

COMPLETED 08/06 St DRB CASE ACTION LOG (PREL & FINAL PLAT)

REVISED 9/28/05

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

	pplication No.: 06DRB-01037 (P&F)	Project # 1004858
•	Name MANDELL BUS & RES.	
ADDIT	Surveys Southwest Ltd.	Phone No.: 998-0303a
Agent.	Ourveys Courinvest Ltd.	1 11011C 140 330-0303a
Your reapprove OUTS1	equest for (SDP for SUB), (SDP for BP), (Filed on 7/26/06 by the DRB with delegand the signatures comments to E	NAL PLATS), (MASTER DEVELOP. PLAN), was gation of signature(s) to the following departments. BE ADDRESSED
	TRANSPORTATION: 10' Radius	@ alley =k g
	UTILITIES:	
	CITY ENGINEER / AMAFCA:	
	PARKS / CIP:	
	PLANNING (Last to sign):	
	-Tax printout from the County Asset 3 copies of the approved site pla County Treasurer's signature must with the County Clerk.	for the County Clerk. easurer. the County Clerk). RECORDED DATE: essor. n. Include all pages. est be obtained prior to the recording of the plat e must be obtained prior to Planning Department's



DRB CASE ACTION LOG (PREL & FINAL PLAT) REVISED 9/28/05

	o - '\	n	oioot #	1004858		
Application No.: 06DRB-01037 (P	or)		oject #	100 40 50		. <u></u>
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t: Surveys Southwest Ltd.		Pi	one N	o.: 998-0303	a	
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			7.			
Planning must record the	nis plat.	Please	submi	t the followir	ng items:	
-The original plat and	d a myla	r copy for	the C	ounty Clerk.	3	
-Tax certificate from -Recording fee (che	the Cou	nty ireas	Coun	tv Clerk)。Ri	ECORDED D	ATE:
-Recording lee (che) -Tax printout from th	e Count	v Assess	or.			
2 conice of the ann	roved si	ite nlan.	includ	ie all pages.		
County Treasurer's	signati	ıre must	be ob	tained prior	to the record	ing of the p
with the County Cle	rk delide			e obtained p		



DEVELOPMENT REVIEW BOARD ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

July 26, 2006

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development Kristal Metro & Brad Bingham, Alter City Engineer Bill Balch, Utility Development Christina Sandoval, Parks & Recreation

UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH

BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD

CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order:

9:00 A.M.

Adjourned: 11:50 A.M.

- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

 Project # 1004909
 06DRB-00930 Major- SiteDev Plan BldPermit

HARTMAN & MAJEWSKI DESIGN GROUP agent(s) for SOUTHWEST GASTROENTEROLOGY ASSOCIATES, request(s) the above action(s) for Tract(s) 2A-2A-2B-2, Block(s) 0000, JOURNAL CENTER (to be known as SOUTHWEST GASTROENTEROLOGY) zoned IP, located on the northeast corner of JEFFERSON NE between JOURNAL CENTER BLVD NE ANSD HEADLINE AVE NE containing approximately 2.5 acre(s). [REF: DRB-97-442, ZA-96-44, 06DRB-00717] (D-17) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCULATIONS AND REVISED UTILITY

PLAN AND TRANSPORTATION DEVELOPMENT FOR BUILD NOTES, SIDEWALK EASEMENT, JOURNAL CENTER APPROVAL LETTER, 3 COPIES OF THE SITE PLAN AND THE 15-DAY APPEAL PERIOD.

2. Project # 1004228
06DRB-00937Major-Vacation of Pub
Right-of-Way

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tahoe Place right-of-way (SUNRISE HEIGHTS ADDITION)) zoned M-1 light manufacturing zone, located on MONTANO RD NE AND RENAISSANCE BLVD NE containing approximately 1 acre(s). [REF: 05DRB-01765] (F-15) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

3. Project # 1004091 06DRB-00942 Major-Preliminary Plat approval 06DRB-00943 Minor- Temp Deferral of Sidewalk RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). [Deferred from 7/26/06] (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/2/06.**

4. Project # 1004076
06DRB-00880 Major-Vacation of Pub
Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for HILTON AVENUE LOFTS LLC, request(s) the above action(s) for a portion of HILTON AVE NE adjacent to Lot(s) 6 (to be known as HILTON AVENUE LOFTS) zoned RLT, located on HILTON AVE NE, between PARSIFAL ST NE and HENDRIX RD NE. [REF: 05DRB-01403, 05DRB00526] [Deferred from 7/19/06] (G-20) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

5. Project # 1004240
06DRB-00890 Major-Preliminary Plat
Approval
06DRB-00891 Minor-Sidewalk Waiver
06DRB-00892 Minor-Temp Defer SDWK
06DRB-00893 Minor-Vacation of Private
Easements

ENGINEERING & CONSULTING LLC ADVANCED agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 and A-2, LANDS OF E. MAS as VILLAS LAS MANANITAS known SUBDIVISION, zoned SU-1 FOR C-1 AND R-1, located on INDIAN SCHOOL RD NW between the ALAMEDA DRAIN AND RIO GRANDE BLVD NW containing approximately 5 acres. [REF: 05DRB-00918] [Deferred from 7/12/06] (H-13) WITH THE SIGNING OF THE INFRASTRUCTURE 7/26/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/6/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: 1) LANDSCAPING MUST BE SHOWN ON A REVISED WALL DESIGN PRIOR TO FINAL PLAT 2) ALL LOTS MUST MEET THE MINIMUM 5000 SQUARE FOOT LOT SIZE. 3) IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). 4) ALL LOTS SHALL HAVE P-2 DESIGNATIONS. 5) A SUBDIVISION DESIGN VARIANCE NEEDS TO BE APPLIED FOR BEFORE OR CONCURRENT WITH THE FINAL PLAT APPLICATION. 6) NEED EASEMENTS OR DEDICATION ALONG RIO GRANDE BOULEVARD NORTH OF THE EXISTING HISTORIC BUILDING. 7) THE EASEMENTS ALONG MANANITAS LANE NW MUST BE WIDER. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

06DRB-01042 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for GARCIA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, VILLAS LAS MANANITAS SUBDIVISION, zoned SU-1 FOR PERMISSIVE C-1 W/RESTRICTIONS, located on the northeast corner of INDIAN SCHOOL RD NW and RIO GRANDE BLVD NW and containing approximately 2 acre(s). [REF: 06DRB-00890, 06DRB-00891, 06DRB-00892, 06DRB-00893] [David Stallworth, EPC Case Planner] (H-13) THE SITE

PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS, 3 COPIES OF THE SITE PLAN AND A REVISED WALL DESIGN WITH LANDSCAPING.

