



# DRB CASE ACTION LOG (PRELIMINARY / 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.: 00DRB-70033 Project # 10071646  
 Project Name: \_\_\_\_\_  
 Agent: ABO Engineering Phone No.: 255-7802

Your request was approved on 2-11-09 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): DXF  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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:

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

11. **Project# 1004617**  
09DRB-70047 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- JACKS HIGH COUNTRY INC agent(s) for TONY B AND MYRQ Y GUITERREZ request(s) the above action(s) for all or a portion of Lot(s) 100, **LA VICTORIA** zoned C-2, located on BLUEWATER NW BETWEEN 56TH ST NW AND YUCCA DR NW containing approximately 1.5298 acre(s). (J-11)[*deferred for 2/4/09 -reference project # 1004677*] **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
12. **Project# ~~1007646~~**  
09DRB-70033 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- ABQ ENGINEERING agent(s) for DAN GARCIA request(s) the above action(s) for all or a portion of Tract(s) 131, zoned SU-2 CLD; SU-1/SU-2, located on CENTRAL AVE SW BETWEEN SAN PASQUALE AV SW AND LAGUNA BLVD SW containing approximately 2.2314 acre(s). (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

13. **Project# 1004913**  
09DRB-70046 SKETCH PLAT REVIEW  
AND COMMENT
- BOHANNAN HUSTON INC agent(s) for STATE OF NM, PROPERTY CONTROL DIVISION request(s) the above action(s) for all or a portion of Tract(s) A-1, B-1, & E-1, **NM LANDS WEST** zoned C-3, located on CAMINO DEL SALUD BETWEEN 1-40 AND UNIVERSITY BLVD containing approximately 5 acre(s). (J-15) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Other Matters: None.

ADJOURNED: 12:50

**4677**

### DXF Electronic Approval Form

DRB Project Case #: 1004677

Subdivision Name: GARCIA PROPERTIES DEVELOPMENT LOTS 1 & 2

Surveyor: DAVID R VIGIL

Contact Person: FRANCIS PHILLIPS

Contact Information: 255-7802

DXF Received: 2/11/2009

Hard Copy Received: 2/11/2009

Coordinate System: NMSP Grid (NAD 83)

  
Approved

02.11.2009  
Date

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

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**AGIS Use Only**  
Copied fc **4677** to agiscov on **2/11/2009** Contact person notified on **2/11/2009**

7. **Project# 1007095**  
09DRB-70021 EPC APPROVED SDP  
FOR BUILD PERMIT

J KORY BAKER ARCHITECT agent(s) for 86TH LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, **LANDS OF L W BARRETT** zoned SU-2 FOR RD, located on 86TH ST SW BETWEEN SAN IGNACIO SW AND SAGE SW containing approximately .994 acre(s). (L-9) [Deferred from 1/28/09] **DEFERRED TO 2/11/09 AT THE AGENT'S REQUEST.**

8. **Project# 1007551**  
09DRB-70019 EPC APPROVED SDP  
FOR BUILD PERMIT

GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD AND DRUG CENTERS, INC request(s) the above action(s) for all or a portion of Lot(s) B-1-B, **HUBBELL PLAZA**, zoned C-2, located on CENTRAL AVE NW BETWEEN COORS NW AND AIRPORT RD NW containing approximately 2.26 acre(s). (K-10) [Deferred from 1/28/09 - to be deferred to 2/11/09] **DEFERRED TO 2/11/09 AT THE AGENT'S REQUEST.**

9. **Project# 1003565**  
08DRB-70534 EPC APPROVED SDP  
FOR BUILD PERMIT

JOSH SKARSGARD agent(s) for ART GARDENSWARTZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 8, **MIRAMONTES PARK Unit(s) 1**, zoned C-1, SU-1 C-2 USES AND WAREHOUSE, located on SAN MATEO BLVD NE BETWEEN CLAREMONT AVE NE AND PHOENIX AVE NE (H-1) [Deferred from 1/7/09, 1/28/09] **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

10. **Project# 1004677 | 1007646**  
09DRB-70033 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

ABQ ENGINEERING request(s) the above action(s) for all or a portion of Tract(s) 131, zoned SU-2 CLD; SU-1/SU-2, located on CENTRAL AVE SW BETWEEN SAN PASQUALE AV SW AND LAGUNA BLVD SW containing approximately 2.2314 acre(s). (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

11. **Project# 1006974**  
09DRB-70024 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

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, **JUANITA G GALLEGOS**, zoned S-MR / S-MRL, located on MOUNTAIN RD NW BETWEEN 6TH ST NW AND LOS TOMASES NW containing approximately 0.3975 acre(s). (J-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND AGIS DXF FILE.**

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
February 4, 2009  
DRB Comments

ITEM # 10

PROJECT # <sup>100-7646/</sup>1004677 APPLICATION # 09-70033

RE: Tract 131, MRGCD Map # 38

It appears Tract 132 needs to be a beneficiary of the proposed cross-lot easement.

A site plan with parking calculations is needed to demonstrate that required on-site parking per the Zoning Code is met on-site (on each lot). If proposed lot line goes through the existing apartments, an engineer or architect will have to certify that the property line wall complies with the Building Code, or the building would need to be removed prior to filing of the plat.

Please remove zoning note (I.) from Final Plat. For future reference, please revise Solar Note to be specific to this type of request, i.e. use the words "THIS PLAT" (rather than the words "REQUESTED FINAL ACTION") at the beginning of the note, and do not use the words "OR SITE DEVELOPMENT PLAN FOR SUBDIVISION" at the end of the note.

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



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): Wayjohn Surveying Inc. PHONE: 505-255-2052

ADDRESS: 330 Louisiana Blvd NE FAX: 505-255-2887

CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: info@wayjohn.com

APPLICANT: AG & Five LLC PHONE: 505-362-2753

ADDRESS: 1113 4th Street, NW FAX: \_\_\_\_\_

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: dan@garciaskitchen.com

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

DESCRIPTION OF REQUEST: Minor sketch plat to vacate a public waterline and sewerline easement and to grant private easements.

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. 1 & 2 Block: N/A Unit: N/A

Subdiv/Addn/TBKA: Garcia Properties Development

Existing Zoning: SU-2/SU-1 & SU-2/CLD Proposed zoning: Same MRGCD Map No. \_\_\_\_\_

Zone Atlas page(s): J-13 UPC Code: 1 013 058 222 152 30909, 1 013 058 215 283 30914

**CASE HISTORY:**

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

1007646, 1004677, ~~1001620~~ 1001620

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  NO

No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 2.2162

LOCATION OF PROPERTY BY STREETS: On or Near: Central Avenue, SW

Between: 12th Street NW and Rio Grande Boulevard, NW

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE 1/12/2016

(Print Name) Thomas D. Johnston, PS, PE, Wayjohn Surveying Inc. Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>16 DRB- 70013</u>	<u>SP</u>	_____	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>0</u>

Hearing date Jan. 20, 2016

1-12-16  
Staff signature & Date

Project # 1007646

**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.

Thomas D. Johnston, PS, PE  
  
 Applicant name (print) 1/12/16  
 Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
16 - DRB - 70013  
 \_\_\_\_\_  
 \_\_\_\_\_

  
 Planner signature / date  
 Project # 1007646



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

January 11, 2016

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

RE: Sketch Plat of Tracts 1-A & 2-A, Garcia Properties Development

To Whom It May Concern:

I am submitting a request for sketch plat review. My client would like vacate the public waterline and sewerline easement granted by the previous plat. The client would like to grant a private waterline and sewerline easement in its place, since there is infrastructure within the easement serving the rear lot.

