## A<sup>City of</sup> lbuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

		Supplemental F	Form (SF)				
SUBDI	VISION	S	Z ZON	ING & PLANNING	i:		
	Major subdivision action Minor subdivision action			Annexation			
X	Vacation	V		Zone Map Amen	dment (Establ	ish or Change	
	Variance (Non-Zoning)			Zoning, includes Development Pla	Zoning within	Sector	
SITE D	EVELOPMENT PLAN	P		Adoption of Rank		or similar	
	for Subdivision			Text Amendmen			
	for Building Permit Administrative Amendment	Approval (AA)		Plan(s), Zoning (	Jode, or Subd.	Regulations	
	IP Master Development Pla	n D	_	Street Name Cha	ange (Local &	Collector)	
-	Cert. of Appropriateness (LI	UCC)	A APP	EAL / PROTEST of	of		
STORM	M DRAINAGE (Form D) Storm Drainage Cost Alloca	ition Plan	-	Decision by: DRI Director, ZEO, ZI			
Planning Depar	PE IN BLACK INK ONLY. rtment Development Service paid at the time of application	ces Center, 600 2nd St	reet NW. A	Ibuquerque, NM 87	7102.	in person to the	
APPLICATION IN	FORMATION:						
Professional	I/Agent (if any):_Tierra We	est, LLC			PHONE: 50	5-858-3100	
ADDRESS:_	5571 Midway Park P	lace, NE			FAX: 505-	-858-1118	
	Albuquerque						
APPLICANT				5110			
	I-40 South, LLC c/o						
	P.O. Box AA						
	querque	GANGGAMIN C					
Proprietary in	terest in site: <u>owner</u>	List :	all owners:				
DESCRIPTION OF	F REQUEST:						
		Vacation of Publ:	ic Easemen	nt			
Is the applica	int seeking incentives pursuant to	o the Family Housing Deve	lopment Proc	ram? Yes. X	No.		
	ON: ACCURACY OF THE EXIS			Commission of the commission o		TE NECESSARV	
	No. TR B-11, B-12, B-13						
				DIUCK		IL5	
	TBKA: Town of Atrisco SU-1 IP Uses & C-2	Permissive Uses					
	ng: with exceptions						
Zone Atlas pa	age(s): J-09/K-09						
CASE HISTORY:				750510406, 10090			
List any curre	ent or prior case number that ma	y be relevant to your applic Z-88-73, Z-89-1					
CASE INFORMAT	ION:	a 00 /3, a 02 1					
Within city lim	nits? x Yes Wif	thin 1000FT of a landfill? _	No				
No. of existin	ng lots: 4 No	of proposed lots: 2	Tota	I site area (acres):	37.7 acre	.s	
	F PROPERTY BY STREETS:						
Between:	90th Street	and _					
Check if proje	ect was previously reviewed by:	Sketch Plat/Plan □ or Pre-	application R	eview Team(PRT) 🗆.	Review Date:		
SIGNATURE	11				DATE		
(Print Name)	Ronald R. Bohannan				Applicant:  A	gent: 🖄	
FOR OFFICIAL U	SE ONLY					rised: 4/2012	
☐ INTERNAL R	OUTING	Application_case number	re	Action		Fees	
☐ All checklists	are complete	14 ORB -	7022	- 10-	3.F. f	300.00	
☐ All fees have				CMF	3	20.00	
☐ All case #s ar ☐ AGIS copy ha		-		ADV		275.00	
☐ Case history #	□ Case history #s are listed						
Site is within 1000ft of a landfill							
F.H.D.P. dens	Contract of the contract of th	т.	Ly 23	2014		Total 205 00	
187	<	Hearing date Ju	200	, 00.	\$	070.00	
(97)	le	-24-14	Project #	10090	182		
	Staff	signature & Date					

