



DRB CASE ACTION LOG

REVISED 10/08/07

(PRELIMINARY/FINAL)

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

DRB Application No.: 09DRB-70252 Project # 1004510
 Project Name: Montgomery Heights Addition
 Agent: Evangel Christian Center Phone No.: _____

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____

- UTILITIES: _____

- CITY ENGINEER / AMAFCA: _____

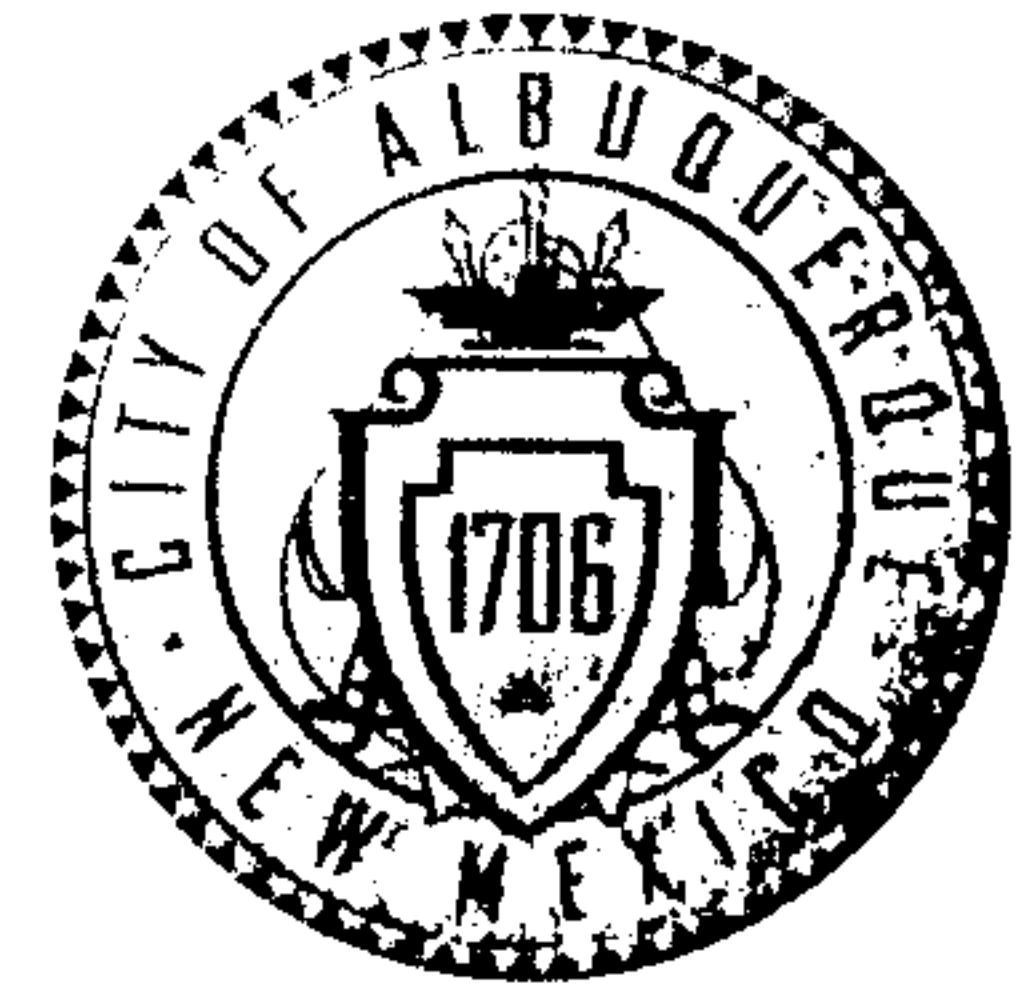
- PARKS / CIP: _____

- PLANNING (Last to sign): _____

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
 - Tax printout from the County Assessor.
 - 3 copies of the approved site plan. Include all pages.**
 - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
 - Property Management's signature must be obtained prior to Planning Department's signature.**
 - AGIS DXF File approval required.**
 - Copy of recorded plat for Planning.**

Created On:

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004510

AGENDA ITEM NO: 6

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque Need cross-lot drainage easement.