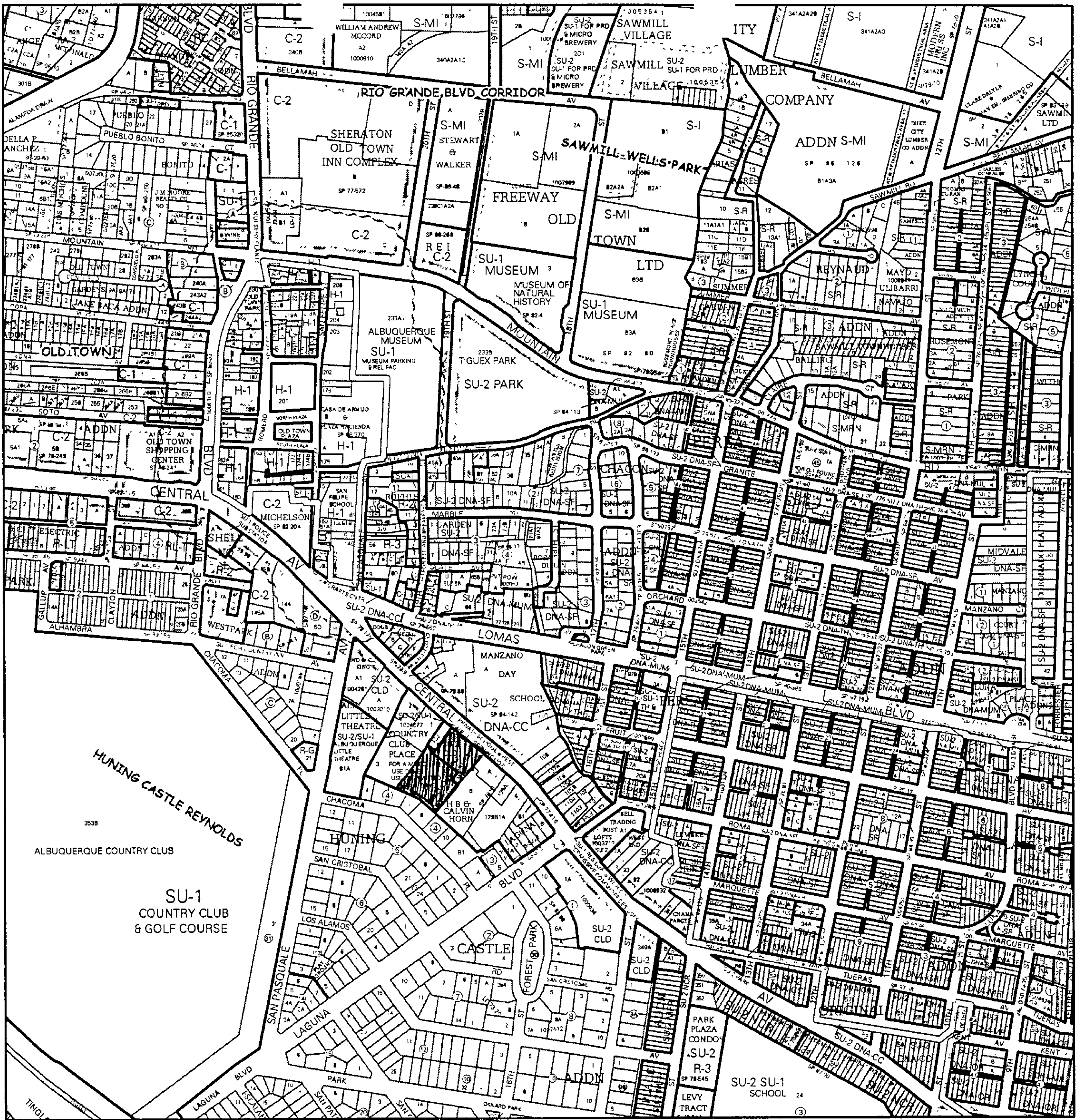
Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

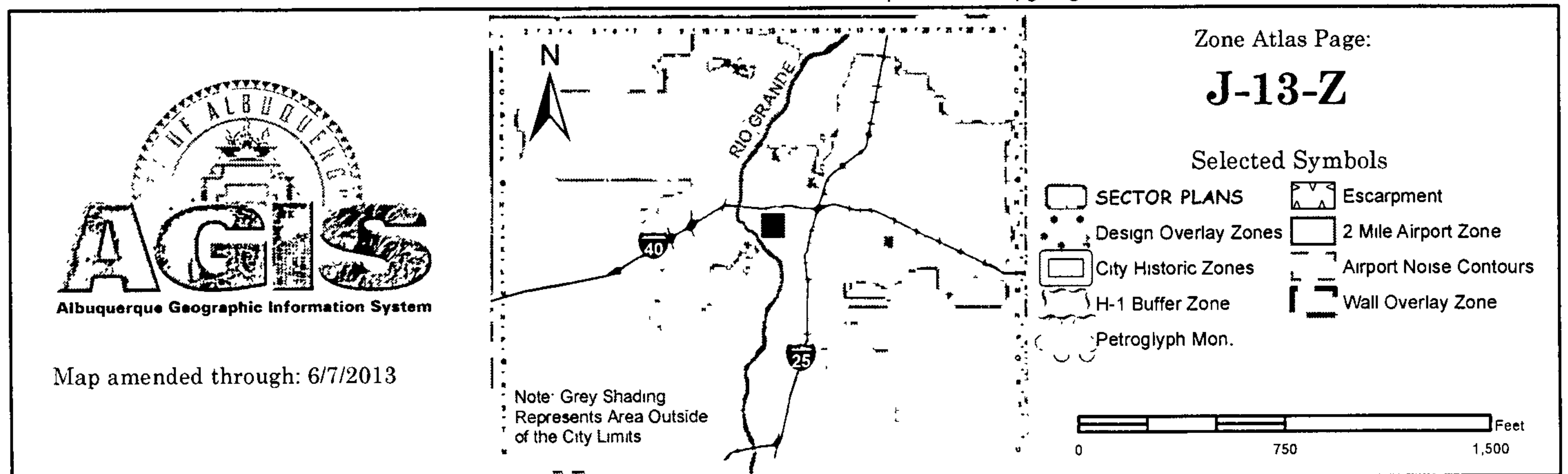
A handwritten signature in black ink, appearing to read "Thomas D. Johnston". The signature is fluid and cursive, with a prominent initial "T" and "J".

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





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



PROJECT#

1007646

January 20. 2016

SK



Complete 2.12.09  
VS

# DRB CASE ACTION LOG (PRELIMINARY / 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.: 00DRB-70033 Project # 1007646  
 Project Name: \_\_\_\_\_  
 Agent: ABO Engineering Phone No.: 255-7802

Your request was approved on 2-11-09 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): OK DXF  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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.
  - GIS DXF File approval required.
  - Copy of recorded plat for Planning.