FORM V: SUBDIVISION VARIANCES & VACATIONS (PUBLIC HEARING CASE) BULK LAND VARIANCE (DRB04) Application for Minor Plat on FORM S-3, including those submittal requirements. 24 copies Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived. Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM) Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts Sian Postina Agreement Fee (see schedule) List any original and/or related file numbers on the cover application DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required. ☑ VACATION OF PUBLIC EASEMENT (DRB27) VACATION OF PUBLIC RIGHT-OF-WAY (DRB28) x The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for City owned public right-of-way.) Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the request Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts Sign Posting Agreement Fee (see schedule) List any original and/or related file numbers on the cover application Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required. ☐ SIDEWALK VARIANCE (DRB20) SIDEWALK WAIVER (DRB21) Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the variance or waiver List any original and/or related file numbers on the cover application DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required. □ SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25) Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") 24 copies Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the variance Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts Sign Posting Agreement Fee (see schedule) List any original and/or related file numbers on the cover application DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required. ☐ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19) EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07) Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies Zone Atlas map with the entire property(ies) clearly outlined Letter briefly describing, explaining, and justifying the deferral or extension List any original and/or related file numbers on the cover application DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required. VACATION OF PRIVATE EASEMENT (DRB26) **VACATION OF RECORDED PLAT (DRB29)** The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") 6 copies Scale drawing showing the easement to be vacated (8.5" by 11") 6 copies Zone Atlas map with the entire property(ies) clearly outlined Letter/documents briefly describing, explaining, and justifying the vacation 6 copies Letter of authorization from the grantors and the beneficiaries (private easement only) Fee (see schedule) List any original and/or related file numbers on the cover application Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required. I, the applicant, acknowledge that any information required but not submitted with this application will likely result in ricant name (print) deferral of actions. Applicant signature / date Form revised 4/07

deferral of actions.

Applicant signature / date

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

Application case numbers
Project #

Project

#### SIGN POSTING REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property, which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

#### 1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
  - C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

#### 2 NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

#### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

#### 4. TIME

Signs must be posted from July 8, 2014 To July 23, 2014

#### 5. REMOVAL

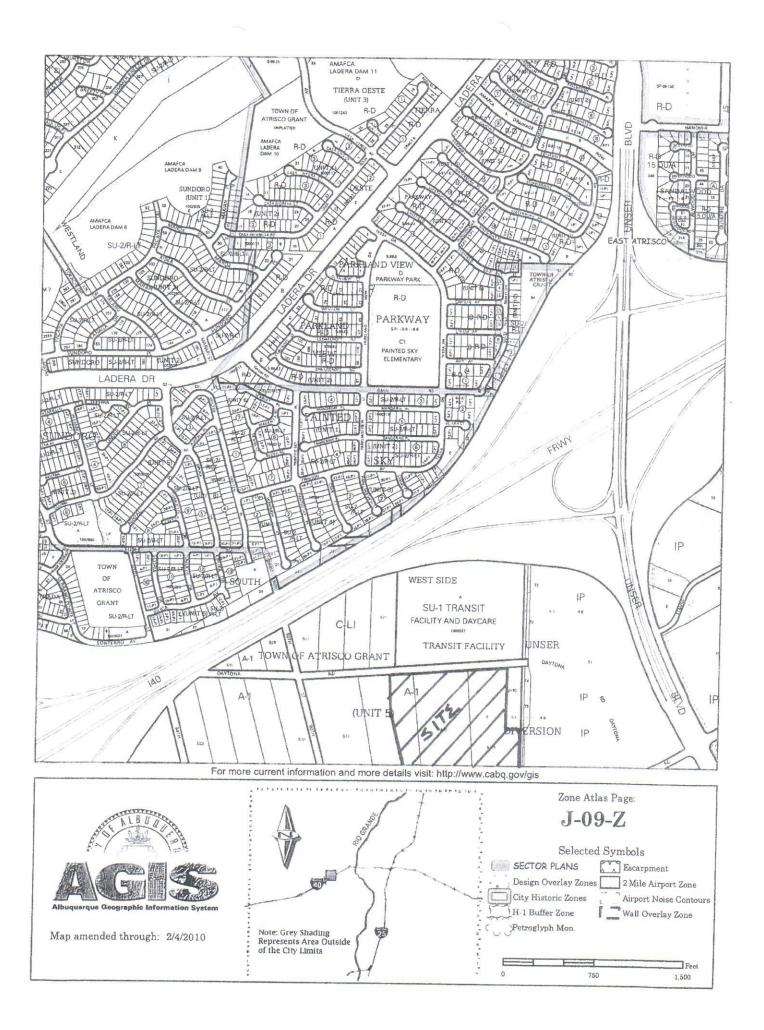
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

