

9. **Project# 1002782**
10DRB-70014 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

THE SURVEY OFFICE, LLC agent(s) for PREMIER MOTEL LLC request(s) the above action(s) for all or a portion of Lot(s) 1-15, Block(s) 3, **MANKATO** zoned CCR-2, located on CENTRAL AVE NE BETWEEN SOLANO AVE NE AND ALISO AVE NE containing approximately 1.708 acre(s). (K-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS AND TO PLANNING TO INCLUDE DRAINAGE IN NOTE 11, UTILITIES AND TO RECORD.**

10. **Project# 1008087**
09DRB-70372 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for PENN STATION PARTNERS I NM, LLC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 2, **SOMBA DEL MONTE ADDITION**, zoned C-2, located on MENAUL BETWEEN PENNSYLVANIA AND RHODE ISLAND containing approximately 0.3785 acre(s). (H-19)[*Deferred from 12/16/09, 12/23/09, 1/6/10*]**WITHDRAWN AT THE AGENTS' REQUEST.**

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

11. **Project# 1008131**
10DRB-70003 SKETCH PLAT REVIEW
AND COMMENT

DANIEL MARTINEZ agent(s) for DIANA S TORRES request(s) the above action(s) for all or a portion of Lot(s) 3, Block(s) 15, zoned OR-2, located on VAL VERDE SE BETWEEN CENTRAL AVE AND LEAD (K-17) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project# 1008136**
10DRB-70005 SKETCH PLAT REVIEW
AND COMMENT

ALFREDO ANDRADE request(s) the above action(s) for all or a portion of Lot(s) 5, **OSAGE ADDITION NO 1** zoned R-1, located on ATRISCO DR SW BETWEEN OSAGE SW AND ATRISCO DRAIN containing approximately .75 acre(s). (K-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1008087

AGENDA ITEM NO: 11

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.
Per the *Development Process Manual*, Table 23.3.3, the right of way at the intersection of an arterial roadway and a collector roadway requires a radius of 35 feet.

RESOLUTION:

01-06-10

APPROVED __; DENIED __; DEFERRED X; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: DECEMBER 23, 2009

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1008087

AGENDA ITEM NO: 11

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

NM 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

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: December 23, 2009

Keli Krueger

From: Jon Niski
Sent: Wednesday, January 20, 2010 7:53 AM
To: Keli Krueger
Subject: FW: Penn Square Letter

Jonathan D. Niski, P.E.
(New Mexico & Texas)

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

From: Garcia, Juanita C. [mailto:juanitagarcia@cabq.gov]
Sent: Tuesday, January 19, 2010 12:13 PM
To: Ron Bohannan
Cc: Jon Niski
Subject: RE: Penn Square Letter

Hello Ron,

Sorry that I did not get back to you sooner. I started to write a letter from our office with letterhead but got caught doing other things. I am hoping this response is good.

A replat is no longer required for the Penn Square site located at 7601 Menaul Blvd NE because the site, by definition, is considered to be a premises. The condition of this approval is that it remain under one ownership and a parking agreement is filed with the county clerk that identifies the site to remain under one ownership. We apologize for any inconvenience we may have caused.

Thanks.

Juanita C. Garcia
Assistant Planning Manager
Code Enforcement Division
Planning Department
City of Albuquerque
Phone: 924-3823
Fax: 924-3460
juanitagarcia@cabq.gov

1/20/2010

From: Ron Bohannon [mailto:rrb@tierrawestllc.com]

Sent: Tuesday, January 19, 2010 11:21 AM

To: Garcia, Juanita C.

Cc: Jon Niski

Subject: Penn Square Letter

Juanita can I get a letter on the plat so we can pull that from tomorrow's agenda or a short email note back?

Thanks

Ronald R. Bohannon P.E.

