

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
11/16/05	Valley View Addition Pty 1004535	Sketch Plot	Comments Given

CITY OF ALBUQUERQUE
Planning Department
November 16, 2005
DRB Comments

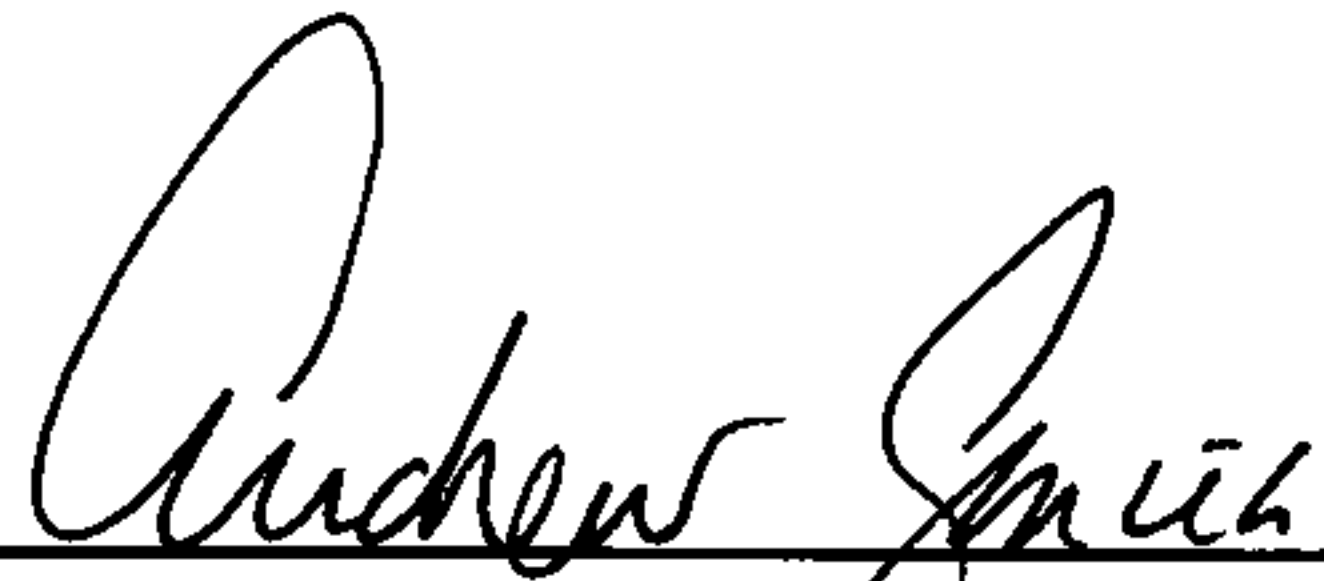
ITEM # 16

PROJECT # 1004434 APPLICATION #05-01687

RE: Valley View Addition/sketch

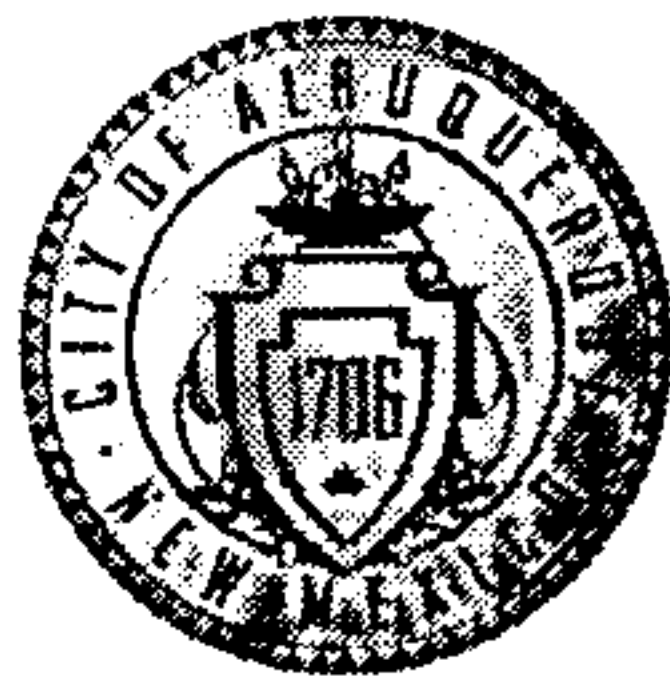
A replat into one lot is needed to expand the business.

