

Complete Az 8/1/07

DRB CASE ACTION LOG

with site plan/plat once comments are addressed.

REVISED 9/28/05

(PREL & FINAL)

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet

	4	on No.: 07DRB-70135 (P&F)	Project # 1004941
		: TRAMHILL TOWNHOMES Group NM Inc.	Phone No.: 275-7500
Your re	equest for		AL PLATS), (MASTER DEVELOP. PLAN), was ation of signature(s) to the following departments.
	TRAN	SPORTATION:	
	UTILIT	TES:	
	CITY	ENGINEER / AMAFCA:	
	PARK:	S / CIP:	
X -	PLANI	NING (Last to sign): 4615 recova	dxf
		-Tax printout from the County Asses	for the County Clerk. asurer. he County Clerk). RECORDED DATE: ssor.
		with the County Clerk. Property Management's signature signature. AGIS DXF File approval required.	t be obtained prior to the recording of the plat must be obtained prior to Planning Department's
		Copy of recorded plat for Planning].



#13

DRB CASE ACTION LOG

(PREL & FINAL)

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.

<u>, ,</u>	tion No.: 07DRB-70135 (P&F) Project # 1004941
	e: TRAMHILL TOWNHOMES n Group NM Inc. Phone No.: 275-7500
Your request approved on	for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was 7/25/57 by the DRB with delegation of signature(s) to the following departments. NG SIGNATURES COMMENTS TO BE ADDRESSED
	NSPORTATION:
	ITIES:
CITY	ENGINEER / AMAFCA:
o PAR	KS / CIP:
A PLA	NNING (Last to sign): A 61S dxf recova
	-The original plat and a mylar copy for the County ClerkTax certificate from the County TreasurerRecording fee (checks payable to the County Clerk). RECORDED DATE: -Tax printout from the County Assessor.
	 3 copies of the approved site plan. Include all pages. County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk. Property Management's signature must be obtained prior to Planning Department's
	signature. AGIS DXF File approval required. Copy of recorded plat for Planning.

4941

DXF Electronic Approval Form

DRB Project Case #:	: 1004941	
Subdivision Name:	COOPER RIDGE APTS TRACT 1 & TRAMHILL TOWNH	IOMES
Surveyor:	RICHARD LOVATO	
Contact Person:	TOM LEITH	
Contact Information:	275-7500	
DXF Received:	7/27/2007 Hard Copy Received: 7/27/2	2007
Coordinate System:	NMSP Grid (NAD 83)	
Zama	1.21.2	007
	Approved Date	
* The DYE file cannot		
THE DAI THE CARRIOR	ot be accepted (at this time) for the following reason(s):	
THE DATE CATHOL	ot be accepted (at this time) for the following reason(s):	
THE DATE THE CANNOT	ot be accepted (at this time) for the following reason(s):	
	ot be accepted (at this time) for the following reason(s):	

AGIS Use Only

Copied fc **4941**

to agiscov on 7/27/2007

Contact person notified on 7/27/2007



DEVELOPMENT REVIEW BOARD Action Sheet

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

July 25, 2007

9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair Sandra Handley, Administrative Assistant

Nilo Salgado Fernandez, Transportation Development Brad Bingham, Alternate City Engineer Roger Green, ABCWUA

Christina Sandoval, Parks & Recreation

NOTE: 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:
- 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

1. Project# 1000965 07DRB-70102 VACATION OF PUBLIC EASEMENT BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 22 & 23, VALLE PARAISO AT ANDALUCIA, zoned SU-1/PRD, located on VALLE SANTO TRAIL NW BETWEEN VALLE BONITA CT NW AND CAMINO VALLE CT NW containing approximately 21.5725 acre(s). [Deferred from 07/25/07] (F-12) DEFERRED AT THE AGENT'S REQUEST TO 08/08/07.

2. Project# 1000351 07DRB-70112 VACATION OF PUBLIC EASEMENT WILL PLOTNER JR agent(s) for CANON DEL OSO INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 3A, 4, 5, 6, 7A & 8, LANDS OF ZIA TRADING CO, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH BLVD NE AND BN & SF RAILROAD containing approximately 3.4 acre(s). [Deferred from 07/25/07] (E-15) DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.

07DRB-70139 MINOR -PRELIMINARY/ FINAL PLAT APPROVAL CARTESIAN SURVEYS INC agent(s) for CANON DEL OSO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, LANDS OF ZIA TRADING COMPANY, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2ND ST NE containing approximately 3.3182 acre(s). [Deferred from 07/25/07] (E-15) DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.

07DRB-70140 EPC APPROVED SDP FOR BUILD PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for BOB KITTS - CANON DEL OSO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, LANDS OF ZIA TRADING COMPANY, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2ND ST NE containing approximately 3.3182 acre(s). [Deferred from 07/25/07] (E-15) DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.

07DRB-70141 EPC APPROVED SDP FOR SUBDIVISION

JASON WOODRUFF agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, 7A & 8A, LANDS OF ZIA TRADING COMPANY, zoned SU-1 FOR IP, located on OSUNA RD NE BETWEEN EDITH NE AND 2ND ST NE containing approximately 3.3182 acre(s). [Deferred from 07/25/07] (E-15) DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.

3. Project# 1004073
07DRB-70100 VACATION OF
PUBLIC EASEMENT

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) 6 & 7, JUAN TABO HILLS Unit(s) 1, zoned R-D, located on JUAN TABO HILLS BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS RD NE containing approximately 82.9917 acre(s). (M-21/22) THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

4. Project# 1006586
07DRB-70101 VACATION OF
PUBLIC EASEMENT
07DRB-70109 VACATION OF
PRIVATE EASEMENT
07DRB-70137 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC. for WILLIAMS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) D-4-L-1 & D-4-L-2B, SEVEN BAR RANCH, zoned SU-1/IP, located on CALLE CUERVO NW BETWEEN ELLISON DR NW AND CORRALES RD NW containing approximately 3.72 acre(s). THE VACATION OF PUBLIC EASEMENT AND OF PRIVATE EASEMENT VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND DELEGATED TO ENGINEER FOR MAINTENANCE AND BENEFICIARIES OF THE EASEMENT AND TO PLANNING FOR THREE COPIES, A 15 DAY APPEAL PERIOD, AND TO RECORD THE PLAT.

5. Project# 1006608 07DRB-70113 VACATION OF PUBLIC RIGHT-OF-WAY CARTESIAN SURVEYING INC. agent(s) for CITY OF ALBUQUERQUE REAL PROPERTY request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 24, X, Y, Z, & 128-130, Block(s) F & 10, MANDELL BUSINESS AND RESIDENCE ADDITION/PERFECTO, MARIANO AND JESUS ARMIJO, zoned SU-3, located on MARQUETTE AVE NW BETWEEN 4TH ST NW AND 5TH ST NW containing approximately 2.0 acre(s). (J-14) THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

6. Project# 1006610
07DRB-70114 VACATION OF
PUBLIC EASEMENT
07DRB-70115 VACATION OF
PUBLIC RIGHT-OF-WAY

CARTESIAN SURVEYING INC. agent(s) for WELLS FARGO BANK request(s) the above action(s) for all or a portion of Lot(s) 1-5 AND 28-32 AND 20-FEET ALLEY, Block(s) 11, **GRANDVIEW HEIGHTS**, zoned C-1, located on CHELWOOD PARK NE BETWEEN LOMAS NE AND ALICE NE containing approximately 0 .73 acre(s). (K-22) THE VACATION OF PUBLIC RIGHT-OF-WAY AND VACATION OF PUBLIC EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

7. Project # 1005564 07DRB-00619 MAJOR-PRELIMINARY PLAT APPROVAL

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or any portion of Tract(s) 212-BIA & 210-BIA, RIO PERLES ADDITION, zoned R-2, located on AMADO NW between RICE RD NW and SERNA RD NW containing approximately 1 acre(s). [Deferred from 06/06/07 & 07/25/07] (H-12) INDEFINITELY DEFERRED DUE TO NO SHOW.