6. Project # 1003612
06DRB-00737 Major-Preliminary Plat
Approval
06DRB-00738 Major-Vacation of Pub
Right-of-Way
06DRB-00739 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT (to be known as **SUNDORO SOUTH, UNIT 9**) zoned SU-2 R-LT, located on ENDEE RD NW, between 98TH ST NW and 94TH ST NW containing approximately 6 acre(s). [REF: 04DRB-01868] [Deferred from 6/21/06 & 6/28/06 & 7/12/06 & 7/26/06] (J-9) **DEFERRED AT THE BOARD'S REQUEST TO 8/2/06.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

7. Project # 1003087 06DRB-01034 Minor-SiteDev Plan Subd

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) 1-39, Tract(s) A-L, WATERSHED SUBDIVISION, zoned SU-2 FOR PDA RR, located on TIERRA PINTADA ST NW, between 98TH ST NW and ARROYO VISTA BLVD NW containing approximately 47 acre(s). [REF: 05DRB-00788] (H-9) THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNNG FOR LANDSCAPE PLAN ATTACHED TO COPIES OF THE SITE PLAN, NO UNIFORM FRONT YARD SETBACK, PLACEMENT AND ORIENTATION OF GARAGES AND INFRASTRUCTURE LIST LANGUAGE ON THE SIGNATURE BLOCK.

8. Project # 1005025
06DRB-01031 Minor-SiteDev Plan
BldPermit

M & M REAL ESTATE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 217, SANTA BARBARA- MARTINEZTOWN (to be known as 523 LOMAS OFFICE BUILDING) zoned C-3, located on LOMAS BLVD NE, between HIGH ST NE and EDITH BLVD NE containing approximately 1 acre(s). (J-15) WITHDRAWN AT THE AGENT'S REQUEST.

9. Project # 1003272 06DRB-00941 Minor-SiteDev Plan Subd/EPC CONSENSUS PLANNING agent(s) for AMERI CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2, 3-A and 4-A-1, ALBUQUERQUE WEST, UNIT 2, zoned SU-1 PDA to include C-3 uses, located on PASEO DEL NORTE NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 10 acre(s). [REF: 06EPC-00283] [Stephanie Shumsky, EPC Case Planner] [Deferred from 7/12/06] (C-13) THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.

05DRB-01354 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for HIGH ASSETS LAND CO LTD request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2 and 3A (to be known as **ALBUQUERQUE WEST, UNIT 2,** Lot(s) 3-A-1, 3-A-2, 2-A-1-B-2-A and 2-A-1-B-2-B), zoned SU-1 PDA TO INCLUDE C-3 USES, located on EAGLE RANCH RD NW, between PASEO DEL NORTE NW and ALL SAINTS RD NW containing approximately 8 acre(s). [REF: DRB-96-14, DRB-90-252] [Indef Deferred from 9/7/05 & 11/2/05] (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

10. Project # 1003993 06DRB-01006 Minor-SiteDev Plan BldPermit/EPC 06DRB-01005 Minor-Prelim&Final Plat Approval 06DRB-01003 Minor-Vacation of Private Easements

RHOMBUS PA INC agent(s) for GLOBAL STORAGE request(s) the above action(s) for all or a portion of Lot(s) A-37-1, NORTHEAST UNIT, TOWN OF ATRISCO GRANT (to be known as **GLOBAL STORAGE**) zoned SU-1-O-1, located on COORS BLVD NW, between SEQUOIA NW and ST JOSEPHS DR NW containing approximately 4 acre(s). [REF: 05EPC-00369, 05EPC-00370] [David

Stallworth, EPC Case Planner] [Deferred from 7/19/06 & 7/26/06] (G-11) DEFERRED AT THE AGENT'S REQUEST TO 8/2/06.

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

11. Project # 1003112 06DRB-01012 Minor-Prelim&Final Plat Approval

ROSS HOWARD CO agent(s) for ARLAN COLLATZ INC request(s) the above action(s) for all or a portion of Lot(s) 20, 25 & 26, RINCONADA TRAILS, zoned RD, located on HUYANA DR NW, between UNSER BLVD NW and WESTERN TRAIL NW. (F-11) THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.

12. Project # 1004858
06DRB-01037 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JEFF & EVANGELINE ROMERO request(s) the above action(s) for all or a portion of Lot(s) 7-9 & PORTION OF Lot(s) 10, Block(s) N, MANDELL BUSINESS & RESIDENCE ADDITION, zoned SU-3 special center zone, located on SLATE AVE NW, between 5th ST NW and LOMAS BLVD NW containing approximately 1 acre(s). [REF: 06DRB-00573] (J-14) PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 10-FOOT RADIUS AT ALLEY.

13. Project # 1004774
06DRB-01036 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JESUS SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) H-1-A, Block(s) 2, MONTOYA'S SECOND REPLAT, zoned SU-2 MR special neighborhood zone, located on ABAJO RD SE, between TOPEKA ST SE and JOHN ST SE containing approximately 1 acre(s). [REF: 06DRB-01036] (M-14) THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.

14. Project # 1003057 06DRB-00877 Minor-Prelim&Final Plat Approval SURVEYS SOUTHWEST agent(s) for ROBERT RUSSELL request(s) the above action(s) for all or a portion of Tract(s) A-2-C-1, Block(s) 1, CLIFFORD WEST BUSINESS PARK, UNIT 3, zoned IP, located on LOS VOLCANES RD NW, between SAUL BELL RD NW and UNSER BLVD NW containing approximately 6 acre(s). [REF: 05DRB-00893] [Indef Deferred from 6/28/06] (K-9/K-10) PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.

15. Project # 1004782 06DRB-00928 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS INC agent(s) for THOMAS P GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, SLOAN'S ACRES, zoned R-1, located on ESTANCIA NW, between LADERA DR NW and WESTERN TRAILS NW containing approximately 1 acre(s). [Deferred from 7/12/06] (G-11) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/26/06 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

16. Project # 1004785 06DRB-00403 Minor- Final Plat Approval TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, zoned R-D 3DU/A, located on EAGLE ROCK AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 1 acre(s). (Indef Deferred from 4/5/06 for SIA) (C-20) FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.

17. Project # 1005021
06DRB-01000 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for JC PETERSON LLC request(s) the above action(s) for all or a portion of Lot(s) 3, 4, 5, 15, 16 and 17, Block(s) 5, ESPERANZA ADDITION, zoned C-1 & P, located on SAN MATEO BLVD SE, between TRUMBULL AVE SE and SOUTHERN AVE SE containing approximately 1 acre(s). [Deferred from 7/19/06] (L-18) PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PLACEMENT OF SIDEWALK AND PLANNING TO RECORD THE PLAT.

