

## DRB CASE ACTION LOG (EPC/SDP - BUILD P.)

**REVISED 10/08/07** 

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.: 08DRB-70134 Project # 1006819
Proje	ect Name: SOUTH BROADWAY ACRES UNIT 1
Age	nt: THOMPSON ENGINEERING CONSULT\ Phone No.:271-2199
follo	request was approved on <u>3/19/08</u> by the DRB with delegation of signature(s) to the wing departments.  STANDING SIGNATURES COMMENTS TO BE ADDRESSED
30/00	TRANSPORTATION: Conneds
	WHW - 6
	UTILITIES:
<b>#</b>	CITY ENGINEER / AMAFCA: 57/1
	PARKS / CIP:
	PLANNING (Last to sign):
	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.



# DRB CASE ACTION LOG (EPC/SDP - BUILD P.) REVISED 10/08/07

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.: 08DRB-70134
Proje	ct Name: SOUTH BROADWAY ACRES UNIT 1
	t: THOMPSON ENGINEERING CONSULT. Phone No.:271-2199
follow	request was approved on $\frac{3/19/08}{19/08}$ by the DRB with delegation of signature(s) to the ving departments.  STANDING SIGNATURES COMMENTS TO BE ADDRESSED
	TRANSPORTATION:
	UTILITIES:
#	CITY ENGINEER / AMAFCA: 5/A
	PARKS / CIP:
	PLANNING (Last to sign):
	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.

# CITY OF AJ BUQUERQUE



## CITY OF ALBUQUERQUE

PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

米米米

DEVELOPMENT REVIEW BOARD--SPEED MEMO

	DRB CASE NO/PROJECT NO: 1006819	AGENDA ITEM NO: 4
	SUBJECT:	
	Sketch Plat/Plan	
	ACTION REQUESTED:	
O. Box 1293	REV/CMT:(x) APP:() SIGN-OFF:() EXTN:() AME	END:0
lbuquerque	Recommend a pre-design meeting with one of the Hydrology requirements for the subject site.	staff engineers to discuss the appropriate drainage
lew Mexico 87103		
	RESOLUTION:	Licensed
ww.cabq.gov	APPROVED; DENIED; DEFERRED; CO	MMENTS PROVIDED X; WITHDRAWN
	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 924-3986	<u>DATE</u> : January 16, 2008



宋宋宋

## IMPACT FEES

Development Review Board 1/16/08

Project Number: 1006819

Agenda Item number: 4

Site: South Broadway Acres

Tracts: Lots 8, 9-A, 10-A, 11-A & C

Zoned: SU-2 HM

Per ResolutionR-04-159, Impact Fees for non-residential development in a designated Metropolitan Redevelopment Area are waived.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

6819

## DXF Electronic Approval Form

DRB Project Case #:	1006819	
Subdivision Name:	SOUTH BROADWAY ACRI	ES UNIT 1 BLOCK C LOT 8A
Surveyor:	THOMAS D JOHNSTON	
Contact Person:	THOMAS D JOHNSTON	
Contact Information:	255-2052	
DXF Received:	4/24/2008	Hard Copy Received: 4/24/2008
Coordinate System:	Ground rotated to NMSP Gr	rid
Day am		05.13.2008
	Approved	Date
* The DXF file cannot	be accepted (at this time) fo	or the following reason(s):
	4	
,, <u>, , , , , , , , , , , , , , , , , ,</u>		
	AGIS Use	e Only

to agiscov on 5/13/2008

Contact person notified on 5/13/2008

Copied fc 6819



# COMPLETED 0424085H DRB CASE ACTION LOG (PREL/FINAL)

. REVISED 10/08/07

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.: 08DRB-70136 Project # 1006819		
Project Name: SOUTH BROADWAY ACRES UNIT 1		
Agent: THOMPSON ENGINEERING CONSULT.	Phone No.: 271-2199	
Your request was approved on by to following departments.  OUTSTANDING SIGNATURES COMMENTS TO B	the DRB with delegation of signature(s) to the	
TRANSPORTATION:		
	· · · · · · · · · · · · · · · · · · ·	
UTILITIES:	· · · · · · · · · · · · · · · · · · ·	
CITY ENGINEER / AMAFCA:		
D PARKS / CIP:		
	<u></u>	
☐ PLANNING (Last to sign):		
-Tax printout from the County Assessor.  3 copies of the approved site plan  County Treasurer's signature mu with the County Clerk.	e County Clerk.  ounty Clerk). RECORDED DATE:  n. Include all pages.  set be obtained prior to the recording of the plat  e must be obtained prior to Planning	



## DEVELOPMENT REVIEW BOARD ACTION SHEET

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

March 19, 2008 9:00AM MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department Angela Gomez, Administrative Assistant

Kristal Metro, P.E., Transportation Development Brad Bingham, P.E., Hydrology/ Alternate City Engineer

Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA Christina Sandoval, Parks/Municipal Development

# CASES WHICH REQUIRE PUBLIC NOTIFICATION MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project# 1000029
08DRB-70094 VACATION OF PUBLIC
EASEMENT
08DRB-70095 MAJOR - FINAL PLAT
APPROVAL

BOHANNAN HUSTON INC agent(s) for ARBOLERA DE VIDA request(s) vacation of certain roadway and turn around easments, and platting of Tract(s) 2-A 2-D & 2-E, ARBOLERA DE VIDA zoned S-M1, located on the north side of BELLAMAH AVE NW BETWEEN 19TH ST NW AND MILL POND RD NW containing approximately 15.5243 acre(s). (H-13) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.

2. Project# 1007068
08DRB-70090 VACATION OF PUBLIC
RIGHT-OF-WAY
08DRB-70091 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

COMMUNITY SCIENCES CORP agent(s) for JAMES S SANDERS request(s) vacation of the abandoned acequia right-of-way adjoining Lot K, and platting of the abandoned acequia together with Lot K, ALVARADO GARDENS Unit(s) 2, zoned RA-2, located on the east side of TRELLIS DR NW BETWEEN ORO VISTA RD NW AMD CASTANEDA RD NW containing approximately (G-12) THE VACATION WAS acre(s). APPROVED AS SHOWN ON EXHIBIT B IN PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT SIGN-OFF, MRGCD SIGN OFF AND TO RECORD.

Project# 1004354 08DRB-70048 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, KRANIA ADDITION, zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) [Deferred from 2/20/08, 3/5/08 and 3/12/08] DEFERRED TO 3/26/08 AT THE AGENTS' REQUEST.

### SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

**vProject#:1006819** 08DRB-70134 MINOR - EPC APPROVED SDP FOR BUILDING PERMIT 08DRB-70136 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

agent(s) for DFA, LLC request(s) the above action(s) for all or a portion of Lot(s) 8, 9-A, 10-A & 11-A, Block(s) C, SOUTH BROADWAY ACRES Unit(s) 1, zoned SU-2 HM, located on BROADWAY BLVD SE BETWEEN WESMECO DR SE AND BETHEL DR SE containing approximately 4.43 acre(s). (M-14) WITH THE SIGNING OF THE INFRASTRUCTURE LIST, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN DELEGATED TO TRANSPORTATION COMMENTS AND TO THE CITY ENGNEER FOR 3 COPIES OF THE SITE PLAN. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA.

Project# 1004677 08DRB-70101 EPC APPROVED SDP FOR SUBDIVISION

ARCHITECTS agent(s) for JAY REMBE AND/OR HIS ASSIGNS request(s) the above action(s) for all or a portion of Tract(s) 129A, 131, 133A1, 133A2, 133B, 134, AND ALBUQUERQUE LITTLE THEATER, CALVIN HORN, AND LAGUNA SUBDIVISION, zoned SU-1/SU-1/ ALBUQUERQUE LITTLE THEATER & SU-2/SU-1 CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE SW containing approximately 3.86 acre(s). (J-13) [Deferred from 3/5/08] DEFERRED TO 4/2/08 AT THE AGENT'S REQUEST.

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

Project# 1001115 **6.** FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for CHAVEZ 08DRB-70121 MINOR - PRELIMINARY/ PROPERTIES request(s) the above action(s) for all or a Tract(s) 1-A, LANDS OF PARKING COMPANY OF AMERICA, zoned C-3, located on YALE BLVD SE BETWEEN RANDOLPH SE AND UNIVERSITY SE containing approximately 15.8726 acre(s). (M-15) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.

7. Project# 1002800
08DRB-70130 MINOR - TEMP DEFR
SWDK CONST
08DRB-70131 EXT OF SIA FOR TEMP
DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 12, Tract(s) 1, QUIVERA ESTATES SUBDIVISION Unit(s) 3, zoned RD, located on MODESTO AVE NE & GLENDALE AVE NE BETWEEN WYOMING BLVD NE AND BARSTOW ST NE containing approximately 13.9766 acre(s). (B-19) THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE. A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.

8. Project# 1004727 08DRB-70135 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL GARCIA/KRAEMER & ASSOC. agent(s) for ELADIO F & ETNA L CHAVEZ request(s) the above action(s) for all or a portion of Lot(s) 2, Tract(s) 84B, LANDS OF BACA AND CHAVEZ, zoned RA-2, located on GRIEGOS NW BETWEEN SAN ISIDRO AND RIO GRANDE containing approximately 0.7791 acre(s). (F-13) THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR VERIFICATION OF ADEQUATE RIGHT-OF-WAY, INDICATION OF WALL, AGIS DXF AND A COPY OF THE RECORDED PLAT.

9. Project# 1005243 08DRB-70133 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for BROADSTONE TOWNE CENTER LLC request(s) the above action(s) for all or a portion of UNPLATTED LANDS WITHIN SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., zoned SU-1/PRD & SU-1 FOR C-2 PERMISSIVE USES, located on GIBSON BLVD SE BETWEEN UNIVERSITY BLVD SE AND BUENA VISTA DR SE containing approximately 16.751 acre(s). (L-15) THE PRELIMINARY/FINAL PLAT WAS APPROVED.

10. Project# 1006882 08DRB-70132 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL BARELAS CDC agent(s) for VERA MONTOYA request(s) the above action(s) for all or a portion of Lot(s) 11 & 2, Block(s) 4, SANTA FE ADDITION, zoned SU-2 R-1, located on SANTA FE AVE SW BETWEEN 8TH ST SW AND 9TH ST SW containing approximately 0.254 acre(s). (K-13) THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY RE-LOCATION, UTILITIES SIGNATURES, AGIS DXF AND A COPY OF THE RECORDED PLAT, AND TO TRANSPORTATION FOR VERIFICATION OF IMPROVEMENTS AND 20 FOOT RADIUS.

11. Project# 1007062 08DRB-70127 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL WAYJOHN SURVEYING INC agent(s) for ARCHDIOCESE OF SANTA FE request(s) the above action(s) for all or a portion of Tract(s) 50 - 52, TBK TRACT A, SOUTH SAN JOSE PARISH, zoned SU-2/MR, located on BROADWAY BLVD SE BETWEEN ETHLYN AVE SE AND SAN JOSE AVE SE containing approximately 6.8196 acre(s). (M-14) THE PRELIMINARY/FINAL PLAT WAS APPROVED.