8. Project# 1006516
07DRB-70030 BULK LAND
VARIANCE
07DRB-70031 MAJOR PRELIMINARY PLAT APPROVAL
07DRB-70034 VACATION OF
PUBLIC EASEMENT
07DRB-70032 MINOR - TEMP DEFR
SWDK CONST
07DRB-70033 SIDEWALK WAIVER
07DRB-70085 MINORPRELIM&FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). [Deferred from 06/27/07 & 07/25/07] (R-15, R-16, S-15 & S-16) **DEFERRED AT THE AGENT'S REQUEST TO 08/22/07**.

9. Project# 1000976
07DRB-70042 MAJOR PRELIMINARY PLAT APPROVAL
07DRB-70044 MINOR - TEMP DEFR
SWDK CONST

ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, LANDS OF WESTLAND DEVELOPMENT CO., INC., zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s).[Deferred from 07/11/07] (M-10 & N-10) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 07/25/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 07/18/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE **FOLLOWING** CONDITIONS OF FINAL PLAT: PROVIDE A 53-FEET RIGHT-OF-WAY IN ALL STREETS EXCEPT AS NOTED ON SITE PLAN AND MUST MEET SITE PLAN FOR SUBDIVISION REQUIEREMENTS.

07DRB-70107 MINOR - SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION, zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). [Deferred from 07/11/07] (M-10) THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND DELEGATED TO PLANNING FOR THREE COPIES OF THE SITE PLAN.

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.

10. Project# 1002651 07DRB-70125 AMENDED SDP FOR BP ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for DEVALMONT VINEYARDS INC request(s) the above action(s) for all or a portion of Lot(s) 25-A, Tract(s) A, Block(s) 15, NORTH ALBUQUERQUE ACRES, UNIT B, zoned SU-2/IP, located on I-25 NORTH BOUND FRONTAGE RD NE BETWEEN CARMEL AVE NE AND CORONA AVE NE [REF: DRB-93-78] [Deferred from 07/18/07] (C-18) THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.

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

11. Project# 1003612 07DRB-70136 EXT OF MAJOR PRELIMINARY PLAT THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 31-33, TOWN OF ATRISCO GRANT, SUNDORO SOUTH, UNIT 9, zoned SU-2 R-LT, located on ENDEE RD NW BETWEEN 98th ST NW AND 94th ST NW containing approximately 6.4 acre(s). (J-9) THE ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE CONDITIONS OF FINAL PLAT STILL APPLY.

12. Project # 1006683 should have been # 1006586 and was heard with Item # 4.

13. Project# 1004941 7 07DRB-70135 MINOR -PRELIMINARY/ FINAL PLAT APPROVAL LARKIN GROUP NM INC. agent(s) for BRIDGE PARTNERS request(s) the above action(s) for all or a portion of Tract(s) B & C, FOOTHILL ESTATES, Tract A-1, TRAMHILL TOWNHOMES, zoned C-1 & R-3, located on TRAMWAY BLVD NE BETWEEN COPPER AVE NE AND LOMAS VERDES NE containing approximately 11.2448 acre(s). (K-22) THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.

14. Project# 1005364
07DRB-70132 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL

DOUGLAS PETERSON request(s) the action(s) for all or a portion of Parcel(s) A & b, DORADO CENTER, zoned C-2, located on JUA, TABO BLVD NE AND MONTGOMERY BLVD NE containing approximately 4.95 acre(s). (G-22) THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.

15. Project# 1006685
07DRB-70138 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL

JACK'S HIGH COUNTRY agent(s) for MARKS-HAWKINS, LLC request(s) the above action(s) for all or a portion of Tract 2, Block G, MUNICIPAL ADDITION, UNIT 1, zoned C-2, located on MONTGOMERY BLVD NE BETWEEN LOUISIANA BLVD NE AND MARK DR NE containing approximately 0.5165 acre(s). (F-18) THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR MAINTENANCE OF RECIPROCAL ACCESS & DRAINAGE EASEMENT #10 AND TO PLANNING TO RECORD THE PLAT.

16. Project# 1006687
07DRB-70142 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL
07DRB-70143 MINOR - TEMP DEFR
SWDK CONST

ADIL RIZVI agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block 3, Tract 3, (to be known as EAGLE'S PERCH SUBDIVISION, UNIT 3), zoned R-D 3DU AC, located on OAKLAND AVE NE BETWEEN VENTURA NE AND BARSTOW NE containing approximately 2 acre(s). [Deferred from 07/25/07] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 08/01/07.

17. Projext# 1004871
07DRB-70028 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ALBUQUERQUE INN KEEPER, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A & 2-A, CAVAN SUNPORT CENTRE, zoned SU-1 FOR PERMISSIVE O-1, C-2 & IP USES, located on ROSS AVE SE BETWEEN YALE BLVD SE AND INTERNATIONAL AVE SE containing approximately 2.9833 acre(s). [REF: Z-93-122, DRB-94-599] [Indef deferred from 6/13/07] (L-16) THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES FOR 35-FOOT EASEMENT FOR 3-INCH METER VAULT TO PLANNING FOR COPY OF THE RECORDED PLAT.

07DRB-70105 MINOR - SDP FOR BUILDING PERMIT

THOMAS E. ROBSON ARCHITECT agent(s) for ALBUQUERQUE INNKEEPERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, CAVAN SUNPORT CENTRE, zoned SU-1 FOR IP, located on YALE BLVD SE BETWEEN ROSS AVE SE AND INTERNATIONAL AVE SE containing approximately 2.9 acre(s). [Deferred from 07/11/07] (L-15/16) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES FOR REVISED UTILITY PLAN TO SEPARATE THE FIRE LANE AND POSSIBLE RELOCATION OF THE METER AND TO PLANNING FOR THREE COPIES.

18. Projext# 1004919
07DRB-70073 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**) zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). [Deferred from 06/27/07, 07/11/07 & 07/25/07] [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 08/01/07**.