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

18. Project # 1005029 06DRB-01045 Minor-Sketch Plat or Plan

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for WESTLAND DEVELOPMENT COMPANY INC request(s) the above action(s) for all or a portion of Tract(s) B & J, THE CROSSING, zoned R-D & SU-2 FOR R-LT, located on TIERRA PINTADA BLVD NW, between CALLE AZULEJO NW and CLARKS FORK NW containing approximately 55 acre(s). (H-9) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

19. Project # 1003467
06DRB-01022 Minor-Sketch Plat or Plan

ALPHA PROFESSIONAL SURVEYING INC agent(s) for CHARLES MOSS, ASPEN HOMES NM request(s) the above action(s) for all or a portion of Tract(s) 11-A, 11-B & 11-C, RICE DURANES ADDITION, zoned R-2, located on RICE AVE NW, between RIO GRANDE NW and INDIAN SCHOOL NW containing approximately 1 acre(s). (H-13) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

20. Approval of the Development Review Board Minutes for July 12 & July 19, 2006. THE DEVELOPMENT REVIEW BOARD MINUTES FOR JULY 12 AND JULY 19, 2006 WERE APPROVED BY THE BOARD.

ADJOURNED: 11:50 A.M.

CITY OF AIBUQUERQUE



PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

City Engineer / AMAFCA Designee

	DEVELOPMEN	IT REVIEW BOARI	D – SPEED MI	EMO		
-	DRB CASE NO	PROJECT NO: 1	004858	AGENDA	ITEM NO	<u>): 12</u>
	SUBJECT:					
	Final Plat Preliminary Plat					
	ACTION REQUE	STED:				
	REV/CMT: ()	APPROVAL: (X)	SIGN-OFF: ()	EXTN	V: ()	AMEND: ()
	ENGINEERING C	COMMENTS:				
	No adverse commen		·			
P.O. Box 1293			-			· . •••
Albuquerque						
New Mexico 87103						
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www.cabq.gov						
				•		•
	RESOLUTION:				-	
	APPROVED; D	ENIED; DEFERREI	D; COMMEN'	TS PROVIDEI); WITI	IDRAWN
		EC-PLN) (SP-SUB) (S)				
	SIGNED: Bradley	L. Bingham		DAT	E: JULY 2	6, 2006

Albuquerque - Making History 1706-2006

4858

Copied fc 4858

DXF Electronic Approval Form

DRB Project Case #:	1004858
Subdivision Name:	MANDELL BUSINESS & RESIDENCE ADDITION BLOCK N LOT 8A
Surveyor:	MITCH REYNOLDS
Contact Person:	SARAH AMATO
Contact Information:	998-0303
DXF Received:	7/19/2006 Hard Copy Received: 7/19/2006
Coordinate System:	NMSP Grid (NAD 27)
Bann	07.20.2006
	Approved Date
* The DXF file cannot	be accepted (at this time) for the following reason(s):
·	
	AGIS Use Only

to agiscov on 7/20/2006

Contact person notified on 7/20/2006

A l



IMPACT FEES - # 1004858

Development Review Board 5/3/06 Agenda Item #16 Sketch Plat: Lot 9, Block H, Mandell Business & Residence Addition

This site is located in the McClellen Park Metropolitan Redevelopment Area – there are no impact fees for the proposed commercial development.

JACK CLOUD IMPACT FEE ADMINISTRATOR

CITY OF ALBUQUERQUE PLANNING DEPARTMENT May 3, 2006 **DRB Comments**

ITEM # 16

PROJECT # 1004858

APPLICATION # 06-00573

RE: Mandell Business & Residence Addition/sketch

Follow the design criteria in the Downtown 2010 Sector Development Plan. Please contact Richard Sertich, Associate Planning Director for further details.

Andrew Garcia, Planning Alternate 924-3858 fax 924-3864 agarcia@cabq.gov

CITY OF ALDUQUERQUE



PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004858

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.

Albuquerque

New Mexico 87103

RESOLUTION:

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: May 3, 2006

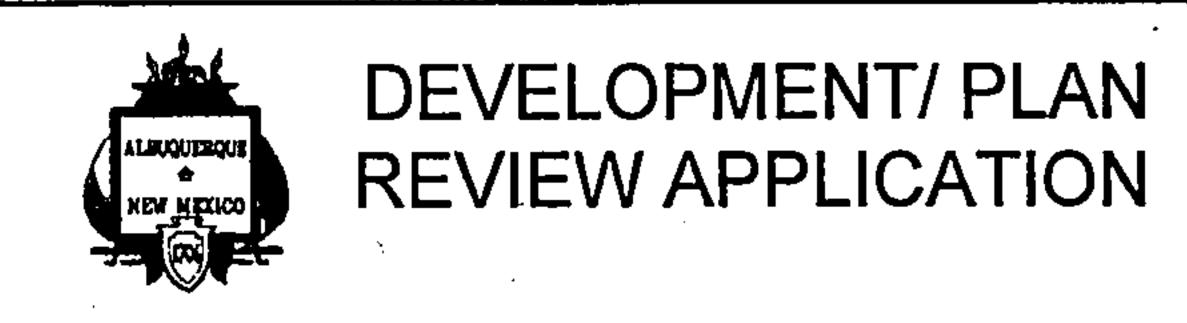
DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1004858	Item No. 16	Zone Atlas	J-14
DATE ON AGENDA 5-	3-06		•
INFRASTRUCTURE RE	QUIRED (X)YES ()	NO	
CROSS REFERENCE:			
TVDE OF ABBOATAT.	DECTEORES.		•
TYPE OF APPROVAL		· / \	
(X) SKETCH PLAT () PRELIMINARY PLAT	() FINAL PLAT	·.
() SITE PLAN REVI	EW AND COMMENT (SITE PLAN FOR	SUBDIVISION
()SITE PLAN FOR	BUILDING PERMIT		•
No.	Comment		

- 1) Is the sidewalk in place along Slate Street? Width? Distance from face of curb to property line?
- 2) Is the sidewalk in place along the entire frontage of 5th?
- 3) Radius dedication may be required at 5th and Slate.
- 4) Are the alleys going to be used for access? What is on the other side? Dedication and improvements may be required.

