

**6518**

### DXF Electronic Approval Form

DRB Project Case #: 1006518

Subdivision Name: DUKE CITY INDUSTRIAL AREA BLK 6 TRS 1A & 1B

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 7/24/2007

Hard Copy Received: 7/24/2007

Coordinate System: Ground rotated to NMSP Grid

  
Approved

08-02-2007  
Date

\* The DXF file cannot be accepted (at this time) for the following reason(s):

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**AGIS Use Only**  
Copied fc **6518** to agiscov on **8/2/2007** Contact person notified on **8/2/2007**

#13



Comp 45- 7/2/07

# 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.

DRB Application No.: 07DRB-70039 (P&F)  
Project Name: DUKE CITY INDUSTRIAL  
Agent: George T Rodriguez

Project # 1006518  
Phone No: 610-0593

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/13/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: • closure of driveway on LOS  
ARTICLES  
 \_\_\_\_\_ OK  
 \_\_\_\_\_  
 • DEDICATION of R/W on CLAREMONT  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): George T Rodriguez Amaya Department OK  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



**Planning must record this plat. Please submit the following items:**

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording 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. OK
- Copy of recorded plat for Planning.

Project Number

1006518

#13



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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.

DRB Application No.: 07DRB-70039 (P&F)  
Project Name: DUKE CITY INDUSTRIAL  
Agent: George T Rodriguez

Project # 1006518  
Phone No: 610-0593

Project Number

1006518

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/13/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: closure of driveway on LOS ANGELES  
  
  
 DEDUCTION of R/W on CLAREMONT

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): Record of Amended Signature



**Planning must record this plat. Please submit the following items:**

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording 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.

1



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 13, 2007

9:00 A.M.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
David Flores in for Parks & Recreation

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**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: 10:25 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**

1. **Project # 1000945**  
07DRB-00621 Major-Two Year SIA  
ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for EAGLE ROCK PROPERTIES LLC request(s) the above action(s) for all or any portion of Lot(s) 22, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP located on EAGLE ROCK AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF:06DRB-00710] [Deferred from 6/13/07] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

2. **Project # 1004368**  
07DRB-00656 Major-SiteDev Plan  
BldPermit
3. **Project # 1005590**  
07DRB-00652 Major-Vacation of  
Public Easements  
07DRB-00654 Minor-Sketch Plat or  
Plan
4. **Project # 1003779**  
07DRB-00662 Major-Preliminary Plat  
Approval  
07DRB-00663 Major-Vacation of  
Public Right-of-Way  
07DRB-00665 Minor-Sidewalk Waiver  
07DRB-00666 Minor-Temp Defer  
SDWK

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2, request(s) the above action(s) for all or any portion of Tract(s) 4A2, **RENAISSANCE CENTER**, zoned SU-1, IP USES, located on RENAISSANCE BLVD NE between ALEXANDER NE and CULTURE DR NE containing approximately 1 acre(s). (F-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS AND CROSS PARKING EASEMENTS AND SIDEWALK AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND 15 DAY APPEAL PERIOD.**

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or any portion of Tract(s) A & B, **SUSIE RAYOS MARMON ELEMENTARY SCHOOL**, zoned R-D located on ILIFF RD NW between 72<sup>ND</sup> ST NW and 68<sup>TH</sup> ST NW containing approximately 15 acre(s). [REF: DRB 97-262] (H-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE . THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN.**

LARRY READ & ASSOCIATES agent(s) for ADIL RIZVI request(s) the above action(s) for all or any portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, **KUMAIL SUBDIVISION**, zoned R-D located on OAKLAND AVE NE , between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/13/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 01/3/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: PROVIDE A 30- FEET RADIUS ON LOT 7-P-1, A SUBDIVISION DESIGN VARIANCE IS NEEDED FOR STREET CROSS SECTION. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN OF EXHIBIT C.**

