

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
4/26/06	Randy Hubert League Proj 1004854	Sketch	Comments given



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 20, 2006
DRB Comments**

ITEM # 15

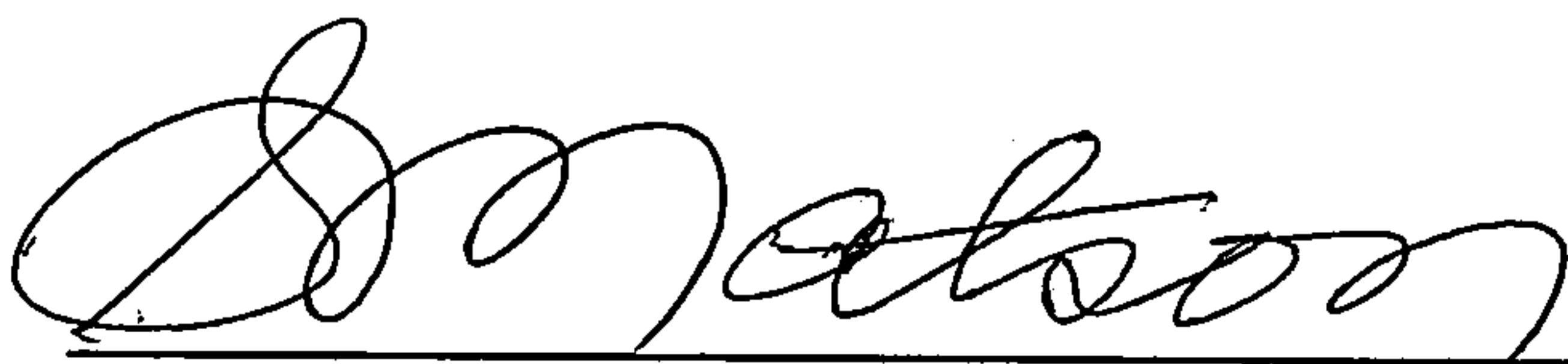
PROJECT # 1004854

APPLICATION # 06-00562

RE: Lot A, Tracts 145-A, Lands of Hubert R Teague/sketch

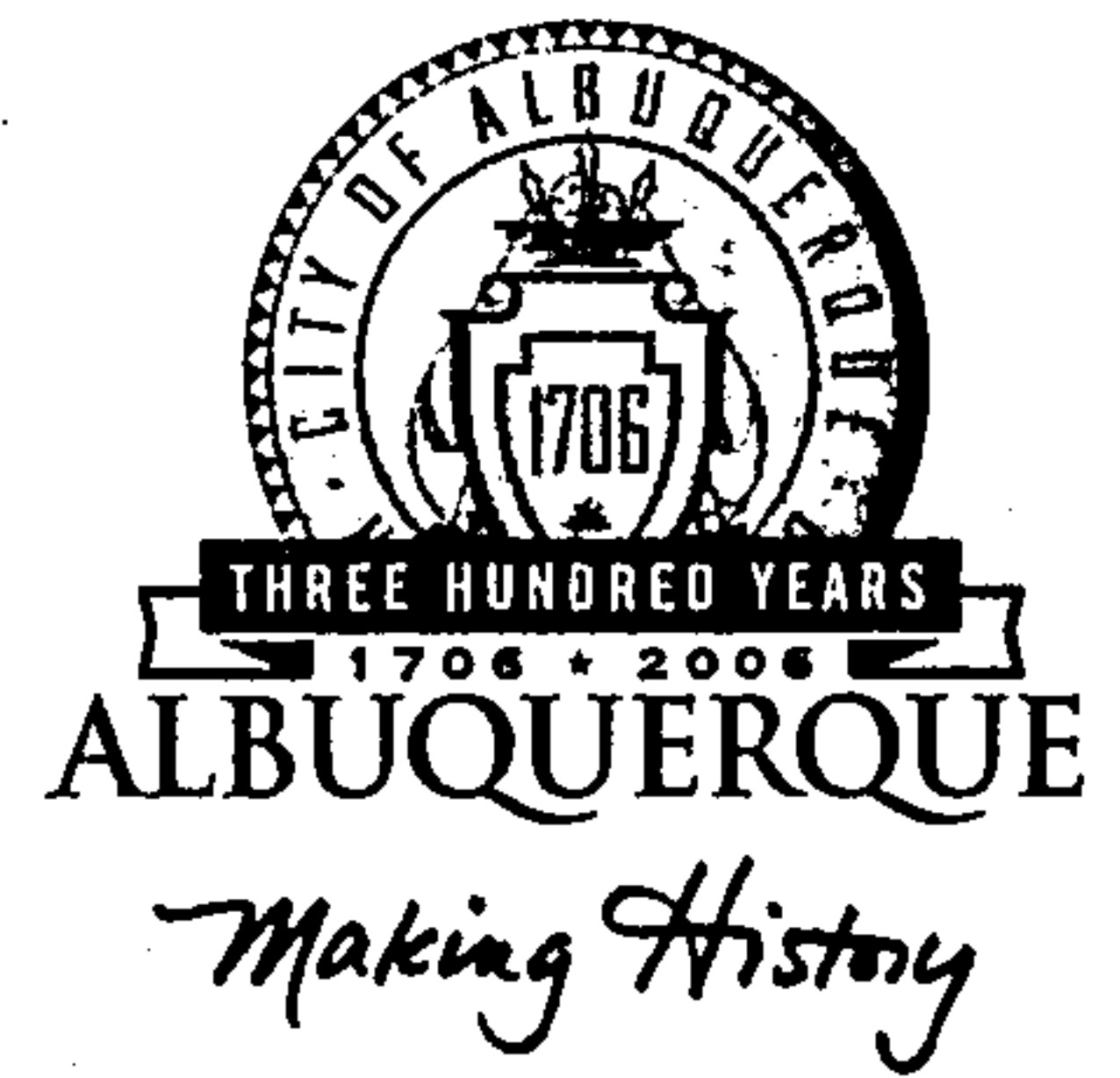
I need more information to provide comments.

*No objection - want to move
access easement.*



Sheran Matson, AICP DRB Chair
924-3880 fax 924-3864 smatson@cabq.gov

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004854

AGENDA ITEM NO: 15

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:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *discussed* X; WITHDRAWN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: April 26, 2006

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

- | | | |
|----------------------------|----------------------------|---|
| <input type="checkbox"/> S | <input type="checkbox"/> Z | ZONING & PLANNING |
| <input type="checkbox"/> | <input type="checkbox"/> | Annexation |
| <input type="checkbox"/> | <input type="checkbox"/> | County Submittal |
| <input type="checkbox"/> V | <input type="checkbox"/> | EPC Submittal |
| <input type="checkbox"/> | <input type="checkbox"/> | Zone Map Amendment (Establish or Change Zoning) |
| <input type="checkbox"/> P | <input type="checkbox"/> | Sector Plan (Phase I, II, III) |
| <input type="checkbox"/> | <input type="checkbox"/> | Amendment to Sector, Area, Facility or Comprehensive Plan |
| <input type="checkbox"/> | <input type="checkbox"/> | Text Amendment (Zoning Code/Sub Regs) |
| <input type="checkbox"/> | <input type="checkbox"/> | Street Name Change (Local & Collector) |
| <input type="checkbox"/> L | <input type="checkbox"/> A | APPEAL / PROTEST of... |
| <input type="checkbox"/> D | <input type="checkbox"/> | 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 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: Son Broadcasting Network PHONE: 505-345-1991
 ADDRESS: 5010 4th. St. NW FAX: 505-345-5669
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: david@kchf.com
 Proprietary interest in site: _____ List all owners: Belarmino Gonzalez
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: Vacate current access easement and recreate access easement a few feet south of the current easement. Please see attached letter.

