



COMPLETED 02/06/09 S/H
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-70462

Project # 1007545

Project Name: LANDS OF RABADI & SCHWARTMAN PACKING CO.

Agent: TIERRA WEST LLC

Phone No.: 858-3100

Sara

Your request was approved on 11-12-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: - AMAFCA **ok**
- Expedient

PARKS / CIP: _____

PLANNING (Last to sign): - comments - reference
1962 Deed

- 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:

Left message 01/02/09 S/H

8. **Project# 1007545**
08DRB-70462 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- TIERRA WEST LLC agent(s) for MANUEL LUJAN request(s) the above action(s) for all or a portion of Lot(s) 3, Tract(s) O, **LANDS OF RABADI & / SCHWARTZMAN PACKING CO** zoned IP/SU-1 IP, located on MULBERRY SE BETWEEN GIBSON BLVD SE AND SUNPORT BLVD SE containing approximately 16.6575 acre(s). (M-15){*Deferred from 11/5/08*} **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND EASEMENT DEDICATION AND TO PLANNING FOR COMMENTS AND REFERENCE OF 1962 DEED.**
9. **Project# 1005357**
08DRB-70472 EXT OF MAJOR
PRELIMINARY PLAT
- SURV-TEK INC agent(s) for OXBOW TOWN CENTER LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A2 & X-2-A, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER (TO BE KNOWN AS OXBOW TOWN CENTER)** zoned SU-3, located on ST JOSEPHS DRIVE NW BETWEEN COORS BLVD NW AND ATRISCO DR NW containing approximately 47.72 acre(s). (G-11) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
10. **Project# 1007312**
08DRB-70470 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- JACKS HIGH COUNTRY INC agent(s) for GARDENO & EDEN LLC request(s) the above action(s) for all or a portion of Tract(s) 91, 92, 93, & 218-C-2-A, zoned M-2, located on 2ND ST SW AND WOODWARD RD SW containing approximately 3.7241 acre(s). (M-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR A 20 FOOT WATERLINE EASEMENT, AND TO PLANNING FOR AMAFCA SIGNATURE ANS OWNERS INITIALS, AND AGIS DXF FILE.**
11. **Project# 1007544**
08DRB-70471 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- WAYJOHN SURVEYING INC agent(s) for LIMITED ASSETS LLC request(s) the above action(s) for all or a portion of Lot(s) H-1-B & H-3, **ALTAMONT ADDITION Unit(s) 6**, zoned C-2, located on MONTGOMERY BLVD NE BETWEEN LOUISIANA BLVD NE AND GEORGIA ST NE containing approximately 2.3388 acre(s). (G-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**



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-70462

Project # 1007545

Project Name: LANDS OF RABADI & SCHWARTMAN PACKING CO.

Agent: TIERRA WEST LLC

Phone No.: 858-3100

Your request was approved on 11-12-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: - AMAFCA
- Expedient

PARKS / CIP: _____

PLANNING (Last to sign): - comments - reference
1252 Deed

- 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:




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

MEMORANDUM

DATE: November 4, 2008

TO: Jack Cloud, Planning Department – Design Review Board

COPY: Suzanne Busch, Environmental Health Department
Donna Griffin, Legal Department
Tierra West LLC

FROM: James Joseph, INTERA Inc 

SUBJECT: Project # 1007545, 08DRB-70462 Minor – Preliminary/Final Plat Approval, Lot 3, Tract O, Lands of Rabadi & Schwartzman Packing Co, Located on Mulberry SE Between Gibson Blvd. SE and Sunport Blvd. SE.

There is the potential for the above-named project to be impacted by the presence of landfill gas generated by a former privately owned/operated landfill (Schwartzman Landfill). 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.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

November 5, 2008

DRB Comments

ITEM # 16

PROJECT # 1007545

APPLICATION # 08-70462

RE: Lands of Rabadi & Schwartzman Packing Co.

Please provide a copy of the referenced 1951 Deed. The deeds referenced in the legal description do not pre-date the 1973 Subdivision Ordinance –it needs to be demonstrated that the property being subdivided was created by a subdivision plat or created by a deed that pre-dates the ordinance.



