

COMPLETED 10/22/08 DRB CASE ACTION LOG (FINAL PLAT)

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-70382	Project # 1007246
Project Name: LESTER	
Agent: COMMUNITY SCIENCES Co	ORP Phone No.: 397-0000 X (1)3
Your request was approved on / 0 following departments. OUTSTANDING SIGNATURES CO	
TRANSPORTATION:	•
UTILITIES:	
CITY ENGINEER / AMAFCA:	
PARKS / CIP:	
☐ PLANNING (Last to sign):	
	plat. Please submit the following items: nylar copy for the County Clerk. County Treasurer.
-Recording fee (checks partial from the Cordinal from the Cordinal from the Cordinal from the Cordinal County Treasurer's with the County Clauser Property Managem Department's signal AGIS DXF File app	ayable to the County Clerk). RECORDED DATE:unty Assessor. proved site plan. Include all pages. s signature must be obtained prior to the recording of the plat erk. nent's signature must be obtained prior to Planning ature.

Created On:



DRB CASE ACTION LOG (FINAL PLAT)

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-70382 Project # 1007246
	ct Name: LESTER
Agen	t: COMMUNITY SCIENCES CORP Phone No.: 397-0000 X (X)
Your	request was approved on /0-22-08 by the DRB with delegation of signature(s) to the ving departments. STANDING SIGNATURES COMMENTS TO BE ADDRESSED
	TRANSPORTATION:
	UTILITIES:
	CITY ENGINEER / AMAFCA:
	PARKS / CIP:
	PLANNING (Last to sign):
	Diameter word this plat. Places submit the following items:
	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.

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Created On:

DXF Electronic Approval Form

DRB Project Case #:	1007246	
Subdivision Name:	MICHAELS MANOR NOR	TH TRACTS B1A & B1B
Surveyor:	THOMAS W PATRICK	
Contact Person:	THOMAS W PATRICK	•
Contact Information:	897-0000	
DXF Received:	10/22/2008	Hard Copy Received: 10/22/2008
Coordinate System:	NMSP Grid (NAD 83)	•
Ham		[0.22.2008
	Approved	Date
* The DXF file cannot	be accepted (at this time)	for the following reason(s):
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AGIS Use Only

Copied fc 7246

to agiscov on 10/22/2008

Contact person notified on 10/22/2008





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DXF Electronic Approval Form

DRB Project Case #:	1007246		
Subdivision Name:	MICHAELS MANOR NORTH	TRACTS B1A & B1B	
Surveyor:	THOMAS W PATRICK		
Contact Person:	THOMAS W PATRICK		
Contact Information:	897-0000		
DXF Received:	9/5/2008	Hard Copy Received: 9/5/2008	
Coordinate System:	NMSP Grid (NAD 83)		
1 2 CMM		09.05.2008	
	4pproved	Date	
* The DXF file cannot	be accepted (at this time) for t	the following reason(s):	
· · · · · · · · · · · · · · · · · · ·			
			

AGIS Use Only

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to agiscov on 9/5/2008

Contact person notified on 9/5/2008

10. Project#-1007246 08DRB-70382 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

COMMUNITY SCIENCES CORP agent(s) for afthe DANIELS COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, LESTER, zoned SU-1 FOR MORTUARY, located on SCOTTS PLACE NE BETWEEN WYOMING BLVD NE AND LOUISIANA BLVD NE containing approximately 2.4155 acre(s). (D-19) [Deferred from 9/10/08] THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO RIGHT-OF-WAY EASEMENTS PER TRANSPORTATION. FINAL PLAT WAS INDEFINITELY DEFERRED.

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

11. Project# 1006974 08DRB-70390 SKETCH PLAT REVIEW AND COMMENT

SURV-TEK INC agent(s) for NEW HORIZONS LLC request(s) the above action(s) for all or a portion of Lot(s) A, B, C & D, Block(s) 2, ALBRIGHT-MOORE ADDITION zoned S-MR/ S-MRL, located on MOUNTAIN RD NW BETWEEN 6TH ST NW AND LOS TOMASES NW containing approximately .3975 acre(s). (J-14) THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

12. Project# 1007074 08DRB-70397 SKETCH PLAT REVIEW AND COMMENT

ROSS HOWARD SURVEYING CO agent(s) for YVONNE BENCOMO request(s) the above action(s) for all or a portion of Tract(s) 99, 100, & 109, MRGCD MAP NO. 31, zoned RA-2, located on RIO GRANDE BLVD NW BETWEEN PEDRONCELLI RD NW AND CAMINO RD NW containing approximately .7424 acre(s). (F-13) THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

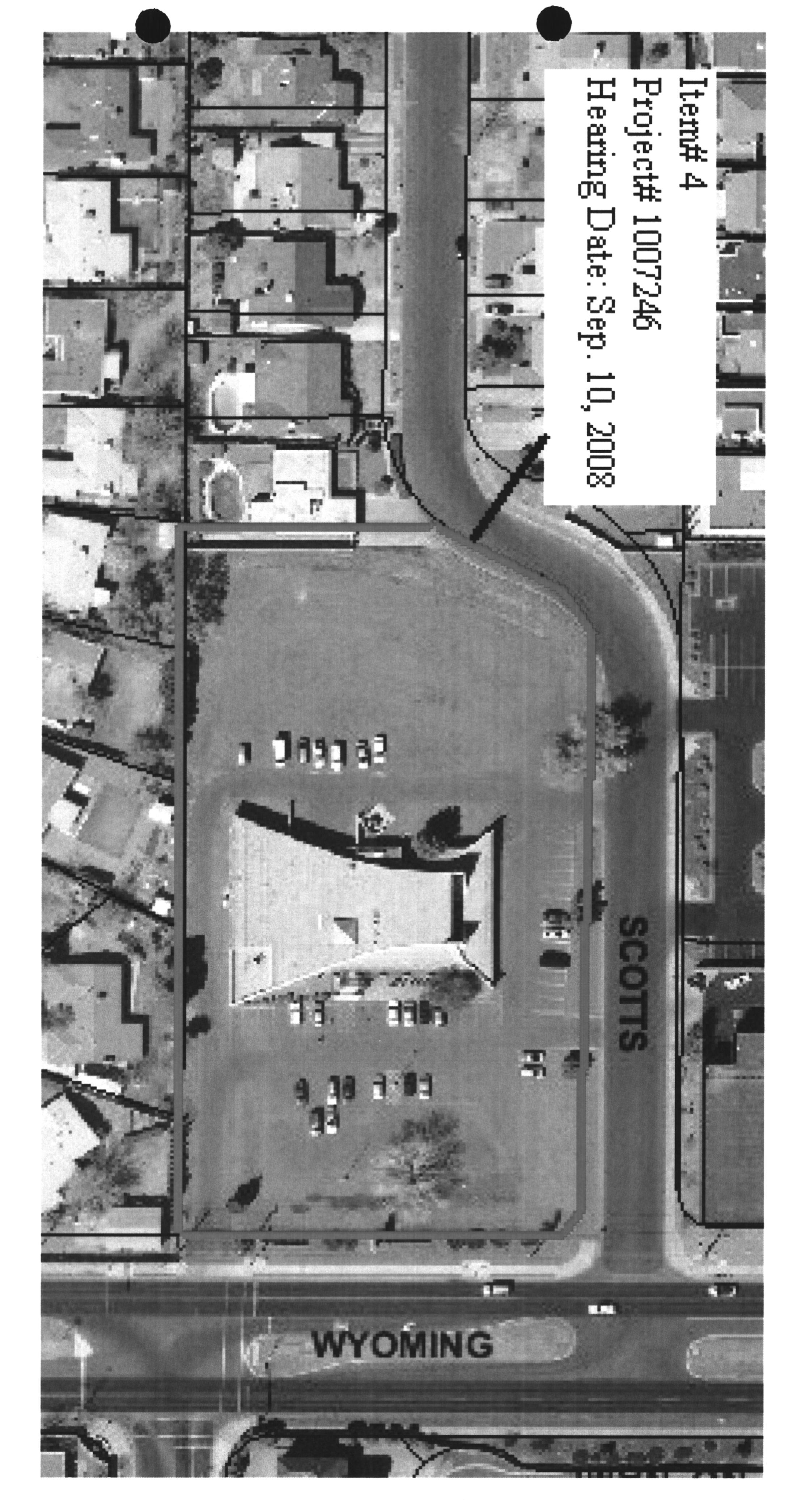
13. Project# 1007448 08DRB-70381 SKETCH PLAT REVIEW AND COMMENT