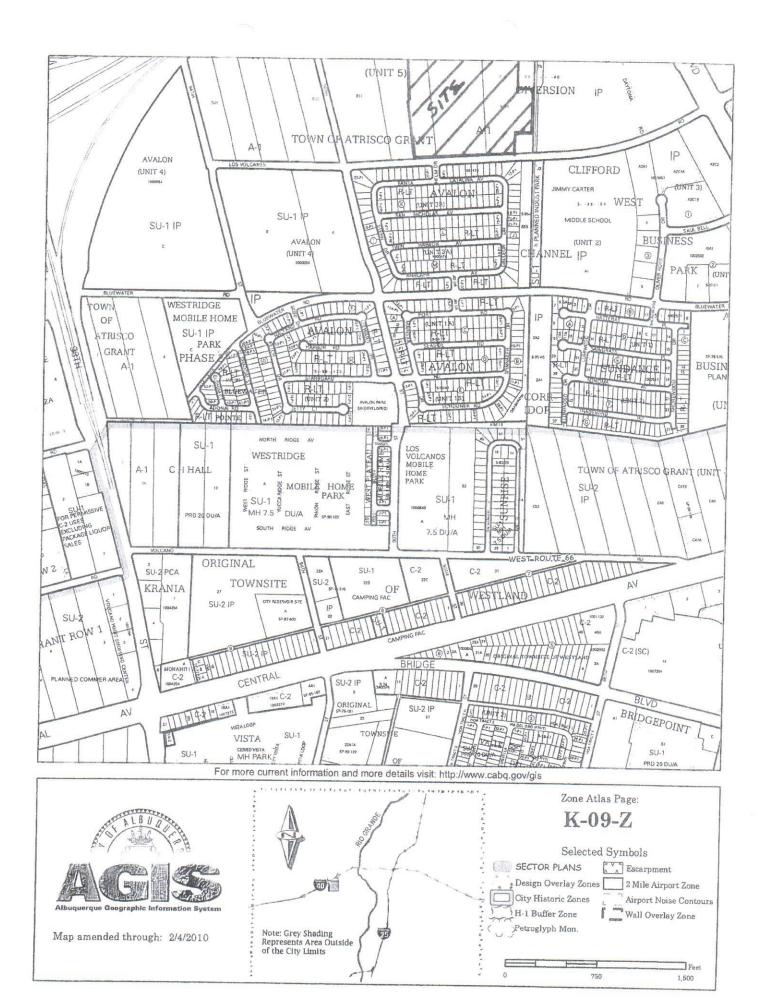
I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Ronald R. Bohannan- Tierra West, LLC (Applicant or Agent)				(Date)
I issued _	3	signs for this application, (Da		(Staff Member)
		(Da	ite)	(Stall Member)

Rev. 11/8/90

APPLICATION NUMBER: 1009982





# Albuquerque, NM 87109 1-800-245-3102

## TIERRA WEST, LLC

June 26, 2014

Mr. Jack Cloud, Chair Development Review Board City of Albuquerque P.O. Box 1293 Albuquerque, NM 87103

RE:

**FEDEX GROUND FACILITY** 

REQUEST FOR VACATION OF DRAINAGE PUBLIC EASEMENT

Project# 1009982

**ZONE ATLAS PAGE J-09/K-09** 

Dear Mr. Cloud:

Tierra West LLC, on behalf of I-40 South, LLC c/o Thomas Keleher, requests approval of the vacation of public drainage easement on the easterly portion of the proposed FedEx Ground site, Tracts 4 & 5, Town of Atrisco Grant, Unit 5.