There are no adverse comments to this request.



Andrew Garcia, Planning Alternate

924-3858 fax 924-3864 agarcia@cabq.gov



IMPACT FEES – # 1004535

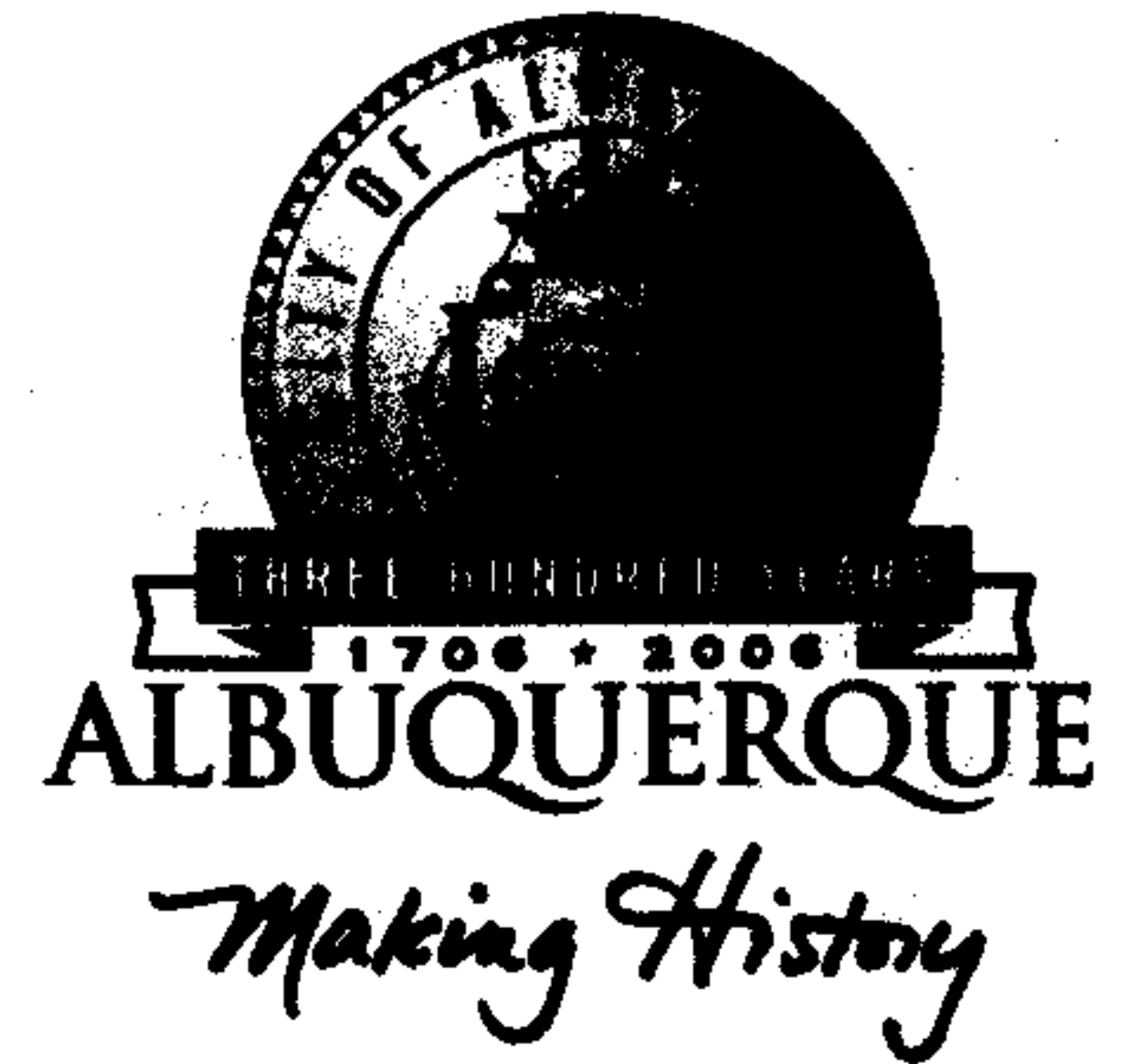
**Development Review Board 11/16/05 Agenda Item #16
Sketch Plat: Lots 45 through 52, Block 39 Valley View
Addition**

