

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 17, 2015
DRB Comments**

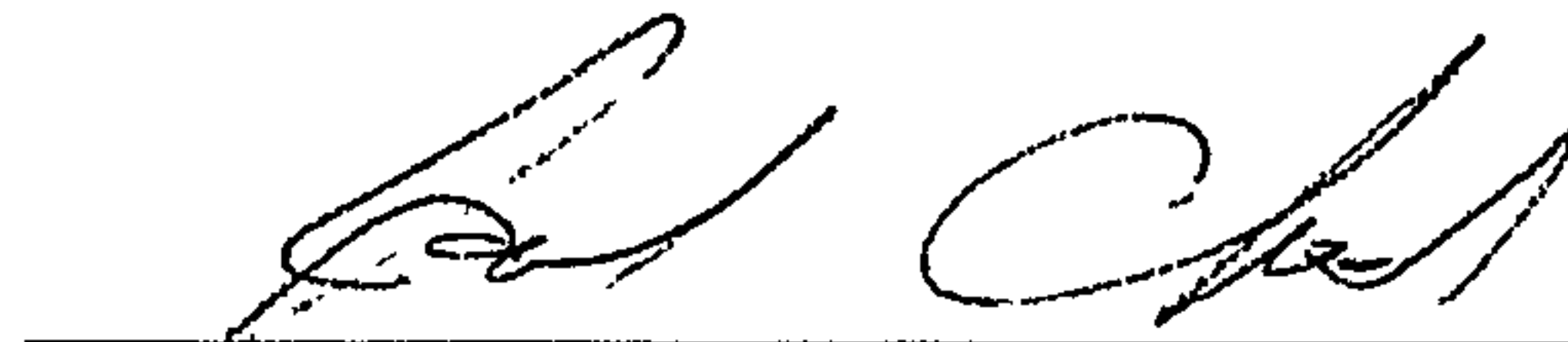
ITEM # 10

PROJECT # 1007715

APPLICATION # 15-70225

RE: Lots 1-3, Lands of Bryant & Whitaker

A site sketch with measurements will be needed, showing structures (including signs), parking, building setbacks, adjacent right of way and street improvements (sidewalks, curb, gutter, drivepads, etc.).



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

8. **Project# 1004166**
09DRB-70006 FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for HISPANO CHAMBER OF COMMERCE request(s) the above action(s) for all or a portion of Tract(s) A & WARRANTY DEED, **ALBUQUERQUE HISPANO CHAMBER OF COMMERCE**, zoned SU-2 FOR NCR, located on BARELAS RD SW BETWEEN 4TH ST SW AND MARQUEZ SW containing approximately 0.98 acre(s). (K-14) *[Deferred from 1/21/09]* **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR SIGNED OFF SITE PLAN.**

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

9. **Project# 1003698**
09DRB-70119 SKETCH PLAT REVIEW
AND COMMENT

JACKS HIGH COUNTRY INC agent(s) for CHRIS & JANET BURKS request(s) the above action(s) for all or a portion of Lot(s) NORTH 1/3 OF 10, 11 & 12, Block(s) 18, **BROWNELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MD-1, located on MAPLE NE BETWEEN HIGHLAND NE AND BROWNELL NE containing approximately 0.1631 acre(s). (K-15) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

10. **Project# 1007005**
09DRB-70120 SKETCH PLAT REVIEW
AND COMMENT

JACKS HIGH COUNTRY INC agent(s) for AUGUSTINE ROMERO & NANCY LOPEZ request(s) the above action(s) for all or a portion of Lot(s) A-1, **LANDS OF EUFELINA A. GABALDON**, zoned RA-2, located on GALBALDON RD NW BETWEEN BEACH NW AND CARLOTTA NW containing approximately 0.5979 acre(s). (H-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. ~~**Project# 1007715**~~
09DRB-70121 SKETCH PLAT REVIEW
AND COMMENT

WAYJOHN SURVEYING INC agent(s) for SELIGMAN, STEVEN R JANICE T, SUSAN SCANEFER request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **LANDS OF BRYANT & WHITAKER**, zoned O-1, located on LAGRIMA DE ORO RD NE BETWEEN MORRIS ST NE AND JUAN TABO BLVD NE containing approximately 0.6203 acre(s). (F-21) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. Other Matters: None.

