

Completed  
11-08



# 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-70452

Project # 1007437

Project Name: MESA PARK ADDITION

Agent: WAYJOHN SURVEYING

Phone No.: 255-2052

Your request was approved on 10-29-08 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): - AMAFCA signature  
- verify no openings within 3' of property line

- 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:



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

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

PARKS / CIP: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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    - 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:

**7437**

### DXF Electronic Approval Form

DRB Project Case #: 1007437

Subdivision Name: MESA PARK BLOCK 2 TRACT A1A & A1B

Surveyor: THOMAS D JOHNSTON

Contact Person: THOMAS D JOHNSTON

Contact Information: 255-2052

DXF Received: 10/21/2008

Hard Copy Received: 10/21/2008

Coordinate System: NMSP Grid (NAD 83)

  
Approved

10-22-2008  
Date

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

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

#### AGIS Use Only

Copied fc 7437 to agiscov on 10/22/2008 Contact person notified on 10/22/2008



12. **Project# 1007442**  
08DRB-70375 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

THE SURVEY OFFICE agent(s) for 3821 SINGER LLC request(s) the above action(s) for all or a portion of Tract(s) 6B-1 & 7-B, **MIDWAY BUSINESS PARK** zoned IP, located on MIDWAY PARK BLVD NE BETWEEN SINGER BLVD NE AND OFFICE BLVD NE containing approximately 3.54 acre(s). (E-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT SHOWING LOCATION OF SIDEWALK, PAVEMENT ,CURB AND GUTTER AND DISTANCE OF FACE OF CURB TO PROPERTY LINE. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING IN ADDITION TO AGIS DXF FILE.**

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

13. **Project# 1006964**  
08DRB-70372 SKETCH PLAT REVIEW  
AND COMMENT

JACKS HIGH COUNTRY INC agent(s) for SANTOSH MODY request(s) the above action(s) for all or a portion of zoned C-2, located on CENTRAL AVE SE BETWEEN SAN MATEO SE AND MADERIA SE containing approximately 3.6719 acre(s). (K-18) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project# 1007231**  
08DRB-70371 SKETCH PLAT REVIEW  
AND COMMENT

K/G ARCHITECTS agent(s) for K/G ARCHITECTS request(s) the above action(s) for all or a portion of Lot(s) B & 12, Block(s) 11, zoned SU-2 IP, located on CENTRAL AVE W BETWEEN 94TH ST SW AND 90TH ST SW (K-9) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project# 1007437**  
08DRB-70369 SKETCH PLAT REVIEW  
AND COMMENT

WAYJOHN SURVEYING INC agent(s) for GALLOWAY request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) A-1, **MESA PARK ADDITION** zoned C-1, located on ARIZONA SE BETWEEN ZUNI RD SE AND BELL AVE SE containing approximately .5792 acre(s). (L-18) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Other Matters: None

ADJOURNED: 10:00

8. **Project# 1007139**  
08DRB-70299 VACATION OF PUBLIC  
EASEMENT  
08DRB-70304 SIDEWALK WAIVER  
08DRB-70305 MINOR - TEMP DEFR  
SWDK CONST  
08DRB-70306 MAJOR - PRELIMINARY  
PLAT APPROVAL  
08DRB-70307 MAJOR - SDP FOR  
SUBDIVISION

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) 3-A & 4-A, **JUAN TABO HILLS Unit(s) 1**, zoned RD, SU-1, located on JUAN TABO BLVD SE BETWEEN GULFSTREAM DR SE AND TIJERAS ARROYO containing approximately 14.3953 acre(s). (M-22) [Deferred from 7/30/08] **DEFERRED TO 9/17/08 AT THE AGENT'S REQUEST.**

9. **Project# 1007140**  
08DRB-70297 VACATION OF PUBLIC  
EASEMENT  
08DRB-70300 SIDEWALK WAIVER  
08DRB-70301 MINOR - TEMP DEFR  
SWDK CONST  
08DRB-70302 MAJOR - SDP FOR  
SUBDIVISION  
08DRB-70303 MAJOR - PRELIMINARY  
PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, A-C, **JUAN TABO HILLS, UNIT 1** zoned AD, SU-1, located on JUAN TABO BLVD BETWEEN VIA POSADA RD AND GULFSTREAM DR containing approximately 41.0242 acre(s). (M-22) [Deferred from 7/30/08] **DEFERRED TO 9/17/08 AT THE AGENT'S REQUEST.**