Construction for new retail use will require payment of Impact Fees. Public Safety Fees will be based on every 1,000 square feet of floor area (\$455/ 1,000 sq ft; all other fees are \$0). The fee will be discounted as the City's Impact Fees are phased in: impact fees will total approximately \$155/ 1,000 sq ft for a building permit obtained by December 30, 2005; \$305/ 1,000 sq ft for a permit obtained prior to December 29, 2006, and \$455/ 1,000 sq ft thereafter.

**JACK CLOUD
IMPACT FEE ADMINISTRATOR**



CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004535

AGENDA ITEM NO: 16

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments on a consolidation plat.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ; WITHDRAWN

www.cabq.gov

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: November 16, 2005

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

APPLICANT INFORMATION:

NAME: Explorabilities PHONE: 208-7988
 ADDRESS: 5000 Cooper Copper Ave, NE FAX: 268-7
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: explorabilities@ad.com
 Proprietary interest in site: _____ List all owners: Greg Robinson & Erin Moody
 AGENT (if any): La Resolana Architects PHONE: 505-280-9123
 ADDRESS: 532 Jefferson St NE #203 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: arkatep@hotmail.com

DESCRIPTION OF REQUEST: SKETCH PLAT REQUEST FOR 5000 COPPER NE #
5000 COPPER NE

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. PORTION N. 1/2 LOTS 45 through 52

Lot or Tract No. _____ Block: 39
 Subdiv. / Addn. Valley View Addition
 Current Zoning: M & C-2 Proposed zoning: REMAIN THE SAME
 Zone Atlas page(s): K-17-2 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): 0.54 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. 5000 copper - # 101705745425743712 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Southeast corner of Copper Ave NE
 Between: JACKSON NE and Jackson NE MANZANO ST. 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.): N/A
Z-390

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

SIGNATURE Earl W. Hilchey DATE 11/7/05
 (Print) EARL W. HILCHEY 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	Action	S.F.	Fees
<u>OSDRB- 01703</u>	<u>SK</u>	<u>9(3)</u>	<u>\$ 0.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>11/16/05</u>			Total <u>\$ 0.00</u>

Sandy Handley 11/07/05 Project # 1004535

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
 - 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
 - Copy of recorded SIA
 - 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
 - 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.

EARL HILCHEN

Applicant name (print)

Earl W. Hilchen

11/7/05
Applicant signature / date



Form revised 8/04, 1/05 & 10/05

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

Application case numbers
05DRB - 01703

Sandy Handley 11/07/05
 Planner/signature / date
Project # 1004535

La Resolana Architects, P.A.

on Street, NE Suite 203 * Albuquerque, New Mexico 87108 * Bus. (505) 280-9123

November 7, 2005

To: City of Albuquerque
Department of Planning
600 2nd St., NW
Albuquerque, NM 87102