Created On:

# City of Albuquerque Planning Department

## One Stop Shop – Development and Building Services

02/06/2009 Issued By: E08375

**Permit Number:** 2009 070 033

**Category Code 910**

**Application Number:** 09DRB-70033, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** CENTRAL AVE SW BETWEEN SAN PASQUALE AV SW AND LAGUNA BLVD SW

**Project Number:** 1007646

**Applicant**

Abq Engineering

Martin Garcia

6739 Academy Rd Ne Suite130

Albuquerque NM 87109

mjgarcia@abqeng.com

**Agent / Contact**

Abq Engineering

Martin Garcia

6739 Academy Rd Ne Suite130

Albuquerque NM 87109

mjgarcia@abqeng.com

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB deferral fee	\$50.00
<b>TOTAL:</b>		<b>\$50.00</b>

City Of Albuquerque  
Treasury Division

2/6/2009 8:33AM LOC: ANNX  
WS# 007 TRANS# 0001  
RECEIPT# 00110308-00110308  
PERMIT# 2009070033 TRSLJS  
Trans Amt \$50.00  
DRB Actions \$50.00  
CK \$50.00  
CHANGE \$0.00

Thank You

February 05, 2009

DRB Chair  
City of Albuquerque Development Services  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

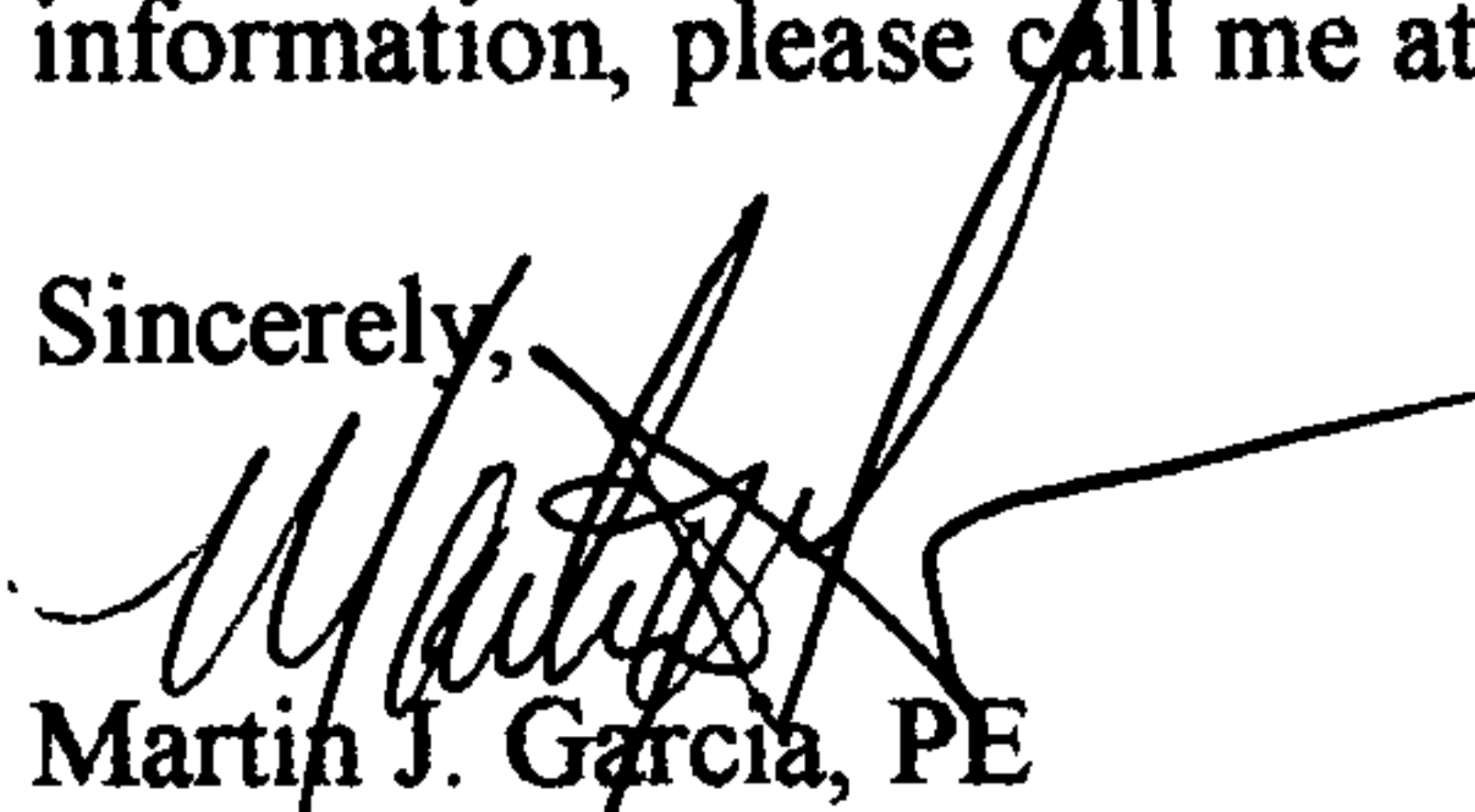
***RE: Garcia Properties Development Preliminary Plat Submittal  
Zone Atlas Map Page J-13 09DRB-70033***

Dear Chair:

Submitted herewith are six copies of the updated plat, exhibit showing the existing infrastructure on-site with dimensions, exhibit showing existing buildings versus proposed property lines, and parking calculations for the existing infrastructure. This case was indefinitely deferred on February 4, 2009. With this letter I am requesting that this item be placed back on the agenda for the February 11, 2009 meeting.

The plat is also being routed through the dry utility companies for signature and we expect to have that complete next week. If you have any questions or require additional information, please call me at 255-7802.

Sincerely,



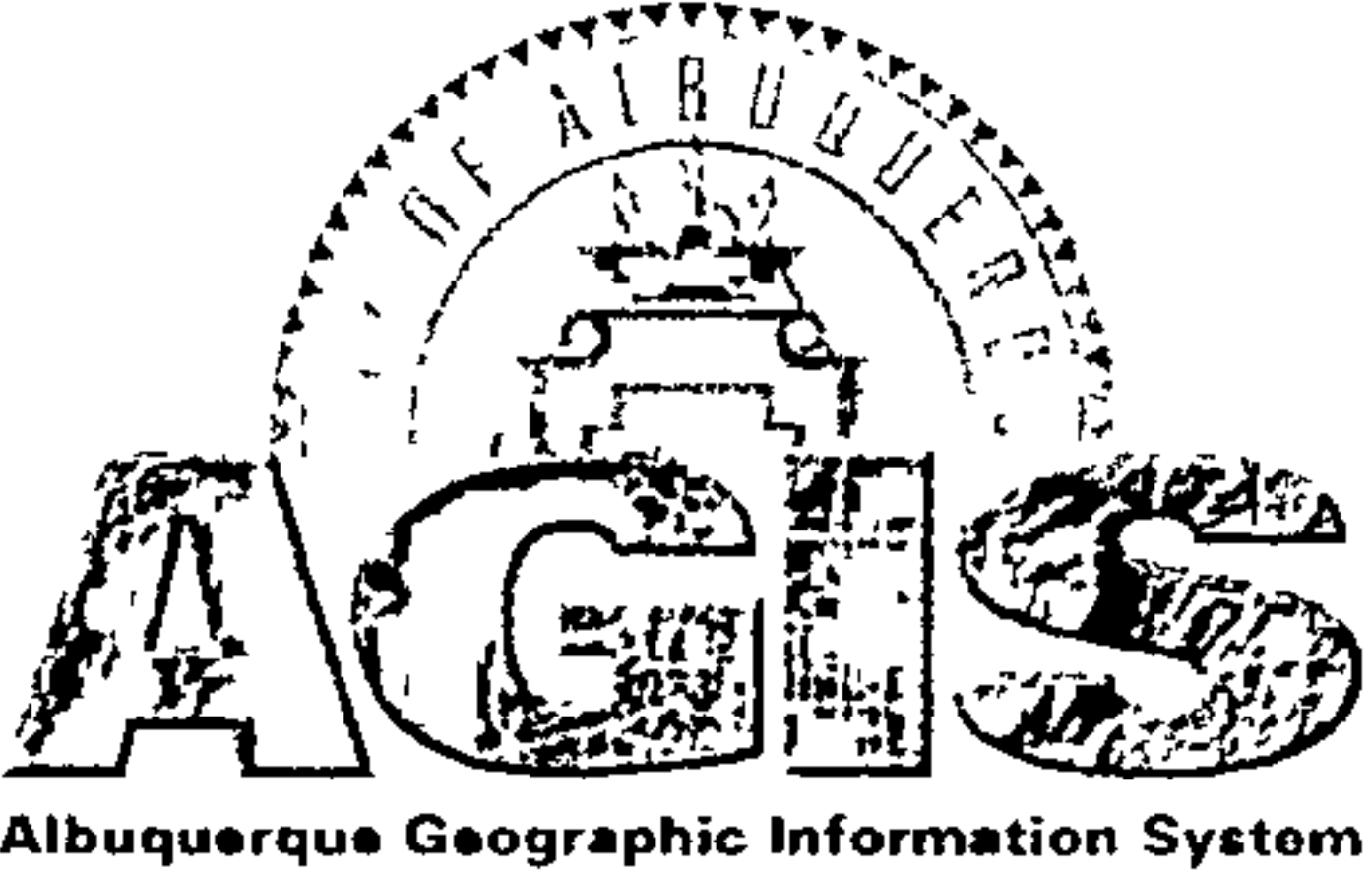
Martin J. Garcia, PE  
Ashley Tanner  
ABQ Engineering, Inc.  
29006

