoned RA-2, located on MANCHESTER BETWEEN CANDELARIA AND HEADINGLY containing approximately 1.523 acre(s). (G-13) [Deferred from 1/11/12]

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
January 25, 2012  
DRB Comments**

**ITEM # 4**

**PROJECT # 1004034                      APPLICATION # 12-70015**

**RE: Tract A, Brentwood Hills Subdivision**

Per the Subdivision Ordinance, platting must conform to an approved Site Development Plan for Subdivision [ § 14-14-2-2 (B)(2)].

Compliance with the building code regarding the proposed lot line must be certified by an architect or engineer.

Maintenance as well as Beneficiaries of easements must be clearly noted on plat; plat needs to show all easements of record.

A Solar Note is needed in compliance with § 14-14-4-7 (B); replace the words “requested final action” with “this plat” at the beginning of the note, and delete the words “or site development plan for subdivision” at the end of the note.

---

Jack Cloud, DRB Chairman  
924-3880/ jcloud@cabq.gov

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
January 25, 2012  
DRB Comments**

**ITEM # 4**

**PROJECT # 1004034                      APPLICATION # 12-70015**

**RE: Tract A, Brentwood Hills Subdivision**

Per the Subdivision Ordinance, platting must conform to an approved Site Development Plan for Subdivision [ § 14-14-2-2 (B)(2)].

Compliance with the building code regarding the proposed lot line must be certified by an architect or engineer.

Maintenance as well as Beneficiaries of easements must be clearly noted on plat; plat needs to show all easements of record.

A Solar Note is needed in compliance with § 14-14-4-7 (B); replace the words “requested final action” with “this plat” at the beginning of the note, and delete the words “or site development plan for subdivision” at the end of the note.

---

Jack Cloud, DRB Chairman  
924-3880/ jcloud@cabq.gov

HEARING DATE: 1-25-12 (P;F)



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
June 8, 2011  
DRB Comments**

**ITEM # 10**

**PROJECT # 1004034**

**APPLICATION # 11-70152**

**RE: Tract A, Brentwood Hills Subdivision**

Per the Subdivision Ordinance, platting must conform to an approved Site Development Plan for Subdivision [ § 14-14-2-2 (B)(2)]. Compliance with the building code regarding the proposed lot line must be certified by an architect or engineer.



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Jack Cloud, DRB Chairman  
924-3880/ jcloud@cabq.gov

HEARINGS DATE: 6-8-11 (8K)

Completed

DRB CASE ACTION LOG - BLUE SHEET

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

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

Project #: 1004034 Application #: 12DRB-7015  
 Project Name: Bentwood Hills  
 Agent: SW Juan Tabo LLC Phone #:

**\*\*Your request was approved on 4-25-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\***

TRANSPORTATION:

ABCWUA: Shared Services Agreed

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): .dxf .dxf

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.

**4034**

### DXF Electronic Approval Form

DRB Project Case #: 1004034

Subdivision Name: TRACTS A1, A2 & A3, BLOCK101, BRENTWOOD HILLS

Surveyor: WILLIAM F BREWSTER

Contact Person: WILLIAM F BREWSTER

Contact Information: 256-7364

DXF Received: 6/12/2012

Hard Copy Received: 6/12/2012

Coordinate System: NMSP Grid (NAD 83)

  
Approved

6-12-12  
Date

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

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**AGIS Use Only**

Copied fc **4034** to agiscov on **6/12/2012** Contact person notified on **6/12/2012**

**4034**

### DXF Electronic Approval Form

DRB Project Case #: 1004034

Subdivision Name: TRACTS A1, A2 & A3, BLOCK101, BRENTWOOD HILLS

Surveyor: WILLIAM F BREWSTER

Contact Person: LENO PEYKETEWA

Contact Information: 256-7364

DXF Received: 5/10/2012

Hard Copy Received: 5/10/2012

Coordinate System: NMSP Grid (NAD 83)



Approved

5-10-2012

Date

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

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

#### AGIS Use Only

Copied fc 4034

to agiscov on 5/10/2012

Contact person notified on 5/10/2012



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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): Souder Miller & Associates PHONE: 505-256-7364  
 ADDRESS: 3451 Candelaria NE, suite D FAX: 505-256-7606  
 CITY: Albq STATE NM ZIP 87107 E-MAIL: bill.brewster@soudermiller.com

APPLICANT: SW Juan Tabo, LLC PHONE: \_\_\_\_\_  
 ADDRESS: 9595 Wilshire Blvd, Suite 710 FAX: \_\_\_\_\_  
 CITY: Beverly Hills STATE CA ZIP 90212 E-MAIL: \_\_\_\_\_

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

DESCRIPTION OF REQUEST: Subdivide one tract into three (3).  
See attached letter.

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. Tract A Block: 101 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Brentwood Hills Subd.  
 Existing Zoning: C-2 Proposed zoning: C-2 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): H-22 UPC Code: 102205904450521424

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):  
Z-80-81 / Z-80-81-1 DRB Case No. 1004034

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 1 No. of proposed lots: 3 Total site area (acres): 7.41  
 LOCATION OF PROPERTY BY STREETS: On or Near: SE Corner Juan Tabo & Candelaria  
 Between: \_\_\_\_\_ and \_\_\_\_\_

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 6-8-11

SIGNATURE William F. Brewster DATE 1-17-12  
 (Print Name) William F. Brewster Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 6/2011

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB- 70015</u>	<u>P&amp;F</u>	_____	<u>\$ 355.00</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 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>\$ 375.00</u>

Hearing date Jan. 25, 2012

[Signature] 1-17-12  
 Staff signature & Date

Project # 1004034

Hearing set  
for April 11th

AM

**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 ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- 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**
- 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
- 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**
  - 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.

