

11. **Project# 1003674**
11DRB-70005 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CARA HAMMONDS request(s) the above action(s) for all or a portion of Lot(s) 9, **RICH CT SUBD**, zoned RD 3DUA, located on ALAMEDA BETWEEN BARSTOW AND VENTURA containing approximately 0.1682 acre(s). (C-20)[Deferred from 1/19/11, 2/2/11]] **DEFERRED TO 3/9/11 AT THE AGENT'S REQUEST.**

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

12. **Project# 1000319**
11DRB-70035 SKETCH PLAT REVIEW
AND COMMENT

BRASHER AND LORENZ INC agent(s) for INTERMOUNTAIN MANAGEMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, Block(s) , Tract(s) , **JEFFERSON COMMONS II Unit(s)** , zoned IP, located on OFFICE BLVD NE BETWEEN SINGER BLVD AND PAN AMERICAN WEST containing approximately 8.675 acre(s). [REF:] (F-14)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project# 1003612**
11DRB-70036 SKETCH PLAT REVIEW
AND COMMENT

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DRAGON FLY DEVELOPMENT, INC request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) 31-33, **TOWN OF ATRISCO GRANT Unit(s)** , zoned SU-2 RLT, located on LADERA DR NW BETWEEN 98TH ST NW AND GAVIN RD NW containing approximately 6.4 acre(s). [REF:] (J-9) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project# 1008689**
11DRB-70038 SKETCH PLAT REVIEW
AND COMMENT

JOHNSON COMMERCIAL REAL ESTATE agent(s) for AL KERBER request(s) the above action(s) for all or a portion of Lot(s) E-1 & E-2, Block(s) , Tract(s) , **NETHERWOOD PARK Unit(s)** , zoned C-3, located on MENAUL BETWEEN VASSAR AND ENGLE containing approximately 5.612 acre(s). [REF:] (H-16) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Other Matters: None.

HEARING DATE 2-23-11 (SK)



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

Supplemental form

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): Johnson Commercial Real Estate PHONE: 505-831-3333
 ADDRESS: 7550 Meridian Place NW FAX: 505-833-2925
 CITY: Albuquerque STATE NM ZIP 87121 E-MAIL: erick@jcrenm.com

APPLICANT: Al Kurber PHONE: 505-299-6640
 ADDRESS: P.O. Box 30548 FAX: 505-299-6671
 CITY: Albuquerque STATE NM ZIP 87190 E-MAIL: alKurber@gmail.com

Proprietary interest in site: _____ List all owners: J. Kurber & Company, John A Kurber II

DESCRIPTION OF REQUEST: Sketch Plat Julia Kurber Estner

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. E-1 & E2 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Netherwood Park
 Existing Zoning: C-3 Proposed zoning: C-3 MRGCD Map No _____
 Zone Atlas page(s): H-16 UPC Code: 1 016 059 185 221 32215
1 016 059 180 244 32210

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
DRB 89-542

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): 5.612
 LOCATION OF PROPERTY BY STREETS: On or Near: Menaul
 Between: Vassar and Engle

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

SIGNATURE _____ DATE _____

(Print) _____ 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
1 DRB - 70038	Sk		\$ 0
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>Feb 23, 2011</u>			Total \$ <u>0</u>

[Signature] 2-15-11
 Planner signature / date

Project # 10081089

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.

Erick Johnson
 Applicant name (print)
[Signature] 2/15/11
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 DRB - 70038

[Signature] 2-15-11
 Planner signature / date
 Project # 1008689

February 15, 2011

City of Albuquerque
Development Review Board
600 2nd St. NW
Albuquerque, NM 87102

RE: 2400 Block of Menaul Blvd. NE

To Whom It May Concern:

The subject property currently contains two parcels; the north parcel being 4.7517 acres and the south parcel being 0.8604 acres. We are proposing realigning the lot lines so that the total land area will be divided into a westerly parcel of approximately 2.5 acres and an easterly parcel of approximately 3 acres, eliminating the north and south parcels.

There are two reasons for the subdivision. First, the creation of the east and west parcels would allow the parcel boundaries to coincide with the different building areas located on the property. The improvements on the west side of the property consist of larger rental units, while the improvements on the west side of the property consist primarily of smaller rental units. So re-plating the property as proposed would separate the two building areas.