NM 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ^{IndoF} ~~X~~; COMMENTS PROVIDED ____; WITHDRAWN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
924-3986

DATE: August 12, 2009

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

5. **Project# 1004300**
09DRB-70262 EXT OF MAJOR
PRELIMINARY PLAT
WAYJOHN SURVEYING INC agent(s) for ELITE DRI-
WALL request(s) the above action(s) for all or a portion of
Lot(s) 31 & 32, Block(s) 9, Tract(s) A, **NORTH
ALBUQUERQUE ACRES Unit(s) B**, zoned SU-2/M1,
located on EAGLE ROCK AVE NE BETWEEN SAN
MATEO BLVD NE AND I-25 containing approximately
1.9986 acre(s). **A ONE-YEAR EXTENSION OF THE
PRELIMINARY PLAT WAS APPROVED.**
6. ~~Project# 1004510~~
09DRB-70252 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
EVANGEL CHRISTIAN CENTER request(s) the above
action(s) for all or a portion of Tract(s) N,
MONTGOMERY HEIGHTS ADDITION zoned SU-1
FOR CHURCH, located on MONTGOMERY BLVD NE
BETWEEN JEFFERSON NE AND SAN MATEO NE
containing approximately 3.9661 acre(s). (F-
17)**INDEFINITELY DEFERRED AT THE AGENT'S
REQUEST.**
- Project# 1007798**
09DRB-70261 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
PAIKI agent(s) for CITY OF ALBUQUERQUE PARKS
AND RECREATION requests) the above action(s) for all
or a portion of Lot(s) F-1, F-2, & F-3, **VENTANA
RANCH**, zoned R-LT, located on UNIVERSE NW
BETWEEN PARADISE NW AND IRVING BLVD NW
containing approximately 17.2104 acre(s). (B-10) **WITH
THE PRELIMINARY/FINAL PLAT WAS APPROVED
WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR
EASEMENT AND TO PLANNING DEPARTMENT FOR
AMAFCA, LINE DATA AND 20 FT STORM DRAIN
EASEMENT.**
8. **Project# 1000985**
09DRB-70256 EXTENSION OF
SUBDIVISION IMPROVEMENTS
AGREEMENT
PALOMAS INVESTMENTS, LLC request(s) the above
action(s) for all or a portion of Tract(s) 1-A, zoned SU-2
C-1, located on SAN PEDRO DRIVE NE BETWEEN
RANCHITOS AVE NE AND PALOMAS AVE NE
containing approximately 2.9 acre(s). (D-18-Z)[*Deferred
from 8/5/09*]**WITHDRAWN AT THE AGENT'S REQUEST.**

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

9. **Project# 1002068**
09DRB-70264 SKETCH PLAT REVIEW
AND COMMENT
MARK GOODWIN AND ASSOCIATES PA agent(s) for
YES HOUSING request(s) the above action(s) for all or a
portion of Tract(s) 150 & 151, **TOWN OF ATRISCO
GRANT**, zoned RT, located on GONZALEZ RD
BETWEEN COORS AND BATAAN containing
approximately 6.54 acre(s). (K-10 & L-10)**THE ABOVE
ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
August 12, 2009
DRB Comments


ITEM # 6

PROJECT # 1004510 APPLICATION # 09-70252

RE: Tract N, Montgomery Heights Addition

An exhibit is needed which shows the setback(s) of the building(s) to the proposed property line.

Reciprocal access, drainage, and parking easements will be needed. A Solar Note will be needed on the plat (consistent with Section 14-14-4-7 of the Subdivision Ordinance) which is specific to this type of request, i.e. use the words "THIS PLAT" (rather than the words "REQUESTED FINAL ACTION") at the beginning of the note, and do not use the words "OR SITE DEVELOPMENT PLAN FOR SUBDIVISION" at the end of the note. Also, please delete the Zoning Note (No. 5) from the plat.



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

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1004510

AGENDA ITEM NO: 6

SUBJECT:

FINAL PLAT
PRELIMINARY 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.
Per the *Development Process Manual*, Table 23.3.3, the right of way at the intersection of a local and an arterial roadway requires a radius of 30 feet (applies to intersection of Jefferson and Hospital Loop).
Per the *Development Process Manual*, Table 23.3.3, the right of way at the intersection of two arterial roadways requires a radius of 35 feet (applies to intersection of Jefferson and Montgomery).
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: AUGUST 12, 2009

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

07/22/2009 Issued By: PLNSDH

Permit Number: 2009 070 252 **Category Code 910**

Application Number: 09DRB-70252, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: MONTGOMERY BLVD NE AND JEFFERSON NE BETWEEN SAN MATEO NE AND CARSLIE NE

Project Number: 1004510

Applicant
 Evangel Christian Center
 Brenton D Franks
 4501 Montgomery Blvd Be
 Albuquerque NM 87109
 883-1300