The subject easement was required for slope maintenance and flood control and will no longer be required due to the development of the site as a FedEx Ground facility. The associated drainage pond will be maintained by the owner of the property and will not be the responsibility of the City. The City Drainage Engineer, City DMD and AMAFCA all agree that the easement will therefore not be required and should be vacated to release the City for any further responsibilities for maintenance.

No loss of public benefit would be caused by this vacation request.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely

Ronald R. Bohannan, P.E.

Enclosure/s

CC:

Thomas Keleher

JN: RRB/vc/jg

2013075



## **DEVELOPER INQUIRY SHEET**

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: **(505) 924-3913 –OR–** you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: <a href="mailto:swinklepleck@caba.gov">swinklepleck@caba.gov</a>. ONC will need the following information <a href="mailto:BEFORE">BEFORE</a> NA/HOA Contact Information will be released to the Applicant/Agent on any Project being presented to the Planning Department. If you have any questions, please feel free to contact our office at **(505) 924-3914**.

Zone Map and this Developer Inquiry Sheet MUST be provided with request.

Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following: Cell Tower Submittal: [ ] Free-Standing Tower -OR- [ ] Concealed Tower [ ] EPC Submittal [x] DRB Submittal [ ] LUCC Submittal [ ] Liquor Submittal [ ] Administrative Amendments (AA's) Submittal [ ] City Project Submittal CONTACT NAME: Jaimie Garcia COMPANY NAME: Tierra West, LLC ADDRESS/ZIP: <u>5571 Midway Park Place</u>, NE, Albuquerque, NM 87109 PHONE: 505-858-3100 FAX: 505-858-1118 LEGAL DESCRIPTION INFORMATION LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision): Tracts B-11, B-12, B-13 & B-14A Unit 5 Town of Atrisco Grant LEGAL DESCRIPTION LOCATED ON Daytona Road STREET NAME OR OTHER IDENTIFYING LANDMARK BETWEEN 90th Street AND STREET NAME OR OTHER IDENTIFYING LANDMARK Los Volcanes STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (<u>J-09/ K-09</u>). ONC/DevelopInquirySheet/siw (01/25/12)



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

June 26, 2014

Jaimie Garcia Tierra West, LLC

5571 Midway Park Place NE/87109

Phone: 505-858-3100/Fax: 505-858-1118

E-Mail: jgarcia@tierrawestllc.com

Dear Jaime:

Thank you for your inquiry of June 26, 2014requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of §14-8-2-7 of the Neighborhood Association Recognition Ordinance by your proposed project at (DRB SUBMITTAL) — TRACTS B-11, B-12, B-13 AND B-14A, UNIT 5, TOWN OF ATRISCO GRANT, LOCATED ON DAYTONA ROAD NW BETWEEN 90<sup>TH</sup> STREET NW AND LOS VOLCANES NW zone map J-K-9.

Our records indicate that the **Neighborhood and/or Homeowner Associations and Coalitions** affected by this submittal and the contact names are as follows:

## AVALON N.A. "R"

Kelly Chappelle, 9135 Santa Catalina Ave. NW/87121 836-1766 (h) 980-4921 (c) Bob Wood, L 9135 Anacapa Ave. NW/87121

Please note that according to §14-8-2-7 of the Neighborhood Association Recognition Ordinance you are required to notify each of these contact persons by certified mail, return receipt requested, before the Planning Department will accept your application filing. IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred. If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at <a href="mailto:swinklepleck@cabq.gov">swinklepleck@cabq.gov</a> or by fax at (505) 924-3913.

Sincerely,

Stephaní Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

BOTH CONTACTS OF EACH
NA/HOA FOR THIS
PLANNING SUBMITTAL.