02/11/09  
Agenda Item 11. Project 1007646



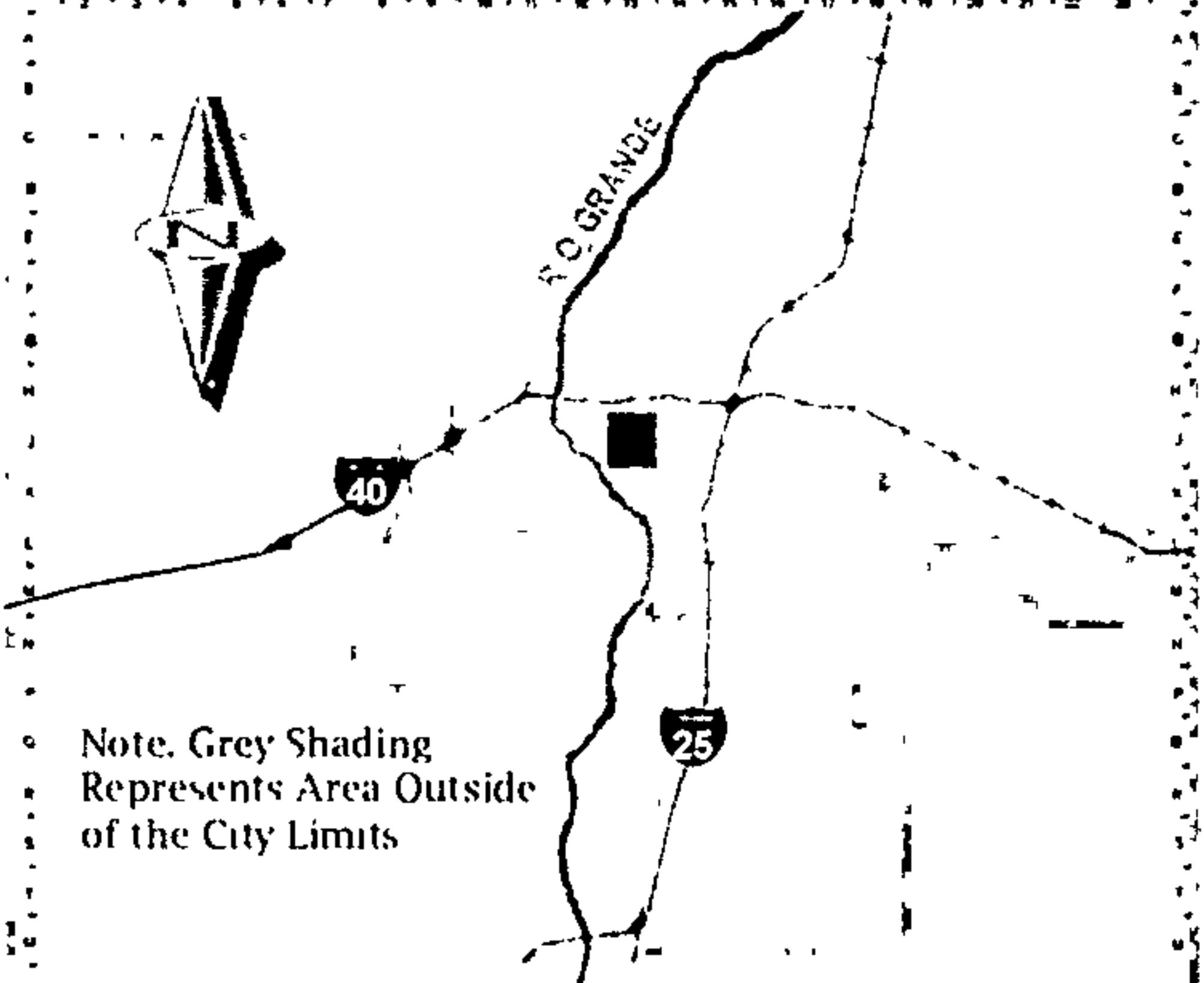
**SITE**

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



Albuquerque Geographic Information System

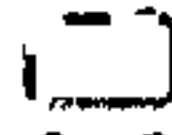



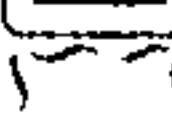
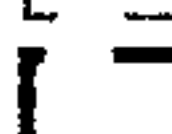
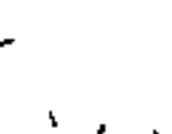


Map amended through: 6/13/2008

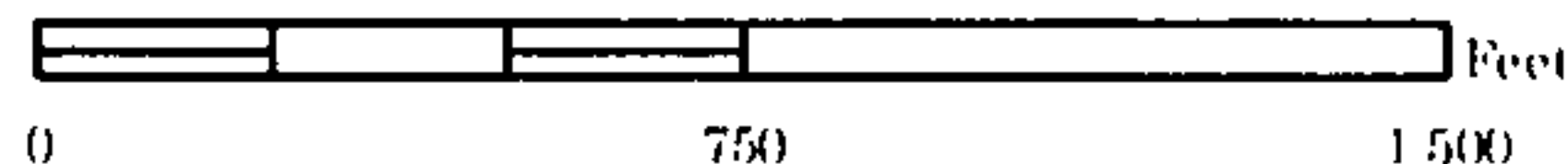


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-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		



# ABQ ENGINEERING, INC.

Engineers•Planners•Construction Services

6739 Academy Road NE, Suite 130

Albuquerque, New Mexico 87109

(505) 255-7802 Fax (505) 255-7902

## TRANSMITTAL LETTER

To: Development Review Board

ATTN: DRB Chair

PROJECT: Garcia Properties Development

DATE: 02/06/09

**WE TRANSMIT:**

Herewith                       Under Separate Cover Via                       In Accordance With Your Request

**FOR YOUR:**

Approval                                       Distribution to parties                                       Information  
 Review     Record Use  
 Use     Other \_\_\_\_\_

**THE FOLLOWING:**

Drawings                                       Shop Drawings Prints                                       Photo Files  
 Specifications                                       Shop Drawing Reproducible                                       Change Order  
 Submittal     Shop Drawing Marks     See Description Below

DATE	QTY.	DESCRIPTION	ACTION CODE
02/05/09		DRB Package for Feb. 11, 2009 meeting	

**ACTION CODE:**

- A. Action indicated on item transmitted
- B. No action required
- C. For signature and return
- D. For signature and forwarding
- E. See remarks below

**REMARKS:**

Copies To: 29006 Garcia Properties Development

By: Ashley Tanner

January 19, 2009

To Whom it May Concern:

This statement shall serve as authorization that I, Vicki Garcia, representative and owner of the area described as Tract 131 MRCD Map No. 38, and being comprised of approximately 2.2314 acres, do grant ABQ Engineering ability to act as our agent for the purpose of pursuing a replat and lot split of said property, as described in our agreement dated January 14, 2009.