William F. Brewster  
Applicant name (print)  
William J. Burt 1-17-12  
Applicant signature / date



Form revised **October 2007**

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
12 - DRB - 70015

[Signature] 1-17-12  
Planner signature / date  
Project # 1004034



# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

01/17/2012 Issued By: BLDAVM 133864

Category Code **910**  
**2012 070 015**

**Application Number:** 12DRB-70015, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** SE CORNER OF JUAN TABO AND CANDELARIA

**Project Number:** 1004034

#### Applicant

SOUDER, MILLER & ASSOCIATES  
WILLIAM BREWSTER  
3451 CANDELARIA RD NE SUITE D  
ALBUQUERQUE NM 87107  
256-7364

#### Agent / Contact

SW JAUN TABO, LLC  
  
9595 WILSHIRE BLVD, SUITE 710  
BEVERLY HILLS CA 90212

#### Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	<b>\$20.00</b>
441006/4958000	DRB Actions	<b>\$355.00</b>
<b>TOTAL:</b>		<b>\$375.00</b>

City Of Albuquerque  
Treasury Division

1/17/2012 2:03PM LOC: ANNX  
WS# 006 TRANSH 0029  
RECEIPT# 00143379-00143379  
PERMIT# 2012070015 TRSYLB  
Trans Amt \$375.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$355.00  
CK \$375.00  
CHANGE \$0.00

Thank You

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

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STANDARD APPLICATION, Paper Plans Required

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### DEVELOPMENT REVIEW BOARD

01/17/2012 Issued By: BLDAVM 133864

Category Code **910**  
**2012 070 015**

**Application Number:** 12DRB-70015, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** SE CORNER OF JUAN TABO AND CANDELARIA

**Project Number:** 1004034

#### Applicant

SOUDER, MILLER & ASSOCIATES  
WILLIAM BREWSTER  
3451 CANDELARIA RD NE SUITE D  
ALBUQUERQUE NM 87107  
256-7364

#### Agent / Contact

SW JAUN TABO, LLC  
  
9595 WILSHIRE BLVD, SUITE 710  
BEVERLY HILLS CA 90212

#### Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	<b>\$20.00</b>
441006/4958000	DRB Actions	<b>\$355.00</b>
<b>TOTAL:</b>		<b>\$375.00</b>

City Of Albuquerque  
Treasury Division

1/17/2012 2:03PM LOC: ANNX  
WSH 006 TRANS# 0029  
RECEIPT# 00143379-00143379  
PERMIT# 2012070015 TRSYLB  
Trans Amt \$375.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$355.00  
CK \$375.00  
CHANGE \$0.00

Thank You

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION  
DEVELOPMENT REVIEW BOARD MEMO**

**DRB PROJECT NO: 1004034**

**AGENDA ITEM NO: 9**

**SUBJECT:**

**ENGINEERING COMMENTS:**

Plat Approval

Hydrology has no objection.

**RESOLUTION/COMMENTS:**

**SIGNED:**

Curtis Cherne  
Hydrology Section  
City Engineer Designee  
AMAFCA Designee  
924-3986

**DATE: 4-25-12**

**4034**

### DXF Electronic Approval Form

DRB Project Case #: 1004034

Subdivision Name: TRACTS A1, A2 & A3, BLOCK101, BRENTWOOD HILLS

Surveyor: WILLIAM F BREWSTER

Contact Person: LENO PEYKETEWA

Contact Information: 256-7364

DXF Received: 1/24/2012

Hard Copy Received: 1/25/2012

Coordinate System: NMSP Grid (NAD 83)

  
\_\_\_\_\_  
Approved

1-25-12  
\_\_\_\_\_  
Date

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**AGIS Use Only**

Copied fc4034 to agiscov on 1/25/2012 Contact person notified on 1/25/2012



January 17, 2012

Mr. Jack Cloud, Chairman  
Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> St., NW, Suite 201  
Albuquerque, NM 87102  
VIA email: amedina@cabq.gov

RE: DRB resubmittal - Tract A Brentwood Hills Subdivision City of Albuquerque, including  
Second Amended Site Development Plan and revised Plat

Dear Mr. Cloud,

Our client, SW Juan Tabo LLC, is submitting a revised replat, including an approved second amended site development plan for review and approval by the DRB. The project is a minor subdivision creating 3 tracts out of the subject parcel (Tract A, Brentwood Hills).

The second amended site plan has been approved by Carmen Maroon following comments provided by her and the PRT. Attached are 2 stamped copies and 6 additional unstamped copies (same as the stamped) of the site plan.

The second page of the replat has been revised to reflect recommended minor changes to address the previous DRB comments and comments provided by the PRT. The first page has not changed but has been initialed by the owner and the COA surveyor to approve the changes shown on the second page. Attached is a mylar original and 6 paper copies of the proposed replat.

Also attached are 6 copies of ABCWUA water bills, showing separate services for the existing buildings.

Proposed Tract 1A would contain the existing Safeway store, Tract 2A would contain the existing strip mall and Tract 3A would be for future development.

The reason for this creation of two separate parcels for said Albertson's and the strip mall is for separation of ownership, assessments/taxes and utility fees. The creation of the new tract/pad on Juan Tabo will allow future commercial development.

We respectfully request a review by the DRB on this replat.



Sincerely,

SOUDER MILLER & ASSOCIATES

A handwritten signature in cursive script that reads 'George Mihalik'.