ADJOURNED: 9:55

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

April 1, 2009


DRB Comments

ITEM # 11

PROJECT # 10007715 APPLICATION # 09-70121

RE: Lots 1 & 2, Lands of Bryant & Whitaker

While there is no minimum lot size in the O-1 zoning district, the proposed 50 lot width will severely restrict development options on proposed Lot 2-A. It is advised that a draft site plan be developed to demonstrate potential development and compliance with zoning regulations (e.g. setbacks, parking, landscaping, etc.).



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

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB CASE NO/PROJECT NO: 1007715

AGENDA ITEM NO: 11

SUBJECT:

Sketch Plat

ENGINEERING COMMENTS:

Reducing the size of Lot 2-A may make it difficult to develop Lot 2-A (zoned O-1).

PO Box 1293

Planning concurred

Albuquerque

NM 87103

RESOLUTION:

www.cabq.gov APPROVED ____; DENIED ____; COMMENTS PROVIDED ____; WITHDRAWN ____
DEFERRED TO: _____

SIGNED: (UD) (CE) (TRANS) (PKS) (PLNG)

COMMENTS:

SIGNED:

Curtis Cheme
City Engineer Designee
924-3695

DATE: 4-1-09



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

D Street Name Change (Local & Collector)

L A 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 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): ARCH + PLAN LAND USE CONSULTANTS PHONE: 505-980-8365
 ADDRESS: P.O. BOX 25911 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87125 E-MAIL: arch.plan@comcast.net

APPLICANT: MARK PACHECO & HALTON FAMILY LIMITED PTNS PHONE: _____
 ADDRESS: 4304 ATHERTON WY NW / 253 SPRING CREEK PL NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87120 / 87122 E-MAIL: _____

Proprietary interest in site: OWNERS List all owners: MARK PACHECO / HALTON FAMILY LIMITED PTNS

DESCRIPTION OF REQUEST: LOT CONSOLIDATION FROM 3 LOTS INTO 2 LOTS

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. LOTS 1, 2 & 3 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: BRYANT & WHITAKER
 Existing Zoning: O-1 Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): F-21 UPC Code: 1-021-061-303-058-403-64 (LOT 1)
1-021-061-312-058-403-65 (LOT 2)
1-021-061-323-058-403-54 (LOT 3)

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1007715

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 3 No. of proposed lots: 2 Total site area (acres): 1.02

LOCATION OF PROPERTY BY STREETS: On or Near: LAGRIMA DE ORO
 Between: MORRIS ST. and JUAN TABO BLVD

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

SIGNATURE Derrick Archuleta DATE 6-9-15
 (Print Name) DERRICK ARCHULETA 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>15 DRB - 70225</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 | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> F.H.D.P. fee rebate | _____ | _____ | _____ | \$ _____ |
| Hearing date <u>June 17, 2015</u> | | | | Total \$ <u>0</u> |

[Signature] 6-9-15 Staff signature & Date Project # 1007715

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.

DERRICK ARCHULETA

Applicant name (print)