DON E GIBSON HALE request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) 1, **DREYFUSS ADDITION**, zoned S-MI, located on 8TH ST NW
BETWEEN ASPEN AVE NW AND HANNETT NW
containing approximately .18347 acre(s). (J-14) THE **ABOVE ITEM WAS REVIEWED AND COMMENTS WERE**GIVEN.

14. Project# 1007452 08DRB-70388 SKETCH PLAT REVIEW AND COMMENT

THERESA LUJAN request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 38, **MESA VERDE ADDITION**, zoned R-2, located on VERMONT ST NE

BETWEEN COPPER AVE NE AND CHICO RD NE containing approximately .2479 acre(s). (K-19) THE **ABOVE ITEM WAS INDEFINITELY DEFERRED.**







CITY OF ALBUQUERQUE

PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

	DRB CASE NO/PROJECT NO: 1007246 AGENDA ITEM N	O: 4
	SUBJECT:	
	Final Plat Preliminary Plat	
	ACTION REQUESTED:	
PO Box 1293	REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()	-
	ENGINEERING COMMENTS:	
Albuquerque	No adverse comments.	
VM 87103	RESOLUTION: 9-17-08	
vww.cabq.gov	APPROVED; DENIED; DEFERRED; COMMENTS PROVIDED; WITH	IDRAWN
	SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS	S) (PLNG)
	DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS	S) (PLNG)
	FOR:	
	SIGNED: Bradley L. Bingham City Engineer/AMAFCA Designee 924-3986 DATE: September 1924-3986	ber 10, 2008



DEVELOPMENT REVIEW BOARD ACTION SHEET

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

April 23, 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/Alt. 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# 1000364 08DRB-70156 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA) BRET OR DEBRA A TABOR request(s) the above action(s) for all or a portion of Lot(s) 1-B-1, Block(s) 1, CHANSLOR'S REPLAT OF GALLAGHER ADDITION, zoned C-2, located on CENTRAL AVE BETWEEN GLENRIDGE PARK L NE AND BURMA DR NE (L-22) THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.

2. Project# 1003353 08DRB-70154 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA) BOHANNAN HUSTON INC agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **HERITAGE AT THE TRAILS UNIT 2** zoned RD, located on RAINBOW BLVD NW BETWEEN PASEO DEL NORTE NW AND HEARTHSTONE NW containing approximately 14 acre(s). (C-9) THE TWO YEAR **EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

3. Project# 1003354 08DRB-70155 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA) BOHANNAN HUSTON, INC. agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **HERITAGE AT THE TRAILS Unit(s) 1**, located on RAINBOW BLVD NW BETWEEN PASEO DEL NORTE NW AND HEARTHSTONE NW containing approximately 9 acre(s). (C-9) 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)

4. Project# 1006760
08DRB-70180 AMENDED SDP FOR BP

YOLANDA MONTOYA agent(s) for MICHAEL RAJOLA request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 27, Tract(s) 1, NAA Unit(s) B, zoned SU-2/IP, located on OAKLAND NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 0.89 acre(s). (C-18) DEFERRED TO 5/7/08 AT THE AGENT'S REQUEST.

5. Project# 1005210 08DRB-70174 EPC APPROVED SDP FOR BUILD PERMIT

PLANNING agent(s) tor GILCHRIST LLC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 10, UNIVERSITY HEIGHTS ADDITION zoned SU-2/SU-1 FOR DR OFFICE, LIBRARY AND/OR MUSEUM, located on CORNELL DR SE BETWEEN SILVER AVE SE AND LEAD AVE SE containing approximately 0.3 acre(s). (K-16) Planner - Maryellen Hennessy WITH AN APPROVED GRADING AND DRAINAGE PLAN DATED 9/10/08, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED FINAL SIGN OFF DELEGATED TRANSPORTATION FOR COMMENTS. 3 COPIES OF SITE PLAN MUST BE PROVIDED TO PLANNING.

6. Project# 1000163
08DRB-70167 EPC APPROVED SDP
FOR BUILD PERMIT

JAMES B CLARK MASTERWORKS ARCHITECTS INC agent(s) for MIKE WINKELJOHN request(s) the above action(s) for all or a portion of Lot(s) D, LA CUEVA VILLAGE Unit(s) 1, zoned C-2 (SC), located on CARMEL AVE NE BETWEEN WYOMING NE AND BARSTOW NE containing approximately 0.8864 acre(s). (C-19) [Deferred from 4/16/08]. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS. 3 COPIES OF SITE PLAN MUST BE PROVIDED TO PLANNING.

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

7. Project# 1000983
08DRB-70175 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL

JAMES F CRABTREE request(s) the above action(s) for all or a portion of Lot(s) 9-A & 9-H, MOJAVE TOWNHOMES, zoned R-T, located on ATRISCO BETWEEN MOJAVE NW AND SANTO DOMINGO NW containing approximately 0.38 acre(s). (E-10) THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 30 FT RADIUS ON MOHAVE AND UNSER, FOR CURRENT TAX RECEIPTS, AND TO RECORD.

DRB 4/23/08



8. Project# 1007054
08DRB-70178 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL

9. Project# 1007056 08DRB-70179 MINOR -PRELIMINARY/ FINAL PLAT APPROVAL

10. Project# 1006989

08DRB-70150 MINOR PRELIMINARY/ FINAL PLAT
APPROVAL

WAYJOHN SURVEYING INC agent(s) for RED ROCK CAPITOL LLC request(s) the above action(s) for all or a portion of Lot(s) 15-19, Block(s) 31, HEIGHTS RESERVOIR ADDITION zoned R-3, located on ADAMS ST NE BETWEEN LOMAS BLVD NE AND ROMA AVE NE containing approximately .7717 acre(s). (K-17) THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A COPY OF SPECIAL EXCEPTION, AND FOR BUILDING CODE CERTIFICATION.

WAYJOHN SURVEYING INC agent(s) for RED ROCK CAPITAL LLC request(s) the above action(s) for all or a portion of Lot(s) 24-28, Block(s) 32, HEIGHTS RESERVOIR ADDITION zoned R-3, located on ADAMS ST NE BETWEEN LOMAS BLVD NE AND ROMA AVE NE containing approximately .7717 acre(s). (K-17) THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A COPY OF SPECIAL EXCEPTION, AND FOR BUILDING CODE CERTIFICATION.

