

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

DRB-1004561                      Item No. 18                      Zone Atlas    H-17

DATE ON AGENDA 12-7-05

INFRASTRUCTURE REQUIRED  YES    ( ) NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

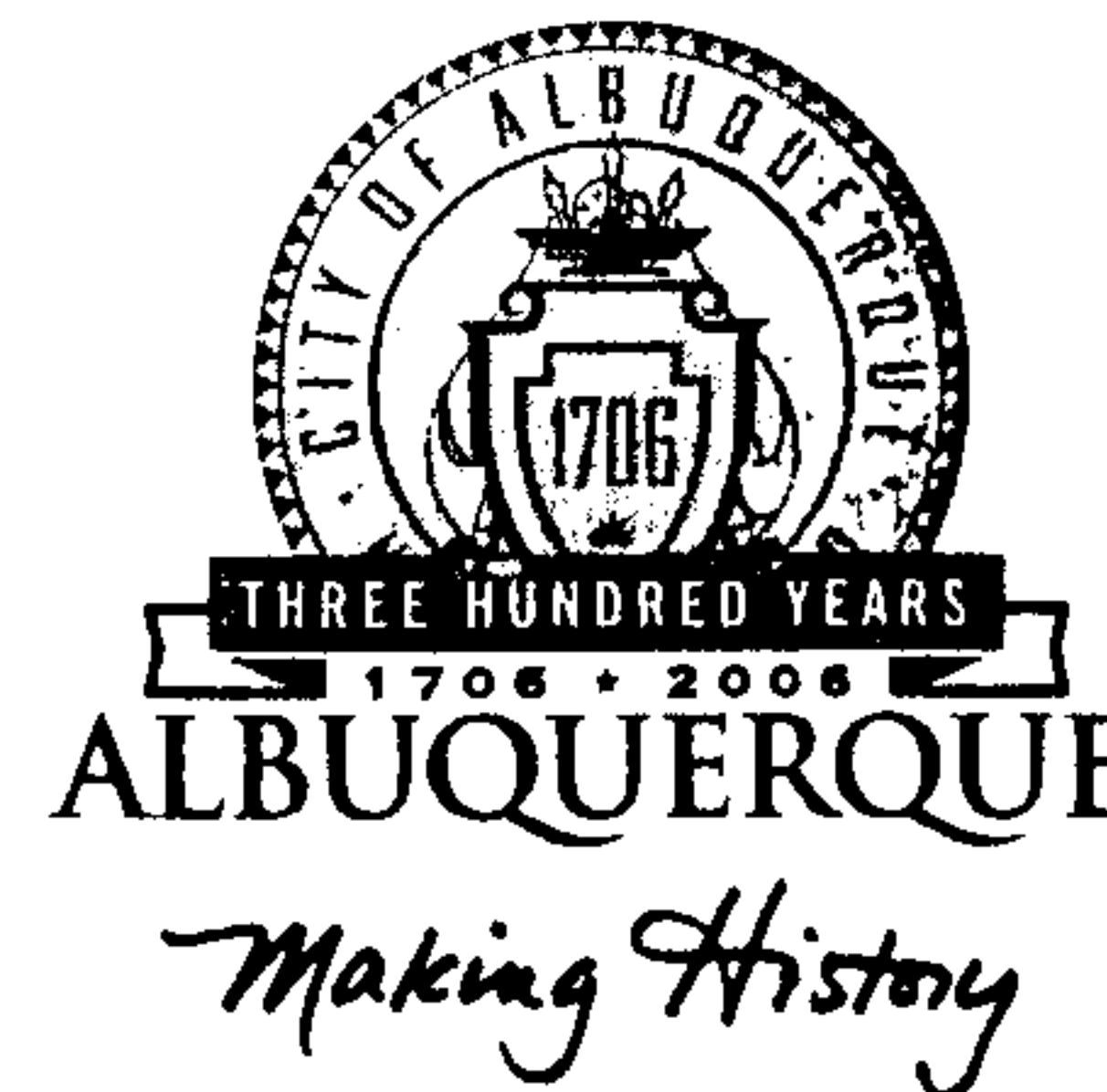
- SKETCH PLAT    ( ) PRELIMINARY PLAT    ( ) FINAL PLAT
- SITE PLAN REVIEW AND COMMENT    ( ) SITE PLAN FOR SUBDIVISION
- SITE PLAN FOR BUILDING PERMIT

No.                                      Comment

- 1) Radius dedication will be required on Menaul and Sierra.
- 2) What is the distance from face of curb to the property lines? (Should be a min. of 10')
- 3) What are the widths and conditions of the sidewalks?

