



## 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-70169

Project # 10007214

Project Name: COLES INDUSTRIAL SUBD #2

Agent: SURVEYS SOUTHWEST LTD

Phone No.: 328-3368

Your request was approved on \_\_\_\_\_ by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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.**

Created On:

# CITY OF ALBUQUERQUE

Indef  
Def.



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD MEMO

**DRB CASE NO/PROJECT NO: 1007214**

**AGENDA ITEM NO: 14**

**SUBJECT:**

Preliminary Plat  
Final Plat

**ENGINEERING COMMENTS:**

No adverse comments

PO Box 1293

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

Albuquerque

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

NM 87103

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

FOR:

www.cabq.gov

**SIGNED:**

**DATE: 5-14-08**

Curtis Cherne  
City Engineer Designee  
924-3695

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007214

AGENDA ITEM NO: 14

SUBJECT:

FINAL PLAT  
PRELIMINARY PLAT

ENGINEERING COMMENTS:

Candelaria is a principal arterial roadway in this area. Per the DPM, Table 23.3.3, the right of way at the intersection of a principal arterial and a local roadway requires a radius of 30 feet.

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: MAY 14, 2008



**INTERA Incorporated**  
6000 Uptown Boulevard NE  
Suite 100  
Albuquerque, NM 87110  
Telephone: 505 246 1600  
Fax: 505 246 2600

**MEMORANDUM**

DATE: May 9, 2008

TO: Jack Cloud, Planning Department – Design Review Board

COPY: Suzanne Busch, Environmental Health Department  
Donna Griffin, Legal Department  
Surveys Southwest LTD

FROM: James Joseph, INTERA Inc.

SUBJECT: Project # 1007214, 08DRB-70169 Minor – Preliminary/Final Plat Approval, Lots L-4, Coles Industrial Subdivision, #2, Located on Stanford Dr. NE Between Candelaria Rd. NE and Vassar NE.

---

There is the potential for the above-named project to be impacted by the presence of landfill gas generated by an undocumented/unpermitted and/or illegal dumpsite (currently being called the Menaul Fill Area). The developers of this site are required to follow the most current version of the “City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones”. A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.





**INTERA Incorporated**  
6000 Uptown Boulevard NE  
Suite 100  
Albuquerque, NM 87110  
Telephone: 505 246 1600  
Fax: 505 246 2600

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# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE

PLANNING DEPARTMENT  
HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007214

AGENDA ITEM NO: 10

SUBJECT:

Final Plat  
Preliminary Plat

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

NM 87103

RESOLUTION:

www.cabq.gov

APPROVED \_\_\_\_\_; DENIED \_\_\_\_\_; DEFERRED X; COMMENTS PROVIDED \_\_\_\_\_; WITHDRAWN

5-14-08

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

DATE: April 30, 2008





Item# 9  
Project# 1007214  
Hearing Date: Apr. 16, 2008

CANDELARIA

STANFORD

L2 M-1

L4



**7214**

### DXF Electronic Approval Form

DRB Project Case #: 1007214

Subdivision Name: COLES INDUSTRIAL SUBD NO 2 LOTS L4A & L4B

Surveyor: ANTHONY L HARRIS

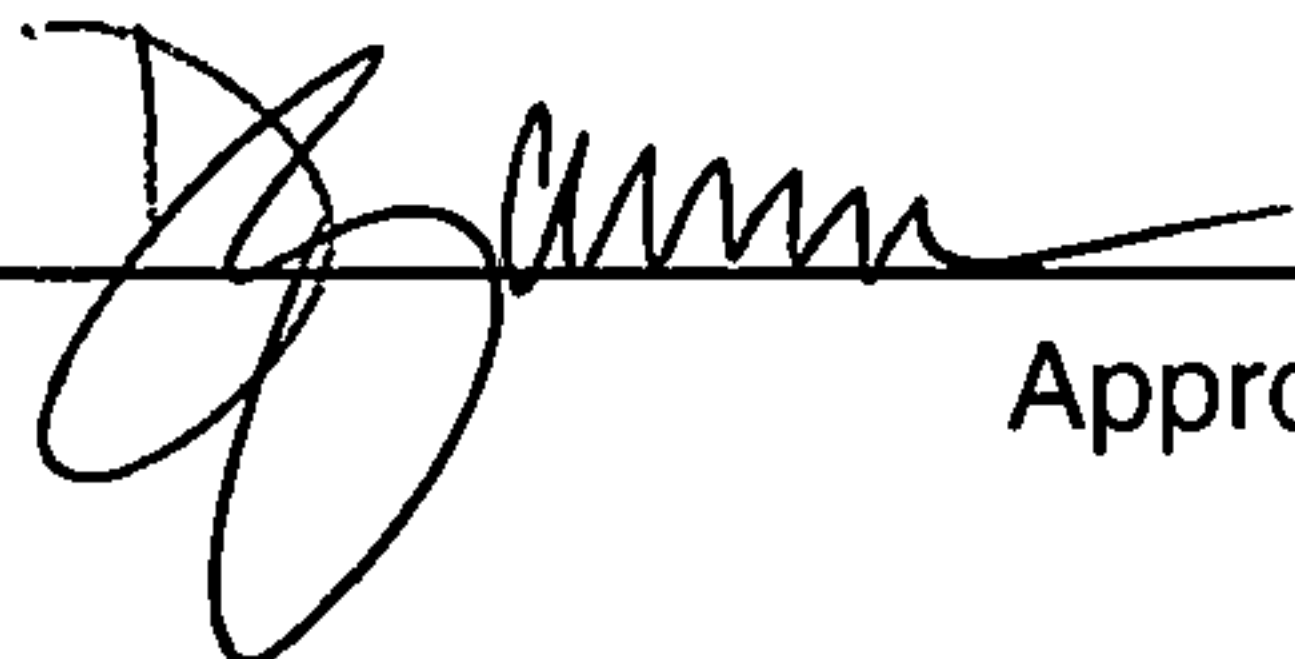
Contact Person: ANTHONY L HARRIS

Contact Information: 998-0303

DXF Received: 4/14/2008

Hard Copy Received: 4/14/2008

Coordinate System: Ground rotated to NMSP Grid

  
Approved

04-17-2008  
Date

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

**AGIS Use Only**  
Copied fc 7214 to agiscov on 4/17/2008 Contact person notified on 4/17/2008



# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD MEMO

**DRB CASE NO/PROJECT NO: 1007214**

**AGENDA ITEM NO: 14**

**SUBJECT:**

Preliminary Plat  
Final Plat

**ENGINEERING COMMENTS:**

No adverse comments

PO Box 1293

**RESOLUTION:**

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

Albuquerque

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

NM 87103

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

FOR:

www.cabq.gov

**SIGNED:**

Curtis Cheme  
City Engineer Designee  
924-3695

**DATE: 5-14-08**



# ***Surveys Southwest, Ltd***

***333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 998-0303***

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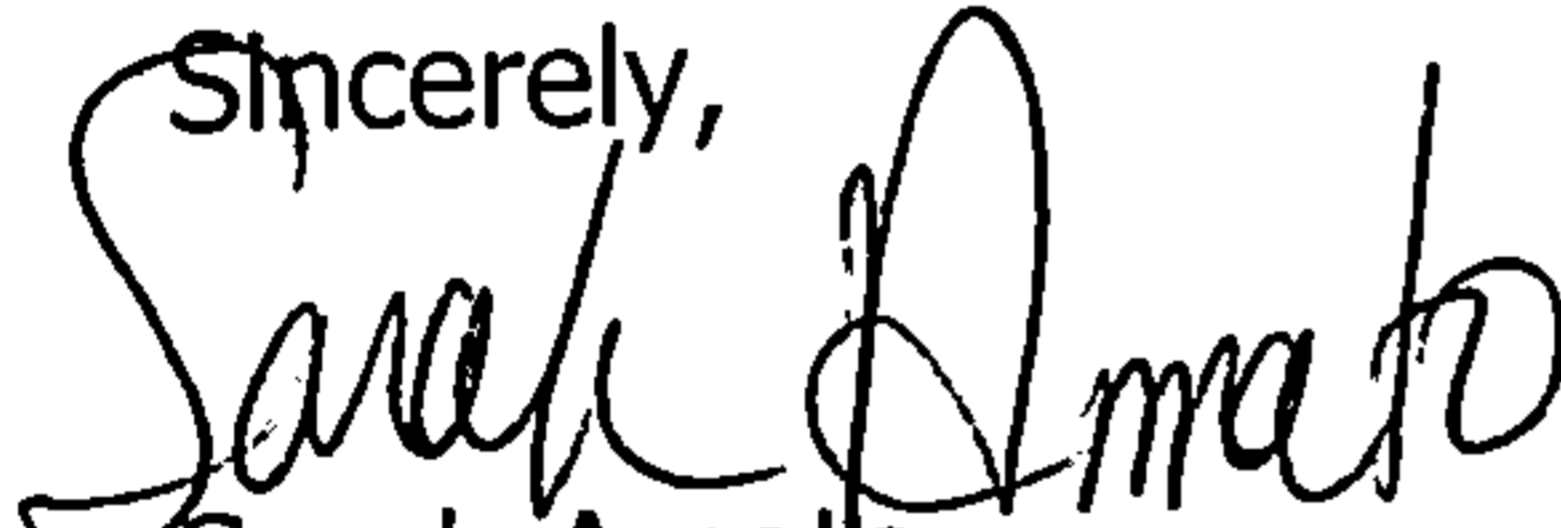
ANGELA GOMEZ  
ADMINISTRATIVE ASSISTANT, DRB  
PLAZA DEL SOL  
600 SECOND STREET NW  
ALBUQUERQUE, NM 87102

REF: PROJECT #1007214 – LOTS L-4-A & L-4-B, COLE'S INDUSTRIAL  
SUBDIVISION, NO. 2

Dear Angela:

Surveys Southwest, Ltd is requesting that the above referenced property be Indefinitely Deferred so that the client may complete the required site plan for parking and circulation on proposed Lot L-4-B.

