

Matson, Sheran A.

To: Dineen, Richard W.; Sertich, Richard
Cc: Dourte, Richard H.
Subject: Lands of Twin Mountain...Sketch Plat at DRB today

Hi Richards

This is my summary of the comments recived by Wayjohn Surveying, agent for Twin Mountain construction, for proposed development plans on Menaul between Edith & I25:

- The property is currently zoned M-1 with a portion in the NE corner zoned C-3. It is within the Martineztown Sector Plan boundaries.
- They want to re-configure the existing 2 lots to include the C-3 lot in the new northern lot of 5 acres. The remainder of the property, 10.5 acres is to remain as Twin Mountain Construction's site.
- They plan on applying for a zone change to make the northern lot one zone...agent wasn't sure if it would become M-1 or C-3. If they decide to request a change to C-3 zoning, a site plan & landscape plan is required per the Sector Plan. No site plan is required for M-1 zoning.
- They will need NMDOT approval to dump storm flows onto I-25 land. They may already have that approval. Neither the agent nor DRB knew for sure.
- Sidewalks along the frontage road & Menaul are required.
- 124 feet of R/W for Menaul is needed. Wilfred asked for a cross section to see what's there now.
- There is a concern about too many driveways onto Menaul and the median cuts.

Hope this is helpful.

Sheran Matson, AICP
Development Review Board Chair
Planning Department
P.O.Box 1293
Albuquerque, NM 87103
505-924-3880/fax: 924-3864
smatson@cabq.gov

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 11, 2007
DRB Comments**

ITEM # 21

PROJECT # 1005477

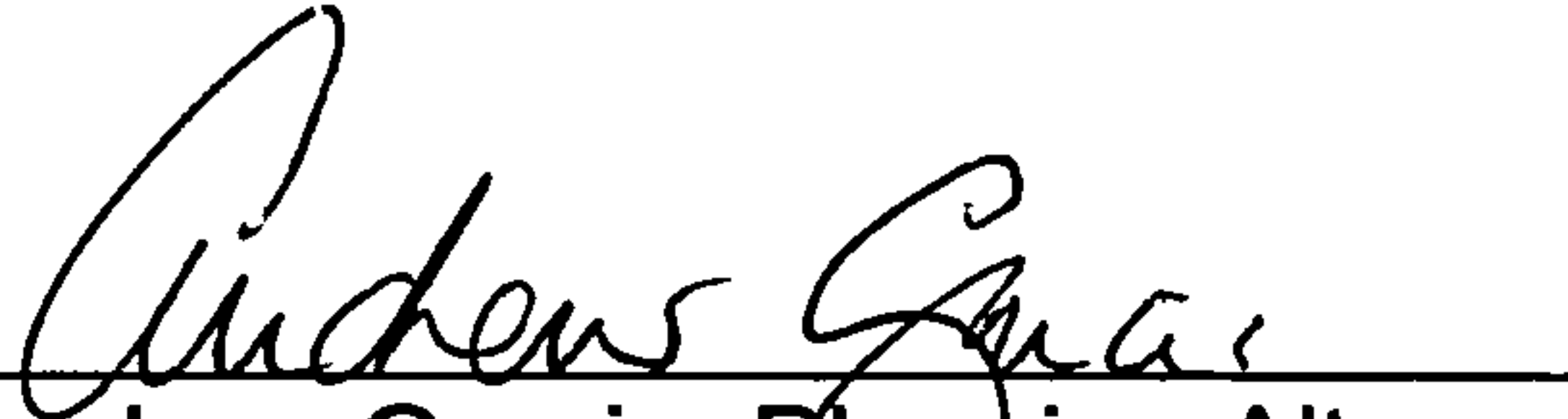
APPLICATION # 07-00419

**RE: Tract A-1, SPRINGER SPEECHLY PLAT TBK LANDS OF
TWIN MOUNTAIN/sketch**

A zone change is required to combine the C-3 property with the M-1 property.

The C-3 zone requires a site plan per the Martineztown Sector Plan. See Page 76.

The M-1 zoning does not require site plan approval.


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



IMPACT FEES – # 1005477

**Development Review Board 4/11/07 Agenda Item #21
Sketch Plat: Tract 1, Lands of M-T Investment Co. and Tract
A-1, Springer Speechly Plat**

Construction for new non-residential use will be exempt from the payment of Impact Fees because this property is in a Metropolitan Redevelopment Area.