Agent / Contact
 Evangel Christian Center
 Brenton D Franks
 4501 Montgomery Blvd Be
 Albuquerque NM 87109
 883-1300

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$285.00
TOTAL:		\$305.00

City Of Albuquerque
 Treasury Division

7/22/2009 10:46AM LOC: ANNX
 WSH 008 TRANS# 0017
 RECEIPT# 00108201-00108201
 PERMIT# 2009070252 TRSASR
 Trans Amt \$305.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$285.00
 CK \$305.00
 CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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): Brenton D. Franks PHONE: 505-883-1300
 ADDRESS: 4501 Montgomery Blvd., N. E. FAX: 505-883-1229
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL bfranks220@msn.com

APPLICANT: Evangel Christian Center PHONE: 505-883-1300
 ADDRESS: 4501 Montgomery Blvd., N. E. FAX: 505-883-1229
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL bfranks220@msn.com
 Proprietary interest in site: Owner Fee Simple List all owners: _____

DESCRIPTION OF REQUEST: We are requesting a replat to allow the mortgage company a
lien on only the property designated Tract N-2

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. Track "N" Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Montgomery Heights Addition
 Existing Zoning: SU-1 FOR CHURCH Proposed zoning: SU-1 SAME MRGCD Map No _____
 Zone Atlas page(s): F-17-Z UPC Code: _____

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-77-109

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 3.9661
 LOCATION OF PROPERTY BY STREETS: On or Near: Montgomery & Jefferson Northeast (Corner)
 Between: San Mateo and Carslie

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

SIGNATURE Brenton D. Franks Pastor DATE 6/24/09
 (Print) Brenton D. Franks Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>09DRB-70252</u>	<u>PEF</u>	<u>5(3)</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 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>08/12/09</u>			Total <u>\$ 305.00</u>

Sandy Handley 07/22/09 Project # 1004510
 Planner signature / date

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

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22) **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- ~~NA~~ 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- ~~HA~~ 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.

Brenton D. Franks
Applicant name (print)
[Signature] 07/22/09
Applicant signature / date