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

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004561**

**AGENDA ITEM NO: 18**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

New Mexico 87103

**RESOLUTION:**

*discussed*

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED X; WITHDRAWN

www.cabq.gov

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

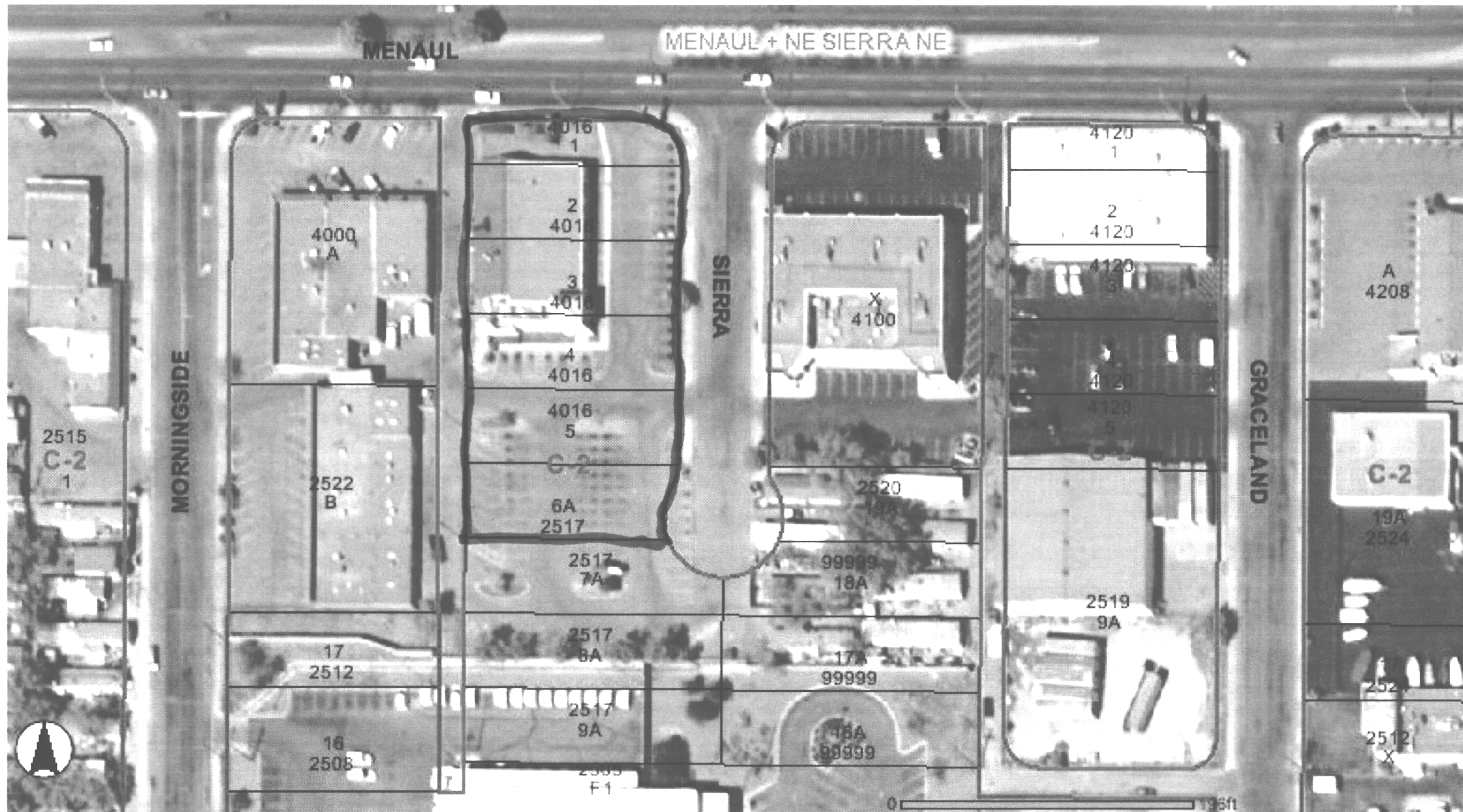
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee

**DATE:** December 7, 2005







PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
12/7/05	Semotes Chasey Addition Proj 1004561	Sketch	Comments given