CARTESIAN SURVEYS INC agent(s) for TIMOTHY AND CHRISTINE HELMICK request(s) the above action(s) for all or a portion of Lot(s) 16-A, Block(s) 16, NORTH ALBUQUERQUE ACRES TRACT A, UNIT B zoned SU-2 FOR I-P, located on SAN PEDRO DR AND ANAHEIM AVE containing approximately 0.9994 acre(s). (C-18) [Deferred from 4/2/08]. DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.

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

11. Project# 1003188

08DRB-70176 SKETCH PLAT REVIEW
AND COMMENT

TOM PATRICK/COMMUNITY SCIENCES agent(s) for ANGELA & MARIO GARCIA request(s) the above action(s) for all or a portion of Tract(s) 145-A, 145-A2, 144-B,, LOT 26, LUKE ADDITION zoned RA-2, located on GRIEGOS NW BETWEEN RIO GRANDE NW AND SAN ISIDRO NW containing approximately 1.2415 acre(s). (F-13) THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

TOM PATRICK/ COMMUITY SCIENCES agent(s) for THE DANIELS COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, LESTER TRACT B-1 zoned SU-1 FOR MORTURARY, located on SCOTTS PL NE BETWEEN WYOMING NE AND LOUISIANA NE containing approximately 2.4155 acre(s). (D-19) THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.





13. Approval of the Development Review Board Minutes for February 20, 2008.

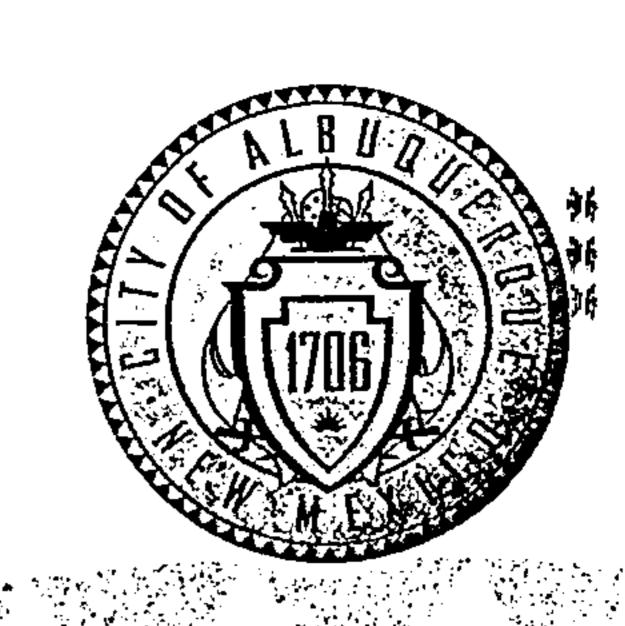
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Other Matters: None

Adjourned: 9:45

DRB 4/23/08

CITY OF ABBUQUERQUE



CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

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	DRB CASE N	O/PROJE	CT NO: 10072	<u>246</u>	<u>A(</u>	SENDA	ITEM	NO: 12	
	SUBJECT:		The state of the s				The state of the s		
	Sketch	Plat							
·	ENGINEERING The plat may r		ss-lot drainage	easement.			The state of the s		
PO Box 1293	RESOLUTION:								
Albuquerque		_; DENIED _	DEFERRED	; CO	MMENTS PR	OVIDED	<u> </u>	THDRAWN	
NM 87103	SIGNED-OFF: DELEGATED:		(SP-SUB) (SP-E					KS) (PLNOKS) (PLNOKS)	G) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1
www.cabq.gov.	FOR:								
	SIGNED: City E. 924-2	ngineer 3695			DATE : 4-23-08				

CITY OF ALBUQUERQUE PLANNING DEPARTMENT April 23, 2008 DRB Comments

ITEM # 12

PROJECT # 1007246

APPLICATION # 08-70177

RE: Lot B-1, Lester's Tract

This site is zoned SU-1 – any platting must conform to an approved SITE DEVELOPMENT PLAN – the site plan would need to demonstrate adequate parking and circulation on the proposed smaller lot (shown as NEW LOT B-1-B) for the existing building.

Jack Cloud AICP, DRB Chairman

924-3880/ jcloud@cabq.gov

DEVELOPMENT REVIEW BOARD Standard Comment Sheet

DRB-1007246 Item No. 12 Zone Atlas D-19

DATE ON AGENDA 04/23/08
INFRASTRUCTURE REQUIRED ()YES ()NO
CROSS REFERENCE: N/A

TYPE OF APPROVAL REQUESTED: () ANNEXATION
(X)SKETCH PLAT ()PRELIMINARY PLAT ()FINAL PLAT
()SITE PLAN FOR SUBDIVISION ()SITE PLAN FOR BUILDING PERMIT

Comments:

1. There is no sewer line along the north edge of property in Scotts Place. There is a manhole near the north west corner of property and it is likely that the sewer service for the existing Mortuary goes to this line and not to Wyoming. Surveyor must determine where the sewer service line is.

If you have any questions or comments please call Roger Green at 924-3989.

P. O. Box 1328
Corrales, New Mexico 87048

Mr. Jack Cloud, Chairman
Development Review Board
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Re:

DRB Project No. 1007246
The Daniels Company, LLC

Final Plat Approval

Dear Mr. Cloud,

The last condition for approval of the plat of Tracts B-1-A and B-1-B, Michael's Manor North was the construction of a City approved sidewalk along Scott's Place, N.E.

My client has satisfied the conditions set by Kristol Metro; the sidewalk and drivepad have received approval from the Department of Municipal Development Inspector. I am including copies of the approval tags and photographs of the new construction as requested by Ms. Metro.

At the September 17, 2008 DRB hearing, we were indefinitely deferred until the sidewalk was constructed. Now that we have finished construction, we request that we be placed on the agenda for the October 22, 2008 hearing, at which time we will request final approval and will submit the plat for recording.