Re: Replat of properties at:
5000 and 5006 Copper NE
Albuquerque, NM 87110

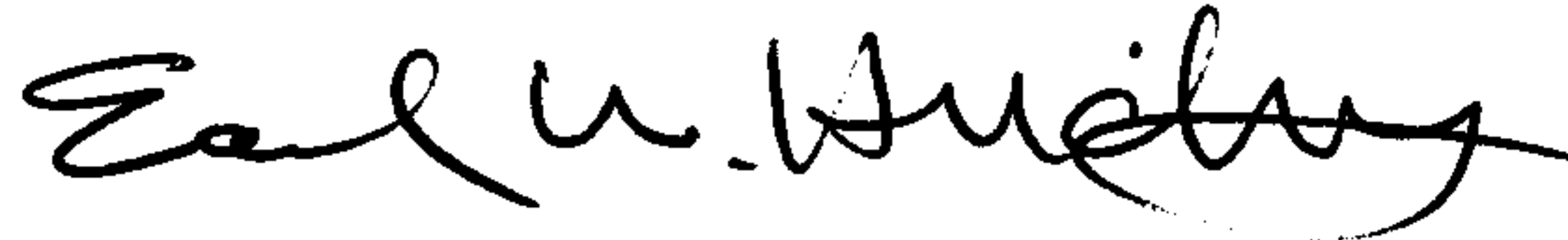
To whom it may concern

La Resolana Architects acting as an agent in the matter of replating of real property at 5000 and 5006 Copper Ave., NE in Albuquerque, New Mexico. Owners Greg Robinson and Erin Moody currently operate a physical therapy business at 5006 Copper Ave., NE. They recently purchased the adjacent property at 5000 Copper Ave., NE and want to ~~expand their business~~ into this existing building. Our question is whether or not the owners have to replat both properties as one in order to continue operating their business and not violate any city ordinance, zoning issue, building code or other legal matter.

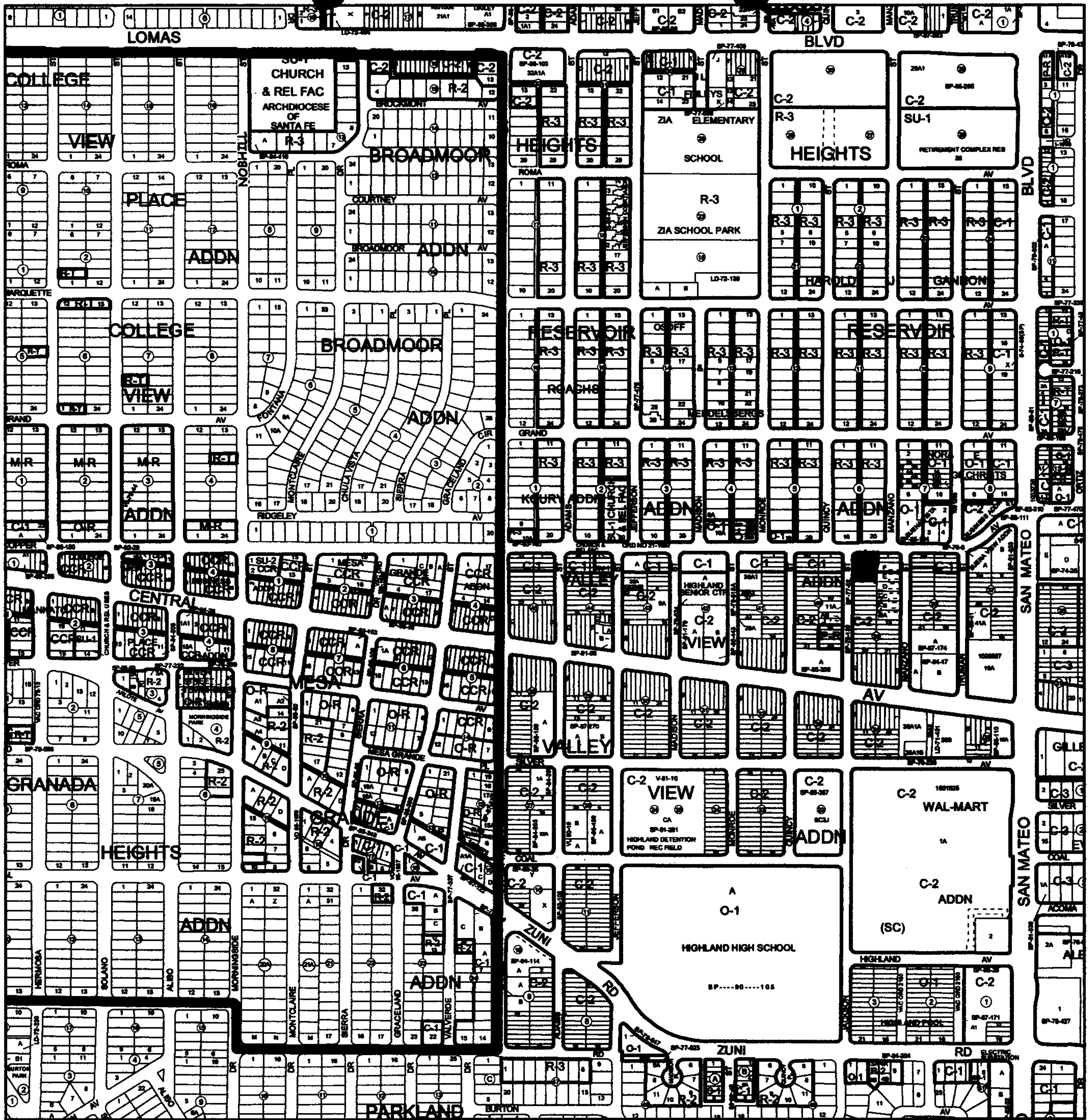
Your response to this matter is greatly appreciated.