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

19. Project# 1006681 07DRB-70134 SKETCH PLAT REVIEW AND COMMENT

MARK GOODWIN & ASSOCIATES PA agent(s) for QUANAH HOSPITALITY PARTNERS LP request(s) the above action(s) for all or a portion of Tract D, SCHWARTZMAN PACKING COMPANY, zoned SU-1 for Hotels & Restaurants, located on MULBERRY ST SE BETWEEN BETHEL AVE SE AND ALAMO AVE SE, containing approximately 2.89 acre(s). (M-15) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

20. Project# 1006656 07DRB-70131 SKETCH PLAT REVIEW AND COMMENT

VICTOR F. APODACA agent(s) for JESUS F. APODACA request(s) the above action(s) for all or a portion of Tract(s) 7, MRGCD Map 37, zoned SU-2/R-1, located on HANNATT SE BETWEEN EDITH SE AND BROADWAY SE, containing approximately 0.201 acre(s). (J-14) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

21. Project# 1006537 07DRB-70133 SKETCH PLAT REVIEW AND COMMENT

TIERRA WEST LLC agent(s) for KATHY TRUJILLO request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, Block 12, VOLCANO CLIFFS, UNIT 3, zoned O-1, located on MOJAVE ST NW BETWEEN UNSER BLVD NW AND TESUQUE ST NW, containing approximately 4.24 acre(s). (E-10) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

22. Projext# 1004414 07DRB-70130 SKETCH PLAT REVIEW AND COMMENT

PHILIP D. SHEETS request(s) the above action(s) for all or a portion of Tract A, Lot 1, **GIBSON SUBDIVISION**, zoned R-2, located on SAN CLEMENTE AVE NW BETWEEN 4th ST NW AND 2nd ST NW, containing approximately 0.178 acre(s). (G-14) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

23. Project# 1002120 07DRB-70129 SKETCH PLAT REVIEW AND COMMENT

PHILIP D. SHEETS request(s) the above action(s) for all or a portion of Lot 2, Block 10, **MONKBRIDGE PLACE**, zoned R-T, located on 4th ST NW BETWEEN CHEROKEE RD NW AND HEADINGLY AVE NW, containing approximately 0.278 acre(s). (G-14) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

CITY OF ALBUQUERQUE PLANNING DEPARTMENT July 25, 2007 **DRB Comments**

Item # 13

Project # 1004941

Application # 07-70135

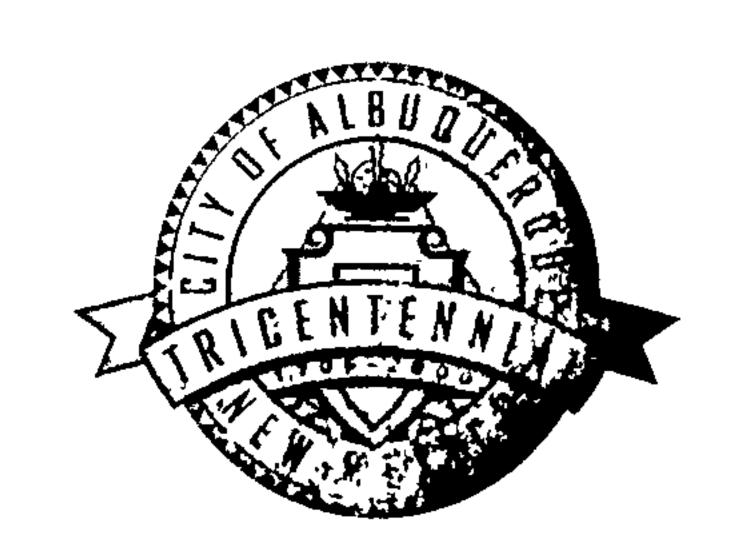
RE: Tract A-1, Tramhill Townhomes/p&f

The AGIS dxf is not approved.

Plannign will take delegation for the AGIS dxf approval, and to record the plat.

Andrew Garcia, Planning Alternate 924-3858 Agarcia@cabq.gov

CITY OF AL UQUERQUE



PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

City Engineer / AMAFCA Designee

()

	DEVELOPMENT REVIEW BOARD – SPEED MEMO			
	DRB CASE NO/PROJECT NO: 100	4941 <u>AGE</u>	NDA ITEM N	O: 13
	SUBJECT:			
	Final Plat Preliminary Plat			
	ACTION REQUESTED:			
	REV/CMT: () APPROVAL: (X) SI	IGN-OFF: ()	EXTN: ()	AMEND: ()
	ENGINEERING COMMENTS:			
P.O. Box 1293	A cross lot drainage easement is required.			
Albuquerque				
New Mexico 87103				
www.cabq.gov				
	RESOLUTION:			
	APPROVED; DENIED; DEFERRED	_; COMMENTS PRO	VIDED; WITE	IDRAWN
	DELEGATED: (SEC-PLN) (SP-SUB) (SP-BI	P) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)
	SIGNED: Bradley L. Bingham		DATE: JULY 2	5. 2007

505-924-3986

PLANNING TRACKING LOG

Date

Project Name & #

Action Request

Action Taken



IMPACT FEES

Development Review Board 6/14/06

Project # 1004941, Agenda Item #18
Sketch Plat: Tramhill Townhomes, Tract A-1
Zoned C-1

Impact Fees are not required for the proposed replat of Tract A-1.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

DEVELOPMENT REVIEW BOARD UTILITY DEVELOPMENT Standard Comment Sheet

DRB-1004941	Item No. 18	Zone A	Atlas	K-22
DATE ON AGENDA 6/ INFRASTRUCTURE REQU CROSS REFERENCE: 1	JIRED () YES () NO	5		
TYPE OF APPROVAL RE	EQUESTED: () ANN	EXATION		
(X) SKETCH PLAT ()	PRELIMINARY PLAT	()FINAL	PLAT	
()SITE PLAN REVIEW	AND COMMENT ()	SITE PLAN	FOR S	SUBDIVISION
()SITE PLAN FOR BU	JILDING PERMIT			

Comments:

1. Record mapping shows that is a 8" water line located in the alley. Any vacation of the 20' wide will NOT be allowed because of the water line.

If you have any questions or comments please call Roger Green at 924-3989.

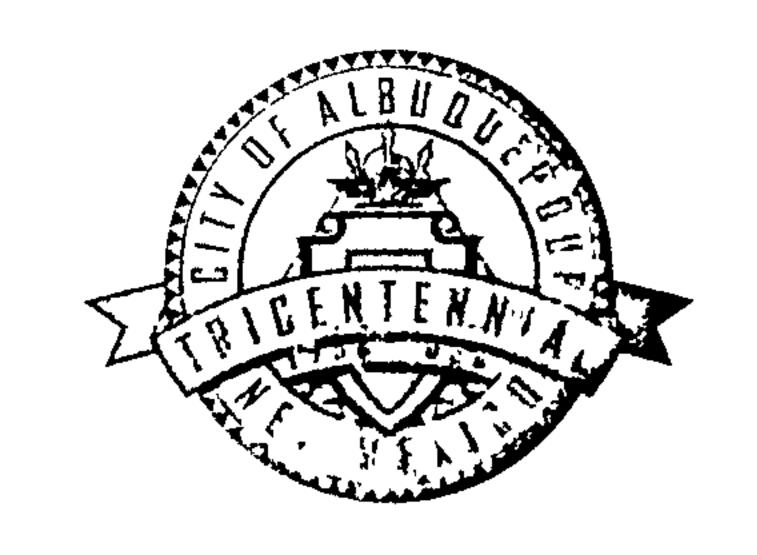
DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-	100494	1	Item	No.	18	Zone	Atlas	K-22	
DATE	ON AGE	NDA 6	-14-06						
INFRA	STRUCT	URE R	EQUIRED	(X) YI	ES () NO			
CROSS	REFER	ENCE:							
							•		
TYPE	OF APP	ROVAL	REQUEST	ED:					
(X)SK	ETCH P	LAT () PRELIM	INAR	Y PLA	T ()FI	NAL PLA	AΤ	
()SI	TE PLA	N REV	IEW AND	COMME	ENT	()SITE	PLAN F	OR SU	BDIVISION
()SI	TE PLA	N FOR	BUILDIN	G PEF	TIMS				

- No. Comment
 - 1) The created parcel A-1-B is undevelopable.
 - 2) What are the distances from face of curb to the property lines?
 - 3) What are the width of the sidewalks and are there ADA accessible ramps?
 - 4) Sight distance onto Copper needs to be maintained (~500 ft)
 - 5) Is there going to be a public roadway easement granted on parcel A-1-B?