Derrick Archuleta 6-9-15

Applicant signature / date

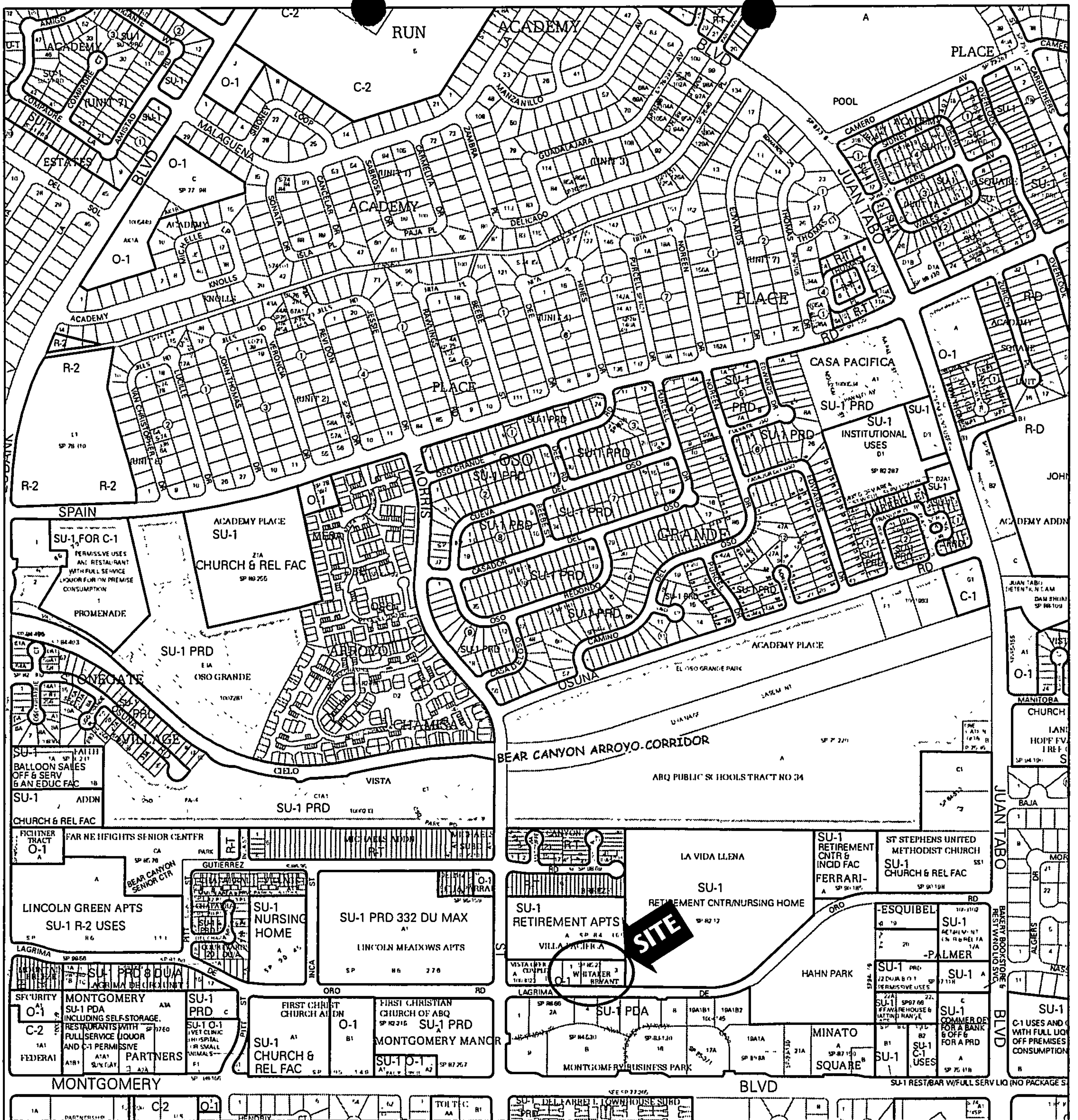


Form revised October 2007

