

7. **Project# 1004613**  
10DRB-70039 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

STEVE BUTTERWORTH request(s) the above action(s) for all or a portion of Tract(s) A-1 & B-1, LANDS OF RAYMOND AND CAROL DURAN, located on 819 MARQUEZ SW BETWEEN 8TH ST SW AND TINGLEY SW containing approximately 0.4458 acre(s). (K-13) **DEFERRED TO 2/17/10 AT THE AGENT'S REQUEST.**

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

8. ~~Project# 1008165~~  
10DRB-70037 SKETCH PLAT REVIEW  
AND COMMENT

BRASHER AND LORENZ INC agent(s) for BEN E KEITH COMPANY request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, C-2, **LANDS OF SCHULTZ, SOUTH BROADWAY INDUSTRIAL ACRES**, zoned SU-2 FOR HM, located on 5205 BROADWAY BLVD SE BETWEEN WOODWARD AVE SE AND RIO BRAVO BLVD SE containing approximately 5.2154 acre(s). (M-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

9. **Project# 1008169**  
10DRB-70038 SKETCH PLAT REVIEW  
AND COMMENT

JOSE ANDRADE request(s) the above action(s) for all or a portion of Lot(s) 113, **REGINA ADDITION**, zoned R-1, located on REGINA BETWEEN BLUEWATER AND REGINA containing approximately 0.33 acre(s). (J-11) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

10. Approval of the Development Review Board Minutes for January 27, 2010.

Other Matters: None.

ADJOURNED: 10:00

**CITY OF ALBUQUERQUE**

**PLANNING DEPARTMENT**

**February 10, 2010**

**DRB Comments**

**ITEM # 8**

**PROJECT # 1008165**

**APPLICATION # 10-70037**

**RE: Tract C-2, South Broadway Industrial Acres and Tracts B-1 and B-2, Lands of Schultz**

Vacation of the 10 foot PNM and MST&T Easement will require written concurrence from PNM and Qwest at the time of Preliminary and Final Plat submittal, or else an advertised Public Hearing would be required.

A Solar Note consistent with § 14-14-4-7 of the Subdivision Ordinance is required, 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.

Based on the 2008 aerial photograph, there appears to be a structure on existing Tract C-2; if so, please show on site sketch to demonstrate minimum setback from property line.

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

HEARINGS DATE 2-10-10 (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 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): BRASHER + LORENZ INC PHONE: 888-6088  
 ADDRESS: 2201 SAN PEDRO NE FAX: 888-6188  
 CITY: ALBU STATE NM ZIP 87110 E-MAIL: DENMISL@BRASHERLORENZ.COM

APPLICANT: BEN E. KEITH COMPANY PHONE: 817.759.6844  
 ADDRESS: 7600 WILL RODGERS BLVD FAX: 817.401.3105  
 CITY: FORT WORTH STATE TX ZIP 76140 E-MAIL: MJULLIMAN@BENEKEITH.COM  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW + COMMENT  
CONSOLIDATE 3 PARCELS INTO 1.

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. SEE ATTACHED B1&B2, C-2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: LAND OF SCHULTZ, SOUTH BROADWAY INDUSTRIAL ACRES  
 Existing Zoning: SU-2 for HM Proposed zoning: SU-2 MRGCD Map No. NA  
 Zone Atlas page(s): M14 UPC Code: SEE ATTACHED

**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: 3 No. of proposed lots: 1 Total area of site (acres): 5.2154  
 LOCATION OF PROPERTY BY STREETS: On or Near: 3205 BROADWAY BLVD SE  
 Between: WOODWARD AVE SE and RIO BRAVO BLVD SE

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

SIGNATURE [Signature] DATE 2-1-10  
 (Print) DENNIS A. LORENZ 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>10 DRB - 70037</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>02/10/10</u>			Total \$ <u>0</u>

Sandy Handley 02/01/10  
 Planner signature / date

Project # 1008165

**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.

DENNIS A. LORENZ  
 Applicant name (print)  
[Signature] 2.1.10  
 Applicant signature / date

