

6. **Project# 1002800**  
10DRB-70077 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, **QUIVERA ESTATES Unit(s) 3**, zoned RD, located on MODESTO AVE NE BETWEEN GLENDALE AVE NE AND WYOMING BLVD NE containing approximately 13.9766 acre(s). (B-19) **A TWO YEAR EXTENSION FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
7. **Project# 1004530**  
10DRB-70079 EXT OF SIA FOR TEMP  
DEFR SDWK CONST
- CUSTOM GRADING INC agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) G-2, **ALBUQUERQUE WEST (to be known as MARNA LYNN AVENUE TOWNHOMES Unit(s) 1**, zoned SU-1 FOR PDA INCL C-3, located on PARADISE BLVD NW BETWEEN MARNA LYNN AVE NW AND DAVENPORT ST NW containing approximately 1.7132 acre(s). (C-12) **A TWO YEAR EXTENSION FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
8. ~~**Project# 1007387**~~  
10DRB-70082 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- PRECISION SURVEYS INC agent(s) for SAM'S CLUB request(s) the above action(s) for all or a portion of Tract(s) B-1, **COTTONWOOD CORNERS** zoned SU-1 FOR IP, located on 10600 COORS BLVD BYPASS NW BETWEEN ELLISON DR NW AND ALAMEDA BLVD NW containing approximately 13.56 acre(s). (A-13/14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
9. **Project# 1002535**  
10DRB-70083 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- GPS LLC agent(s) for CHRONIS DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 32-35, 35W OR LOT 37 & 38 TOGETHER, **HUBBEL HEIGHTS ADDITION** zoned O-1 & C-2, located on 65TH ST SW BETWEEN CENTRAL AVE SW AND COORS BLVD SW containing approximately 5.545 acre(s). (K-10) **THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
10. **Project# 1007951**  
09DRB-70277 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for SMITHS FOOD & DRUG request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 12, **MCDUFFIE PLACE Unit(s) 3**, zoned C-1, located on ON CONSTITUTION BETWEEN CARLISLE & CALLE DEL RANCHERO containing approximately 0.3883 acre(s). (J-16) *[Deferred from 8/26/09]* **THE FINAL PLAT WAS APPROVED.**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
March 17, 2010  
DRB Comments**

**ITEM # 8**

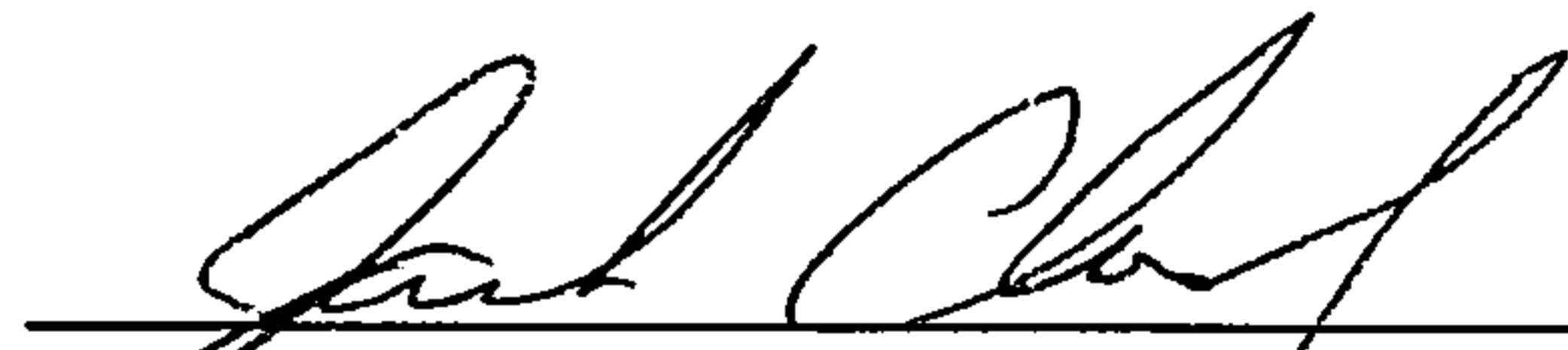
**PROJECT # 10007837      APPLICATION # 10-70082**

**RE: Tract B-1, Cottonwood Corners Subdivision**

Per § 14-14-2-2 of the Subdivision Ordinance, platting must conform to an approved site development plan; this might be done administratively, but may require approval by the Environmental Planning Commission.