5. **Project # 1000072**  
07DRB-00664 Major-Vacation of  
Public Easements

D R HORTON request(s) the above action(s) for all or any portion of Tract(s) BB & AA, Block(s) 1, **CARMEL SUBDIVISION**, zoned R-D located on CARMELITO LOOP NE between HOLLY AVE NE and CARMEL AVE NE containing approximately 1 acre(s). [REF: 04DRB-00033] (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE .**

6. **Project # 1002371**  
07DRB-00577 Major-Vacation of  
Public Easements  
07DRB-00576 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] [*Deferred from 5/30/07 & 06/06/07 & 6/13/07*] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 06/27/07.**

**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# 1004000**  
07DRB-70027 MINOR - SDP FOR  
BUILDING PERMIT

NCA ARCHITECTS PA agent(s) for NORTH VALLEY SEVENTH DAY ADVENTIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1, **EAGLE RANCH SUBDIVISION, WEST UNIT 2**, zoned SU-1 PDA TO INCLUDE C-3 USES, located on PARADISE BLVD NW BETWEEN EAGLE RANCH NW AND COORS NW containing approximately 3.48 acre(s). [*Indef deferred on 6/13/07*] (C-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

8. **Project# 1005317**  
07DRB-70036 EPC APPROVED SDP  
FOR BUILDING PERMIT

SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE WATER UTILITY DEPT., WATER RESOURCES DIVISION request(s) the above action(s) for all or a portion of Tract(s) A, **ACADEMY ACRES SUBDIVISION, UNIT 5**, zoned C-3, located on FOREST HILLS DR. NE BETWEEN PAN AMERICAN HWY. NE AND PRESBYTERIAN HEALTHCARE SERVICES containing approximately 4.73 acre(s). [**Carol Toffaleti, EPC Case Planner**] (E-17/18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A COPY OF THE LEASE AGREEMENT AND FUTURE SIDEWALK AND LANDSCAPING PLACEMENT AND TO PLANNING FOR 3 COPIES.**

9. **Project# 1004735**  
07DRB-70022 EPC APPROVED SDP  
FOR BUILD PERMIT  
07DRB-70023 EPC APPROVED SDP  
FOR SUBDIVISION

DORMAN & BREEN ARCHITECTS agent(s) for TRAMWAY COMMUNITY CHURCH request(s) the above action(s) for all or a portion of Lot(s) 1-A, **TRAMWAY RIDGE**, zoned SU-1 FOR CHURCH AND RELATED FACILITIES, located on TRAMWAY RIDGE NE BETWEEN MANITOBA NE AND MONTGOMERY BLVD NE containing approximately 3.938 acre(s). [**Catalina Lehner, EPC Case Planner**] [*Deferred from 06/06/07*] (F-22) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND DELEGATED TO PLANNING FOR 3 COPIES.**

10. **Project# 1006505**  
07DRB-70021 MINOR - SDP FOR  
BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for EDDIE CORLEY JR & SR LLC request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & a portion 21, Tract(s) A, Block(s) 9, **NORTH ALBUQUERQUE ACRES, UNIT B**, (to be known as **CORLEY'S ALBUQUERQUE**) zoned SU-2 FOR IP USES, located on EAGLE ROCK ROAD NE BETWEEN EAST FRONTAGE ROAD NE AND SAN PEDRO NE containing approximately 3.9 acre(s). [*Deferred from 06/06/07 & 6/13/07*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 06/20/07.**

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

11. **Project# 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) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

12. **Project# 1003692**  
07DRB-70035 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

WILSON AND COMPANY INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) A, B, AND C, LANDS OF ALBUQUERQUE PUBLIC SCHOOLS (to be known as **HEIGHTS COMMUNITY CENTER**) zoned SU-2 for O-1, located on BUENA VISTA AVE SE BETWEEN ST. CYR AVE SE AND COAL AVE SE containing approximately 7.916 acre(s)(K-15) [*Deferred from 6/13/07*] **DEFERRED AT THE AGENT'S REQUEST TO 06/20/07.**

13. ~~**Project# 1006518**~~  
07DRB-70039 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