Respectfully,

Thomas W. Patrick

TWP/bjc

Enclosures: As Stated

Date 10/9/08 Permit No. 200/007499

Contractor 1 M M

Location 760/ Wyom, & NE

Time 11 45

DEPARTMENT OF MUNICIPAL DEVELOPMENT



SIDEWALK & DRIVEPAD CURB & GUTTER
WHEEL CHAIR RAMPS & ASPHALT INSPECTION

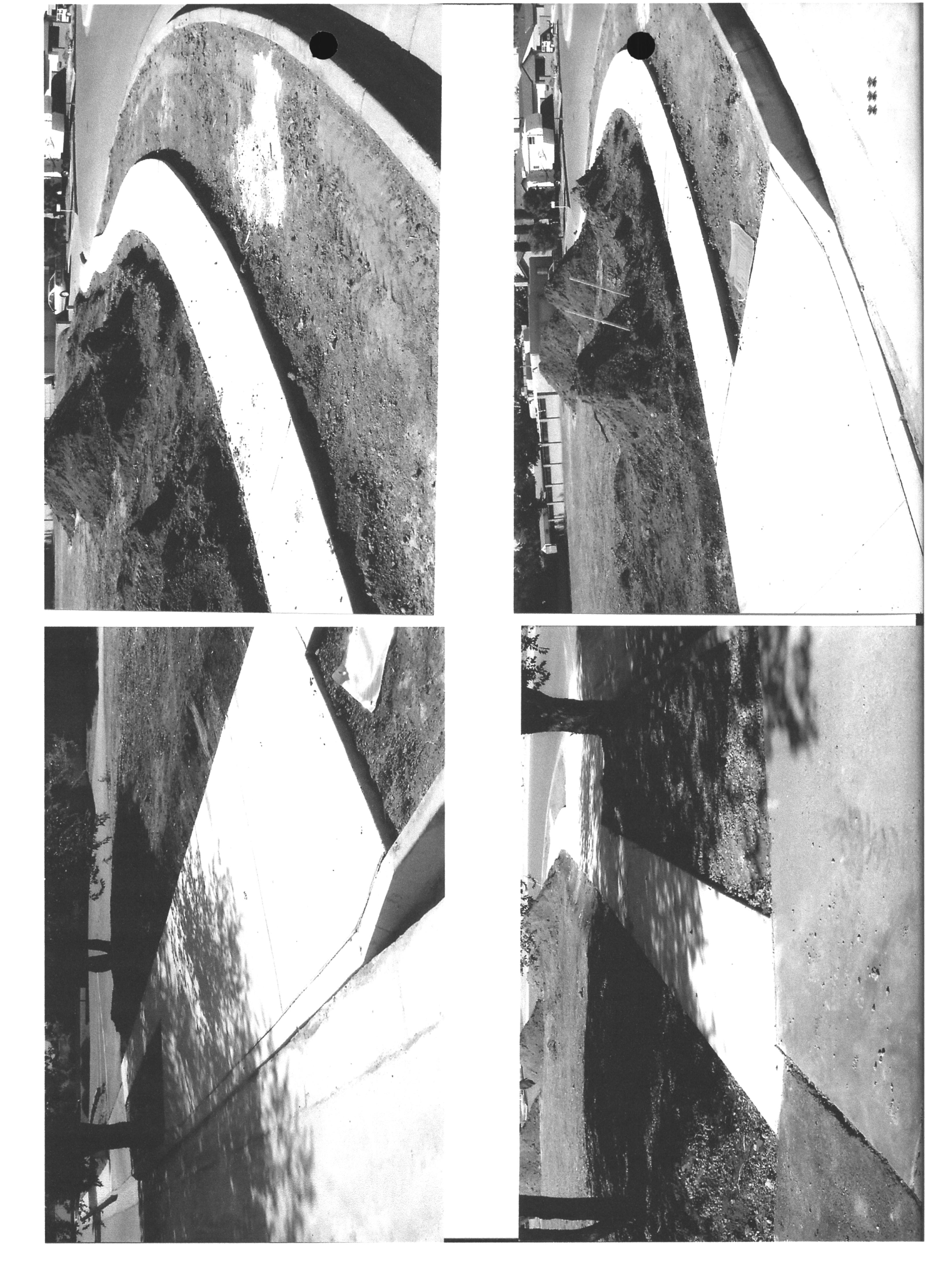
APPROVED

Inspector

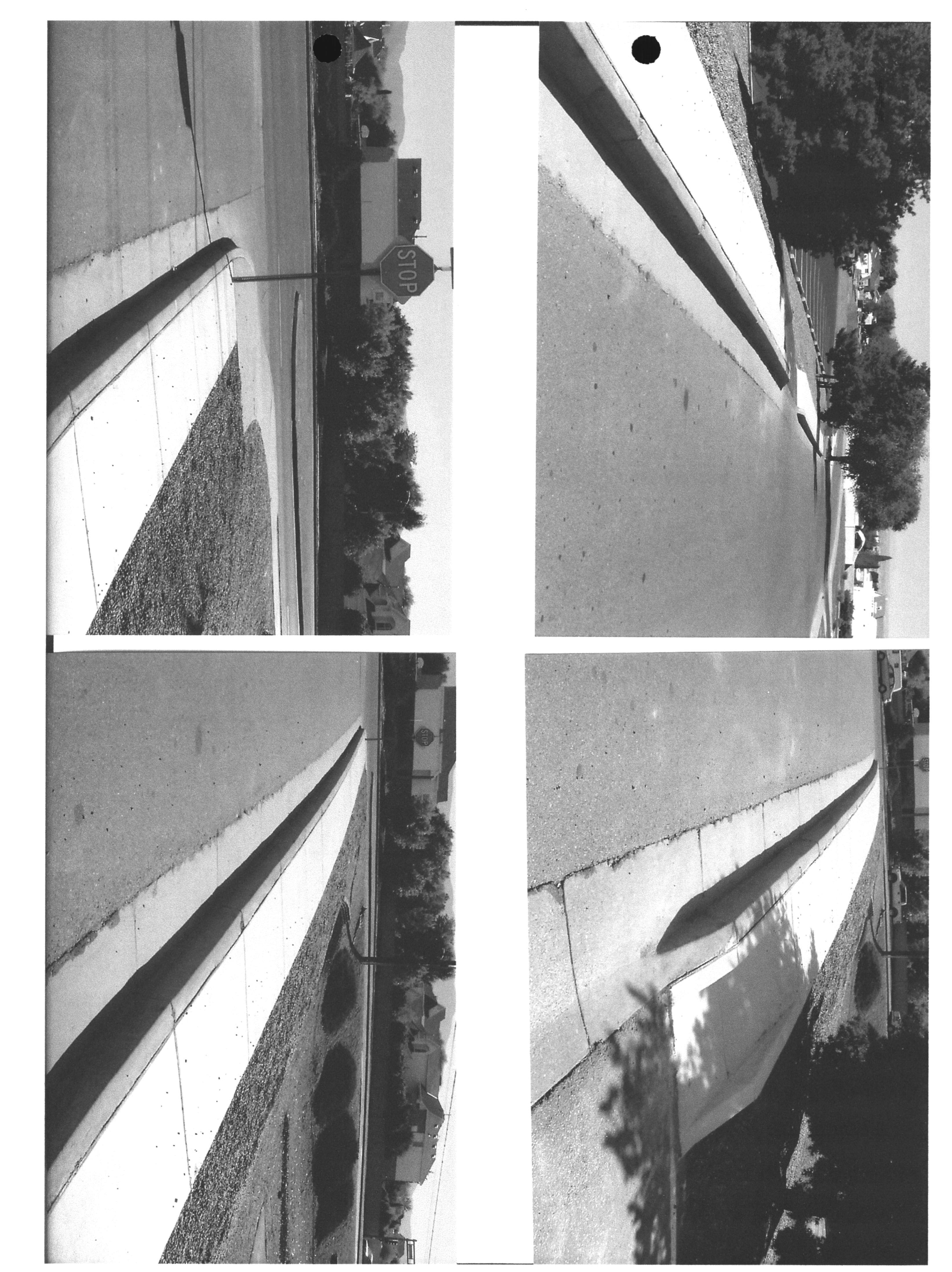
Permits 924-3400 (

Fax 924-3408

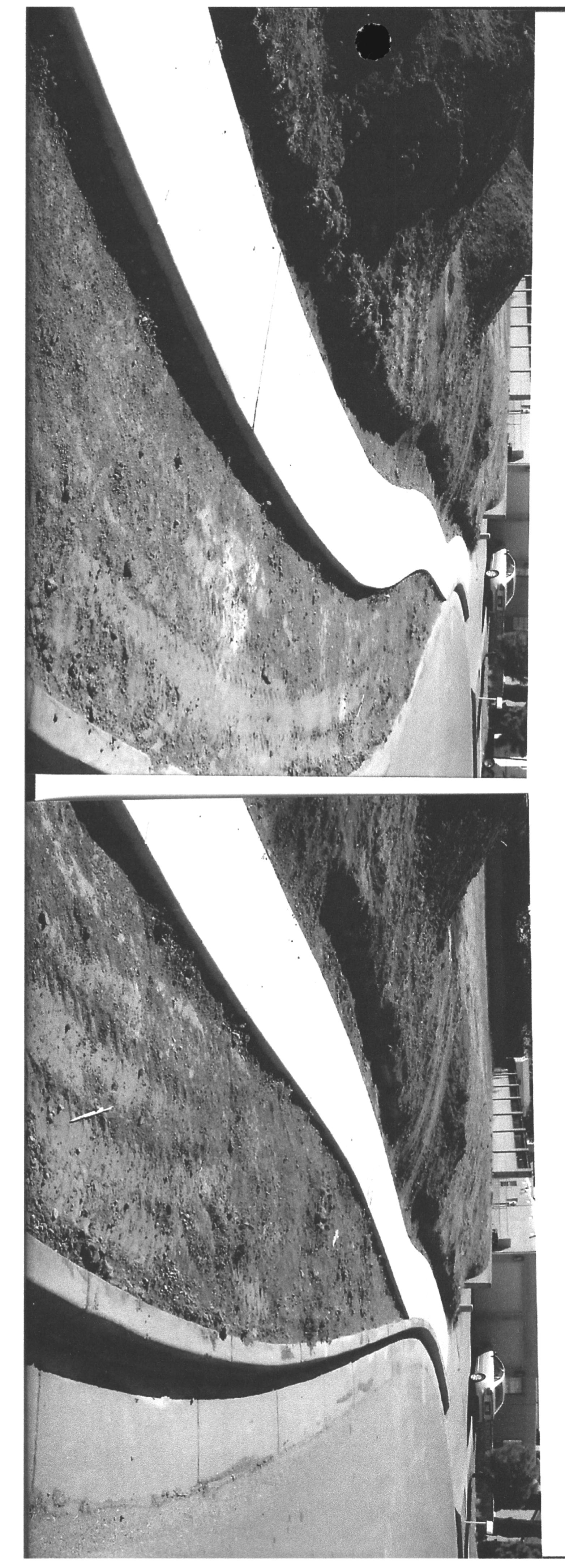
Insp. Office 924-3416













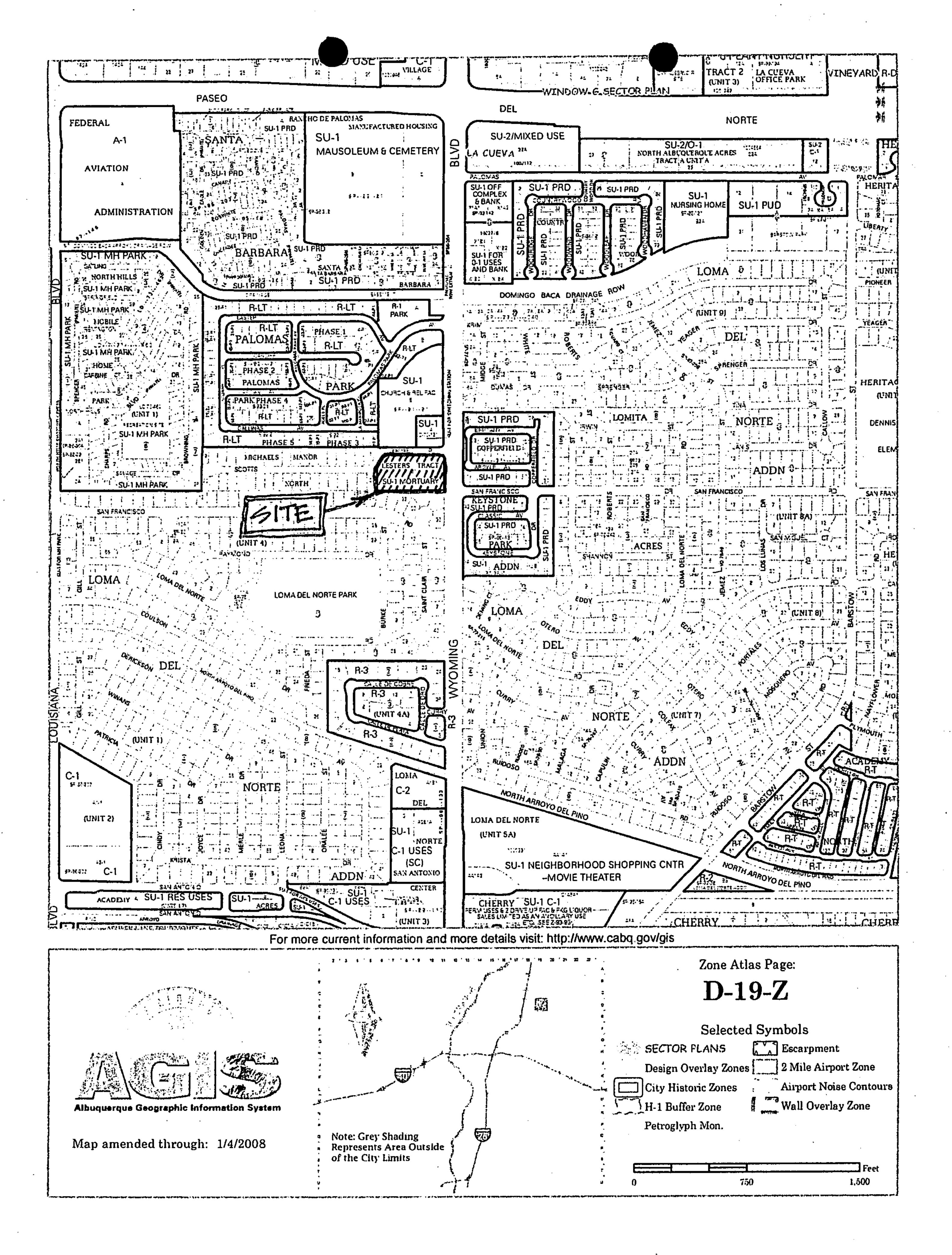


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ls the ar	policant seekin	a incentives purs	uant to the Family		elopme	ent Program?	Yes. 🗻	No.		
Is the a	pplicant seekin	g incentives purs	uant to the Family	/ Housing Devi	elopme	ent Program?	Yes. 🗻	No. PARATE SH	EET IF NEC	CESSARY.
ls the ap SITE INFOR	RMATION: AC	CURACY OF TH	E EXISTING LEGA	/ Housing Devi	elopme TION IS	S CRUCIAL! A	TTACH A SEI	No. PARATE SH		CESSARY.
SITE INFOR	RMATION: AC	CURACY OF TH	E EXISTING LEGA	/ Housing Devi	elopme TION IS	S CRUCIAL! A	Yes. 🗻 TTACH A SEI Block:	No. PARATE SH	EET IF NEC	CESSARY.
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SITE INFOR Lot or T Subdiv!	RMATION: AC	CURACY OF THE	E EXISTING LEGALES	Housing Devi	TION IS	S CRUCIAL! A	ATTACH A SER Biock:	PARATE SH	Unit:	
SITE INFOR Lot or T Subdiv!	RMATION: AC	CURACY OF THE	E EXISTING LEGALES	Housing Devi	ing: 5	S CRUCIAL! A P. P. P. A U-1 Gar 1	Stock: Block: RKHE-PE Language	PARATE SH	Map No	