George Mihalik, P.E.  
Project Engineer

January 17, 2012

Mr. Jack Cloud, Chairman  
Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> St., NW, Suite 201  
Albuquerque, NM 87102  
VIA email: amedina@cabq.gov

RE: DRB Submittal - Tract A Brentwood Hills Subdivision City of Albuquerque

Dear Mr. Cloud,

Our client, SW Juan Tabo LLC, is submitting this plat and site development plan for review and approval. It is a minor subdivision creating 3 tracts out of the subject parcel (Tract A, Brentwood Hills).

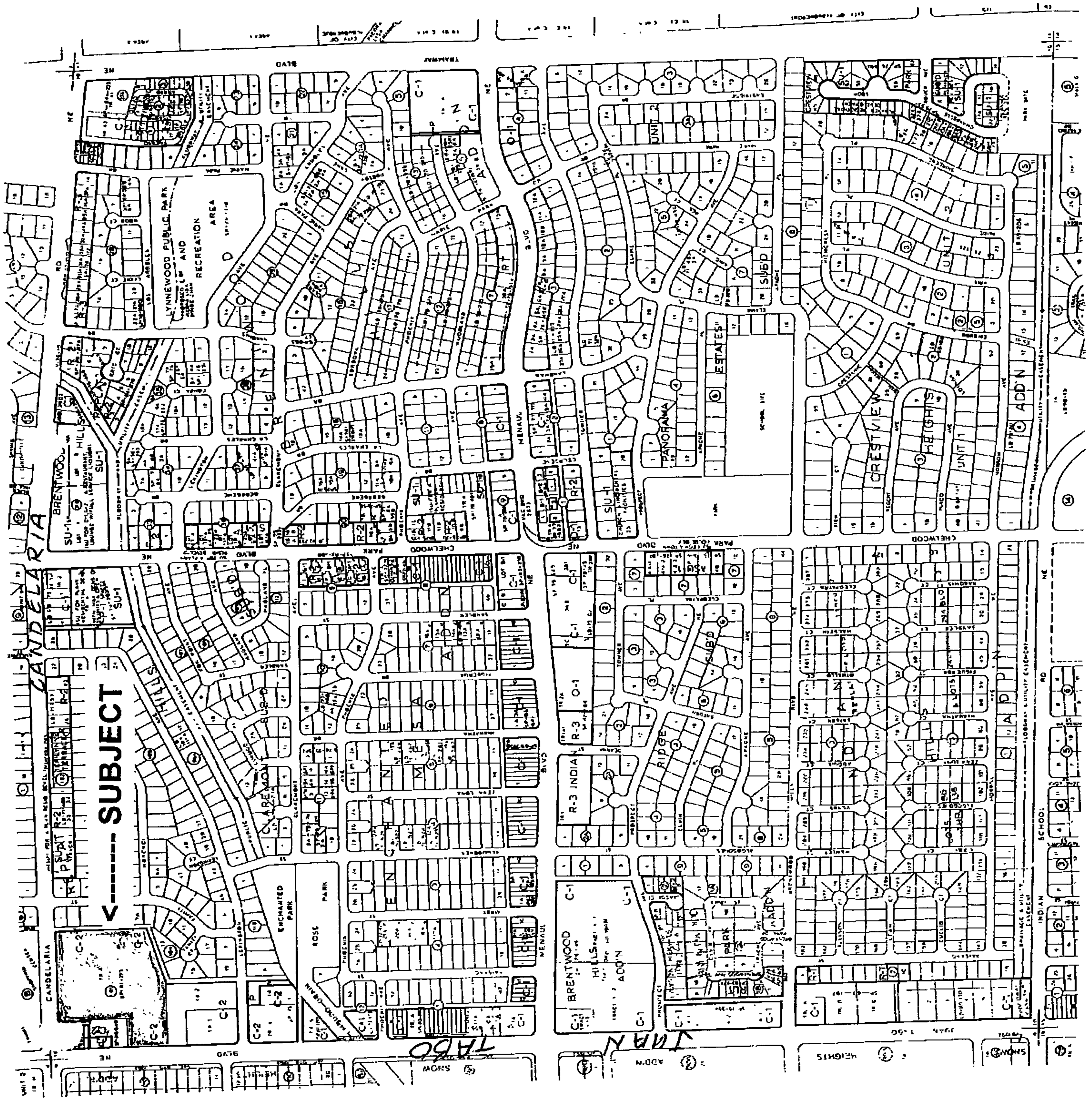
Proposed Tract 1A would contain the existing Safeway store, Tract 2A would contain the existing strip mall and Tract 3A would be for future development.

We respectfully request a review by the DRB for the requirements necessary for this replat.

SOUDER MILLER & ASSOCIATES



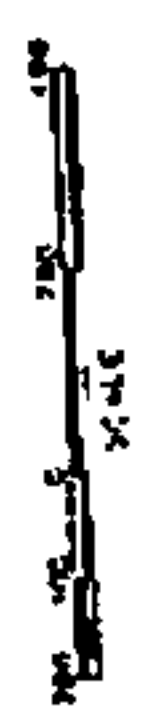
William F. Brewster, P.S., CFedS



**SUBJECT**

**TABO**

**JAN**



City of Alhambra  
 Planning Department  
 1988

City of Alhambra  
 Planning Department  
 1988

City of Alhambra  
 Planning Department  
 1988

**H-22-L**  
 CITY OF ALHAMBRA  
 PLANNING DEPARTMENT





## PRE-APPLICATION REVIEW TEAM (PRT) DISCUSSION

NOTE: PRE-APPLICATION DISCUSSION MEETINGS ARE AVAILABLE TO HELP APPLICANTS OBTAIN INFORMATION ABOUT PROCEDURES AND REQUIREMENTS PERTAINING TO THEIR REQUEST. THE INTERPRETATION OF SPECIFIC USES ALLOWED IN VARIOUS ZONES IS THE RESPONSIBILITY OF THE ZONING ENFORCEMENT OFFICER, AS PROVIDED FOR BY THE ZONING CODE. ANY STATEMENTS REGARDING ZONING AT THE PRE-APPLICATION DISCUSSION ARE NOT CERTIFICATES OF ZONING.