Thank you

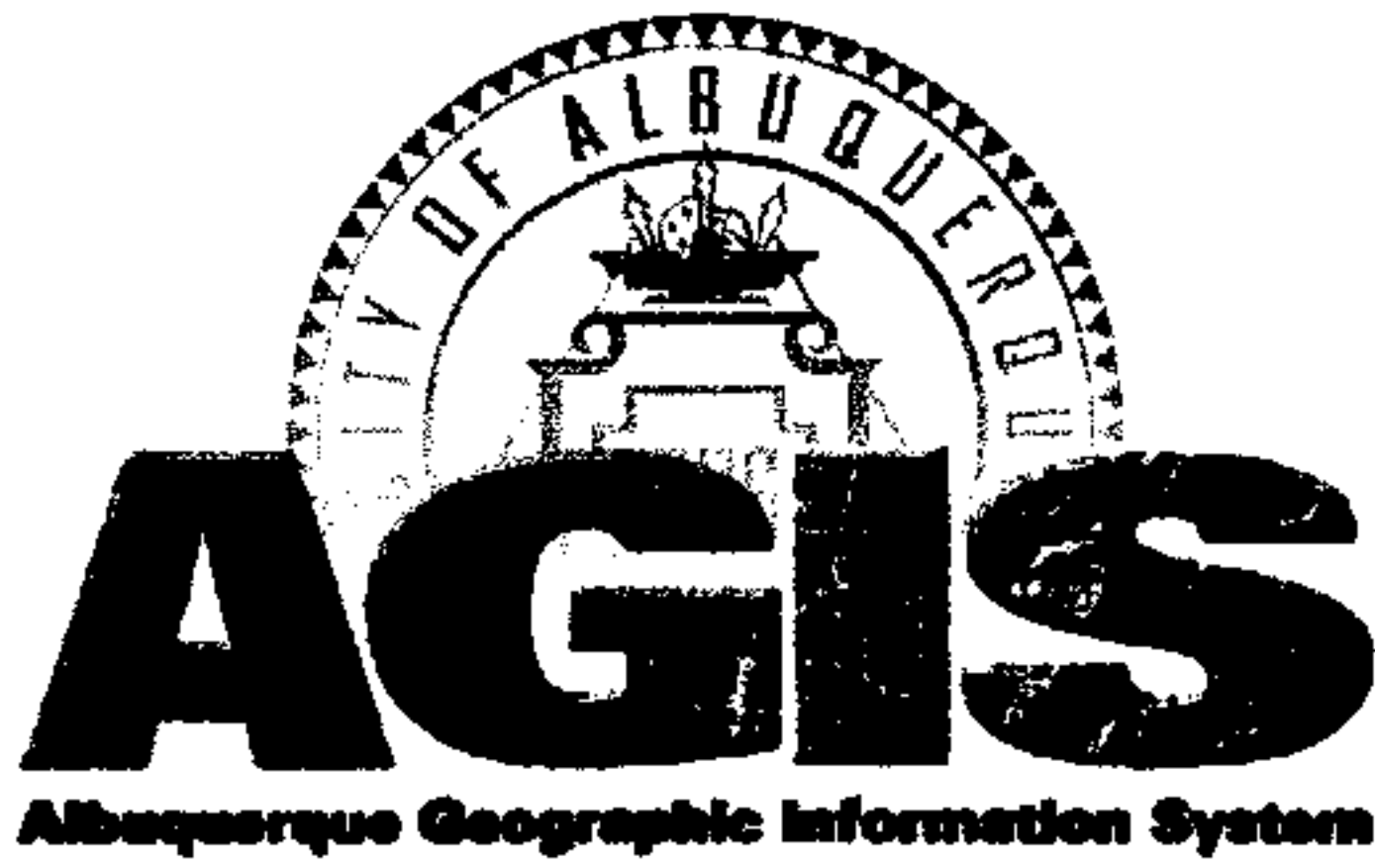
Sincerely,