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 A Tract 145-a Block: _____ Unit: _____
 Subdiv. / Addn. LANDS OF HUBERT R. TEAGUE
 Current Zoning: D-1 Proposed zoning: _____
 Zone Atlas page(s): F-14-Z No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): 0.4843 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. 101406144107 440455 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 5010 4th St. NW Albuquerque, NM 87107
 Between: San Andres and Shangri la

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

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

SIGNATURE [Signature] DATE 4-18-06
 (Print) David B. Dominguez Operations Manager for SBN Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00562</u>	<u>SK</u>	<u>5(3)</u>	\$ <u>2</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 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>4-26-06</u>	_____	_____	\$ <u>2</u>

Kim Sim 4/18/06

Project # 1004854

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.

David B. Dominguez
Applicant name (print)
[Signature]
Applicant signature / date
4-18-06

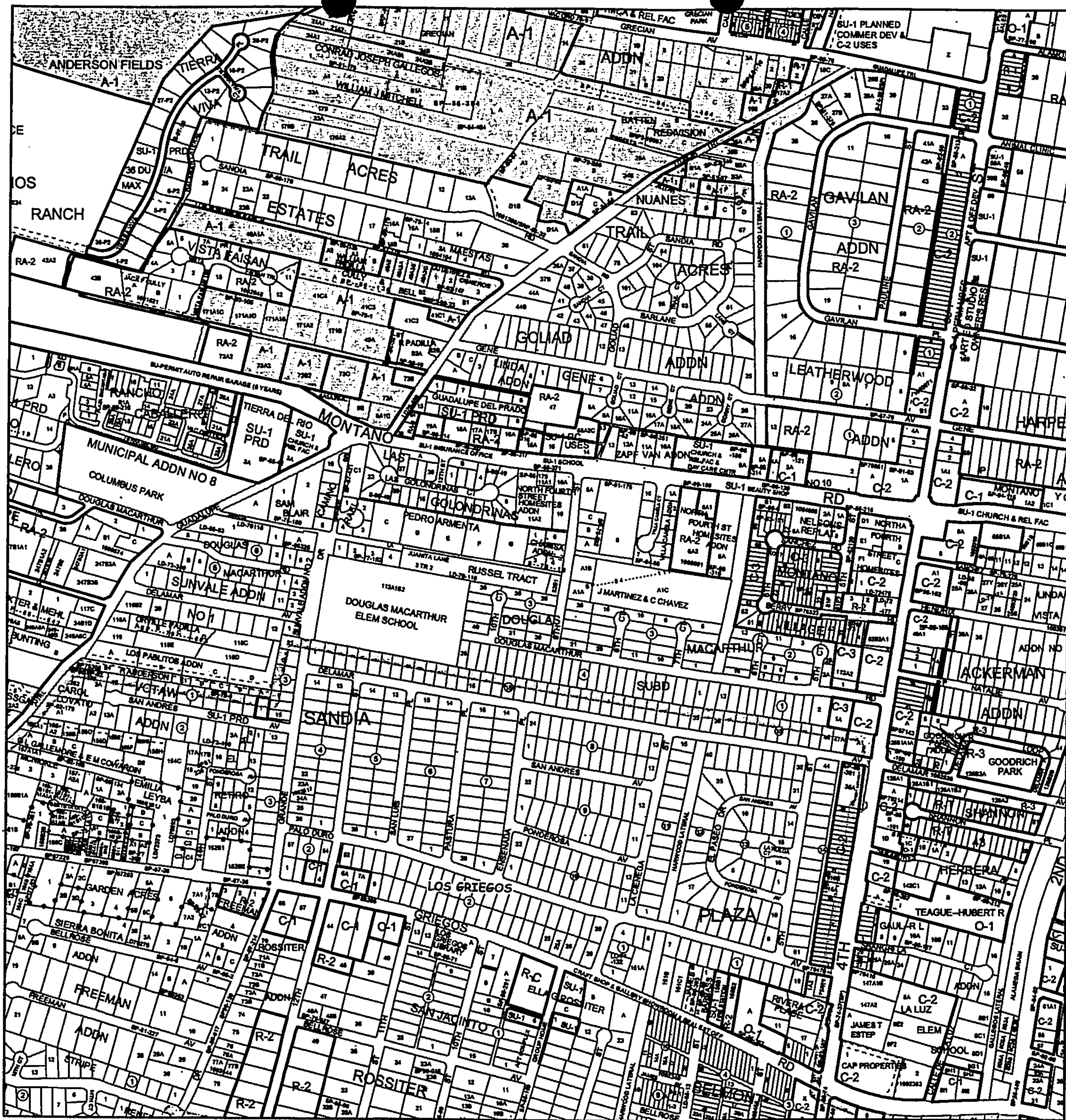


Form revised 8/04, 1/05 & 10/05

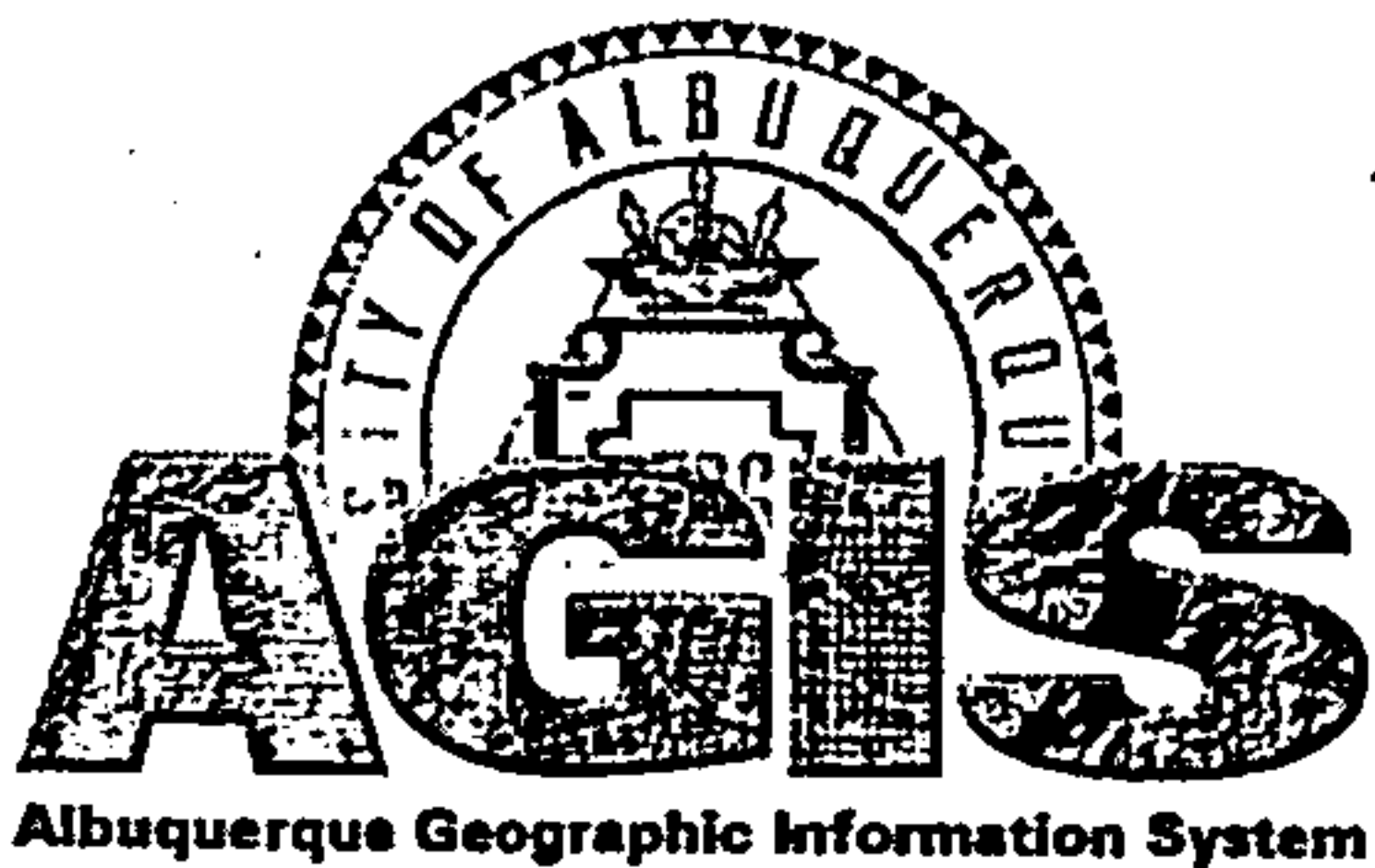
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
06D73 - - 00562
- - -
- - -