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



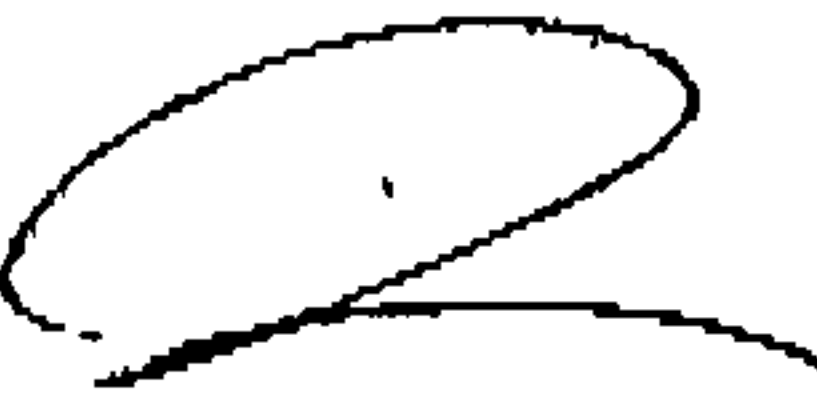
INTERA Incorporated
6000 Uptown Boulevard NE
Suite 100
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: November 4, 2008

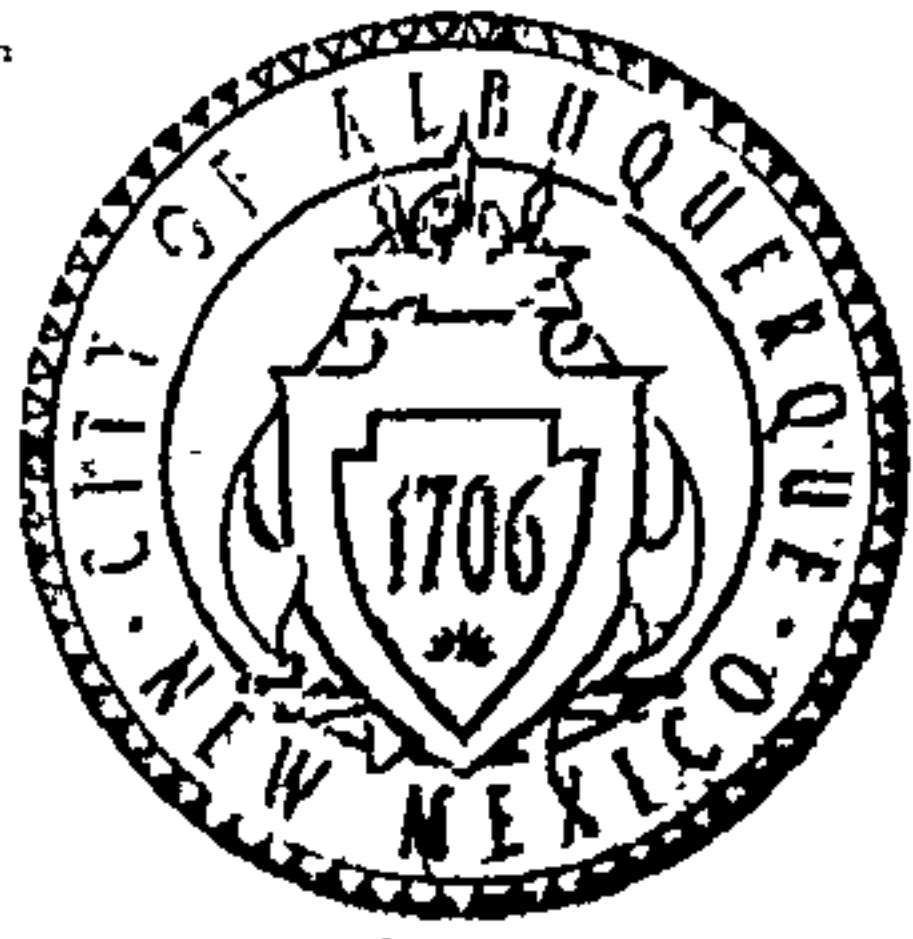
TO: Jack Cloud, Planning Department – Design Review Board

COPY: Suzanne Busch, Environmental Health Department
Donna Griffin, Legal Department
Tierra West LLC

FROM: James Joseph, INTERA Inc. 

SUBJECT: Project # 1007545, 08DRB-70462 Minor – Preliminary/Final Plat Approval, Lot 3, Tract O, Lands of Rabadi & Schwartzman Packing Co, Located on Mulberry SE Between Gibson Blvd. SE and Sunport Blvd. SE.

There is the potential for the above-named project to be impacted by the presence of landfill gas generated by a former privately owned/operated landfill (Schwartzman Landfill). 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.