12. Approval of the Development Review Board Minutes for February 6, 2008.

Other Matters: PROJECT # 1006879 Application # 08-70046 Preliminary/Final Plat Approval:

PRECISION SURVEYS INC agent(s) for ANSELMO C'DE BACA request(s) the above action(s) for all or a portion of Lot(s) 23 & 24 TBKA 23-A & 24-A, Block(s) 5, **BELMONT PLACE**, zoned R-1, located on BELLROSE AVE NW BETWEEN 6TH AND PUBLIC AVE 5TH STREET NW containing approximately 0.1627 acre(s). (G-14)

THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR VERIFICATION OF GARAGE REMOVAL.

ADJOURNED: 9:50

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE

PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

	DRB CASE NO/PROJ	ECT NO: 1006819	AGENDA	ITEM NO: 4
•	SUBJECT:			
•	Site Plan for BP			
	Preliminary Plat			
	ACTION REQUESTED:			
PO Box 1293	REV/CMT:() APP:(x) S	IGN-OFF:0 EXTN:0 AN	MEND:()	
Albuquerque	ENGINEERING COMME  No adverse comments on Site	e Plan or plat.		
NTM 07102	Plan sign-off.	provements Agreement with first is required for Site Plan app		red for Site Development
NM 87103	RESOLUTION:			
www.cabq.gov	APPROVED; DENIEL	); DEFERRED; (	COMMENTS PROVIDED	; WITHDRAWN
		N) (SP-SUB) (SP-BP) (FP) N) (SP-SUB) (SP-BP) (FP)		RANS) (PKS) (PLNG)  RANS) (PKS) (PLNG)
	FOR:			
		am IAFCA Designee	<u>DA</u>	TE: March 19, 2008
	924-3986			

# City of Albuquerque Planning Department Inter-Office Memorandum

TO:

Jack Cloud, DRB Chair

FROM:

Randall Falkner, Planner

SUBJECT:

Project # 1006819

On December 20, 2007, the Environmental Planning Commission approved Project # 1006819, 07EPC-40047/40076, a sector development plan map amendment and a site development plan for building permit for all or a portion of lots 8, 9A, 10A, 11A, & C, block C, South Broadway Acres Unit 1, located on Broadway SE between Wesmeco SE and Bethel SE containing approximately 4.5 acres.

The applicant has satisfied all of the EPC conditions of approval for the site development plan for building permit. A clarification concerning the parking calculations for condition #5: the total number of spaces (107) refers to the total number of parking spaces required, with the transit reduction. The total number of parking spaces provided is 116.

Compliance with City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.

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

3. Project# 1007025 08DRB-70009 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for REGIONS BEYOND request(s) the above action(s) for all or a portion of Lot(s) 1-4, Tract(s) R, ATLANTIC & PACIFIC ADD, TOGETHER W/ TRACTS 106-B & 106-D-1 MAP 40' zoned SU-2 NCR, located on ATLANTIC AVE SW BETWEEN 4TH ST SW AND SANTA FE AVE SW containing approximately .6692 acre(s). (K-14) THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO TRANSPORTATION FOR 30 FT RADIUS AT INTERSECTION OF MINOR ARTERIAL AND LOCAL ROADWAY, AND FOR EXHIBIT SHOWING DISTANCE FROM FACE OF CURB TO PL.

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

4. Project#:1006819>
08DRB-70008 SKETCH PLAT REVIEW
AND COMMENT

WAYJOHN SURVEYING INC. agent(s) for DFA LLC (RICK COOLEY) request(s) the above action(s) for all or a portion of Lot(s) 8, 9-A, 10-A, 11-A & C, SOUTH BROADWAY ACRES zoned SU-2/HM, located on BROADWAY BLVD SE BETWEEN WESMESCO DR SE AND BETHEL DR NE containing approximately 4.4278 acre(s). (M-14) THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

5. Project# 1007011 08DRB-70001 SKETCH PLAT REVIEW AND COMMENT

WAYJOHN SURVEYING INC agent(s) for RED ROCK CAPITAL LLC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 39, RAYNOLDS ADDITION zoned SU-2 R-2, located on COAL AVE SW BETWEEN 8TH ST SW AND 9TH ST SW containing approximately .1629 acre(s). (K-13) THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

Approval of the Development Review Board Minutes for December 5<sup>th</sup>, 12th, & 19<sup>th</sup>, 2007 and January 2nd, 2008

Other Matters: None

ADJOURNED: 9:22



## DEVELOPMENT REVIEW BOARD ACTION SHEET

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

January 16, 2008 9:00 AM MEMBERS:

Andrew Garcia, Acting DRB Chair Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA Christina Sandoval, Parks & Recreation

# CASES WHICH REQUIRE PUBLIC NOTIFICATION MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project# 1003366 07DRB-70452 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA) ADVANCED ENGR. AND CONSULT. agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2-A & T-A-2-B, TOWN OF ATRISCO (to be known as RABADI COMPLEX), zoned SU-1 FOR PRD, located on GOLF COORSE RD NW BETWEEN IRVING NW AND CALBACILLAS ARROYO containing approximately 8.5 acre(s). (B-12) THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED

# SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

2. Project# 1004075 07DRB-70453 LEVEL B PLAN PHSE 2 DRB FINAL SIGNOFF

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM LLC request(s) the above action(s) for all or a portion of MESA DEL SOL LEVEL B MASTER PLAN, zoned PC/PLANNED COMMUNITY, located on EAST OF BROADWAY SE SOUTH OF LOS PICARDOS SE, containing approximately 3,082 acre(s). DEFERRED TO 1/23/08 AT THE AGENT'S REQUEST.



## IMPACT FEES

Development Review Board 1/16/08

Project Number: 1006819

Agenda Item number: 4

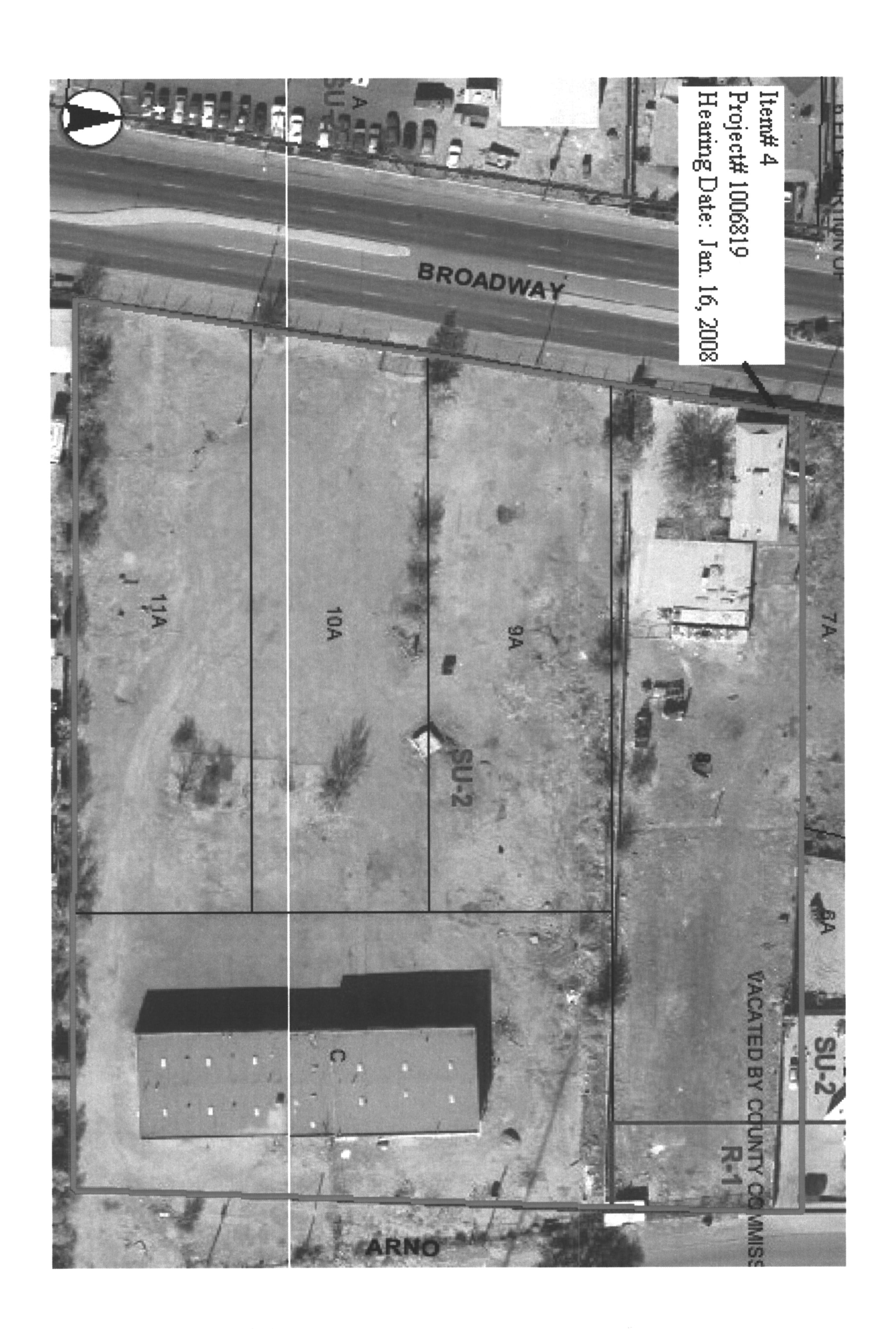
Site: South Broadway Acres

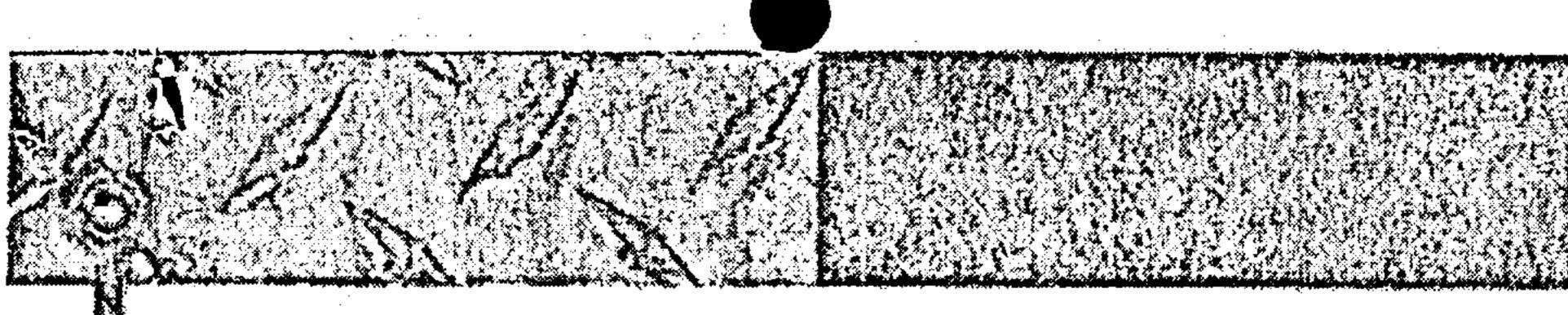
Tracts: Lots 8, 9-A, 10-A, 11-A & C

Zoned: SU-2 HM

Per ResolutionR-04-159, Impact Fees for non-residential development in a designated Metropolitan Redevelopment Area are waived.