Second, under the current platting, the southerly parcel (Tract E2) has minimal improvements and will likely never have additional improvements due to the topography. The proposed subdivision and elimination of Tract E2 would create two functional parcels.

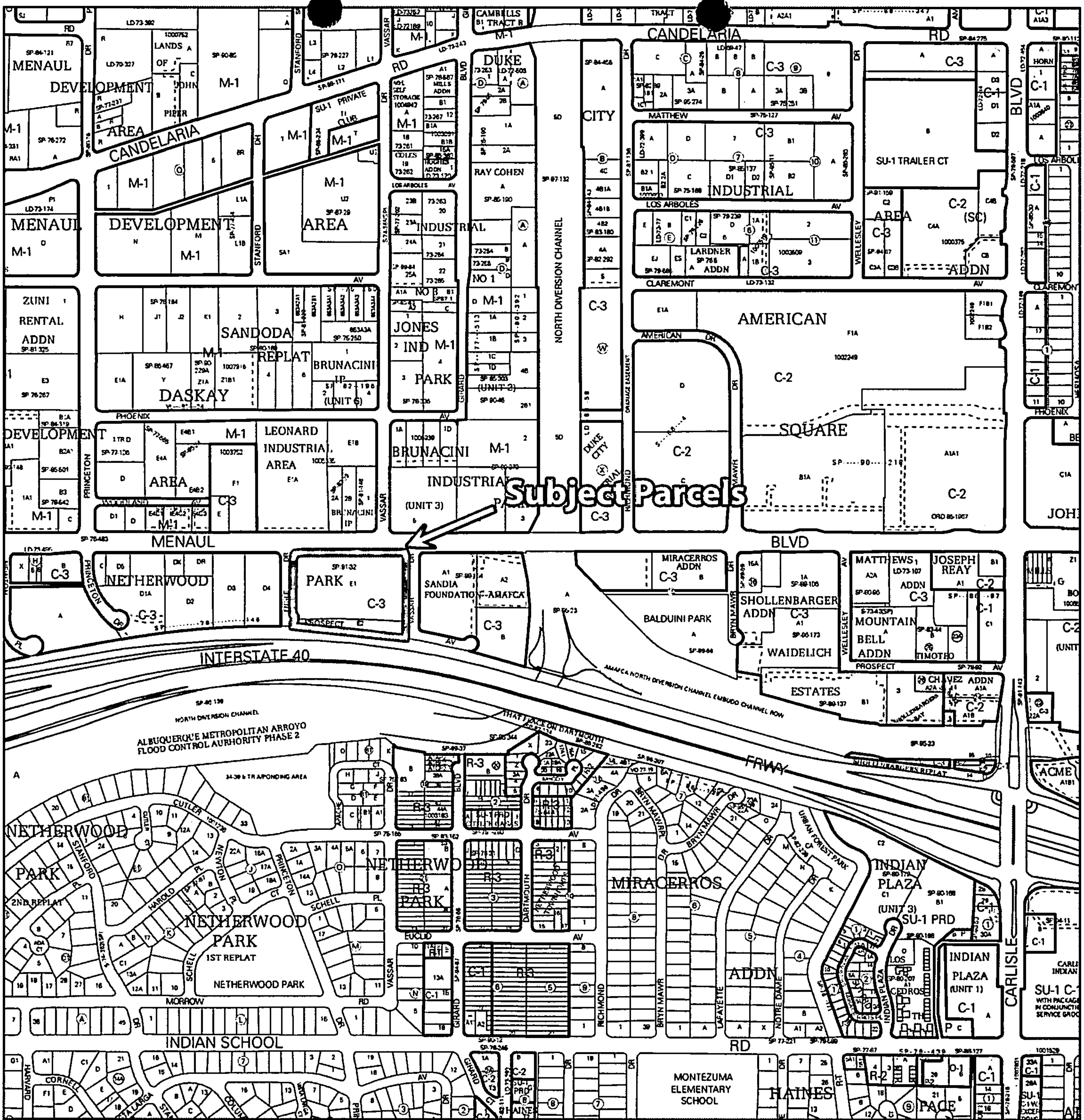
We look forward to receiving your feedback.

