




3. **Project# 1000965 (1006864)**
15DRB-70370 VACATION/ PUBLIC
EASEMENT
15DRB-70371 SIDEWALK WAIVER
15DRB-70372 SUBDN DESIGN
VARIANCE FROM MINIMUM DPM
STANDARDS
15DRB-70373 PRELIMINARY PLAT
15DRB-70374 SITE DEVELOPMENT
PLAN FOR SUBDIVISION 

BOHANNAN HUSTON INC agents for WESTERN
ALBUQUERQUE LAND HOLDINGS request the
referenced/ above actions for Tract N-2-D, **WATERSHED
SUBDIVISION** zoned SU-2/ PDA, located on the west
side of TIERRA PINTADA BLVD NM between ARROYO
VISTA BLVD NW and MIREHAVEN PARKWAY NW
containing approximately 47.12 acres. (H-8) **DEFERRED
TO 11/10/15.**


4. **Project# 1010538**
15DRB-70249 VACATION OF PUBLIC
ALLEY RIGHT-OF-WAY
[TO BE DEFERRED TO 1/13/16] 

DORIS RHODES/ THE COTTONWOODS LLC request
Vacation (Closing) for the Public Alley in Block 29,
HUNING CASTLE ADDITION located south of LEAD
AVE SW and west of 14th ST SW. (K-13) [*Deferred from
8/12/15, 9/9/15*] **DEFERRED TO 1/13/16.**


MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

5. **Project# 1009969**
15DRB-70391 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

SBS CONSTRUCTION AND ENGINEERING, LLC
agent(s) for CHRISTOPHER VIGIL request(s) the above
action(s) for all or a portion of Lot(s) 17-A-1, **PAPPE
ADDITION** zoned M-1, located on 3400 2ND ST NW
containing approximately 1.485 acre(s). (G-14)
**THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH
FINAL SIGN OFF DELEGATED TO TRANSPORTATION
FOR COMMENTS AND TO PLANNING FOR AGIS DXF,
UTILITY COMPANY SIGNATURES AND TO ADDRESS
COMMENTS.**

6. **Project# 1009090**
15DRB-70393 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

TIERRA WEST LLC agent(s) for SCHWARTZMAN, INC.
request(s) the above action(s) for all or a portion of
**LANDS OF SCHWARTZMAN AND DEDICATED AS
PUBLIC ROW FOR MULBERRY ST SE &
TRANSPORT ST SE** zoned SU-1, located on
FLIGHTWAY BETWEEN TRANSPORT AND
MULBERRY (M-15) **TO 11/10/15.**

7. **Project# 1004428**
15DRB-70332 EXT OF MAJOR
PRELIMINARY PLAT 

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for
ALBUQUERQUE RIO BRAVO PARTNERS request(s) the
above action(s) for all or a portion of Tract(s) RR-2-A-RR-
3-2, **WEST LAND SOUTH** zoned SU-1 C-1 RL-T,
located on DENNIS CHAVEZ SW BETWEEN MEADE
AVE SW AND 118TH ST SW containing approximately
98.907 acre(s). (P-9) [*Deferred from 10/28/15*] **TO 11/10/15.**

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for Building Permit (SBP)

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project# 1009969

15DRB-70391 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

AGENT: SBS CONSTRUCTION AND ENGINEERING, LLC

Your request was approved on 11-4-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation: address comments

ABCWUA:

City Engineer:

Parks and Recreation :

Planning: see comments, City signatures, dsd

PLATS:

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). **RECORDED DATE:**
 - Tax printout from the County Assessor.
 - County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
November 4, 2015
DRB Comments**

ITEM # 5

PROJECT # 1009969

APPLICATION # 15-70391

RE: Lot 17-A-1, Pappé Addition

Zoning Note (No. 5) needs to be removed from Final Plat.

The 24 foot easement for proposed Lot 17-A-1-A should begin at the edge of the 30 foot easement – it does not appear that it needs to encroach,

The submitted sketch for parking shows encroachment into the 30 foot easement - these spaces need to be relocated. Also, for future reference, parking requirements are always rounded up, not down.