JACK CLOUD
IMPACT FEE ADMINISTRATOR









January 18th, 2011

Via USPS Certified Mail - 7008 0150 0001 0596 0921

City of Albuquerque
City Engineering
Attn: Richard Dourte
600 2nd St NW
Ste 201
Albuquerque, NM 87102

Re: Project Improvement - Ahern Rentals, Inc. - Project # 425981

Dear Richard,

Ahern Rentals, Inc. executed a land improvement bond for \$ 194,286.00 in October 2008 for Project # 425981. At this time we wish to withdraw the DRB application for EPC site plan approval on the site plan project # 1006819, and we also request a bond release on project # 425981 subdivision improvement agreement. Please contact me with any questions or concerns at (702) 631-4250.

Sincerely.

Bruce Bilyeu

Ahern Rentals, Inc

(702) 631-4250



Return Service Requested



City of Albuquerque Attn: Richard Downte Loo 2nd St NW Ste 2d Albuquerque, NM 87102

8710232265

### Cloud, Jack W.

From: Dourte, Richard H.

Sent: Tuesday, February 15, 2011 10:52 AM

To: Rael, Jane E.

Cc: Woodall, Stephen P.; Cloud, Jack W.

Subject: City project no. 425981 Ahern Rentals

Jane,

Please prepare and process a release for the project referenced above, the infrastructure list was created due to an EPC approved Site plan. This site plan approval by DRB was withdrawn, thus no agreement/infrastructure is needed.

Thanks,

Richard

Jack,

Please place a copy of the email in your file.

## City c. \_ Ibuquerque Planning D\_\_artment

## One Stop Shop - Development and Building Services

03/11/2008 Issued By: PLNSDH

Permit Number:

2008 070 136

Category Code 910

Application Number:

08DRB-70136, Minor - Preliminary/ Final Plat Approval

Address:

Location Description:

BROADWAY BLVD SE BETWEEN WESMECO DR SE AND BETHEL DR SE

Project Number:

1006819

Applicant

Dfa, Llc

1611 W Bonanza Rd Las Vegas NV 89106

702-858-2025

Agent / Contact

Thompson Engineering Consultants, Inc.

Dave Thompson Po Box 65760

Albuquerque NM 87193

tecnm@yahoo.com

Application Fees

441018/4971000 Public Notification 441032/3424000 Conflict Mgmt Fee

441006/4983000

DRB Actions

\$215.00

TOTAL:

\$215.00

City Of Albuquerous Treasury Division

3/11/2003 W38 008

12:12PM

TRANSH COIC

RECEIPT# 00089554-00088557

PERMITH 2008070136

TREDHE

Ant.

\$235,00

ERB Actions 

\$215,00

CHANGE

\$235,00 \$0.00

Thank You

# City of Albuquerque Planning Department

## One Stop Shop - Development and Building Services

03/11/2008 Issued By: PLNSDH

Permit Number:

2008 070 134

Category Code 910

Application Number:

08DRB-70134, Minor - Sdp For Building Permit

Address:

Location Description:

BROADWAY BLVD SE BETWEEN WESMECO DR SE AND BETHEL DR SE

Project Number:

1006819

Applicant Dfa, Llc

1611 W Bonanza Rd Las Vegas NV 89106 702-858-2025 Agent / Contact

Thompson Engineering Consultants, Inc.

Dave Thompson Po Box 65760

Albuquerque NM 87193

tecnm@yahoo.com

**Application Fees** 

 441018/4971000
 Public Notification

 441032/3424000
 Conflict Mgmt Fee
 \$20.00

 441006/4983000
 DRB Actions

TOTAL:

\$20.00

Git, Of Albuquerque Treasury Division

Z/11, 2008 WOW 000

12:12PM

LOC: ANNX

FERMITH 2003070134

TREDMG

itans mil

1577700

Schflich Manng. Fee

120.00

Thank You

# Albuquerque



# DEVELOPMENT/ PLAN REVIEW APPLICATION

		Suppler	mental f	orm	
S	UBDIVISION	S	. <b>Z</b>	ZONING & PLANNING	•
_	Major Subdivision action  Minor Subdivision action			Annexation	Submittal
——————————————————————————————————————	Vacation	V		EPC Su	
	Variance (Non-Zoning)			<del></del>	dment (Establish or Change
S	ITE DEVELOPMENT PLAN	Р		Zoning) Sector Plan (Pha	se I, II, III)
_	for Subdivision			Amendment to S	ector, Area, Facility or
	for Building Permit	ont (AA)		Comprehensive F	Plan t (Zoning Code/Sub Regs)
	Administrative Amendme IP Master Development	•			ange (Local & Collector)
_	Cert. of Appropriateness		Α	APPEAL / PROTEST of	f
S 	TORM DRAINAGE (Form D)  Storm Drainage Cost Allocation			Decision by: DRB, E ZHE, Zoning Board	PC, LUCC, Planning Director or Staff, of Appeals
Planning time of ap	Department Development Se oplication. Refer to suppleme	rvices Center, 600 2 <sup>nd</sup> S	treet N	W, Albuquerque, NM 87	d application in person to the 102. Fees must be paid at the
	ION INFORMATION:	- ( » Ein a marine 1		11. 4 + -	PHONE: 271-2199
	ssional/Agent (if any):/hom/ ESS:		NUSU.	Harts, Inc	PHONE: 211-2111 FAX: 930-92-48
	A Buguergue		V ZIP_		Lec nmayahoo.com
	CANT: DFA, LLC			DLIO	NE: (702) 858-2025
	ESS: 16/1 W. BONA	NZA RD.		FDO:	(702) 636-1345
CITY:_	LAS VEGAS	STATE //		99106 E-MAIL:	
Proprie	etary interest in site:	List	t <u>all</u> own	ers:	<u></u>
DESCRIPT	ION OF REQUEST: <u>SITE</u>	sevelosment Pla	an fo	r Building Pero	art and
1	eliminary/Final 7	Plat Review			ut and
	applicant seeking incentives pursua				
SITE INFO	RMATION: ACCURACY OF THE	EXISTING LEGAL DESCRIP	TION IS	CRUCIAL! ATTACH A SEP	ARATE SHEET IF NECESSARY.
Lot or	Tract No. <u>LOT 8, 9-A, 10</u>	-A, 11-A		Block:	Unit:
Subdiv	//Addn/TBKA: South	London Dece	<u>^</u>		
	ig Zoning: <u>Sルー</u> み,HM	Proposed zor	nina:5U-	-2/41-1. HC +Saley, Rutal, 19	MRGCD Map No
	Atlas page(s): M-14	LIPC Code: /	101405	535 526 66/0013. 101	405525326410212.
Zone /	-tias page(s)		01405	535 526 610213, 101	05534-924-410310,
CASE HIST	rory:	//	01 4055	537125 310228	_
List an	y current or prior case number that	may be relevant to your app	lication (	Proj., App., DRB-, AX_,Z_, V_	_, S_, etc.): <u>&gt;P-87-216</u>
100	21761, 1006819				<u> </u>
	ORMATION: city limits? _X_Yes	Within 1000FT of a landfill?	NO		
				Total area of site (acres):	4.43
	existing lots: TION OF PROPERTY BY STREET	No. of proposed lots:	<u> </u>	Cial alea of site (acres).	<u>-71</u> 6
LOCA	HON OF PROPERTY BY STREET	S: On or Near:	MA WA	4 DOLLIEVATA DE	
	en: Wesmeco Drive		•	ethel brise	
	-off if project was previously review	ed by Sketch Plat/Plan 檱, or	Pre-app		
SIGNATUR	E Mud Siffer		<u> </u>		ATE <u>3-11-08</u>
(Print)	David B	-onisson		A	pplicant: 🗆 Agent: 💢
FOR OFFIC	CIAL USE ONLY				Form revised 4/07
	AL ROUTING	Application case numbers		Action	S.F. Fees
	dists are complete have been collected	08DB	1013	34 <u> </u>	(3) \$
All case	#s are assigned	<u> </u>	U\i	70	20) \$ 512 70 ED
	py has been sent		•		
	tory #s are listed ithin 1000ft of a landfill				 \$
	density bonus	•	i		—— Ψ <u>————</u> Total
<b>F.</b> H.D.P.		Hearing date 0310	108	<u>3</u>	\$235.99
6	le Standleer C		1	ject# 10068	19

Planner signature / date

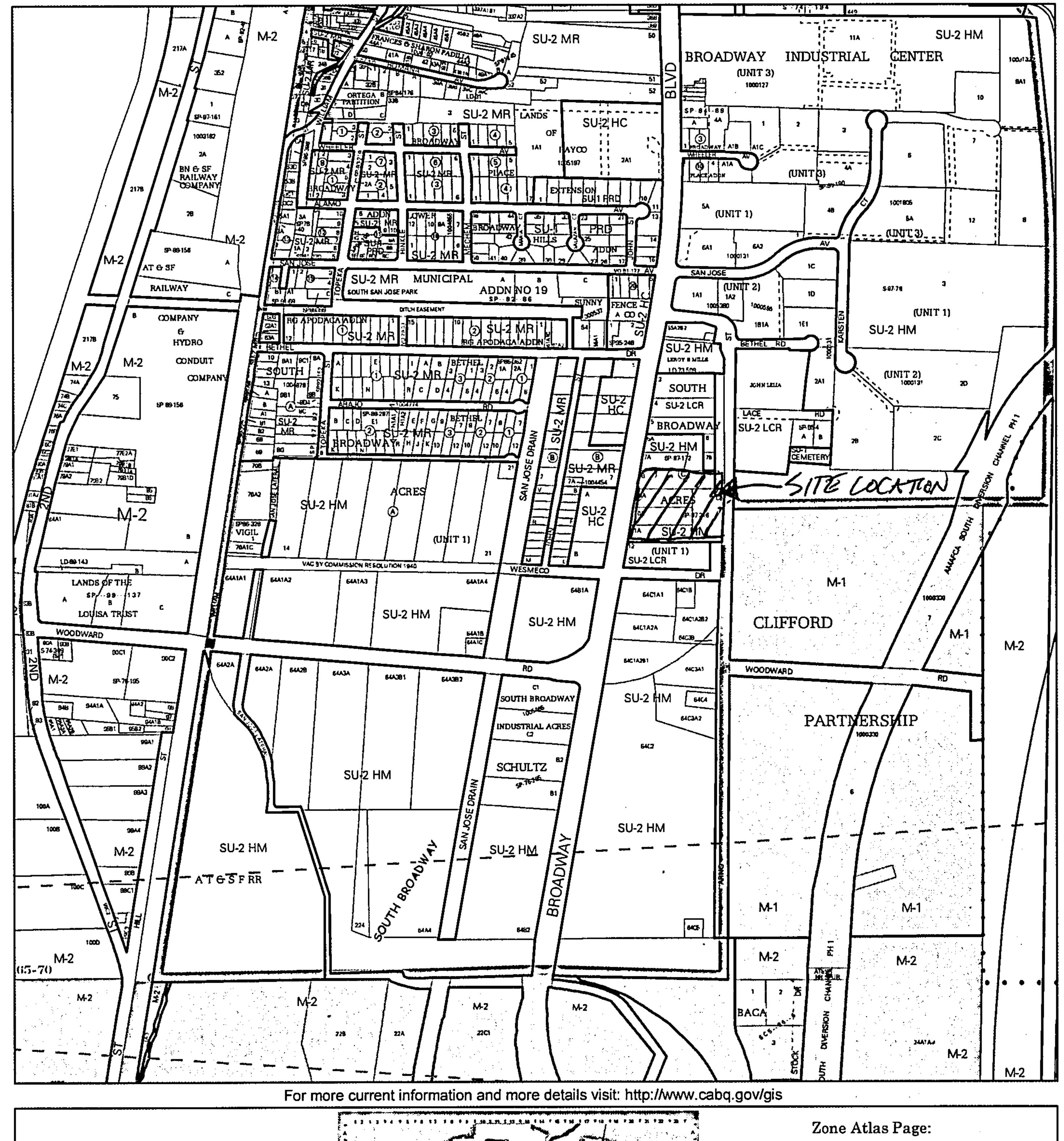
## FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

