

12. **Project# 1009162**
12DRB-70068 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for DANMAR CONSTRUCTIONS, LLC request(s) the above action(s) for all or a portion of Lot(s) 22, 23, Block(s) 11, **VALLEY VIEW ADDITION** zoned OR-2, located on ADAMS BETWEEN ZUNI AND COAL containing approximately .1437 acre(s). (K-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR CROSS ACCESS EASEMENT AND TO PLANNING FOR ACCESS AND DRAINAGE EASEMENTS AND FOR AGIS DXF.**

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

13. **Project# 1009160**
12DRB-70064 SKETCH PLAT REVIEW
AND COMMENT

PATRICK BYRD agent(s) for GILBERT ALMAGER request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **TOWN OF ATRISCO GRANT Unit(s) A**, zoned SU-1 C-2, located on 98TH AND VOLCANO RD containing approximately 2.2491 acre(s). (K-9) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

14. **Project# 1004184**
12DRB-70058 SKETCH PLAT REVIEW
AND COMMENT

THOMAS SALAZAR request(s) the above action(s) for all or a portion of Lot(s) A-1-A, **LANDS OF SALAZAR** zoned RLT, located on 98TH AND COLOBEL BETWEEN DENNIS CHAVEZ AND GIBSON containing approximately 8.862 acre(s). (N-9) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

15. Approval of the Development Review Board Minutes for November 2011.

16. Other Matters: None.

ADJOURNED:



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
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- P** Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- D** Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, 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): PATRICK SBYRD PHONE: 505-338-0988
 ADDRESS: 8221 SAND PEDRO FAX: 505-338-0989
 CITY: ABQ STATE NM ZIP 87113 E-MAIL: psbyrd@lee-eng.com

APPLICANT: GILBERT ALMAGER PHONE: 505-977-2016
 ADDRESS: 887 SUNSET RD SW FAX: 505-9503-7598
 CITY: ABQ STATE NM ZIP 87015 E-MAIL: Gilbert@stonebridgennm.com
 Proprietary interest in site: List all owners: GILBERT ALMAGER

DESCRIPTION OF REQUEST: ACCESS REVIEW OF SITE

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. 142 Row 2 Block: Unit: A
 Subdiv/Addn/TBKA: TOWN OF ATRISCO GRWT
 Existing Zoning: SUC2 Proposed zoning: SUC2 MRGCD Map No
 Zone Atlas page(s): k9 UPC Code:

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): NONE

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 2.2491
 LOCATION OF PROPERTY BY STREETS: On or Near: 98th and VOLCANO ROAD
 Between: and

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

SIGNATURE Patrick Sbyrd DATE 2/27/12
 (Print Name) PATRICK SBYRD Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12DRB - 70064</u>	<u>SK</u>	<u> </u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u> </u>	<u> </u>	<u> </u>	<u>\$</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u> </u>	<u> </u>	<u> </u>	<u>\$</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u> </u>	<u> </u>	<u> </u>	<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed	<u> </u>	<u> </u>	<u> </u>	<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	<u> </u>	<u> </u>	<u> </u>	<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus	<u> </u>	<u> </u>	<u> </u>	<u>\$</u>
<input type="checkbox"/> F.H.D.P. fee rebate	<u> </u>	<u> </u>	<u> </u>	<u>\$</u>
Hearing date <u>March 7, 2012 9:00am</u>				Total <u>\$ 0</u>

 2-27-12 Project # 1009160
 Staff signature & Date

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAT REVIEW AND COMMENT (DRB22)

Maximum Size: 24" x 36"

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)

Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)

(DRB17)

Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) **Maximum Size: 24" x 36"**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) **Maximum Size: 24" x 36"**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - DRB signed Site Plan being amended (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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