An Archeological Certificate of No Effect is also needed.

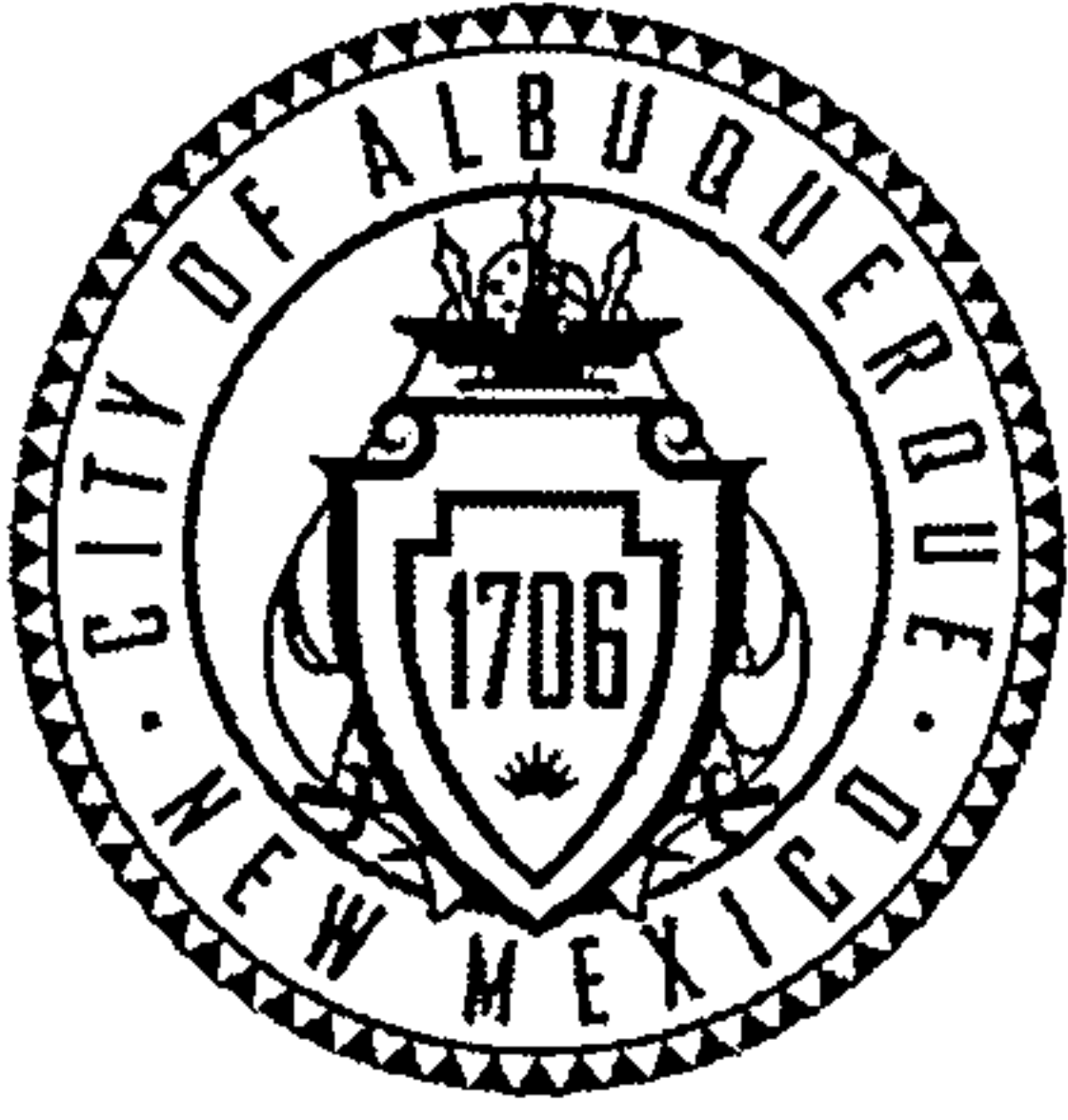
It appears a cross-lot drainage easement is needed – refer to comments from Hydrology.