PA # \_\_\_\_\_ RECEIVED BY \_\_\_\_\_ DATE \_\_\_\_\_

APPLICANT \_\_\_\_\_ TEL. # \_\_\_\_\_ FAX # \_\_\_\_\_

APPOINTMENT DATE & TIME \_\_\_\_\_

Appointment requests received by Friday will be scheduled for Tuesday of the following week, if times are unavailable requests received after Friday will be scheduled the next meeting date. PLEASE CONTACT THE CURRENT PLANNING DIVISION AT 924-3860 FOR MORE INFORMATION.

1. BRIEFLY DESCRIBE YOUR REQUEST: (What do you plan to develop on this site?)

*To perform a subdivision of the Tract into two (2) parcels to divide the Albertson's store (± 57,000 SF) from the strip shopping (± 12,000 SF) connected to the south of the Albertson's.*

2. RESPOND TO THE FOLLOWING QUESTIONS:

Size of site: 7.4 Ac. Existing Zoning: C-2 Proposed Zoning: C-2

Previous zone change or site plan approval case #s for this site: Z-80-81 & 80-81-1

Applicable Area or Sector Plans: \_\_\_\_\_

Residential: Type and # of Units Proposed: \_\_\_\_\_

Commercial: Estimated building square footage: 69,000 No. of Employees: 50+

3. LOCATION OF REQUEST:

Physical Address: 2901 Juan Tabo NE

Legal Description: Tract A, Block 101, Brentwood Hills Addition, C.O.A.

Provide a Zone Atlas Page indicating the location of the subject site

*Also attached is a site plan (ALTA survey) of the subject.*

4. LIST ANY QUESTIONS OR CONCERNS YOU HAVE REGARDING THIS REQUEST:

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD -- SPEED MEMO

DRB CASE NO: 1004034

AGENDA ITEM NO: 11

SUBJECT:

SKETCH PLAT

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.  
Parking spaces cannot cross the lot lines.  
A cross access easement is required.

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: JUNE 8, 2011



**Development Review Board (DRB)  
Review Comments  
Utility Development Section  
Phone: 505.924.3989**

<b>D.R.B. Case No:</b>  1004034	<b>Date:</b>  06/08/2011	<b>Item No:</b>  #11
<b>Zone Atlas Page:</b>  H-22	<b>LOCATION: SE Corner Juan Tabo/Candelaria</b>  <b>Tract A of Summery Plat of A &amp; B Brentwood Hills</b>	
<b>Request For:</b>  Sketch Plat for Subdivision of 1 tract into 3 separate lots.		

**ABCWUA Comment: All three lots need separate water and sewer services and accounts.**

**SIGNED:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**UTILITY DEVELOPMENT**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
June 8, 2011  
DRB Comments**

**ITEM # 11**

**PROJECT # 1004034**

**APPLICATION # 11-70152**

**RE: Tract A, Brentwood Hills Subdivision**

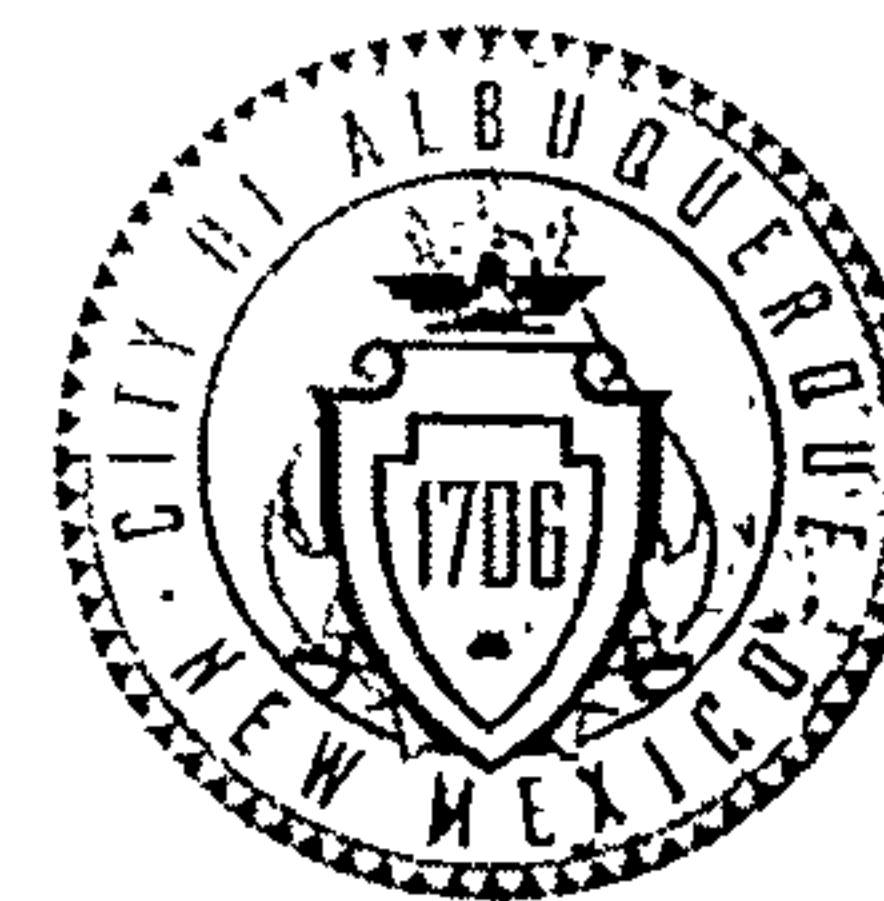
Per the Subdivision Ordinance, platting must conform to an approved Site Development Plan for Subdivision [ § 14-14-2-2 (B)(2)]. Compliance with the building code regarding the proposed lot line must be certified by an architect or engineer.