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

CITY OF AL JQUERQUE



PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 10	004941	AGENDA ITEM NO:	18

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

P.O. Box 1293 ENGINEERING COMMENTS:

Subdivision ordinance does not allow creation of an undevelopable tract. This must be replatted into apartment

plat.

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

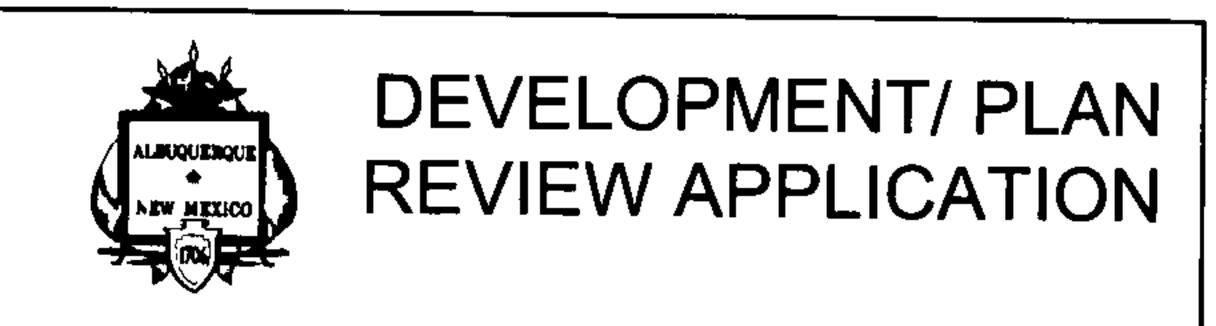
City Engineer/AMAFCA Designee

DATE: June 14, 2006



1 100HB

A City of Albuquerque



SUBDIVISION Major Subdivision action	Supplemental form	
Iviajor Subdivision action	S Z ZONING & PL	ANNING
X_ Minor Subdivision action	Annex	ation County Submittal
Vacation	V	EPC Submittal
Variance (Non-Zoning)		Map Amendment (Establish or Change
SITE DEVELOPMENT PLAN	Zoning) P Sector	Plan (Phase I, II, III)
for Subdivision Purposes	Amend	lment to Sector, Area, Facility or
for Building Permit	•	ensive Plan mendment (Zoning Code/Sub Regs)
IP Master Development Pla		Name Change (Local & Collector)
Cert. of Appropriateness (L	_ / / / / / / / / / / / / / / / / / / /	
STORM DRAINAGE Storm Drainage Cost Allocation F		by: DRB, EPC, LUCC, Planning Director or Staff, ng Board of Appeals
PRINT OR TYPE IN BLACK INK ONLY. 3 Department Development Services Cent application. Refer to supplemental forms	he applicant or agent must submit the compler, 600 2 nd Street NW, Albuquerque, NM 87 for submittal requirements.	eted application in person to the Planning 102. Fees must be paid at the time of
APPLICANT INFORMATION:		
NAME: _Bridge Partners, Attn: Julie Gutzwill	er	PHONE: _925-256-9448 x215
ADDRESS:_2950 Bus Kirk Ave, Suite 312		FAX:925-256-1635
CITY:Walnut Creek	STATE _CA ZIP94597	E-MAIL:gutzwiller@bridgepartners.com
Proprietary interest in site: Owner		artners VII LP, John W. Daniels & Carolyn Danie
		PHONE: _505-275-7500
ADDRESS:_8500 Menaul Boulevard NE, Su		FAX: _505-275-0748
	STATE _NM ZIP87112	
	the Family Housing Development Program? Ye	
Lot or Tract NoTracts B & CTracts	ct A-1 Block:_	
Lot or Tract NoTracts B & CTracts B & C	ct A-1 Block:_ mhill Townhomes	
Lot or Tract NoTracts B & CTracts B & C	ct A-1 Block:_ mhill Townhomes Proposed zoning:_Same - N	
Lot or Tract NoTracts B & CTracts B & C	ct A-1 Block:_ mhill Townhomes Proposed zoning:_Same - N	Unit:
Lot or Tract NoTracts B & CTracts B & C	ct A-1 Block:_ mhill Townhomes Proposed zoning:_Same - N	Unit: o Change No. of proposed lots:2
Lot or Tract NoTracts B & CTracts B & C	ct A-1Block:_amhill TownhomesProposed zoning: _Same - No. of existing lots:2 nsity if applicable: dwellings per gross acre: _N/A	Unit: o Change No. of proposed lots:2
Lot or Tract NoTracts B & CTracts B & CTract	ct A-1	Unit: O Change No. of proposed lots:2 dwellings per net acre:N/A Within 1000FT of a landfill?No
Lot or Tract NoTracts B & CTracts B & CTract	ct A-1 Block:_ mhill Townhomes Proposed zoning: _Same - N No. of existing lots:2_ nsity if applicable: dwellings per gross acre: _N/A_ within 5 miles of the city limits.) 7 501 189 42412, 1 022 057 524 191 42413	Unit: o Change No. of proposed lots:2 dwellings per net acre:N/A
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Lot or Tract NoTracts B & CTracts B & CTract	rest A-1	O Change No. of proposed lots:2 dwellings per net acre:N/A Within 1000FT of a landfill?No MRGCD Map NoN/A
Subdiv. / AddnFoothill EstatesTr Current Zoning:C-1 and R-3 Zone Atlas page(s): _K-22 Total area of site (acres): _11.2448 De Within city limits? _X_Yes. No, but site is UPC No1 022 057 496 248 42411, 1 022 0 LOCATION OF PROPERTY BY STREETS: C Between:_Copper AvenueNE CASE HISTORY: List any current or prior case number that may Project No. 1004941; Application No. 06-	Proposed zoning: _Same - No. of existing lots:2_ nsity if applicable: dwellings per gross acre: _N/A_ within 5 miles of the city limits.) 7 501 189 42412, 1 022 057 524 191 42413 n or Near:Tramway Blvd. NE andLomas Verdes be relevant to your application (Proj., App., DRB-, A) 00797	Unit:
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Lot or Tract NoTracts B & CTracts B & C_	Proposed zoning: _Same - No. of existing lots:2_ nsity if applicable: dwellings per gross acre: _N/A_ within 5 miles of the city limits.) 7 501 189 42412, 1 022 057 524 191 42413 n or Near:Tramway Blvd. NE andLomas Verdes be relevant to your application (Proj., App., DRB-, A) 00797	Unit:
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FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) UR INTERNAL ROUTING YOUR ATTENDANCE IS REQUIRED. SKETCH PLAT REVIEW AND COMMENT 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 (6) 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 NA 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 N/A 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 LARKIN GROUP NM, Inc. LOHN A. ANDREWS I, the applicant, acknowledge that any information required but not submitted with this application will Applicant name (print) ALBUQUERQUE likely result in deferral of actions. NEW MEXICO Applicant signature / date Føm revised 8/04, 1/05 & 10/05 Checklists complete Application case numbers Cuchen Fees collected 07 DRB -70135 Planner signature / date Case #s assigned Project

