



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 21, 2015

Project# 1005033

15DRB-70013 EXT OF SIA FOR TEMP DEFR SDWK CONST

PROPERTY ONE CRES agent(s) for INDIAN PUEBLO FEDERAL DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 84E, **MRGCD MAP 35** zoned SU-1 FOR C-2, located on 12TH ST BETWEEN INDIAN SCHOOL ST AND MENAUL BLVD containing approximately 2.5 acre(s). (H-13)

At the January 21, 2015 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by February 5, 2015, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



Jack Cloud, DRB Chair



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 9, 2011

Project# 1005033

11DRB-70048 EXT OF SIA FOR TEMP DEFR SDWK CONST

PROPERTY ON CRES agent(s) for INDIAN PUEBLOS FEDERAL DEVELOPMENT CORP request(s) the above action(s) for all or a portion of Lot(s) 84E, zoned SU-1 FOR C-2, located on 12TH ST NW BETWEEN INDIAN SCHOOL AND MENAUL containing approximately 2.5 acre(s). (H-13)

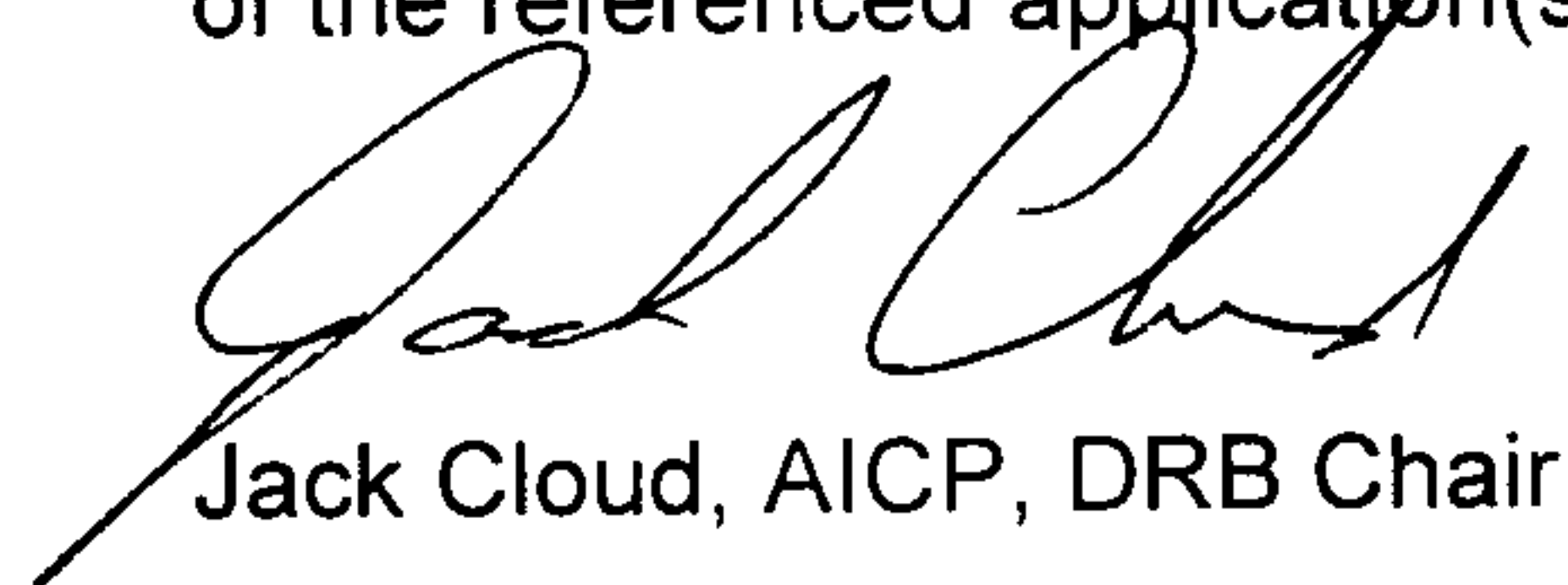
At the March 9, 2011 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by March 24, 2011, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



Jack Cloud, AICP, DRB Chair

Cc: Property One CRES – 551 Field Hawk Trail NW – Albuquerque, NM 87114
Cc: Indian Pueblos Federal Development Corp – 2401 12th St NW Ste 210 North –
Albuquerque, NM 87114
Marilyn Maldonado
File

9. **Project# 1005033**
11DRB-70048 EXT OF SIA FOR TEMP
DEFR SDWK CONST
- PROPERTY ON CRES agent(s) for INDIAN PUEBLOS FEDERAL DEVELOPMENT CORP request(s) the above action(s) for all or a portion of Lot(s) 84E, zoned SU-1 FOR C-2, located on 12TH ST NW BETWEEN INDIAN SCHOOL AND MENAUL containing approximately 2.5 acre(s). (H-13) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
10. **Project# 1008261**
11DRB-70049 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- *EPLAN Application***
- TIERRA WEST LLC agent(s) for NEW MEXICO LABORERS TRAINING & APPRENTICESHIP TRUST FUND request(s) the above action(s) for all or a portion of Lot(s) 1-A-A & 1-A-2, Block(s) 41, **SKYLINE HEIGHTS**, zoned M-1, located on BELL NE BETWEEN ALTEZ NE AND CONCHAS NE containing approximately 1.8628 acre(s). [REF: ZA-88-172, 10DRB-70103 PRJ #1008261] (L-20) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PARKING CALCULATION AND TO TRANSPORTATION FOR DIMENSIONAL EXHIBIT.**
11. **Project# 1000248**
11DRB-70044 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- *EPLAN Application***
- TIERRA WEST LLC agent(s) for WESTERN SECURITY REAL ESTATE request(s) the above action(s) for all or a portion of Tract(s) A, **WEST RIDGE MOBILE HOME PARK**, zoned SU-1 FOR MHP, located on VOLCANO RD NW BETWEEN 98TH ST NW AND 90TH ST NW containing approximately 27.4 acre(s). (K-9) **DEFERRED TO 3/23/11 AT THE AGENT'S REQUEST.**