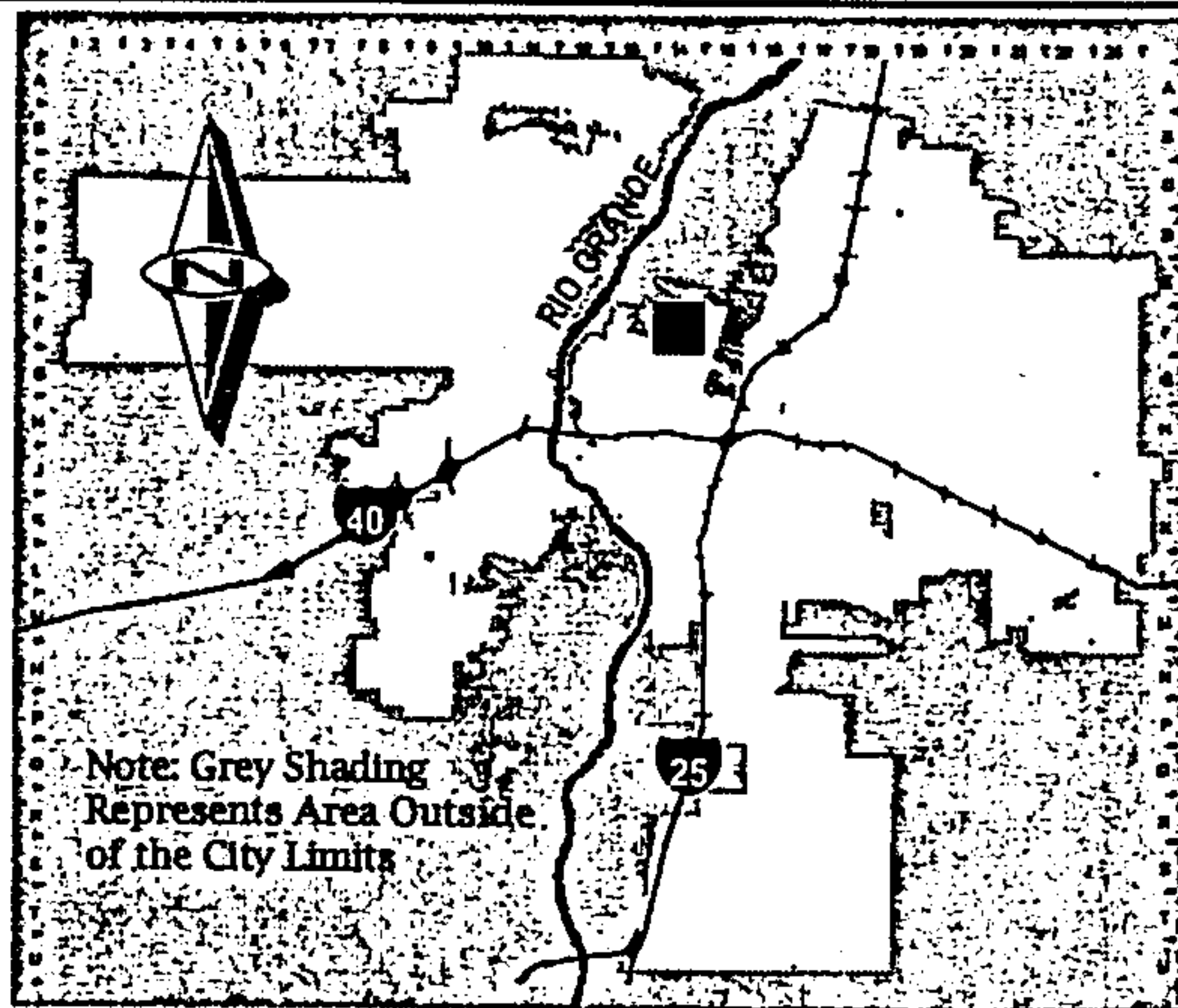
K. S. S. 4/18/06
Planner signature / date
Project # 1004854