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**S Z**

**V**

**P**

**L A**

**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)

**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.

**APPLICANT INFORMATION:**

NAME: Rich Bob Den, LLC PHONE: (505) 292-0000  
 ADDRESS: P.O Box 3487 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87190 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: Dennis Schinder, Bob Turner, Richardson Family Trust  
 AGENT (if any): Advanced Engineering and Consulting, LLC PHONE: (505) 899-5570  
 ADDRESS: 4416 Anaheim Avenue, NE FAX: (505) 897-4996  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: AECLLC@aol.com

**DESCRIPTION OF REQUEST:** 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. Lot 1, 2, 3, 4, 5, 6A Block: 13 Unit: \_\_\_\_\_  
 Subdiv. / Addn. Timoteo Chavez Addition  
 Current Zoning: C-2 Proposed zoning: The Same  
 Zone Atlas page(s): H-17-Z No. of existing lots: 6 No. of proposed lots: 1  
 Total area of site (acres): 0.9053 Acres Density if applicable: dwellings per gross acre: n/a 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. 101705917325031331, 101705917323931327, 101705917523431326 MRGCD Map No. \_\_\_\_\_  
 LOCATION PROPERTY BY STREETS: On or Near: Sierra Dr., NE  
 Between: Prospect Ave., NE and Menaul Blvd., NE

**CASE HISTORY:**

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

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

SIGNATURE Shawn Balzar DATE 11-29-05  
 (Print) Shawn Balzar, Managing Member Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 04/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB</u>	<u>SK</u>	<u>5(3)</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				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>12/07/05</u>			Total \$ <u>0</u>

Ni Sis 11/29/05  
 Planner signature / date

Project # 1004561



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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- 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.

Shahram Shawn Bhatti  
Applicant name (print)  
[Signature]  
Applicant signature / date  
11-29-05