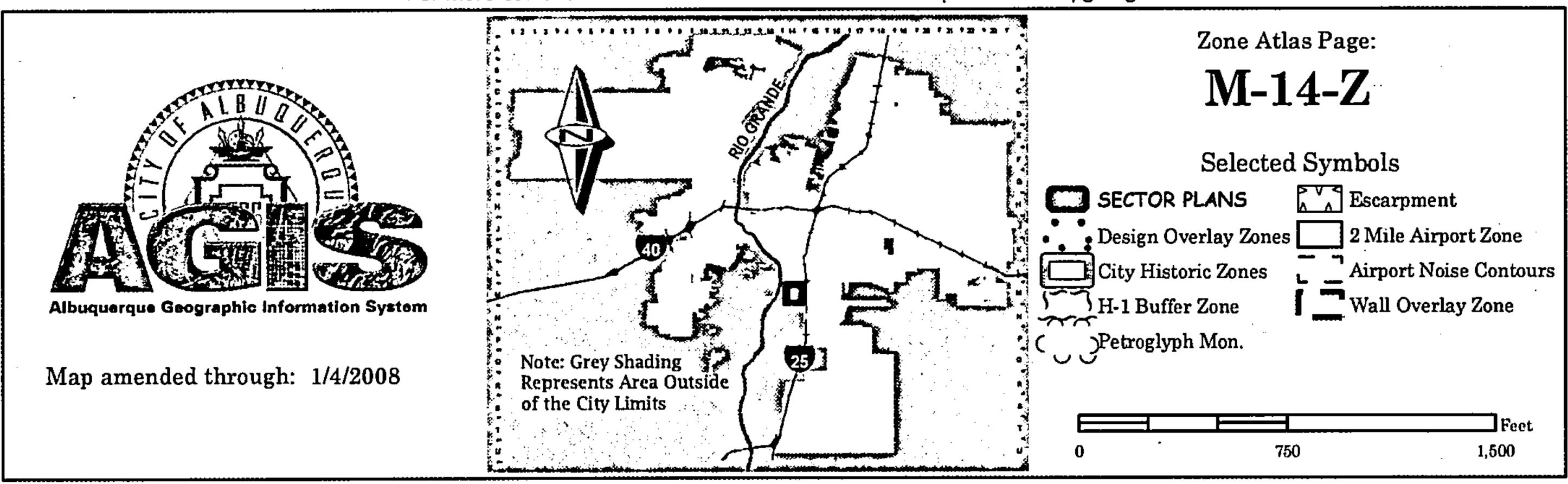
A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

	SKETCH PLAT REVIEW AND COMMENT (DRB22  Scale drawing of the proposed subdivision plat (folder Site sketch with measurements showing structures, proposed improvements, if there is any existing land use (folder Zone Atlas map with the entire property(ies) clearly of Letter briefly describing, explaining, and justifying the List any original and/or related file numbers on the contraction.	d to fit into an 8.5" by 14" parking, Bldg. setbacks, adjuded to fit into an 8.5" by 1 utlined request	acent rights-of-way and street
	required.  Preliminary Plat reduced to 8.5" x 11"  Zone Atlas map with the entire property(ies) clearly of Letter briefly describing, explaining, and justifying the		Your attendance is
	<ul> <li>Copy of DRB approved infrastructure list</li> <li>Copy of the LATEST Official DRB Notice of approval</li> <li>List any original and/or related file numbers on the co</li> <li>Extension of preliminary plat approval expires after o</li> </ul>	ver application	ion request
	MAJOR SUBDIVISION FINAL PLAT APPROVAL ( Proposed Final Plat (folded to fit into an 8.5" by 14" per Signed & recorded Final Pre-Development Facilities For Design elevations & cross sections of perimeter walls are Zone Atlas map with the entire property (ies) clearly of Bring original Mylar of plat to meeting, ensure property Copy of recorded SIA Landfill disclosure and EHD signature line on the Mylar List any original and/or related file numbers on the compact of the property of the signature line on the Mylar Copy of file and hard copy of final plat data for AGIS is respectively.	ocket) 6 copies  ee Agreement for Resider  ocket) 6 copies  utlined  y owner's and City Surveyo  ar if property is within a languer  ver application	or's signatures are on the plat
	MINOR SUBDIVISION PRELIMINARY/FINAL PLA  5 Acres or more: Certificate of No Effect or Approval Proposed Preliminary / Final Plat (folded to fit into an Signed & recorded Final Pre-Development Facilities I) Design elevations and cross sections of perimeter was Site sketch with measurements showing structures, primprovements, if there is any existing land use (folded to fit into an Signed & recorded Final Pre-Development Facilities II  Signed & recorded Final Plat (folded to fit into an Signed & Final Plat (folded to fit into an Signed & Final Plat (folded to fit into an Signed & Final	T APPROVAL (DRB16)  8.5" by 14" pocket) 6 copice Agreement for Resideralls (11" by 17" maximum) 3 parking, Bldg. setbacks, adjusted to fit into an 8.5" by 1 putlined request by owner's and City Surveyorar if property is within a landover application seer)	ies for unadvertised meetings  ntial development only copies acent rights-of-way and street 14" pocket) 6 copies  or's signatures are on the plat
	AMENDMENT TO PRELIMINARY PLAT (with min PLEASE NOTE: There are no clear distinctions between amendments. Significant changes are those deemed by Proposed Amended Preliminary Plat, Infrastructure Locket) 6 copies  Original Preliminary Plat, Infrastructure List, and/or Good Zone Atlas map with the entire property(ies) clearly of Letter briefly describing, explaining, and justifying the Bring original Mylar of plat to meeting, ensure property List any original and/or related file numbers on the content of the preliminary plat approval expires after one	significant and minor chan the DRB to require public n ist, and/or Grading Plan (for rading Plan (folded to fit into utlined request ty owner's and City Surveyover application	notice and public hearing. Ided to fit into an 8.5" by 14" to an 8.5" by 14" pocket) 6 copies
info wit	he applicant, acknowledge that any ormation required but not submitted in this application will likely result in ferral of actions.	Applicar Applicar	icant name (print)  2-11-00  nt signature / date
	Checklists complete Fees collected  Case #s assigned  Related #s listed  Application case numbers  OSDED———————————————————————————————————		Hanner signature / date 1006819

## FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

	SKETCH PLAT REVIEW AND COMMENT (DRB22)  Scaled site sketch and related drawings showing proposed land use incadjacent rights-of-way and street improvements, etc. (folded to fit in 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 Meetings are approximately 8 DAYS after the Tuesday noon filing deadline.	nto an 8.5" by 14" pocket) 6 copies.
	SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)  _ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Cert  _ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" po  _ Zone Atlas map with the entire property(ies) clearly outlined  _ Letter briefly describing, explaining, and justifying the request  _ Letter of authorization from the property owner if application is submitted  _ Copy of the document delegating approval authority to the DRB  _ Completed Site Plan for Subdivision Checklist  _ Infrastructure List, if relevant to the site plan  _ Fee (see schedule)  _ List any original and/or related file numbers on the cover application  Meetings are approximately 8 DAYS after the Tuesday noon filing deadline.  Your attendance is required.	ed by an agent
		B17) Maximum Size: 24"
	**36"  **5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Cert Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 Site Plan for Subdivision, if applicable, previously approved or simultane Solid Waste Management Department signature on Site Plan Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the request Letter of authorization from the property owner if application is submitted Copy of the document delegating approval authority to the DRB Infrastructure List, it relevant to the site plan Completed Site Plan for Building Permit Checklist Copy of Site Plan with Fire Marshal's stamp Fee (see schedule)  **Example Completed Site Plan with Fire Marshal's stamp Fee (see schedule)  **Example Completed Site Plan with Fire Marshal's stamp Fee (see schedule)  **Example Completed Site Plan with Fire Marshal's stamp Fee (see schedule)  **Example Completed Site Plan with Fire Marshal's stamp Fee (see schedule)  **Example Completed Site Plan with Fire Marshal's stamp Fee (see schedule)  **Example Completed Site Plan with Fire Marshal's stamp Fee (see schedule)  **Example Completed Site Plan with Fire Marshal's stamp Fee (see schedule)  **Example Completed Site Plan with Fire Marshal's stamp Fee (see schedule)  **Example Completed Site Plan with Fire Marshal's stamp Fee (see schedule)  **Example Completed Site Plan with Fire Marshal's stamp Fee (see schedule)	6 copies leously submitted. 6 copies.  ed by an agent
	AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRE  Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6  DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 6  Zone Atlas map with the entire property(ies) clearly outlined  Letter briefly describing, explaining, and justifying the request  Letter of authorization from the property owner if application is submitted.  Infrastructure List, if relevant to the site plan  Completed Site Plan for Building Permit Checklist (not required for ame Fee (see schedule)  List any original and/or related file numbers on the cover application Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.	Maximum Size: 24" x 36" copies cocket) 6 copies ed by an agent endment of SDP for Subdivision)
l, inf	For	I (DRB06) 6 copies cocket) 6 copies ng Permit a copy of the EPC Notification of Decision Subdivision)
	Checklists complete Fees collected Case #s assigned Related #s listed  Application case numbers	Planner signature / date ct # (08)9





## THOMPSON Engineering Consultants, Inc.

March 11, 2008

Mr. Jack Cloud
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: SUBMITTAL OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND PRELIMINARY/FINAL PLAT FOR THE AHERN RENTALS SITE (DRB 1006819)

Dear Mr. Cloud:

Enclosed please find an application and all required enclosures for Site Development Plan for Building Permit and Preliminary/Final Plat for the Ahern Rentals Site. The proposed is located on Broadway Boulevard SE just north of Wesmeco Drive. The property At the EPC hearing on December 20, 2007 the property was approved to be re-zoned from SU-2, HM to SU-2/SU-1, HC and sales, rental, repair, outdoor storage of heavy equipment.

We are requesting the review and approval of the Site Development Plan and Preliminary/Final Plat. Enclosed is all information required for submittal of this application. All of the conditions from the EPC hearing have been addressed. The plat involves removing lot lines from the five existing lots to one lot for development. A dedication of 18 feet of right-of-way along Broadway Boulevard will be accomplished by this plat.

If you should have any questions, please call me at 271-2199.

Sincerely,

David B. Thompson, P.E.



Mr. Jack Cloud Development Services Planning Department City of Albuquerque P.O. Box 1293 Albuquerque, NM 87103

#### Re: LETTER OF AUTHORIZATION FOR THE AHERN RENTALS SITE

Dear Mr. Cloud:

Please accept Thompson Engineering Consultants, Inc. as my agent for the above referenced site. This letter of authorization is for all site planning, platting, and design issues regarding the development of the project.

If you should have any questions, please call me at (702) 858-2025.