5571 Midway Park Place

Albuquerque, NM 87109

505-858-3100 ext 203

800-245-3102

www.tierrawestllc.com

If this email is spam, report it here:

<http://www.OnlyMyEmail.com/ReportSpam>

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TIERRA WEST, LLC

December 15, 2009

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Jack In the Box @ Menaul & Pennsylvania
Project # 1008087
Application # 09DRB-70372**

Dear Mr. Cloud:

Tierra West LLC on behalf of Penn Station Partners I NM, LLC requests a one week deferral to the December 23, 2009 hearing for the above-referenced project to allow additional time to work out details with City Zoning on the subject property. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Scott Whittington

JN: 28102
RRB/kdk

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

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TIERRA WEST, LLC

December 21, 2009.

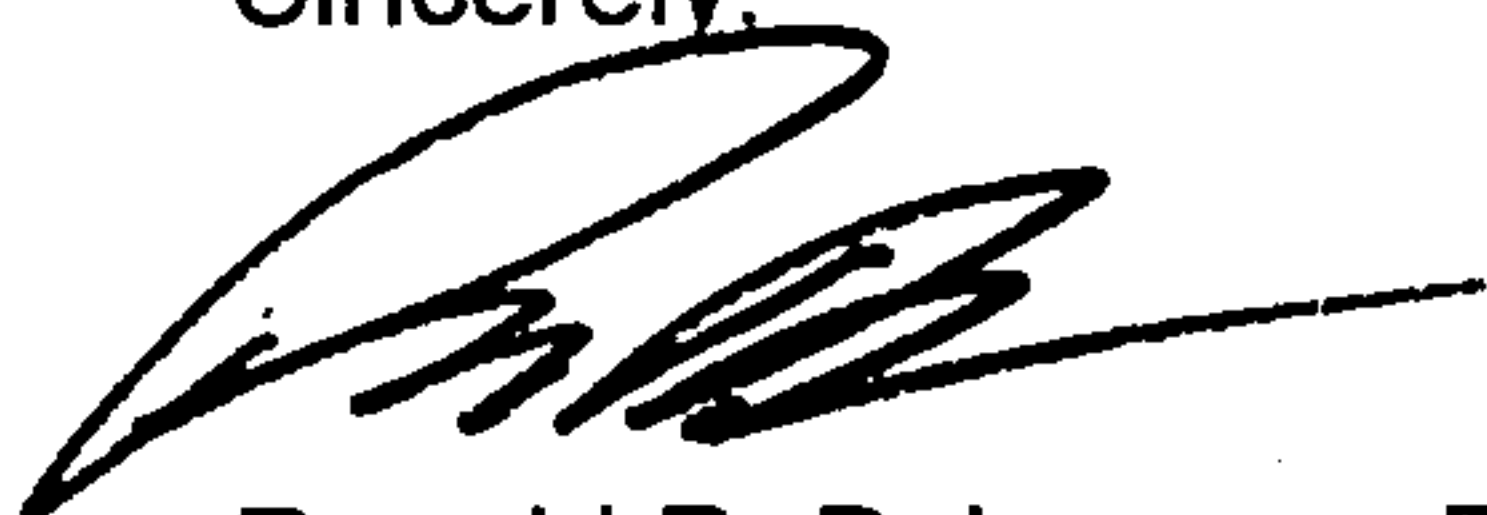
Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Jack In the Box @ Menaul & Pennsylvania
Project # 1008087
Application # 09DRB-70372**

Dear Mr. Cloud:

Tierra West LLC on behalf of Penn Station Partners I NM, LLC requests a two week deferral to the January 6, 2010 hearing for the above-referenced project to allow additional time to work out details with City Zoning on the subject property. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Scott Whittington

JN: 28102
RRB/kdk

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(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
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5571 Midway Park Place NE Albuquerque, NM 87109
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TIERRA WEST, LLC