GEORGE T. RODRIGUEZ - DEVELOPMENT CONSULTANT agent(s) for COE AND PETERSON, LLC request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 1, **DUKE CITY INDUSTRIAL AREA**, zoned C-3, located on RICHMOND DR NE BETWEEN CLAREMONT AVE NE AND LOS ARBOLES AVE NE containing approximately .856 acre(s). (H-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH THE FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CLOSURE OF THE DRIVE PADS ON LOS ARBOLES AND DEDICATION ALONG CLAREMONT AND TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**



14. **Project# 1005141**  
07DRB-70037 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

ABQ ENGINEERING agent(s) for LOUISE ABQ 2005, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) L-1, **PANORAMA HEIGHTS**, zoned O-1, located on INDIAN SCHOOL RD NE BETWEEN EASTRIDGE DR NE AND CONSTITUTION AVE NE containing approximately 7.71 acre(s). (J-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/13/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT APPROVAL: A GRADING AND DRAINAGE PLAN AS REQUIRED AND THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

15. **Project # 1003790**  
07DRB-00299 Minor- Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or any portion of Tract(s) B, C-1 & C-2, **NORTH GATEWAY**, zoned IP located on BALLOON FIESTA PARKWAY NE between SAN MATEO BLVD NE and I-25 NE containing approximately 23 acre(s). [*Final plat was indef deferred 4/4/07*] (B-18) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CLARIFICATION OF LANGUAGE ON NOTE 8 AND PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

16. **Project# 1002743**  
07DRB-70024 MAJOR - FINAL PLAT  
APPROVAL

DAC ENTERPRISES INC agent(s) for HARVEST LAND LLC request(s) the above action(s) for all or any portion of Tract(s) I & J, **LA LUZ DEL OESTE**, zoned SU-1 PRD located on COORS NW between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [*Deferred from 6/06/07*] (F-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

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

**THERE ARE NO SKETCH PLATS THIS WEEK. . . .**

17. Approval of the Development Review Board Minutes for June 6, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 6, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10: 25 A.M.

**CITY OF ALBUQUERQUE  
Planning Department  
June 13, 2007  
DRB Comments**

**ITEM # 13**

**PROJECT # 1006518**

**APPLICATION # 07-70039**

**RE: Block 6, Tract 1, Duke City Industrial Area/minor plat**

No objection to the requested replat. Planning will record the plat.

A handwritten signature in black ink, appearing to read "S. Matson", is written over a horizontal line.