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

12. **Project # 1008701**
11DRB-70050 SKETCH PLAT REVIEW
AND COMMENT
- THE SURVEY OFFICE, LLC. agent(s) for CARLISLE BENNETT POST # 13 request(s) the above action(s) for all or a portion of Tract(s) 7, **SPRINGER TRANSFER**, zoned C-3, located on LEGION BETWEEN LOMAS AND I-25 containing approximately 2.2225 acre(s). (J-15) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

HEARING DATE 3-9-11 (ESIA)

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

02/13/2013 Issued By: E08375 180235

Category Code **910**
2013 070 448

Application Number: 13DRB-70448, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: 12TH ST BETWEEN INDIAN SCHOOL ST AND MENAUL BLVD

Project Number: 1005033

Applicant

INDIAN PUEBLO FEDERAL DEVELOPMENT CORP.

2401 12TH ST NW
ALBUQUERQUE NM 87104
724-3518

Agent / Contact

PROPERTY ONE CRES

551 FIELD HAWK TRL NW
ALBUQUERQUE NM 87114
897-5105

Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$50.00

TOTAL: \$70.00

City of Albuquerque Treasury
Date: 2/13/2013 Office: ANHEX
Stat ID: W5000007 Cashier: TRSMAB
Batch: 1458 Trm: 10
Permit: 2013070448
Receipt Num: 00097850
Payment Total: \$70.00
0001 Conflict Mgmt Fee
0203 DRB Actions
Check Tendered :
\$70.00
\$50.00
\$70.00

Landscaping

12TH STREET N.W.