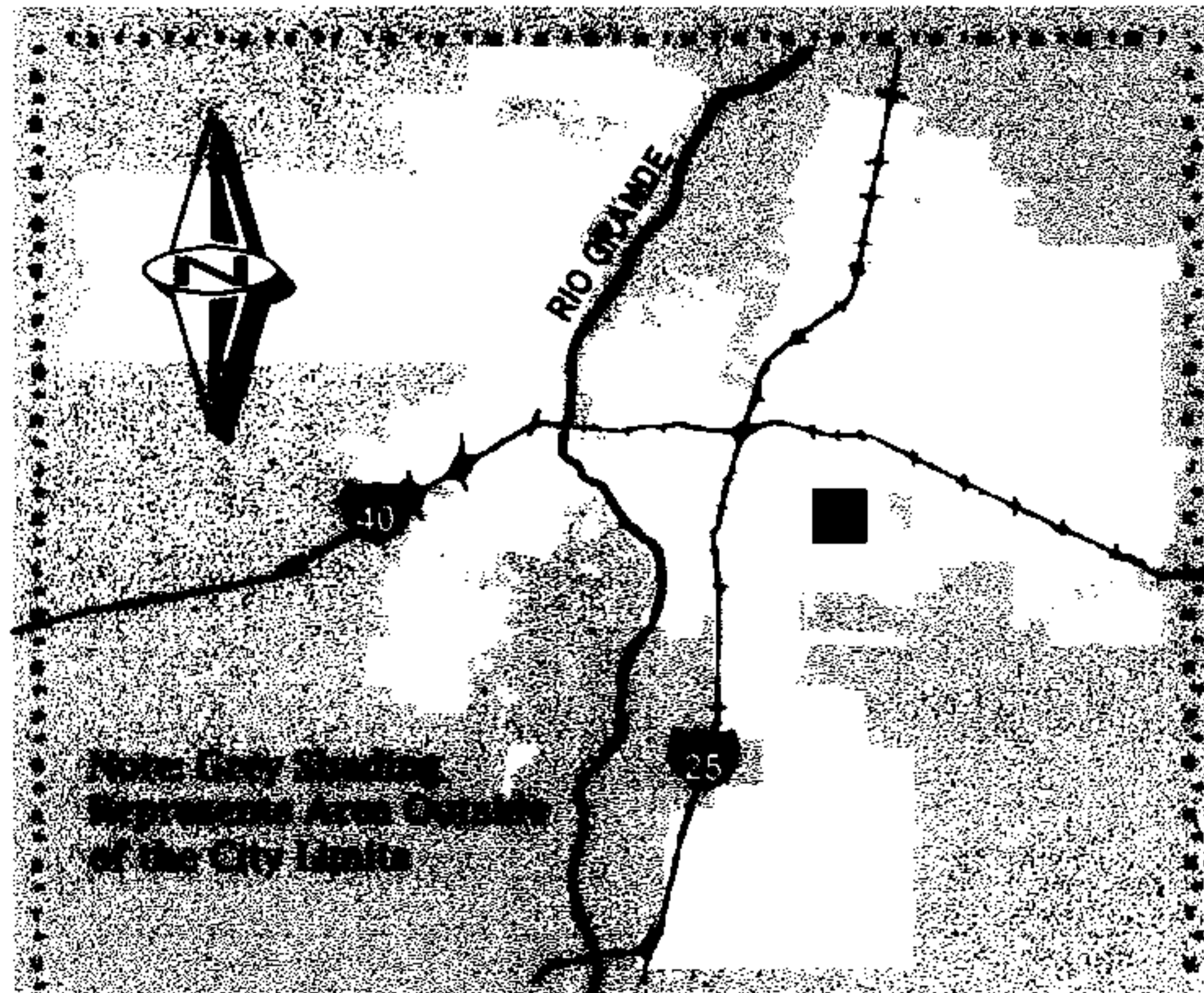
La Resolana Architects, P.A.
Earl W. Hilchey, President