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SITE INFORM Lot or T Subdiv/ Existing	RMATION: AC	CURACY OF THE	E EXISTING LEGALES	Housing Devi	ing: 5	S CRUCIAL! A	Stock: Block: RKHE-PE Language	PARATE SH	Map No	
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FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTER-AL ROUTING

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

	Scale drawing of the Site sketch with mea improvements, i Zone Atlas map with Letter briefly describ	ew AND COMMENT (DRB22) proposed subdivision plat (foldersurements showing structures, plant there is any existing land use (the entire property(ies) clearly of ing, explaining, and justifying the for related file numbers on the company of the com	d to fit into an 8.5" by arking, Bldg. setbacks folded to fit into an 8.5' utlined request	s, adjacent rights-of-way and str	
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	Signed & recorded & Design elevations & Zone Atlas man with	Final Pre-Development Facilities cross sections of perimeter wall the entire property(ies) clearly of plat to meeting, ensure property	Fee Agreement for <u>Re</u> s 3 copies outlined		lat
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City of Albuquerque Development Review Board PO Box 1293 Albuquerque, NM 87103

RE:

RB Project #1007246

EPC# 08EPC-40078

Final Plat Tracts B-1-A and B-1-B Michaels Manor North 7601 Wyoming Blvd. NE

Dear Board Members:

Community Sciences Corporation, as agent for The Daniels Company, LLC, submits this request for Preliminary/Final Plat Approval, Project No. 1007246.