---

Jack Cloud, DRB Chairman  
924-3880/ jcloud@cabq.gov

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD MEMO

**DRB PROJECT NO: 1004034**

**AGENDA ITEM NO: 11**

**SUBJECT:**

Sketch Plat

**ENGINEERING COMMENTS:**

There is an 8" Private Storm drain that starts at the ramp in the back of the grocery store, runs south then west to the pond. A Private Storm Drain Easement (10') should be established for this line.

Proposed Tract A-1 drains across proposed Tract A-2. A private cross-lot easement is required across Tract A-2 for the benefit of Tract A-1 to be maintained by Tract A-2.

Tract A-3 is planned to drain to Juan Tabo Blvd.

PO Box 1293

Albuquerque

NM 87103

**RESOLUTION:**

www.cabq.gov APPROVED \_\_\_\_; DENIED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN \_\_\_\_  
DEFERRED TO: \_\_\_\_\_

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

DELEGATED TO: (UD) (CE) (TRANS) (PKS) (PLNG)

**COMMENTS:**

**SIGNED:**

Curtis Cherne  
Hydrology Section  
City Engineer Designee  
AMAFCA Designee  
924-3986

**DATE:** 6-8-11

Supplemental form

<p><b>SUBDIVISION</b></p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p><input type="checkbox"/> for Subdivision Purposes</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p><b>STORM DRAINAGE</b></p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p><b>S Z ZONING &amp; PLANNING</b></p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><b>V</b> <input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><b>P</b> <input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p><input type="checkbox"/> Street Name Change (Local &amp; Collector)</p> <p><b>L A APPEAL / PROTEST of...</b></p> <p><b>D</b> <input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>	
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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: SW JUAN TABO LLC PHONE: 310-273-0864

ADDRESS: 9595 WILSHIRE BLVD. FAX: \_\_\_\_\_

CITY: BEVERLY HILLS STATE: CA ZIP: 90212 E-MAIL: Kammickay@avgpartners.com

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

AGENT (if any): SOUDER MILLER & ASSOCIATES PHONE: 505-256-7364

ADDRESS: 3541 CANDELARIA NE, SUITE D FAX: 505-256-7600

CITY: ALBQ STATE: NM ZIP: 87107 E-MAIL: bill.brewster@soudermiller.com

DESCRIPTION OF REQUEST: Subdivide Parcel into 3 tracts. - 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. TRACT A OF SUMMARY PLAT OF A & B Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. BRENTWOOD HILLS SUBDIVISION

Current Zoning: C-2 Proposed zoning: C-2

Zone Atlas page(s): H-22 No. of existing lots: 1 No. of proposed lots: 3

Total area of site (acres): 7.40 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. 102205904450521424 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: SE Corner Juan Tabo & Candelaria

Between: \_\_\_\_\_ and \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 1004034

2-80-81 2-80-81-1

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

SIGNATURE Bill Brewster DATE 5-31-11

(Print) Bill Brewster \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input type="checkbox"/> AGIS copy has been sent</p> <p><input type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>110RB-70152</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>June 8, 2011</u></p> <p><u>5-31-11</u></p>	<p>Action</p> <p><u>SR</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>0</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>0</u></p>
--	--	---	--	--

Project # 1004034

**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)**
- 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**
  - 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.

William F. Brewster  
Applicant name (print)

William F. Brewster  
Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
110013 - 70152  
 \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_

[Signature] 5-31-11  
Planner signature / date

Project # 1004034





Mr. Jack Cloud, Chairman  
Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> St., NW, Suite 201  
Albuquerque, NM 87102  
VIA email: amedina@cabq.gov

RE: Sketch Plat Review - Tract A Brentwood Hills Subdivision City of Albuquerque

Dear Mr. Cloud,

Our client, SW Juan Tabo LLC, is submitting this sketch plat for review. It is a minor subdivision creating 3 tracts out of the subject parcel (Tract A, Brentwood Hills).