Sincerely,

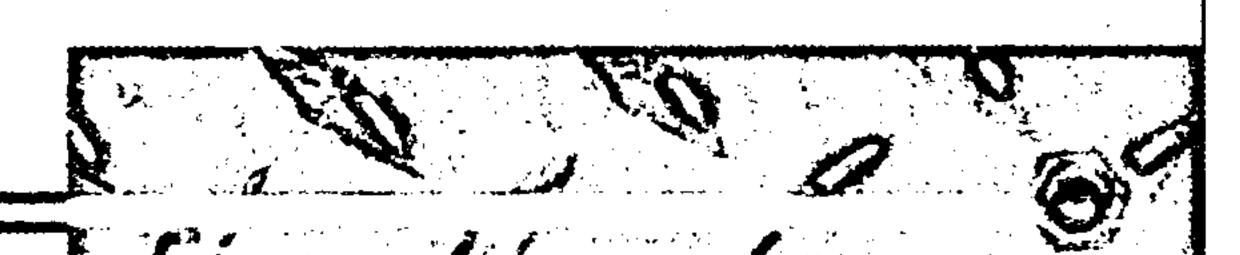
Bruce E. Bilyeu

Vice President Facilities

Ahern Rentals



36 convenient Rental Locations in nine states to serve you: Arizona, California, Colorado, Nevada, New Jersey, New Mexico, Oregon, Texas and Utah



# APTUS Architecture

March 7, 2008

City of Alburquerque
Planning Department
Development Review Division
P.O.Box 1293
Albuquerque, New Mexico 87103

#### Ahern Ace EPC # 10068119

To whom it may concern,

The following are the actions we have taken to comply with your conditions of approval.

- Item 1. The site plan has undergone minor changes to the parking layout in the northwest corner of the site. The loading dock on the south side has been deleted.
- Item 2. We met with Randall Faulkner and all drawings and revisions have been approved.
- Item 3. The site plan and planting plan have been revised to show the correct alignment of Arno Street.
- Item 4. The height of the new retaining walls has been identified on the plan.
- Item 5. The parking calculations have been updated as requested.
- Item 6. Pedestrian walkways have been modified to show the correct width and finish.
- Item 7. The description of the light pole has been revised as requested.
- Item 8. The landscaping has been revised.
- Item. 9 The site details have been revised to show the correct height and width.
- Item 10. The grading and drainage plan and the conceptual utility plan have been drawn to scale.
- Item 11. The building elevations have been revised to show the length of the buildings.
- Item 12. The building entrance has been made to be more prominent.
- Item 13. The refuse receptacle has been modified to show the double enclosure.
- Item 14. Conditions from the City Engineer, Municipal Development, Water Authority and NMDot have been addressed and revised.
- Item 15. The handicap spaces have been relocated.
- Item 16. The numeric address has been added.
- Item 17. Roll up doors, trim and wrought iron fences are to be painted orange.
- Item 18. A plat has been submitted to create one cohesive lot.

Mutu G. Muman

Please do not hesitate to call me at 702.839.1200 if you have any comments or questions.

Sincerely,

Kristen G. Neuman, AIA APTUS Architecture



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Don Ahern 1611 W. Bonanza Las Vegas NV 89105 Date: December 21, 2007

#### OFFICIAL NOTIFICATION OF DECISION

FILE: Project# 1006819\*
07EPC-40047 SECTOR DEVELOPMENT
PLAN MAP AMENDMENT
07EPC-40076 SITE DEVELOPMENT BUILDG PRMT

LEGAL DESCRIPTION: for all or a portion of lots 8, 9A, 10A, 11A & C, block C, SOUTH BROADWAY ACRES Unit 1 from SU-2 HM to SU-2/SU-1 HC and SALES, RENTAL, REPAIR AND OUTDOOR STORAGE OF HEAVY EQUIPMENT, located on BROADWAY SE BETWEEN WESMECO SE AND BETHEL SE containing approximately 4.5 acres. (M-14) Randall Falkner, Staff Planner

On December 20, 2007 the Environmental Planning Commission voted to approve Project 1006819/07EPC a sector development plan zone map amendment from SU-2 HM to SU-2/SU-1 HC and sales, rental, repair, and outdoor storage of heavy equipment, for all or a portion of lots 8, 9A, 10A, 11A, and C, block C, South Broadway Acres Unit 1 based on the following Findings.

#### FINDINGS:

- 1. This request is for review and approval of a sector development plan map amendment for all or a portion of lots 8, 9A, 10A, 11A, & C, block C, South Broadway Acres Unit 1 from SU-2 HM to SU-2/SU-1 HC and sales, rental, repair and outdoor storage of heavy equipment, located on Broadway SE between Wesmeco SE and Bethel SE containing approximately 4.4 acres.
- 2. The applicant proposes to expand their business and to include a hardware store (Ahern Rentals/ABC Hardware).

OFFICIAL NOTICE OF DECISION DECEMBER 20, 2007 PROJECT #1006819 PAGE 2 OF 7

- The subject site lies within the boundaries of the South Broadway Neighborhoods Sector Development Plan (1986).
- 4. The request furthers applicable policies of the Comprehensive Plan as follows:
  - Policy II.B.5d The location, intensity, and design of this request does respect existing neighborhood values and environmental conditions. The new zone will allow the expansion of a use that has been compatible with the surrounding area. The new zoning designation (HC) will be less intense than the current zoning (HM).
  - Policy II.B.5e The subject site is contiguous to existing urban facilities and services, and the integrity of the existing neighborhood can be ensured with proposed zoning (HC), which is less intense than the current zoning (HM).
  - Policy II.B.5i The effects of the noise, lighting, and pollution will be mitigated by the landscaping and wall improvements that are proposed on the property.
  - Policy II.B.50 The South San Jose neighborhood will be strengthened by the addition of a hardware retail store, which will provide job opportunities and diversify economic development.
- The <u>Comprehensive Plan</u> policies for II.D.6a and II.D.6b for Economic Development support the proposal. The new building and site improvements will allow the expansion of an existing business, diversify economic development in the area, and help provide jobs for area residents.
- 6. The proposed sector development plan map amendment is supported by the following goals and objectives of the South Broadway Neighborhoods Sector Development Plan:
  - Goal 1: Elimination of conditions which are detrimental to the public health, safety, and welfare.
  - Goal 4: Improvement of economic conditions through coordinated City and private actions.
  - Objective 3: Preserve, rehabilitate, upgrade and recognize the historic character of neighborhoods in the South Broadway Area.
  - Objective 8: Stabilize the land use patterns to provide a separation and buffer between residential and industrial areas.
- 7. The applicant has adequately justified the zone change request pursuant to Resolution 270-1980:
  - A. The proposed zoning is consistent with the health, safety, morals, and general welfare of the City because a HC zone allows more variety, such as the addition of a hardware store. Adding improvements to the property such as landscape buffers and new fencing will help to improve the subject site and the surrounding neighborhood.
  - B. The applicant has shown that the proposed zone change will contribute to stability of land use and zoning and would be consistent with the surrounding zoning and land use. The proposed zoning will act as a buffer between the HM zone to the north and the LCR zone to the south.

OFFICIAL NOTICE OF DECISION DECEMBER 20, 2007 PROJECT #1006819 PAGE 3 OF 7

- C. The proposed zone change is not in significant conflict with adopted elements of the Comprehensive Plan or other City Plans. The proposed zone change would support one of the goals of the South Broadway Neighborhoods Sector Development Plan which is "improvement of economic conditions" by allowing the operation of a hardware store, which would add additional services and employment opportunities for those in the South Broadway area. The applicant has also cited a preponderance of Comprehensive Plan Policies (II.B.5e, II.B.5i, II.B.5o, II.D.6a and II.D.6b) and Goals and Objectives (Goals 1 and 4, and Objectives 3 and 8) in the Sector Development Plan that further this request.
- D. The applicant has demonstrated that a different use category is more advantageous to the local community. The applicant referred to the Comprehensive Plan section 1.5 (Developing Urban and Established Urban Areas Redevelopment) that proposes improving economic development conditions, commercial revitalization, job creation, and correcting conditions of deterioration and blight.
- E. The applicant makes the case that the proposed zoning (HC) was developed to allow for uses which are considerably less harmful that the existing zoning (HM). The permissive uses of the proposed zoning will not be harmful to the adjacent property and will fit in well with the surrounding zoning.
- F. The subject site is served by existing infrastructure. This request would not result in additional City capital expenditures.
- · G. Economic considerations have not been a determining factor in this analysis.
  - H. The subject site's location on Broadway Boulevard is not the only justification for this request.
  - I. This request will not create a spot zone. There is SU-2 HC zoning directly across the street to the west of the proposed subject site.
  - K. This request does not constitute a strip zone.
- 8. There are no recognized neighborhood associations in the area. There is no known neighborhood or other opposition.

On December 20, 2007 the Environmental Planning Commission voted to approve Project 1006819/07EPC a site development plan for building permit for all or a portion of lots 8, 9A, 10A, 11A, and C, block C, South Broadway Acres Unit 1 based on the following Findings and subject to the following Conditions:

#### FINDINGS:

This request is for review and approval of a site development plan for building permit for all or a portion of lots 8, 9A, 10A, 11A, & C, block C, South Broadway Acres Unit 1, located on Broadway SE between Wesmeco SE and Bethel SE containing approximately 4.4 acres.

OFFICIAL NOTICE OF DECISION DECEMBER 20, 2007 PROJECT #1006819 PAGE 4 OF 7

- The site development plan for building permit (07EPC 40076) is dependent upon the accompanying sector development plan map amendment request (07EPC 40047), which is necessary to allow the proposed use. The sector development plan map amendment is justified per Resolution 270-1980 and applicable Comprehensive Plan and Sector Plan policies.
- The applicant proposes to expand their business and to include a hardware store (Ahern Rentals/ABC Hardware).
- 4. The subject site lies within the boundaries of the South Broadway Neighborhoods Sector Development Plan (1986).
- 5. The following Comprehensive Plan policies for Developing and Established Urban Areas support the proposal:
  - Policy II.B.5d The location, intensity, and design of this request does respect existing neighborhood values and environmental conditions. The new zone will allow the expansion of a use that has been compatible with the surrounding area. The new zoning designation (HC) will be less intense than the current zoning (HM).
  - Policy II.B.5e The subject site is contiguous to existing urban facilities and services, and the integrity of the existing neighborhood can be ensured with proposed zoning (HC), which is less intense than the current zoning (HM).
  - Policy II.B.5i The effects of the noise, lighting, and pollution will be mitigated by the landscaping and wall improvements that are proposed on the property.
  - Policy II.B.50 The South San Jose neighborhood will be strengthened by the addition of a hardware retail store, which will provide job opportunities and diversify economic development.
- 6. The Comprehensive Plan policies for II.D.6a and II.D.6b for Economic Development support the proposal. The new building and site improvements will allow the expansion of an existing business, diversify economic development in the area, and help provide jobs for area residents.
- 7. The proposed sector development plan map amendment is supported by the following goals and objectives in the South Broadway Neighborhoods Sector Development Plan:
  - Goal 1: Elimination of conditions which are detrimental to the public health, safety, and welfare.
  - Goal 4: Improvement of economic conditions through coordinated City and private actions.
  - Objective 3: Preserve, rehabilitate, upgrade and recognize the historic character of neighborhoods in the South Broadway Area.
  - Objective 8: Stabilize the land use patterns to provide a separation and buffer between residential and industrial areas.

