

August 15, 2017

Mr. Jack Cloud
D.R.B. Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Sketch Plat submittal; Lots 1-A, 8, and 16, Towne Crossing

Dear Mr. Cloud,

Enclosed are documents associated with the subject Sketch Plat submittal. The purpose of this request is to obtain input from the Development Review Board for the following:

1. Combine existing lots 8 and 16 into one.
2. Incorporate one half of the existing Towne Crossing Avenue vacated right of way into the new single parcel discussed above and the other half into existing Lot 1-A.
3. Vacate existing public and private easements.
4. Request a Bulk Land Variance for possible future public infrastructure.

Please schedule this request to be heard before the next available D.R.B. hearing.

Sincerely,



Paul M. Wymer, AIA, AICP
Senior Architect/Planner
Community Development & Planning

PMW/jcm
Enclosures

cc: Eric Alexander, Ben E. Keith Company
Shaunda McNeill, Hatch, James & Dodge, P.C.



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D** Street Name Change (Local & Collector)
- L A** **APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston, Inc. PHONE: (505) 823-1000
ADDRESS: 7500 Jefferson St. NE, Courtyard 1 FAX: (505) 798-7988
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: pwymmer@bhinc.com
APPLICANT: Ben E. Keith Company and Swire Coca-Cola PHONE: (817) 759-6101, (801) 816-5300
ADDRESS: 601 East 7th Street, Fort Worth TX 76402, 12634 South 265 West Draper, Utah, 84020 FAX: _____
CITY: Fort Worth STATE TX ZIP 76012 E-MAIL: cawoodcook@benekeith.com
 Proprietary interest in site: Purchaser List all owners: Ben E. Keith Company and Swire Coca-Cola

DESCRIPTION OF REQUEST: Vacation of Public and Private Easements, Bulk Land Variance, Minor Sub'd (Lot consolidation/replat) incorporation of vacated public right of way request

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. Lots 1A, 8 and 16 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Unser Towne Crossing
 Existing Zoning: I.P. Proposed zoning: no change MRGCD Map No _____
 Zone Atlas page(s): J-9, J-10 UPC Code: 101005809809930603, 101005805418130501, 101005803804830609, 101005802910430601

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____
100550, 1000845, 1006833, 16DRB70332, 16DRB70317

CASE INFORMATION

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 3 No. of proposed lots: 2 Total site area (acres): 69.89 +/-
 LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd.
 Between: Los Volcanes and Fortuna
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE DATE August 12, 2017
 (Print Name) Paul Wymmer Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Project # _____

Staff signature & Date _____

Revised: 11/2014

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.