Sincerely,

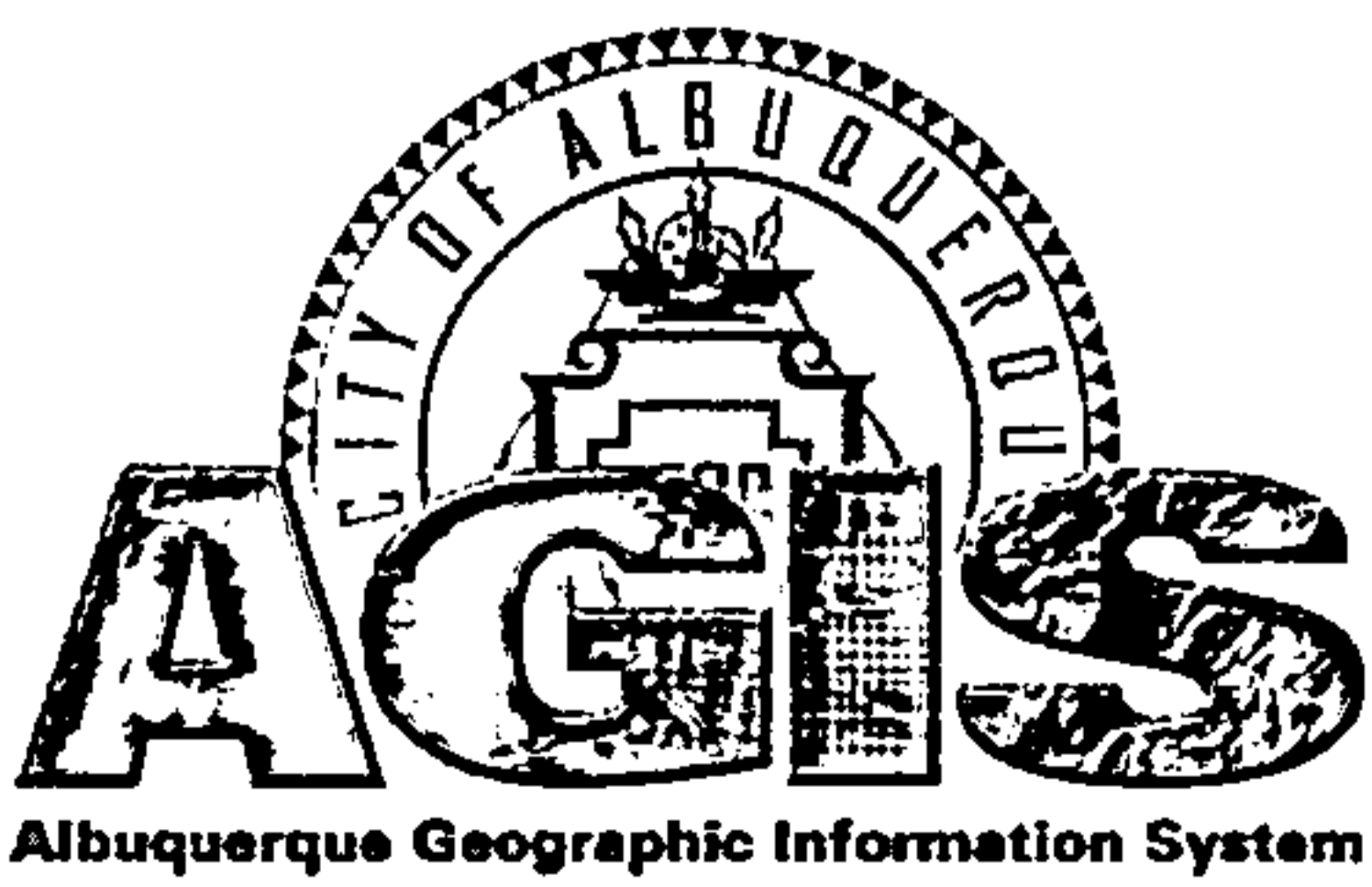
JOHNSON COMMERCIAL REAL ESTATE LC



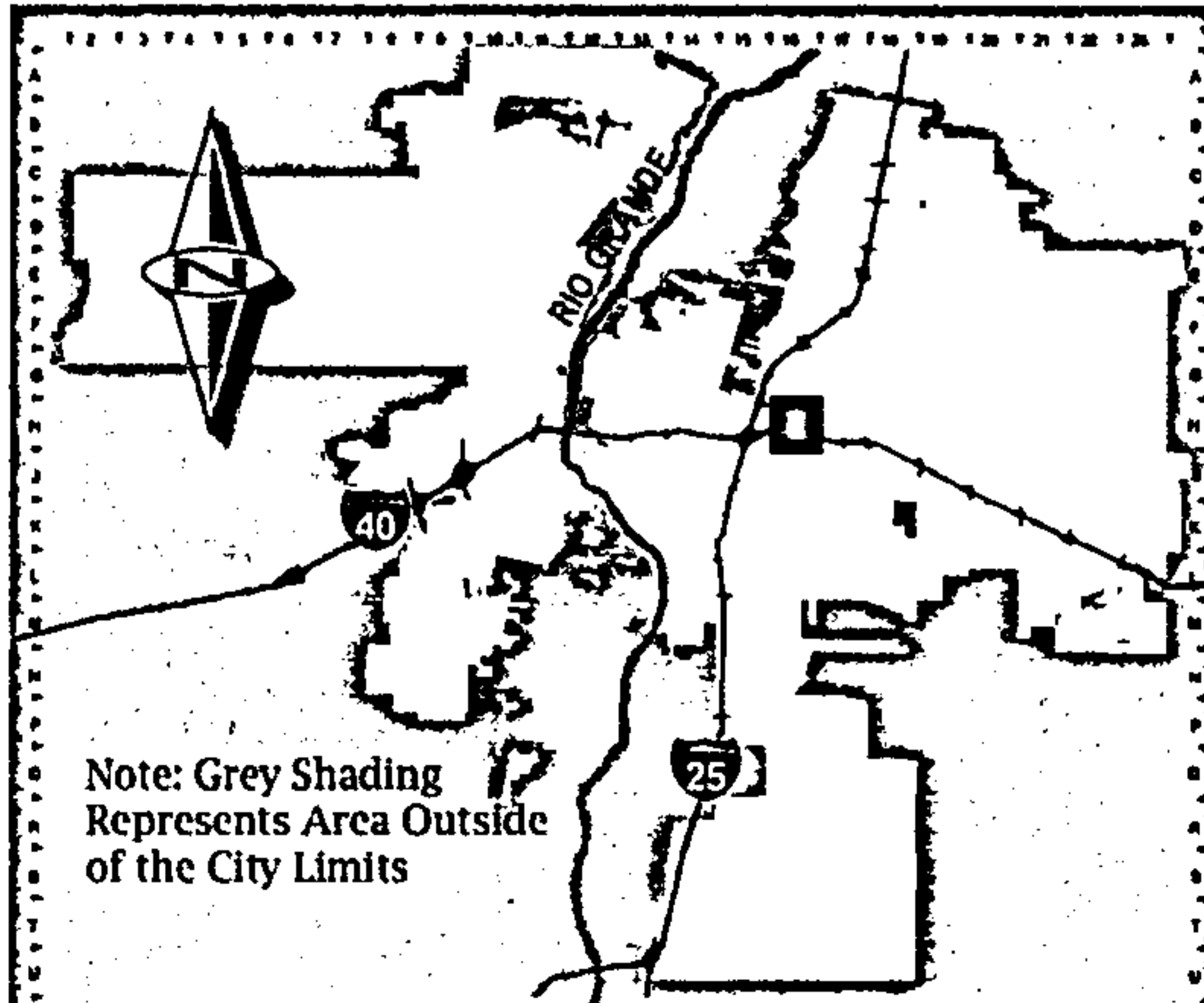
Erick Johnson CCIM



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



Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-16-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