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

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/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning, including Zoning within sector Developmen Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): SBS Construction and Engineering, LLC PHONE: (505) 804-5013
 ADDRESS: 10209 Snowflake Ct., NW
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: aecllc@aol.com
 APPLICANT: Christopher Vigil PHONE: (505) 221-6690
 ADDRESS: 102 Todos Juntos Rd. FAX _____
 CITY: Corrales STATE NM ZIP 87048 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: Christopher Vigil

DESCRIPTION OF REQUEST: Preliminary/Final Plat

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: Lot 17-A-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Pappe Addition
 Existing Zoning: M-1 Proposed zoning: The Same MRGCD Map No: _____
 Zone Atlas page(s): G-14-Z UPC No. 101406047502440601

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
V-89-06, 1009969

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 1.485 Acres

LOCATION PROPERTY BY STREETS: On or Near: 3400 2nd Street, NW,

Between: Candelaria Rd., NW and Claremont Ave., NW

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

SIGNATURE

DATE 10-26-2015

(Print) Shawn Baizar, Managing Member

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

15 - DRB - 70391

Action

P&F
CMF

S.F.

Fees

\$ 285.00

\$ 20.00

\$

\$

\$

\$

Total

\$ 305.00

Hearing date Nov. 4, 2015

10-27-15

Planner signature / date

Project # 1009969

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.

- NA* 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
- NA* Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- NA* 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
- NA* 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
- NA* 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.

SHAWN BRAZAR
Applicant name (print)
[Signature] 10/26/15
Applicant signature / date



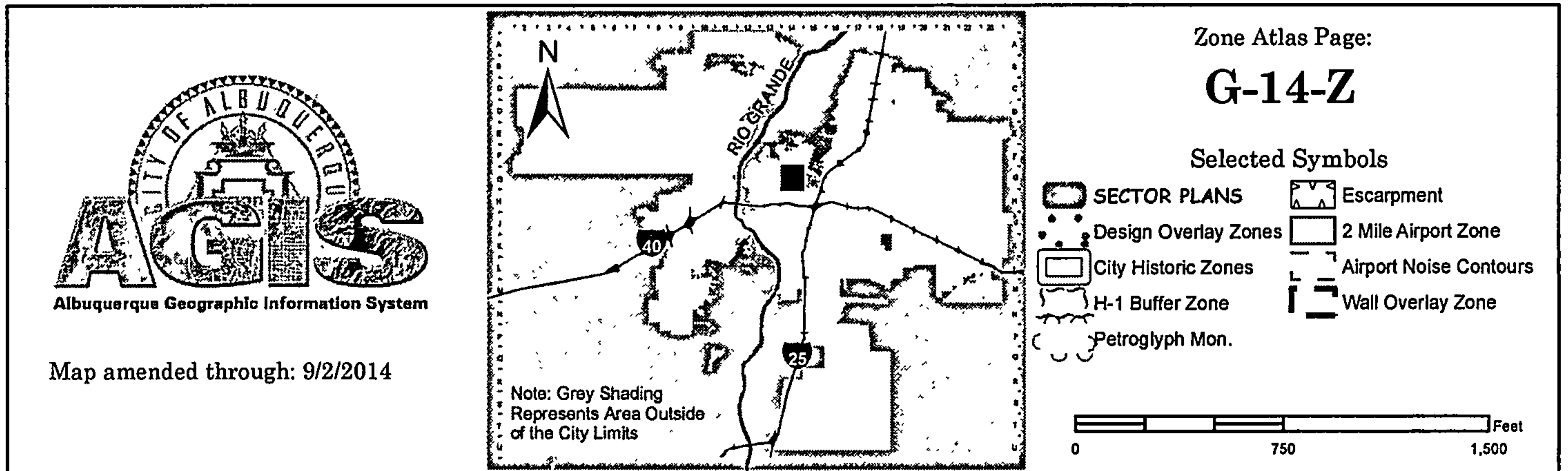
Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
15 - DRB - 70391

[Signature] 10-27-15
Planner signature / date
Project # 1009969



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



SBS CONSTRUCTION AND ENGINEERING, LLC

October 26, 2015

Mr. Jack Cloud, DRB Chair
City of Albuquerque Planning Department
PO Box 1293, 600 Second Street, NW
Albuquerque, NM 87103