OFFICIAL NOTICE OF DECISION DECEMBER 20, 2007 PROJECT #1006819 PAGE 5 OF 7

#### CONDITIONS:

- The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
- 2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
- 3. The site plan and planting plan need to show the proper alignment of Arno Street. It should be shown as separated from the road as it is shown on both the conceptual grading and drainage plan and the conceptual utility plan.
- 4. The height of the new retaining wall needs to be identified on the site plan.
- On the parking calculations portion of the site plan, the total number of spaces for the transit reduction needs to reduced to 12 (in place of 14), and the total number of parking spaces needs to be 107 (in place of 105).
- 6. Pedestrian walkways shall be a minimum of 6 feet in width (Section 14-16-3-1-H of the Comprehensive City Zoning Code) and shall be heavily textured and/or colored.
- 7. The description of the light pole detail in the site details must state that all lighting shall comply with Section 14-16-3-9 of the Comprehensive City Zoning Code.
- 8. Landscaping:
  - a. The site areas section of the planting plan needs to replace the net lot to 152,292.92 square feet, and the 15 percent required landscape to 22,844 square feet. The provided landscape (22,410 square feet) also needs to at least meet the 15 percent requirement of 22,844 square feet (Section 14-16-3-10 of the Comprehensive City Zoning Code).
  - b. The planting plan should not include the Kentucky Coffee Tree because it is messy and has bare branches 6 months of the year. It should be replaced by an appropriate tree on the City Foresters list.
  - c. The ground covers Desert Carpet and Lantana on the planting plan should be removed from the list because they are considered annuals in our zone and could freeze. They should be replaced by appropriate groundcovers on the City Foresters list.
  - d. The landscape schedule in the planting plan shall show the number of plants for each variety and show the minimum plant size at time of installation.

OFFICIAL NOTICE OF DECISION DECEMBER 20, 2007 PROJECT #1006819 PAGE 6 OF 7

- The site plan or site details need to state that benches in the sidewalk plaza/amenity zone shall be a minimum of 15 inches in height and 24 inches in width (Section 14-16-3-18-C3 of the Zoning Code).
- 10. Both the grading and drainage plan and the conceptual utility plan need to be accurately drawn to scale (1 inch equals 30 feet).
- 11. The building elevation sheets (A200 & A201) need to show the length of the buildings.
- The building entrance should be more prominent. It needs to comply with Section 14-16-3-18-D1 of the Zoning Code which states that primary entrances along major facades shall be clearly defined with facade variations, porticos, roof variations, recesses or projections, or other integral building forms.
- The refuse receptacle requires double enclosure, which includes required recycle area per Solid Waste Management Department.
- 14. CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:
  - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441). In addition, improvements to Amo Street (not adjacent to site) may be required to accommodate trucks entering and/or exiting the site from the east gate.
  - b. Queuing analysis required at both site drives. The queuing analysis at main site drive is to determine the left turn lane length on Broadway and whether a northbound right turn deceleration lane is required. The queuing analysis at secondary site drive (fire access lane) is to determine gate placement from Broadway. Applicant is responsible for all street and median improvements to Broadway as required for left turn and right turn deceleration lanes.
  - c. Platting to be a concurrent DRB action.
  - d. Site plan shall comply and be designed per DPM Standards.
- Relocate the three handicapped spaces furthest from the primary entrance, with one being relocated in the parking space directly east of the existing handicapped space that is east of the primary entrance along the north side of the building, and the other two being relocated east of the crosswalk and on the other side of an existing handicapped space.
- 16. The numeric address shall appear on both pylon sign and the building elevation facing Broadway.

OFFICIAL NOTICE OF DECISION DECEMBER 20, 2007 PROJECT #1006819 PAGE 7 OF 7

- 17. Rollup doors, trim and wrought iron fence may be orange to match trade dress.
- 18. There shall be a concurrent replat of the site to create 1 cohesive lot.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JANUARY 4, 2008 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

Richard Dineen

Planning Director

RD/RF/ac

cc: Aptus Architecture, 1200 S. 4th St. Ste 206, Las Vegas, NV 89104

Bruce Bileau 2920 South Broadway

October 13, 2007

City of Aibuquerque Planning Department 600 2<sup>nd</sup> Street, NW Aibuquerque, NM 87103

Re: Request for Zoning Change and Amendment to Sector Development Map

To Whom It May Concern:

On behalf of the owner, we respectfully submit this request for an Amendment to the Sector Development Map and a change to the existing zoning for the following properties (refer to the attached copy of the current ownership data – Attachments #1-5 for additional information).

Parcel Number	Street Address
101405535526610213	2912 Broadway Boulevard Southeast / Albuquerque, NM 87102
101405525326410212	2920 Broadway Boulevard Southeast / Albuquerque, NM 87102
101405535025410211	2924 Broadway Boulevard Southeast / Albuquerque, NM 87102
101405534924410210	2928 Broadway Boulevard Southeast / Albuquerque, NM 87102
101405537125310228	2925 Arno Street Southeast / Albuquerque, NM 87102

The contiguous lots listed are currently zoned SU2-HM and are operated by Ahern Rentals who conducts the rental, repair, staging, and storage of heavy equipment doing so with the utmost respect to the neighboring properties (refer to Attachment #6 – Alta Survey, and Attachments #7-12 – photographs of existing property.)

As Ahern Rentals has enjoyed a long and rewarding relationship with this community they are seeking to expand their business to include a hardware store (similar to an Ace/Tru-Value center). After reviewing the Albuquerque zoning codes we felt it in the owner's best interest to contact the planning department for suggestions on appropriate zoning for these properties. The Albuquerque Planning Department worked diligently with us to identify a more appropriate zoning classification that would suit both the proposed additions to the premises as well as fit the South San Jose neighborhood. Their recommendation is rezoning to SU-1 Heavy Commercial (HC) and sales, rental, repair and outdoor storage of heavy equipment. In accordance with Resolution 270-1980 and to justify this proposed amendment, we have addressed each of the issues listed under the zone map amendment policies below:

A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

As the property is currently being utilized for the staging, repair and storage of heavy equipment, the addition of a hardware store and associated facilities and the proposed upgrades to the existing uses (such as the fuel station, a larger indoor equipment repair facility, etc.) will improve the overall aesthetic and the functionality of the existing business. We are also proposing to add landscape buffers, paving more of the property, and upgrading the fencing surrounding the property—these additions will benefit the neighborhood and community as well by enhancing the visual appeal of the property.

B. Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

As outlined in the South Broadway Neighborhood Sector Development Plan – Stabilization of Land Use. "Zoning which is consistent with existing land uses and which takes into account the potential for new development will help to stabilize development in the area and encourage uses which are appropriate to the area's character. The land use categories are sensitive to the area's diverse land use pattern and promote development in suitable locations." As the owner is interested in upgrading and adding a hardware storage to an established and successful facility, he is acknowledging the benefits

of a long term investment in this South San Jose neighborhood. He is also showing that he is anticipating further growth and continued success in this community.

We are fortunate to have worked closely with local planning officials in order to create the suggested update to the zoning for this property to SU-1 Heavy Commercial (HC) and sales, rental, repair and outdoor storage of heavy equipment. This suggested zone reclassification would allow for both the hardware store and the existing heavy rental equipment uses to reside on the premises jointly while keeping with the present zoning conditions surrounding these premises.

C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto, including privately developed area plans which have been adopted by the City.

As we carefully perused the Zoning Code as well as the appropriate sector plan, we found no situation that might suggest a potential conflict as the adjacent properties are presently zoned SU-2.

D. The applicant must demonstrate that the existing zoning is inappropriate because (1) there was an error when the existing zone map pattern was created or (2) changed neighborhood or community conditions justify the change, or (3) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City Master Plan, even though (1) or (2) above do not apply.

Our application suggests that the existing zoning should be changed due to "(3) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan..." We are suggesting that we be allowed to combine uses on the premises in order to upgrade an established business by adding to existing operations along with a neighborhood hardware store. This will give the South San Jose community express access to a much needed hardware store.

E. A change of zone will not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

The property is currently being utilized for the rental, storage, and maintenance of heavy equipment and had been zoned accordingly, appropriate to the neighborhood—Our proposed modifications improve the existing property and would add a neighborhood hardware store—making this type of business more accessible to the adjacent neighbors and to the community as well as by introducing more job opportunities. Thus the suggested reclassification would only enhance the desirability of this business in this diverse neighborhood.

F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the City may be (1) denied due to lack of capital funds, or (2) granted with the implicit understanding that the City is not bound to provide the capital improvements on any special schedule.

The owner understands this measure and is not suggesting that there would be a major impact on public infrastructure.

G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

Not applicable to this request.

H. Location on a major street is not in itself sufficient justification for apartment, office, or commercial zoning.

Not applicable to this request.

1. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only where (1) the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan, or (2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone.

Not applicable to this request.

J. A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial will be approved only where (1) the change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan, and (2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

Not applicable to this request.

To further establish the validity of our request for amendment, we have reviewed the <u>Albuquerque Bernalillo</u> <u>County Comprehensive Plan</u> and would like to point out a couple of areas discussed in the plan we feel unite the desires of the community with those of our client.

In the Comprehensive Plan, listed under Section II Goals & Policies, B. Land Use, Item 5. Developing and Establishing Urban Areas – it is stated "the Goal is to create a quality urban environment..." Our client has already established a successful business in this location. The intent is to improve the existing business with additional services which would be available to the neighborhood and community. In addition, Policy I of this section maintains "Employment and service uses shall be located to complement resident areas and shall be sited to minimize adverse effects of noise lighting, pollution, and traffic on residential environments..." Ahern Rentals opened its doors at this location over one year ago and is now posing to increase the number of jobs available in the area with the addition of a neighborhood hardware center. This increased activity would introduce a more diverse labor staff to the existing business. The business faces a major arterial street (Broadway Boulevard Southeast) and is accessible to Interstate 25, making commuting easy for patrons and staff alike and remaining convenient for the immediate neighborhood.

Also included in the Comprehensive Plan in Section II under D. Community Resources Management, Item 6. Economic Development specifically Policy a — "New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need...." Ahern Rentals is proposing to add more diversity to their staffing needs by introducing additional jobs to the area. The Company is excited to be a part of the Albuquerque market and feels that this endeavor will solidify their relationship with the neighborhood as well as the overall community.

Our client is not attempting to change the land use we are encouraging implementation of a measure, with the assistance of the Planning Department, that would introduce a more diverse zoning condition to the property and allow for the addition of new jobs, a more pleasing aesthetic, and a more stable environment for the community by strengthening their investment in the community.

We respectfully submit this proposal for amendment to the Sector Development Map and zoning change for your assessment, and would like to thank you in advance for your time and consideration in this matter.

