

8. **Project# 1001157**  
10DRB-70295 PRELIMINARY/ FINAL  
PLAT APPROVAL

SANTIAGO ROMERO JR & ASSOC. INC. agent(s) for CITY OF ALBUQUERQUE AVIATION DEPARTMENT request(s) the referenced/ above action(s) for all or a portion of Tract(s) A, **SUNPORT MUNICIPAL ADDITON**, zoned SU-1 FOR AIRPORT; M-1; and M-2; located on the east side of UNIVERSITY BLVD SE BETWEEN SUNPORT BLVD SE and the TIJERAS ARROYO containing approximately 2337 acre(s). (L-16; M-15 thru M-18;; N-16 thru N-18, AND P-15/16)**DEFERRED TO 12-1-10 AT THE AGENT'S REQUEST.**

9. **Project# 1008565**  
10DRB-70322 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

THE SURVEY OFFICE agent(s) for ANTHONY LOPES request(s) the above action(s) for all or a portion of Lot(s) 22-24, Block(s) 16, **MESA VERDE**, zoned R-2, located on PENNSYLVANIA AVE NE BETWEEN COPPER AVE NE AND CHICO RD NE containing approximately 0.3248 acre(s). (K-19) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND FOR VERIFICATION OF FENCE RELOCATION.**

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

10. **Project# 1004531**  
10DRB-70317 SKETCH PLAT REVIEW  
AND COMMENT

HIGH MESA CONSULTING GROUP agent(s) for MCLEOD BUSINESS PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) 2-A-3-A, zoned C-3, located on JEFFERSON ST NE BETWEEN MCLEOD RD NE AND I-25 containing approximately 8.5227 acre(s). (F-17)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. **Project# 1004532**  
10DRB-70318 SKETCH PLAT REVIEW  
AND COMMENT

CARTESIAN SURVEYS INC agent(s) for ASHCROFT REAL ESTATE AND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B-1, **MESA DEL NORTE ADDITION**, zoned SU-3, located on LOUISIANA BLVD NE BETWEEN SUMMER AVE NE AND CONSTITUTION AVE NE containing approximately 4.53 acre(s). (J-19) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project# 1008578**  
10DRB-70321 SKETCH PLAT REVIEW  
AND COMMENT

MULLEN HELLER ARCHITECTURE agent(s) for AMY AND DR CHARLES CHIANG request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 4, **BUENA VISTA HEIGHTS** , zoned SU-2 RTD, located on LEAD AVE SW BETWEEN BUENA VISTA DR SW AND YALE BLVD SW containing approximately 7.1 acre(s). (K-15) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

**CITY OF ALBUQUERQUE**

**PLANNING DEPARTMENT**

**November 17, 2010**

**DRB Comments**

**ITEM # 10**

**PROJECT # 1004531**

**APPLICATION # 10-70317**

**RE: Tract 2A3A, McLeod Business Park**

This is a "Shopping Center Site" per the Zoning Code, and a site plan approved by EPC is required (per § 14-14-2-2 of the Subdivision Ordinance, platting must conform to an approved site plan). There may be a previous site plan (Z-80-7?); if so this subdivision may conform, or if it does not conform perhaps it could be administratively amended.



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

HEARINGS

DATE:

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

Supplemental form

**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 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): High Mesa Consulting Group PHONE: 505-345-4250  
 ADDRESS: 6010-B Midway Park Blvd. NE FAX: 505-345-4254  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: dtrujillo@highmesacg.com

APPLICANT: McLeod Business Properties PHONE: 505-681-6884  
 ADDRESS: 1315 Stagecoach Lane, SE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87123-4313 E-MAIL: \_\_\_\_\_

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

DESCRIPTION OF REQUEST: To create two (2) tracts from the existing one. To be known as Tracts 2-A-3-A-1 and 2-A-3-A-2, McLEOD BUSINESS PARK

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 2-A-3-A, McLEOD BUSINESS PARK Block: N/A Unit: N/A  
 Subdiv/Addn/TBKA: TRACTS 2-A-3-A-1 and 2-A-3-A-2, McLEOD BUSINESS PARK  
 Existing Zoning: C-3 Proposed zoning: N/A MRGCD Map No N/A  
 Zone Atlas page(s): F-17 UPC Code: 101706126628420411

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX,Z-, V-, S-, etc.): SP-96-227, AX-37, Z-1140-1, S-1227, ZA 97-365

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? N/A  
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): +/- 8.5227  
 LOCATION OF PROPERTY BY STREETS: On or Near: 4911 Jefferson Street, NE  
 Between: McLeod Road, NE and Interstate 25

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

SIGNATURE Debie LeBlanc Trujillo DATE November 5, 2010  
 (Print) Debie LeBlanc Trujillo for High Mesa Consulting Group 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>10DRB - 70317</u>	<u>SK</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>November 17, 2010</u>	_____	_____	\$ <u>0</u>

[Signature] 11-5-10  
 Planner signature / date

Project # 1004531



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**
  - \_\_\_ 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.