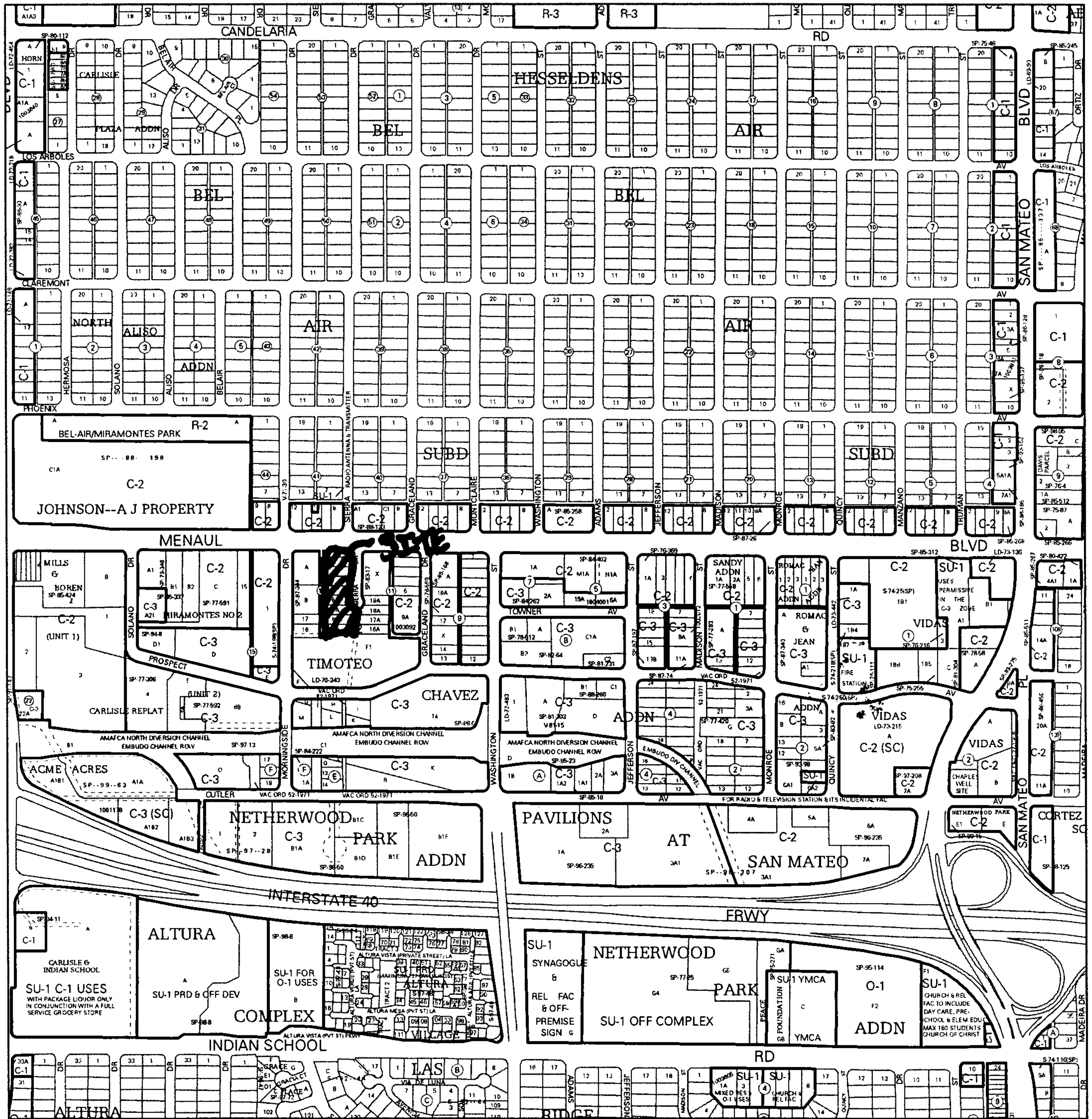
Form revised 8/04 & 1/05

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