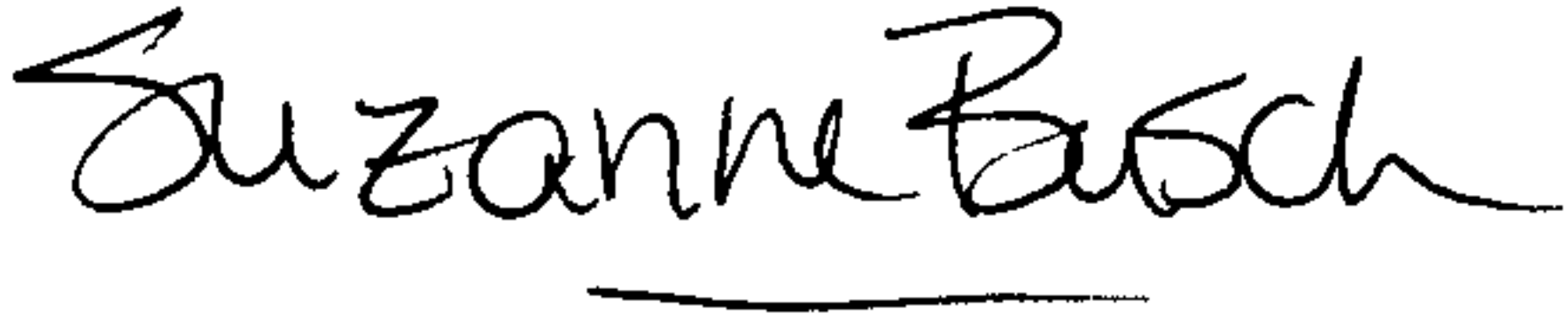
Martin J. Chávez, Mayor

City of Albuquerque
Environmental Health Department



John Soladay, Acting Director

November 3, 2008

TO: Jack Cloud, DRB Chairman
FROM: Suzanne Busch, Principal Engineer 
SUBJECT: Project # 1007545 – Mulberry Properties

Mr. Cloud, The Environmental Health Department has one concern related to the subject project:

This property is located on the Schwartzman landfill. The following disclosure statement should be added to the cover sheet of the plat (it provides a signoff place for me as well):

The subject property is located on a former landfill (Schwartzman). Due to the subject property being on a former landfill, certain precautionary measures may need to be taken to ensure health and safety of the public. Recommendation made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the *Interim Guidelines for Development within City Designated Landfill Buffer Zones*) shall be consulted prior to development of the site.

Albuquerque Environmental Health Department

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

10/28/2008 Issued By: E08375

Permit Number: 2008 070 462 **Category Code 910**

Application Number: 08DRB-70462, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: MULBERRY SE BETWEEN GIBSON BLVD SE AND SUNPORT BLVD SE

Project Number: 1007545

Applicant

Manuel Lujan

1209 California Ne
 Albuquerque NM 87110
 268-1735

Agent / Contact

Tierra West Llc
 Ronald Bohannon
 5571 Midway Park Pl Ne
 Albuquerque NM 87108

twllc@tierrawestllc.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 Albuquerque
 Treasury Division

10/28/2008 11:05AM LCC: P:RX
 LCH 007 TRASH 0009
 RECEIPT# 00105849-00105849
 PERMIT# 2008070462 119LJS
 Trans Amt \$305.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$285.00
 CR \$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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: Manuel Lujan PHONE: 268-1735
 ADDRESS: 1209 California NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: Manuel Lujan, Sherif Rabadi, Albuquerque Airpark Partners

DESCRIPTION OF REQUEST: Minor Preliminary/Final Plat Approval

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. Parcel 3/Remaining Portion of Tract O Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Lands of Rabadi & Lujan/Schwartzman Packing Company
 Existing Zoning: IP/SU-1 IP Proposed zoning: No Change MRGCD Map No _____
 Zone Atlas page(s): M-15 UPC Code: 101505511041320220/101505509633620215

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____
1006681/1000538/1000359

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): +/- 16.6575
 LOCATION OF PROPERTY BY STREETS: On or Near: Mulberry SE
 Between: Gibson Blvd. SE and Sunport Blvd. SE
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE [Signature] DATE 10/28/08
 (Print) Ronald R. Bohannon, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

| | | | | |
|---|--------------------------------------|------------|------|------------------|
| <input checked="" type="checkbox"/> INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
| <input checked="" type="checkbox"/> All checklists are complete | <u>DRB - 70462</u> | <u>PBF</u> | | \$ <u>285.00</u> |
| <input checked="" type="checkbox"/> All fees have been collected | | <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 | | | | Total |
| | Hearing date <u>November 5, 2008</u> | | | \$ <u>305.00</u> |

[Signature] 10.28.08
 Planner signature / date

Project # 1007415

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.**
 - na 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.