Related #s listed



8500 Menaul Boulevard NE, Suite A-440 Albuquerque, New Mexico 87112 Phone: 505-275-7500

> Fax: 505-275-0748 e-mail: info@larkinnm.com

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL TRACT 1, COPPER RIDGE APARTMENTS AND TRACT A-1-A, TRAMHILL TOWNHOMES

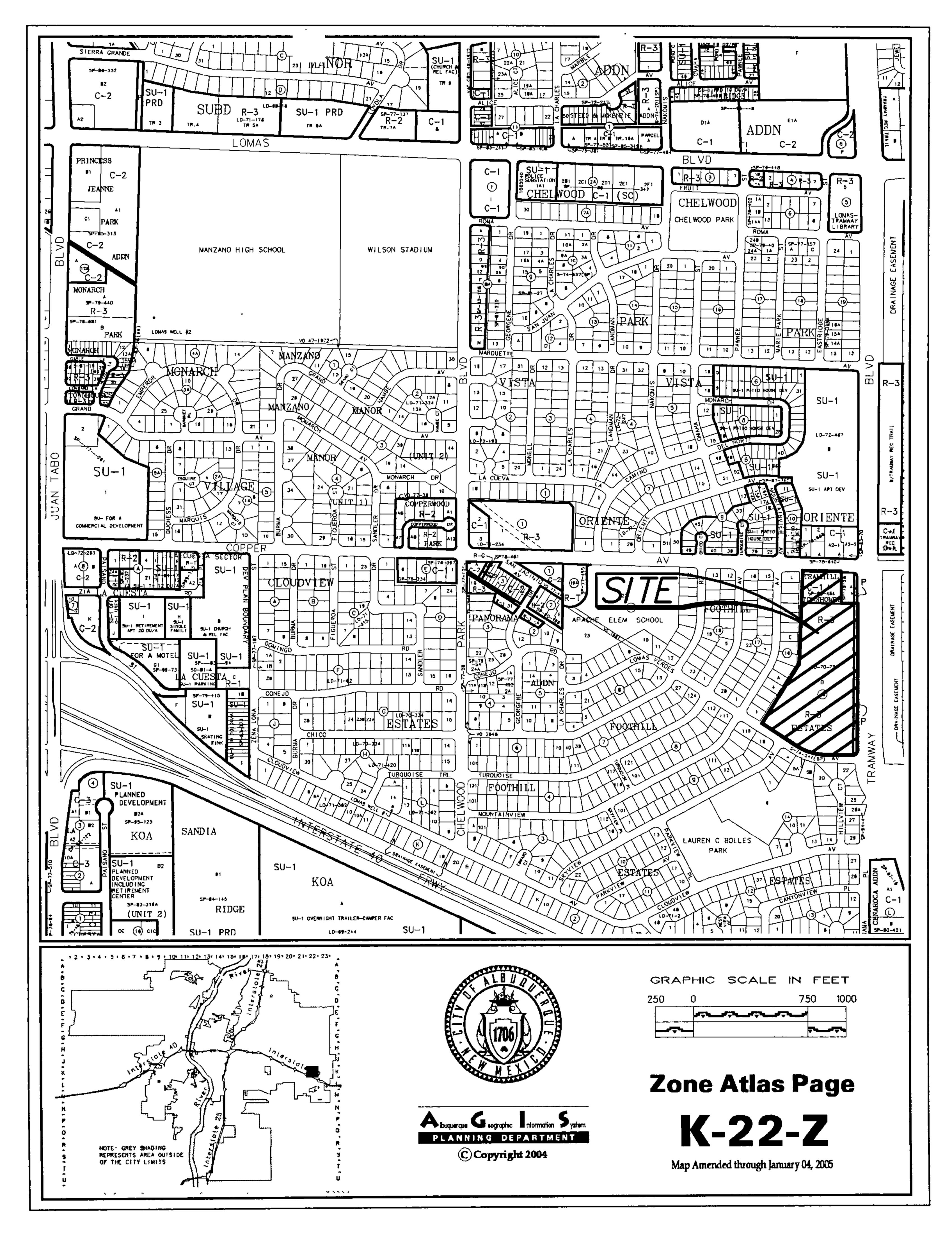
Reason for Request

This subdivision is located west of Tramway Boulevard NE, south of Copper Avenue NE and north of Lomas Verdes NE, The major portion of the subdivision is occupied by an Apartment Complex now known as Copper Ridge Apartments. (formerly known as Encantada Apartments)

An existing 20' wide alley located adjacent to the west side of Tract A-1 of Tramhill Townhomes extends South of Copper Ave. and serves as a northerly vehicular access to the Copper Ridge Apartments. An existing 9.50' wide strip of land located on Tract A-1 is adjacent to the east side of this alley and is currently used in conjunction with the alley to provide 2 way access to the Apartments.

The Owners of the Apartment complex proposes to purchase the 9.50' wide strip of land adjacent to the alley from the present owner of Tract A-1 and also they would propose to purchase an additional 10' wide by 20' long area at Copper Avenue for the installation of an Apartment Complex sign.

This Replat will add the strip of land adjacent to the alley to the Apartment Complex Property. The remaining portion of the Tramhill Townhomes property is replatted into Tract A-1-A. This replat follows the recommendation made by DRB at the time sketch plat review was made.



City __ Albuquerque Planning __partment

One Stop Shop - Development and Building Services

07/17/2007 Issued By: PLNABG

Category Code 910

Application Number:

07DRB-70135) Minor - Preliminary/Final Plat Approval

Address:

Location Description:

TRAMWAY BLVD NE BETWEEN COPPER AVE NE AND LOMAS VERDES NE

Project Number:

1004941

Applicant

Bridge Partners Julie Gutzwiller

2950 Bus Kirk Ave, Suite 312

Walniut Creek, CA 94597

925-256-9448

gutzwiller@bridgepartners.com

Agent / Contact

Larkin Groupnm Inc.

8500 Menaul Blvd Ne Albuquerque, NM 87112

275-7500

jandrews.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$285.00

TOTAL:

\$305.00

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City Of Albuquerque Treasury Division