This project was given Sketch Plat review at the April 23, 2008 DRB hearing. Comments were provided and have been addressed by this plat. At that time, an Administrative Amendment to the Site Plan was requested by DRB. The condition of that approval was to obtain a zone change to P-R for proposed Tract B-1-A. This change has been approved by the Environmental Planning Commission per the official Notice of Decision dated August 22, 2008. I have been informed by Mr. Russell Brito that the Administrative Amendment to the Site Plan will also be approved as a result of that decision.

We request that sidewalk construction be deferred as there is no intention to construct further improvements beyond the existing gravel parking lot at this time.

Thank you for your consideration.

Respectfully,

Thomas W. Patrick NMPS No. 12651

TWP/bjc

nelback Road, Suite na 85018 7097 Fax: (602) 955



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

The Daniels Company LLC 4310 Sarah Rd. Rio Rancho, NM 87124

Date: August 22, 2008

OFFICIAL NOTIFICATION OF DECISION

FILE: Project# 1007246*
08EPC-40078 AMNDT TO ZONE MAP (ESTB ZONING/ZONE CHG)

LEGAL DESCRIPTION: for all or a portion of Lester, Tract B-1, Michaels Manor North, zoned SU-1 FOR MORTUARY to PR (reserve parking) located on WYOMING BLVD NE BETWEEN SCOTTS PL NE AND SAN FRANCISCO NE containing approximately .666 acre. (D-19) (Randall Falkner, Staff Planner)

On August 21, 2008 the Environmental Planning Commission voted to approve Project 1007246/08EPC 40078, a zone map amendment from SU-1 Mortuary to PR (Reserve Parking), for the westerly .6666 acre portion of Lester Tract B-1, Michaels Manor North, based on the following Findings, and subject to the following Conditions:

FINDINGS:

- 1. This is a request for zone map amendment from SU-1 Mortuary to PR (Reserve Parking) on a 0.6666 acre parcel of land located on Wyoming Boulevard NE between Scotts Pl NE and San Francisco Road NE. The site comprises the westerly 0.6666 acres of Lester Tract B-1 (proposed Tract B-1-A) Michaels Manor North.
- The PR zoned site provides off-street parking for Tract E, Plat of Palomas Park Subdivision Phase I on Wyoming Boulevard NE between Scotts PL NE and San Francisco Road NE.
- 3. The zone change request would be the first step in a three step process. If the zone change is approved by the EPC the applicant then intends to amend the existing site development plan for subdivision by subdividing Tract B-1 into two tracts (proposed tracts B-1-A and B-1-B) and then selling the 0.6666 acre portion to the church across the street for continued use as a gravel parking lot. This would be done by administrative amendment. The third step would be to re-plat the site.

- 4. The request furthers the following Comprehensive Plan policies for Developing and Established Urban Areas:
 - a. Policy II.B.5d The request will respect existing neighborhood values by allowing vehicles to park in a designated parking lot instead of on a residential street in front of homes.
 - b. Policy II.B.5i The proposed zone request complements residential areas by removing harmful parking congestion from quiet local streets and minimizes the adverse effects of noise and traffic on residential environments.
- The request furthers Comprehensive Plan Noise policy II.C.4a. Noise conflicts within the neighborhood will be prevented by limiting the noise to a single parking lot.
- 6. The applicant has adequately justified the zone change request pursuant to Resolution 270-1980.
 - a. The request would be consistent with the health, safety, and general welfare of the City by keeping large numbers of parked cars off local residential streets and concentrated in an area dedicated to parking.
 - b. The applicant has shown that the proposed zoning will not destabilize the surrounding land. The applicant states that the proposed zoning would be more appropriate and would better serve the existing and future needs for parking, and is compatible with the Special Use zoning of the church. The applicant has provided an acceptable justification for the zone change.
 - c. The zone change is not in significant conflict with adopted elements of the Comprehensive Plan and the applicant has cited policies that support the proposal.
 - d. The applicant has demonstrated that a different use category is more advantageous to the community because it keeps parking for the church off the streets and out of the local neighborhoods. The applicant has shown that the proposed zoning furthers applicable policies in the Comprehensive Plan.
 - e. None of the permissive uses would be harmful to adjacent property, the neighborhood, or the community.
 - f. There will be no capital expenditures of any kind by the City for this project.
 - g. Economic considerations are not the determining factor for this request.
 - h. Although the funeral home is located on Wyoming, a principal arterial, the gravel parking lot is located on the far west side of the property, which is along Scotts Pl, a local street.
 - i. The request does create a spot zone; however, the applicant cites applicable policies in the Comprehensive Plan that support the request for a zone change.
 - j. The request does not constitute a strip zone.
- 7. There is no known opposition from Palomas Park N.A., North Wyoming N.A., or Keystone Park Homeowners Association. All of the Associations were notified concerning the proposed zone change. A letter was received from the Palomas Park N.A. stating that they have no concerns with the proposed zoning change, and that they support the project without reservation.

OFFICIAL NOTICE OF DECISION PROJECT #1007246 AUGUST 21, 2008 PAGE 3 OF 4

CONDITIONS:

- Administrative Amendment of existing site development plan for Lester Tract B-1, Michaels Manor North, to create proposed tract B-1-A of 0.6666 acres from the existing western portion of Tract B-1 (which will be used for off-street parking) and proposed tract B-1-B of 1.7489 acres on the eastern portion of Tract B-1. This action will be completed within 6 months of this EPC action per Section 14-16-4-1(C)(10).
- 2. Re-plat to create lot line coincidental with zone line. Tract B-1-A will be used for off-street parking and will change from SU-1 Mortuary to PR (Reserve Parking). Tract B-1-B will continue as a funeral home and will remain SU-1 Mortuary. This action will be completed within 6 months of this EPC action per Section 14-16-4-1(C)(10).

PROTEST: 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, WHICH IS BY **SEPTEMBER 5, 2008**.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY **SEPTEMBER** 5, 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.

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).