**JACK CLOUD
IMPACT FEE ADMINISTRATOR**

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005477

AGENDA ITEM NO: 21

SUBJECT:

Sketch Plat

ACTION REQUESTED:

REV/CMT: (X) APPROVAL: () SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

~~No adverse comments.~~

Concept. gbd.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: APRIL 11, 2007

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PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
4/11/07	Roads of Twin Mountains Proj. 1005477	Sketch	



SUBDIVISION	Supplemental form S	ZONING	Supplemental form Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of...	A
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC, Lucc, Planning Director or Staff, ZHE, Zoning Board of Appeals	
<input type="checkbox"/> ...for Building Permit			
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC) L			

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

APPLICANT INFORMATION:

NAME: TWIN MOUNTAIN CONSTRUCTION II COMPANY PHONE: 975-1398 KEITH ELLIS
 ADDRESS: 2415 PRINCETON DRIVE NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): WAYJOHN SURVEYING, INC. PHONE: 255-2052
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJOHN SURVEYING@AOL.COM

DESCRIPTION OF REQUEST: SKETCH PLAT SUBMITTAL

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

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

Lot or Tract No. TRACT 1, LANDS OF M-T INVESTMENT CO Block: _____ Unit: _____
 Subdiv. / Addn. AND TRACT A-1, SPRINGER-SPEECHLY PLAT TBK LANDS OF TWIN MOUNTAIN
 Current Zoning: SU-2 C-3 AND SU-2 M-1 Proposed zoning: SAME
 Zone Atlas page(s): H-15 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 15.6174 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. 1 015 059 240 189 31414 AND MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: MENAU BLVD NE
 Between: EDITH BLVD NE and I-25

CASE HISTORY:

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

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

SIGNATURE Thomas D. Johnston DATE 3/29/07
 (Print) THOMAS D. JOHNSTON Applicant Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB-00419</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ 0.00</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>04/11/07</u>			Total <u>\$ 0.00</u>

Sandy Handley 04/03/07
 Planner signature / date

Project # 1005477

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR 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
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

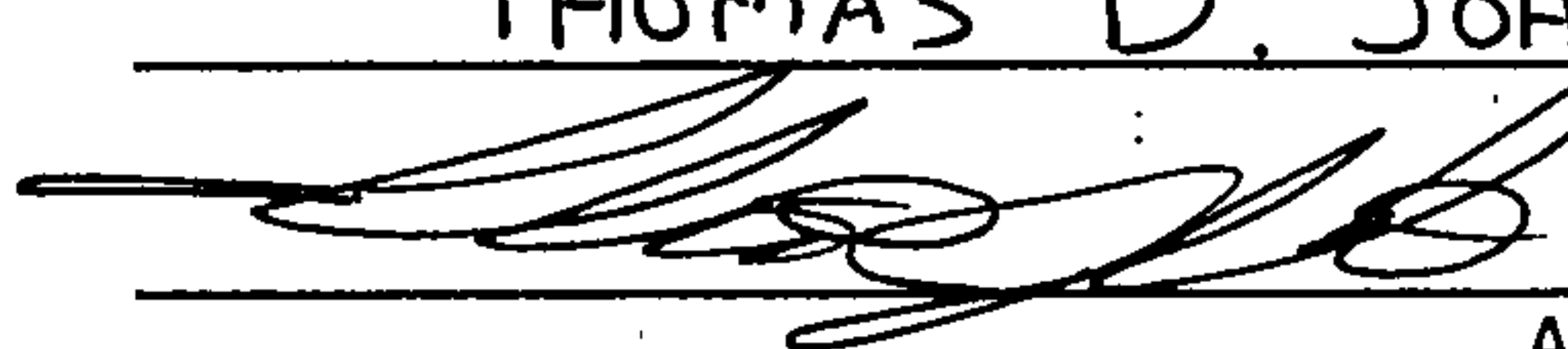
AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year

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

THOMAS D. JOHNSTON
 Applicant name (print)