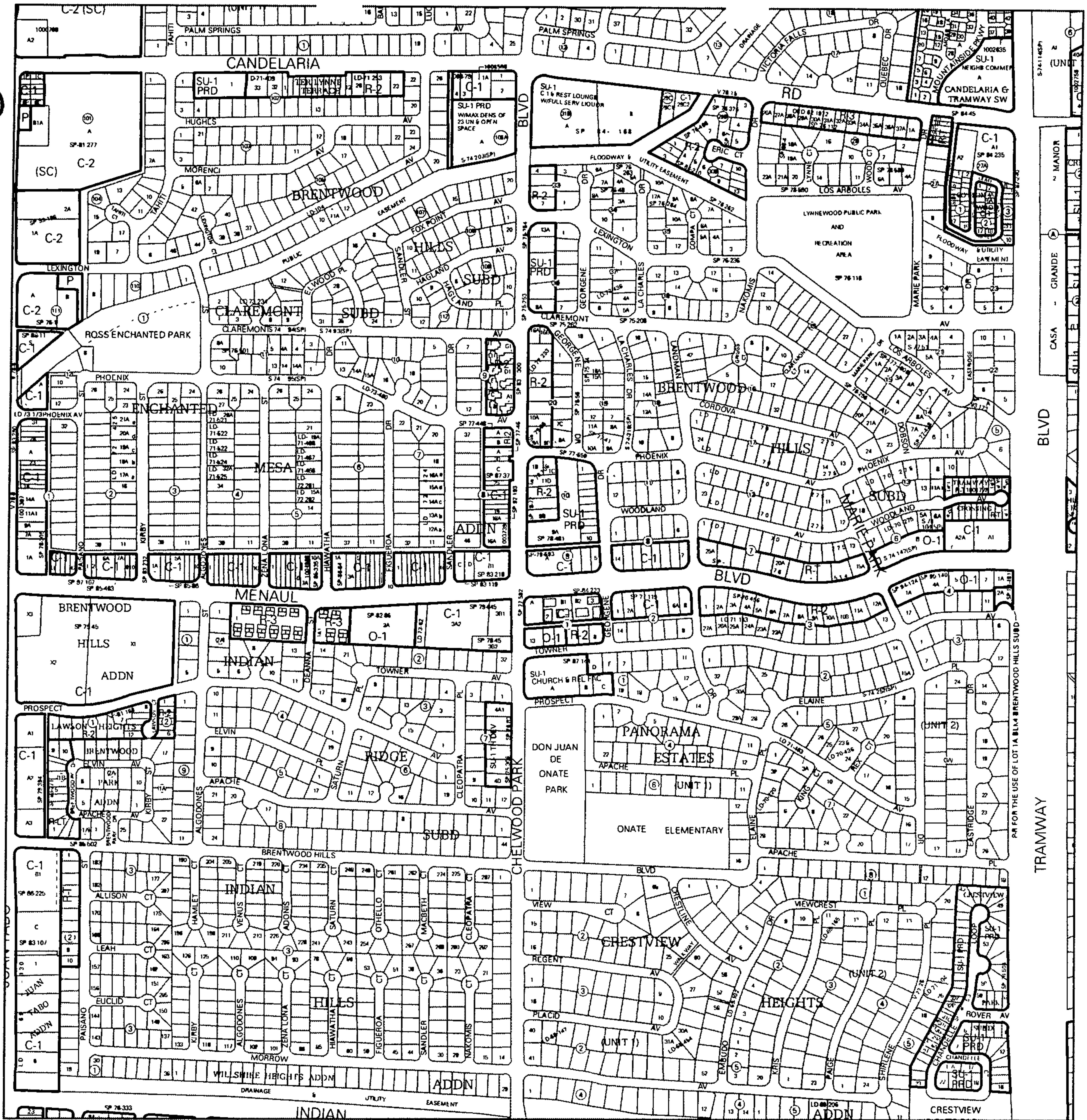
Proposed Tract 1A would contain the existing Safeway store, Tract 2A would contain the existing strip mall and Tract 3A would be for future development.

We respectfully request a review by the DRB for the requirements necessary for this replat.

SOUDER MILLER & ASSOCIATES

A handwritten signature in black ink that reads "William F. Brewster". The signature is written in a cursive, flowing style.

William F. Brewster, P.S., CFedS



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

Map amended through: 6/5/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**H-22-Z**

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



**H-22-7**  
CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT

DATE: 1/11/1983  
DRAWN BY: [illegible]

UNOFFICIAL COPY  
DATE: 1/11/1983

1/11/1983  
1 1/2  
1 1/4  
1 1/8  
1 1/4  
1 1/8  
1 1/4  
1 1/8





**Albuquerque Bernalillo County  
Water Utility Authority**

P.O. Box 1313  
Albuquerque NM 87103-1313

ALBERTSONS #905  
Account Number: 1873369560  
Billing Date: 01/24/2012  
Due Date: 02/08/2012

7

27309

Water Bills (505) 842-WATR (9287)  
Solid Waste Mgmt Dept: (505) 761-8100 M-F 8am-5pm  
To Pay on-line: <http://www.abcwua.org>

Bill Number: 187332204416

Page 1 of 2

Your Solid Waste Services are billed by the Albuquerque Bernalillo County Water Utility Authority on behalf of the City of Albuquerque.

Account Summary as of 01/24/2012	
Previous Balance	\$3,011.33
Payment Received	-3,011.33
Balance Forward	0.00
Total Adjustments (Billed & Unbilled)	0.00
Current Charges	3,123.97
<b>Total Amount Due</b>	<b>\$3,123.97</b>

Service Address: 2910 JUAN TABO BLVD NE

Water Commercial City

Service 2011-12-21 - 2012-01-23 ID 1873369577

Meter Number	Billing Size	Cons Average	Winter Average	Current Meter Read		Previous Meter Read		Usage Units	Gallons Consumed
				Date	Reading	Date	Reading		
99068	3	366	366	01/23/2012	38,671 Reg	12/21/2011	38,314 Reg	357	267,036

Reg = Regular Reading Est = Estimated Reading 1 Unk = 748 Gallons

Conservation Information



Base Charge	47.68
Commodity Charge (Units x \$0.947)	338.08
State Surcharge (Units x \$0.0244)	8.71
Facility Rehab	57.75
Franchise Fee	17.74
Tax	23.50
<b>Subtotal</b>	<b>493.46</b>

Wastewater Commercial City

Service 2011-12-21 - 2012-01-23 ID 1873369583

Base Charge	50.10
Commodity Charge (Units x \$0.892)	302.52
Facility Rehab	124.73
Extra Strength Surcharge	674.54
Franchise Fee	46.08
Tax	59.90
<b>Subtotal</b>	<b>1,257.87</b>

See reverse for additional charges

Please detach and return the coupon with your payment. See important information on the other side.