HIGH MESA CONSULTING GROUP  
 Debie LeBlanc Trujillo  
 Applicant name (print)  
 Debie LeBlanc Trujillo 11-05-10  
 Applicant signature / date

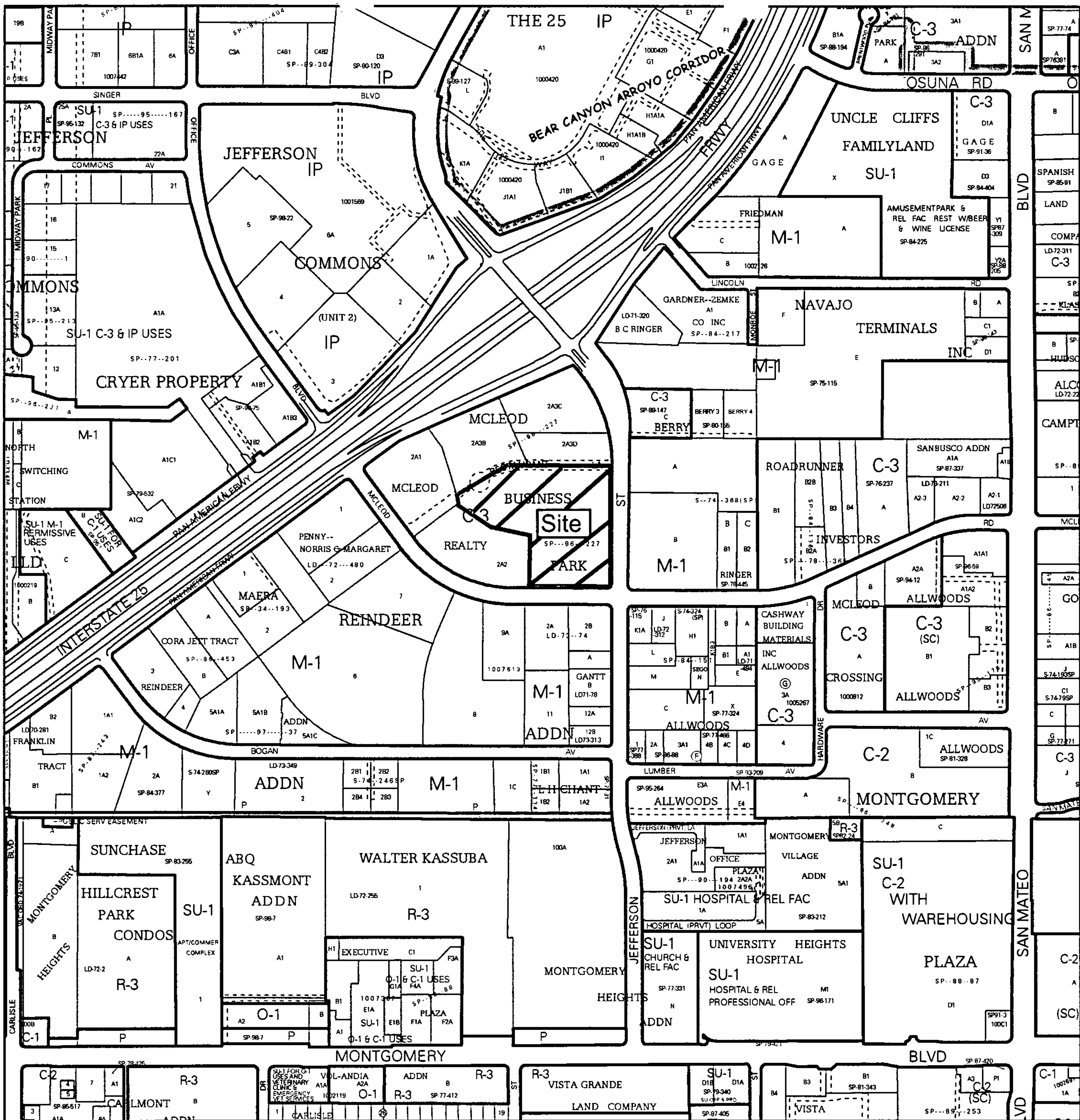


Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 10DRB-70317

*[Signature]* 11-5-10  
 Planner signature / date  
 Project # 1004531





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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**F-17-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 1500 Feet

# HIGH MESA Consulting Group

2009.033.2

November 5, 2010

Jack Cloud  
Planning Manager, DRB Chair  
Planning Department  
Development & Building Services Division  
City of Albuquerque  
600 2nd Street, NW  
Albuquerque, NM 87103

Re: Request for Sketch Plat Review and Comment  
Tract 2-A-3-A, McLeod Business Park

Dear Mr. Cloud:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(3) along with the related fees
- Six (6) copies of Sketch Plat
- Six (6) copies of "Site Sketch" HMCG Boundary Survey
- Zone Atlas F-17 with site highlighted

On behalf of our clients, McLeod Business Properties, we are requesting Sketch Plat Review and Comment for the creation of Tracts 2-A-3-A-1 and 2-A-3-A-2, McLeod Business Park from the existing Tract 2-A-3-A, McLeod Business Park.

Please schedule us for the next available Development Review Board hearing. In the meantime, if you or other DRB representatives are in need of additional explanation or information, please feel free to contact our office.

Sincerely,

HIGH MESA CONSULTING GROUP

  
Debie LeBlanc Trujillo

DLT  
Enclosures

xc: Don McLeod, McLeod Business Properties – w/enc.

Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala  
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Richard C. White