Thank You,



VICKI L. GARCIA



# Garcia's Kitchen Parking Calculations

Martin J. Garcia

ABQ Engineering

February 4, 2009

## Existing Buildings:

- 1- 1-Restaurant 135 seat fire occupancy load
- 2- 4-Apartments less than 1000 square feet each

## Parking Requirements: Per City of Albuquerque Zoning Code

Restaurant: 1 parking space per 4 seats

Apartments: 1 ½ parking spaces per unit

Restaurant: 135 seats/1 space per 4 seats = 33.75 spaces **Say 34 spaces**

Apartments: 1 ½ spaces per each unit x 4 units = **6 spaces**

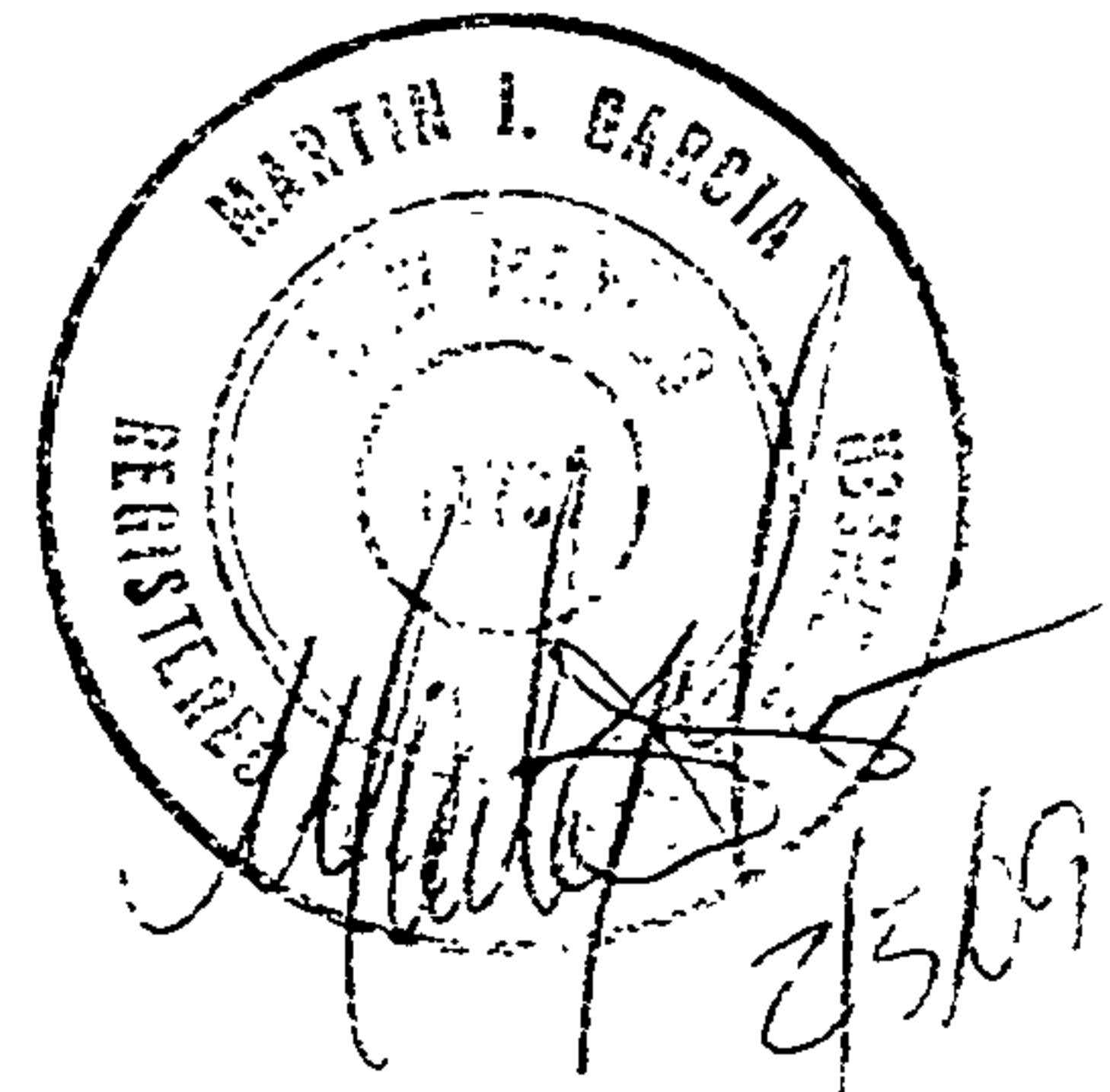
**Spaces Required: 34+6 = 40 spaces**

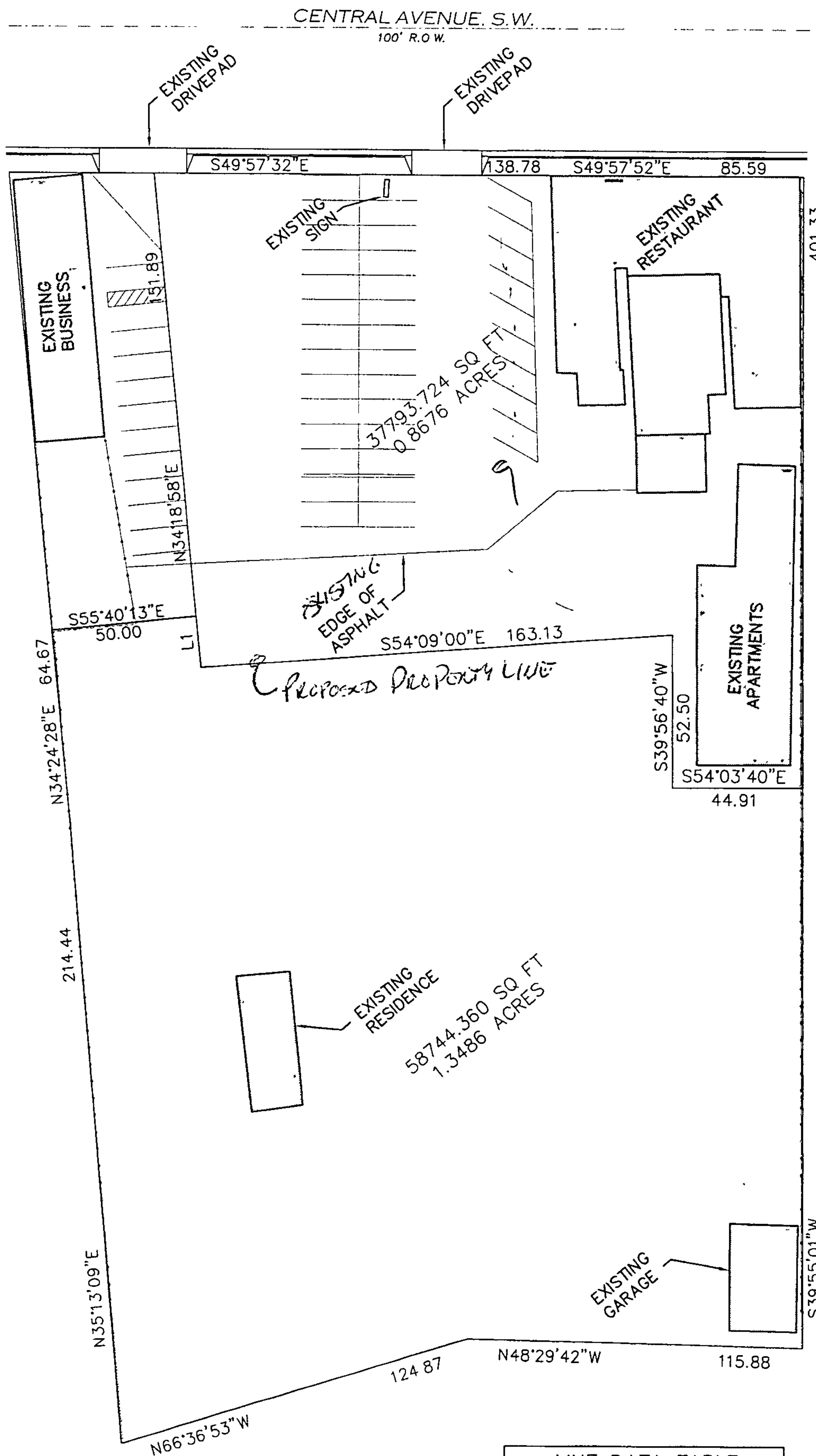
Reductions allowed: 10% because transit service is available