January 5, 2010

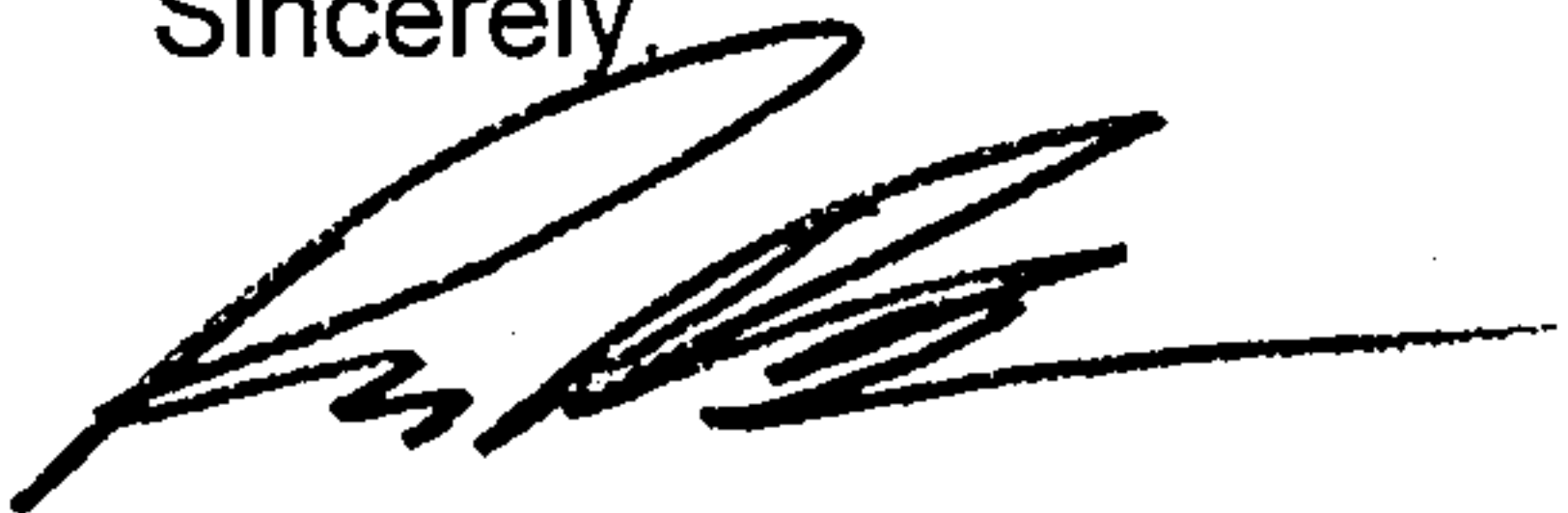
Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Jack In the Box @ Menaul & Pennsylvania
Project # 1008087
Application # 09DRB-70372**

Dear Mr. Cloud:

Tierra West LLC on behalf of Penn Station Partners I NM, LLC requests a two week deferral to the January 20, 2010 hearing for the above-referenced project to allow additional time to work out details with City Zoning on the subject property. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Scott Whittington

JN: 28102
RRB/kdk

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)
- 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: Penn Station Partners I AM, LLC PHONE: 505-338-2284
 ADDRESS: 320 Osuna Rd NE, Suite G-3 FAX: _____
 CITY: Albq. STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Lot Consolidation

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 Block: 1 Unit: _____
 Subdiv/Addn/TBKA: Sombra Del Monte Addition
 Existing Zoning: C-2 Proposed zoning: SAME MRGCD Map No _____
 Zone Atlas page(s): H-19-2 UPC Code: 101905927727910101, 101905928127910102

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): .3785
 LOCATION OF PROPERTY BY STREETS: On or Near: Pennsylvania & Menaul
 Between: _____ and _____

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

SIGNATURE Ronald R. Bohannon DATE 12/4/09
 (Print) _____ 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>09DRB - 70372</u>	<u>P&F</u>	_____	\$ <u>215.00</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 type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>235.00</u>

Hearing date December 16, 2009

Rab 12.4.09
 Planner signature / date

Project # 1008087

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.

- ~~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
- ~~N/A~~ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- ~~N/A~~ 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**)
- ~~N/A~~ 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.