**Albuquerque Bernalillo County  
Water Utility Authority**

P.O. Box 1313 - Albuquerque NM 87103-1313

Please make your check payable to ABCWUA  
To pay online please visit: <http://www.abcwua.org>

Service Address: 2910 JUAN TABO BLVD NE			
Account Number	Total Due	Due Date	Amount Paid
1873369560	\$3,123.97	02/08/2012	

Check here to contribute \$1.00 to the Living River Fund  
(Be sure to add \$1 to your payment.)



P: 013578 - ID: 053246 - E: NNNYNN  
ALBERTSONS #905  
PO BOX 2440  
SPOKANE WA 99210-2440



010 000000000000000018733695607 0000312397

water bill for Albertson's (proposed Tract A-1)

ALBERTSONS #905  
 Account Number: 1873369560

Page 2 of 2

**Sustainable Commercial City**

Service 2011-12-21 - 2012-01-23 ID 1873369580

Base Charge	16.45
Commodity Charge (Units x \$0.444)	158.51
Franchise Fee	7.00
Tax	9.10
<b>Subtotal</b>	<b>191.06</b>

**SW Commercial Private Owned**

Service 2011-12-20 - 2012-01-19 ID 1873369843

Collection Service	1,073.64
Locks	10.00
Fuel Surcharge	30.56
Tax	55.71
<b>Subtotal</b>	<b>1,169.91</b>

**Solid Waste Administrative Fee**

Service 2011-12-20 - 2012-01-19 ID 1873369846

Administrative Fee	11.11
Tax	0.56
<b>Subtotal</b>	<b>11.67</b>

**To Serve you Better:**  
 Enclose your check with your payment stub.  
 Write your account number on your check.  
 Do not fold, staple, tape or paperclip.

For questions regarding the water and wastewater (sewer) portion of your bill, including calculation of rates, please call 842-WATR (9287) or visit the ABCWUA website at <http://www.abcwua.org>. For questions regarding the solid waste portion of your bill, please call 761-8100 or visit the Solid Waste website at <http://www.cabq.gov/solidwaste>.

Items returned for insufficient or uncollectible funds may be collected electronically. Your signed check and/or your electronic payment transaction is authorization to debit your bank account for the returned item.  
 Effective October 1, 2004, the Water Utility Authority has contracted with an agent for the collection of certain returned items. The agent will bill you a service charge fee up to the maximum amount permitted by law for collecting these items.

Delinquent Charge: A 1.5% fee will be assessed monthly on balances that have been past due over 15 days.



P.O. Box 1313  
Albuquerque NM 87103-1313

TRUE MIND LLC  
Account Number: 8093369560  
Billing Date: 01/23/2012  
Due Date: 02/07/2012

5

Water Bills (505) 842-WATR (9287)  
Solid Waste Mgmt Dept: (505) 761-8100 M-F 8am-5pm  
To Pay on-line: <http://www.abcwua.org>

Bill Number: 809332187617

43067

Your Solid Waste Services are billed by the Albuquerque Bernalillo County Water Utility Authority on behalf of the City of Albuquerque.

Account Summary as of 01/23/2012	
Previous Balance	\$755.50
Payment Received	0.00
Balance Forward	755.50
Total Adjustments (Billed & Unbilled)	11.35
Current Charges	774.34
<b>Total Amount Due</b>	<b>\$1,541.19</b>
<b>Past Due Balance Pay Immediately</b>	

Service Address: 2906 JUAN TABO BLVD NE

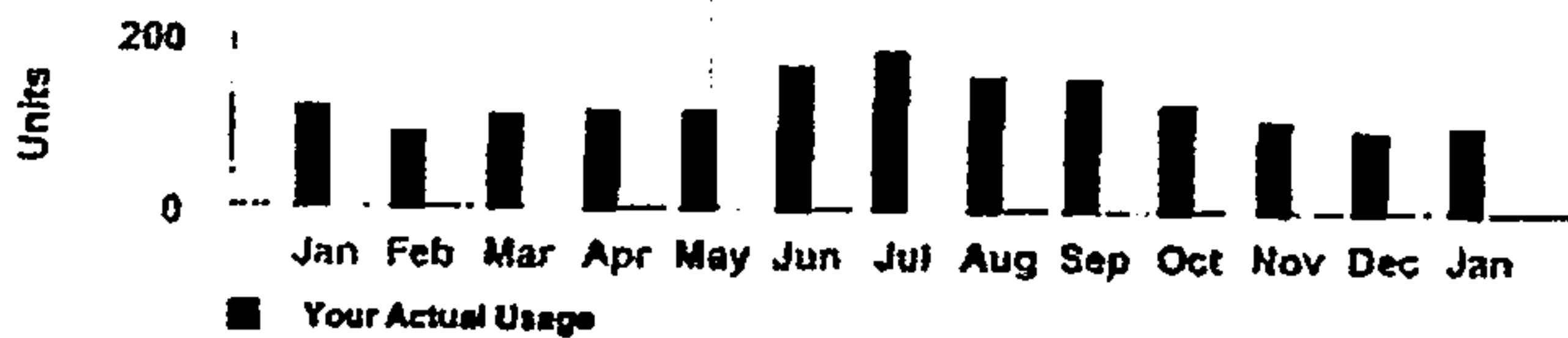
Water Commercial City

Service 2011-12-21 - 2012-01-23 ID 8093369453

Meter Number	Billing Size	Cons Average	Winter Average	Current Meter Read		Previous Meter Read		Usage Units	Gallons Consumed
				Date	Reading	Date	Reading		
77817	3	103	103	01/23/2012	36,684 Reg	12/21/2011	36,585 Reg	99	74,052