RE: Preliminary/Final Plat Request for Lots 17-A-1-A and 17-A-1-B, Pappe Addition
Containing 1.4485 Acre, Zone Atlas Page G-14-Z

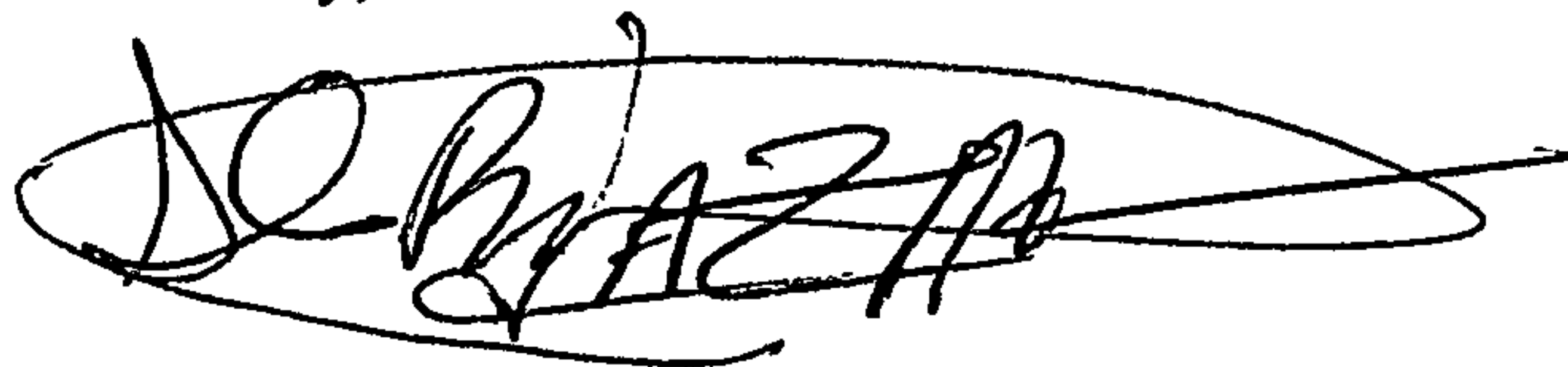
Dear Mr. Cloud:

SBS Construction and Engineering, LLC, on behalf of owners of the above referenced property, is requesting Preliminary/Final Plat Review and approval for the above referenced site. The site contains 1.4485 acres and is located at 3400 2nd Street, NW between Candelariad Rd., NW and Claremont Ave., NW. The property owner is proposing to replat exist lot into two lots. Attached find copies of plat.

I have also attached an exhibit showing the parking requirement and calculation. There is also, an exhibit attached that shows the location of sidewalk along Second Street, NW.

Thank you for your attention regarding this sketch plat. Please contact me at (505) 804-5013 if you require additional information or have any questions.