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



Map amended through: 11/2/2005



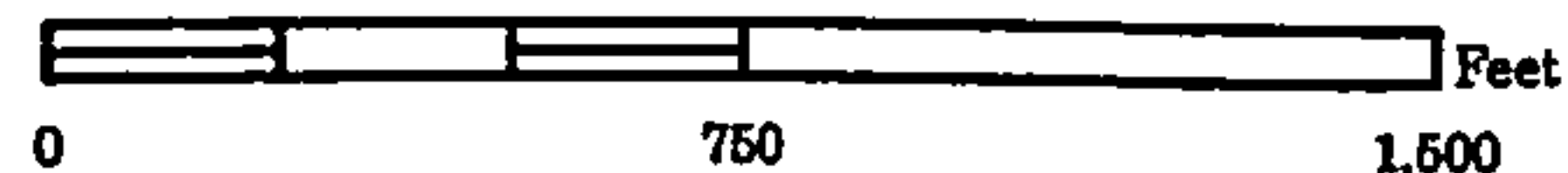
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

F-14-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





Son Broadcasting Co. Inc.

P.O. Box 4338 Albuquerque, NM
Voice (505) 345-1991 • Fax (505) 345-5669

April 18, 2006

To Whom It May Concern:

I would like to submit this site sketch before you on behalf of Son Broadcasting Network. Please note that the sketch was done on computer for your convenience for the purpose of clarity. Please note, that I have also attached an original copy of the plat as it currently stands for comparison during the review.

The current easement when used for the purpose of ingress and egress will not allow us to maintain adequate parking. (Pic. A) Not having a parking lot places a great burden on our business as we have an average of 12 employees, 6, volunteers, and several customers and guests in and out of our building on a daily basis. Furthermore, as a broadcasting television and radio station we are required by the FCC to maintain certain standards of broadcasting and as a result of the current easement we would have to cease broadcasting in order to move the dishes which also places a heavy burden on our business.

After much discussion with the owner of Lot B (the beneficiary of the easement) we have mutually come to an agreement that we feel would be in both of our best interest.

We would like to submit the following:

- Separate the "25' Public Water & Sewer" from the "Private Access Easement"
- Vacate the current "25' Private Access Easement" while maintaining the "Public Water & Sewer" easement and leaving it where it currently stands.
- Create a new 24' foot Access easement 12' ingress and 12' egress (as suggested by Mr. Gallegos in the Traffic Division.)
- Move the 24' foot easement from its current location south as close as possibly permitted to our southern property line.

Furthermore, we would ask that you might advise us as to any possible additions or unforeseeable expanses and additional work that might arise out of this request for moving the current easement.

Your assistance in this matter is greatly appreciated.