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

HEARING DATE 3-17-10 (P&F)



City of Albuquerque  
P.O. Box 1293 Albuquerque, New Mexico 87103  
**Planning Department**  
Deborah Stover, Director

**Richard J. Berry, Mayor**  
**CAO**  
March 12, 2010

**David S. Campbell,**

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**SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation**

**Project Number(s):** No. 1007387

**Case Number(s):**

**Agent:** Precision Surveying Inc

**Applicant:**

**Legal Description:** Tract B-1-A, B-1-B and B-2-A, Cottonwood Corners

**Zoning:** SU-1 for IP

**Acreage:** 14.58 acres

**Zone Atlas Page:** A-13, A-14

**CERTIFICATE OF NO EFFECT: Yes  No**

**CERTIFICATE OF APPROVAL: Yes  No**

**TREATMENT PLAN REVIEW:**

**DISCOVERY:**

**SUPPORTING DOCUMENTATION:**

**SITE VISIT: n/a**

**RECOMMENDATION(S):**

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance) .***

**SUBMITTED:**

Matthew Schmader, PhD  
Superintendent, Open Space Division  
City Archaeologist

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

03/09/2010 Issued By: PLNSDH 70176

**Permit Number: 2010 070 082** **Category Code 910**

**Application Number: 10DRB-70082, Minor - Preliminary/ Final Plat Approval**

**Address:**

**Location Description: 10800 COORS BLVD BYPASS NW BETWEEN ELLISON DR NW AND ALAMEDA BLVD NW**

**Project Number: 1007387**

**Applicant**  
Sam'S Club

702 Sw 8th St  
Bentonville AR 72716-0550

[larry@presurv.com](mailto:larry@presurv.com)

**Agent / Contact**  
Precision Surveys Inc

Larry Medrano  
Po Box 90836  
Albuquerque NM 87113

[larry@presurv.com](mailto:larry@presurv.com)

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$285.00
<b>TOTAL:</b>		<b>\$305.00</b>

City Of Albuquerque  
Treasury Division

3/9/2010 11:38AM LOC: ANNX  
WS# 008 TRANSH 0020  
RECEIPT# 00116153-00116154  
PERMITH 2010070082 TRSBLC  
Trans Amt \$350.00  
Conflict Manaq. Fee \$20.00  
DRB Actions \$285.00  
CK \$350.00  
CHANCE \$0.00

Thank You

**From:** Larry Medrano  
**To:** Herrera, Audrey  
**Date:** 3/2/2010 11:26:26 AM  
**Subject:** Fwd: Project No. 1007387

>>> "Zamora, David M." <[dmzamora@cabq.gov](mailto:dmzamora@cabq.gov)> 03/02/10 11:16 AM >>>

The .dxf file for Project No. 1007387 (Cottonwood Corners) has been approved. '

David M. Zamora  
GIS Coordinator - AGIS  
City of Albuquerque  
Planning Department  
[dmzamora@cabq.gov](mailto:dmzamora@cabq.gov)  
[www.cabq.gov/planning/agis/](http://www.cabq.gov/planning/agis/)  
505.924.3929 phone  
505.924.3812 fax

08  
08

117  
148

**From:** Larry Medrano  
**To:** mschmader@cabq.gov  
**Date:** 3/2/2010 9:48:42 AM  
**Subject:** Request for Certificate of no effect or Approval

Good Morning Matt,

It has been a long time since we spoke. I hope all is well.

I request a Certificate of no Effect for City Project No. 1007387, Tract B-1-A, B-1-B and B-2-A, Cottonwood Corners. We are submitting a request for subdividing a small tract out of a larger tract. The total acreage is 14.5836.

A Sam's Club store occupies the tract and the entire site has been disturbed as shown on the attached aerial photo.

Please call me if you have any questions.