$40 \times 0.10 = 4$  spaces

**Total Spaces Required: 40 – 4 = 36 spaces**

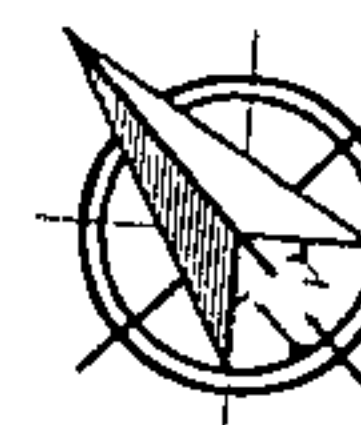
**Total Spaces provided= 36 spaces**



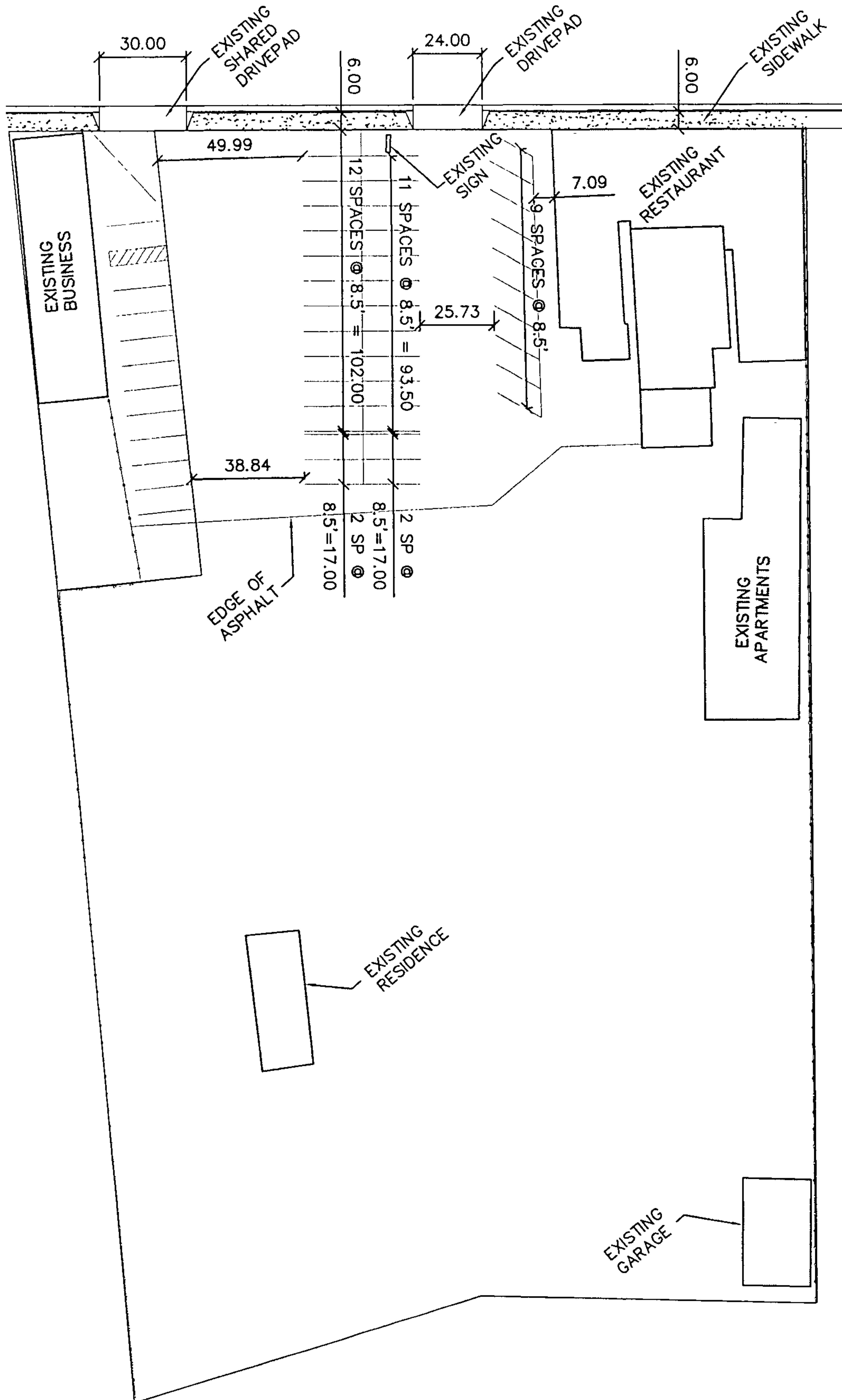


LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N34°18'58"E	20.00

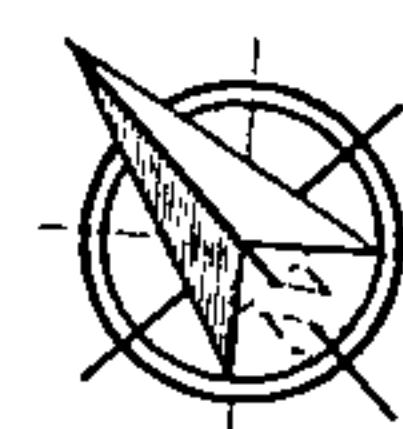
# EXISTING SITE LAYOUT WITH NEW BOUNDARY



ENTRAL AVENUE, S W  
100' R.O.W.