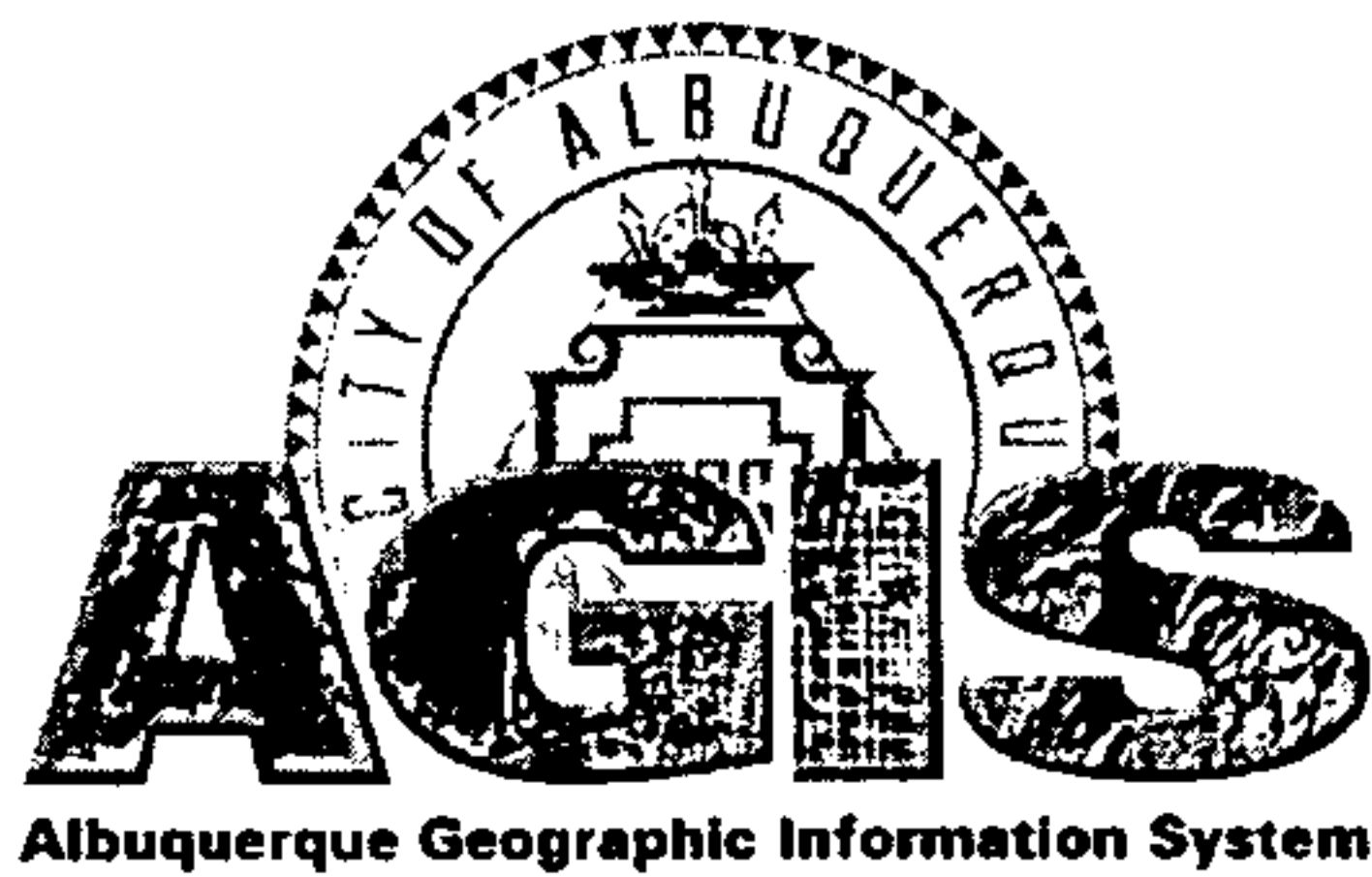
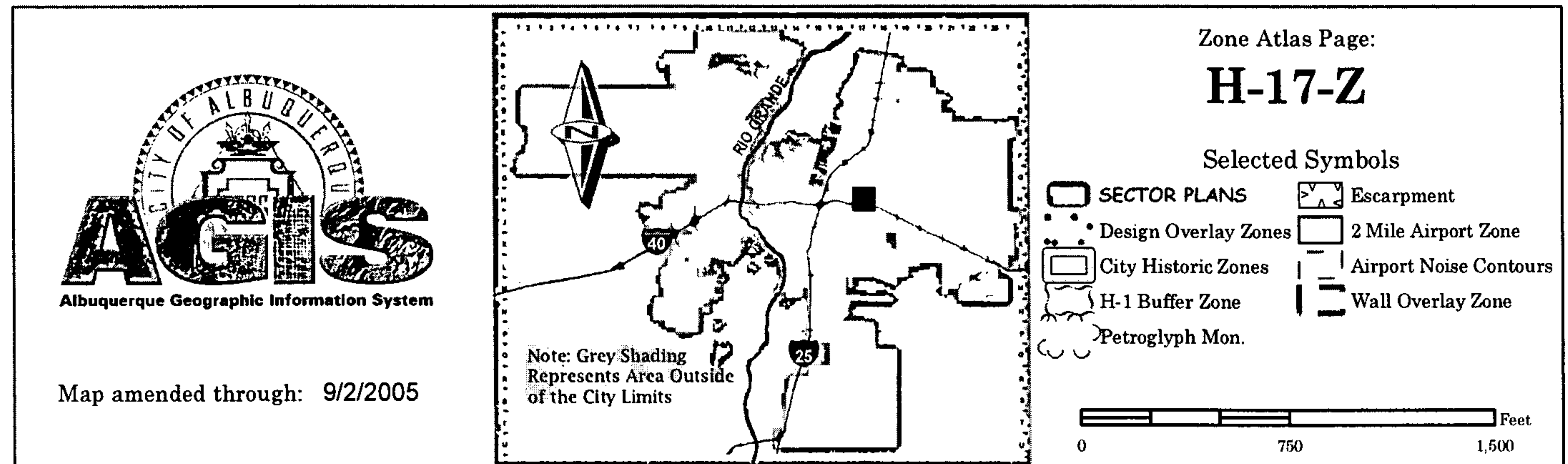
Application case numbers  
05DRB - 01795  
- -  
- -