//17/2007

J24 Misc

10:20AM

LUC: ANNX TRANS# 0015

\$20.00

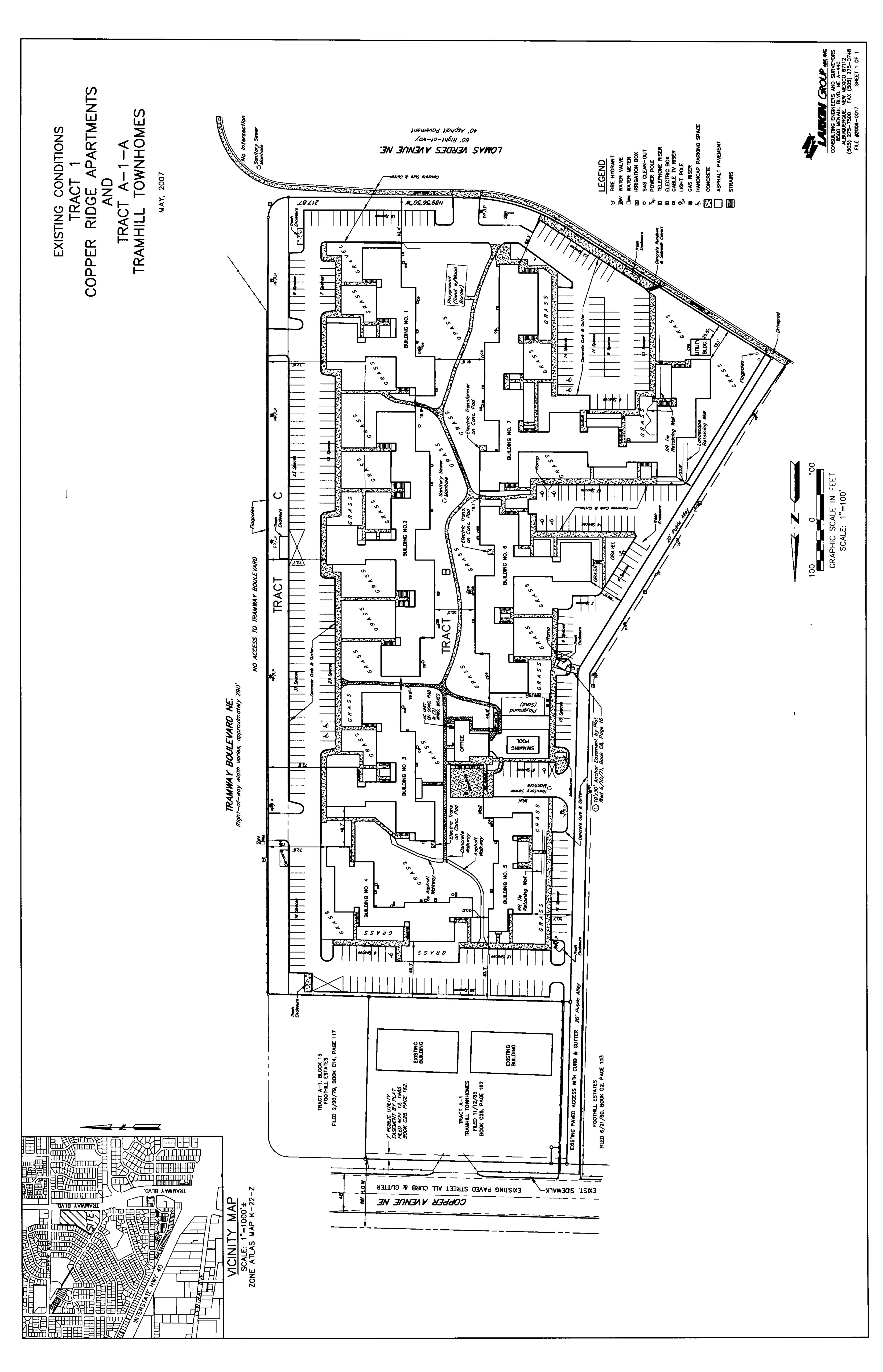
RECEIPT# 00085081 WS# 007

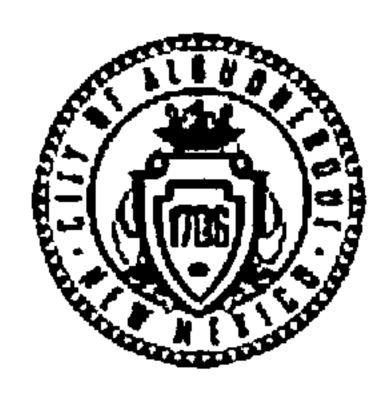
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Account 441032 Fund 0000
Activity 3424000 10 \$\frans \tag{\pm} \pm \tag{\pm} \tag{\pm}

\$305.00

Thank You





"Julie Gutzwiller" <gutzwiller@bridgepartners.c om>

07/26/2006 10:49 AM

Please respond to
<gutzwiller@bridgepartners.co
m>

To <SMatson@cabq.gov>

cc "John Andrews" <jandrews@larkinnm.com>

pcc

Subject RE: FW: FW: site acces nage question Copper

W/Tramway

Sharen, thanks again for your confirmation. The DRB case/project no is 1004941.

is 1004941.

Julie

----Original Message----

From: SMatson@cabq.gov [mailto:SMatson@cabq.gov]

Sent: Tuesday, July 25, 2006 9:12 AM **To:** gutzwiller@bridgepartners.com

Subject: RE: FW: FW: site access/signage question Copper W/Tramway

For a small strip of land, it doesn't make sense to me to require a zone change. When your agent submits for platting at DRB, please have him include a copy of this e-mail to confirm our conversation. Or provide me with the DRB Project # and I can put a copy in the file.

"Julie Gutzwiller" <gutzwiller@bridgepartners.com>

07/24/2006 06:08 PM

Please respond to gutzwiller@bridgepartners.com

To <SMatson@cabq.gov>

cc <WGallegos@cabq.gov>, "John Andrews"

<jandrews@larkinnm.com>

Subject RE: FW: FW: site access/signage question Copper W/Tramway

Sharen, we have engaged John Andrews with the Larkin Group to help us w/ the required replat at 557 Tramway.

As you may recall, we went through the sketch plat process on June 14 regarding the Encantada Apartments and Tramhill Homes Tract. Before releasing the construction team to satisfy the city's requirements, we want to be clear that the replat will, at the end of the day, permit us to install a sign at our northern entrance indicating the presence of our property. I inferred from our prior communication that a zoning change was not required, but I would like to confirm that here.

Thanks for your assistance.

Julie

----Original Message-----

From: Julie Gutzwiller [mailto:gutzwiller@bridgepartners.com]

Sent: Tuesday, May 30, 2006 8:28 AM

To: 'SMatson@cabq.gov'
Cc: 'WGallegos@cabq.gov'

Subject: RE: FW: FW: site access/signage question Copper W/Tramway

Thank you, Sharen.

As to the zone change, the apartments are zoned R-3. The piece from which we will be annexing the strip is C-1. If our intent is to place a directional sign on the strip upon the acquisition, would a zone change be required (from C-1 to R-3) for on premise sign rules to apply?

Thanks, Julie

----Original Message-----

From: SMatson@cabq.gov [mailto:SMatson@cabq.gov]

Sent: Tuesday, May 30, 2006 7:32 AM **To:** gutzwiller@bridgepartners.com

Cc: WGallegos@cabq.gov

Subject: Re: FW: FW: site access/signage question Copper W/Tramway

Julie

If you are not changing the use, I don't think you will need a zone change. You will need to replat the 6.5' strip into your property. I suggest you hire a local agent to take the replat through the process. Assuming all utilities are in place and it sounds like you are going to keep the same access and if the apartments are staying as they are in terms of number of units, you may be able to apply for a minor subdivision plat.

A minor platting action takes 8 days from application to hearing. If there are no problems and no infrastructure required, the plat could be approved at the first hearing.

I forwarded this e-mail to our Traffic Engineer on DRB for his comments.