# EXISTING SITE LAYOUT





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): ABQ ENGINEERING, INC. PHONE: 505-255-7802  
 ADDRESS: 6739 ACADEMY RD. NE SUITE #130 FAX: 505-255-7902  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: -

APPLICANT: - SAME AS ABOVE - PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

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

DESCRIPTION OF REQUEST: REPLAT AND LOT SPLIT OF EXISTING SITE

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 No. 131 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: \_\_\_\_\_  
 Existing Zoning: SU2-CLO; SU1/SU2 Proposed zoning: \_\_\_\_\_ MRGCD Map No 38  
 Zone Atlas page(s): J-13-Z UPC Code: 1013-058-223-143-309-09

**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): 2.2314  
 LOCATION OF PROPERTY BY STREETS: On or Near: 1736 CENTRAL AVENUE SW  
 Between: San Pasquale St SW and Laguna Blvd SW

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

SIGNATURE Ashley Tanner DATE 01-27-09  
 (Print) ASHLEY TANNER 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>09DRB - 70033</u>	<u>P&amp;F</u>		<u>\$ 285.00</u>
	<u>CMF</u>		<u>\$ 20.00</u>
			\$
			\$
			\$
			Total
Hearing date <u>February 4, 2009</u>			<u>\$ 305.00</u>

[Signature] 1.27.09  
 Planner signature / date

Project # 1007646

**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 ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- ~~NA~~ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- ~~NA~~ 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
- ~~NA~~ 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
- ~~NA~~ 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.**

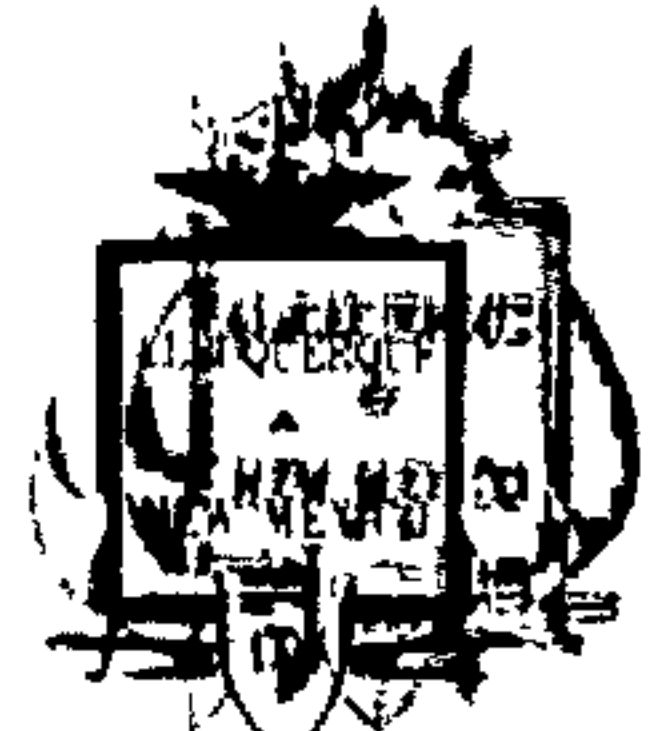
PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- 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.

Ashley Tanner  
 Applicant name (print)  
Ashley Tanner 01/27/09  
 Applicant signature / date



Form revised October 2007

- |   |                          |
|---|--------------------------|
| <input checked="" type="checkbox"/> Checklists complete | Application case numbers |
| <input checked="" type="checkbox"/> Fees collected      | 09DRB - <u>70033</u>     |
| <input checked="" type="checkbox"/> Case #s assigned    | _____                    |
| <input checked="" type="checkbox"/> Related #s listed   | _____                    |

[Signature] 1.27.09  
 Planner signature / date  
 Project # 1007646



**SITES**

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

Albuquerque Geographic Information System

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-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

January 27, 2009

DRB Chair  
City of Albuquerque Development Services  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

***RE: Garcia Properties Development Preliminary Plat Submittal  
Zone Atlas Map Page J-13***

Dear Chair:

ABQ Engineering, Inc. has been retained by Mr. Dan Garcia of AG & Five LLC., representative and owner of the area described as Tract 131 MRGCD Map No. 38, and being comprised of approximately 2.2314 acres, to perform the lot split of Tract 131 MRGCD Map No. 38 for future development.

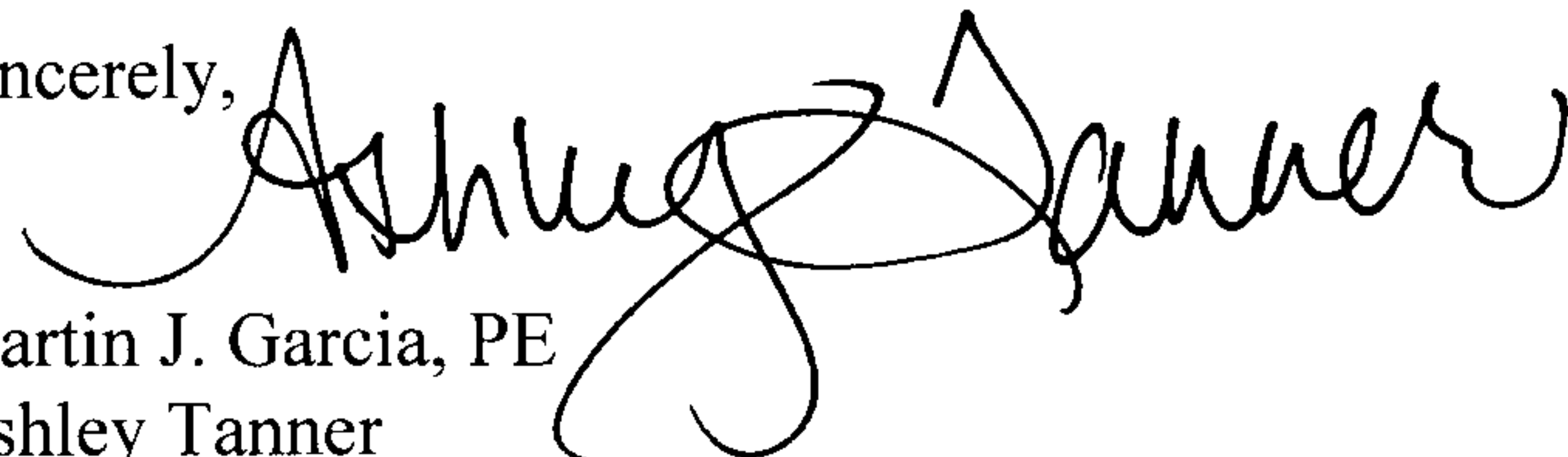
Garcia Properties Development is a proposed lot split of the aforementioned area to be comprised of two lots with areas of 1.4042 acres and 0.8120 acres. The property is located at approximately 1736 Central Avenue SW. Access to the site will primarily be from Central Avenue. The area is currently zoned SU2-CLD and SU-1/SU-2 for mixed uses.

Existing buildings within the property are the following: Garcia's Kitchen at the northeast corner of the property, occupied apartments along a portion of the eastern property boundary, a vacant building at the southeast corner of the property, and a small residential home in the middle of the property. Currently, parking for the restaurant is located at the northerly portion of the site along Central Avenue and is the only paved area of the property.

Submitted with this letter are 6 copies of the proposed preliminary plat, 6 copies of the grading and drainage plan and 6 copies of the current infrastructure site plan. Also submitted with this request is the DRB application, relevant zone atlas page, and appropriate fees to meet the needs of our request.