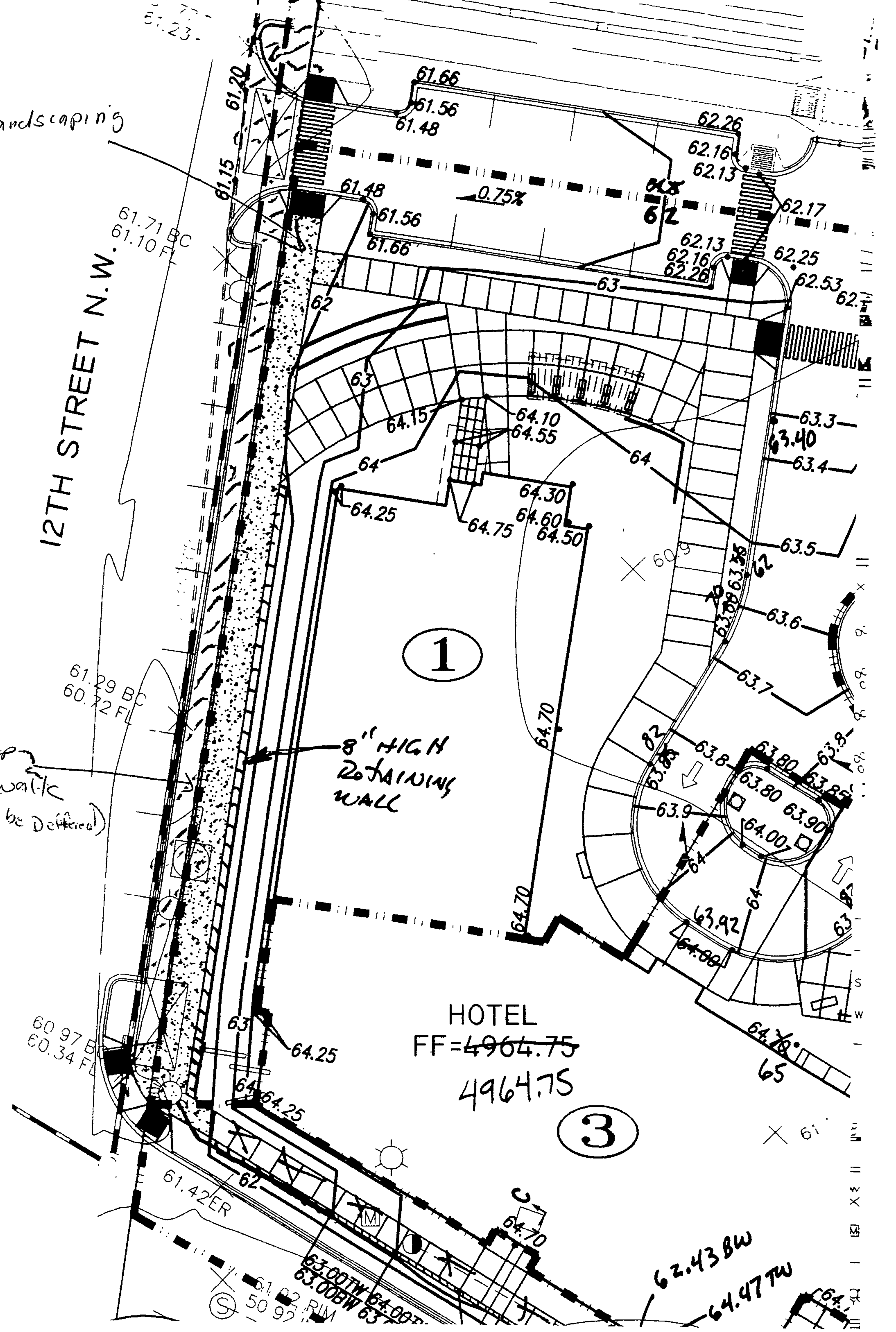
1

8" HIGH
RETAINING
WALL

HOTEL
FF = 4964.75
4964.75

3

TEMP
Sidewalk
(To be Deleted)



61.71 BC
61.10 FL

61.29 BC
60.72 FL

60.97 B
60.34 FL

61.42ER

61.02 RIM
50.92

63.00TW
63.00BW
64.00T
63.00B

62.43BW

64.47TW

61
62
63
64
65

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

S. Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...
 - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Property One CRES PHONE: 505-897-5105

ADDRESS: 551 Field Hawk Trail NW FAX: 505-792-9636

CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: msilbert@q.com

APPLICANT: Indian Pueblos Federal Development Corp. PHONE: 505-228-0875

ADDRESS: 2401 12th St NW Sec 210 North FAX: 505-724-3583

CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: mikecanfield@valliant.com

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Extension of sidewalk deferral

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 84 E Block: _____ Unit: _____

Subdiv/Addn/TBKA: MRGCD MAP 35

Existing Zoning: S41 for C-2 Proposed zoning: _____ MRGCD Map No. H-13-2

Zone Atlas page(s): H-13-2 UPC Code: 101405901899320113

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____

DRB 1005033 / E1-70126(SA), 01114-00123(DRB 573P)

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____

No. of existing lots: 1 No. of proposed lots: _____ Total area of site (acres): ± 2.5

LOCATION OF PROPERTY BY STREETS: On or Near: Twelfth Street

Between: Indian School Street and Menguel Boulevard

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

SIGNATURE: [Signature] DATE: 2/15/15

(Print) Michael Silbert Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

15DRB 700131

Action

ES1A

PMF

S.F.

Fees

\$ 50.00

\$ 20.00

\$ _____

\$ _____

\$ _____

Total

\$ 70.00

Recallity date: January 21, 2015

1-15-15

Planner signature / date

Project # 1005033

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 - Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SEWALK VARIANCE (DRB20)**
- SEWALK WAIVER (DRB21)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Michael Subert
 Applicant name (print)
 [Signature] 2/15/15
 Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 15DRB-70013

Form revised 4/07
 [Signature] 1-15-15
 Planner signature / date
 Project # 1005033

February 13, 2015

Jack Cloud, AICP
DRB Chairman
Development Review Board
City of Albuquerque

Re: Indian School Hotel, Project No. 718683, Original DRB # 1005033
Extension of the SIA for Temporary Deferral of Sidewalk Construction (DRB07)

Dear Mr. Cloud:

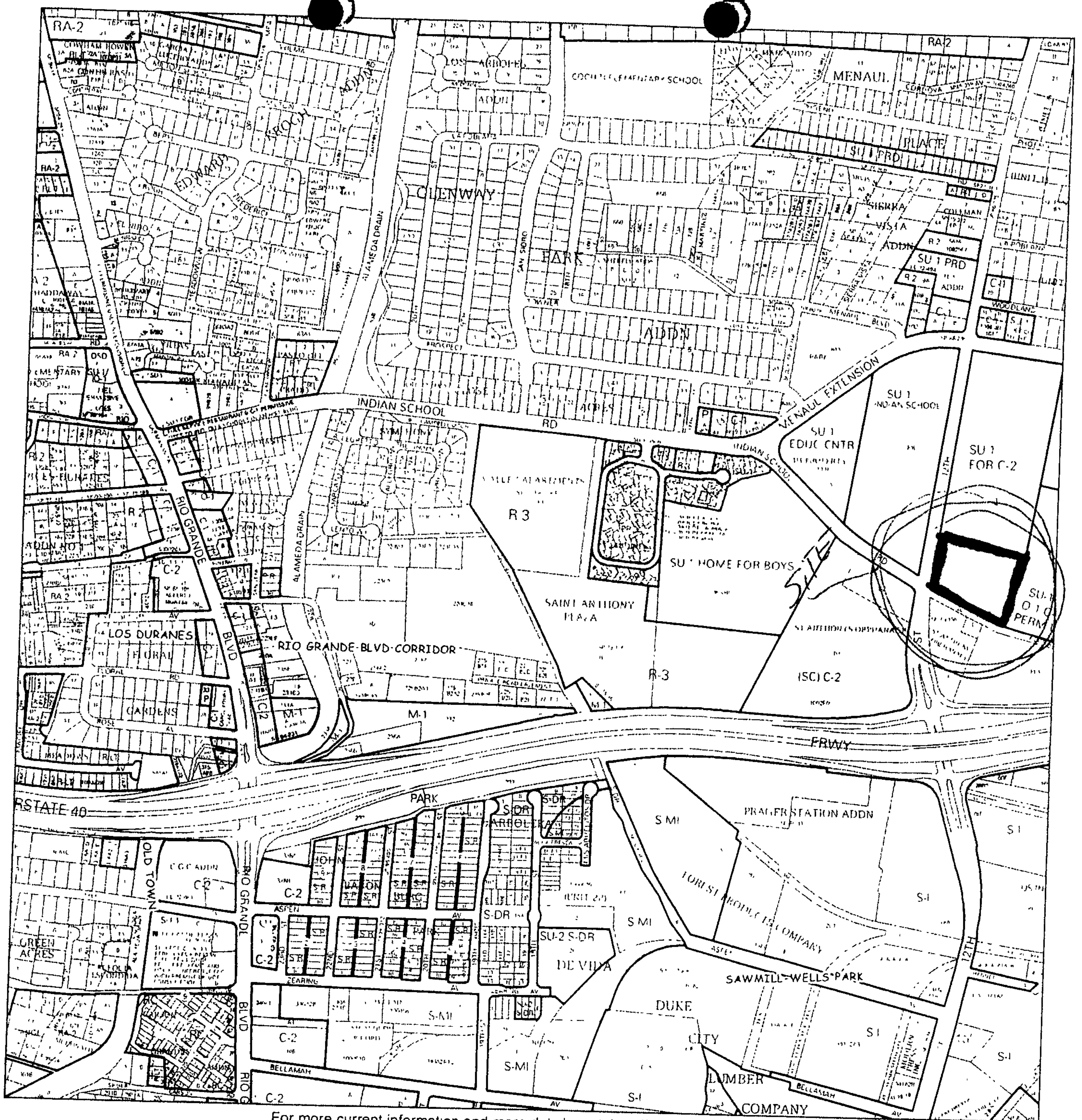
As agent for Indian Pueblos Federal Development Corporation (IPFDC), I am hereby requesting the above referenced extension. The Department of Municipal Development has not completed the design and construction document phases for the planned improvements as part of the 12th Street NW and Menaul Boulevard project. Upon completion of the design and construction documents, which will include the sidewalk area next to the hotel, IPFDC plans to proceed with the construction of the sidewalk.

Regards,



Michael Silbert, President

c. Michael Canfield, President IPFDC
Jane Rael, P.E. DRC/Section Manager



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

Map amended through: 6/5/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-13-Z

Selected Symbols

	Escarpment
	2 Mile Airport Zone
	Airport Noise Contours
	Wall Overlay Zone

0 750 1500 Feet



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PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 9, 2011

Project# 1005033

11DRB-70048 EXT OF SIA FOR TEMP DEFR SDWK CONST

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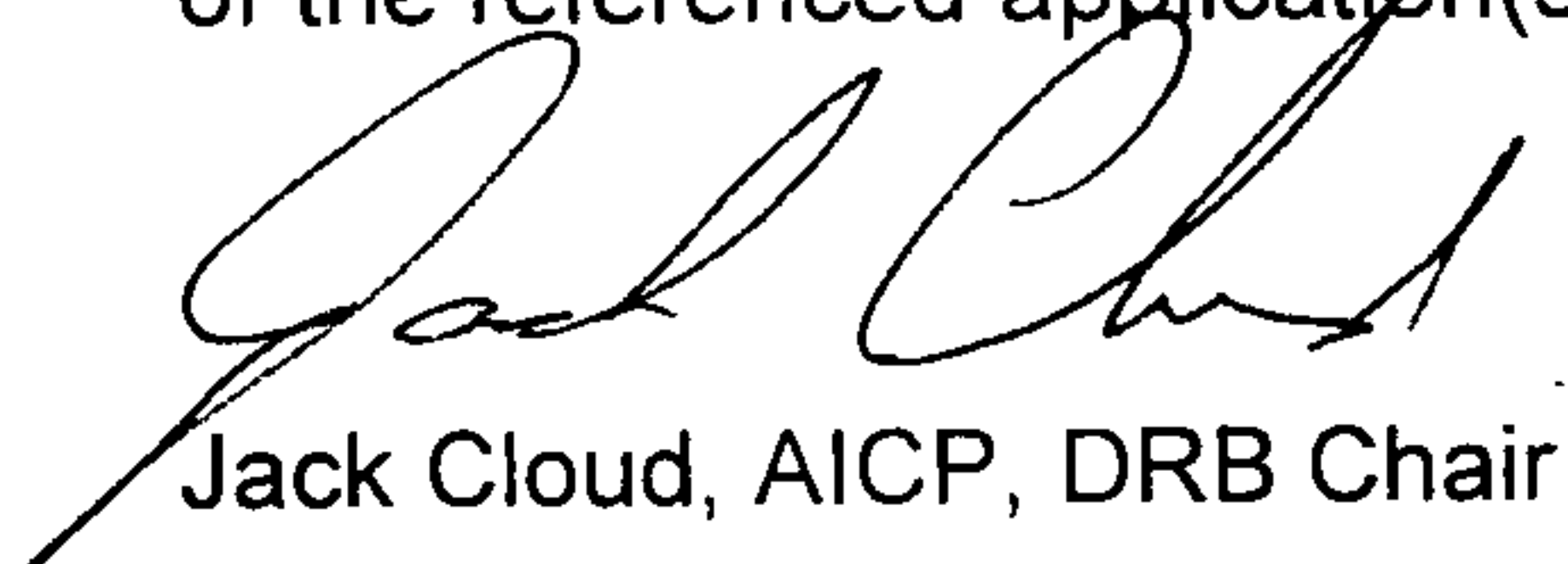
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Cc: Indian Pueblos Federal Development Corp – 2401 12th St NW Ste 210 North –
Albuquerque, NM 87114
Marilyn Maldonado
File