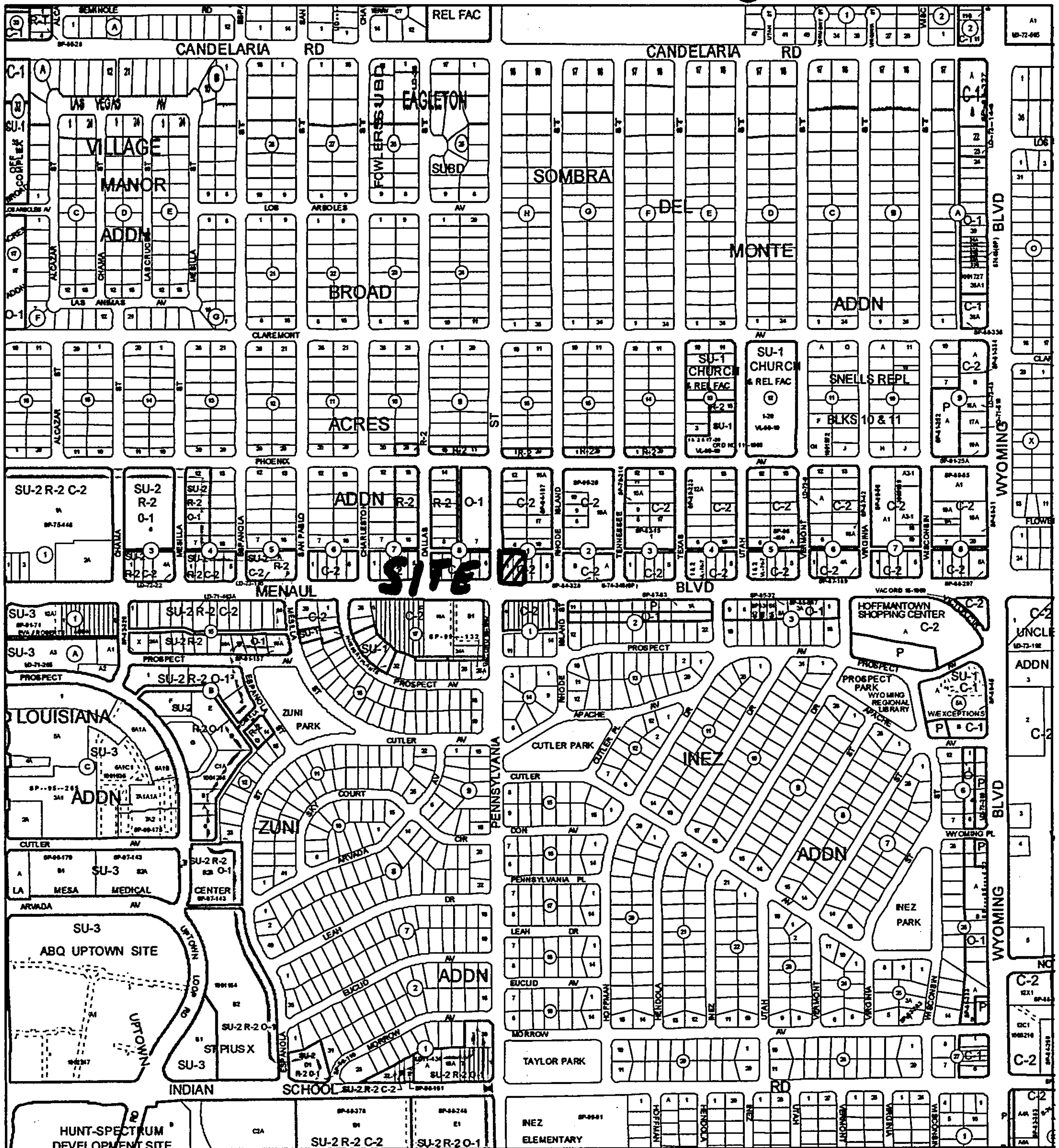
Jonathan D. Ask
 Applicant name (print)
JA 4 Dec 09
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|-----------------------------|--|
| Application case numbers | |
| <u>09DRB</u> - <u>70372</u> | |
| _____ - _____ | |
| _____ - _____ | |