If you have any questions please feel free to contact me.

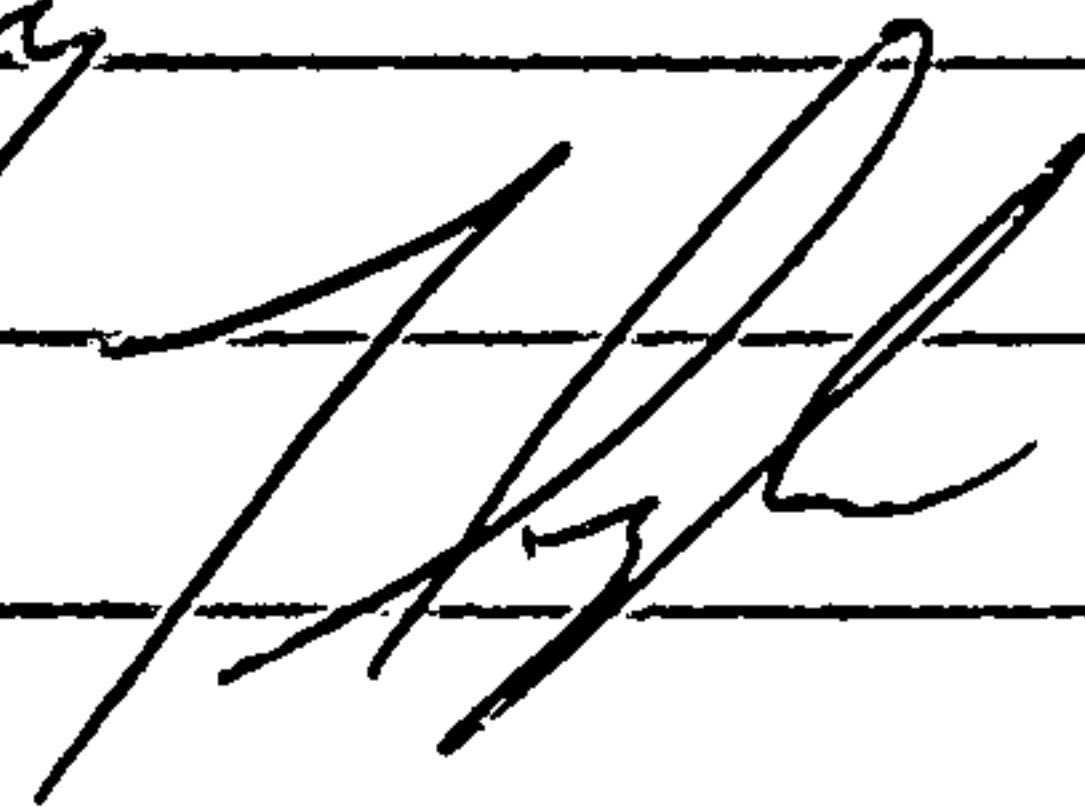
Sincerely,  
  
Sarah Amato



TO The DRB Chair,

We would like to defer to  
MAY 21<sup>ST</sup> 2008. We ARE ON THE  
MAY 14<sup>TH</sup> agenda project # 1007214  
Item # 14.