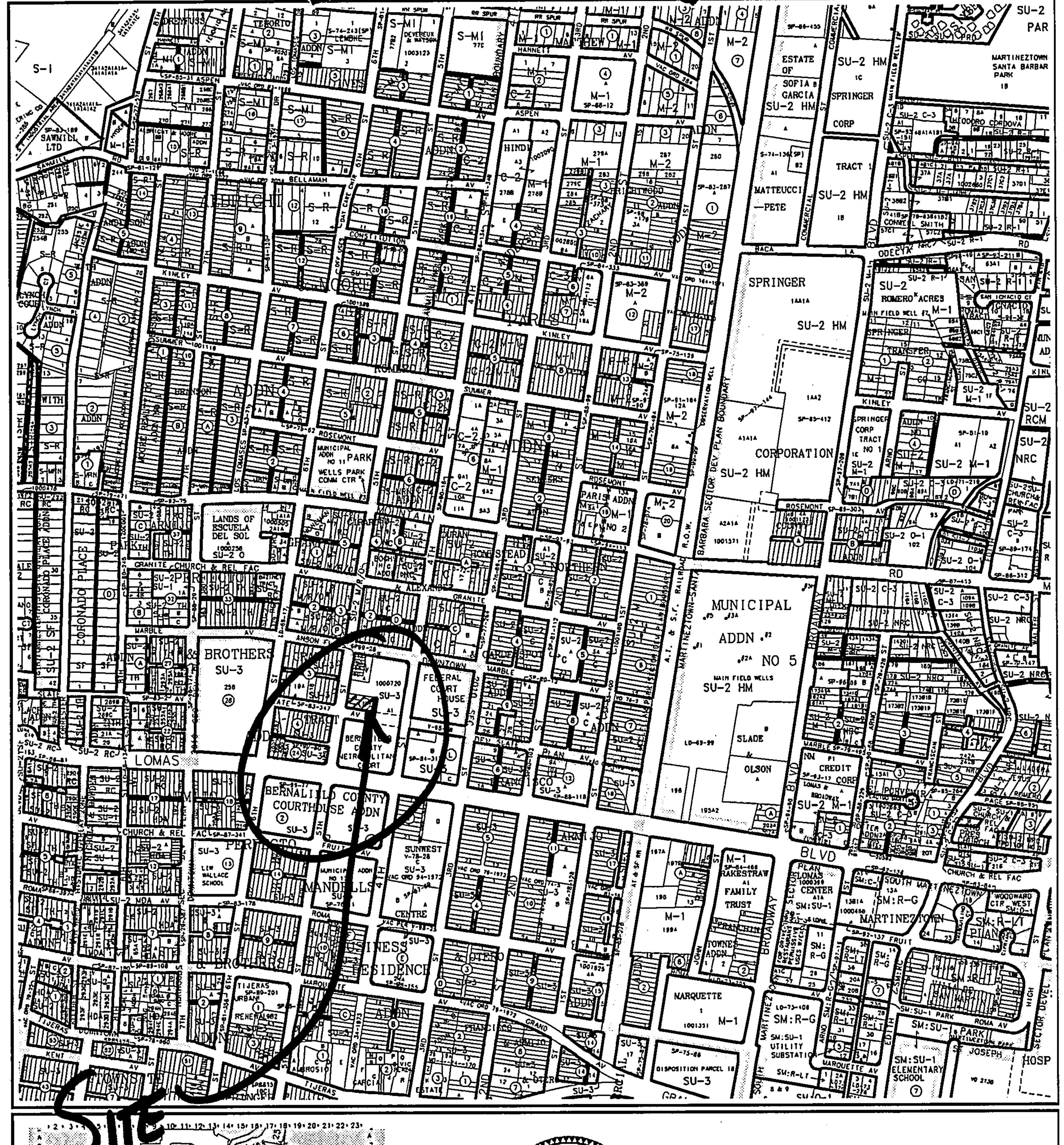
If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

