

CITY OF ALBUQUERQUE

Def
to 1/7/08



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006770

AGENDA ITEM NO: 9

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

NM 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN ____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)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: December 10, 2008

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1006770

AGENDA ITEM NO: 9

SUBJECT:

SKETCH PLAT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: DECEMBER 10, 2008

3. **Project# 1007612**
08DRB-70528 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for JANE TABET request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) 8, **HUNNING CASTLE ADDITION**, zoned R-1, located on 16TH ST BETWEEN LOS ALAMOS AND SAN CRISTOBAL containing approximately .5467 acre(s). (J-13) *[Def. from 12-31-08]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITIES SIGNATURE AND AGIS DXF.**

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

4. **Project# 1004588**
08DRB-70533 SKETCH PLAT REVIEW
AND COMMENT

LARRY READ AND ASSOCIATES agent(s) for 110 SUNPORT LLC request(s) the above action(s) for all or a portion of Lot(s) A, Block(s) 12, **CLAYTON HEIGHTS**, zoned C-2, located on YALE BLVD NE BETWEEN GIBSON BLVD NE AND AVENIDA CESAR CHAVEZ NE containing approximately 3.4548 acre(s). (L-15)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

5. **Project# 1007613**
08DRB-70530 SKETCH PLAT REVIEW
AND COMMENT

TERRA LAND SERVICES, LLC agent(s) for MILLER BONDED request(s) the above action(s) for all or a portion of Lot(s) 9 & 10, **REINDEER ADDITION**, zoned M-1, located on MCCLEOD RD NE BETWEEN JEFFERSON NE AND PAN AMERICAN FREEWAY containing approximately 2.002 acre(s). (F-17) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

6. **Project# 1007614**
08DRB-70531 SKETCH PLAT REVIEW
AND COMMENT

CHARLES MATSON request(s) the above action(s) for all or a portion of Lot(s) 13A & 14A, **EXECUTIVE HILLS**, zoned SU-1 PRD, located on FOUR HILLS RD SE BETWEEN WINTERWOOD SE AND CENTRAL SE containing approximately .5 acre(s). (M-23) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

7. **Project# 1006770**
08DRB-70508 SKETCH PLAT REVIEW
AND COMMENT

DOUG CRANDAL LLC agent(s) for GENESIS WORLDWIDE RESORTS, request(s) the above action(s) for all or a portion of Lot(s) 145A & 145B, **WEST PARK ADDITION**, zoned C-2, located on CENTRAL SW BETWEEN RIO GRANDE BLVD SW AND SAN PASQUALE AV SW containing approximately 1.1 acre(s). (J-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

8. Other Matters: None.

ADJOURNED: 9:30

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

December 10, 2008

DRB Comments

ITEM # ~~9~~ 7

PROJECT # 1006770

APPLICATION # 08-70508

RE: Tracts 145A and 145B, MRGCD Map # 38

Planning Department has no adverse comment on proposed lot line elimination by platting; however, consideration might be given to restricting secondary access in order to avoid 'cut thru' traffic.



Jack Cloud AICP, DRB Chairman

924-3880/ jcloud@cabq.gov

12/09/08

GENESIS WORLDWIDE RESORTS, LLC

310 RIO GRANDE BLVD SW

ALBUQUERQUE, NM 87101

RE: PROJECT # 1006770

OSDRB-70568 SKETCH PLAN REVIEW & COMMENT

DEAR SIR OR MADAM,

I WOULD LIKE TO REQUEST A 30 DAY

DEFERRAL ON THE ABOVE MENTIONED MATTER

UNTIL JANUARY 7th, 2009

MARK R. CUMBOW | OWNER

GENESIS WORLDWIDE RESORTS, LLC

W-LL



Supplemental form

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major Subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan			APPEAL / PROTEST of...
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
STORM DRAINAGE	D		
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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:

Professional/Agent (if any): DOUG CRANDALL PHONE: 505.280-9021
 ADDRESS: P.O. Box 16658 FAX: 505.
 CITY: ALBUQUERQUE STATE NM ZIP 87119 E-MAIL: DAKING2001@aol.com

APPLICANT: GENESIS WORLDWIDE RESORTS, LLC PHONE: 505.767-1000
 ADDRESS: 310 RIO GRANDE BLVD SW FAX: 505.242-2162
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: mrcombaw@comcast.net