Thank you,

Larry W. Medrano, PS, CFedS  
Precision Surveys, Inc.

Office Location  
5571 Midway Park Place, NE  
Albuquerque, NM 87109  
Mailing Address  
PO Box 90636  
Albuquerque, NM 87199  
505 856 5700 phone  
505 856 7900 fax

**CC:** Herrera, Audrey



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**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)
- D L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Precision Surveys, Inc PHONE: 856-5700  
 ADDRESS: P.O. Box 90636 FAX: 856-7900  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: larry@presurv.com

APPLICANT: Sam's Club PHONE: 479-204-2552  
 ADDRESS: 702 SW 8th St. FAX: 479-273-8820  
 CITY: Bentonville STATE AR ZIP 72716-0550 E-MAIL: anthonydodson@wal-mart.com

Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: To subdivide the existing Sam's Club tract into two lots thus, creating +/- 1.01 acre outparcel and leaving a remaining +/- 12.46 acre Sam's Club tract

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. B1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Cottonwood corners  
 Existing Zoning: SU-1 for IP Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): A13 & A14 UPC Code: 101306650123940501

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.):  
1007387, 1000081

**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): 13.56  
 LOCATION OF PROPERTY BY STREETS: On or Near: 10600 Coors Blvd Bypass NW  
 Between: Ellison Dr. and Alameda Blvd. NW

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

SIGNATURE [Signature] DATE 3/9/2010  
 (Print) LARRY W. MEDRANO Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>10DRB 70082</u>	<u>PE#</u>	<u>5(3)</u>	<u>\$ 285.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			<u>\$ 305.00</u>

Hearing date 03/17/10

Sandy Handley 03/09/10 Project # 1007387  
 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)** 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.

*Audrey M. Herrera*  
 Applicant name (print)  
*Audrey M. Herrera*  
 Applicant signature / date