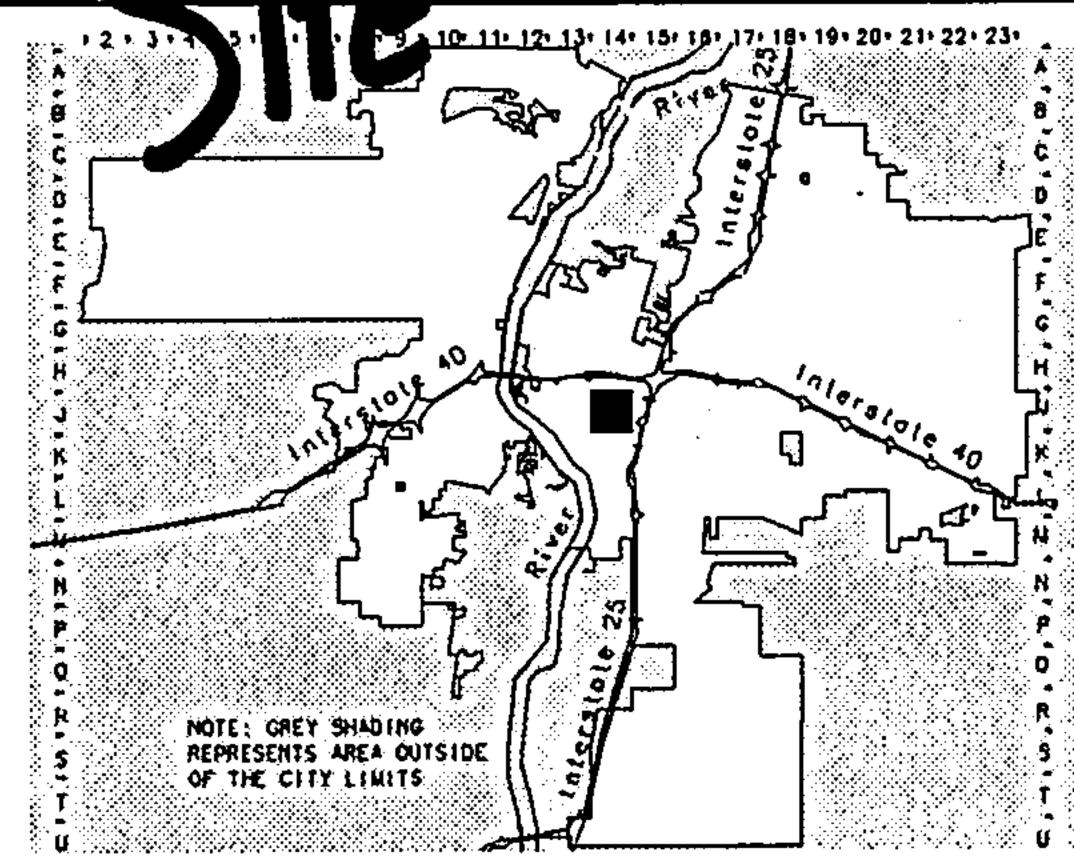
A City of Albuquerque

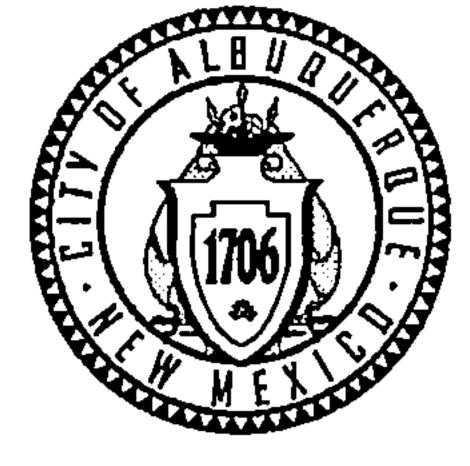


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	KETCH PLAT REVIEW AND COMMENT , YOUR ATTENDANCE IS REQUIRED.
•	Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing. Site sketch 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
	IAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT Preliminary Plat reduced to 8.5" x 11" Your attendance is required.
	 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
	xtensions are not reviewed through internal routing. xtension of preliminary plat approval expires after one year.
_	IAJOR SUBDIVISION FINAL PLAT APPROVAL 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.
] ~	IINOR 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. Jeone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
C	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
h	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
h	Infrastructure list if required (verify with DRB Engineer) OXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.
	MENDMENT TO PRELIMINARY PLAT (with minor changes) MENDMENT TO INFRASTRUCTURE LIST (with minor changes)
	MENDMENT TO GRADING PLAN (with minor changes) LEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision mendments. 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 mended preliminary plat approval expires after one year
	inclided preminary plat approval expires altor one your
-	applicant, acknowledge that information required but not Dan Graney
sul	nitted with this application will Applicant name (print)
iΚ€	result in deferral of actions. My Menty Applicant signature / date Applicant signature / date
	Form revised 8/04, 1/05 & 10/05







Abuquerque Geographic Information System
PLANNING DEPARTMENT

C Copyright 2004



Zone Atlas Page

J-14-Z

Map Amended through August 03, 2004

Surveys Southwest, Ltd

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

July 17, 2006

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: LOT 8-A, BLOCK N, MANDELL BUSINESS & RESIDENCE ADDITION

Dear Board Members:

The purpose of the above referenced replat is to remove existing lot lines and prepare the site for future building expansion.

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney President

ONE STOP SHOP CITY OF ALBUQUERQUE PLANNING DEPARTMENT Development & Building Services

PAID RECEIPT

APPLICANT NA	ME JEFF & EVANGELINE COMERO.
AGENT	SURVEYS SOUTHWEST LITTO
ADDRESS	333 LOMAS BLUD NE
PROJECT & AF	P# 1004858/00PRB01037
PROJECT NAM	E LTB-A. BLEN, MANDELL BUSINES 441032/3424000 Conflict Management Fee
•	
s. 215, co	441006/4983000 DRB Actions
\$	441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$	441018/4971000 Public Notification
\$	441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*** ()Major/Minor Subdivision ()Site Development Plan ()Bldg Permit () Letter of Map Revision ()Conditional Letter of Map Revision () Traffic Impact Study
\$ 235,00	TOTAL AMOUNT DUE
*** <u>NOTE</u> : If a s	ubsequent submittal is required, bring a copy of this paid receipt with you to avoid an

FFF @REVANGEINE ROMERO
SLATEACCOUNT

1316 CAS DESSESSION

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1316 CAS DESSESSION

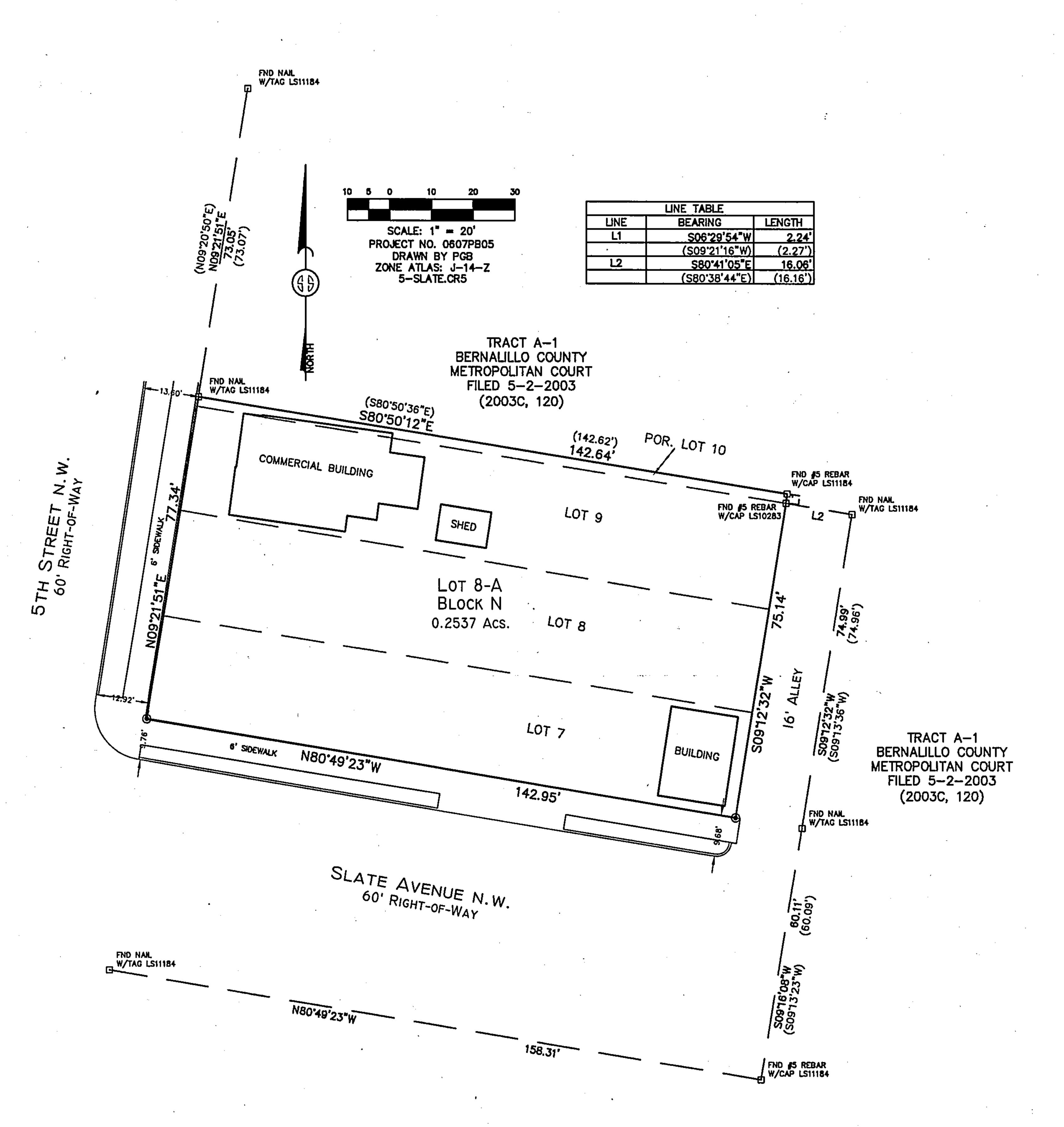
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additional charge.