Thank you,

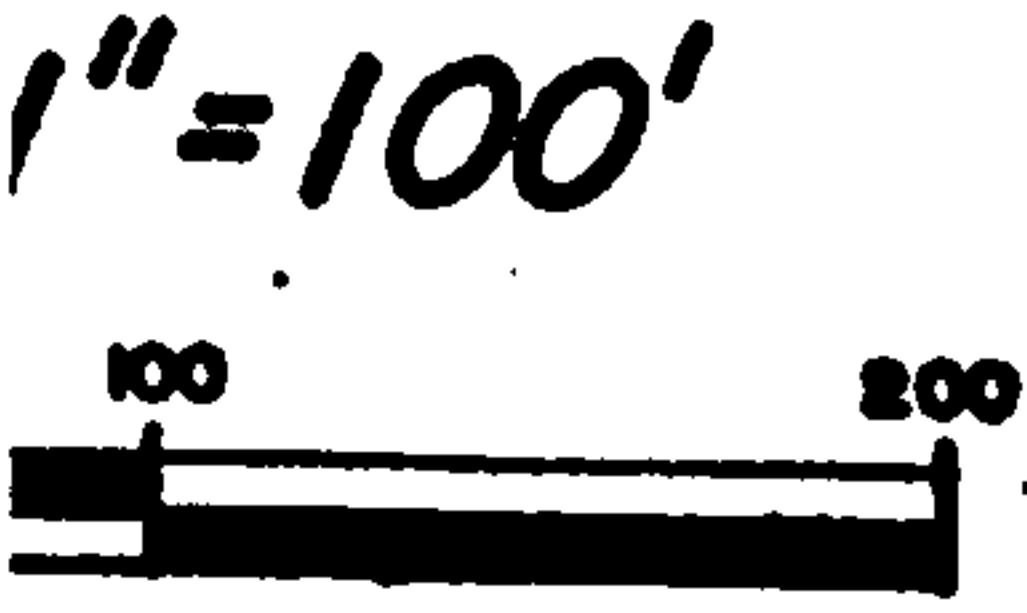

David Dominguez
Operations Manager, SBN

50 7340

(New Mexico)
of Bernalillo
summit was filed for recording

AUG 8 1986
clock in recorded in Vol. 30
of said county folio 55
C. Hall, Clerk & Recorder
Deputy Clerk

**A PLAT OF
LOT A AND LOT B
LANDS OF HUBERT R. TEAGUE
BEING A REPLAT OF TRACTS 142-c-2, 145-a AND 146-a
AS SHOWN ON M.R.G.C.D. MAP No. 32
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY 1986**



LEGAL DESCRIPTION

A certain tract of land comprised of Tracts 142-C-2, 145-a and 146-a as shown on M.R.G.C.D. Property Map No. 32, within Section 32, Township 11 North, Range 3 East, N.M.P.M., Albuquerque, Bernalillo County, New Mexico, and being more particularly described as follows:

BEGINNING at the Northeast corner of said tract, being the same corner as the Southeast corner of Lot 9, HERRERA SUBDIVISION, as filed in Bernalillo County, New Mexico on April 5, 1946, in Book D, page 48; also being a point on the West right-of-way of the Gallegos Lateral; thence along said right-of-way S 11° 31' 00" W, 98.78 feet to a point; thence, S 08° 58' 00" W, 119.25 feet to the Southeast corner; thence leaving said right-of-way N 72° 04' 00" W, 192.70 feet to a point; thence, N 74° 01' 00" W, 600.00 feet to the Southwest corner, a point on the East right-of-way of North Fourth Street; thence along said right-of-way N 08° 53' 00" E, 123.01 feet to the Northwest corner; thence leaving said right-of-way S 73° 10' 47" E, 370.39 feet to a point; thence, N 15° 58' 00" E, 91.69 feet to a point on the South line of said Herrera Subdivision; thence along said line S 74° 17' 00" E, 415.21 feet to the point of beginning, and containing 3.0491 acres, more or less.

FREE CONSENT

The above plat is with the free consent of the undersigned Owner(s). The undersigned

NORTH FOURTH STREET
(60' R.O.W.)

123.0'
N. 08° 53' 00" E

10' ADDITIONAL R.O.W. TO BE DEDICATED
AS FOURTH ST. R.O.W.

TRACT 142-C-1

S. 73° 10' 47" E
175.00'

370.39'
195.59'

Ac 16' **LOT A**
0.4843 ACRES

25' PUBLIC WATER & SEWER
5' PRIVATE ACCESS ESMT.