Reg = Regular Reading Est=Estimated Reading 1 Unit = 748 Gallons

Conservation Information



Base Charge	47.68
Commodity Charge (Units x \$0.947)	93.75
State Surcharge (Units x \$0.0244)	2.42
Facility Rehab	21.63
Franchise Fee	6.52
Tax	8.60
<b>Subtotal</b>	<b>180.60</b>

<b>Adjustment</b>	
2012-01-23 Penalty Fee	2.60

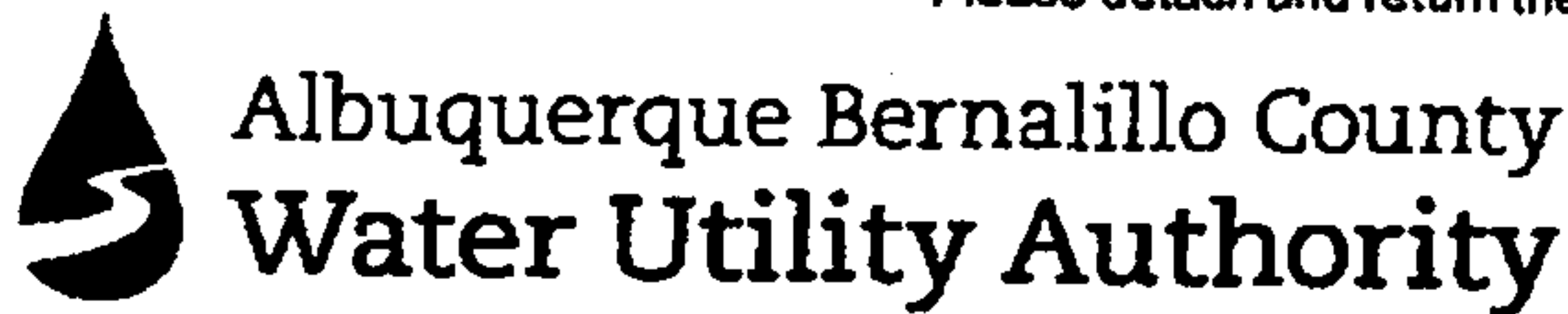
Wastewater Commercial City

Service 2011-12-21 - 2012-01-23 ID 8093369459

Base Charge	50.10
Commodity Charge (Units x \$0.892)	83.89
Facility Rehab	46.05
Franchise Fee	7.20
Tax	9.36
<b>Subtotal</b>	<b>196.60</b>

See reverse for additional charges

Please detach and return the coupon with your payment. See important information on the other side.



P.O. Box 1313 • Albuquerque NM 87103-1313

Please make your check payable to ABCWUA  
To pay online please visit: <http://www.abcwua.org>

Service Address: 2906 JUAN TABO BLVD NE			
Account Number	Total Due	Due Date	Amount Paid
8093369560	\$1,541.19	02/07/2012	

Check here to contribute \$1.00 to the Living River Fund (Be sure to add \$1 to your payment.)



P: 021290 - ID: 019496 - I: NNNYNN  
TRUE MIND LLC  
PO BOX 296  
SOCORRO NM 87801-0296

Water bill for Strip mall (Proposed Tract A-2)

010 000000000000000080933695605 0000154119

311

02129011001

TRUE MIND LLC

Account Number: 8093369560

Page 2 of 2

	<b>Adjustment</b>	
	2012-01-23 Penalty Fee	2.84
<b>Sustainable Commercial City</b>	<b>Service 2011-12-21 - 2012-01-23 ID 8093369456</b>	
	Base Charge	16.45
	Commodity Charge (Units x \$0.444)	43.96
	Franchise Fee	2.42
	Tax	3.14
	<b>Subtotal</b>	<b>65.97</b>
	<b>Adjustment</b>	
	2012-01-23 Penalty Fee	0.95
<b>SW Commercial Private Owned</b>	<b>Service 2011-12-20 - 2012-01-19 ID 8093369751</b>	
	Collection Service	295.94
	Fuel Surcharge	8.35
	Tax	15.21
	<b>Subtotal</b>	<b>319.50</b>
	<b>Adjustment</b>	
	2012-01-23 SW Comm Late Payment Charge	4.78
<b>Solid Waste Administrative Fee</b>	<b>Service 2011-12-20 - 2012-01-19 ID 8093369754</b>	
	Administrative Fee	11.11
	Tax	0.56
	<b>Subtotal</b>	<b>11.67</b>
	<b>Adjustment</b>	
	2012-01-23 SW Comm Late Payment Charge	0.18

**To Serve you Better:**  
 Enclose your check with your payment stub.  
 Write your account number on your check.  
 Do not fold, staple, tape or paperclip.

For questions regarding the water and wastewater (sewer) portion of your bill, including calculation of rates, please call 842-WATR (9287) or visit the ABCWUA website at <http://www.abcwua.org>. For questions regarding the solid waste portion of your bill, please call 761-8100 or visit the Solid Waste website at <http://www.cabq.gov/solidwaste>.

**Items returned** for insufficient or uncollectible funds may be collected electronically. Your signed check and/or your electronic payment transaction is authorization to debit your bank account for the returned item. Effective October 1, 2004, the Water Utility Authority has contracted with an agent for the collection of certain returned items. The agent will bill you a service charge fee up to the maximum amount permitted by law for collecting these items.

**Delinquent Charge:** A 1.5% fee will be assessed monthly on balances that have been past due over 15 days.