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

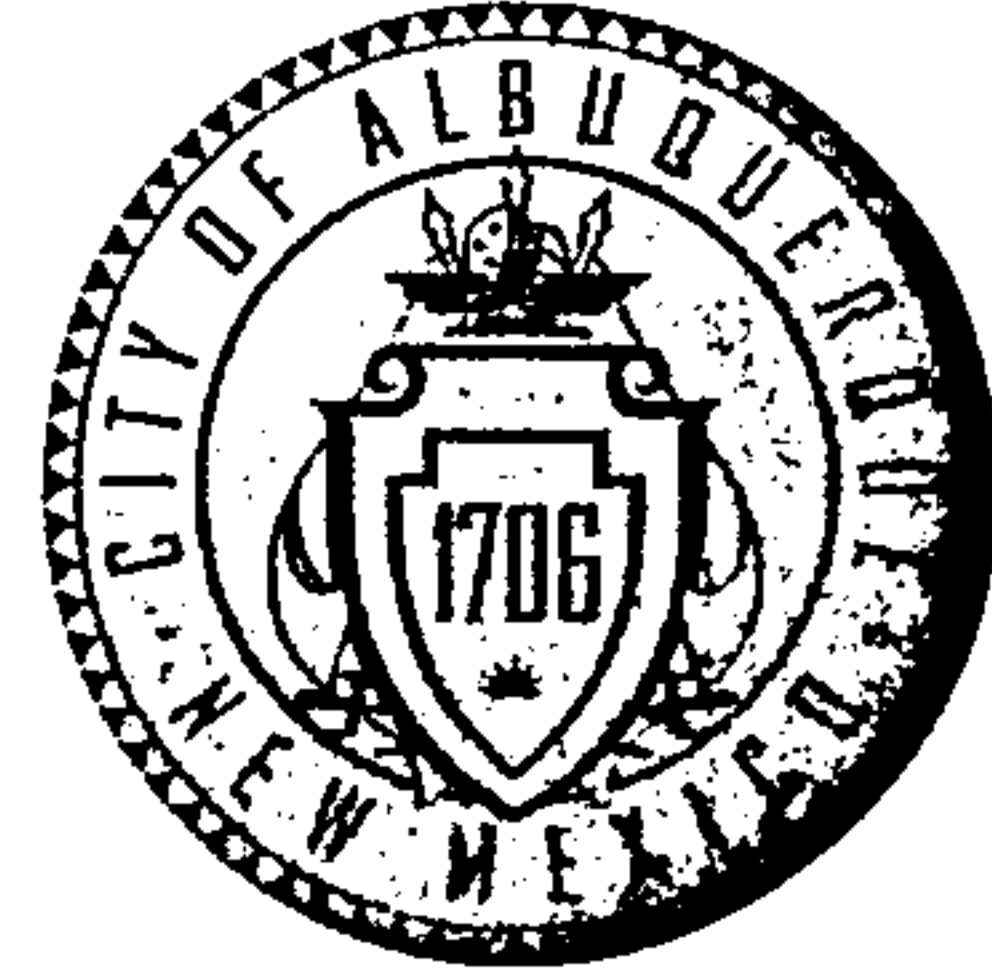
10. **Project# 1007440**  
08DRB-70373 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

ROBERT LUPTON agent(s) for REX P WILSON request(s) the above action(s) for all or a portion of Lot(s) 14A & 15a, Block(s) 34, **PARKLAND HILLS ADDITION**, zoned R-1, located on RIDGECREST DR SE AND LAUREL CIR SE containing approximately .4807 acre(s). (L-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR SITE SKETCH TO VERIFY LOCATION OF PAVEMENT, SIDEWALK AND CURB AND GUTTER AND INDICATION OF DISTANCE OF FACE OF CURB TO PROPERTY LINE, AND TO PLANNING FOR A SITE SKETCH INDICATING WHERE THE EXISTING BUILDINGS ARE LOCATED AND VERIFICATION OF SETBACKS, AND AGIS DXF FILE.**

11. **Project# 1007441**  
08DRB-70374 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