PATRICK S BYRD
Applicant name (print)
Patrick S Byrd
Applicant signature / date

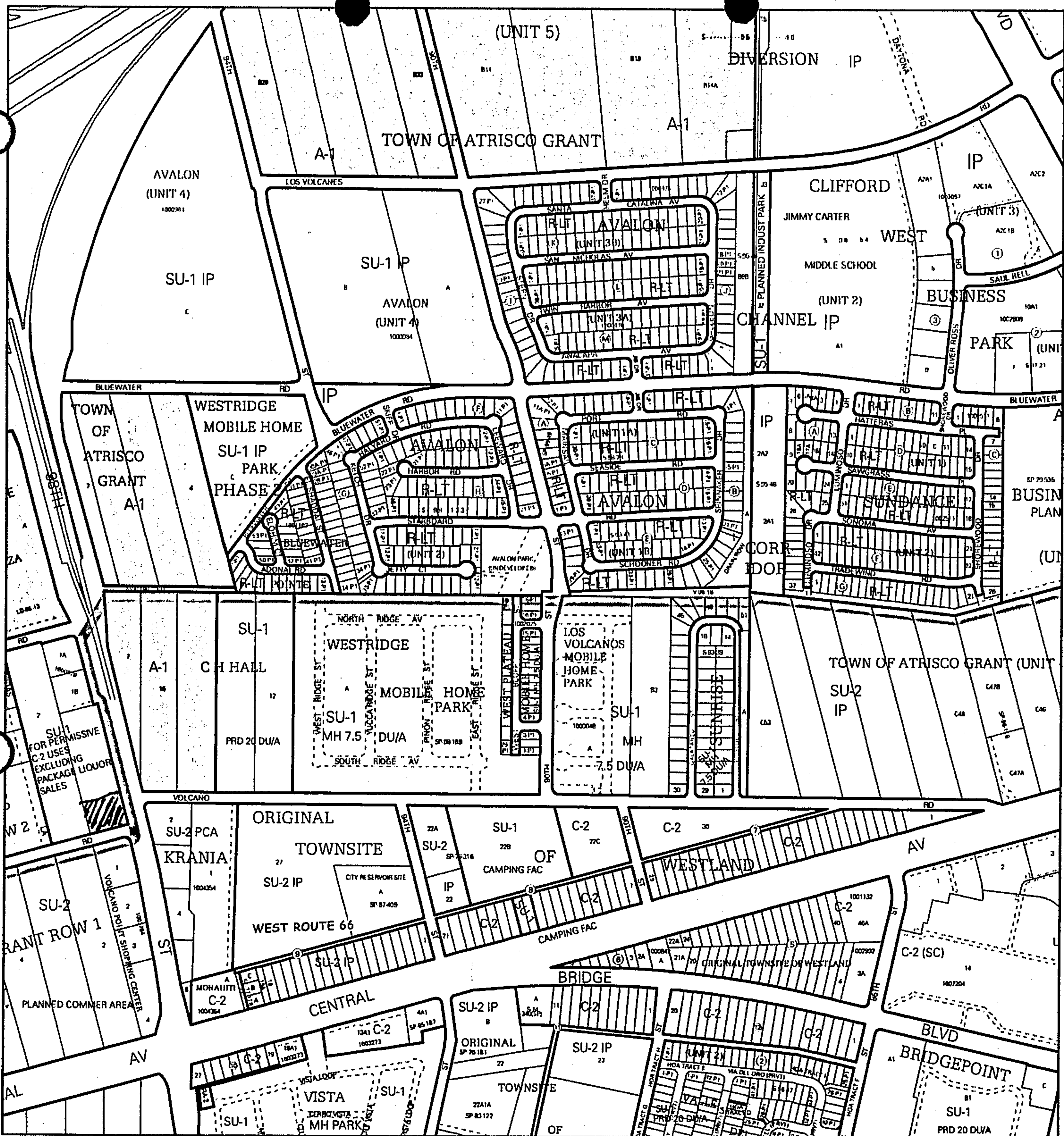


Form revised October 2007

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

Application case numbers
12DRB - 20064

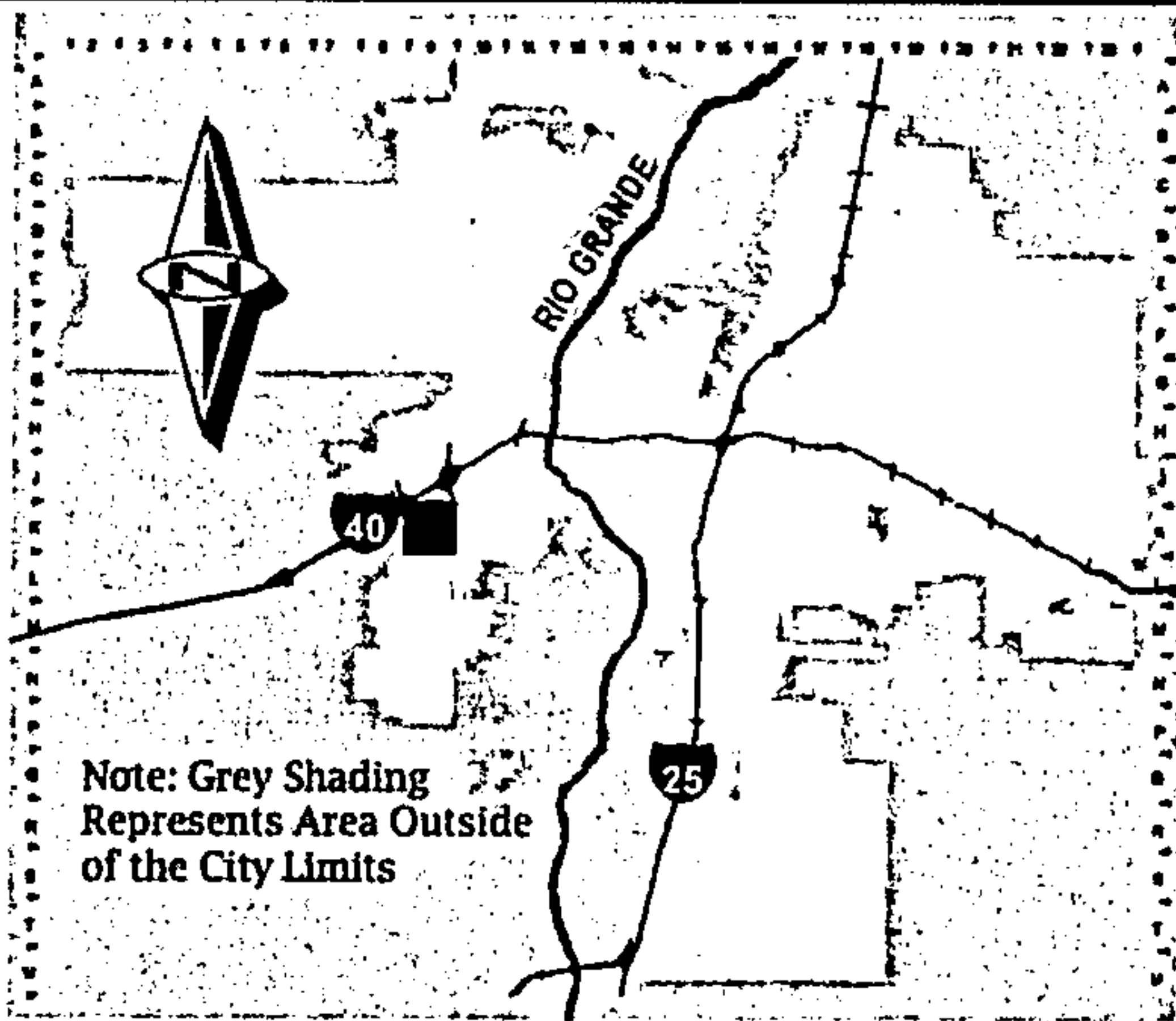
[Signature] 2-27-12
Planner signature / date
Project # 4009160



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



Map amended through: 1/24/2011



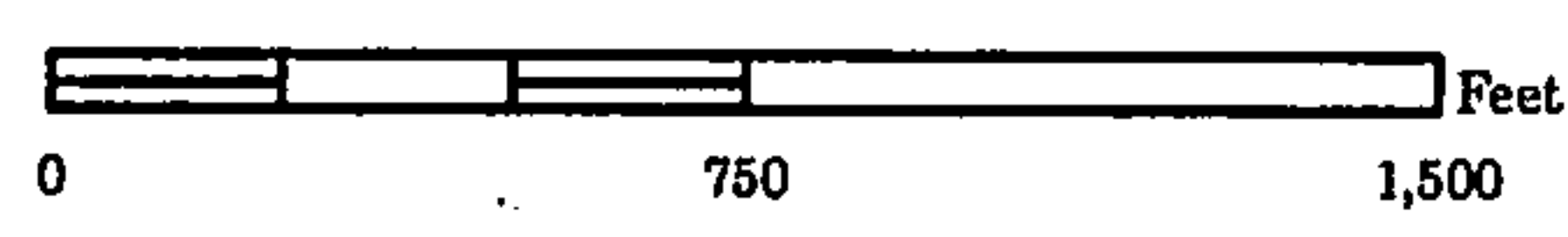
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

K-09-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





February 27, 2012

Development Review Board (DRB)
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

Re: *Sketch Plat Review for 98th Street and Volcano Road*

Ladies and Gentlemen:

Lee Engineering LLC, (LEE) on behalf of Gilbert Almager of Stonebridge LLC is submitting this sketch plat review to address access deficiencies to the property located at the northwest corner of 98th Street and Volcano Road West (Tracks 1&2 Unit A of Town of Atrisco Grant ROW 2)

Specifically, we would like the review board to look at the deficiency of northbound left-turn access into Volcano Road East. I have attached an exhibit indicating the property site and the access issue. As indicated, any northbound traffic attempting to access Volcano Road East must perform a U-turn over a thousand feet to the north impacting the commercial viability of not only the identified parcel, but any potential development along Volcano Road East. Additionally, the current geometry could encourage an unsafe u-turn made from the through lane at Volcano Road West as this would be an attractive "short cut" alternative to making a u-turn at Avalon Road.