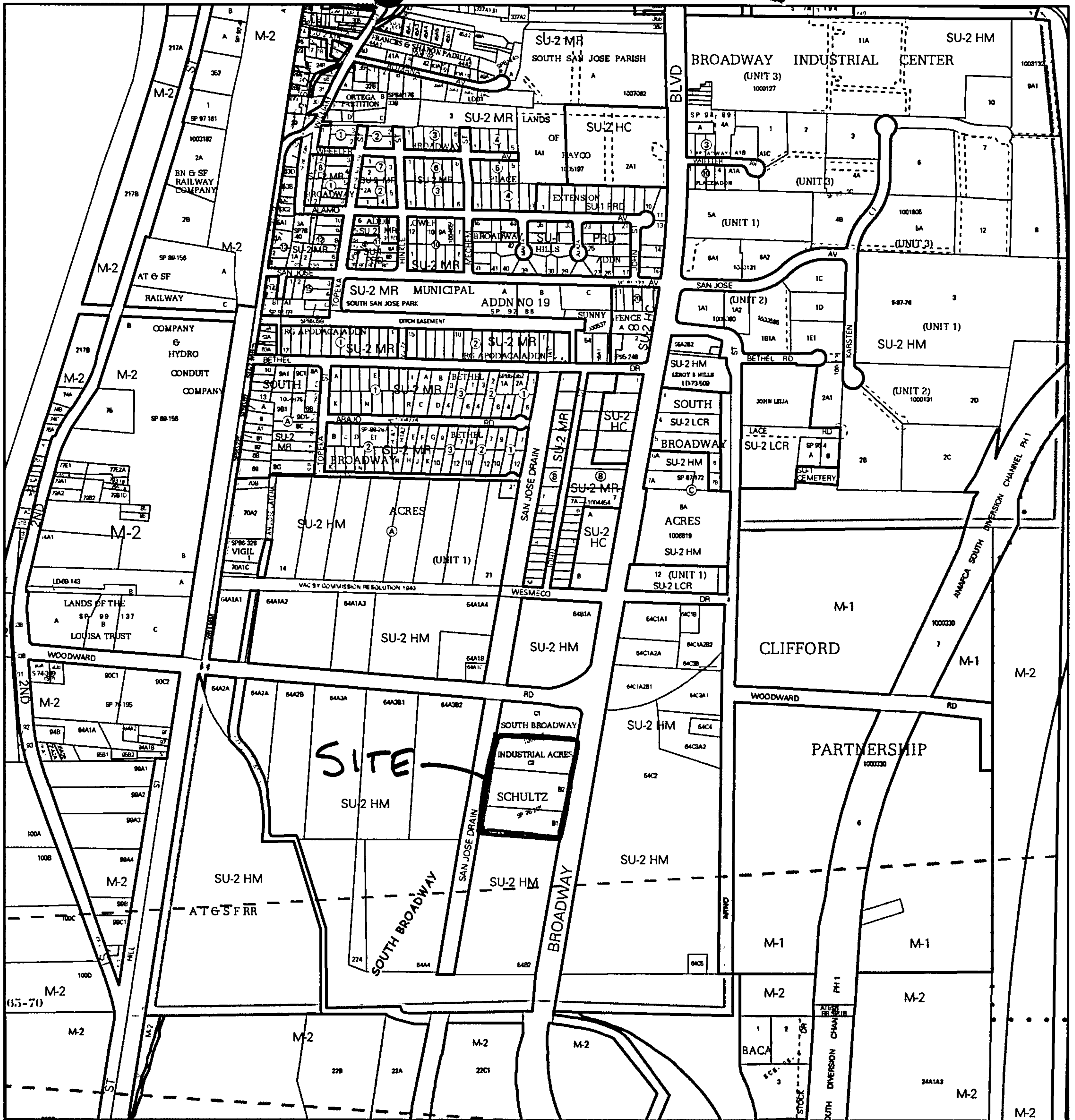


Form revised October 2007

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

Application case numbers  
10DRB - 70037  
 \_\_\_\_\_  
 \_\_\_\_\_

Sandy Handley 02/01/10  
 Planner signature / date  
 Project # 1008105



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

**AGIS**  
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**M-14-Z**

Selected Symbols


0 750 1,500 Feet

Map amended through: 3/10/2009



**BRASHER & LORENZ, INC.**  
**CONSULTING ENGINEERS**

2201 San Pedro NE Bldg 1 Suite 1300 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

February 1, 2010

Jack Cloud, Chair  
Development review Board  
City of Albuquerque  
Plaza Del Sol  
Albuquerque, New Mexico 87102

**SUBJECT: TRACTS B-1 AND B-2, LANDS OF SCHULTZ  
TRACT C-2, SOUTH BROADWAY INDUSTRIAL ACRES  
Sketch Plat Review and Comment  
ZAP M-14**

Dear Mr. Cloud:

Submitted herewith for Sketch Plat review and comment are the following:

1. DRB Application
2. 6 copies of the Sketch Plat
3. 6 copies of Sketch Plat indicating the location of the existing building on the property.
4. One copy of current Zone Atlas page M-14 depicting the project location.

Ben E. Keith Company is a national food distribution company that operates its Albuquerque operations from the existing facility located at 3205 Broadway Blvd. SE. The facility comprises 3 existing parcels on approximately 5.27 acres.

The proposed subdivision plat consolidates the 3 existing parcels into a single tract. The 10' PNM and Mountain States Telephone easement will be vacated to allow for future expansion of the existing facility. Additional public right of way will be dedicated and utility easements granted, if required.

Please provide any comments that will assist our efforts to obtain plat approval. If you have any questions, or if I can be of any assistance, please feel free to call.

Sincerely,

**BRASHER & LORENZ, INC.**

  
Dennis A. Lorenz, PE  
Principal

/dl/09567  
encl

**PROPOSED TRACT B-C-1, SOUTH BROADWAY INDUSTRIAL ACRES  
EXISTING LEGAL DESCRIPTIONS**

**TRACT B-1, LANDS OF SCHULTZ**

B-11-132, FILED 6-30-1976

UPC 101405528009840312

**TRACT B-2, LANDS OF SCHULTZ**

B-11-132, FILED 6-30-1976

UPC 101405528211840315

**TRACT C-2, SOUTH BROADWAY INDUSTRIAL ACRES**

2007C-335, FILED 12-5-2007

UPC 101405528413840318