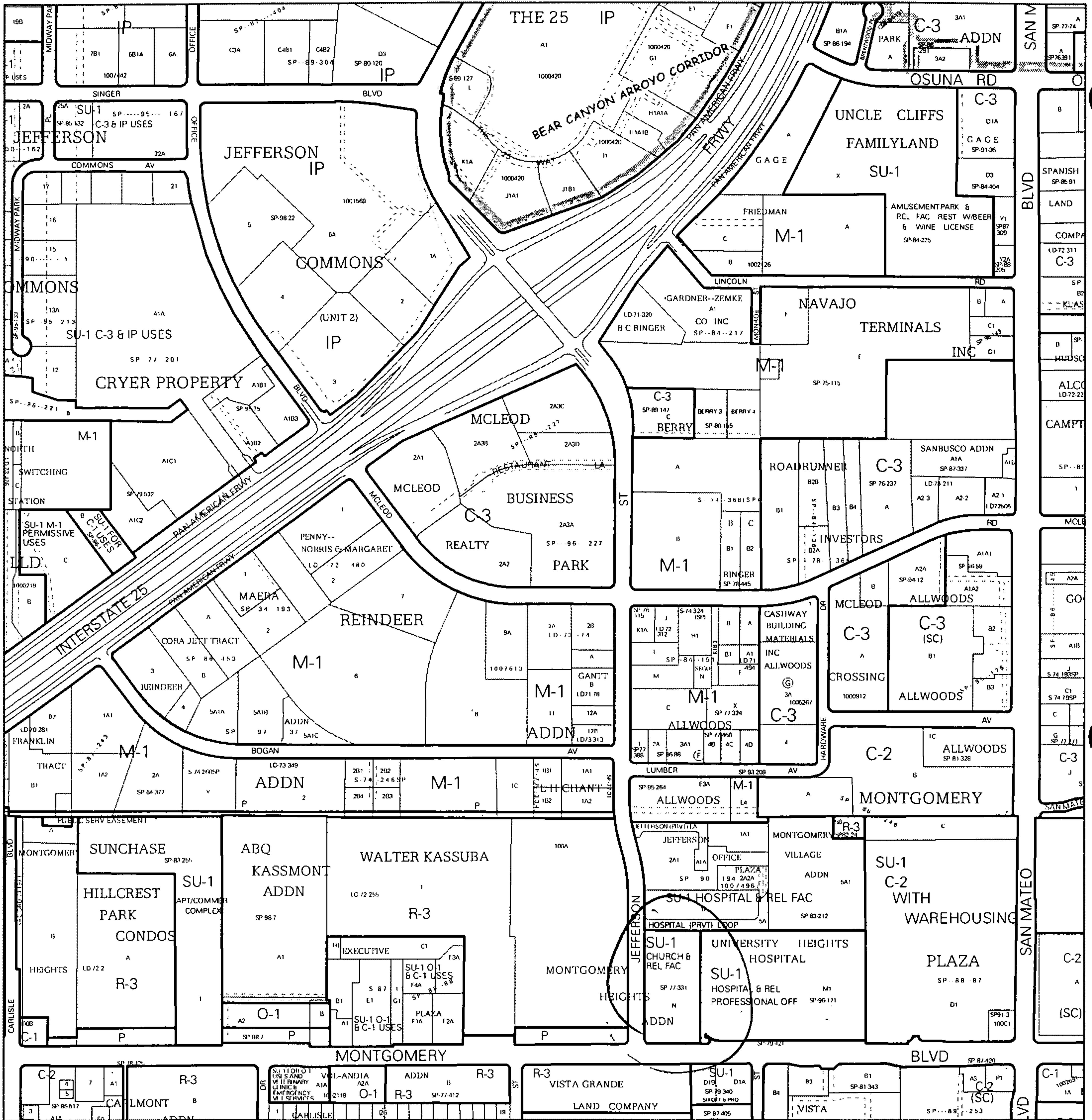


Form revised October 2007

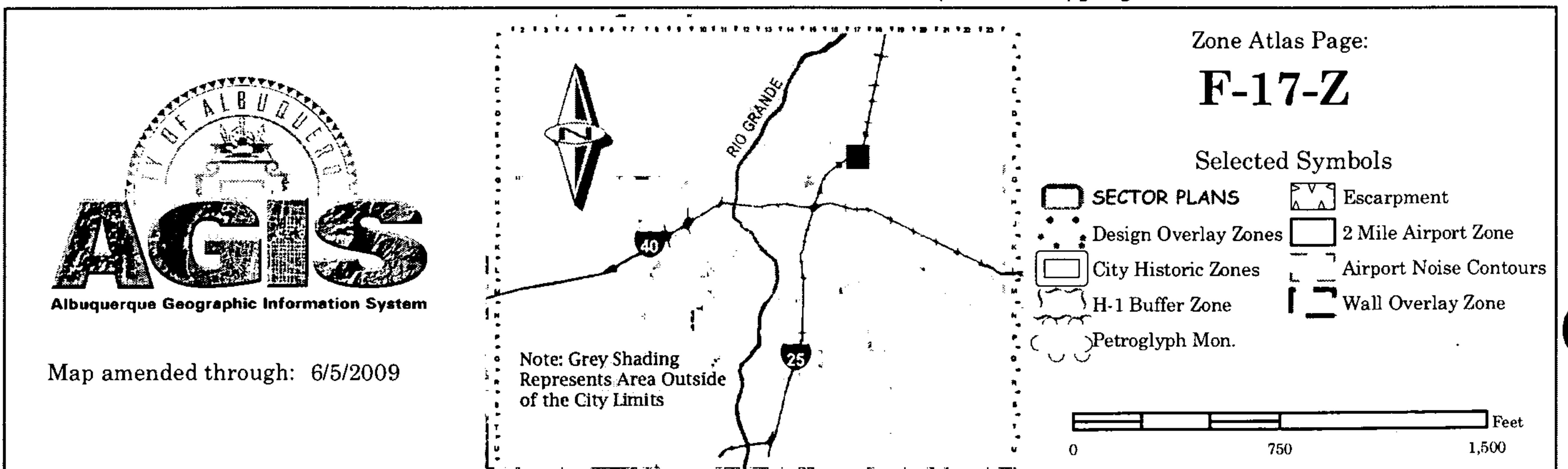
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
09DRB - 70252