ROBERT LUPTON agent(s) for REX P WILSON request(s) the above action(s) for all or a portion of Lot(s) 5A, 10A & 11A, Block(s) 61, **PARKLAND HILLS ADDITION** zoned R-1, located on INSPIRATION DR SE BETWEEN TRUMBULL SE AND ADAMS ST SE containing approximately .5129 acre(s). (L-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT INDICATING LOCATION OF PAVEMENT, SIDEWALK AND CURB AND GUTTER AND DISTANCE OF FACE OF CURB TO PROPERTY LINE AND TO PLANNING FOR A SITE SKETCH VERIFYING SETBACKS, AND FOR AGIS DXF FILE.**

# CITY OF ALBUQUERQUE



1007437

## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1007437**

**AGENDA ITEM NO: 15**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

NM 87103

**RESOLUTION:**

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

www.cabq.gov

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:** September 3, 2008




CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 September 3, 2008  
 DRB Comments

**ITEM # 15**

**PROJECT # 1007437                      APPLICATION # 08-70369**

**RE: Tract A-1, Block 2, Mesa Park Addition**

A site plan that shows parking (and parking calculations) is needed to demonstrate that each lot can individually meet zoning requirements. Certification will be needed to demonstrate compliance with the Building Code vis a vis the proposed lot line. It appears reciprocal access and drainage easements will be needed. A solar collector note per Section 14-14-4-7 of the Subdivision Ordinance will be needed.

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

Subj: **Project No. 1007437**  
Date: 10/22/2008 9:22:13 A.M. Mountain Daylight Time  
From: [dmzamora@cabq.gov](mailto:dmzamora@cabq.gov)  
To: [Wayjonsurv@aol.com](mailto:Wayjonsurv@aol.com)

The .dxf file for Project No. 1007437 (Mesa Park Addn) has been approved.

David M. Zamora  
GIS Coordinator - AGIS  
City of Albuquerque  
Planning Department  
924-3929 phone  
924-3812 fax  
[www.cabq.gov/gis](http://www.cabq.gov/gis)  
[dmzamora@cabq.gov](mailto:dmzamora@cabq.gov)



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

10/20/2008 Issued By: E08375

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**Permit Number: 2008 070 452**

**Category Code 910**

**Application Number:** 08DRB-70452, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** ARIZONA ST SE BETWEEN ZUNI RD SE AND BELL SE

**Project Number:** 1007437

**Applicant**

Galloway: John C Scales

5350 D.T.C Parkway  
Greenwood Village CO 80111  
303-770-8884

**Agent / Contact**

Wayjohn Surveying Inc  
Thomas Johnston  
330 Louisiana Blvd Ne  
Albuquerque NM 87108

wayjohnsurv@aol.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

10/20/2008 10:59AM LOC: ANNX  
WSH 006 TRANS# 0015  
RECEIPT# 00098980-00098980  
PERMITH 2008070452 TRSDMG  
Trans Ant \$305.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$285.00  
CK \$305.00  
CHANGE \$0.00

Thank You



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)
- 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): WAYSON SURVEYING INC. PHONE: 255-2052  
 ADDRESS: 330 LOUISIANA BOULEVARD NE FAX: 255-2887  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYSONSURV@aol.com

APPLICANT: GALLOWAY: JOHN C. SCALES PHONE: (303) 770-8884  
 ADDRESS: 5350 D.T.C. PARKWAY FAX: (303) 770-3636  
 CITY: GREENWOOD VILLAGE STATE CO ZIP 80111 E-MAIL: JOHNCALES@GALLOWAYUS.COM

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

DESCRIPTION OF REQUEST: REPLAT OF ONE EXISTING TRACT INTO TWO TRACTS

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. TRACT A-1 Block: 2 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: MESA PARK ADDITION  
 Existing Zoning: C-1 Proposed zoning: C-1 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): L-18 UPC Code: 1 018 056 306 517 12510

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1007437  
08-70639 70369

**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): 0.5792 AC.  
 LOCATION OF PROPERTY BY STREETS: On or Near: SOUTHEAST CORNER OF ARIZONA ST. SE & ZUNI RD. SE  
 Between: Zuni SE and Bell SE

Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team . Date of review: 9.3.08

SIGNATURE [Signature] DATE 10.20.08

(Print) THOMAS D. JOHNSTON Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08DRB - 70452</u>	<u>P&amp;F</u>		<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected				<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				<u>\$</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed				<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus				<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				<u>\$</u>
Hearing date <u>October 29 2008</u>				Total <u>\$ 305.00</u>

[Signature]

10.20.08

Project # 1007437



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

FORM S(3)

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.**
- N/A* 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
  - N/A* Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
  - N/A* 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
  - NT* 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
  - N/A* 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.