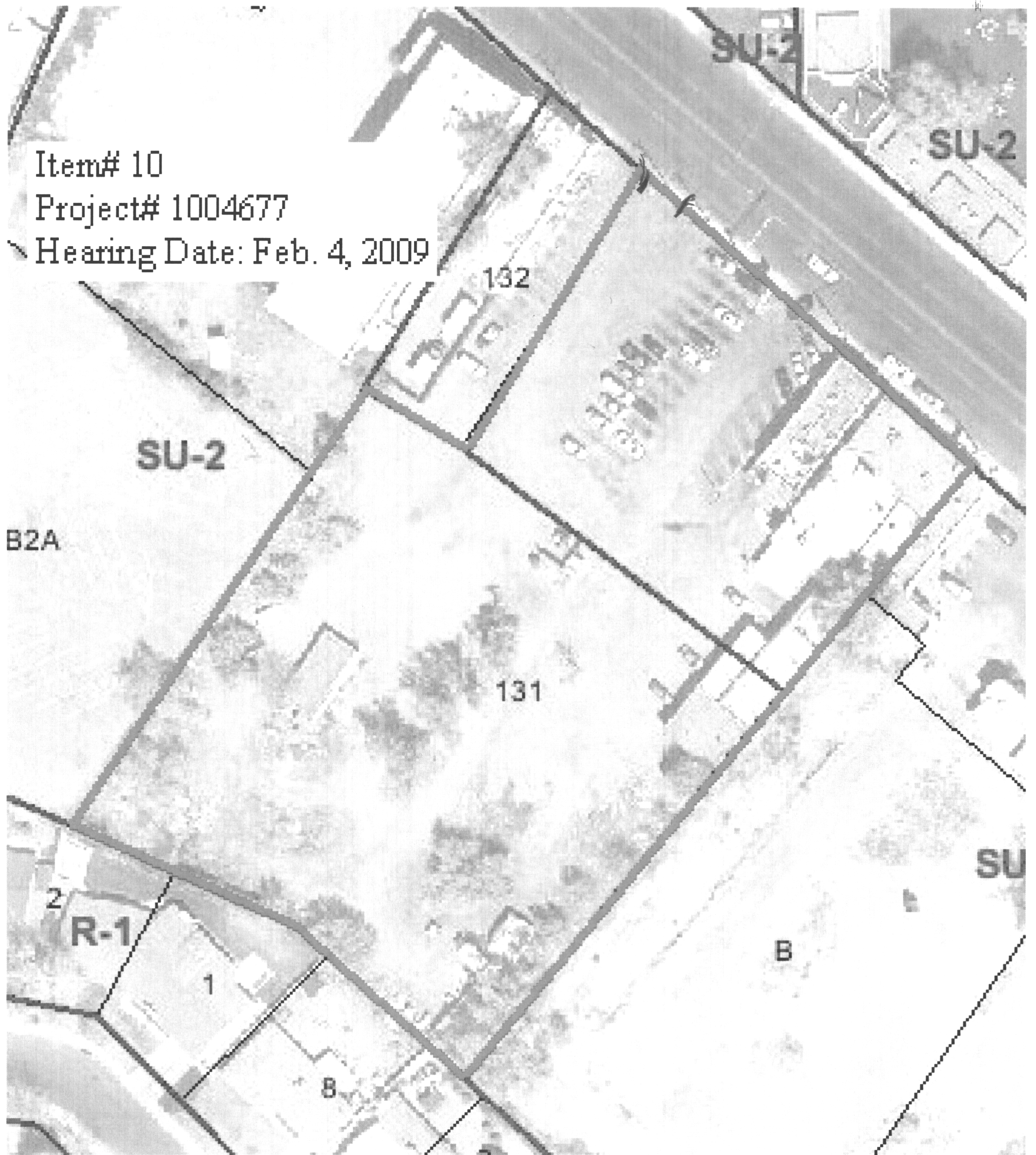
Please schedule the subdivision before the DRB as soon as possible.

Sincerely,



Martin J. Garcia, PE  
Ashley Tanner  
ABQ Engineering, Inc.  
29006

Item# 10  
Project# 1004677  
Hearing Date: Feb. 4, 2009



SU-2

B2A

132

131

SU-2

SU-2

R-1

1

8

B

SU



Jan-20-09 02:47P

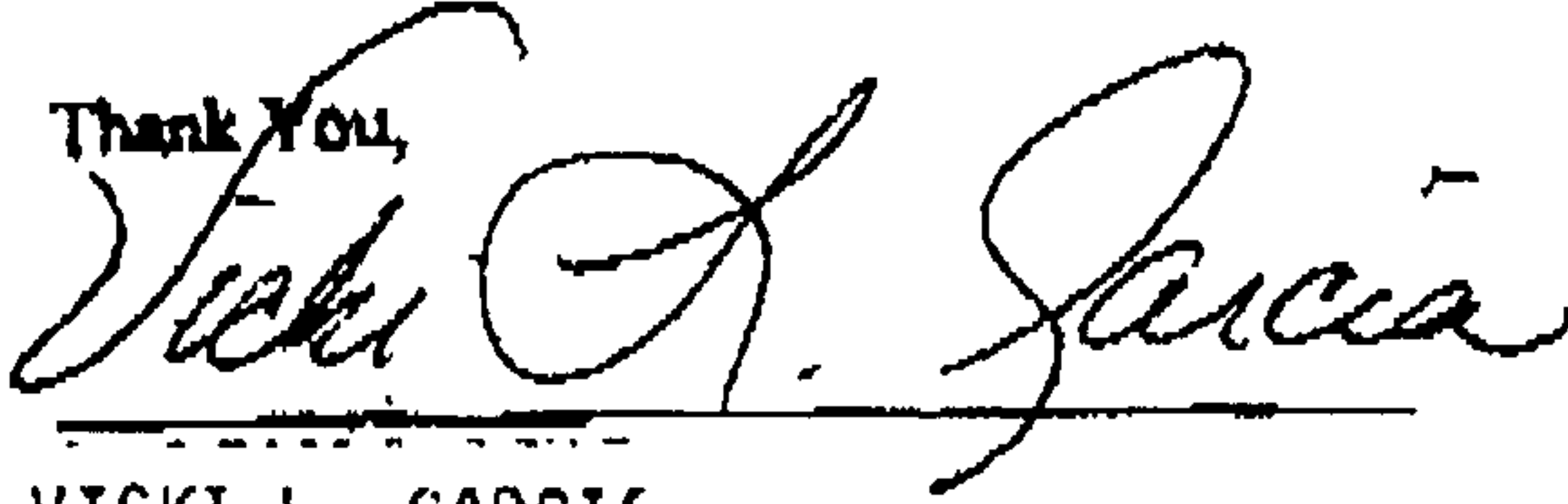
P.02

January 19, 2009

To Whom it May Concern:

This statement shall serve as authorization that I, Vicki Garcia, representative and owner of the area described as Tract 131 MRGCD Map No. 38, and being comprised of approximately 2.2314 acres, do grant ABQ Engineering ability to act as our agent for the purpose of pursuing a replat and lot split of said property, as described in our agreement dated January 14, 2009.

Thank You,



VICKI L. GARCIA

# ABQ ENGINEERING, INC.

Engineers•Planners•Construction Services

6739 Academy Road NE, Suite 130

Albuquerque, New Mexico 87109

(505) 255-7802 Fax (505) 255-7902

## TRANSMITTAL LETTER

To:

ATTN: Development Review Board

PROJECT: Garcia Properties Development

DATE: 01/27/09

**WE TRANSMIT:**

Herewith                       Under Separate Cover Via                       In Accordance With Your Request

**FOR YOUR:**

Approval                                       Distribution to parties                                       Information  
 Review     Record Use  
 Use     Other \_\_\_\_\_

**THE FOLLOWING:**

Drawings                                       Shop Drawings Prints                                       Photo Files  
 Specifications                                       Shop Drawing Reproducible                                       Change Order  
 Submittal     Shop Drawing Marks     See Description Below

DATE	QTY.	DESCRIPTION	ACTION CODE
01/27/09	1	DRB for Minor Subdivisions Packet Submittal for Garcia Properties Development	

**ACTION CODE:**

- A. Action indicated on item transmitted
- B. No action required
- C. For signature and return
- D. For signature and forwarding
- E. See remarks below

**REMARKS:**

Copies To: 29006  
By: Ashley Tanner