PROJECT #

1005033

January 21. 2015

ESIA



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
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- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Extension of sidewalk deferral

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 84E Block. --- Unit. ---
 Subdiv/Addn/TBKA MRGCD MAP 35
 Existing Zoning: SU1 for C-2 Proposed zoning: _____ MRGCD Map No H-13-2
 Zone Atlas page(s): H-13-2 UPC Code: 101405901329320113

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj, App., DRB-, AX, Z, V, S, etc.).
DRB 1005033 / 09-70126(SIA), 01114-00123(DRB 573P)

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 1 No. of proposed lots: _____ Total area of site (acres): ± 2.5
 LOCATION OF PROPERTY BY STREETS: On or Near Twelfth Street
 Between: Indian School Street and Mengul Boulevard

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

SIGNATURE [Signature] DATE 2/28/11
 (Print) Michael Silbert Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>11DRB - 70048</u>	<u>ES1A</u>		<u>\$ 30.00</u>
<input checked="" type="checkbox"/> All checklists are complete		<u>DMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>March 9, 2011</u>			Total <u>\$ 70.00</u>

[Signature] 2-24-11
 Planner signature / date

Project # 1005033

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Michael Silbert
Applicant name (print)

[Signature]
Applicant signature / date

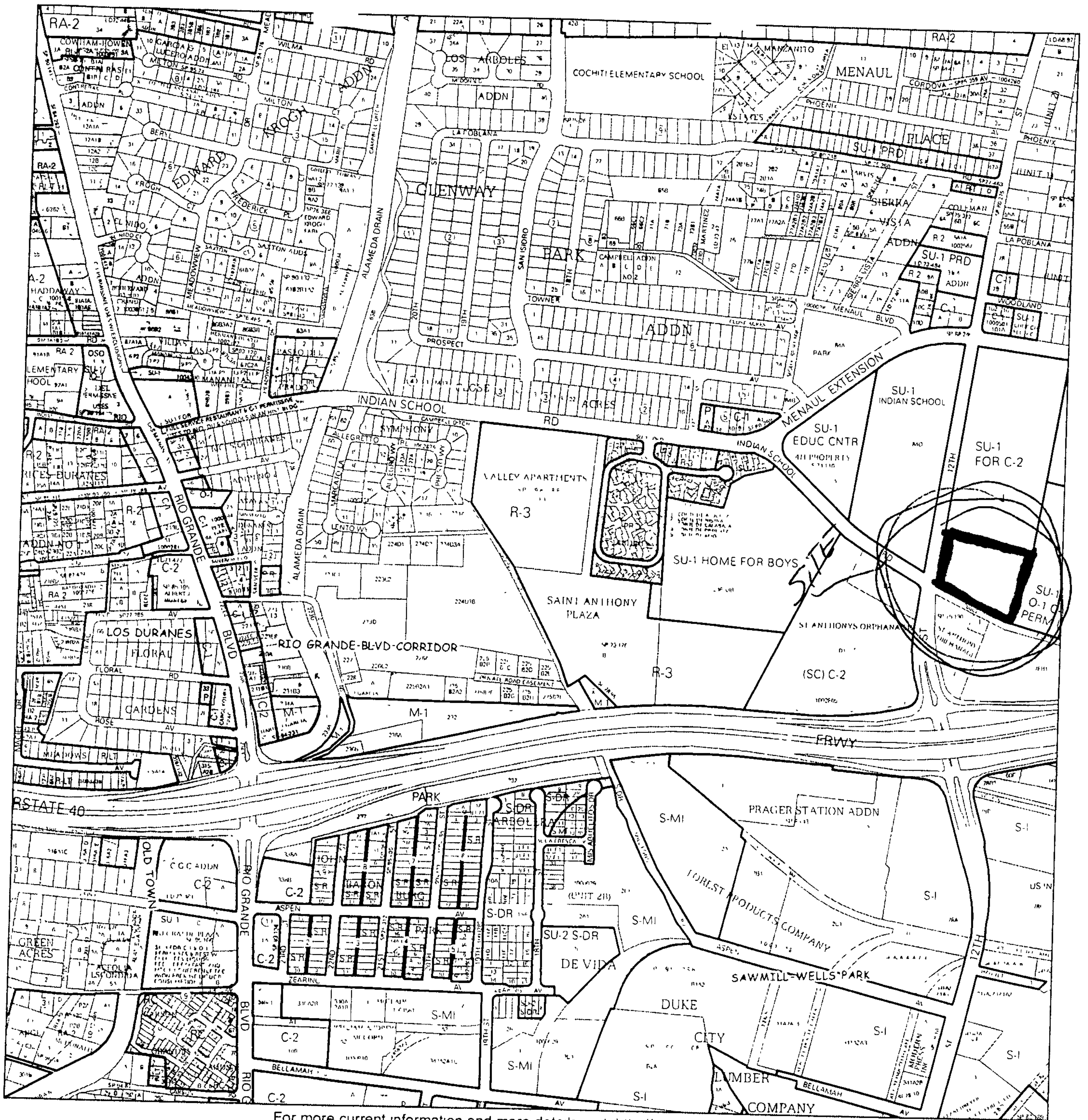


Form revised 4/07

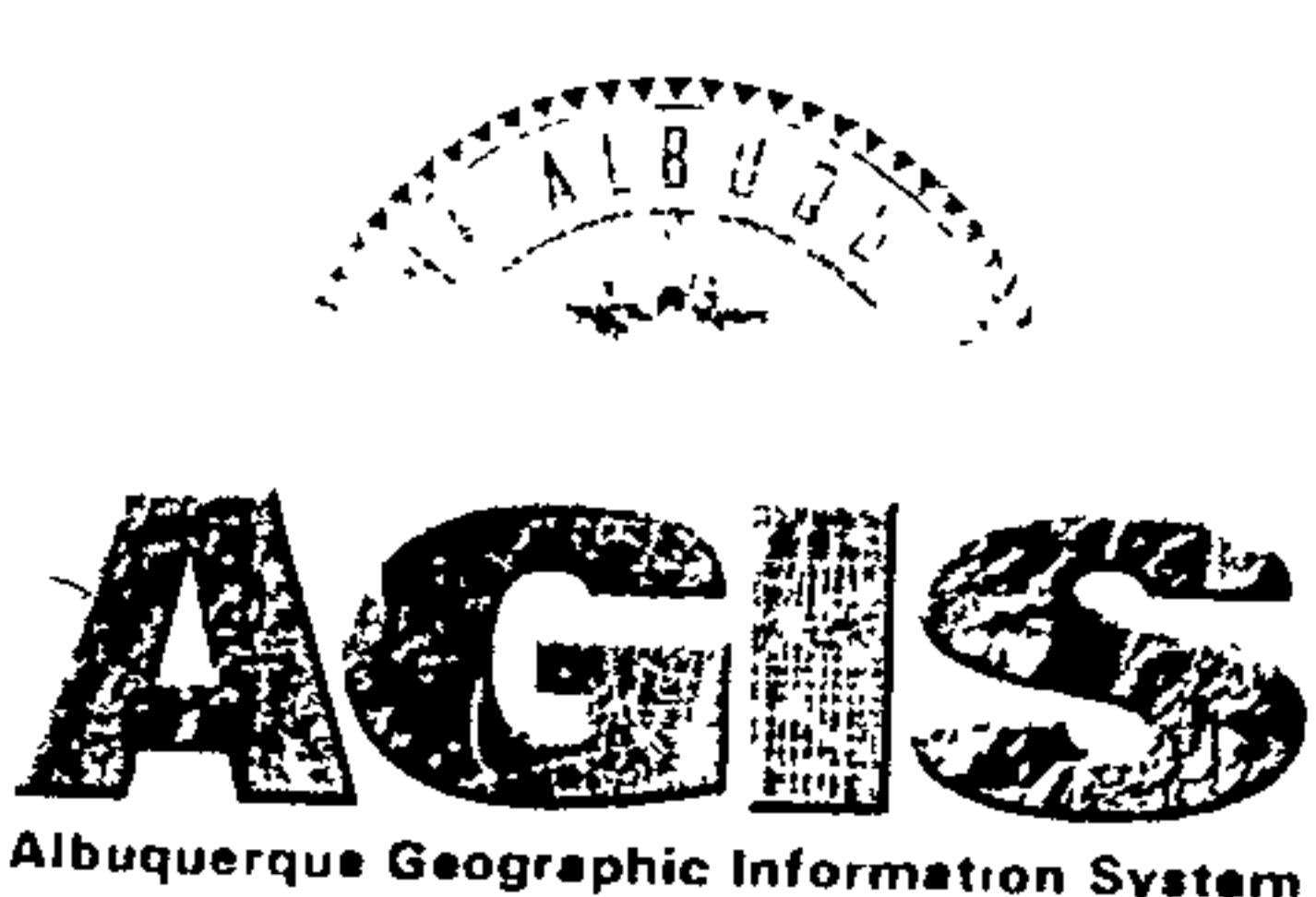
- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
11078 - 70048
 _____ - _____
 _____ - _____