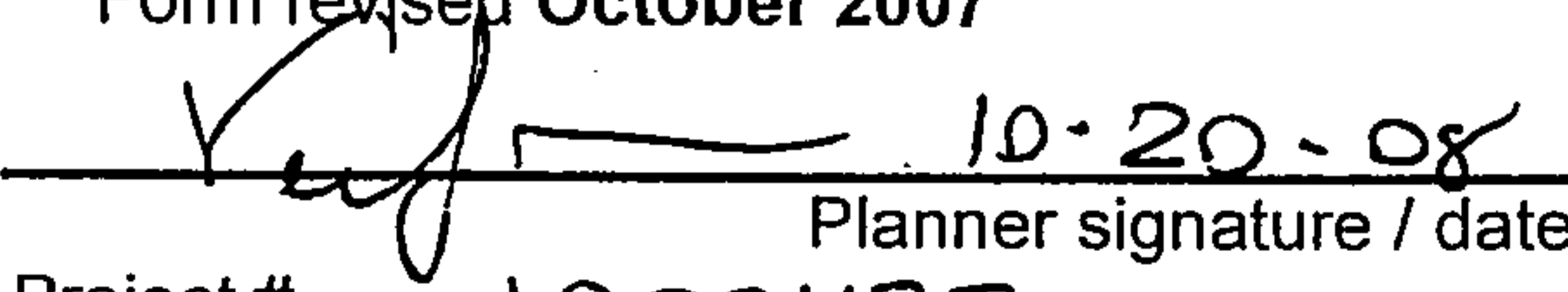
THOMAS D. JOHNSTON  
Applicant name (print)

  
Applicant signature / date



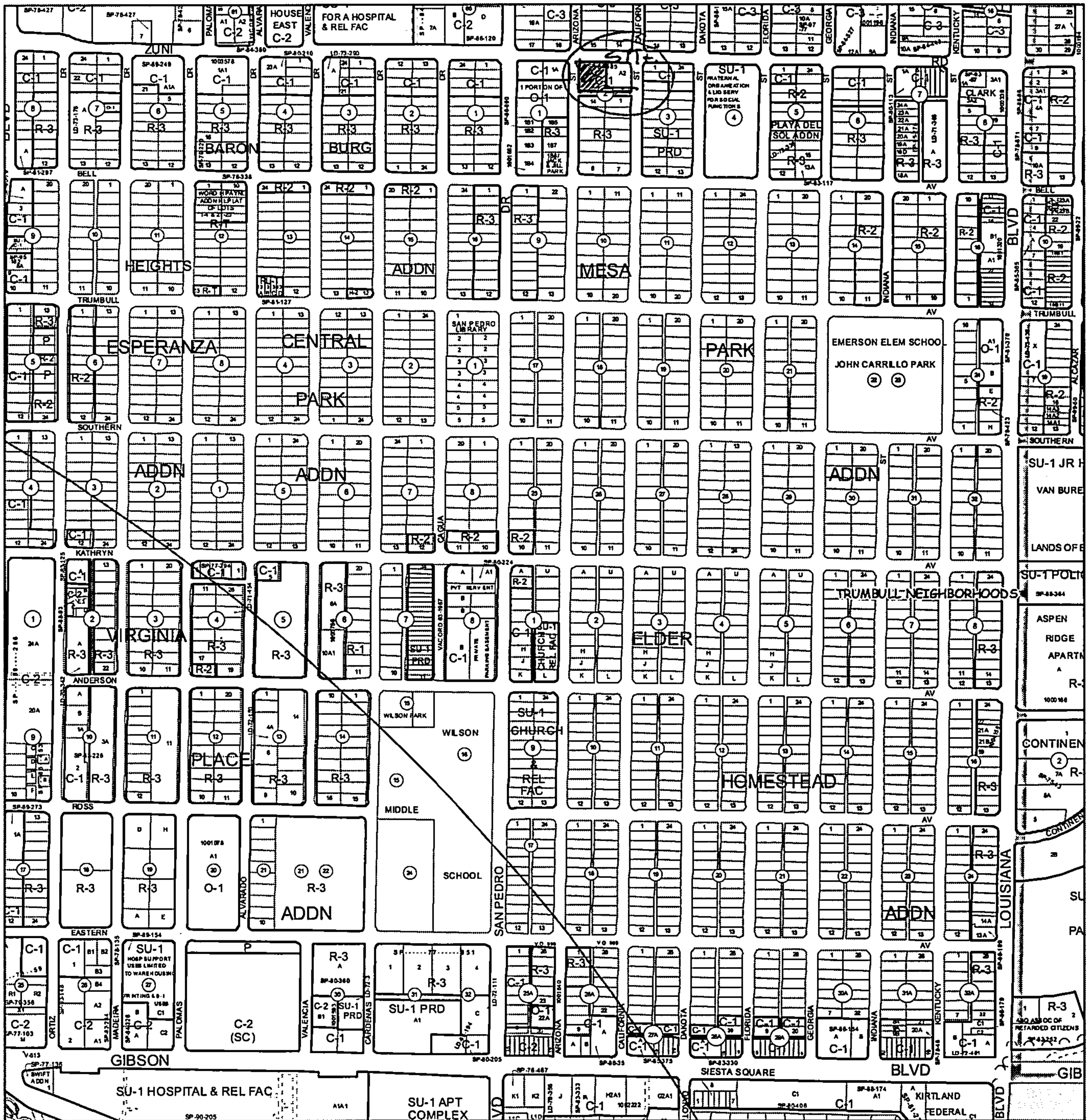
Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- |                          |               |
|--------------------------|---------------|
| Application case numbers | 28088 - 70452 |
| _____                    | _____         |
| _____                    | _____         |

