

7. **Project# 1008954**  
11DRB-70228 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- RIO GRANDE ENGINEERING agent(s) for FREDERICK REED request(s) the above action(s) for all or a portion of located on JEFFERSON SE BETWEEN COAL AVE SE AND ZUNI BLVD SE containing approximately .43 acre(s). **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR DIMENSIONAL EXHIBIT AND TO SHOW ADEQUATE RIGHT-OF-WAY AND TO PLANNING FOR AGIS DXF AND OWNERS INITIAL IF MORE RIGHT-OF-WAY IS DEDICATED.**
8. **Project# 1002202**  
11DRB-70177 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- HUITT- ZOLLARS, INC agent(s) for WINROCK PARTNERS, LLC request(s) the above action(s) for all or a portion of Lot(s) A1A, **WINROCK CENTER ADDITION**, zoned SU-3 MU-UPT, located on LOUISIANA BLVD NE BETWEEN I-40 AND INDIAN SCHOOL RD NE containing approximately 81.37 acre(s). (J-19)[*Deferred from 7/20/11*] **DEFERRED TO 8/31/11 AT THE AGENTS' REQUEST.**
9. **Project# 1008311**  
10DRB-70270 MINOR - FINAL PLAT  
APPROVAL
- JACK D'AMBROSIO request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) 4, Tract(s) , **FOUR HILLS VILLAGE Unit(s) 14**, zoned R-1, located on HIDEAWAY LANE BETWEEN STAGE COACH RD HIDEAWAY LANE containing approximately 1.4 acre(s). [REF: ] (M-23) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.**

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

10. **Project# 1008952**  
11DRB-70226 SKETCH PLAT REVIEW  
AND COMMENT
- THE SURVEY OFFICE, LLC agent(s) for ESMAIL HAIDARI & GHAMAR AZGHARZEDEN, FIROZ VAGH & JABEEN VAG request(s) the above action(s) for all or a portion of Lot(s) 25, & 1/2 OF LOT 26, PORTIONS OF LOTS 7 & 8, Block(s) 21, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT A Unit(s) A**, zoned SU-2/O-1, located on PASEO DEL NORTE BETWEEN WYOMING AND BARSTOW (D-19)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**
11. **Project# 1008953**  
11DRB-70227 SKETCH PLAT REVIEW  
AND COMMENT
- STEVEN SCHUMANN request(s) the above action(s) for all or a portion of Lot(s) C, **SANDIA ADDN** zoned C-3, located on SAN MATEO BETWEEN OSUNA AND MCLEOD (F-17) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED. THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**
12. Other Matters: 1004607 – Amended infrastructure list was approved.  
ADJOURNED: 10:15

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**August 24, 2011  
DRB Comments**

**ITEM # 11**

**PROJECT # 1008953**

**APPLICATION # 11-70227**

**RE: Lot C, Sandia Addition**

A Conditional Use Permit is required for the proposed use. Refer to the O-1 zone for development requirements (26' height, 5' setbacks on side and rear, 11' setback from entrance. Refer to § 14-16-3-10 of the Zoning Code for landscaping regulations and § 14-16-3-1 of the Zoning Code for parking requirements.

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





Supplemental Form (SF)

<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
___ Major subdivision action			___ Annexation
___ Minor subdivision action			
___ Vacation	<b>V</b>		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
___ Variance (Non-Zoning)			___ Sector Plan (Phase I, II, III)
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>		___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ for Subdivision			___ Text Amendment (Zoning Code/Sub Regs)
<input checked="" type="checkbox"/> for Building Permit			___ Street Name Change (Local & Collector)
___ Administrative Amendment/Approval (AA)	<b>D</b>		
___ IP Master Development Plan			
___ Cert. of Appropriateness (LUCC)	<b>L</b>	<b>A</b>	<b>APPEAL / PROTEST of...</b>
<b>STORM DRAINAGE (Form D)</b>			___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals
___ Storm Drainage Cost Allocation Plan			

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): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: STEVEN SCHUMANN PHONE: 401-6272  
 ADDRESS: 5901 J WYOMING NE # 307 FAX: \_\_\_\_\_  
 CITY: ALBQ STATE NM ZIP 87109 E-MAIL: STEVE @ BEDROCK WALLS.COM  
 Proprietary interest in site: LEASEE List all owners: SANDIA FOUNDATION

DESCRIPTION OF REQUEST: SITE APPROVAL SKETCH PLAT COMMENTS

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 Lot C Block: TRACT C Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Sandia Addn.  
 Existing Zoning: C-3 Proposed zoning: C-3 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): F-17 UPC Code: 101706147033310244

**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 APPLICATION # 09EPC-40042 - Project 1007 8967

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO TRACT C  
 No. of existing lots: 3 No. of proposed lots: 3 Total site area (acres): 5.2 - 2.36 AC  
 LOCATION OF PROPERTY BY STREETS: On or Near: SAN MATEO  
 Between: OSUNA and MCLEOD

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

SIGNATURE [Signature] DATE 8-15-11  
 (Print Name) STEVE SCHUMANN Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 6/2011

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>11DRB - 70227</u>	<u>SP</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" 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>August 24, 2011</u>			Total \$ <u>0</u>

[Signature] 8-15-11 Project # 1008953



**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.

STEVE SCHUMANN  
Applicant name (print)  
Steve Schumann  
Applicant signature / date