[Signature] 11/29/05  
Planner signature / date  
**Project #** 1004561





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



Map amended through: 9/2/2005

Note: Grey Shading Represents Area Outside of the City Limits

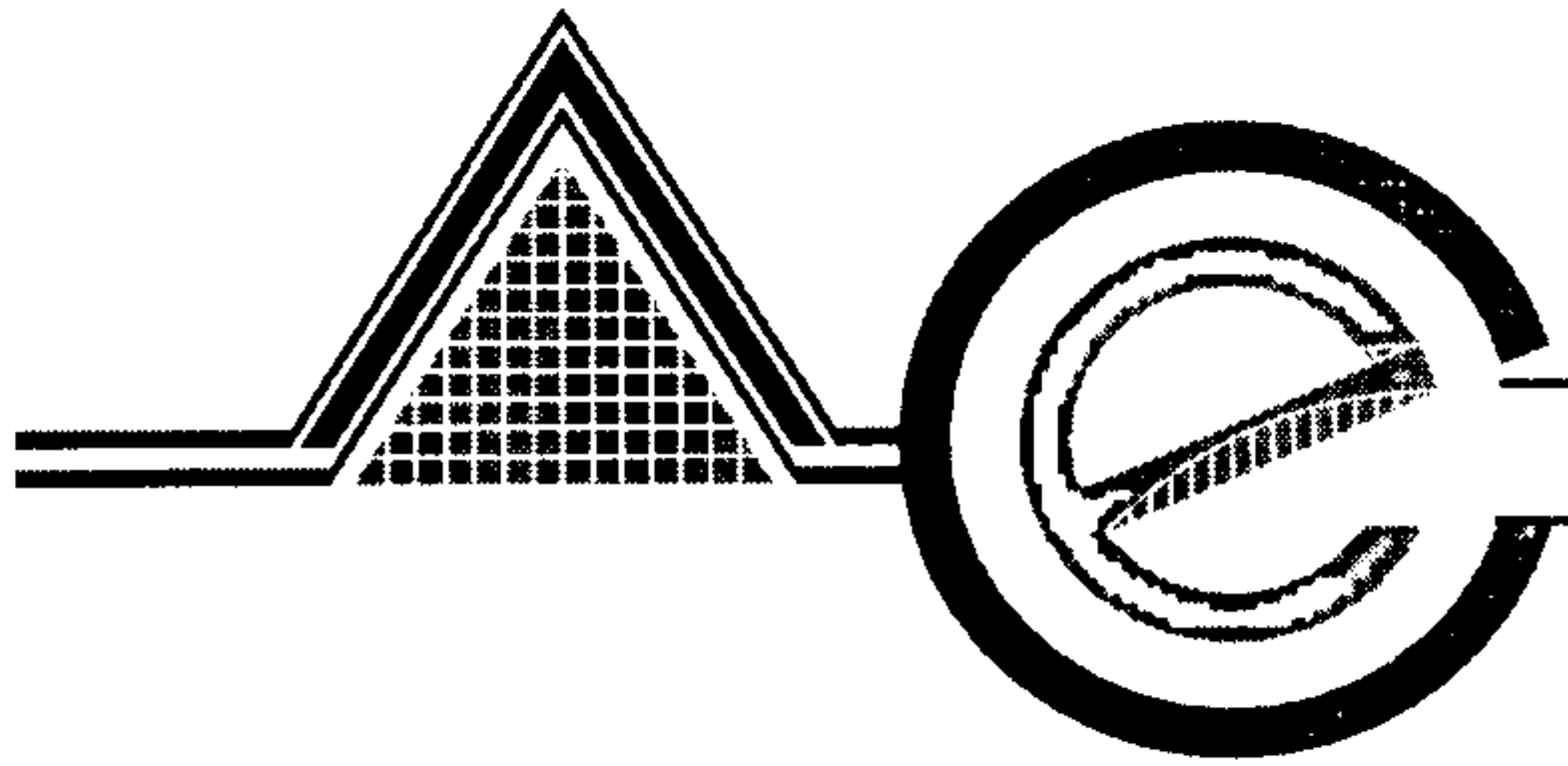
Zone Atlas Page:

**H-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

0 750 1,500 Feet



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ADVANCED ENGINEERING and CONSULTING, LLC

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November 29, 2005

*Consulting*  
*Design*  
*Development*  
*Management*  
*Inspection*  
*Surveying*

Ms. Sheran Matson, DRB Chair  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: **Sketch Plat Review and Comments Lots 1 through 5, 6A, Block 13, Timoteo Chavez Addition, Zone Atlas Page H-17-Z, Containing ± 0.9053 Acre**

Dear Ms. Matson:

Attached please find six copies of the sketch plat for the above referenced site. The site is located at the southwest corner of Sierra Drive NE and Menaul Blvd. NE. The site is being replatted to remove the lot lines to allow us to build a larger building on the site.

If there are any questions concerning this request or any other aspect of the project do not hesitate to contact me.