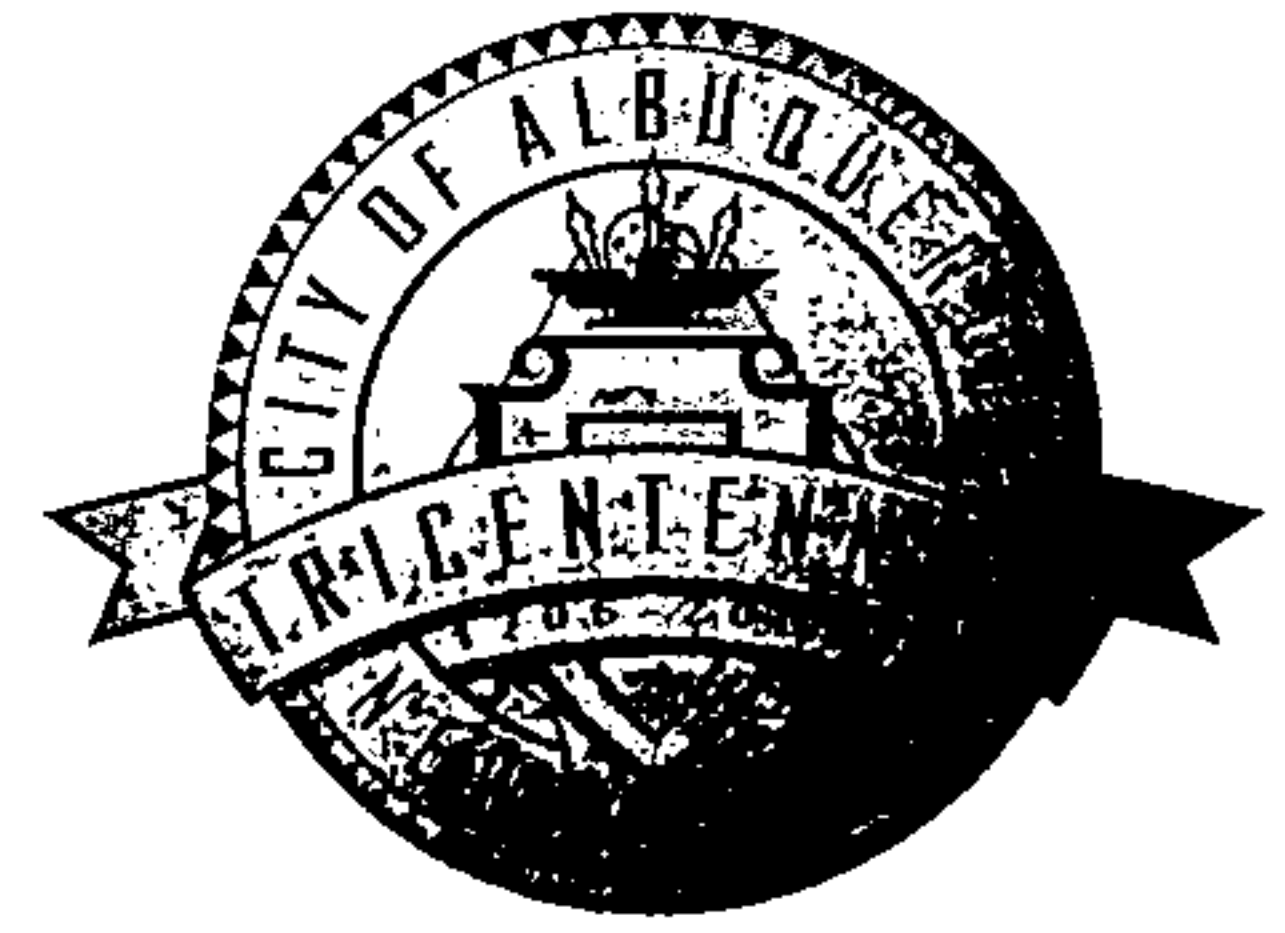
**Sheran Matson, AICP**

**DRB Chair**

**924-3880 fax 924-3864 smatson@cabq.gov**



# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1006518**

**AGENDA ITEM NO: 13**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://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:** JUNE 13, 2007

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**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

06/05/2007 Issued By: PLNJMP

**Permit Number:** 2007 070 039

**Category Code 0910**

**Application Number:** 07DRB-70039, Minor - Preliminary/Final Plat Approval

**Address:**

**Location Description:** RICHMOND DR NE BETWEEN CLAREMONT AVE NE AND LOS ARBOLES AVE NE

**Project Number:** 1006518

**Applicant**  
Coe And Peterson, Llc

**Agent / Contact**  
George T. Rodriguez - Development Consultant

2325 San Pedro Ne  
Albuquerque, NM 87110  
275-9733

12800 San Juan Ne  
Albuquerque, NM 87123

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$285.00
<b>TOTAL:</b>		<b>\$305.00</b>

City Of Albuquerque  
Treasury Division

6/5/2007 11:43AM LOC: ANNX  
RECEIPT# 00083020 WSH 007 TRNSH 0021  
Account 441032 Fund 0110  
Activity 3424000 TRNSP  
Trans Amt \$305.00  
J24 Misc \$20.00

Thank You



Supplemental form

Supplemental form

**SUBDIVISION** **S**

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

**ZONING & PLANNING**

- Annexation
- 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/Subdivision Regulations)