\$235.00 \$0.00



WARRANTY DEED

Bernalillo County Metropolitan Court, a political subdivision of the State of New Mexico, for consideration paid, grants to Jeff Romero, Esq., and Evangeline Romero, his wife, and Marguerite Romero, a single woman, whose address is 804 Fifth Street, N.W., Albuquerque, New Mexico, 87102, all of its right, title and interest in and to the following described property in the City of Albuquerque, County of Bernalillo, State of New Mexico:

The property described in Exhibit A attached hereto consisting of two sheets with metes and bounds description on Sheet 1 and picture description on Sheet 2.

Subject to:

Reservations, restrictions, and easements of record, and taxes for the year 2002 and subsequent years,

with warranty covenants.

SELLER:

BERNALILLO COUNTY METROPOLITAN COURT

By: Name: Kevin Fitzwater

Title: Chief Judge

Date:

1/4/02

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

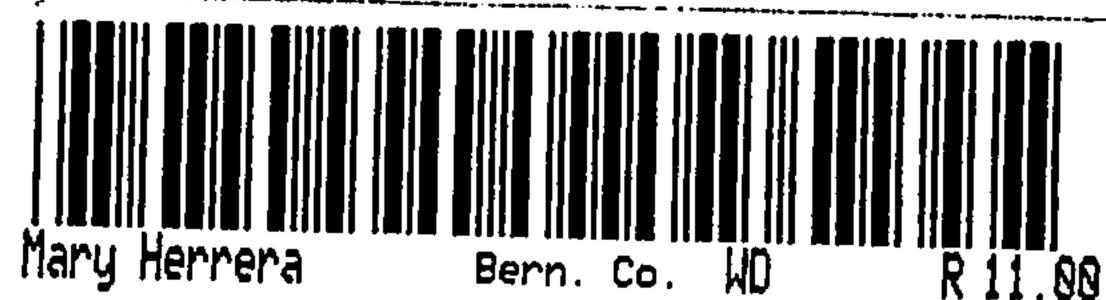
) ss.

This instrument was acknowledged before me on this 4th day of 2002, by Kevin Fitzwater as Chief Judge of the Bernalillo County Metropolitan Court.

My commission expires:

-16-2004

Notary Public



CONVEYANCE AREA EXHIBIT

PORTION OF LOT 10, BLOCK N, MANDELL BUSINESS & RESIDENCE ADDITION

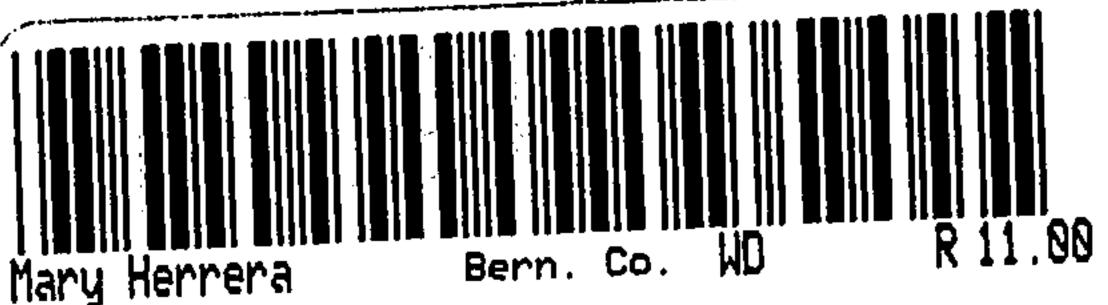
DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, County of Bernalillo, State of New Mexico, comprising a portion of Lot 10, Block N, Mandell Business & Residence Addition as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 03, 1886, Book C, Page 142, and being more particularly described as follows:

Beginning at the southwest corner of the parcel herein described, being the southwest corner of said Lot 10, also being the northwest corner of Lot 9, Block N, of said subdivision, and also being a point on the east right—of—way line of 5th Street N.W.; thence N 09°20′50″ E a distance of 2.27 feet, along said east right—of—way line to the northwest corner of the parcel herein described; thence S 80°50′36″ E a distance of 142.62 feet to the northeast corner of the parcel herein described, being a point on the west right—of—way of a former public alley with final condemnation in progress; thence S 09°21′16″ W a distance of 2.27 feet along said alley to the southeast corner of the parcel herein described, being the southeast corner of said Lot 10, also being the northeast corner of said Lot 9, and also being the northwest corner of a public alley; thence N 80°50′36″ W a distance of 142.62 feet to the point of beginning and containing approximately 323 square feet.

Notes:

- 1. A boundary survey was performed in January, 2001. Property corners were found as indicated. Improvements shown hereon are based upon the site conditions existing at that time.
- 2. Site located within projected Section 17, Township 10 North, Range 3 East, N.M.P.M. (Town of Albuquerque Grant).
- 3. All distances are ground distances.
- 4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone.
- 5. Purpose of this document is to describe the conveyance parcel.



2002002538 5609564 Page: 2 of 3 01/07/2002 02:14P R 11.00 Bk-A30 Pg-2533

SURVEYORS CERTIFICATION

I. Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify: that this unclassified survey and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

Charles G. Cala, Jr., NMPS /1184



10/18/01 Date

> Exhibit "A" to Warranty Deed Page 1 of 2



JEFF MORTENSEN & ASSOCIATES, INC.

| 6010-B MIDWAY PARK BLVD. N.E.