[Signature] 2-28-11
Planner signature / date

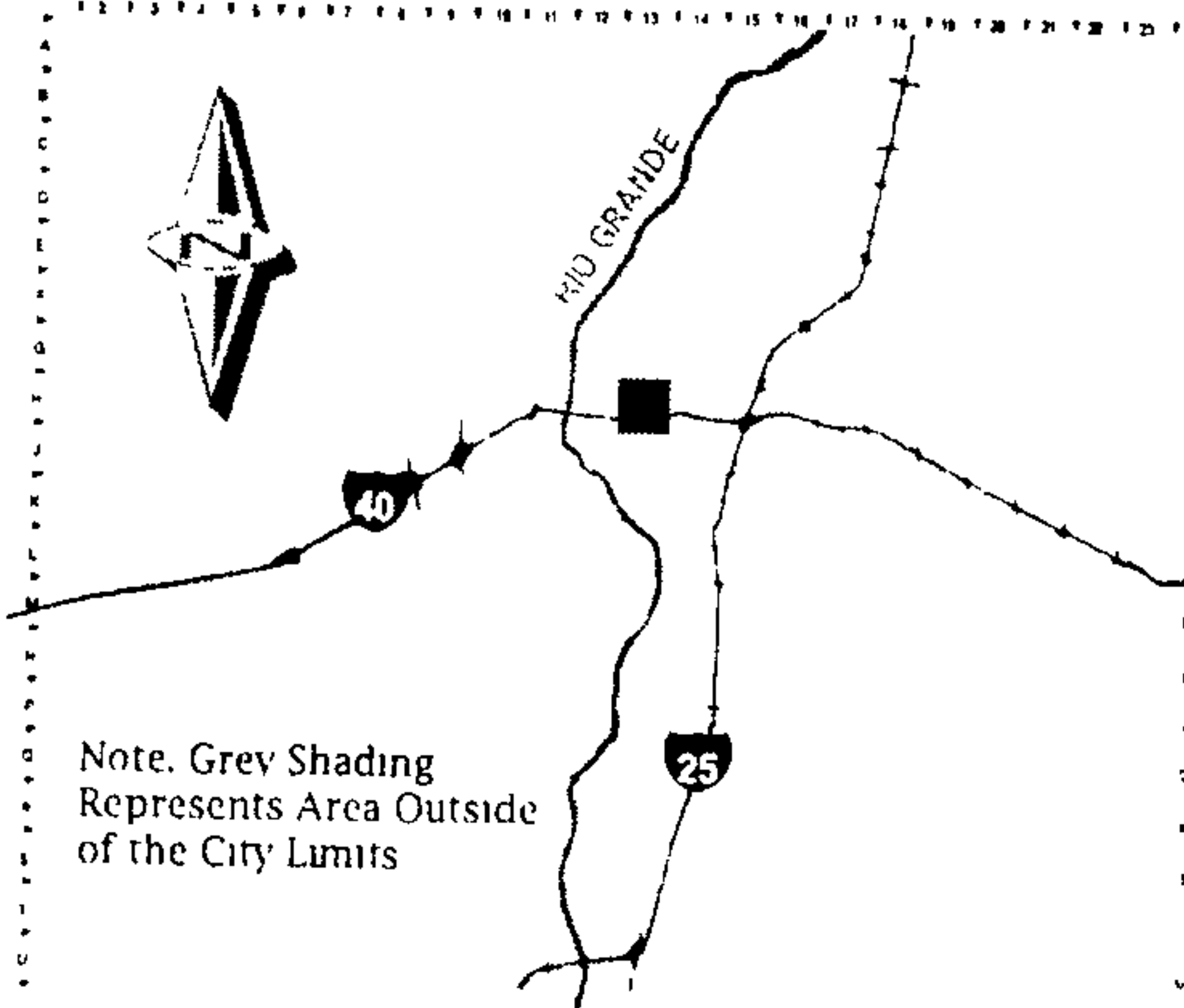
Project # 1005033



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





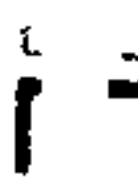

Map amended through 6/5/2009



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page
H-13-Z

Selected Symbols

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

0 750 1500 Feet

PROPERTY ONE CRES

551 Field Hawk Trail NW
Albuquerque, New Mexico 87114

February 28, 2011

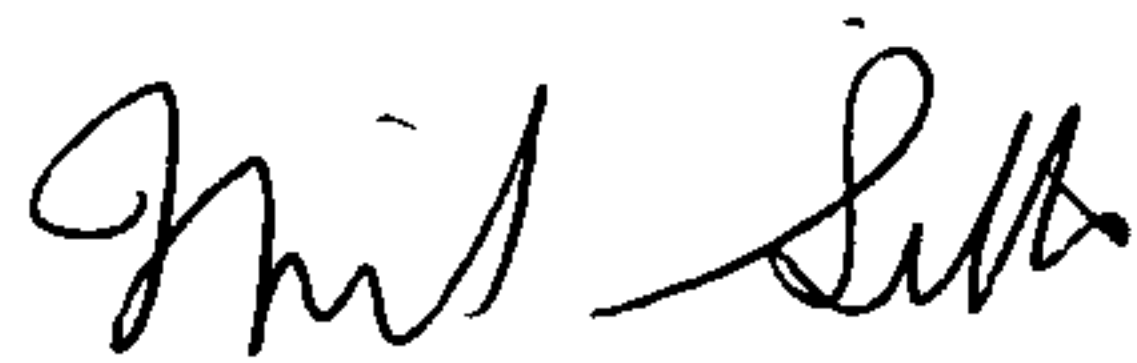
**Jack Cloud, AICP
DRB Chairman
Development Review Board
City of Albuquerque**

**Re: Indian School Hotel, Project No. 718683, Original DRB # 1005033
Extension of the SIA for Temporary Deferral of Sidewalk Construction
(DRB07)**

Dear Mr. Cloud:

As agent for Indian Pueblos Federal Development Corporation (IPFDC), I am hereby requesting the above referenced extension. The Department of Municipal Development has not completed the design and construction document phases for the planned improvements included as part of the 12th Street NW and Menaul Boulevard project. Upon completion of the design and construction documents, which will include the sidewalk area next to the hotel, IPFDC plans to proceed with the construction of the sidewalk.