**SITE DEVELOPMENT PLAN** **P**

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

**APPEAL / PROTEST of...** **A**

- 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: COE AND PETERSON, LLC PHONE: 505-275-9733  
 ADDRESS: 2325 SAN PEDRO N.E. - SUITE 2A FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER(S)/PROPRIETOR(S)  
 AGENT (if any): GEORGE T. RODRIGUEZ-DEVELOPMENT CONSULTANT PHONE: 505-610-0593  
 ADDRESS: 12800 SAN JUAN N.E. FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87123 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: REPLAT ONE (1) PARCEL OF LAND INTO TWO (2) PARCELS

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 ONE (1) Block: SIX (6) Unit: \_\_\_\_\_  
 Subdiv. / Addn. DUKE CITY INDUSTRIAL AREA  
 Current Zoning: C-3 Proposed zoning: C-3  
 Zone Atlas page(s): H-16-Z No. of existing lots: ONE (1) No. of proposed lots: TWO (2)  
 Total area of site (acres): 0.856 AC. Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? N/A  
 UPC No. 101605939642110417 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Los Arboles Ave. N.E.  
 Between: Wellesley Dr N.E. and Richmond Dr. N.E. N.E.

**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 George T. Rodriguez DATE JUNE 4, 2007  
 (Print) GEORGE T. RODRIGUEZ \_\_\_\_\_ Applicant  Agent

Form revised 9/01, 3/03

**FOR OFFICIAL USE ONLY**

- 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	Action	S.F.	Fees
07DRB - 70039	P & F	5(3)	\$ 285. <sup>00</sup>
-	CMF	-	\$ 20. <sup>00</sup>
-	-	-	\$
-	-	-	\$
-	-	-	\$
-	-	-	\$
Total			\$ 305. <sup>00</sup>

Hearing date June 13, 2007

Andrew Garcia 6-5-07  
 Planner signature / date

Project # 1006518

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

- \_\_\_ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- \_\_\_ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Any original and/or related file numbers are listed on the cover application

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

- \_\_\_ Preliminary Plat reduced to 8.5" x 11"
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Copy of previous D.R.B. approved infrastructure list
  - \_\_\_ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**  
Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

- \_\_\_ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
  - \_\_\_ 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.

GEORGE T. RODRIGUEZ - DEVELOPMENT CONSULT.

Applicant name (print)