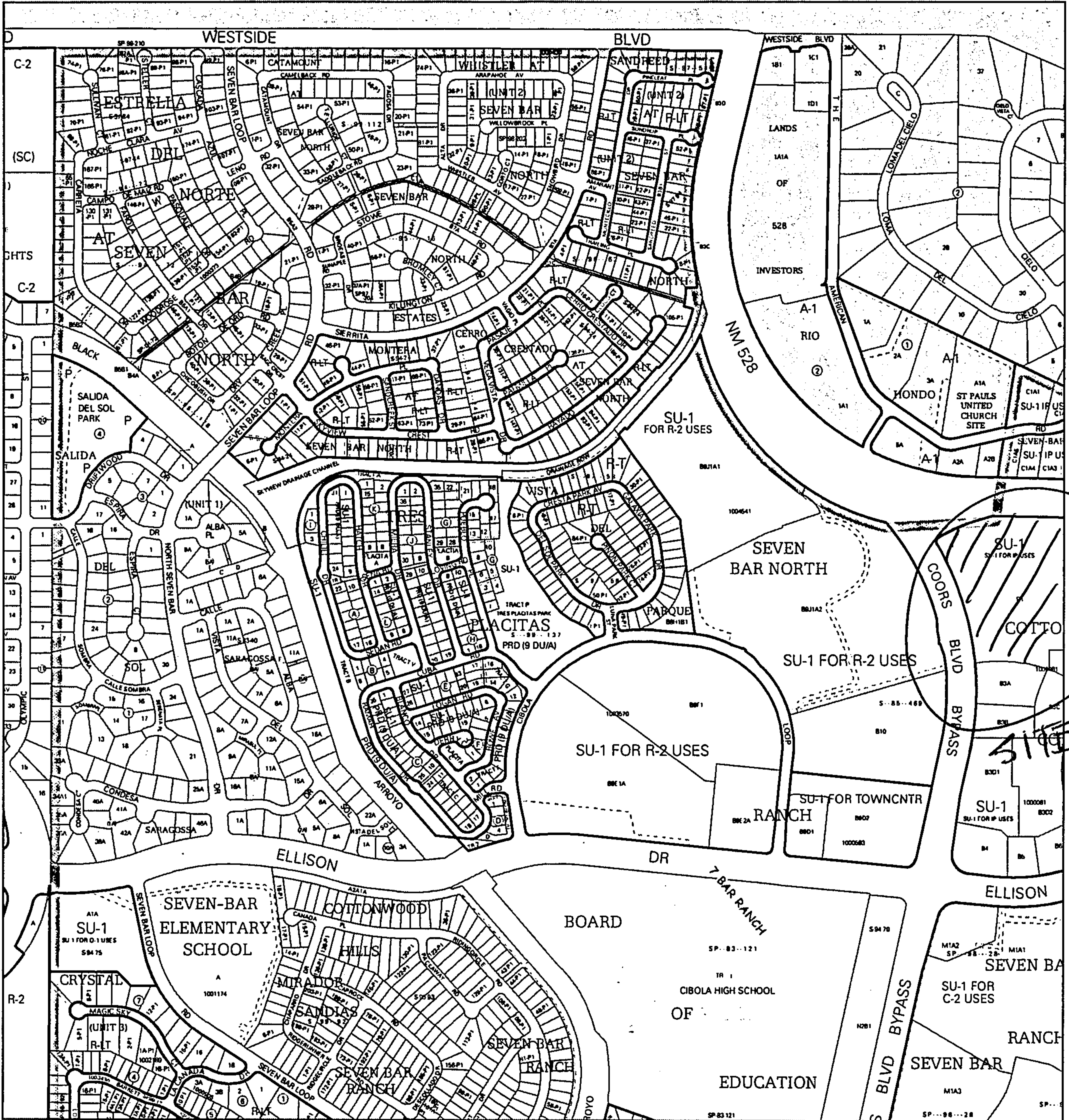


Form revised October 2007


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 10 DRB - 70082

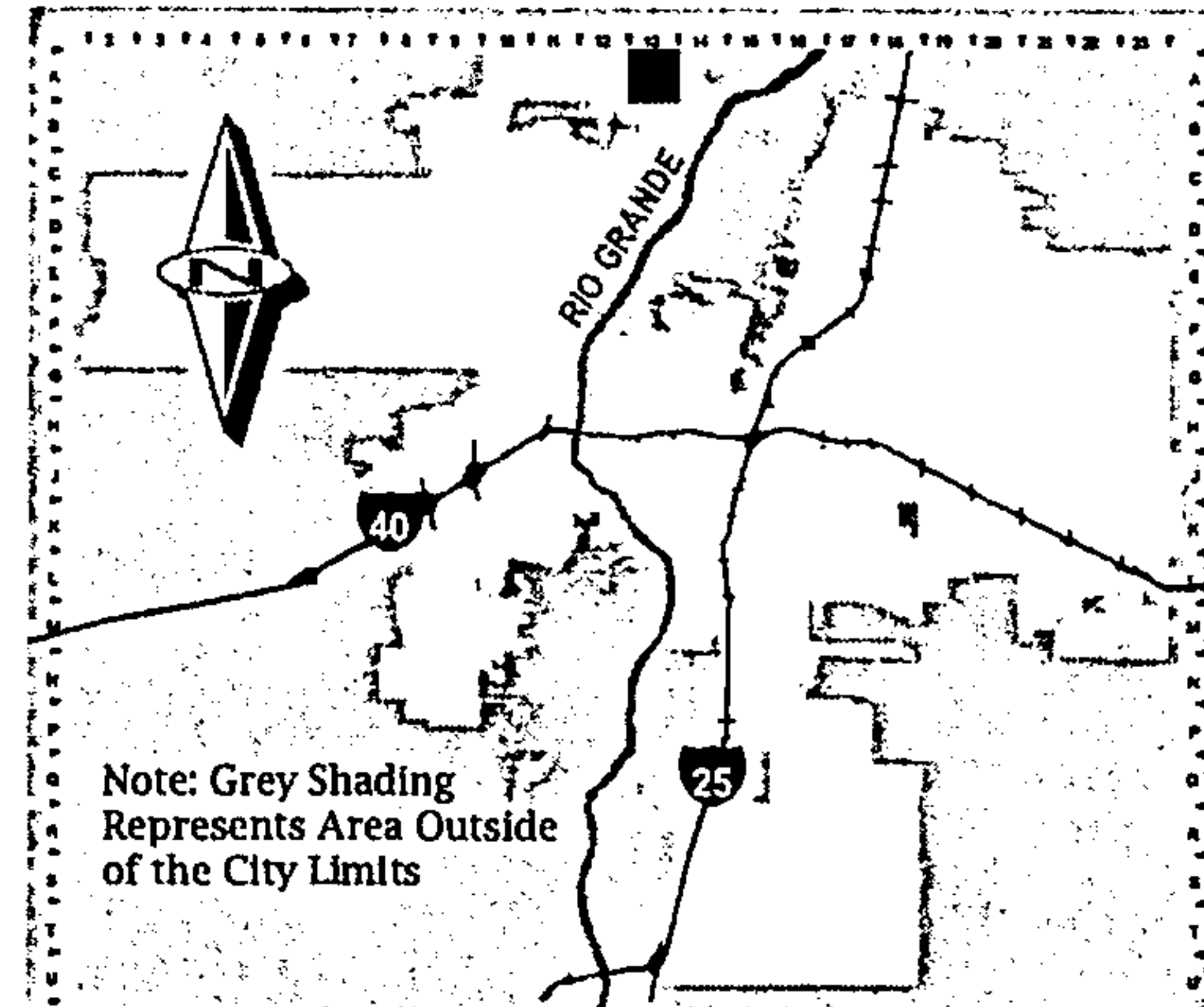
*Sandy Handley* 03/09/10  
 Planner signature / date  
 Project # 1007387