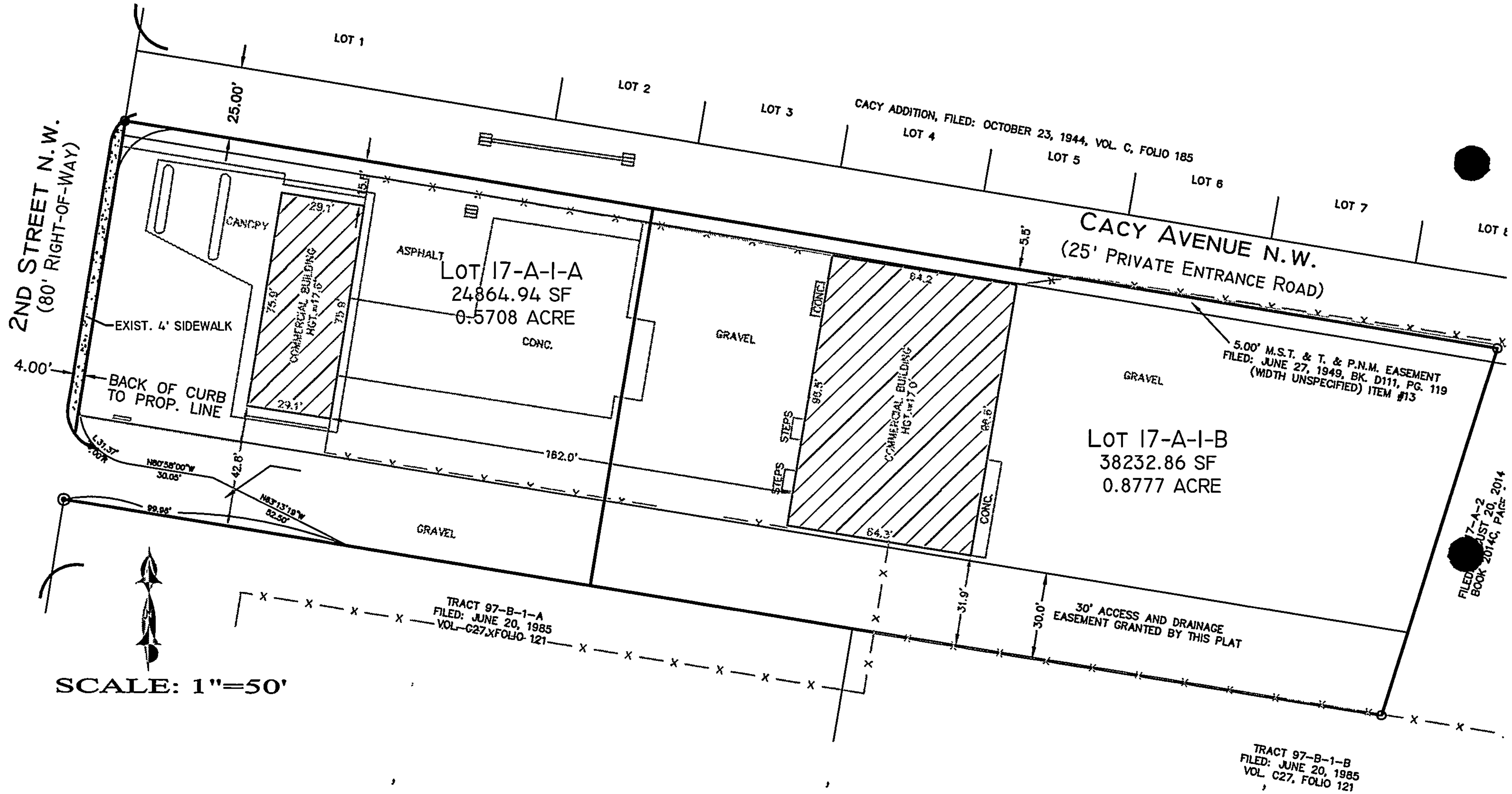
Sincerely,

A handwritten signature in black ink, appearing to read 'Shahram Biazar', enclosed within a large, loopy oval scribble.

Shahram (Shawn) Biazar, Managing Member

Enclosures
JN: 201523

EXISTING SIDEWALK EXHIBIT



C-185

C-185

I, Edna Monahan, County Clerk of Bernalillo County, New Mexico, do hereby certify that the map on which this certificate appears is a true copy, made under my direction and under the provisions of Chapter 130 of New Mexico Session Laws 1939, of a map filed for record on the 23rd day of October 1944.