"Julie Gutzwiller" <gutzwiller@bridgepartners.com></gutzwiller@bridgepartners.com>	
	To <smatson@cabq.gov></smatson@cabq.gov>
05/26/2006 04:14 PM	CC
Please respond to <gutzwiller@bridgepartners.com></gutzwiller@bridgepartners.com>	Subject FW: FW: site access/signage question Coppe W/Tramway

Sharen, as a follow up to my phone message, Bridge Partners is in contract to acquire an apartment building (R-3) at 557 Tramway Blvd. The fact set is:

- The apartment property is accessed from the north via a 20' public alley and 6.5' easement
- The 6.5' strip is subject to a lease between the current apartment owner and the landowner to the

north (C-1)

The northern owner has agreed to let us buy the land strip to give us permanent access and space for a sign

Given the above, I now need to understand:

- What the city's requirements will be (e.g., do we replat, get a zoning change or overlay....)
- The cost and timeframe to complete

As you will see below, I have been in contact with other City departments to ensure the planned signage will confirm to city codes.

I appreciate whatever assistance you can provide.

Julie

From: BColeman@cabq.gov [mailto:BColeman@cabq.gov]

Sent: Friday, May 26, 2006 12:40 PM

To: JRael@cabq.gov

Cc: gutzwiller@bridgepartners.com; KBroderick@cabq.gov

Subject: Re: FW: site access/signage question Copper W/Tramway

Julie and I have spoken about this project and their placement of a sign with its north edge being at least 13 feet south of the Copper curb face will work fine for us. This sign would be on the east side of the driveway in question.

We have concerns about the motorist's view to the west, the boxes and walls appear not to provide a view of traffic 500 feet away for the northbound motorist at 13 feet back of the curb face, driver's eye height (three feet to eight feet above the gutter flowline). Though that side is not in the control of the Bridge Partner folks it must be completely addressed before we would be in favor of this driveway onto Copper.

Many thanks for your help!!