[Signature] 06-04-07

Applicant signature / date

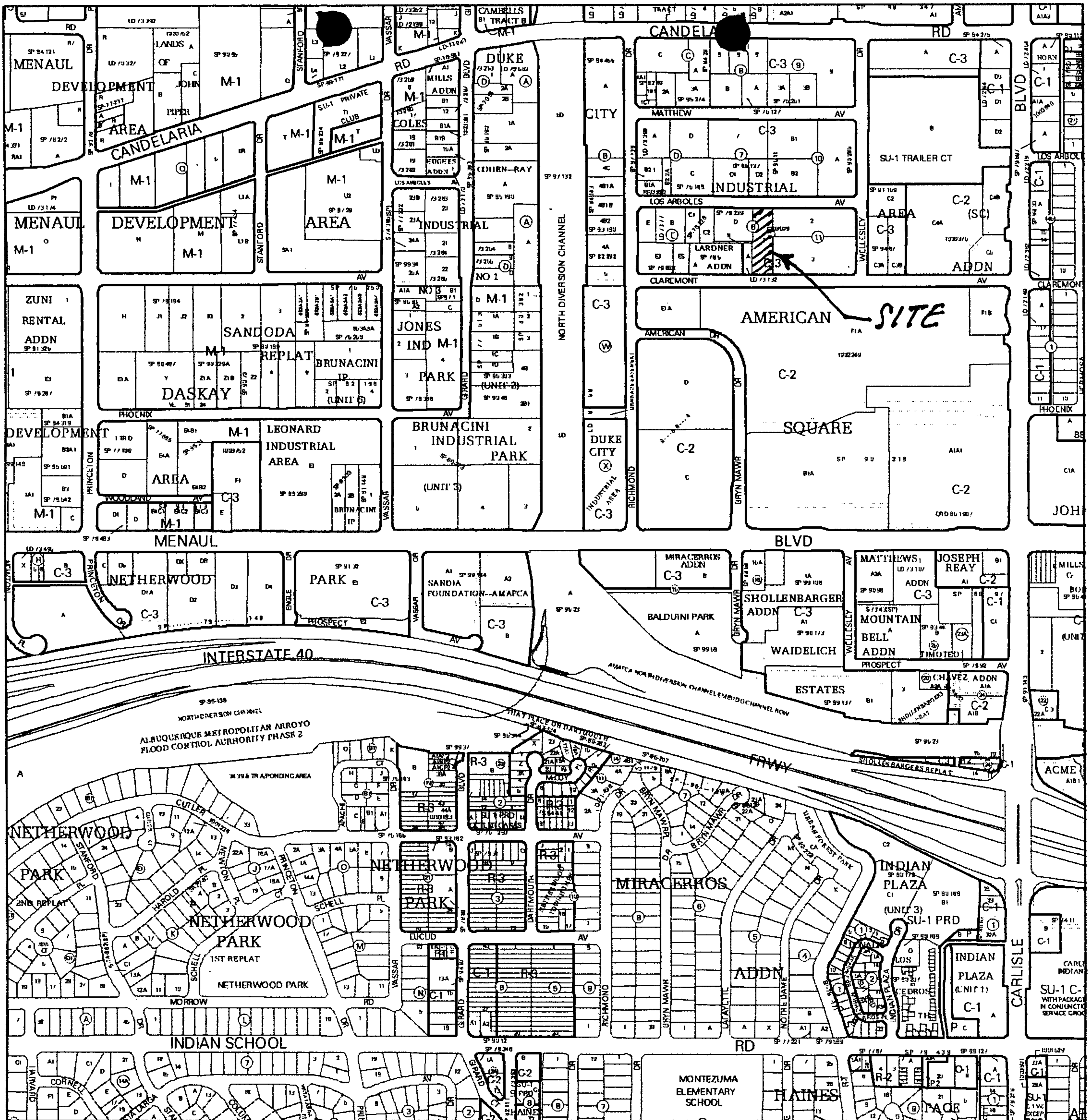


Form revised 8/04, 1/05, 10/05 & NOV 06


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

Application case numbers  
071223 - - 70039  
 - - -  
 - - -

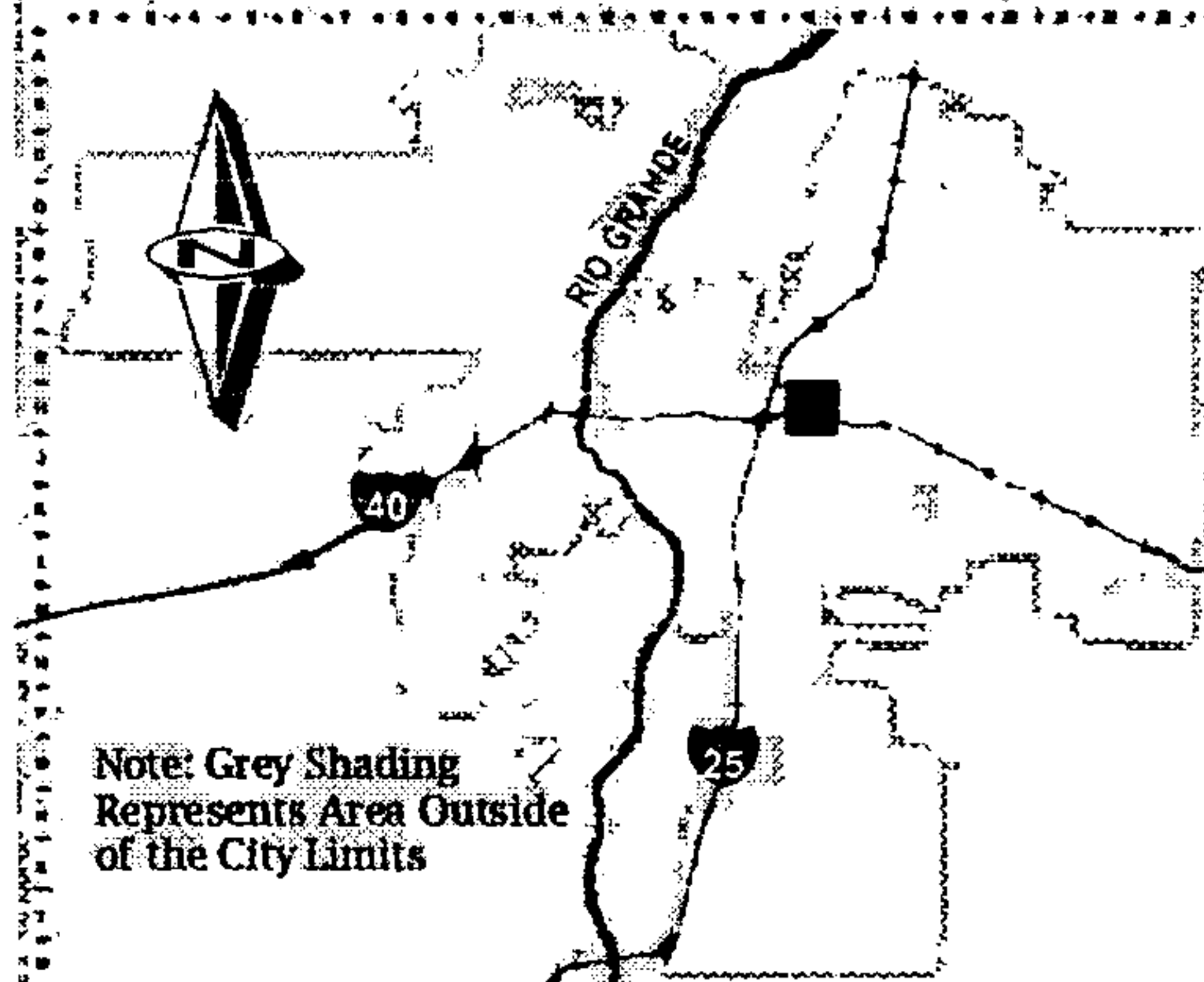
Andrew Garcia 6-5-07  
 Planner signature / date  
**Project #** 1006518



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