Paul M. Wymer

 Applicant name (print)
 _____ 8/15/17
 Applicant signature / date



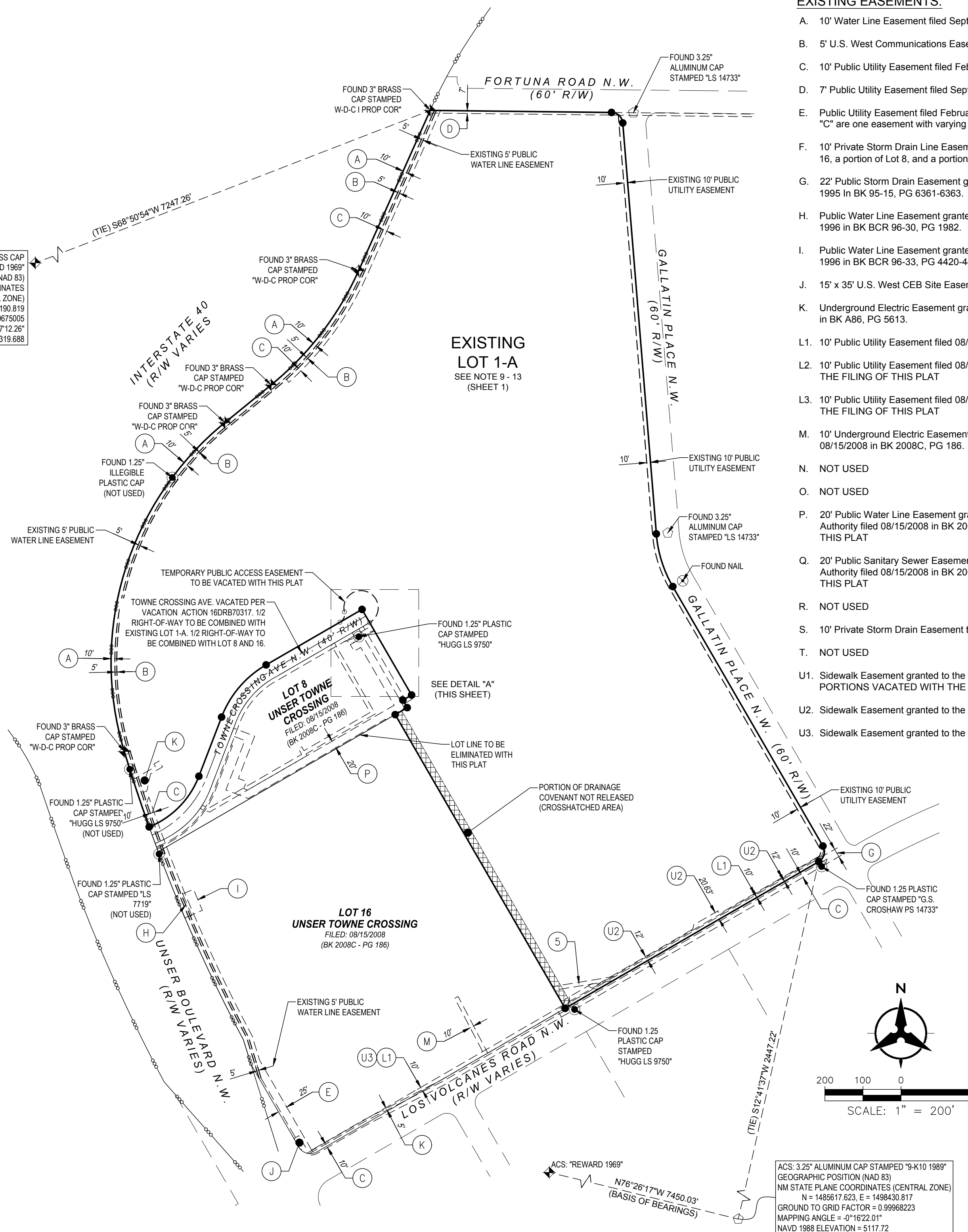
Form revised October 2007

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

_____ Planner signature / date
 Project # _____

SKETCH PLAT LOT 1-A, 8, & 16 UNSER TOWNE CROSSING

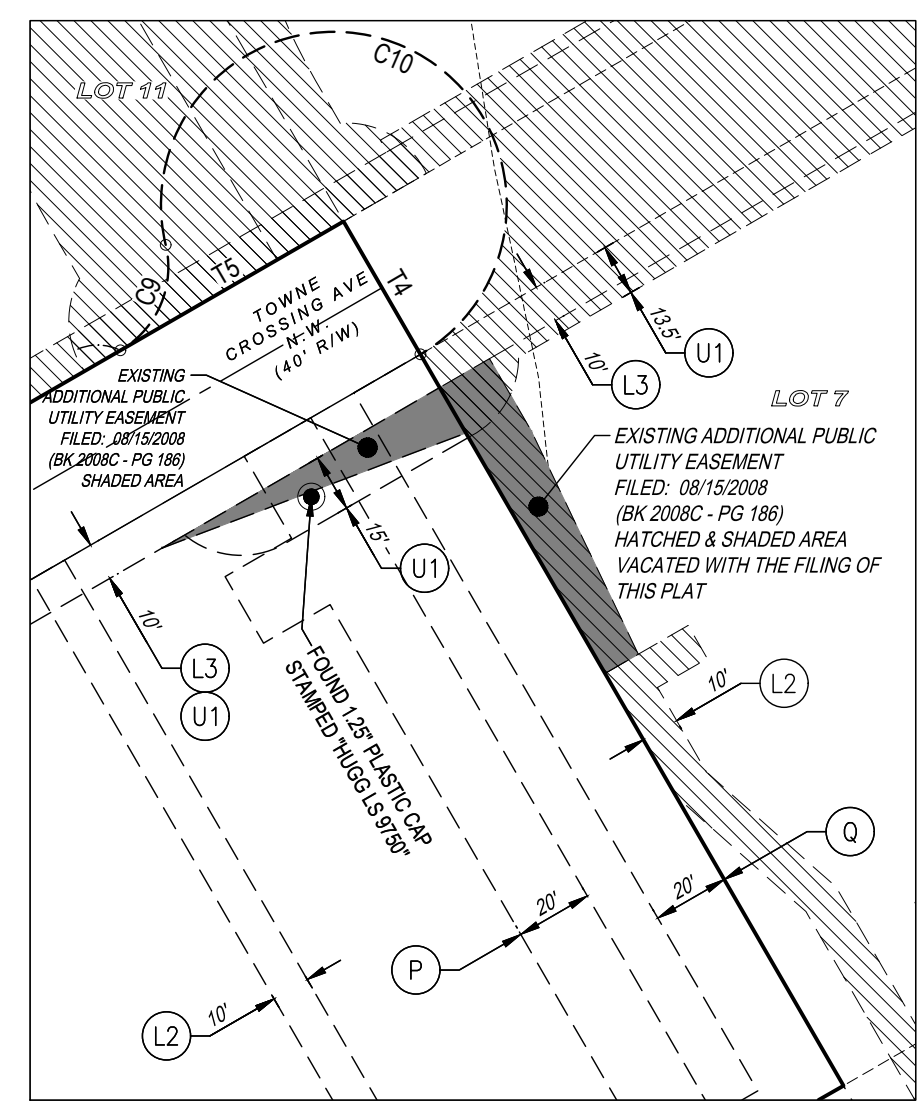
ACS: USCGS BRASS CAP
STAMPED "REWARD 1969"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES
(CENTRAL ZONE)
N = 1487364.063, E = 1491190.819
GROUND TO GRID FACTOR = 0.999675005
MAPPING ANGLE = -0°17'12.26"
NAVD 1988 ELEVATION = 5319.688