(PUBLIC STREET)
ASPHALT SURFACE

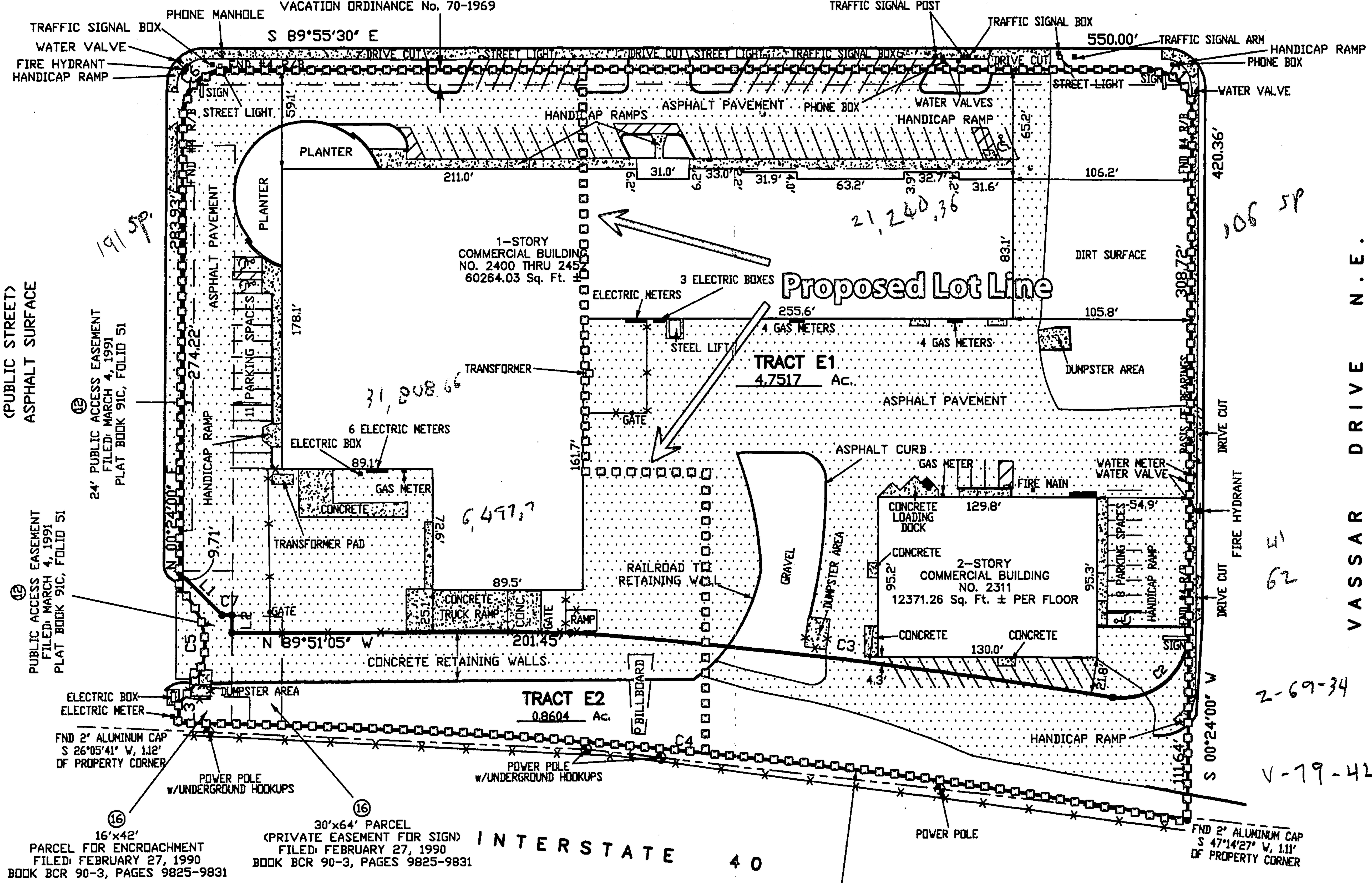
MENAU BOULEVARD N.E.