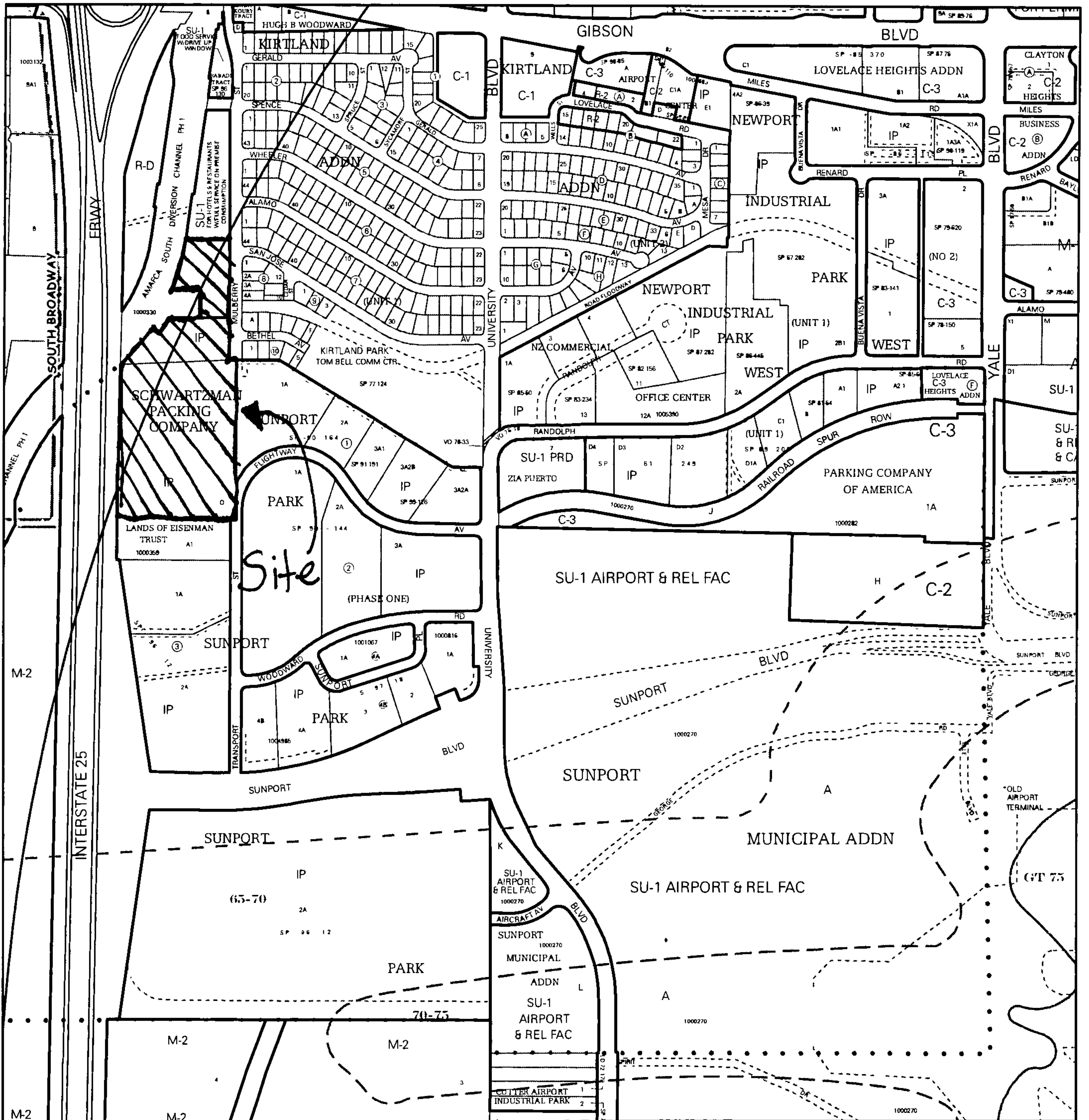
Ronald R. Bohannon, PE
 Applicant name (print)
10/28/08
 Applicant signature / date



Form revised **October 2007**

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
08DRB - 20462

[Signature] 10-28-08
 Planner signature / date
 Project # 1007545



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

AGIS
Albuquerque Geographic Information System

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-15-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

gar

TIERRA WEST, LLC

October 28, 2008

Mr. Jack Cloud
Planning Manager, DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