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an undated letter from our office.

## !!!Notice to Applicants!!!

### SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

#### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

- 1. The street address of the subject property.
- 2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
- 3. A physical description of the location, referenced to streets and existing land uses.
- 4. A complete description of the actions requested of the EPC:
  - a) If a ZONE CHANGE OR ANNEXATION, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
  - c) If a SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
  - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

## Information from the Office of Neighborhood Coordination

The following information should always be in <u>each</u> application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- [X] ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- [ ] The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- [X] Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.
- [X] Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at <a href="mailto:swinklepleck@cabq.gov">swinklepleck@cabq.gov</a>. Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 06/26/14 Time Entered: 12:55 p.m. ONC Rep. Initials: Siw

## TIERRA WEST, LLC

June 26, 2014

Mr. Kelly Chappelle Avalon Neighborhood Association 9135 Santa Catalina Ave. NW Albuquerque, NM 87121

PE.

FEDEX GROUND FACILITY

REQUEST FOR VACATION OF PUBLIC DRAINAGE EASEMENT

Project# 1009982

ZONE ATLAS PAGE J-09/K-09

Dear Mr. Chappelle:

Attached for your use/file is our request to the DRB chair dated June 26, 2014. This request is for approval of a Vacation for Public Drainage Easement for a slope/flood control easement that will no longer be required with the development of the FedEx Ground site on Tracts 4 & 5 Town of Atrisco Grant, Unit 5.

Should you have any questions or require additional information, please feel free to contact Vince Carrica, the applicant's project engineer at Tierra West 858-3100, or the City Staff Planner at 924-3860.

Sincerely,

Vincent Čarrica, P.E.

Enclosure/s

cc: Bob Wood - Avalon Neighborhood Association

JN: 2013075 RRB/vc/jg



## TIERRA WEST, LLC

June 26, 2014

Mr. Bob Wood Avalon Neighborhood Association 9135 Anacapa Ave. NW Albuquerque, NM 87121

RE: FEDEX GROUND FACILITY

REQUEST FOR VACATION OF PUBLIC DRAINAGE EASEMENT

Project# 1009982

ZONE ATLAS PAGE J-09/K-09

Dear Mr. Wood:

Attached for your use/file is our request to the DRB chair dated June 26, 2014. This request is for approval of a Vacation for Public Drainage Easement for a slope/flood control easement that will no longer be required with the development of the FedEx Ground site on Tracts 4 & 5 Town of Atrisco Grant, Unit 5.

Should you have any questions or require additional information, please feel free to contact Vince Carrica, the applicant's project engineer at Tierra West 858-3100, or the City Staff Planner at 924-3860.

Sincerely,

Vincent Carrica, P.E.

Enclosure/s

Kelly Chappelle - Avalon Neighborhood Association CC:

JN: 2013075 RRB/vc/jg





## INTER-OFFICE MEMORANDUM

## **COMMENTING AGENCIES**

TRANSPORTATION DEVELOPMENT	John MacKenzie
TRANSIT & PARKING DEPARTMENT	Shabíh Rízví
COUNCIL OF GOVERNMENTS	Kendra Watkins/Andrew Gingerich
AMAFCA	Lynn Mazur
APD CRIME PREVENTION	Steve Sink
OPEN SPACE DIVISION	
FIRE DEPARTMENT	Antonio Chinchilla
ZONING ENFORCEMENT INSPECTOR	Davíd Kilpatrick
NEIGHBORHOOD COORDINATION	Stephaní Winklepleck
PNM	Daniel Aragon
NEW MEXICO GAS COMPANY	Patrick Sanchez
ALBUQUERQUE PUBLIC SCHOOLS	April Winters
COMCAST CABLE	Míke Mortus
Mid.Rio Grande Conserv. Dist. (MRGCD)	
ENVIRONMENTAL HEALTH	Paul Olson

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1009982
WEDNESDAY, July 23, 2014

Comments must be received by:

Monday, July 21, 2014