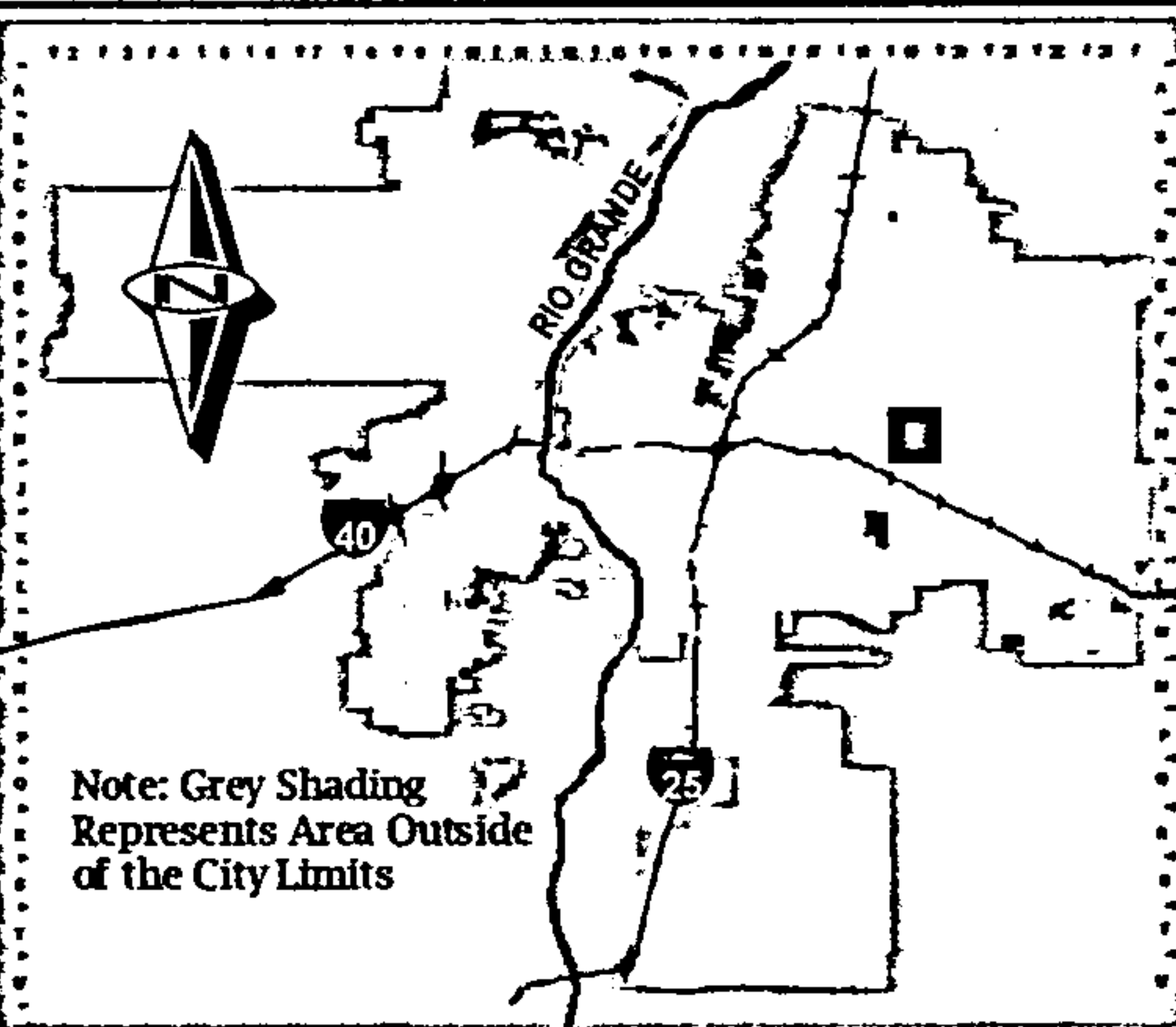
[Signature] 12.4.09
 Planner signature / date
 Project # 1008087