Edna Monahan
County Clerk, Bernalillo County, New Mexico

SEAL

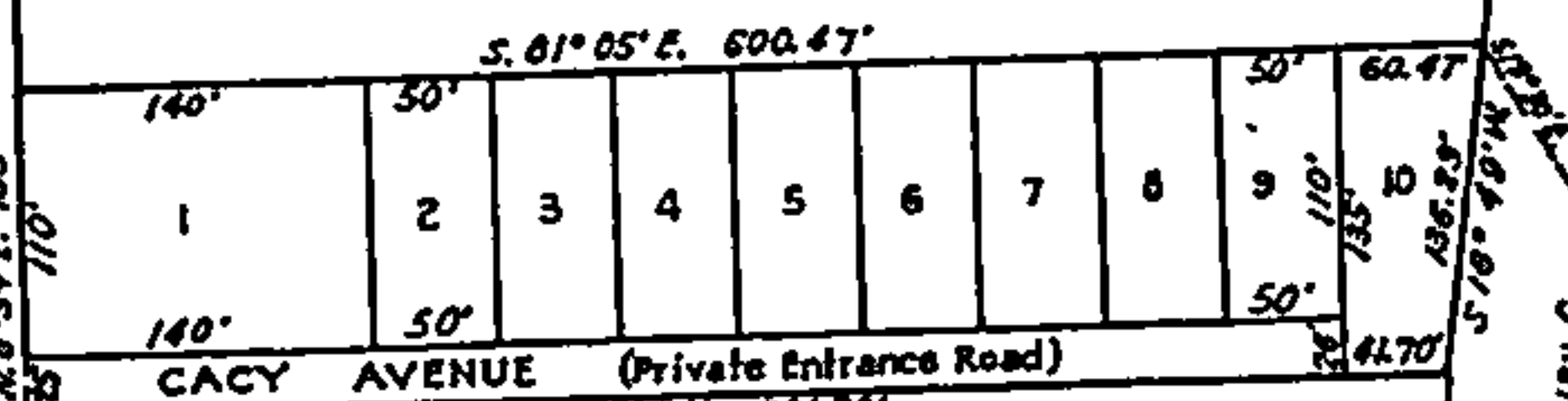
CANDELARIAS ROAD

State of New Mexico, ss 65492
County of Bernalillo
This instrument was filed for record on
OCT - 23 1944
At 11:55 a.m. Recorder in Vol. ...
of records of said County Folio ...
Sylvia Monahan Clerk & Recorder
Deputy Clerk

Land of Joseph Olvaudan

NORTH SECOND STREET

Approx. 100'



CACY AVENUE (Private Entrance Road)

Pappo Addition

A. T. & S. F. Railway Company's Right-of-Way

516.29
875
T.W. R.S.E.

CACY ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

SCALE: 1 INCH = 100 FEET
ROSS-BEYER ENGINEERING OFFICE
S.E.P., 1944

The above and foregoing subdivision of that certain tract of land & tracts in School District No. 28, Bernalillo County, New Mexico, being the property designated as Tract No. 95-b on Middle Rio Grande Conservancy District Property Map No. 33, and more particularly described as follows: beginning at the Northeast corner, a point on the Westerly line of the A. T. & S. F. Ry. Co.'s Right-of-Way, whence the South-east corner of Section 5, Township 10 North, Range 3 East, N.M.P.M., as shown on Bernalillo County Survey sheet No. 22, bears S. 18° 30' E., 318 feet distant; running from said beginning-point S. 16° 49' W., along the Westerly line of the A. T. & S. F. Ry. Co.'s Right-of-Way, 136.29 feet to the Southeast corner, which is the Northeast corner of the Pappo Addition; thence N. 81° 05' W., along the Northerly line of the Pappo Addition, 581.70 feet to the Southwest corner; thence N. 8° 54' E., along the Easterly line of North Second Street, 135 feet to the Northwest corner; thence S. 81° 05' E., 600.47 feet to the place of beginning; surveyed, platted and subdivided as the same is shown hereon, comprising Lots 1 to 10, inclusive, of the CACY ADDITION, is with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof.

S/ Willard L. Cacy S/ Sylvia M. Cacy
Owners and Proprietors

State of New Mexico, }
County of Bernalillo, } ss
On this 19th day of September 1944, before me, a Notary Public in and for said County personally appeared Willard L. Cacy and Sylvia M. Cacy his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.
In Witness Whereof, I have hereunto set my hand and seal, the day and date last above written.

SEAL

S/ Jane Clack
Notary Public

My Commission expires September 25, 1947

I, Edmund Ross, County Surveyor of Bernalillo County, New Mexico, hereby certify that I have examined the plat of CACY ADDITION and approved the same this 12th day of September, 1944.

S/ Edmund Ross
County Surveyor

SEAL

I, Edna Monahan, County Clerk of Bernalillo County, New Mexico, hereby certify that the plat of the CACY ADDITION was approved and accepted for filing by the Board of County Commissioners at its regular meeting held on the 12th day of September, 1944.