"Julie Gutzwiller" <gutzwiller@bridgepartners.com>

05/26/2006 01:19 PM

Please respond to gutzwiller@bridgepartners.com

To <BColeman@cabq.gov>

Subject FW: site access/signage question

City of Albuquerque

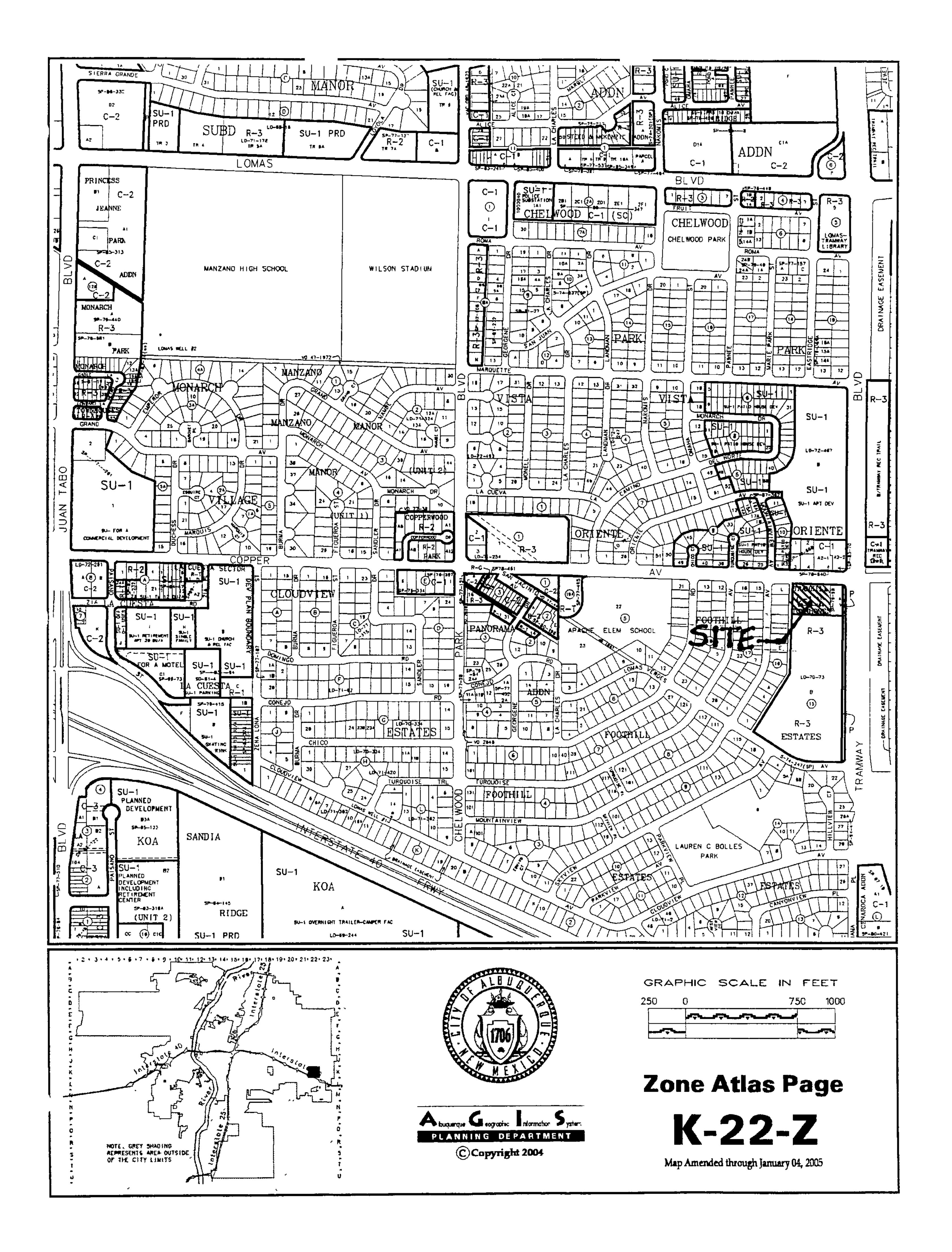


SUBDIVISION Major Subdivision actionX_ Minor Subdivision action (P an LUCC) Plan The applicant or agent mater, 600 2 nd Street NW, As for submittal requirements	Ann Zon Zonin Sec Ame Compi Tex Stre A APPEAL / F Deci ZHE, Z ust submit the cor Albuquerque, NM ents.	ctor Plan (Phase I, II, III) endment to Sector, Area, Facility or brehensive Plan et Amendment (Zoning Code/Sub Regs eet Name Change (Local & Collector) PROTEST of ision by: DRB, EPC, LUCC, Planning Director of Zoning Board of Appeals mpleted application in person to the Regs endment (Zoning Board of Appeals)
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Vacation Variance (Non-Zoning) SITE DEVELOPMENT PLAN for Subdivision Purposes for Building Permit IP Master Development Plat Cert. of Appropriateness (INT OR TYPE IN BLACK INK ONLY) Department Development Services Centapplication. Refer to supplemental form APPLICANT INFORMATION: NAME: _John W. Daniels ADDRESS:_13500 Cedarbrook Avenue NE	P an LUCC) Plan The applicant or agent mater, 600 2 nd Street NW, As for submittal requirements	Zonin Sec Ame Comp Tex Stre A APPEAL / F Deci ZHE, 2 ust submit the cor Albuquerque, NM ents.	EPC Submittal ne Map Amendment (Establish or Char ng) ctor Plan (Phase I, II, III) nendment to Sector, Area, Facility or orehensive Plan ct Amendment (Zoning Code/Sub Regs net Name Change (Local & Collector) PROTEST of ision by: DRB, EPC, LUCC, Planning Director of Zoning Board of Appeals mpleted application in person to the Regs mpleted application in the Regs mpleted application in the Regs mpleted application in the Regs mpleted application
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ADDRESS:_13500 Cedarbrook Avenue NE			PHONE: _505-237-9405
CiTY:Albuquerque			FAX:
	STATE _NM	ZIP87111	E-MAIL:
Proprietary interest in site:Owners			
	····		Daniels & Carelyn Daniels
AGENT (if any): _Larkin Group NM, Inc			PHONE: _505-275-7500
ADDRESS:_8500 Menaul Boulevard NE, St	uite A-440	<u> </u>	FAX: _505-275-0748
CITY:_Albuquerque	STATE NM	ZIP 87112	E-MAIL:jandrews@larkinnm.com
DESCRIPTION OF REQUEST: _Sketch Plat Rev			
			· · · · · · · · · · · · · · · · · · ·
Is the applicant seeking incentives pursuant	to the Family Housing Develo	nment Program?	Ves Y No
SITE INFORMATION: ACCURACY OF THE LEG	3AL DESCRIPTION IS CRUCI	AL! ATTACH A SEP	PARATE SHEET IF NECESSARY.
Lot or Tract NoTract A-1		Blc	ock: Unit:
	····		· · · · · · · · · · · · · · · · · ·
Subdiv. / AddnTramhill Townhomes			
Current Zoning:C-1	Pro	posed zoning: _Same	e - No Change
Zone Atlas page(s): _K-22	 	of existing lots:	1 No. of proposed lots:
		_	
	ensity if applicable: dwellings		A dwellings per net acre:N/
Within city limits? _X_Yes. No, but site i	s within 5 miles of the city limit	s.)	MCG. ACCORT 6 1 1000 AT
UPC No1 022 057 496 248 42411			Within 1000FT of a landfill?No
~			
			Within 1000F For a landfill?No MRGCD Map NoN/A
LOCATION OF PROPERTY BY STREETS:		ue NE	
	On or Near:Copper Avenu		
LOCATION OF PROPERTY BY STREETS: Between:_Mountainview Avenue	On or Near:Copper Avenu		MRGCD Map NoN/A
LOCATION OF PROPERTY BY STREETS: Between:_Mountainview Avenue CASE HISTORY:	On or Near:Copper Avenu	_Tramway Boulevard	MRGCD Map NoN/A
LOCATION OF PROPERTY BY STREETS: Between:_Mountainview Avenue	On or Near:Copper Avenu	_Tramway Boulevard	MRGCD Map NoN/A
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TRACT A-1

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

hive	SKETCH PLAT REVIEW AND COMMENT Scale drawing of the proposed subdivision plat (folded to fit into an meetings. Sketches are not reviewed through internal routing.	YOUR ATTENDANCE IS REQUIRED. 1 8.5" by 14" pocket) 6 copies for unadvertised
, ,	Site sketch with measurements showing structures, parking, Bldg improvements, etcetera, if there is any existing land use (folder Zone Atlas map with the entire property(ies) precisely and clearly of Letter briefly describing, explaining, and justifying the request Any original and/or related file numbers are listed on the cover app	ed to fit into an 8.5" by 14" pocket) 6 copies. Sutlined and crosshatched (to be photocopied)
	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 of Letter briefly describing, explaining, and justifying the request 	outlined and crosshatched (to be photocopied)
	 Copy of previous D.R.B. approved infrastructure list Copy of the LATEST Official D.R.B. Notice of approval for Prelimina Any original and/or related file numbers are listed on the cover app Extensions are not reviewed through internal routing. 	
	Extension of preliminary plat approval expires after one year.	
	MAJOR SUBDIVISION FINAL PLAT APPROVAL Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 cop	Your attendance is required. ies for unadvertised meetings
	 Design elevations & cross sections of perimeter walls Zone Atlas map with the entire property(ies) precisely and clearly of Original Mylar drawing of the proposed plat for internal routing only Property owner's and City Surveyor's signatures on the Mylar draw 	s outlined and crosshatched (to be photocopied) . Otherwise, bring Mylar to meeting.
	 Copy of recorded SIA Landfill disclosure and EHD signature line on the Mylar drawing if p Any original and/or related file numbers are listed on the cover application. 	roperty is within a landfill buffer
	DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AG	
	MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" proposes for internal routing.	
	 Site sketch with measurements showing structures, parking, Bldg. improvements, etcetera, if there is any existing land use (folded zone Atlas map with the entire property(ies) precisely and clearly continuously. Letter briefly describing, explaining, and justifying the request original Mylar drawing of the proposed plat for internal routing only. 	ed to fit into an 8.5" by 14" pocket) 6 copies. outlined and crosshatched (to be photocopied)
	Property owner's and City Surveyor's signatures on the Mylar drawing if p Landfill disclosure and EHD signature line on the Mylar drawing if p Fee (see schedule)	ing
	Any original and/or related file numbers are listed on the cover appl	NO INTERNAL ROUTING
	AMENDMENT TO PRELIMINARY PLAT (with minor changes) AMENDMENT TO INFRASTRUCTURE LIST (with minor change AMENDMENT TO GRADING PLAN (with minor changes)	
	PLEASE NOTE: There are no clear distinctions between significant an amendments. Significant changes are those deemed by the DRB to represent the Proposed Amended Preliminary Plat, Infrastructure List, and/or Grant 6 copies for unadvertised meetings.	quire public notice and public hearing.
	Original Preliminary Plat, Infrastructure List, and/or Grading Plan (for unadvertised meetings)	olded to fit into an 8.5" by 14" pocket) 6 copies for
	 Zone Atlas map with the entire property(ies) precisely and clearly o Letter briefly describing, explaining, and justifying the request 	utlined and crosshatched (to be photocopied)
	 Original Mylar drawing of the proposed amended plat for internal rown Property owner's and City Surveyor's signatures on the Mylar drawi Any original and/or related file numbers are listed on the cover apple Amended preliminary plat approval expires after one year 	ng, if the plat is being amended
		FROUP NM, INC.
any	information required but not JOHN A MA	IDREWS,
	omitted with this application will by result in deferral of actions.	Applicant name (print) Altiquenque Applicant signature / date
		Form revised 8/04, 1/05 & 10/05
回	Checklists complete Application case numbers Fees collected ວພາຍ - ຍາວາງ - ຍາວາງ - ຄວາງ - ຄວ	Vin 515 6/6 long
	Case #s assigned Related #s listed	Planner signature / date Project # วงดนา





8500 Menaul Boulevard NE, Suite A-440 Albuquerque, New Mexico 87112 Phone: 505-275-7500

> Fax: 505-275-0748 e-mail: info@larkinnm.com

SKETCH PLAT REVIEW TRACT A-1 TRAMHILL TOWNHOMES

Reason for Request

An existing 20' wide alley located adjacent to the west side of Tract A-1 extends South of Copper Ave. and serves as a northerly vehicular access to the Encantada Apartment Complex. An existing 10' wide private easement located on Tract A-1 is adjacent to the east side of this alley and is currently used in conjunction with the alley to provide 2 way access to the Apartments.

The Owners of the Encantada Apartment complex proposes to purchase the 10' wide strip of land adjacent to the alley from the present owner of Tract A-1 and also they would propose to purchase an additional 10' wide by 20' long area at Copper Avenue for the installation of an Apartment Complex sign.

It is proposed to replat existing Tract A-1 into two tracts, proposed Tract A-1-A and A-1-B as shown on the enclosed sketch plat.