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



Map amended through: 5/1/2006



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-19-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



gaw

TIERRA WEST, LLC

December 4, 2009

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 12932
Albuquerque, NM 87103

**RE: PRELIMINARY/FINAL PLAT APPROVAL
LOTS 1 & 2, SOMBRA DEL MONTE ADDITION
ZONE ATLAS PAGE H-19**

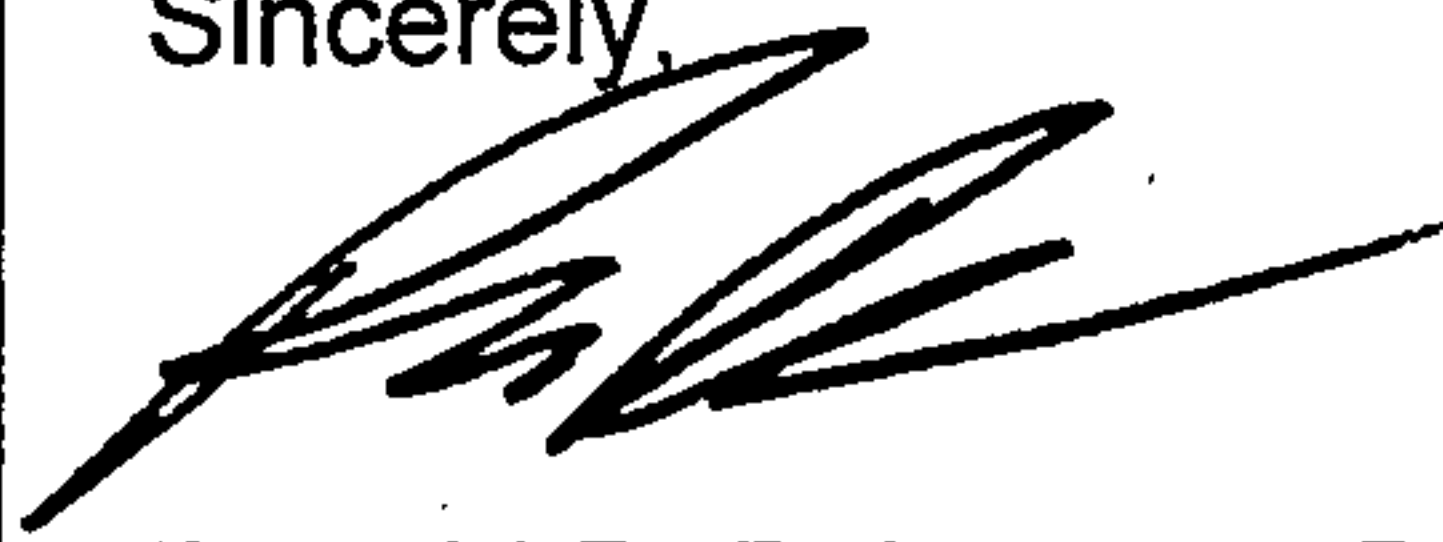
Dear Mr. Cloud:

Tierra West LLC, on behalf of Penn Station Partners I NM LLC, requests approval of the Final Plat for the above-referenced project. The site is located on at the northeast corner of Pennsylvania Street and Menaul Boulevard. The site was the location of the old Penn Station Bar, which as since been demolished. The site is currently zoned C-2 and contains ±0.3785 acres.

We are requesting the lot line between Lot 1 & Lot 2 be eliminated consolidating the two lots into one. The site is being redeveloped for a Jack in the Box restaurant which is currently being reviewed for Building Permit.

Please review the enclosed information and consider the plat for approval at the next Design Review Board Hearing. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Scott Whittington – Avalon Investments, Inc.

JN: 28102
RRB/jdn/cla

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