Sincerely



TERRY Sykes



# ***Surveys Southwest, Ltd***

***333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 998-0303***

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April 28, 2008

ANGELA GOMEZ  
ADMINISTRATIVE ASSISTANT, DRB  
PLAZA DEL SOL  
600 SECOND STREET NW  
ALBUQUERQUE, NM 87102

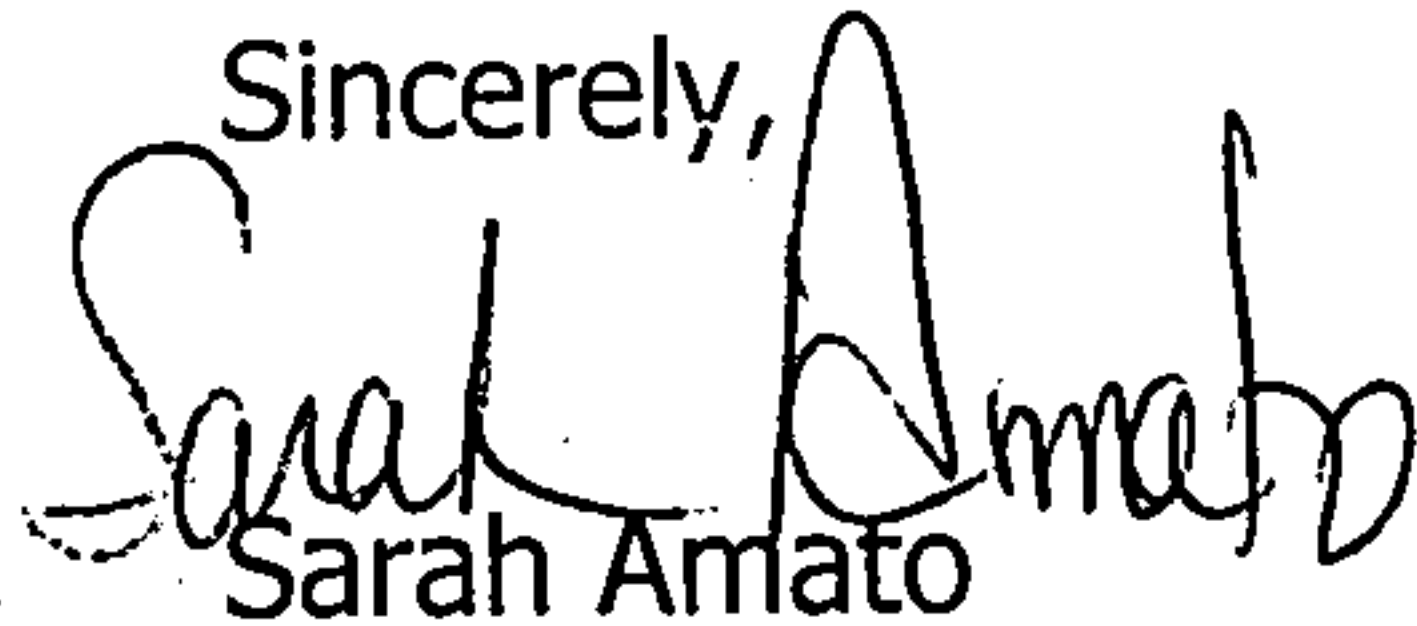
REF: PROJECT #1007214 – LOTS L-4-A & L-4-B, COLE'S INDUSTRIAL SUBD.  
NO.2

Dear Angela:

Surveys Southwest, Ltd is requesting a two (2) week deferral (May 14, 2008) for the above referenced property so that we may complete the requirements of the DRB board members.

If you have any questions please feel free to contact me.

Sincerely,

  
Sarah Amato



**Surveys Southwest, Ltd.**

333 Lomas Blvd. N.E.

Albuquerque, NM 87102

ANGELA GOMEZ



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**April 16, 2008  
DRB Comments**

**ITEM # 9**

**PROJECT # 1007214**

**APPLICATION # 08-70169**

**RE: Lots L-4, Cole's Industrial Subdivision #2**

A site plan is needed to demonstrate adequate parking and circulation on proposed lot L-4-B (for existing building); it is unclear how existing parking layout will function without an easement on proposed Lot L-4-A, which would then render that lot un-developable.