  
Planner signature / date

Project # 1007437





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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 3/14/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**L-18-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





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

October 20, 2008

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

RE: Minor Preliminary-Final Plat of Tracts A-1-A and A-1-B, Block 2, Mesa Park Addition

To Whom It May Concern:

I am submitting a request for minor preliminary and final plat to create two tracts from one existing tract. The parcel currently contains two commercial structures on site. This plat will separate the two tracts, grant a blanket cross-access easement and to dedicate additional right-of-way to Zuni Road, SE.

I have included parking calculations showing the existing parking for the southerly building. I have also included a letter from a contractor certifying that the structures are one-hour fire rated along the boundary line.

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

Regards,

A handwritten signature in black ink, appearing to read "T. Johnston", written in a cursive style.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.





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

October 20, 2008

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

RE: Minor Preliminary-Final Plat of Tracts A-1-A and A-1-B, Block 2, Mesa Park Addition,  
Project 1007437

Dear Jack:

I am submitting a request for minor preliminary and final plat to create two tracts from one existing tract. The parcel currently contains two commercial structures on site. This plat will separate the two tracts, grant a blanket cross-access easement and to dedicate additional right-of-way to Zuni Road, SE.

Regarding your comments from sketch plat hearing, September 3, 2008: I have included parking calculations showing the existing parking for the southerly building. I have also included a letter from a contractor certifying that the structures are one-hour fire rated along the boundary line.

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.



ATTN: JACK  
CLOUD

PROJECT # 1007437

\*\*\*

## Sunrise Custom Builders, Inc.

PO Box 2327  
Corrales NM 87048  
505-897-2516  
505-792-7911 FAX  
suncobldrinc@aol.com