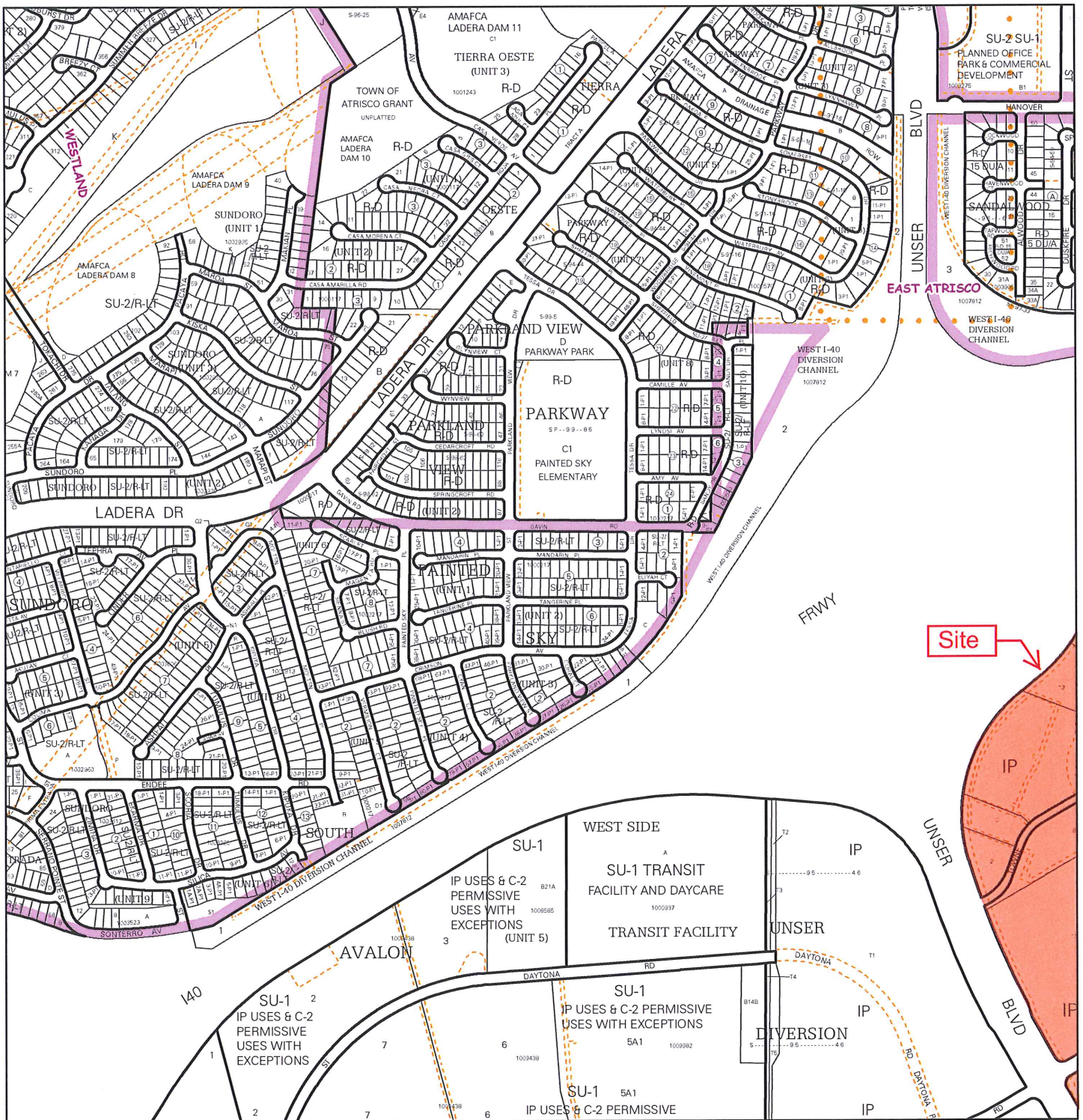
EXISTING EASEMENTS:

- A. 10' Water Line Easement filed September 12, 1973 in VOL D5, Folio 181.
- B. 5' U.S. West Communications Easement filed June 25, 1992 in BK 92-14, PG 9536-9538.
- C. 10' Public Utility Easement filed February 28, 1995 in VOL 95-C, Folio 69.
- D. 7' Public Utility Easement filed September 12, 1973 in VOL D5-C, Folio 181.
- E. Public Utility Easement filed February 28, 1995 in VOL 95-C, Folio 69. Existing easements "E" and "C" are one easement with varying width.
- F. 10' Private Storm Drain Line Easement to serve Tract S-2A-1 (former Tract S-2A-1 is now all of Lot 16, a portion of Lot 8, and a portion of LOT 1-A) filed December 23, 1998 in VOL 98-C, PG 363.
- G. 22' Public Storm Drain Easement granted to the City of Albuquerque by document filed June 30, 1995 in BK 95-15, PG 6361-6363.
- H. Public Water Line Easement granted to the City of Albuquerque by document filed November 12, 1996 in BK BCR 96-30, PG 1982.
- I. Public Water Line Easement granted to the City of Albuquerque by document filed December 19, 1996 in BK BCR 96-33, PG 4420-4421.
- J. 15' x 35' U.S. West CEB Site Easement filed June 25, 1992 in BK 8CR 92-14, PG 9536.
- K. Underground Electric Easement granted to Public Service Company of New Mexico filed 11/5/2004 in BK A86, PG 5613.
- L1. 10' Public Utility Easement filed 08/15/2008 in BK 2008C, PG 186.
- L2. 10' Public Utility Easement filed 08/15/2008 in BK 2008C, PG 186. PORTIONS VACATED WITH THE FILING OF THIS PLAT
- L3. 10' Public Utility Easement filed 08/15/2008 in BK 2008C, PG 186. PORTIONS VACATED WITH THE FILING OF THIS PLAT
- M. 10' Underground Electric Easement granted to Public Service Company of New Mexico filed 08/15/2008 in BK 2008C, PG 186.
- N. NOT USED
- O. NOT USED
- P. 20' Public Water Line Easement granted to the Albuquerque Bernalillo County Water Utility Authority filed 08/15/2008 in BK 2008C, PG 186. PORTIONS VACATED WITH THE FILING OF THIS PLAT
- Q. 20' Public Sanitary Sewer Easement granted to the Albuquerque Bernalillo County Water Utility Authority filed 08/15/2008 in BK 2008C, PG 186. PORTIONS VACATED WITH THE FILING OF THIS PLAT
- R. NOT USED
- S. 10' Private Storm Drain Easement to serve Lot 16 granted filed 08/15/2008 in BK 2008C, PG 186.
- T. NOT USED
- U1. Sidewalk Easement granted to the City of Albuquerque filed 08/15/2008 in BK 2008C, PG 186. PORTIONS VACATED WITH THE FILING OF THIS PLAT
- U2. Sidewalk Easement granted to the City of Albuquerque filed 08/15/2008 in BK 2008C, PG 186.
- U3. Sidewalk Easement granted to the City of Albuquerque filed 08/15/2008 in BK 2008C, PG 186.