Sandy Handley 07/22/09
Planner signature / date
Project # 1004510



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

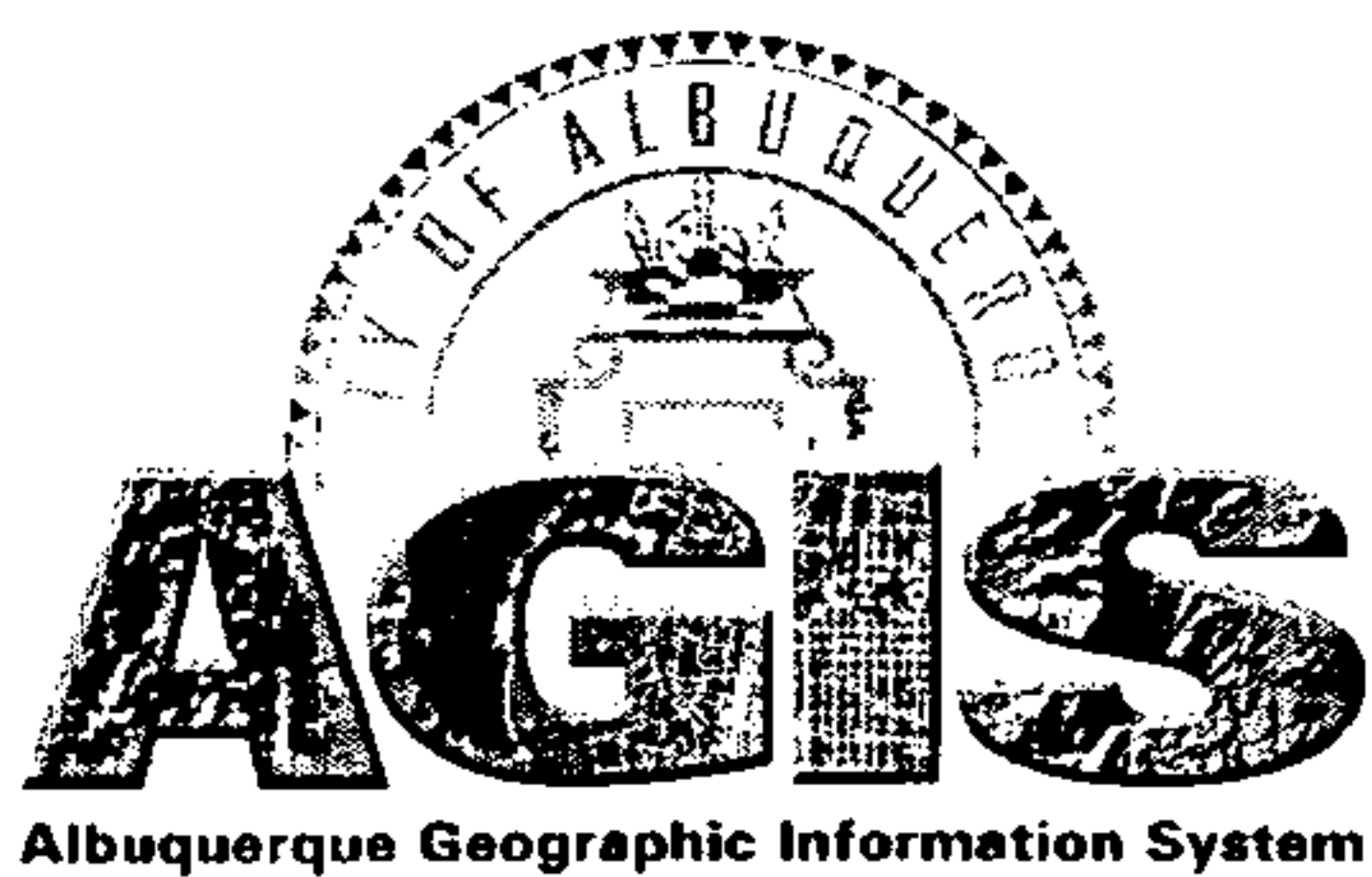


Zone Atlas Page:

F-17-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



Map amended through: 6/5/2009

Note: Grey Shading Represents Area Outside of the City Limits

0 750 1,500 Feet



June 16, 2009

City Offices
City of Albuquerque
Albuquerque, New Mexico

To Whom It May Concern:

Evangel Christian Center is located at 4501 Montgomery Blvd. NE with a legal description of Tract N of the Montgomery Heights Addition. Evangel Christian Center recently completed additional new church facilities on a portion of this tract.

Our finance company has agreed to take a mortgage on only the portion of the tract where this new building was constructed. We respectfully request a replat of Tract N to form Tract N-1 and Tract N-2. This will allow the finance company to take a mortgage on Tract N-2 on which the new building is located. The accompanying survey documents reflect the proposed division of Tract into Tract N-1 and N-2.

There will be no change in use or occupancy of any buildings located on either of the proposed Tracts.

Sincerely,

A handwritten signature in black ink, appearing to read "Brenton Franks", written in a cursive style.

Brenton Franks
Senior Pastor