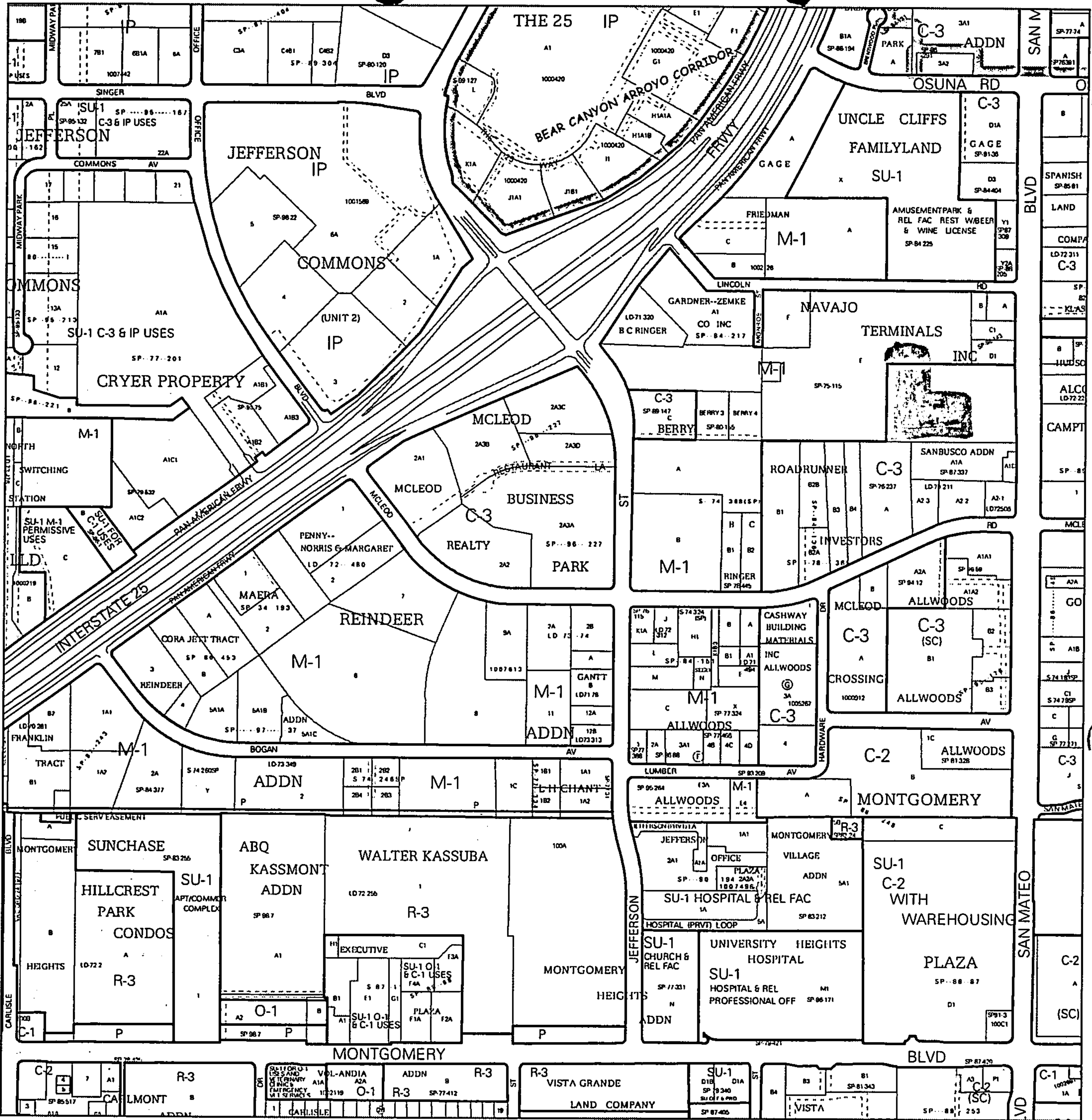


Form revised **October 2007**

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
110RB-70227

[Signature] 8-15-11  
Planner signature / date  
Project # 1008953





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:  
**F-17-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




0 750 1,500 Feet

Map amended through: 6/5/2009



EXISTING LEGAL DESCRIPTION: A TRACT IN THE  
E1/2 SE1/4 NE1/4 SEC35 T11NR3E CONT  
6.2AC (5207 SAN MATEO BLVD. NE)  
EXISTING TOTAL SITE ACREAGE: 6.20 ±  
SAN MATEO FRONTAGE LENGTH: 408.77 FT

SHEET 1 OF 4

SITE PLAN FOR SUBDIVISION	
5207 San Mateo (Former Rowlands Site)	
Revisions	
1	8/31/09 REVISIONS
2	12/09 EPC CONDITIONS
3	4/10 EPC & TRANS COMMENTS
<b>Bohannon  Huston</b>	
Court yard I . 7500 Jefferson St. NE . Albuquerque, NM . 87109-4835	
ENGINEERING  SPATIAL DATA  ADVANCED TECHNOLOGIES	



Monday, August 15, 2011

To: DRB members

From: Steve Schumann/ Jude Baca

Re: Development of parcel C for a covered RV storage

Dear DRB,

The following site plan and approved plans are submitted for your comments for a covered RV storage area. This project is intended to be the premier RV storage project in Albuquerque catering to the high end RV owners. This project will push the state of the art for RV storages with cutting edge technology which includes:

- Computerized gated entrance
- individual alarms with Armed Response as the monitoring entity
- all units will be covered
- 24 hour video surveillance with video access to the renters
- night vision cameras
- virtual rental office (no on site manager needed)

This project is ideally suited for this property due to the adjacent M1 zoning to the north and west by ABF trucking lines to buffer the visual and audio activities of ABF for the adjoining parcels. This use will generate very low traffic impacts for the site and San Mateo. To promote an attractive site attention to esthetics and landscaping will be to the San Mateo side while the adjacent properties ABF and A-1 Storage will be a 10 foot metal panel fence. The planned drive surface will be asphalt milling. This project is allowed in the C-3 zone.

Thank You

  
Steve Schumann