106' R/W

⑬
9' PORTION OF VACATED
MENAU BOULEVARD RETAINED
FOR PUBLIC UTILITIES PER
VACATION ORDINANCE No. 70-1969

ENGLE DRIVE N.E.
60' R/W
(PUBLIC STREET)
ASPHALT SURFACE

VASSAR DRIVE N.E.
60' R/W
(PUBLIC STREET)
ASPHALT SURFACE



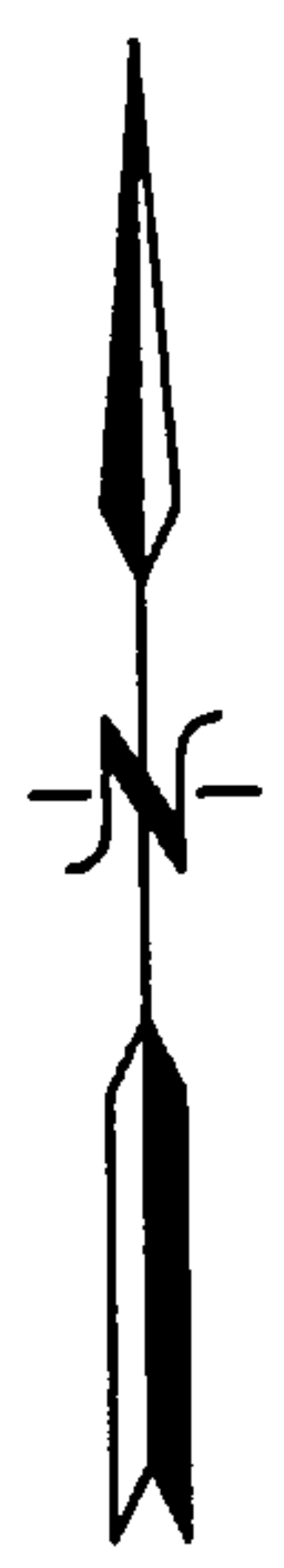
⑫
24' PUBLIC ACCESS EASEMENT
FILED: MARCH 4, 1991
PLAT BOOK 91C, FOLIO 51

⑬
9' PORTION OF VACATED
MENAU BOULEVARD RETAINED
FOR PUBLIC UTILITIES PER
VACATION ORDINANCE No. 70-1969

⑭
30'x64' PARCEL
(PRIVATE EASEMENT FOR SIGN)
FILED: FEBRUARY 27, 1990
BOOK BCR 90-3, PAGES 9825-9831

⑮
PUBLIC ACCESS EASEMENT
FILED: MARCH 4, 1991
PLAT BOOK 91C, FOLIO 51

⑮
TRACT E-2 IS RETAINED AS A PUBLIC EASEMENT
FILED IN BOOK MISC. 761, PAGE 911 AND
QUITCLAIM DEED FILED IN BOOK D117A, PAGE 899



91C/51

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

February 23, 2011

DRB Comments

ITEM # 14

PROJECT # 1008689

APPLICATION # 11-70038

RE: Tracts E-1 & E-2, Netherwood Park

The proposed lots would have to conform to City codes and ordinances. A licensed architect or engineer would have to certify that the building meets the fire code for zero-lot line (lot line through the building). Additionally, Zoning Enforcement would have to verify that each lot meets the on-site parking requirement for the building(s) on each lot.

Additionally, please be advised of the notations on the recorded plat. Development to include platting of Tract E-2 could result in a requirement for major public infrastructure.



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

NOTES:

1. BASIS OF BEARING = SUMMARY PLAT OF TRACTS E, F, & G. NETHERWOOD PARK FILED DECEMBER 18, 1979.
2. ROTATE RECORD PLAT BEARING 0°06'14" COUNTER CLOCKWISE TO OBTAIN NEW MEXICO STATE PLANE COORDINATES.
3. PLAT SHOWS ALL EASEMENTS OF RECORD.
4. THE REASON FOR THIS PLAT IS TO DIVIDE THE PARCEL INTO TWO TRACTS, ONE BEING A PORTION OF THE PREVIOUSLY VACATED AND REPLATTED STREET ON THE SOUTHERN BOUNDARY OF THE PROPERTY.
5. UTILITY COUNCIL LOG NO. 12-04-311.
6. 0" = SET #4 REBAR WITH PLASTIC CAP N.M.P.S. #5953.
7. ALL BEARINGS & DISTANCES ARE RECORD.
8. THIS PLAT HAS BEEN PREPARED PURSUANT TO CURRENT RESOLUTIONS AND ORDINANCES, WHERE APPLICABLE, OF THE CITY OF ALBUQUERQUE. HOWEVER, BE ADVISED THAT APPROVAL(S) OF THIS PLAT DOES NOT IMPLY THAT CITY OWNED AND OPERATED WATER AND SANITARY SEWER SERVICE IS READILY AVAILABLE FOR DEVELOPMENT, NOR DOES IT OBLIGATE THE CITY TO MAKE THESE SERVICES AVAILABLE IF AND WHEN DEVELOPMENT IS DESIRED. FURTHER SUBDIVISION(S) OF THIS PROPERTY, IF ANY, MUST COMPLY WITH THOSE RESOLUTIONS, ORDINANCES, AND POLICIES THEN IN EFFECT FOR ANY SPECIFIC PROPOSAL. THE PLAT HEREIN APPROVED DOES NOT REPRESENT ANY ACCEPTANCE OF, OR CONCURRENCE WITH FUTURE SUBDIVISION OR DEVELOPMENT PROPOSALS.
9. TRACT E-2 IS NOT A DEVELOPABLE TRACT DUE TO THE FACT THAT IT IS ENTIRELY ENCUMBERED WITH A PUBLIC UTILITY EASEMENT. MAJOR PUBLIC INFRASTRUCTURE WILL BE ABSOLUTELY REQUIRED IF TRACT E-2 IS DEVELOPED.



CURVE TABLE

CURVE	ARC	DELTA	RADIUS
C1	39.13	89°40'30"	25.00
C2	39.41	90°19'30"	25.00
C3	67.80	97°06'48"	40.00
C5	75.70	96°22'46"	45.00
C6	324.73	4°36'45"	4033.72
C7	6.00	0°05'07"	4033.72
C8	61.70	78°33'42"	45.00

LINE TABLE

LINE	BEARING	DISTANCE
L2	N 0°24'00" E	0.92
L3	N 0°24'00" E	20.00
L4	S 0°24'00" W	26.08



Memo

To: *All Employees*
From: H.R. DEPT
Re: **Airline Travel Program / Land Package**

For a limited time only we are offering to all employees' access to our company vacation, packages at the wholesale rate (you save \$3000 per couple).

Please review the vacation details

- **Destination:** *Cancun, Mayan Riviera* **Duration:** 6 days & 5 nights w/ all meals included for only **\$199** pp
- **Dates:** You choose your dates. Packages are open dated and valid for 1 full YEAR

Included in package:

- **Resort stay** - Choose your 4-5 star resort
- **Corporate Meal Plan** - All Meals and Drinks (Alcohol/non-alcohol) included 24 hrs a day
- **Children stay and eat for free**
- **Unlimited activities including non-motorized water sports**