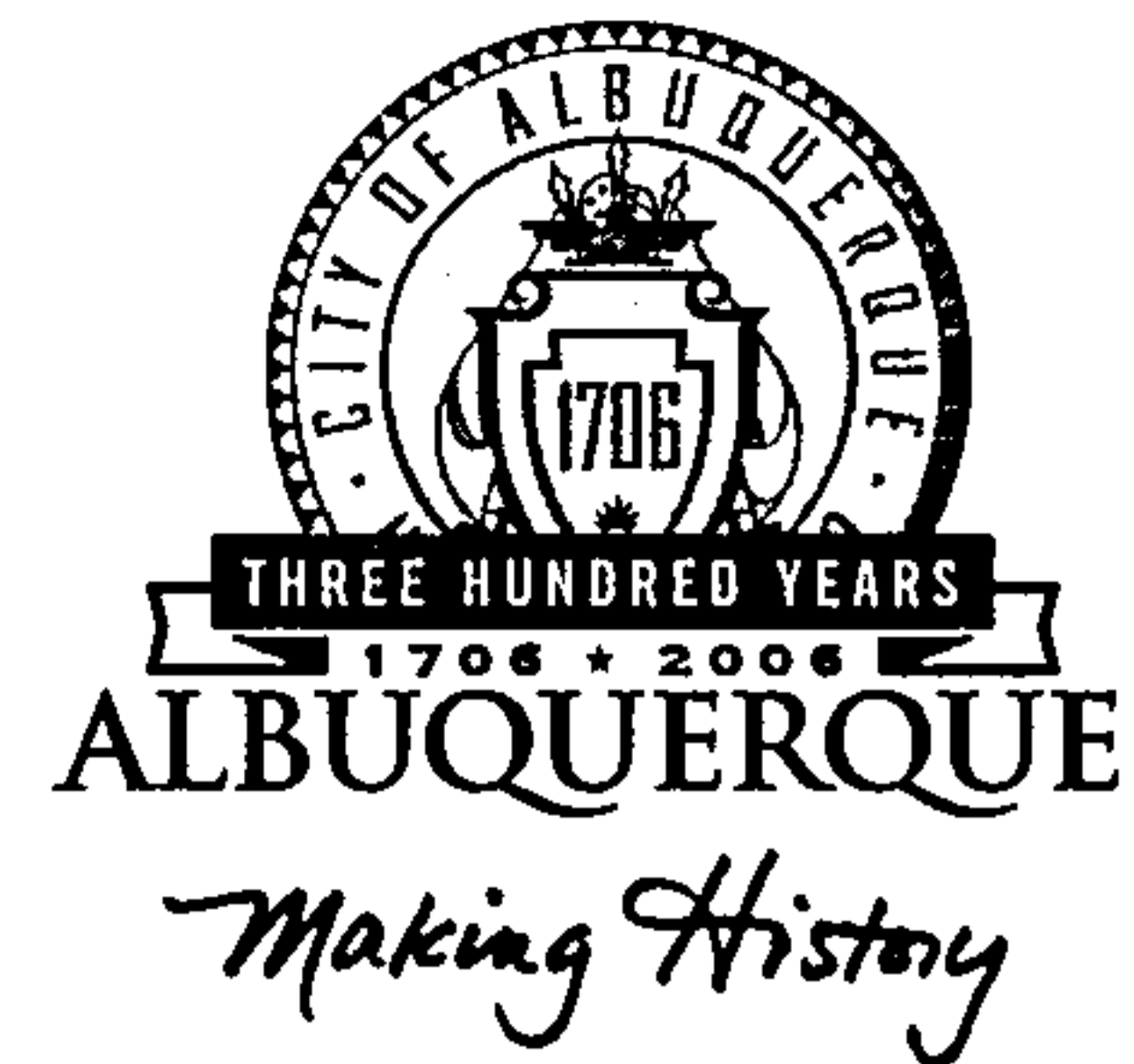
Certification will be needed to demonstrate that the existing building meets the building code in relation to the proposed lot line.

For future reference, please do not identify the property's zoning (Note 9) on the plat. Also, please revise solar note (10) to be specific to this type of request, i.e. use the words "THIS PLAT" and not "REQUESTED FINAL ACTION" and do not use the words "OR SITE DEVELOPMENT PLAN FOR SUBDIVISION" at the end of the note.

  
\_\_\_\_\_  
Jack Cloud AICP, DRB Chairman  
924-3880/ jcloud@cabq.gov



# CITY OF ALBUQUERQUE



May 2, 2008

To Whom It May Concern:

RE: 2501 Candelaria NE

For any type of building element in a concrete CMU building, the highest rating would be a two-hour.

Hollow CMU walls are rated for two-hour. Therefore a zero lot line on this building without any openings on the north side would be allowed.

P.O. Box 1293

Jim Duncan

Albuquerque

  
Chief Building Inspector

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)



# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007214

AGENDA ITEM NO: 9

SUBJECT:

Final Plat.  
Preliminary Plat.

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

NM 87103

RESOLUTION:

www.cabq.gov

APPROVED \_\_\_\_\_; DENIED \_\_\_\_\_; DEFERRED ; COMMENTS PROVIDED \_\_\_\_\_; 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

DATE: April 16, 2008





Supplemental form

**SUBDIVISION**

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

*PRELIM/FINAL*

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D** Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

**SITE DEVELOPMENT PLAN**

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

**P**

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**L**

**D**

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

**APPLICANT INFORMATION:**

Professional/Agent (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303  
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306  
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

APPLICANT: KENDALL SYKES C/O: TERRY SYKES PHONE: 328-3368  
 ADDRESS: 2501 CANDELARIA NE FAX: 265-9603  
 CITY: ALBU STATE NM ZIP 87107 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: DIVIDE ONE EXISTING LOT INTO TWO NEW LOTS.

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. LOT L-4 Block: N/A Unit: N/A  
 Subdiv/Addn/TBKA: COLES INDUSTRIAL SUBD. #2  
 Existing Zoning: M-1 Proposed zoning: N/A  
 Zone Atlas page(s): H-16-Z UPC Code: 1-016-059-164-513-21203 MRGCD Map No N/A

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): DRB 99-248

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 0.2670 AC  
 LOCATION OF PROPERTY BY STREETS: On or Near: STANDFORD DR. NE  
 Between: CANDELARIA RD NE and VASSAR NE

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

SIGNATURE [Signature] DATE 4-04-08  
 (Print) Van Orancy Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

INTERNAL ROUTING		Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>DRB</u>	<u>P3f</u>	<u>S3</u>	\$ <u>295.00</u>
<input checked="" type="checkbox"/>	All fees have been collected	<u>20169</u>	<u>CMF</u>		\$ <u>20.00</u>
<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 <u>April 16, 2008</u>			Total <u>305.00</u>
		<u>4/8/08</u>			\$ <del>_____</del>
		Planner/signature / date <u>[Signature]</u>			Project # <u>1007214</u>

Form revised 4/07



**FORM S(3): SUBDIVISION D.R.B. MEETING (UNADVERTISE 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
  - 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.