10/9/2008

Attn: Cliff A

Re: Fire wall @ Arizona and Zuni, Albuquerque NM

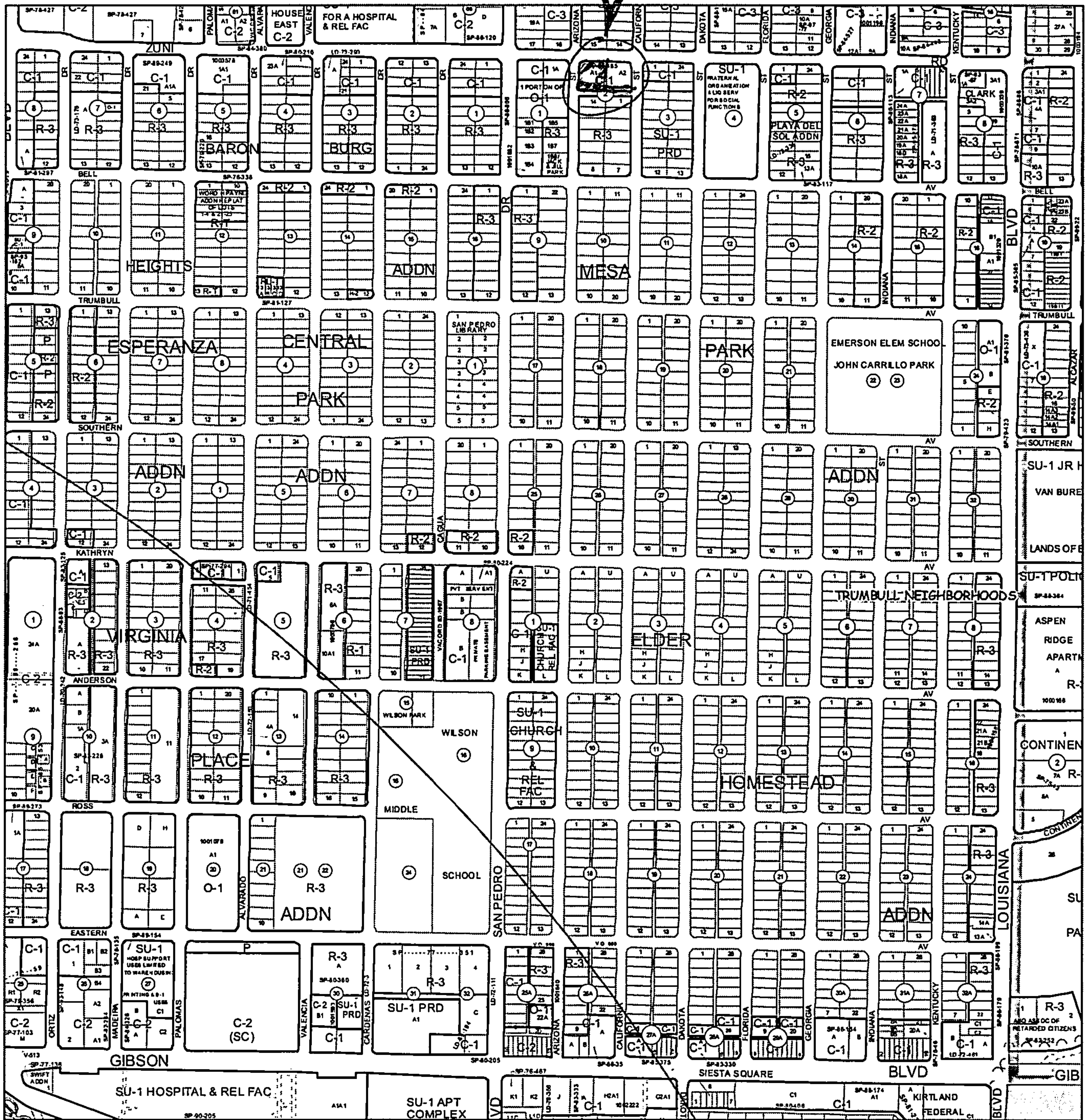
I inspecting the building at the corner of Arizona and Zuni in Albuquerque, NM to confirm that there is a one hour fire break.

There is one corner of the two buildings that make contact with each other. The Phillips 66 owned building is CMU construction and has a 4"x6" wood beam across the top. The building behind has a steel panel exterior that butts up to the Phillips 66 building. The two buildings make contact of approximately 1'-6" at the SE corner of the Phillips 66 building. I could see no contact of any flammable materials between the two buildings, the CMU and steel panels are both adequate as a one hour fire break.

Donald Montoya  
President  
Sunrise Custom Builders, Inc.



SITE



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 3/14/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**L-18-Z**