Also depicted on the enclosed exhibit, is a potential solution for this access issue. As shown, access into McDonald's would still be maintained but shifted to the south by approximately 30 feet. This would allow two 75-foot pockets back-to-back allowing for a left into the parcel via a driveway directly across from Volcano Road East and discourage any u-turn movements from the through lane. The new median geometry would also further discourage any illegal through movements between Volcano Road East and the McDonald's entrance.

If you have any questions, please do not hesitate to call. We look forward meeting with you and working together to solve this access issue.

Encls: Aerial Exhibit.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick Byrd', is written over a white background.

Patrick Byrd, PE, PTOE
Project Engineer
Phone Number: 505-338-0989
Email: pbyrd@lee-eng.com



Existing East Volcano limited access from the south

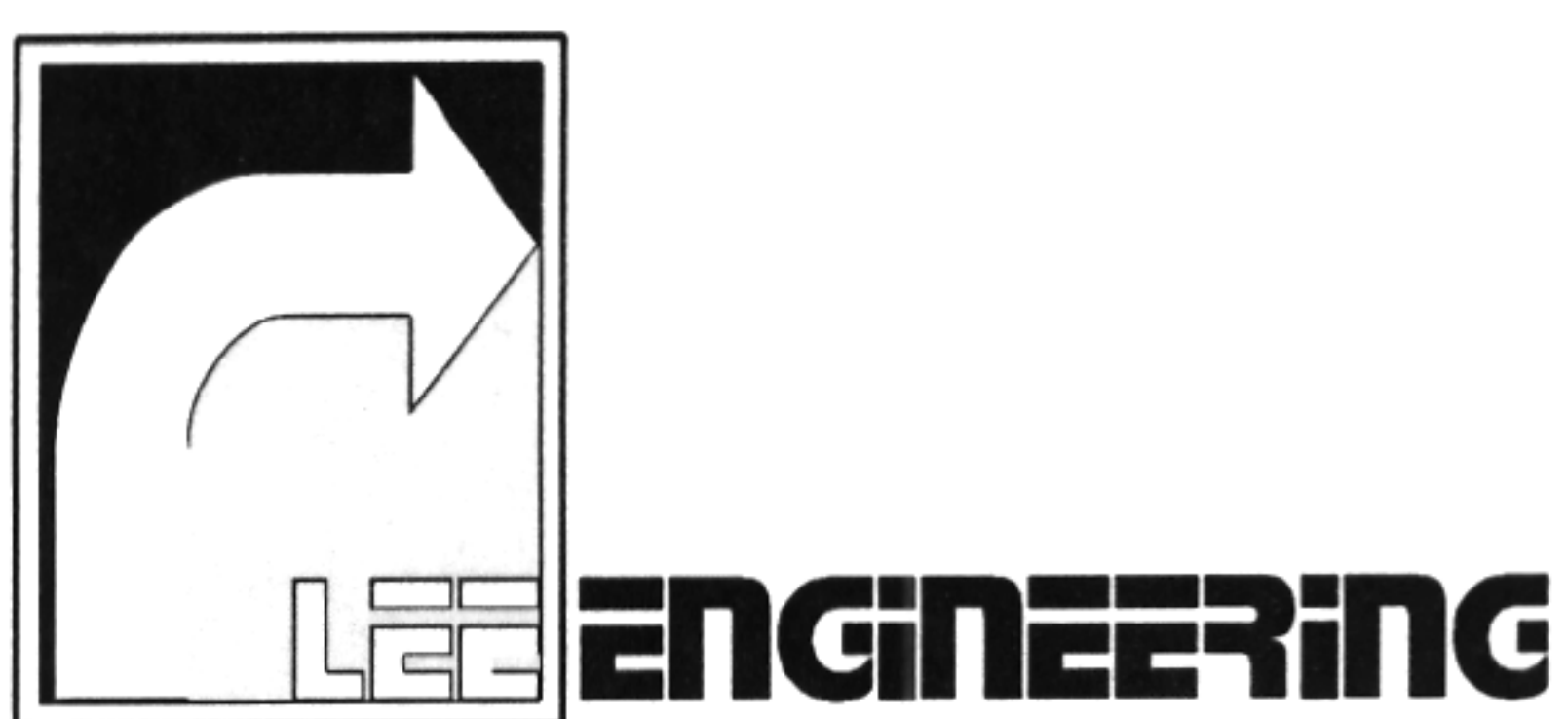
Potential Option to Provide Left-In Access Provides 75-foot storage for both pockets

Existing potential for illegal U-turns

Multiple left-in access points for adjacent site

Existing potential for illegal through movement

Existing East Volcano limited access from the south



CITY OF ALBUQUERQUE
Access Issues at East Volcano Road
and 98th Street

FIGURE
SCALE: 1" = 120'