Regards,



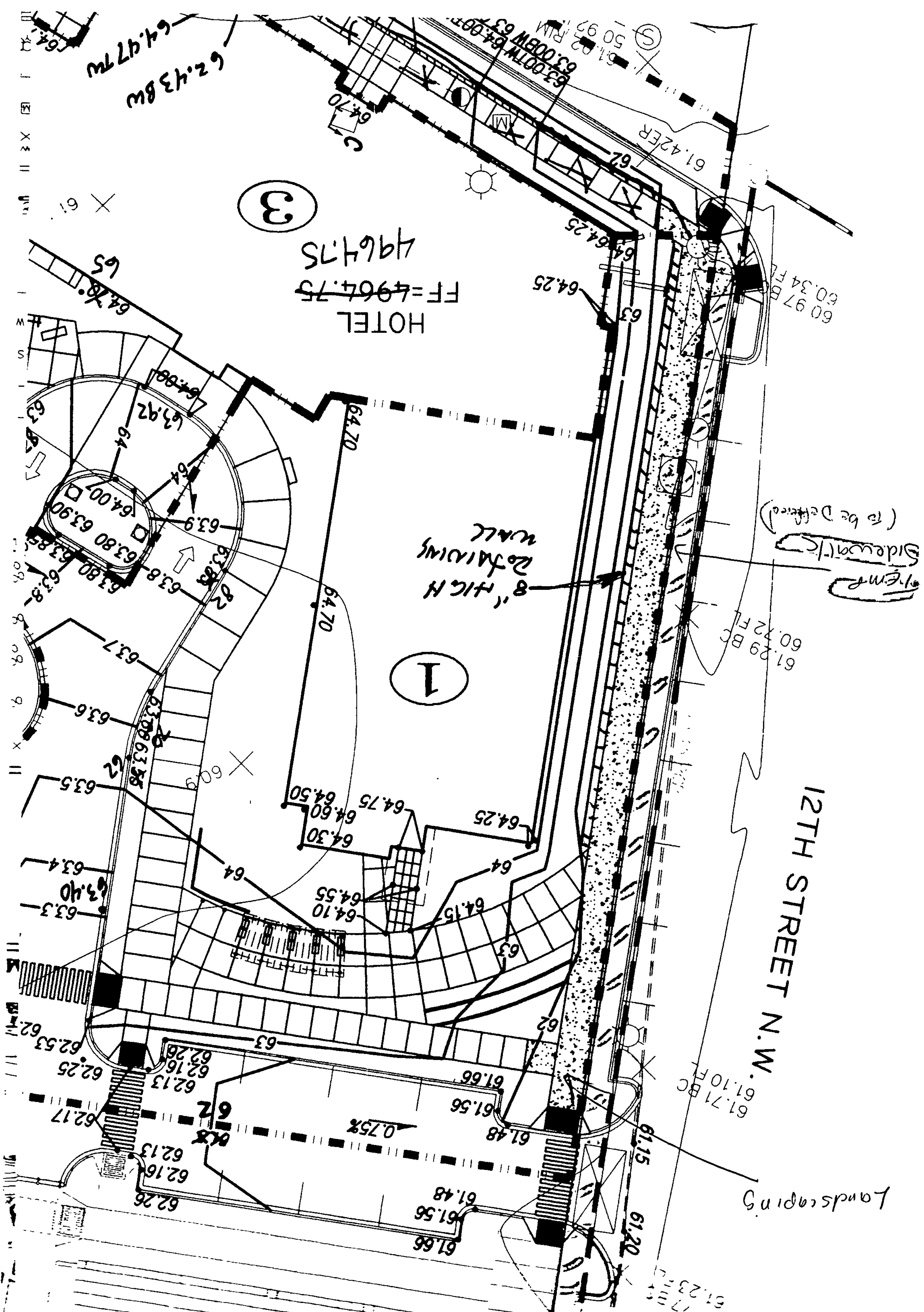
Michael Silbert, President

**c. Michael Canfield, President IPFDC
Jane Rael, P.E. DRC / Section Manager**

505.401.0100 cell

897.5105 ofc

msilbert@q.com



62.438w
64.477w

3

HOTEL
FF=4964.75
4964.75

1

8' HIGH
RETAINING
WALL

sidewalk
(to be Deleted)

12TH STREET N.W.

Landscaping

61

65

S
W

63.92
64.00
63.90

63.80
63.85
63.8

63.9
63.8

63.7
63.6

63.5
63.4

63.40
63.3

62.25
62.53

62.16
62.28

62.13
62.17

62.16
62.13

62.26
62.13

61.66
61.56

61.48
61.56

61.23

50.95

51.02

61.42ER

62

64.64.25

64.25

63

64.20

64.70

64.70

64.75

64.60

64.30

64.25

64

64.15

64.10

64.55

63

62

61.66

61.56

61.48

61.15

61.20

60.97
60.34

61.29
60.72

61.71
61.10

61.23