Sincerely,

Shahram (Shawn) Biazar, Managing Member

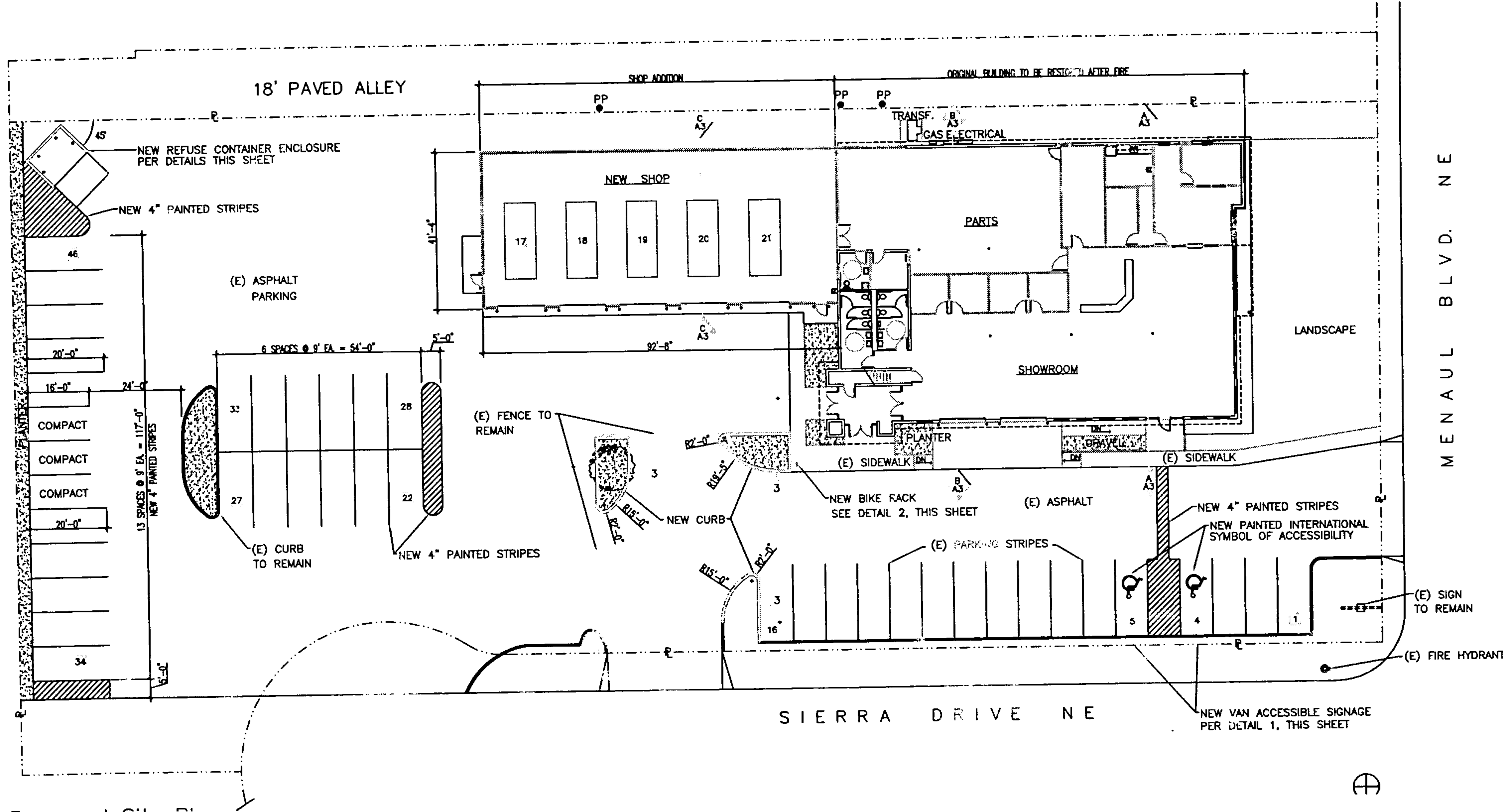


Existing Site Plan



1'-0" = 20'-0"

H.  
 AT  
 54 TO  
  
 STEEL  
 END  
 CONC.-  
 INC. AND  
 (TYP. OF 6)  
  
 4000#  
 GREGATE  
 MM  
  
 4000#  
 GREGATE  
 WF OR  
 1'-0"  
 JOINT  
  
 0"  
  
 20'-0"  
 16'-0"  
 24'-0"  
 COMPACT  
 COMPACT  
 COMPACT  
 20'-0"  
 13 SPACES @ 9' EA. = 117'-0"  
 NEW 4" PAINTED STRIPES  
 (E) CURB  
 TO REMAIN  
 34  
 4' O.C.  
 LD  
 VT.



MENAUL BLVD. NE

SIERRA DRIVE NE