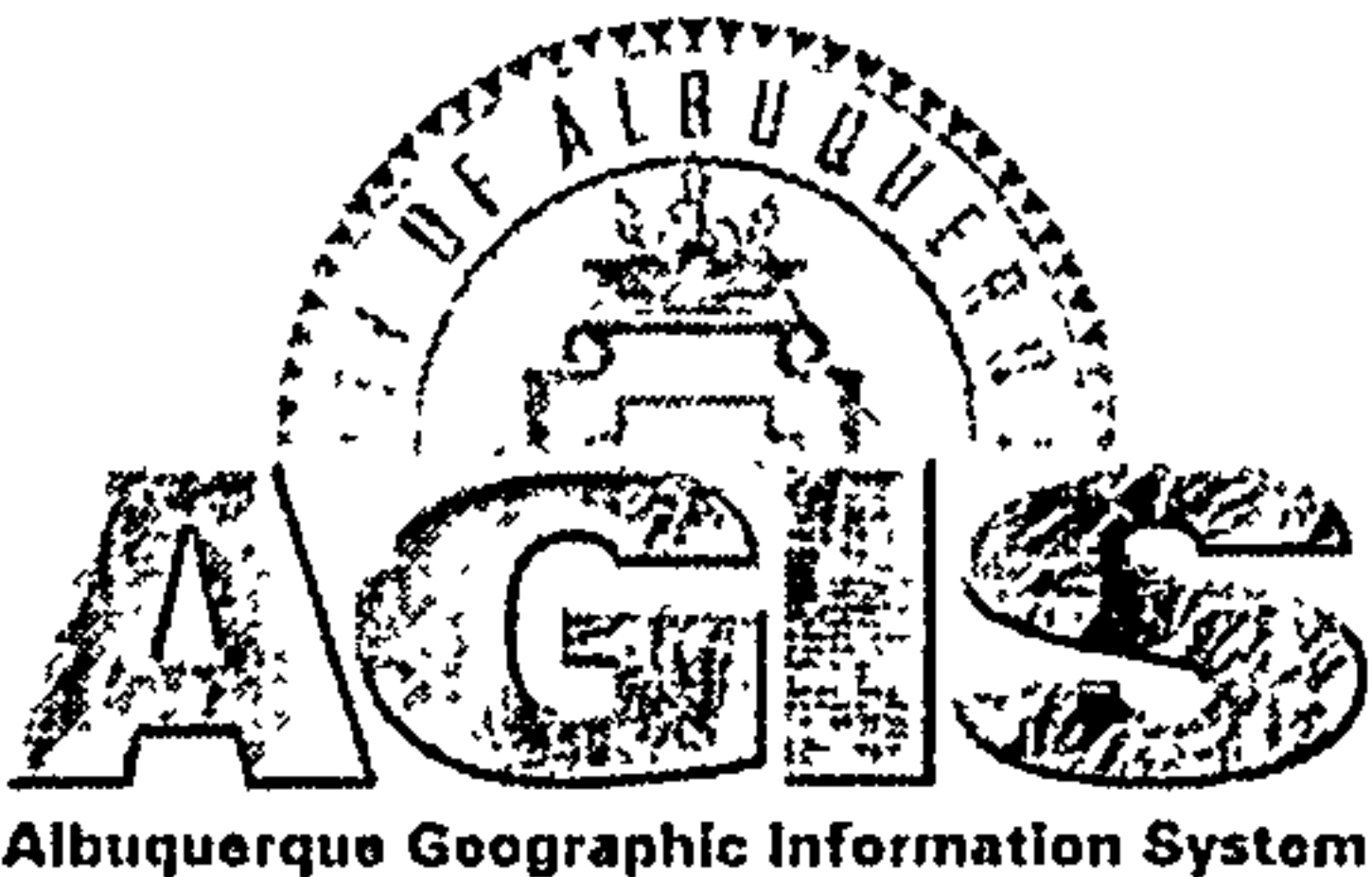
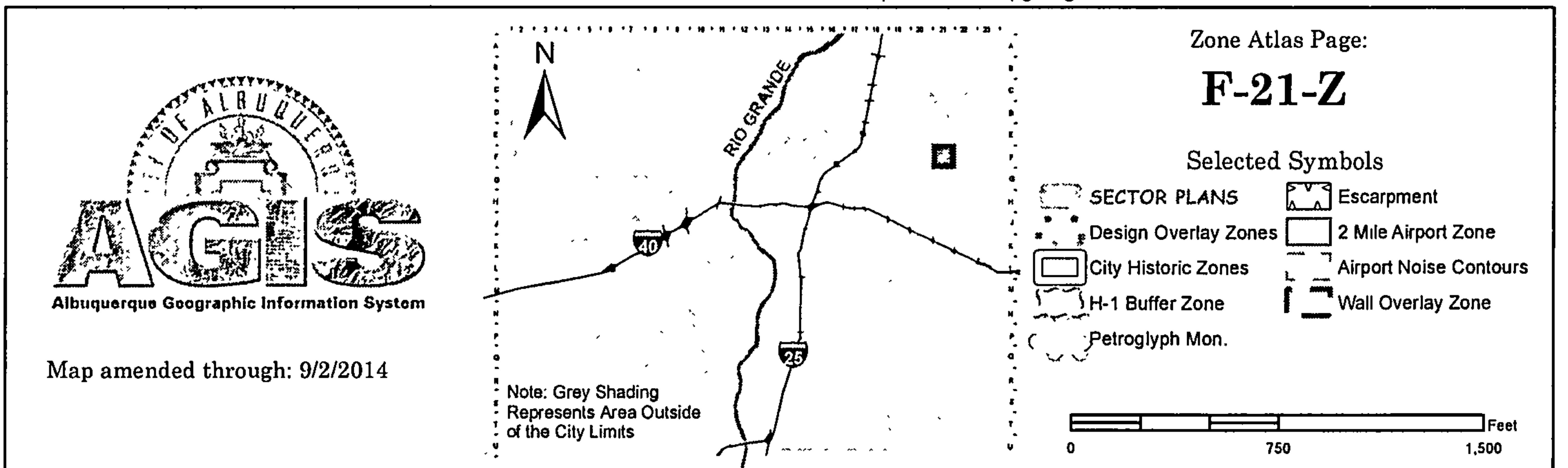
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
15 - DRB - 70225