LEGEND	
	FOUND BRASS CAP
	FOUND ALUMINUM CAP
	FOUND REBAR WITH CAP
	FOUND NAIL
	SET REBAR W/ YELLOW PLASTIC CAP STAMPED "GROMATZKY PS 16469"
	BOUNDARY LINE
	NEW EASEMENT LINE
	LOT LINE TO BE ELIMINATED
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING ACCESS CONTROL LINE
	EASEMENT / RIGHT-OF-WAY TO BE VACATED



ACS: 3.25" ALUMINUM CAP STAMPED "9-K10 1989"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N = 1485617.623, E = 1498430.817
GROUND TO GRID FACTOR = 0.99968223
MAPPING ANGLE = -0°16'22.01"
NAVD 1988 ELEVATION = 5117.72



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

Map amended through: 1/28/2016

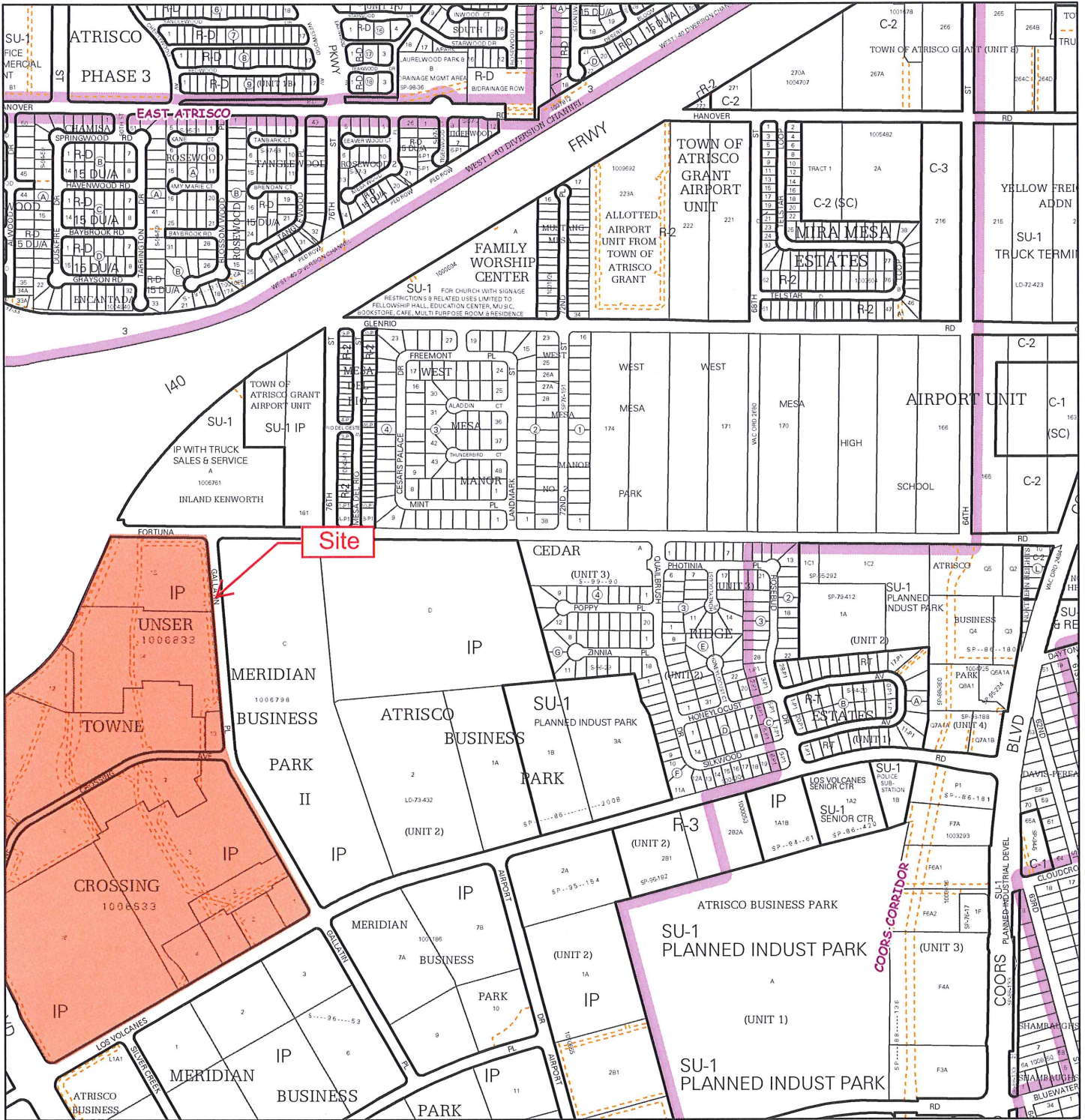
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-09-Z

Selected Symbols

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

0 750 1,500 Feet



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