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



Map amended through: 11/2/2005



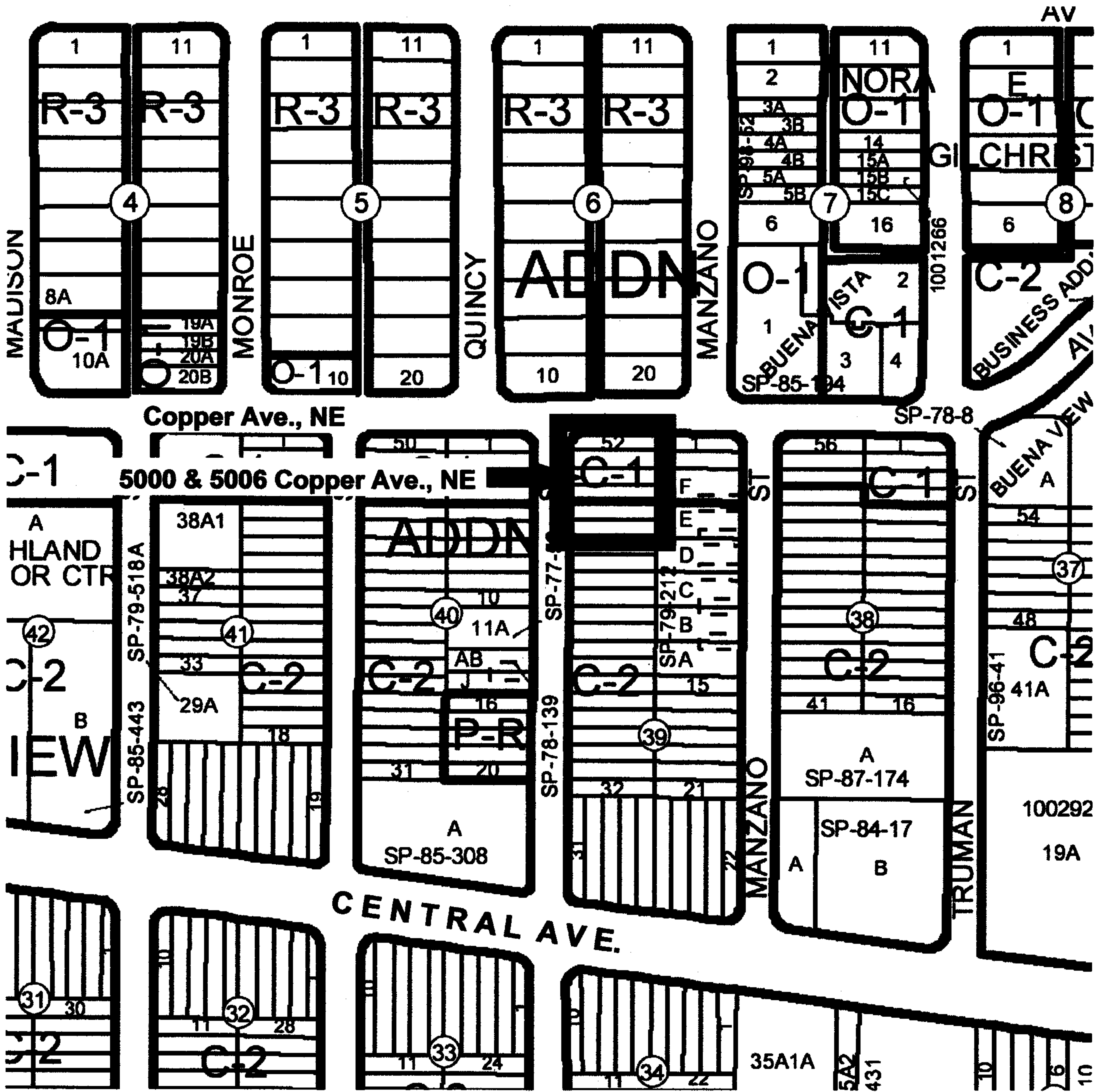
North Arrow

Scale: 0 750 1,500 Feet

Zone Atlas Page:
K-17-Z

Selected Symbols

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



ENLARGED ZONE ATLAS PAGE: K-17-Z
 5000 & 5006 Copper Ave., NE