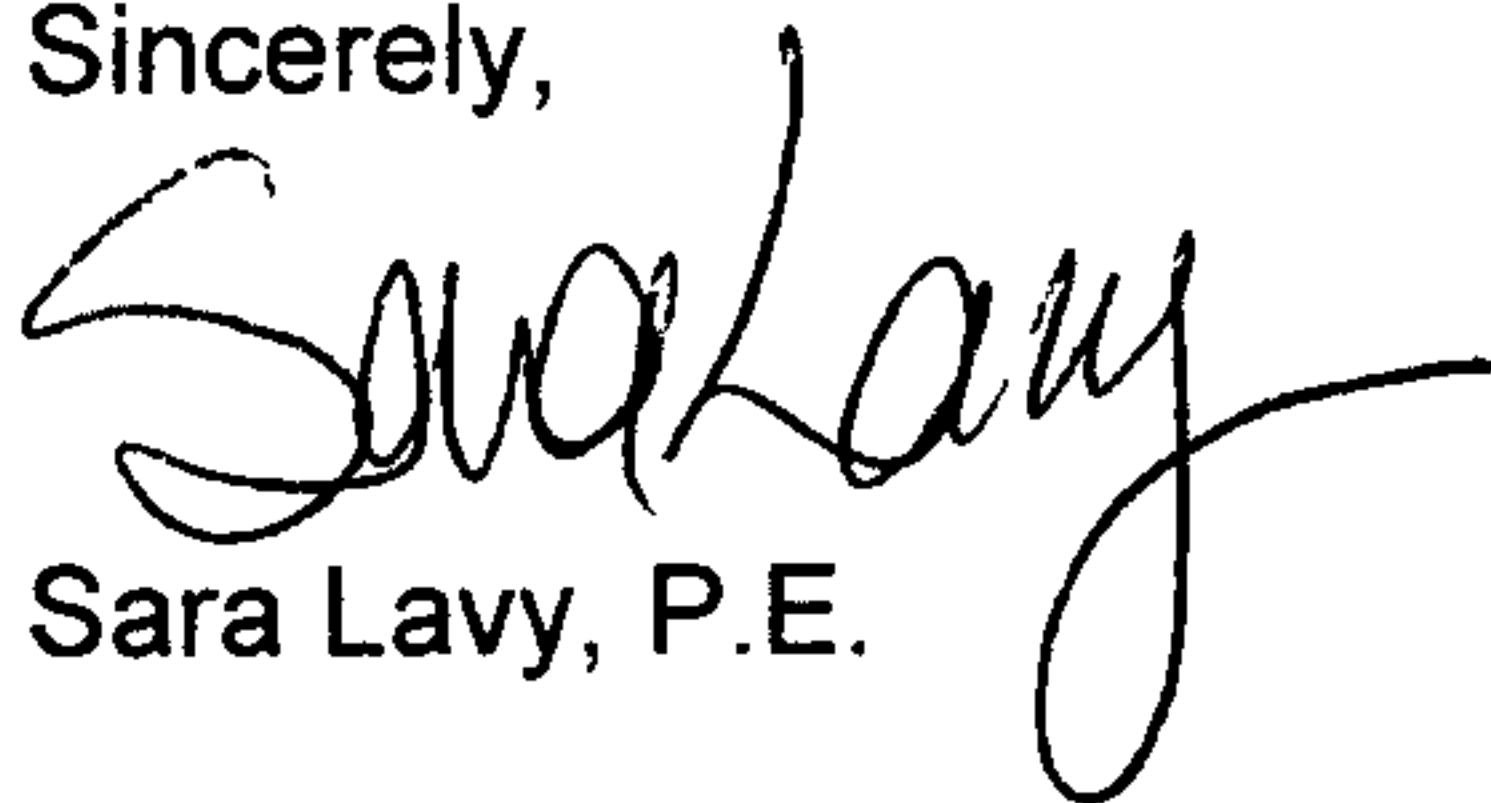
RE: Preliminary and Final Plat Approval
Legal Description: Tracts A and B Mulberry Properties

Dear Mr. Cloud:

Tierra West LLC, on behalf of the owners of the above referenced property, requests DRB approval for a preliminary and final plat. The property was illegally subdivided in the past and we are correcting the problem with this plat. The property was conveyed via a warranty deed and real estate contract in the past and no plat was ever done to legally separate the two tracts. Both property owners have signed the plat and agree to the lot lines as shown. The City Surveyor has reviewed and signed the plat as well.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Sara Lavy, P.E.

Enclosure/s

cc: Manual Lujan, Jr.
Jon Lorentzen

JN: 28056
SL/cla

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com