S/ Edna Monahan
County Clerk

C-185

C-185

PARKING/SITE EXHIBIT

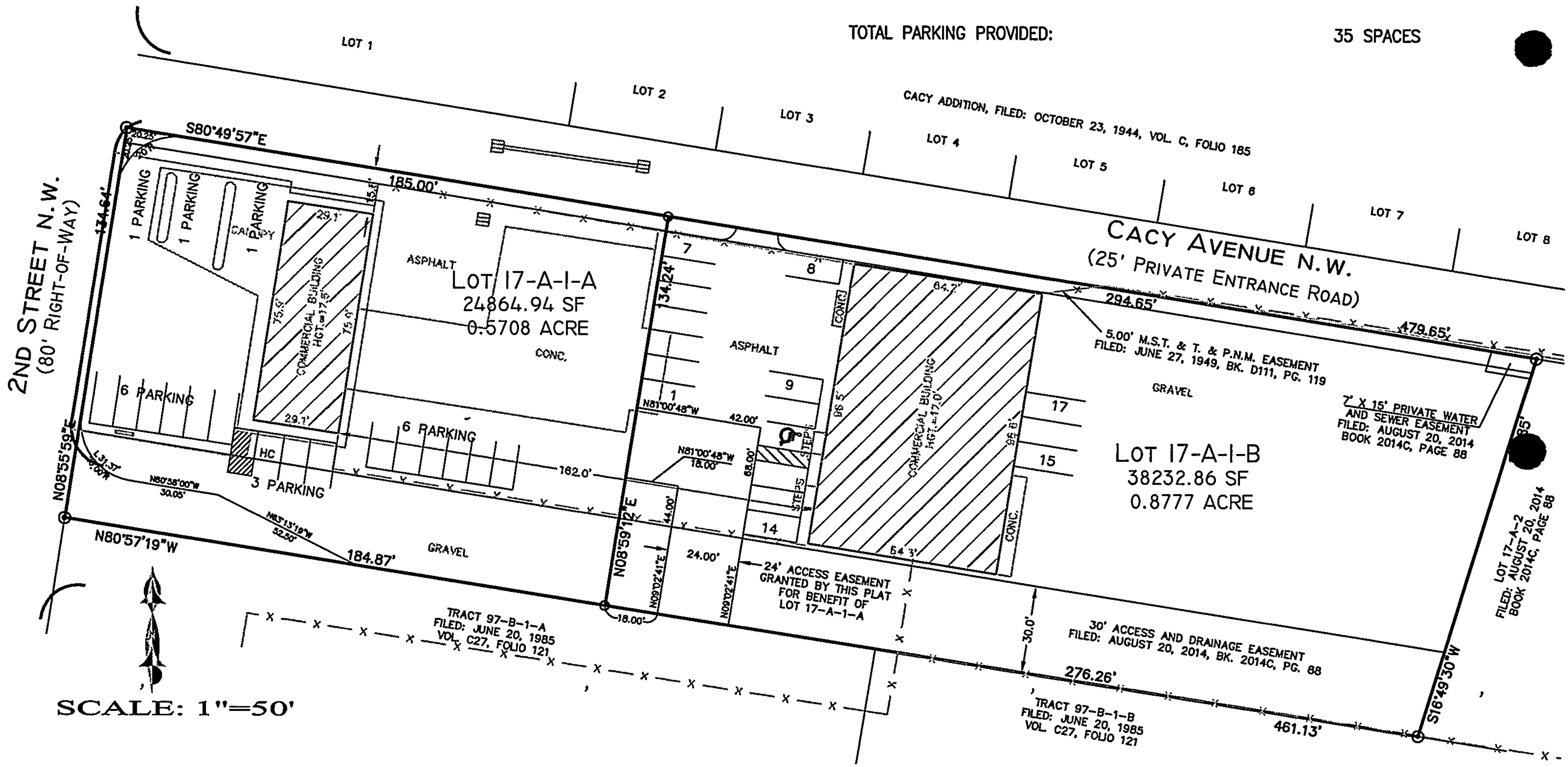
PARKING CALCULATIONS:

PARKING REQUIRED:

RETAIL COMMERCIAL BUILDING (LOT 17-A-1-A)			
2200 SF (FRONT BUILDING)	2200/200	=	11 SPACES
WAREHOUSE BUILDING (LOT 17-A-1-B)			
6200 SF (REAR BUILDING)	6200/2000	=	3 SPACES

TOTAL PARKING REQUIRED: 14 SPACES

TOTAL PARKING PROVIDED: 35 SPACES



SCALE: 1"=50'

PROJECT #

10099969

NOVEMBER 4, 2015

Pit