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





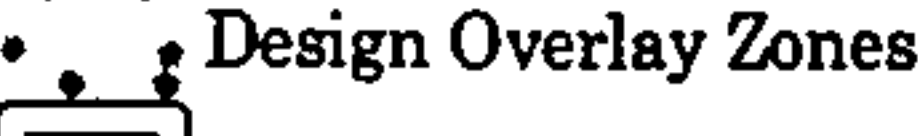


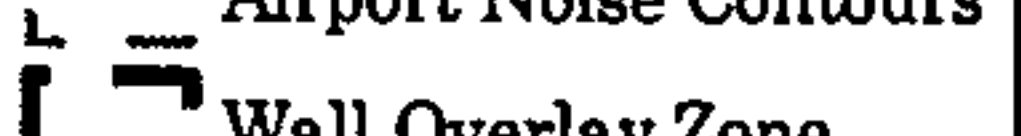
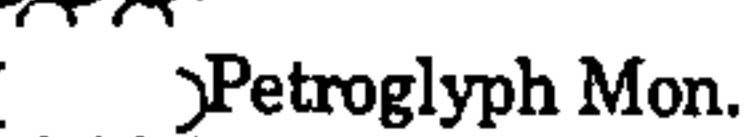


Map amended through: 6/5/2009



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**A-13-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



OFFICE LOCATION:  
5571 Midway Park Place, NE  
Albuquerque, NM 87109

MAILING ADDRESS:  
PO Box 90636  
Albuquerque, NM 87199

866.442.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX  
[www.precisionsurveys.com](http://www.precisionsurveys.com)

March 9, 2010

Mr. Jack Cloud, Chair  
Development Review Board  
Planning Development Services Division  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

**RE: REQUEST FOR APPROVAL OF MINOR SUBDIVISION TO SUBDIVIDE TRACT B-1 COTTONWOOD CORNERS (EXISTING SAM'S CLUB) INTO TWO NEW LOTS, CREATING +/- 1.01 ACRE OUTPARCEL AND REMAINING +/- 12.46 ACRE SAM'S CLUB TRACT.**

Dear Mr. Cloud:

On behalf of our client, Wal-Mart Realty Sam's East, Inc., we are submitting an application for Minor Subdivision of Sam's Club Tract.

Enclosed are the required submittals. If you have any questions or need additional information, please do not hesitate to contact me at 856-5700.

Sincerely,

A handwritten signature in black ink, appearing to read 'Larry W. Medrano', is written over a printed name.

Larry W. Medrano