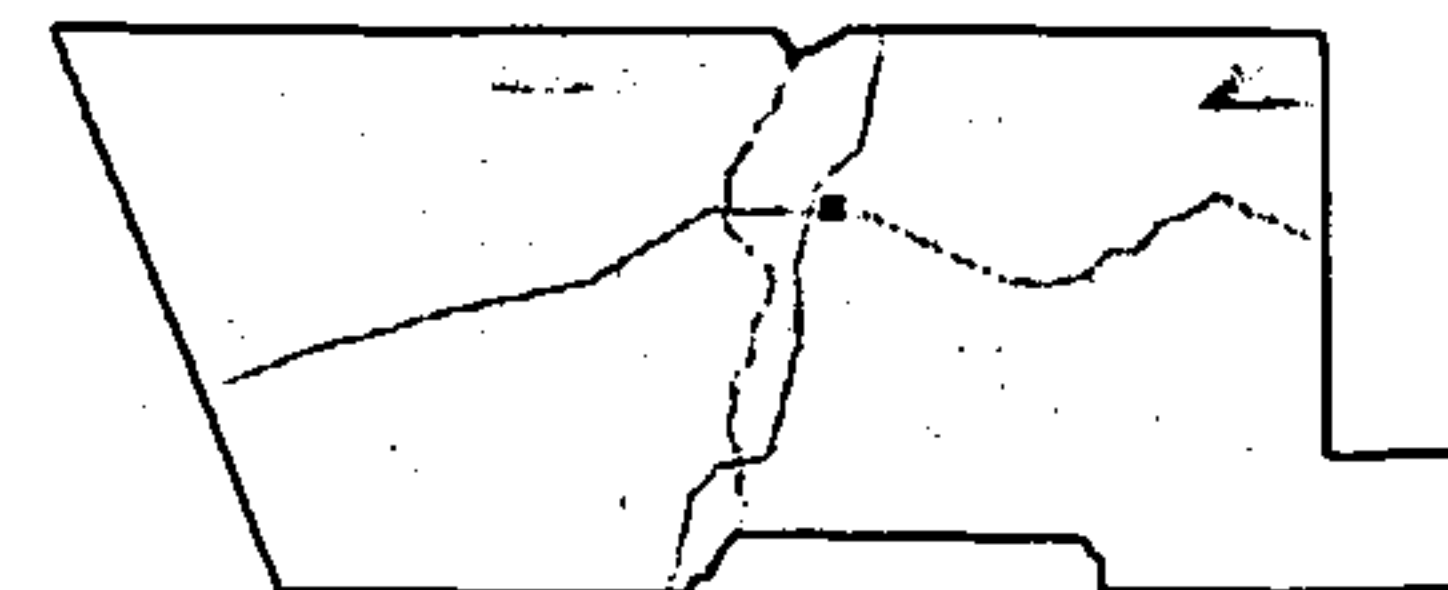
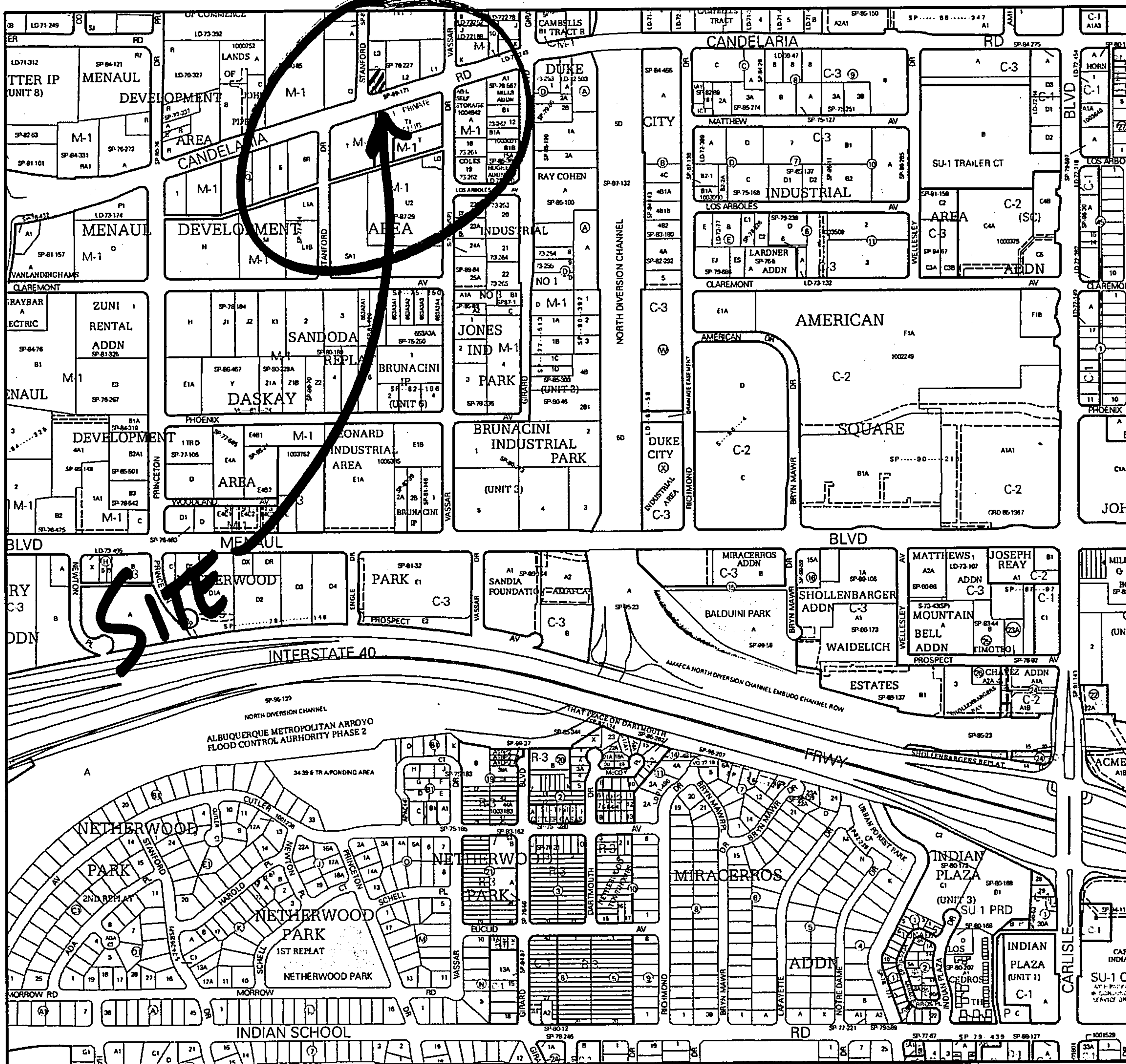
Dan Graney  
 Applicant name (print)  
Dan Graney 4-04-08  
 Applicant signature / date



- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 06DRB - \_\_\_\_\_ - 70169

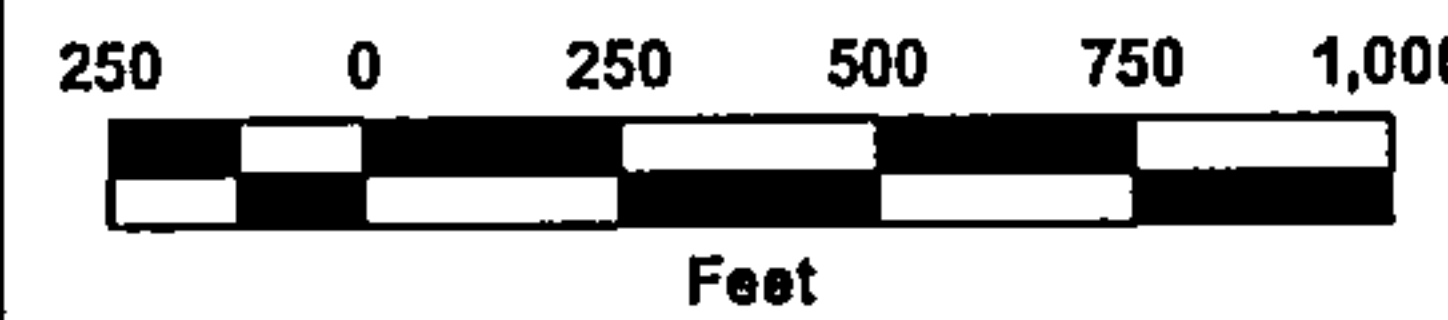
Form revised October 2007  
[Signature] 4/8/08  
 Planner signature / date  
 Project # 1007214





LEGAL DESCRIPTION  
 T10N  
 R3E  
 SEC 10

UNIFORM PROPERTY CODE  
 1-016-059



Map amended through July 2007



PUBLIC WORKS DIVISION  
 GIS PROGRAM

This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data are from Bernalillo County and the City of Albuquerque. For current information visit [www.bermco.gov](http://www.bermco.gov).