Proprietary interest in site: OWN/LEASE List all owners: GENESIS WORLDWIDE | PLUM STREET INC

DESCRIPTION OF REQUEST: REPUT LOTS 145A-145B BOTH C-2 INTO ONE LOT W/ C-2 FOR DEVELOPMENT OF HOTEL

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. 145A 145B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: West Park Addition
 Existing Zoning: C-2 Proposed zoning: C-2
 Zone Atlas page(s): J-13 UPC Code: _____ MRGCD Map No 38

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): 1.1

LOCATION OF PROPERTY BY STREETS: On or Near: Central Ave SW
 Between: Rio Grande Blvd SW and San Pasquale Ar SW

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

SIGNATURE [Signature] DATE 12/02/08
 (Print) MARC R. COMBOW Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>OR DRB - 70508</u>	<u>SK</u>		\$ <u>0</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 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		Total	\$ <u>0</u>

[Signature] 12.2.08
 Planner signature / date

Project # 1006770

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

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22) **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- 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) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

- 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**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers 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.

MARC R. CUMROW
Applicant name (print)

M.R.C.
Applicant signature / date

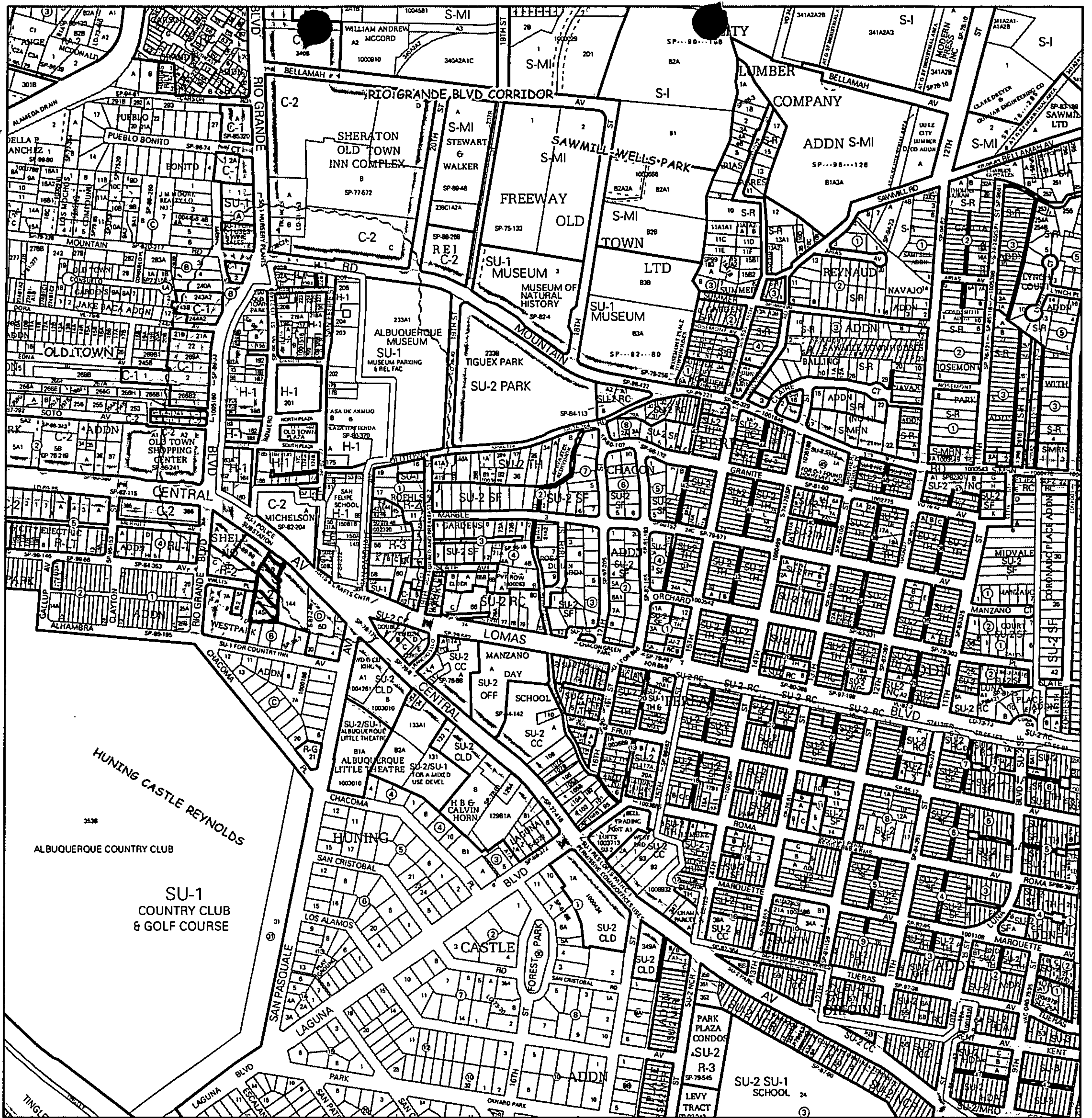


Form revised October 2007

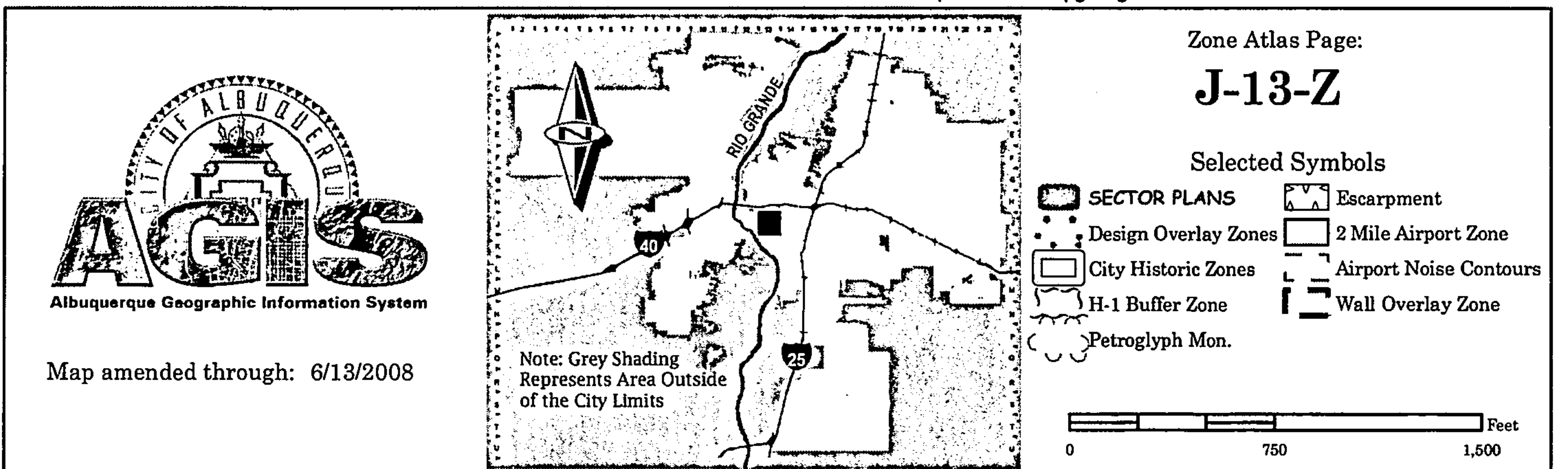
- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
DRB-70508

V. [Signature] 12.2.08
Planner signature / date

Project # 1006770



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



Genesis Worldwide Resorts, LLC
310 Rio Grande Blvd., SW
Albuquerque, NM 87104
(505) 767-1000
mrcumbow@comcast.net

12/02/2008

City of Albuquerque
DRB
Sketch Plat Review Committee
600 2nd St. NW
Albuquerque, NM 87103

RE: Re-plat of Lots 145A and 145B MRGCD Map 38 Zoned C2 from two lots into one lot for zoning purposes.

Dear Sir or Madam,

We would like to request to the two above named municipal addresses re-plated as one lot for zoning purposes.

2026 Central Avenue SW– Owner Thirds Street Inc. (C-2)
2034 Willis Place SW– Owner Genesis Worldwide Resorts, LLC (C-2)

.Both tracts are already C-2 Zone and the purpose of this request is to develop the site as a hotel on one lot. We would like to retain the municipal address of 2026 Central SW.

If you have any questions, you can contact me at 505-767-1000

Thank You

Marc R. Cumbow
Managing Member
Genesis Worldwide Resorts, LLC]