Map amended through: 2/18/2007



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**H-16-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.		

Feet  
0 750 1,500



*George T. Rodriguez - Land Use & Development Consultant*  
*2325 San Pedro N.E., Suite 2-F*  
*Albuquerque, New Mexico 87110*  
*(505) 610-0593*

June 3, 2007

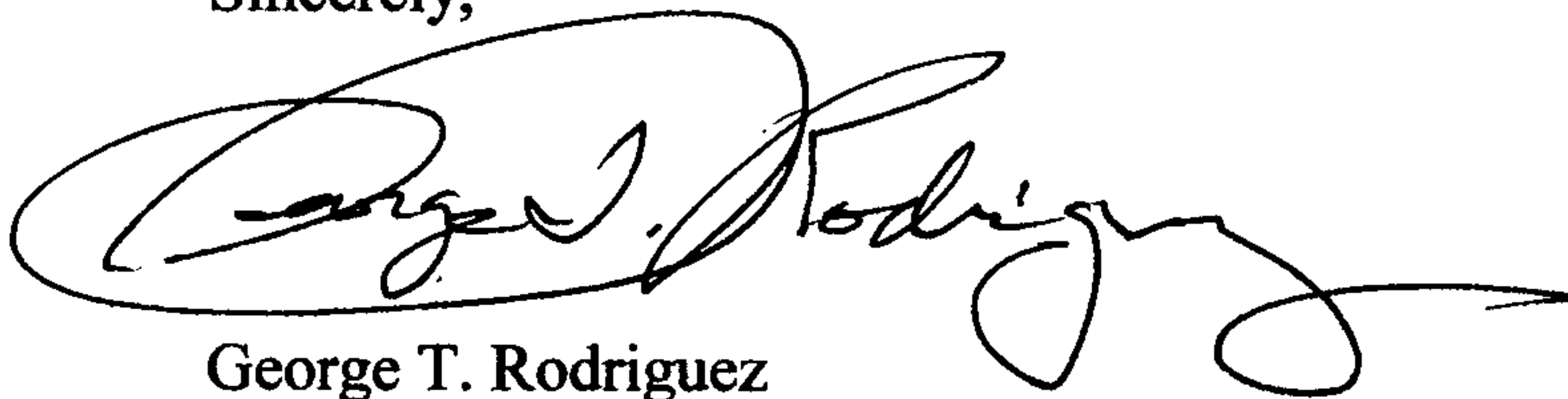
City of Albuquerque  
Planning Department  
Albuquerque, New Mexico