OFFICIAL NOTICE OF DECISION PROJECT #1007246 AUGUST 21, 2008 PAGE 4 OF 4

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

pure por

RD/RF/ac

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Community Sciences Corporation, P.O. Box 1328, Corrales, NM 87048
Amy Wasko, North Wyoming NA, 7808 Callow NE, Albuq. NM 87109
Nanci Carriveau, North Wyoming NA, 8309 Krim Dr. NE, Albuq. NM 87109
John Ziegler, Paloma Park NA, 7805 Storrie Pl. NE, Albuq. NM 87109
John Andrews Sr., Palomas Park NA, 7704 Palomas Park NE, Albuq. NM 87109
Dee Watkins, Keystone Park, 8037 Classic Ave. NE, Albuq. NM 87109
Nancy Parker, Keystone Park NA, 8013 Classic Ave. NE, Albuq. NM 87109

City of Albuquerque



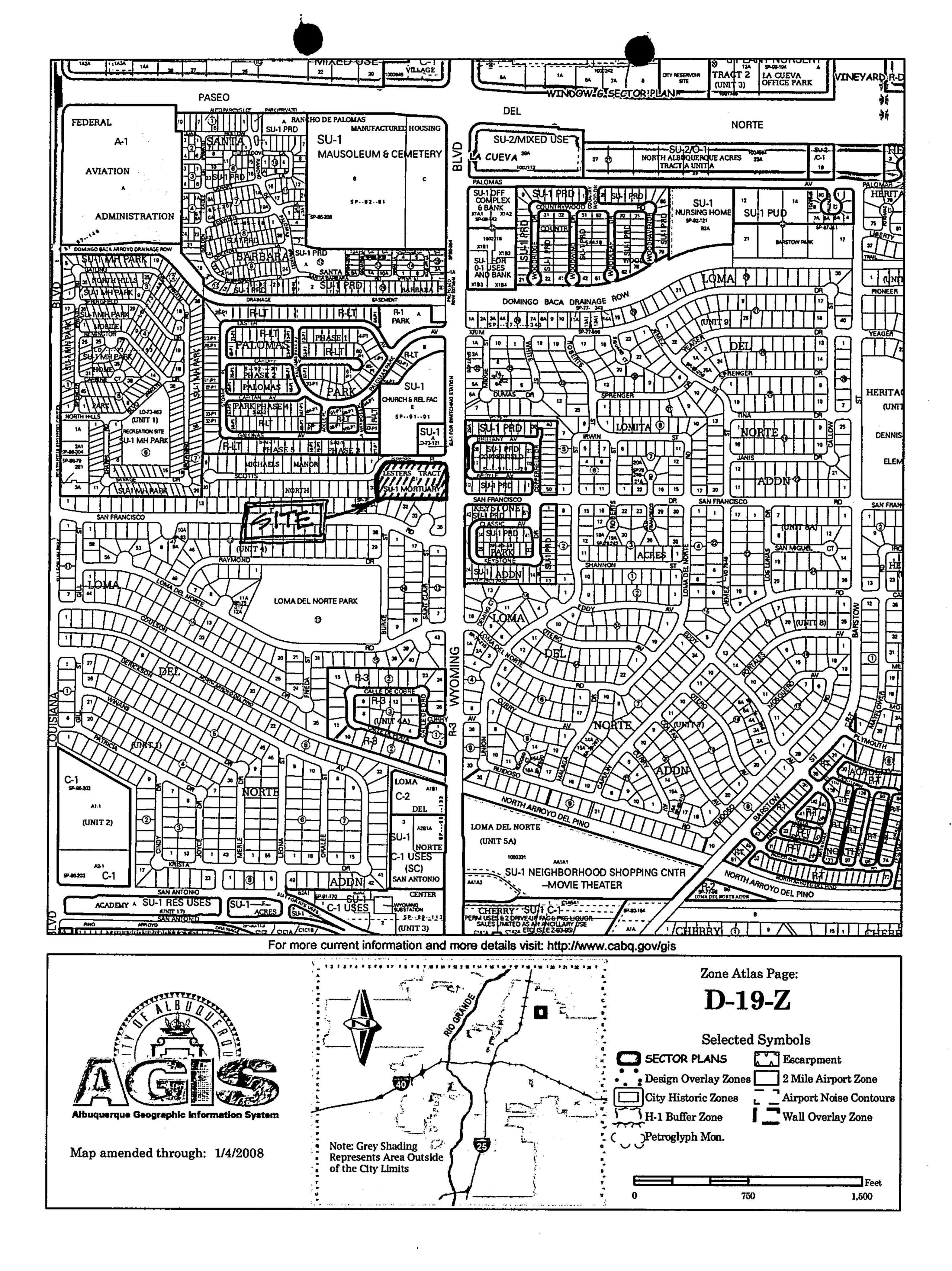


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FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

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, primprovements, if there is any existing land use (folder Zone Atlas map with the entire property(ies) clearly of the Letter briefly describing, explaining, and justifying the List any original and/or related file numbers on the contraction.	arking, Bldg. setbacks, adj olded to fit into an 8.5" by 1 utlined request	acent rights-of-way and street
 EXTENSION OF MAJOR PRELIMINARY PLAT required. Preliminary Plat reduced to 8.5" x 11" Zone Atlas map with the entire property(ies) clearly or Letter briefly describing, explaining, and justifying the Copy of DRB approved infrastructure list Copy of the LATEST Official DRB Notice of approval List any original and/or related file numbers on the coexistension of preliminary plat approval expires after or 	request for Preliminary Plat Extensiver application	Your attendance is ion request
 MAJOR SUBDIVISION FINAL PLAT APPROVAL (cocket) 6 copies ee Agreement for Resider to a copies utlined y owner's and City Surveyo ar if property is within a land ver application	or's signatures are on the plat
 MINOR SUBDIVISION PRELIMINARY/FINAL PLATE 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 For Design elevations and cross sections of perimeter was Site sketch with measurements showing structures, present improvements, if there is any existing land use (for Zone Atlas map with the entire property(ies) clearly out Letter briefly describing, explaining, and justifying the Bring original Mylar of plat to meeting, ensure property Landfill disclosure and EHD signature line on the Mylar Fee (see schedule) List any original and/or related file numbers on the covered infrastructure list if required (verify with DRB Engine DXF file and hard copy of final plat data for AGIS is respectively) 	8.5" by 14" pocket) 6 copies a Agreement for Resider Ils (11" by 17" maximum) 3 arking, Bldg. setbacks, adjusted to fit into an 8.5" by 1 utlined request y owner's and City Surveyor if property is within a land ver application ser)	es for unadvertised meetings tial development only copies acent rights-of-way and street 4" pocket) 6 copies or's signatures are on the plat
AMENDMENT TO PRELIMINARY PLAT (with mine PLEASE NOTE: There are no clear distinctions between amendments. Significant changes are those deemed by the Proposed Amended Preliminary Plat, Infrastructure List pocket) 6 copies Original Preliminary Plat, Infrastructure List, and/or Grazone Atlas map with the entire property(ies) clearly outletter 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 covamended preliminary plat approval expires after one years.	significant and minor change he DRB to require public not st, and/or Grading Plan (folded to fit into attined request y owner's and City Surveyover application	otice and public hearing. Ided to fit into an 8.5" by 14" o an 8.5" by 14" pocket) 6 copies
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.	HONASW NATE	cant name (print) LECK 4/15/08 I signature / date
Checklists complete Fees collected Case #s assigned Related #s listed Application case numbers Application case numbers	Form revised Project #	Planner signature / date



PO Box 1328 Corrales, NM 87048

April 15, 2008

City of Albuquerque
Development Review Board
PO Box 1293
Albuquerque, NM 87103

RE: Proposed Division of Lester Tract B-1

Dear Ladies and Gentlemen of the Development Review Board:

Community Sciences Corporation, as agent for The Daniels Company LLC, submits this exhibit for sketch plat review. Our client wishes to divide the existing Lester Tract B-1 into two new lots. This tract is currently zoned SU-1 Mortuary. The easterly lot (new lot B-1-B) will continue to accommodate the existing funeral home facility and parking. The westerly lot (new lot B-1-B) consists of unused parking area. The church across Scotts Place NE has expressed an interest in purchasing the property.