Respectfully Submitted,

Kristen G. Neuman, AlA APTUS Architecture

#### KGN/SO

#### Attachments:

1-5: Current Ownership Data

6: Current Site Plan

7-12: Photographs of the existing premises

13: Proposed Site Plan

14: Proposed Site Development List

15: South Broadway Neighborhoods Sector Development Plan

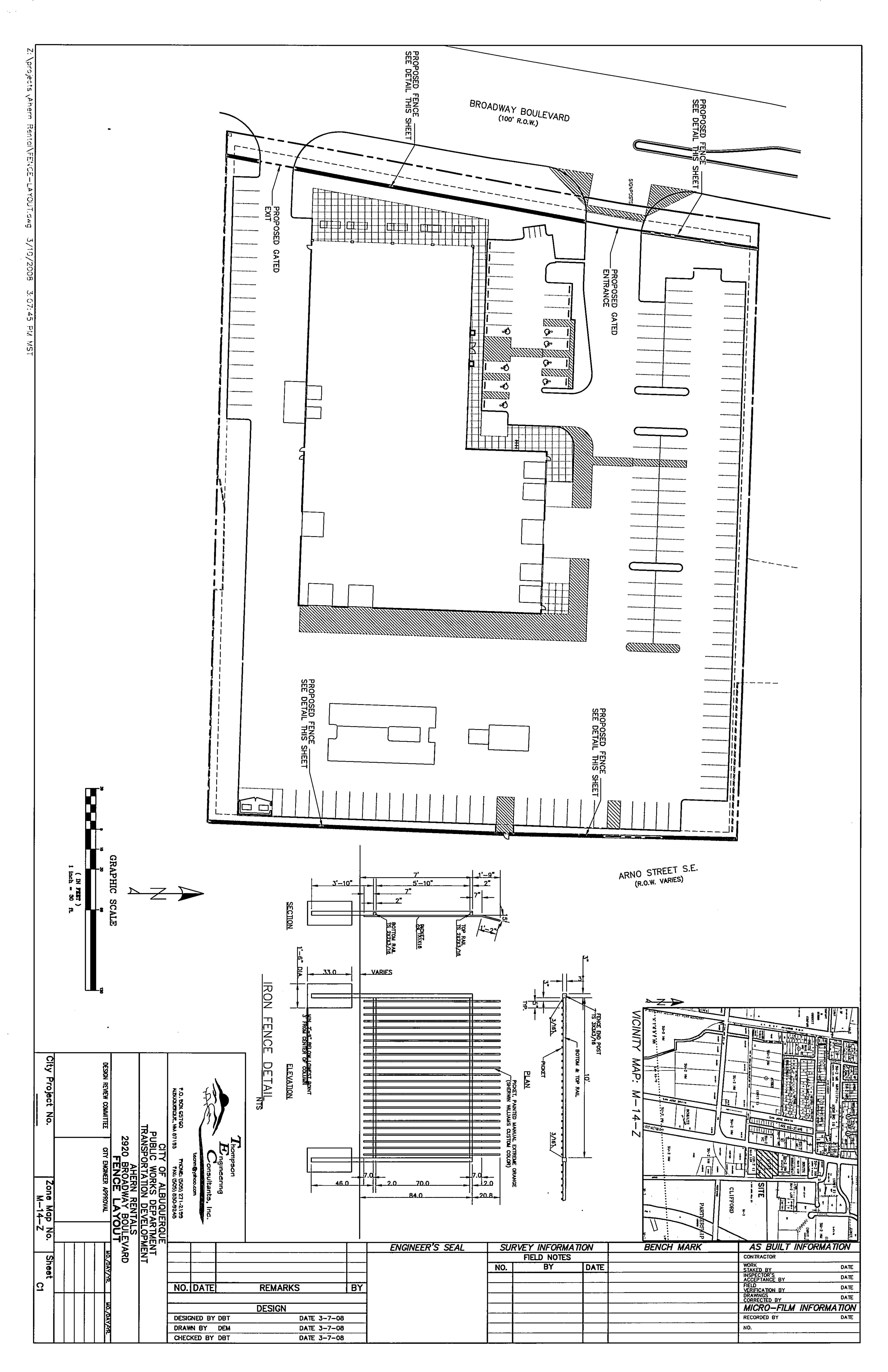
16: South San Jose Neighborhood

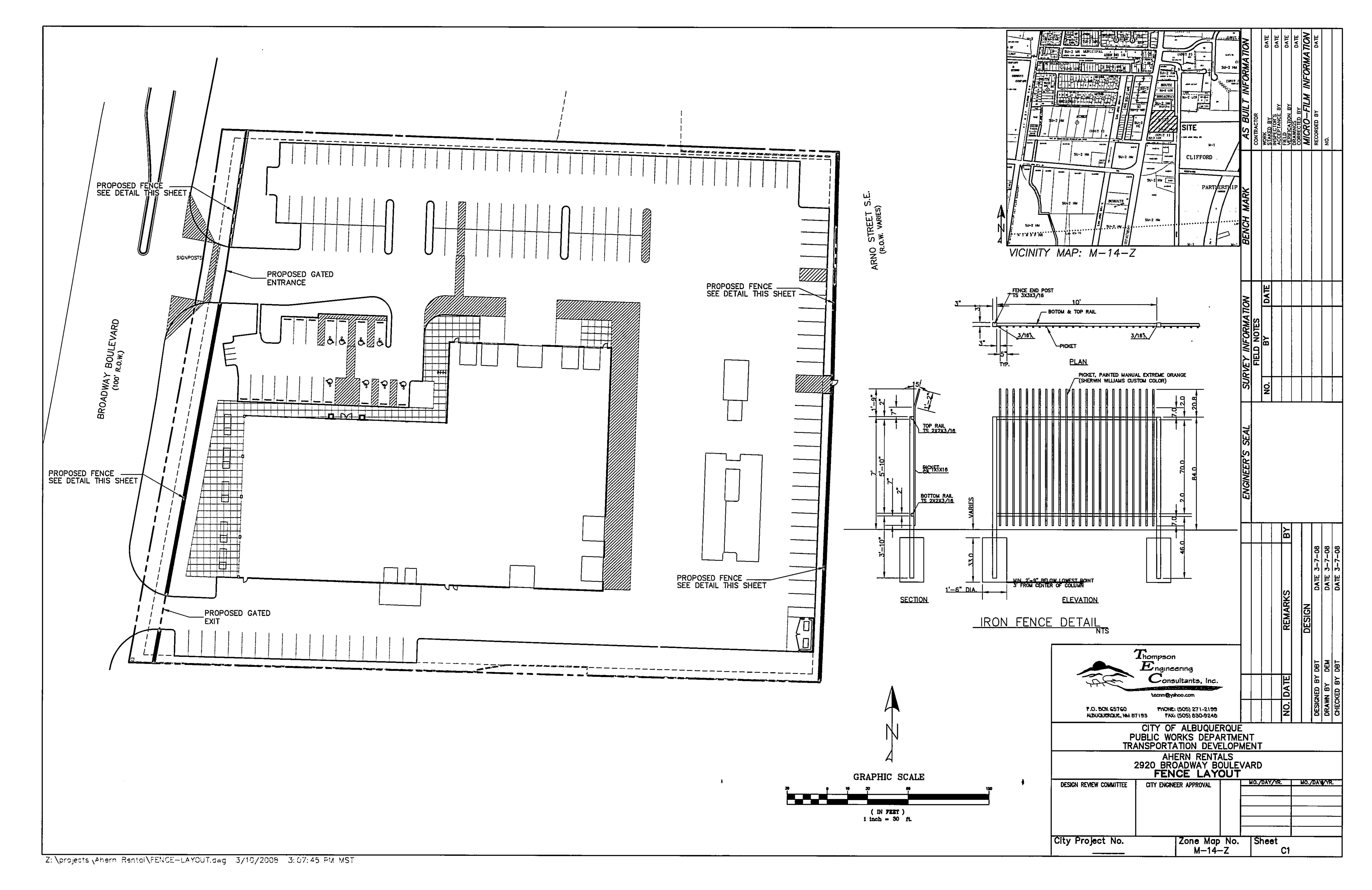
cc:

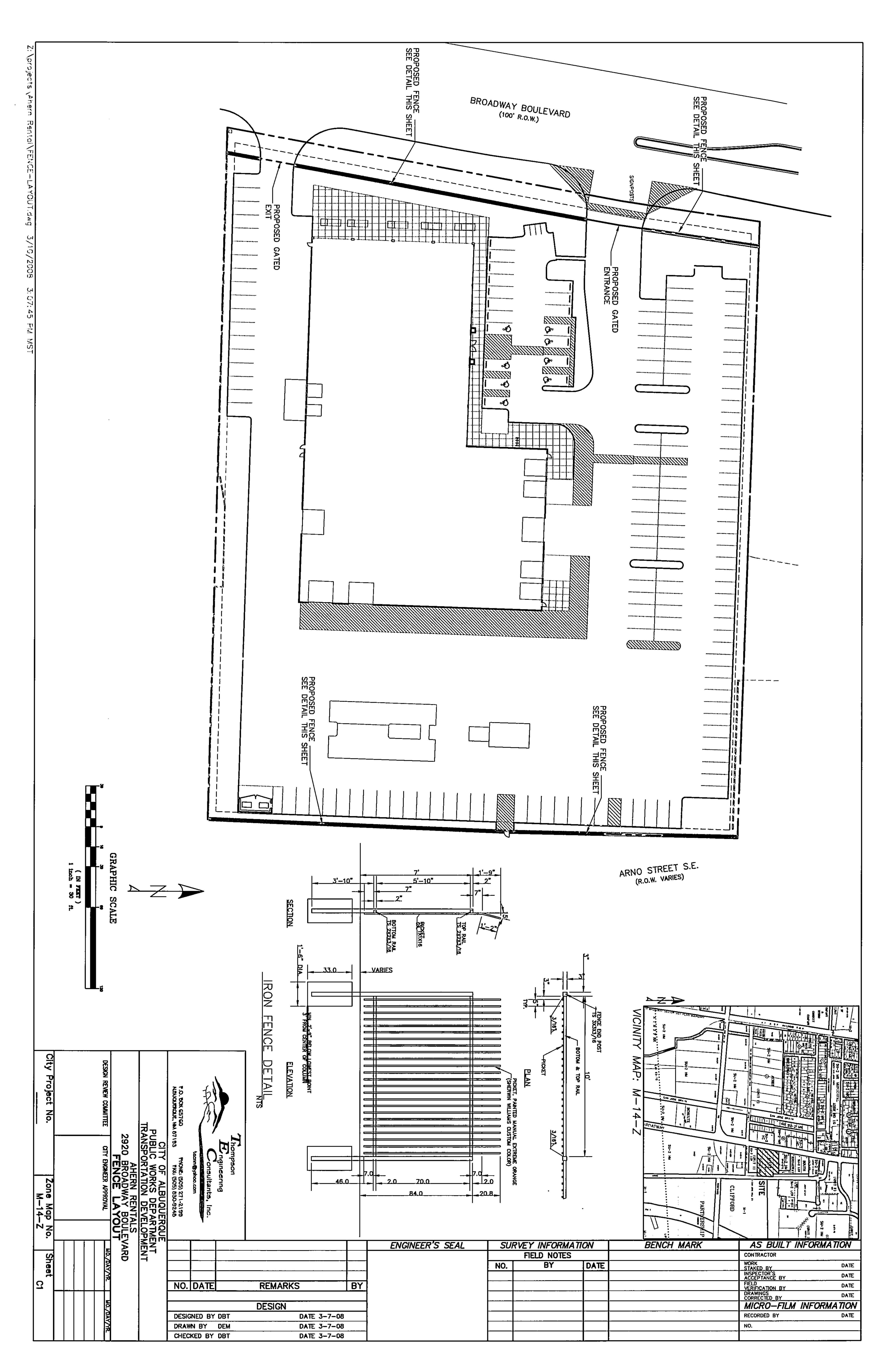
D. Ahern, DLA LLC

B. Ahern, DLA LLC

R. Brandon Sprague, APTUS Architecture







# Albuquerque



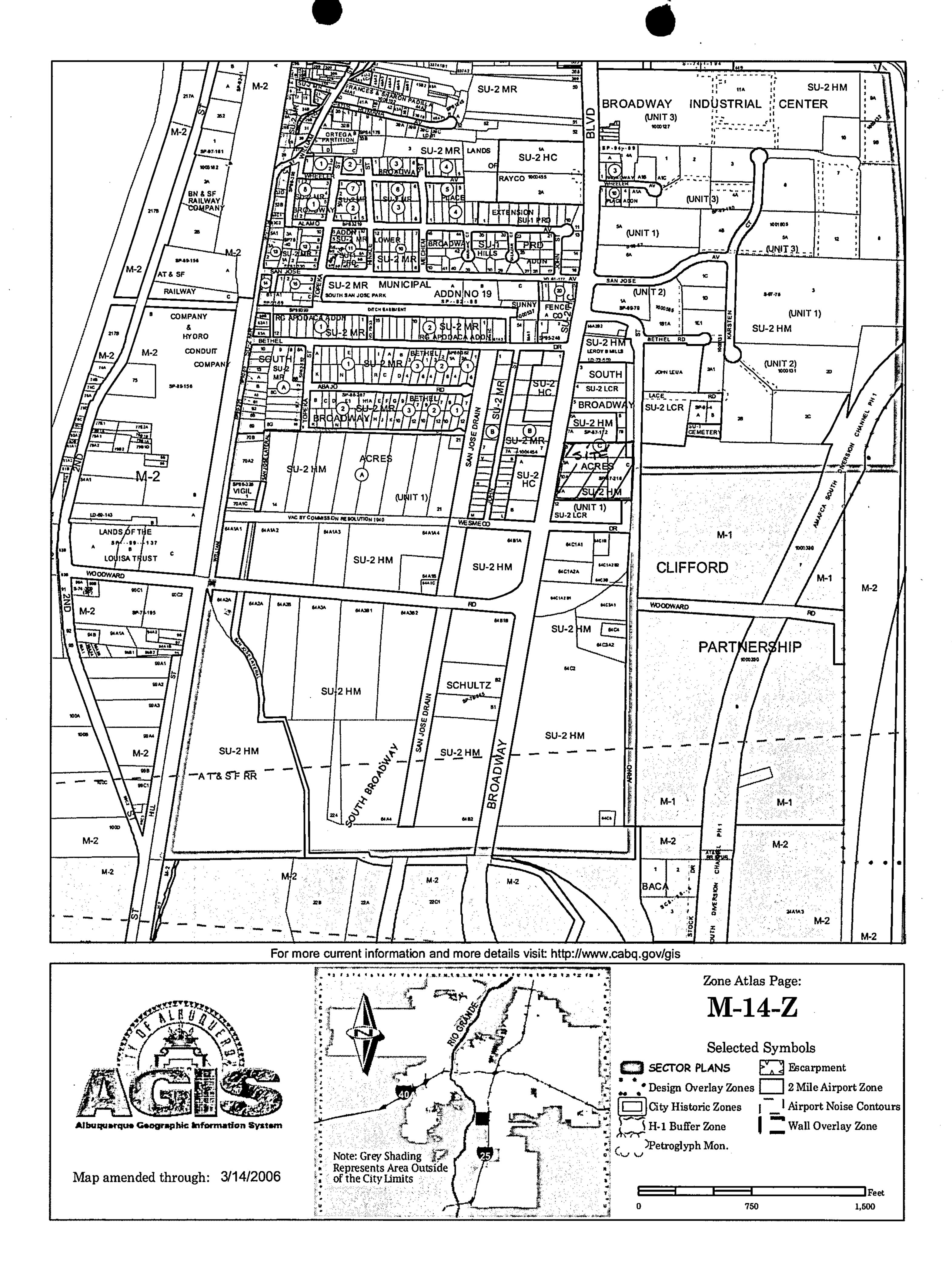
# DEVELOPMENT/ PLAN REVIEW APPLICATION

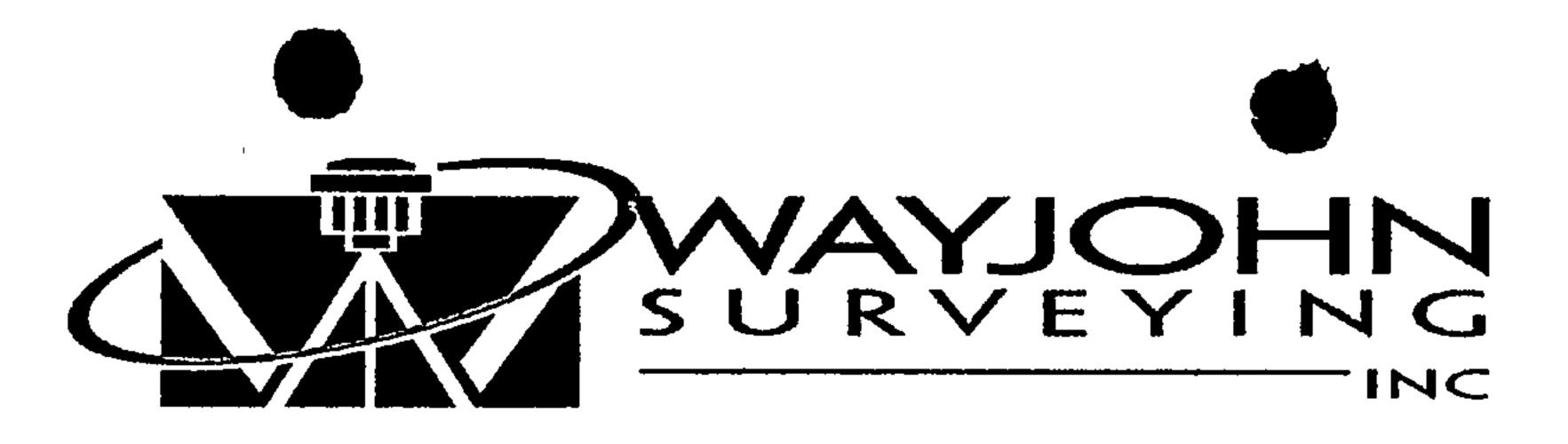
		Supplemen	tal form				
SUBDIVISION  Major Subdivision a	action	S Z		& PLANNING	3		
Minor Subdivision a		•	<i>F</i>	Annexation County	/ Submittal		
Vacation		<b>V</b> ·		•	ubmittal		
Variance (Non-Zon	ing)			Zone Map Amei oning)	ndment (Es	tablish or Chang	је
SITE DEVELOPMENT PI	LAN	P		Sector Plan (Ph	ase I, II, III	)	
for Subdivision for Building Permit				Amendment to S	-	a, Facility or	
Administrative Ame				Comprehensive Fext Amendmer		Code/Sub Regs)	
IP Master Developr		D		Street Name Ch	•	•	
Cert. of Appropriate STORM DRAINAGE (For	•	L A		. / PROTEST		·	0. "
Storm Drainage Cost Al	•			ZHE, Zoning Board		Planning Director or	Statt,
PRINT OR TYPE IN BLACK INK Planning Department Development ime of application. Refer to supply the contraction in the contraction in the contraction in the contraction.	nt Services Center, (	600 2''° Stree	t NW, Albugu	the complete the the terque, NM 87	ed applicated to the second se	tion in person s must be paid	to the
APPLICATION INFORMATION:			•	_	,	- -	
Professional/Agent (if any): ///			INC. (THO	mas Johnste			
ADDRESS: 330 LOUISIA	···	DVE			_FAX:Z	55.2887	
CITY: ALBUQUERQUE	ST	TATE N~1	IP 87108	と E-MAIL: 上	NOCYAY	SURVE AOL.	·Lon
APPLICANT: DFA LLC	PICK COOLE	<u>=</u> Y)	•	PHC	NE: 702	.591.8196	>
ADDRESS: 1611 W. BONA	NZA ROAD			FAX			
CITY: LAS VEGAS		TATE NV	11D 8910Ca	E-MAIL:			
	•						
Proprietary interest in site:							
ESCRIPTION OF REQUEST: SKE			EILOT	FROM S	<u>vots</u>	AND VACA	VIED
					<u> </u>	<u>-</u>	
Is the applicant seeking incentives process.							
ITE INFORMATION: ACCURACY OF 1					'ARATE SH	EET IF NECESSA	ARY.
Lot or Tract No. 8, 9-A, 10-4			<u> </u>	Block:		Unit:	
Subdiv/Addn/TBKA: <u>SouTH</u>	BROADWAY	ACRES	<u>.</u>				
Existing Zoning: SU-Z HM	Pro	posed zoning:_	SAME		_ MRGCD	Map No	
Zone Atlas page(s): ~1-14	UP	C Code: 1014	10553497	24410210	101405	535025410	211
		1012	1055253	26410212	1014 05	537125310	228
ASE HISTORY:	r that may be relevent t			7266 10213			
List any current or prior case number		o your application	n (Proj., App., L	JKB-, AX_,Z_, V <sub>.</sub>	_, S, etc.): <sub>.</sub>	5P-87.216	
ASE INFORMATION:		<u>-</u>			<u> </u>	<u> </u>	
Within city limits? <u></u> メYes	Within 1000FT of	a landfill?	<u></u>				ı
No. of existing lots:5	No. of proposed i	lots:	_ Total area of	site (acres):	4.4278	3	
LOCATION OF PROPERTY BY STR				•		_	
Between: WESMELO DRI				RIVE SE			
Check-off if project was previously re	viewed by Sketch Plat/I	Plan □, or Pre-a	application Revi	ew Team □. Da	te of review:	·	
IGNATURE					ATE _ /· 4	07.08	
(Print) THOMAS D. JOH	JA2STNA)			•	· · · · · ·		
(1 mil) ( 10/000) - 100/		<u> </u>		A	pplicant:	Agent: 124	
D OFFICIAL LIGE ONLY							
R OFFICIAL USE ONLY					Form	revised 4/07	
INTERNAL ROUTING  All checklists are complete	Application case		, •	Action	S.F.	Fees	
All fees have been collected	08 DRB -	- <u>700</u>	1 <u>28</u>	<u>SK</u>	<u>5(3)</u>	\$	
All case #s are assigned				<del></del>		\$	
AGIS copy has been sent				<del></del>		\$	
Case history #s are listed Site is within 1000ft of a landfill		<del></del>	<del></del>	<del></del>	<u></u>	\$	
F.H.D.P. density bonus	<del></del>	<del></del>		<del></del>		Ψ Tatal	
F.H.D.P. fee rebate	Hearing date	anuary 1	6.2008			Total s の	
		)	*1=-0		•.	Ψ	
// . , /		D	rniert#	1006819			
anchen Guna	1-7-08			000017			٠.

## 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.

ZÍ	SKETCH PLAT REVIEW AND COMMENT (DRB22)  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
	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)  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 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
nfo vith	he applicant, acknowledge that any primation required but not submitted this application will likely result in this applicant name (print) Applicant name (print) Applicant signature / date
	Checklists complete Fees collected Case #s assigned Related #s listed  Application case numbers  OK DRB 70008  Planner signature / date  Project # 1006819





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

January 7, 2008

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

RE: Sketch Plat of Lot 8-A, Block C, South Broadway Acres Unit 1

To Whom It May Concern:

I am submitting a request for sketch plat to create one lot from five existing lots and a portion of vacated Gold Hill Avenue right of way, which was vacated in 1958. There are existing structures located on this site.

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

Regards,

Thomas D. Johnston, PS, PE

President, Wayjohn Surveying Inc.