RE: Letter of request for the replatting of Tract One (1), Block (6), Duke City Industrial Area, Albuquerque, New Mexico.

To Whom it May Concern:

We are hereby requesting for an application to replat the above referenced property into two (2) parcels. Your consideration is greatly appreciated. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "George T. Rodriguez". The signature is fluid and cursive, with a large loop at the beginning and a long, sweeping tail.

George T. Rodriguez

LETTER OF AUTHORIZATION

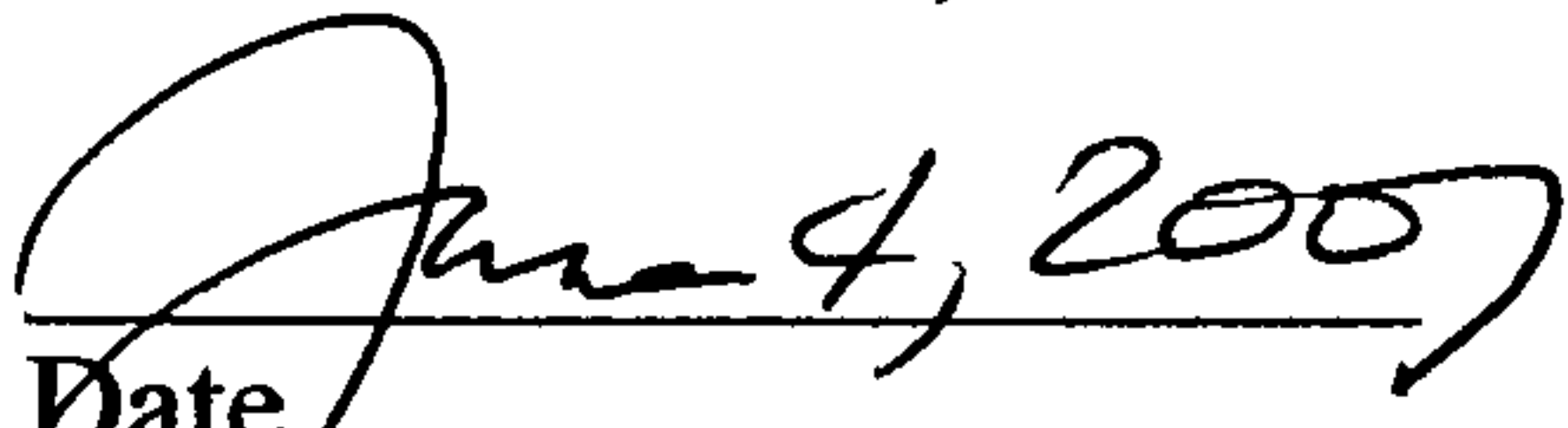
Subject Property: Claremont/Los Arboles Avenue Properties

I, the undersigned owner of subject property hereby designate George T. Rodriguez to be my authorized representative agent for the processing, replatting, and recording of actions on this property.



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Owner: Steve Coe, Managing Member  
Coe an Peterson, LLC



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Date