We also ask the Board to comment on the need for sidewalk construction along the north property line, the timing of such construction if necessary, and the possibility of deferring such construction to a later date.

We would appreciate any review and comment that you can provide.

Respectfully Submitted,

Thomas W. Patrick

Surveyor

NMPS No. 12651

TWP/crh

cc: The Daniels Company LLC

C1: R=96.62 L=35.40 (35.66)

 $\Delta = 20.59'30''$ (21.08'42")

Ch Brg=N34°08'49"E (N34°11'32"E)

Ch L=35.20 (35.46)

C2:

R = 66.36

L=77.08 (76.85)

 $\Delta = 66^{\circ}32'59''$ (66'21'13")

Ch Brg=S57'03'44"W (S57'11'46"W)

Ch L=72.82 (72.63)

C3:

R=25.00

L=38.94 (39.16)

 $\Delta = 89^{14}56^{\circ}$ (89'45'04')

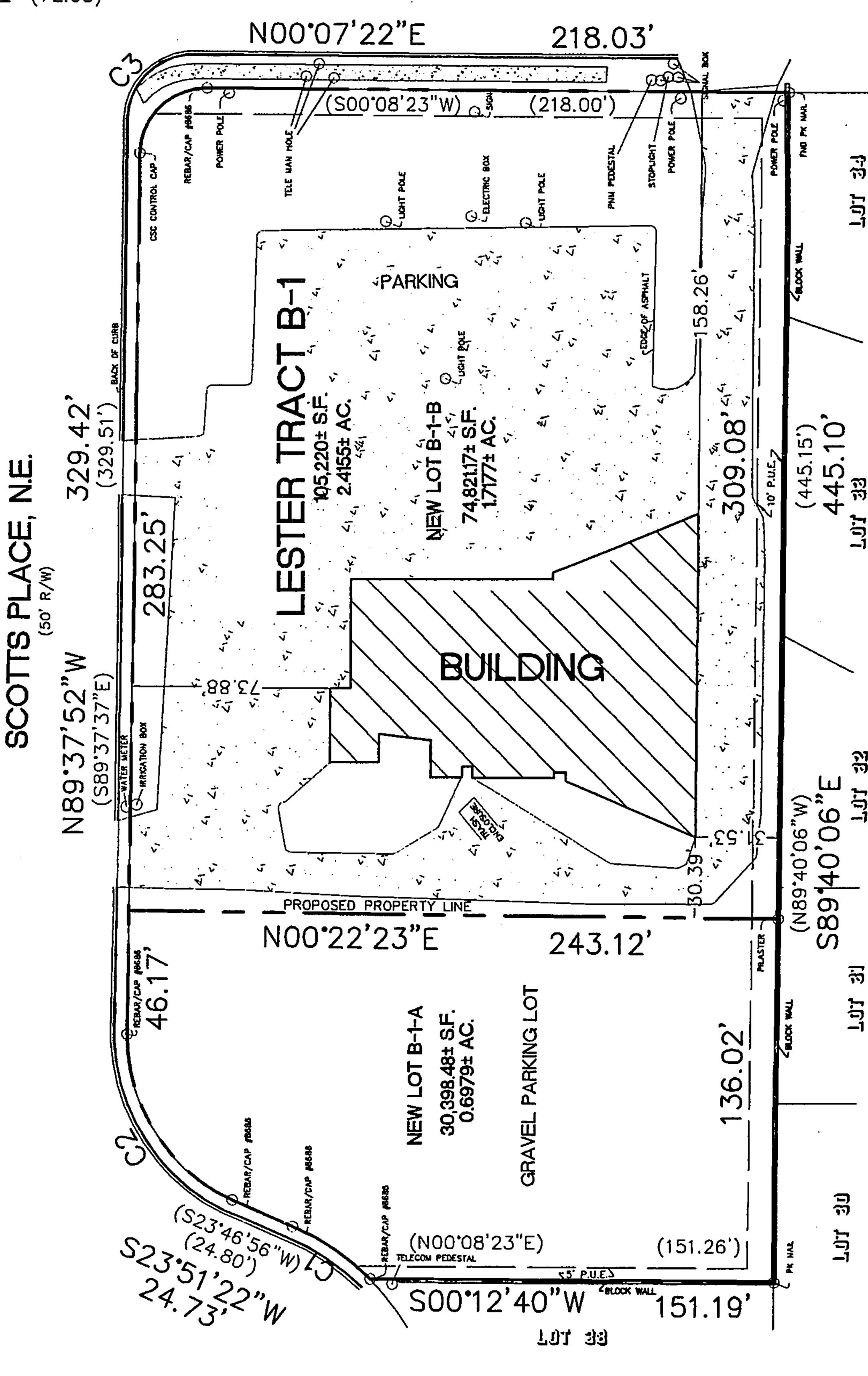
Ch Brg=N44'43'42"W (N44'44'11"W)

SCALE: 1 1 € 60'

Ch L=35.12 (35.28)

WYOMING BLVD. N.E.

(106' R/W)



EXHIBITATE

FOR SKETCH PLAT

LESTER TRACT, LOT B
MICHAELS MANOR NORTH
7601 WYOMING BLVD N.E.



City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

09/02/2008 Issued By: PLNSDH

Permit Number:

2008 070 382

Category Code 910

Application Number:

08DRB-70382, Minor - Preliminary/ Final Plat Approval

Address:

Location Description:

SCOTTS PLACE NE BETWEEN WYOMING BLVD NE AND LOUISIANA BLVD NE

Project Number:

1007246

Applicant

The Daniels Company Llc

4310 Sarah Rd Rio Rancho NM 87124 892-9478 Agent / Contact

Community Sciences Corp

Tom Patrick P.O. Box 1328

Albuquerque NM 87048

sciencenm@aol.com

Application Fees

	•	
441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$285.00

TOTAL:

\$305.00

City Of Albuguerque

9/2/2008 WS# 006 11:00AM

LOC: ANNX

TRANS# 0020

RECEIPT# 00097169-00097169

PERMIT# 2008070382

TRSDMG

Trans Amt

\$305.00

Conflict Manag. Fee

\$20.00

DRB Actions CK

\$285.00 \$305.00

CHANGE

\$0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

10/20/2008 Issued By: PLNSDH

Permit Number:

2008 070 382

Category Code 910

Application Number:

08DRB-70382, Minor - Preliminary/Final Plat Approval

Address:

Location Description:

SCOTTS PLACE NE BETWEEN WYOMING BLVD NE AND LOUISIANA BLVD NE

Project Number:

1007248

Applicant

The Daniels Company Llo

4310 Sarah Rd Rio Rancho NM 87124

892-9478

Agent / Contact

Community Sciences Corp

Tom Patrick P.O. Box 1328

Albuquerque NM 87048

sciencenm@aol.com

Application Fees

441018/4971000 Public Notification 441032/3424000 Conflict Mgmt Fee DRB Actions DEFFEE 441006/4983000 \$50.00

TOTAL:

\$50.00

3:36PM WS# 006 TRANS# 0056 RECEIPT# 00099033-00099033 PERMITH 2008070382 TRSDMG Trans Ant \$50.00 DRB Actions

\$50.00 \$50.00 CHANGE

Thank You

\$0.00