 Applicant signature / date
 3.29.07

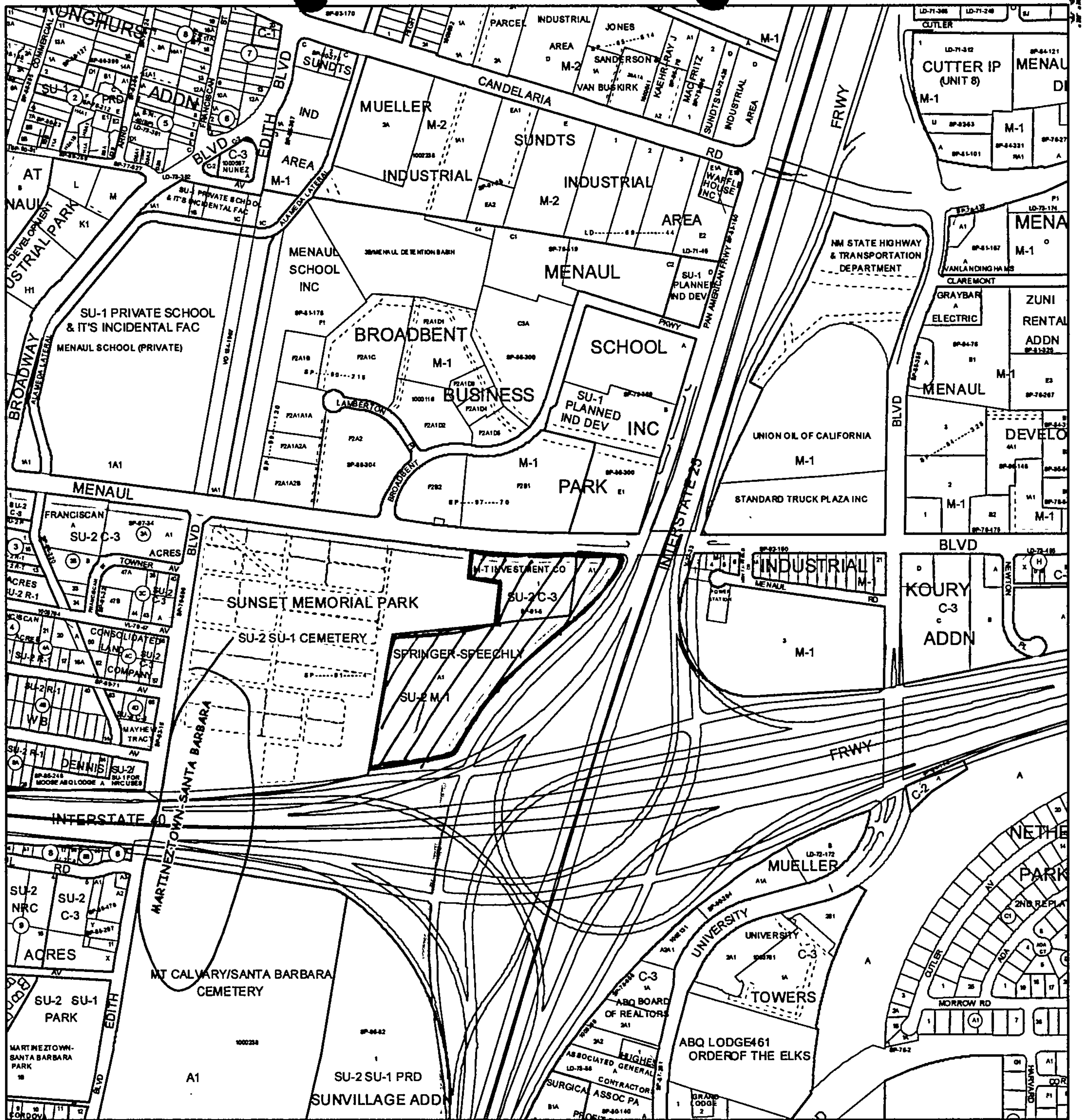


Form revised 8/04, 1/05, 10/05 & NOV 06

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

Planner signature / date

Project # 1005477



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

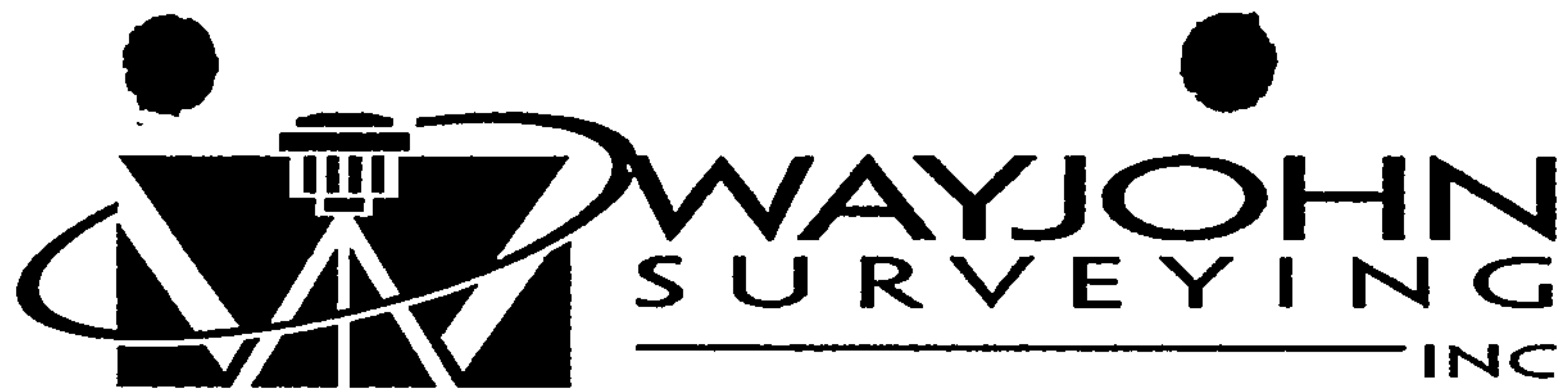
Map amended through: 3/14/2006

Zone Atlas Page:
H-15-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 1,500 Feet



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

March 29, 2007

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Sketch Plat Review of Lots 1 & 2, Lands of Twin Mountain

To Whom It May Concern:

I am submitting a sketch plat proposing to create two lots from two existing parcels, and to create an access and utility easement along an existing roadway. The parcels do contain building improvements, some of which will be demolished pending plat approval. The parcels are currently zoned SU-2 C-3 and SU-2 M-1 respectively.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read "Thomas D. Johnston". The signature is fluid and cursive, with a long horizontal stroke at the end.

Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.