Selected Symbols

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

0 750 1,500 Feet



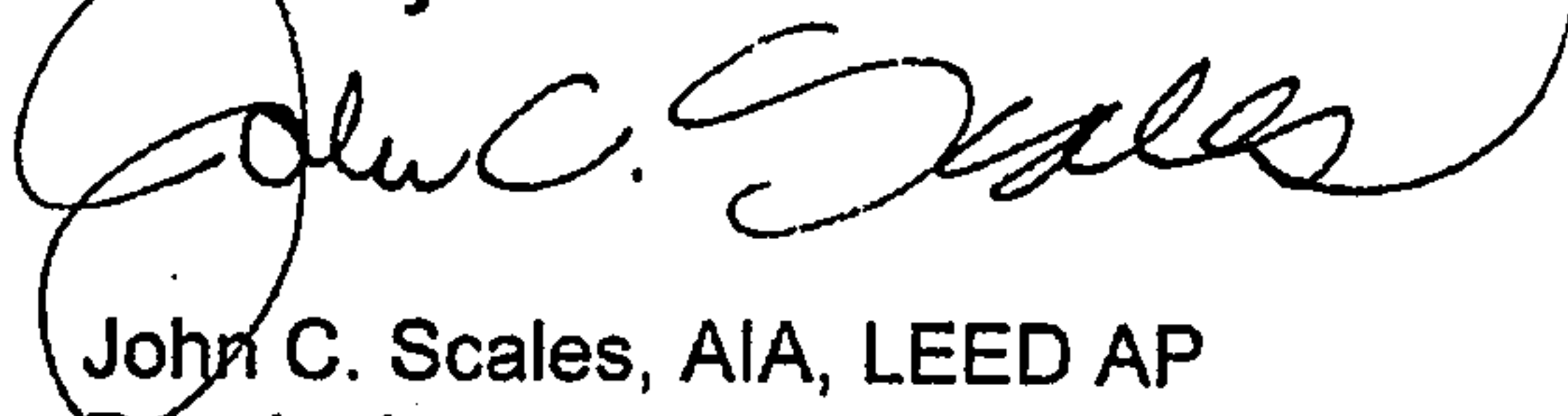
August 21, 2008

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

**Re: Sketch Plat Submittal**  
**Replat of Tract A-1 in Block 2 of Mesa Park Addition**  
**Southeast corner of Arizona Street SE and Zuni Road SE**

Please accept the attached Sketch Plat application for the proposed replat of the property referenced above. The intent is to create two tracts from the one current tract. The current tract is Tract A-1 in Block 2 of Mesa Park Addition (0.5792 ac.) and the proposed replat will create two tracts; Tract A-1-A (0.3165 ac.) and Tract A-1-B (0.2627 ac.) Block 2 Mesa Park.

Sincerely,  
Galloway



John C. Scales, AIA, LEED AP  
Principal  
johnscales@gallowayUS.com

CON000003.01-jcs-sketch plat cover letter-08-21-08.doc

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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 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, 800 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): WAYJOHN Surveying Inc. PHONE: 505-255-2052  
 ADDRESS: 330 Louisiana Blvd., NE FAX: 505-255-2887  
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: wayjohnsurv@aol.com

APPLICANT: Galloway attn: John C. Scales PHONE: 303-770-8884  
 ADDRESS: 5350 D.F.C. Parkway FAX: 303-770-3636  
 CITY: Greenwood Village STATE CO ZIP 80111 E-MAIL: johnscales@gallowayus.com  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: split of one existing tract into two tracts

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. Tract A-1 Block: 2 Unit: \_\_\_\_\_  
 Subdiv/Addr/TBKA: Mesa Park Addition  
 Existing Zoning: C-1 Proposed zoning: C-1 MRGCD Map No. \_\_\_\_\_  
 Zone Atlas page(s): L-18 UPC Code: 1 018 056 306 517 12510

### CASE HISTORY:

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

### 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): 0.5792 ac.  
 LOCATION OF PROPERTY BY STREETS: On or Near: southeast corner of Arizona St. SE & Zuni Rd. SE  
 Between: \_\_\_\_\_ and BELL AVE SE

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

SIGNATURE John C. Scales DATE 8/21/08  
 (Print) John C. Scales for Galloway 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>08DRB 70369</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>09/03/08</u>			Total
			<u>\$ 0</u>

Sandy Handley 08/21/08 Project # 1007437  
 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.

JOHN C. SCALES c/o GALLOWAY  
 Applicant name (print)  
John C. Scales 8/21/08  
 Applicant signature / date



Form revised October 2007

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

Application case numbers  
08DRB 70369

Sandy Havelley 08/21/08  
 Planner signature / date  
 Project # 1007437





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

October 29, 2008

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

RE: Minor Preliminary-Final Plat of Tracts A-1-A and A-1-B, Block 2, Mesa Park Addition,  
Project 1007437

Dear Jack:

I have visited the site referenced above and I have observed that there are no door or window openings in either building along the demising property line.

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

Regards,

A handwritten signature in black ink, appearing to read 'Thomas D. Johnston', written in a cursive style.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.