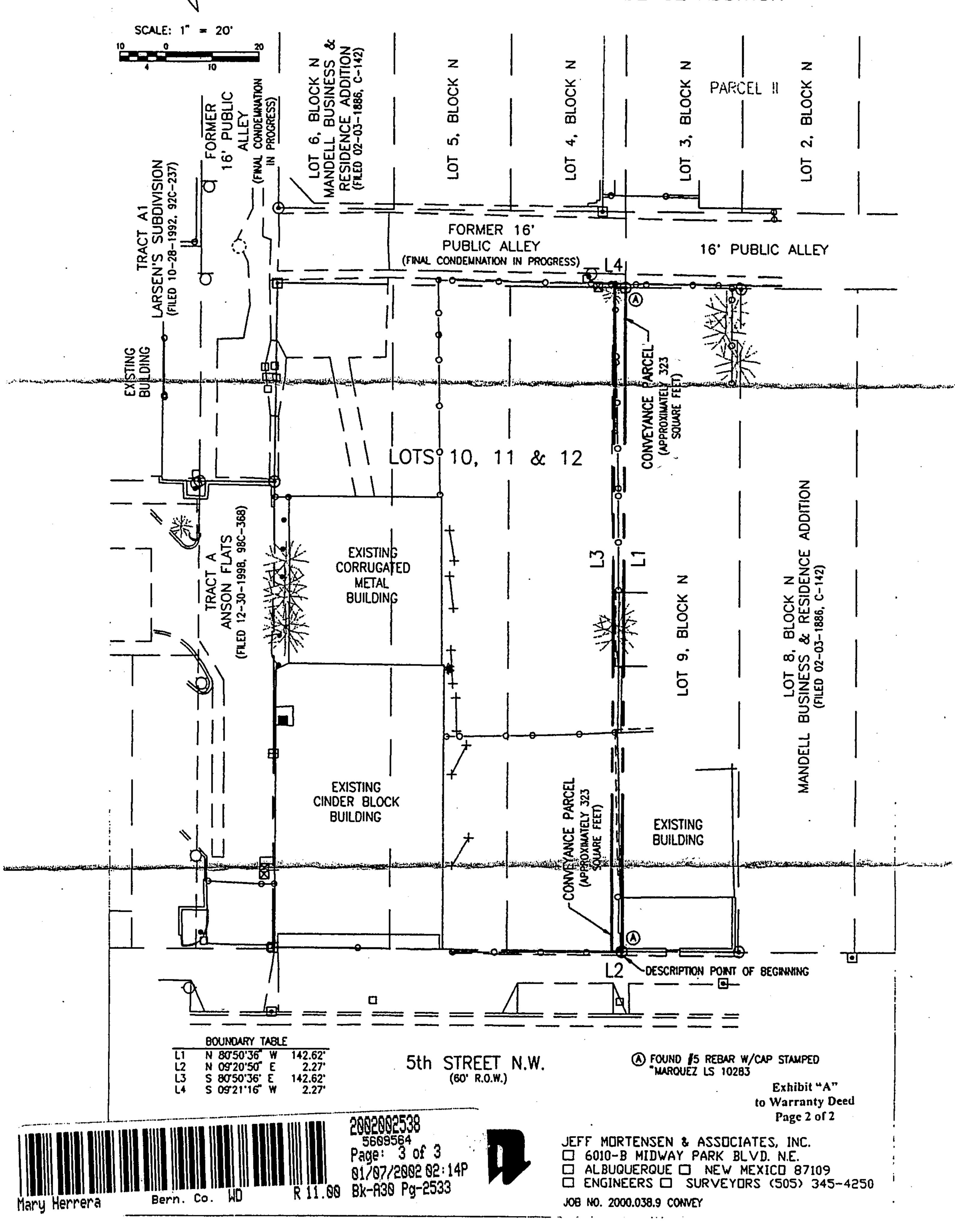
| ALBUQUERQUE | NEW MEXICO 87109

| ENGINEERS | SURVEYORS (505) 345-4250

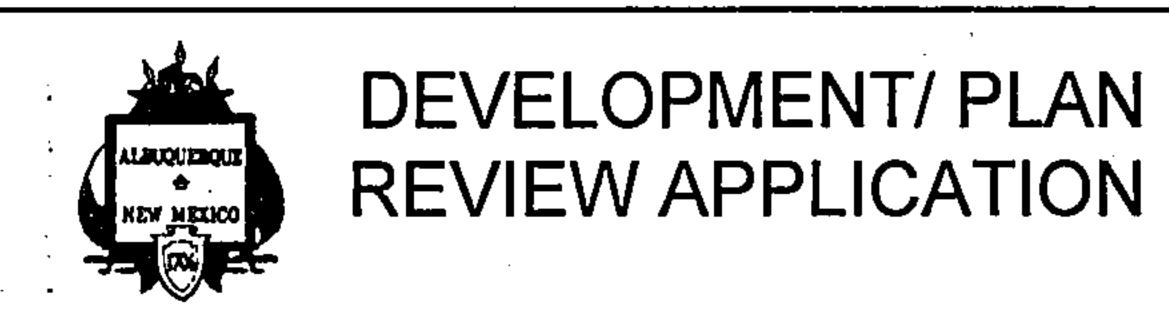
JOB NO. 2000.038.9 CONVEY

CUNVEYANCE AREA EXHIBITED PORTION OF LOT 10. BLOCK

PORTION OF LOT 10, BLOCK N, MANDELL BUSINESS & RESIDENCE ADDITION

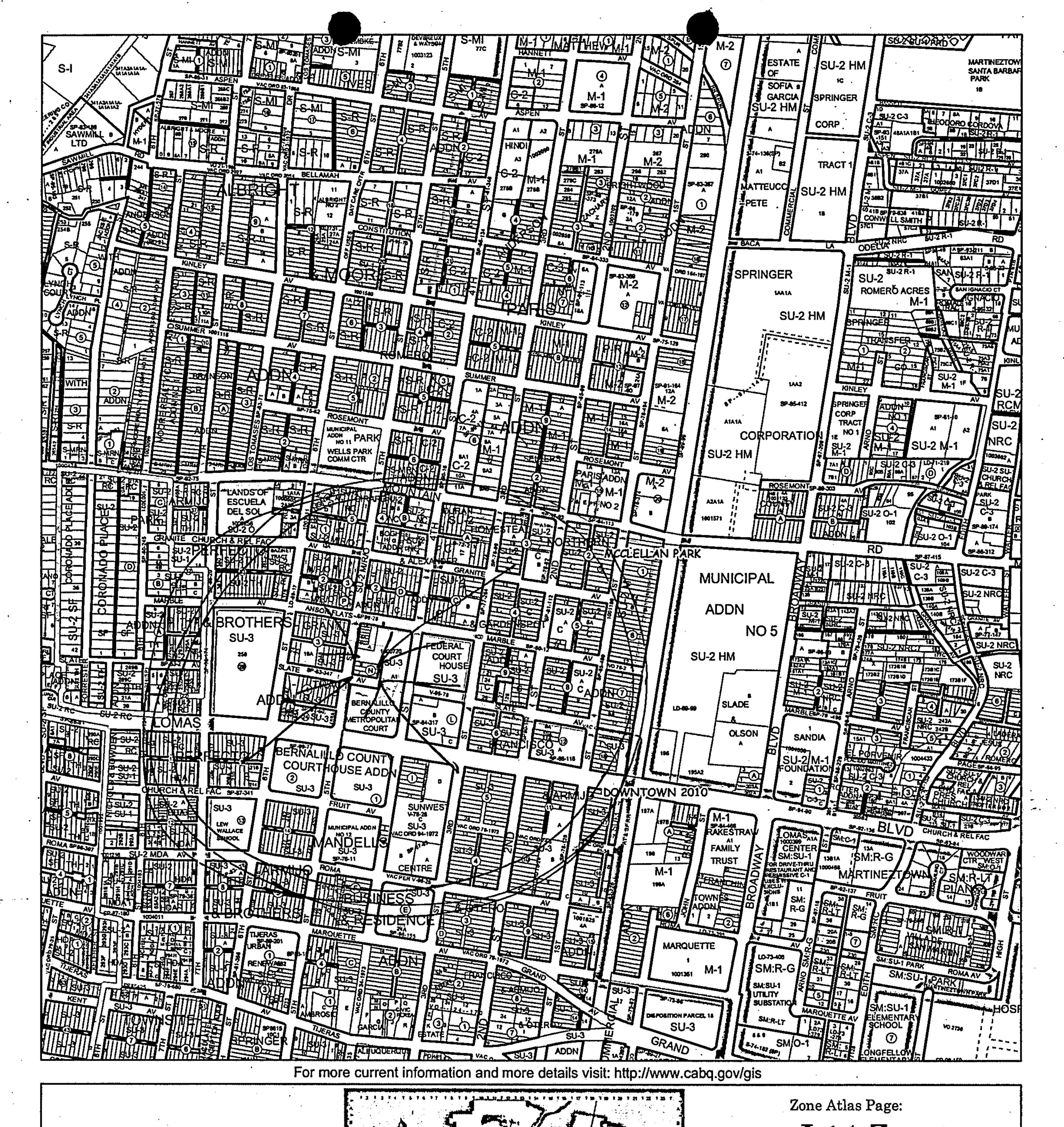


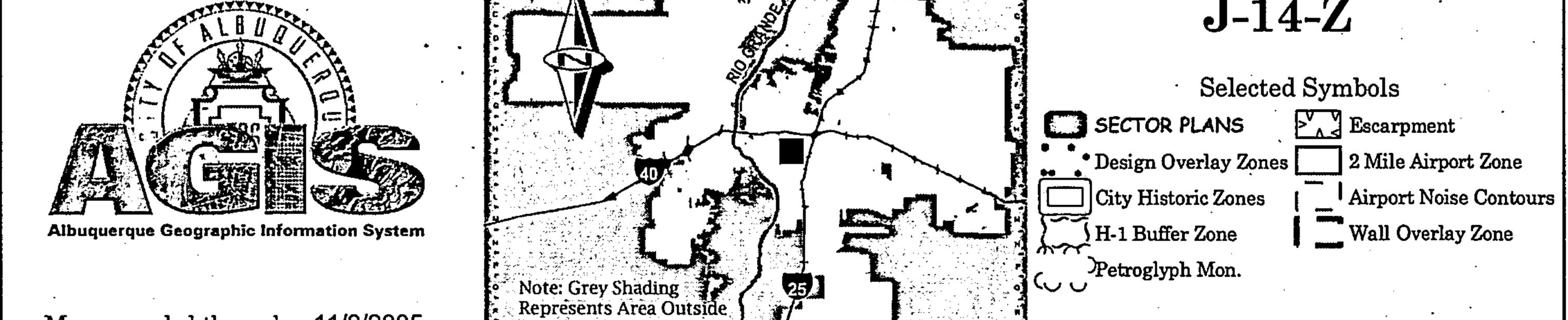
A City of Ibuquerque



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	Vacation	' V	EPC Submittal	,
	Variance (Non-Zoning)	-	Zone Map Amendment (Establish or Change	•
	•	•	Zoning)	
SITE	DEVELOPMENT PLAN	P	Sector Plan (Phase I, II, III)	
·	for Subdivision Purposes	· •	Amendment to Sector, Area, Facility or	
•	•		Comprehensive Plan	
_	for Building Permit	,	Text Amendment (Zoning Code/Sub Regs)	
	IP Master Development Pla	an .	Street Name Change (Local & Collector)	
	Cert. of Appropriateness (I	LUCC) L A	APPEAL / PROTEST of	•
STOF	RM DRAINAGE	D	Decision by: DRB, EPC, LUCC, Planning Director or St	taff,
··· • ———	Storm Drainage Cost Allocation	Plan	ZHE, Zoning Board of Appeals	
Department E	evelopment Services Cen	• • • • • • • • • • • • • • • • • • • •	submit the completed application in person to the Plauquerque, NM 87102. Fees must be paid at the tire.	_
APPLICANT INF	ORMATION:			. <u></u>
NAME:	JEFF RONER	\sim	PHONE: (565) 271-45	37
				
ADDRESS:	804 FIFTH A	VE NW.	FAX: (505) "	<u> </u>
CITY: AL		STATE * 1+1 71	P 97102 E-MAIL: JROMLANI @Com	15×1-
				
Proprietary	interest in site:	List <u>all</u> ow	ners: JEFF & ENANGELLIE ROM	1600
	iny): STENE APT	_	PHONE: (505) \$23-1025	_
•			PHONE: COSTOS TOO	<u> </u>
ADDRESS:	3235 GIRARD 1	78	FAX: (505) 346 - 700	14
CITY: A			P57107 E-MAIL: FOMING RENTE	
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Is the applic	cant seeking incentives pursuant	to the Family Housing Developme	ent Program? Yes. 🔀 No.	
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			ATTACH A SEPARATE SHEET IF NECESSARY.	,