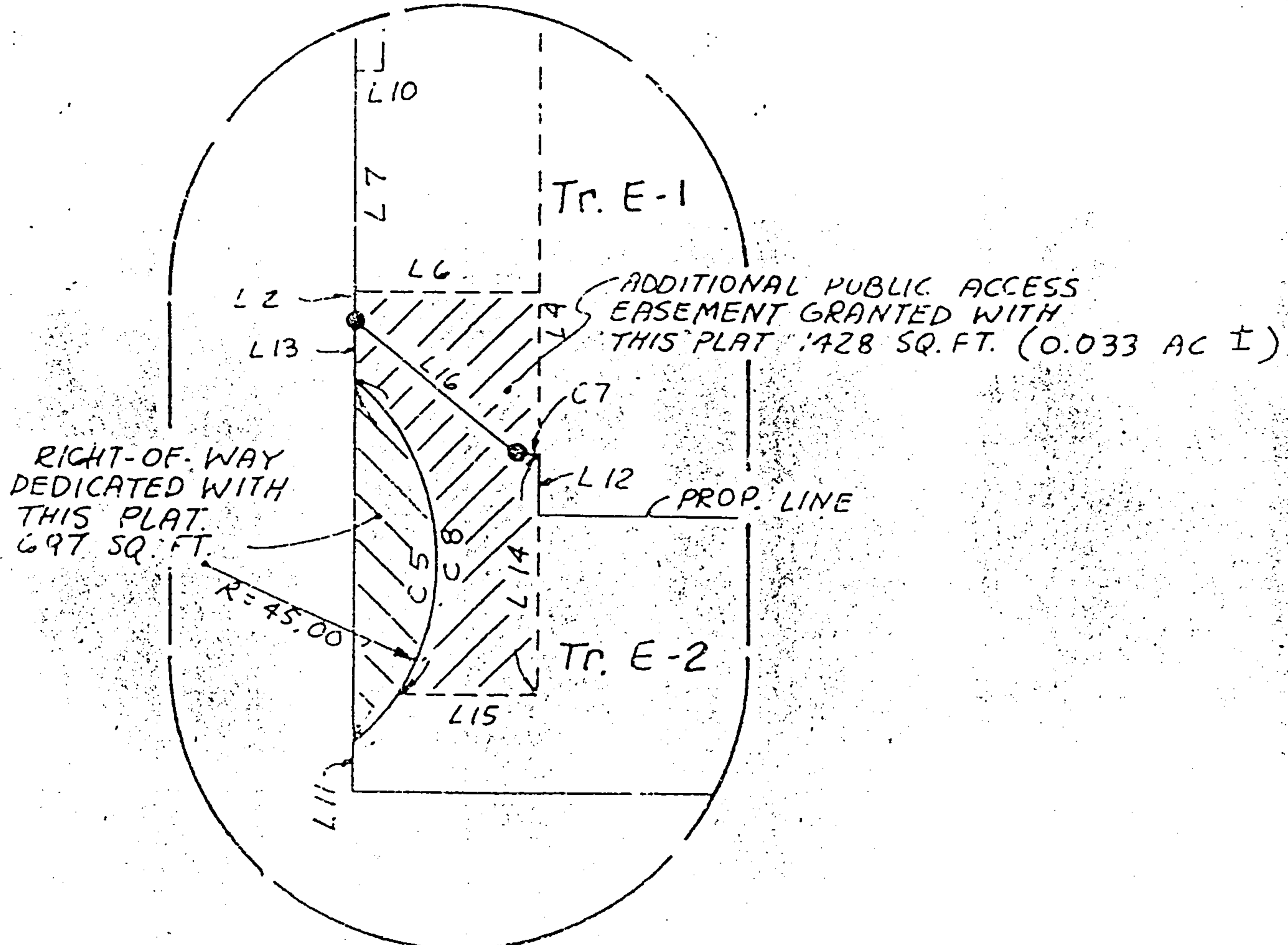
RECEIVE 5 Days 4 Nights BONUS TO DOMINICAN REPUBLIC

Booking and Reservations at (877) 389 - 9150

Reservation Code DELTA757

For fax number removal, please call 1-888-393-1379.

L10	N 09°30'00" E	7.00
L11	N 0°24'00" E	11.60
L12	N 0°24'00" E	10.45
L13	N 0°24'00" E	9.71
L14	S 0°24'00" W	40.60
L15	S 89°45'57" W	22.18
L16	N 44°36'00" W	35.36



DETAIL
NOT TO SCALE

9/C-51

106' H/W (AS PER CITY HALL RECORDS)

MENNAUL BLVD. N.E.

S 89°55'30" E 550.00'

N 87°33'11"E 1271.47' & ROUND
N 87°26'57"E 1271.05' & RID

CITY OF
CENTRAL
X = 391,
Y = 1,47
Z = -0'
GROUND
.99966

60' R/W

INGLE DR. N.E.

N 0°24'00" E 362.51' 273.92'

205.00'
24' PUBLIC ACCESS EASEMENT

253.00'

TRACTE 1

4.7480 AC±

S 0°24'00" W 420.36'

VASSAR DR. N.E.

60' R/W

SEE DETAIL

TRACTE 2

8602 AC±

INTERSTATE 40

EXISTING FENCE
CONC. RETAINING WALL
CT L/12
L=603.07'
DELTA=9°42'15"
R=3969.72'

RETAINED PUBLIC EASEMENT
VACATED (10.25.79)
STREET V-73-92
C-6
34' x 51' x 4'
64'

BY CURT CLAM OFFICER
FILED: 06-7-80,
OR D117-2, (POLIO 889)

40