**H-16-Z**

# *Surveys Southwest, Ltd*

*333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 998-0303 \* Fax 998-0306*

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April 4, 2008

DEVELOPMENT REVIEW BOARD MEMBERS  
PLAZA DEL SOL  
600 SECOND STREET NW  
ALBUQUERQUE, NM 87102

REF: LOTS L-4-A & L-4-B, COLES INDUSTRIAL SUBDIVISION NO. 2

Dear Board Members:

The purpose of the above referenced plat is to divide One (1) existing lot into Two (2) new lots. Proposed Lot L-4-B has an existing commercial building. The owner proposes future commercial development on proposed Lot L-4-A.

If you have any questions please feel free to contact me.

Sincerely,

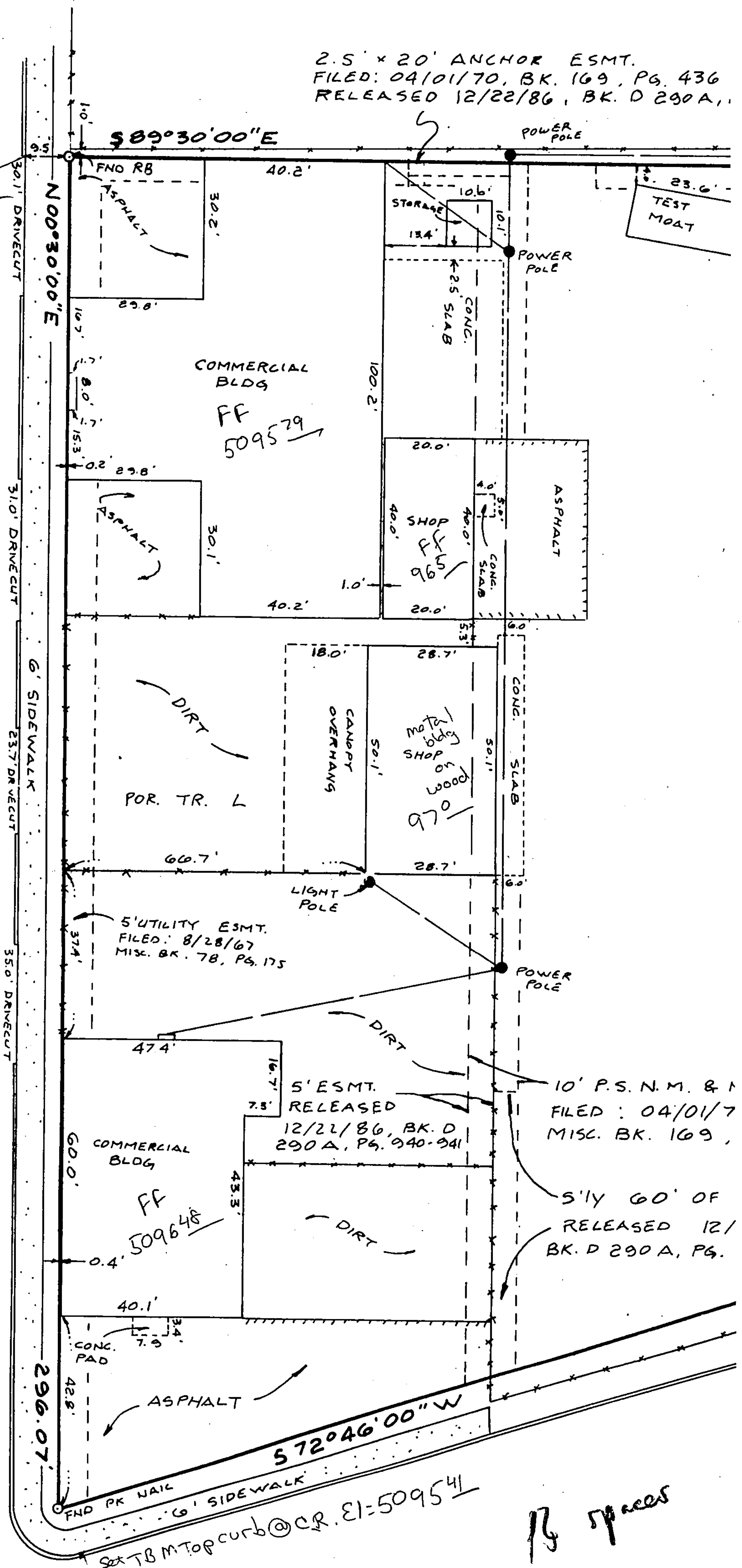
Dan Graney  
President





2.5' x 20' ANCHOR ESMT.  
FILED: 04/01/70, BK. 169, PG. 436  
RELEASED 12/22/86, BK. D 290A,

FL  
=943



STANFORD ROAD N.E.

FL = 942  
TBMTOPcurb@CR.EI=509541

16 spaces