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Lot or Tract	No. Lo19 Block		Block: 44" Unit:	,
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Lot or Tract Subdiv. / Ac	No. Lot 9 Block Idn. Mayoru Bring: 54-3	15001655 & RESIDER Propos	Block: Unit: **CE LODITIOH* ed zoning:NA	•
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·	Any original and/or re	elated file numbers a	ire listed on the cover	application	•	•
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1,500

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of the City Limits

Map amended through: 11/2/2005

Jeff Romero 805 5th St NW Albuquerque, NM 87102

Sketch Plat Review and Comment

April 20, 2006

This letter is to serve as a request for a review and re-configuration of the 3 lots indicated on the attached Zone Atlas Page J-14-Z located on 804 Fifth NW. These properties are under the same ownership of Jeff Romero and Evangeline Trujillo. We propose to design a new commercial building incorporating all three properties into one site. It is necessary to re-plat the existing 3 separate lots into one lot to facilitate the design of the new, multistory commercial building being proposed.

These lots are located within the downtown re-development zone. The new Federal Courthouse is to the East, and the County Metropolitan Courthouse is directly South of these properties. A new parking structure is located on the North and East side of the properties, both public and private. The existing lots contain a small, old, single story private law office at the west end of one lot, and a very small, old bail bondsman office located on the east end of another lot. The center lot is an empty dirt lot. As the entire properties encompass a space of only 75' x 140', we feel it is imperative to combine the properties to facilitate a continuation of the character of the business district.

Your review of this case is most appreciated. We look forward to being a part of the downtown redevelopment project.

Yours truly,

Jeff/Romero