[Signature] 6-9-15
 Planner signature / date
 Project # 1007715



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



Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

0 750 1,500 Feet

ARCH + PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

June 9, 2015

Jack Cloud, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

RE: 10433 Lagrima de Oro Rd NE – Tracts 1,2 and 3 Lands of Bryant and Whitaker

Mr. Cloud and members of the Board:

I would like to request Sketch Plat review for a minor subdivision for the above referenced properties.

The property owners would like to consolidate three existing tracts in two tracts. Existing Lot 1 contains 0.31 acres, Lot 2 contains 0.31 acres and Lot 3 contains 0.4 acres. The consolidation request will result in a 0.46 and 0.56 acre lots.

The site is developed on existing Lot 3.

The property is zoned O-1 and is governed by Established Urban policies of the Albuquerque/Bernalillo County Comprehensive Plan which support the request.

Thank you for the consideration of the proposed request.

Sincerely,



Derrick Archuleta, MCRP
Principal

PROJECT #
1007715

June 17. 2015

SK



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

APPLICANT: SELIGMAN, STEVEN R; JANICE T; SUSAN SCHAEFER PHONE: 249-8282
 ADDRESS: PO BOX 20009 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87154 E-MAIL: _____

Proprietary interest in site: OWNERS List all owners: TUCKER; DONNA HALTOM

DESCRIPTION OF REQUEST: SKETCH PLAT TO ADJUST THE INTERIOR LOT LINE BETWEEN TWO LOTS

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: _____ Unit: _____

Subdiv/Addn/TBKA: LAND OF BRYANT & WHITAKER

Existing Zoning: O-1 Proposed zoning: SAME MRGCD Map No _____

Zone Atlas page(s): F21 UPC Code: 102106130305840364, 102106131205840365

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): SP-85-22

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): 0.6203

LOCATION OF PROPERTY BY STREETS: On or Near: LAGRIMA DE ORO RD. NE

Between: MORRIS STREET NE and JUAN TABO BLVD NE

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

SIGNATURE [Signature] DATE 3.23.09

(Print) THOMAS D. JOHNSTON 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 70121</u> | <u>SK</u> | <u>S(3)</u> | <u>\$0</u> |
| _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | \$ _____ |
| Hearing date <u>04/01/09</u> | | | Total <u>\$0</u> |

Sandy Handley 03/24/09

Project # 1007715

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**
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MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

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MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**


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 - 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 3/23/09