UTILITIES, PRIVATE DRAINAGE

LOT 7

N. 74° 01' 00" W.

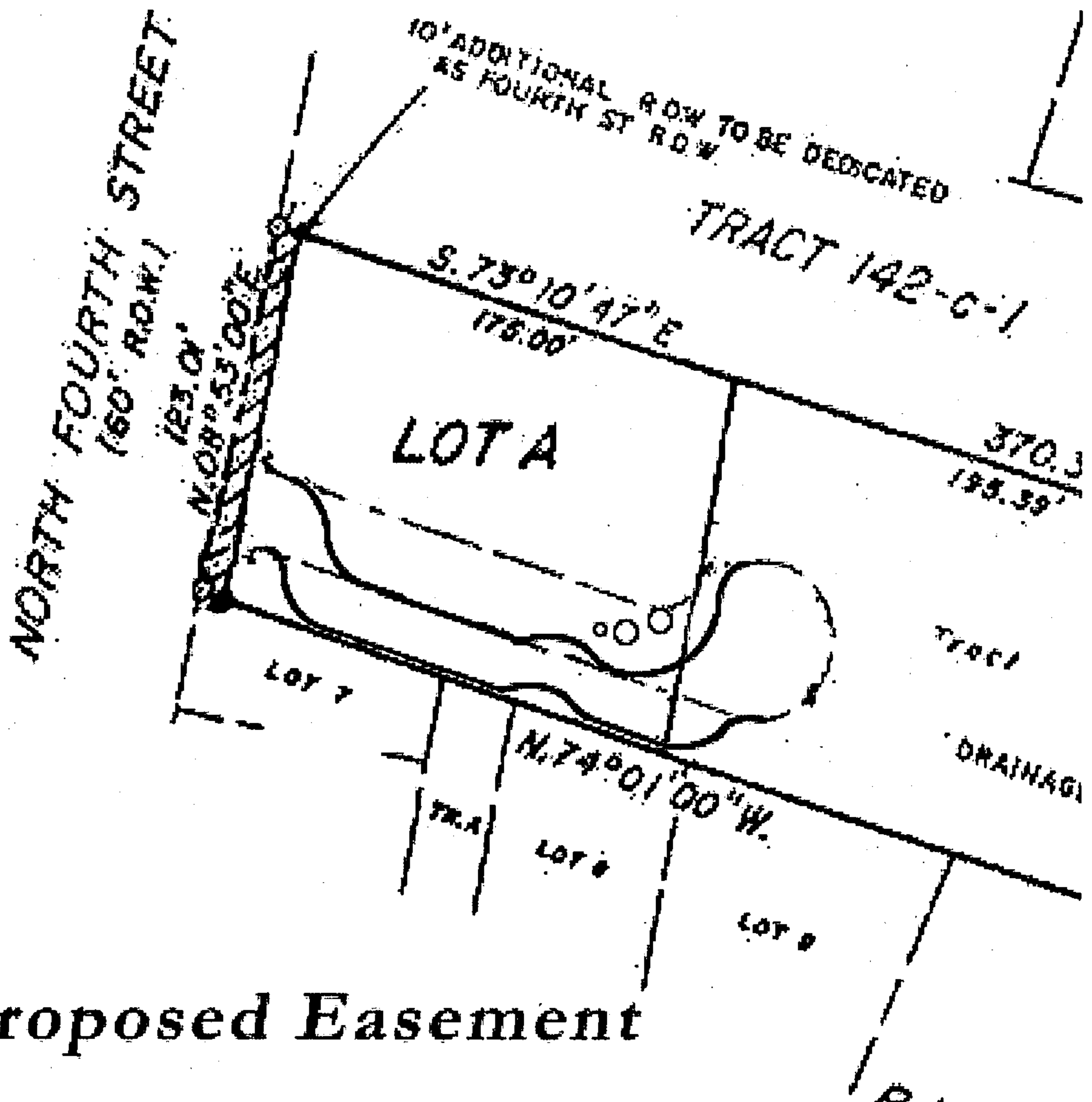
TR. A

LOT 8

LOT 9

R.L. GALLI
FILED

Current Easement



Proposed Easement

PIC-A