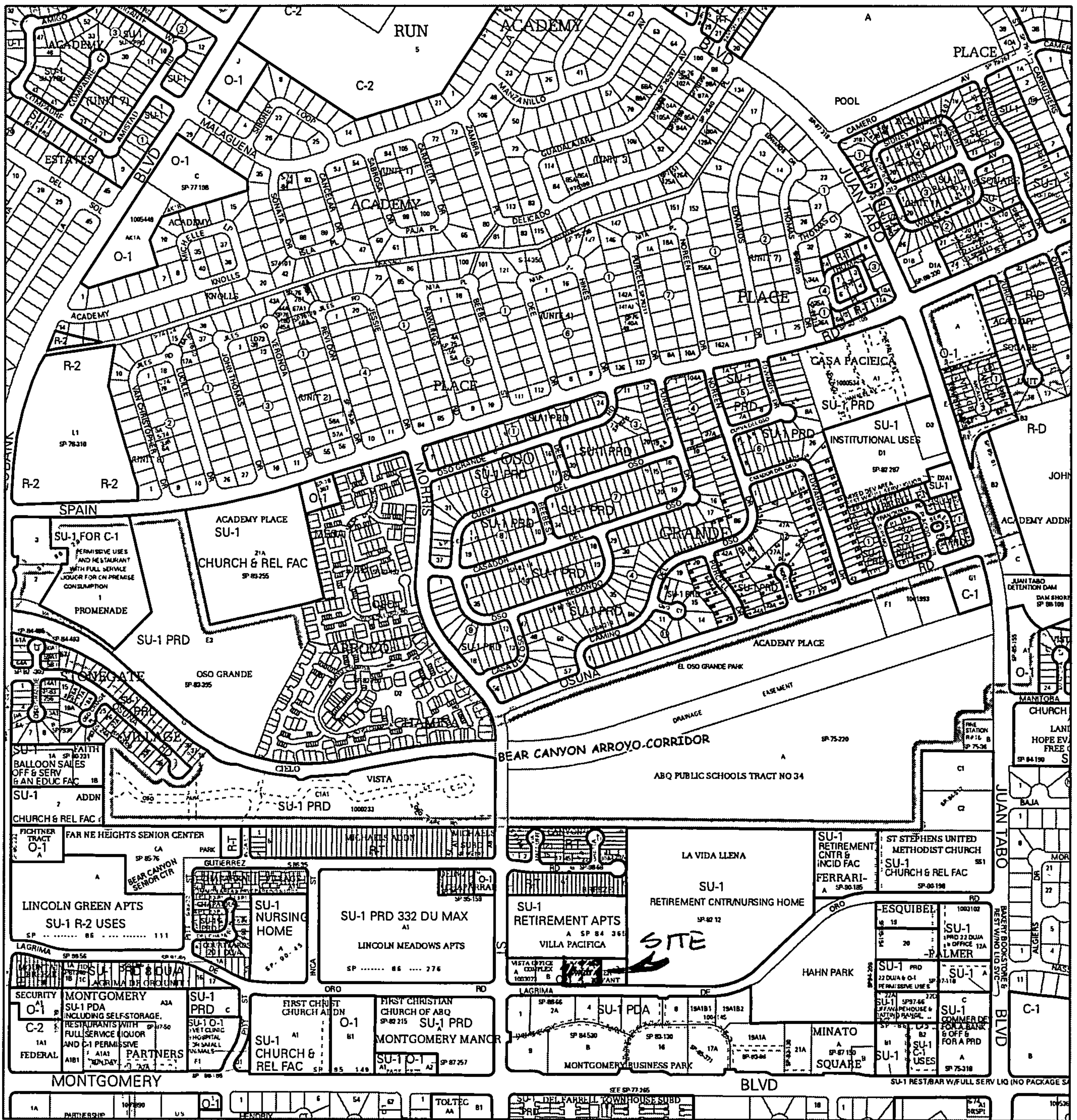
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
09DRB3 - 70121

Form revised October 2007

Sandy Handley 03/24/09
Planner signature / date

Project # 1007715



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

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-21-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

March 23, 2009

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

RE: Minor Sketch Plat of Lots 1-A and 2-A, Land of Bryant and Whitaker

To Whom It May Concern:

I am submitting a request for minor sketch plat to adjust the interior lot lines between two commercial lots. Both parcels are currently vacant.

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.