3. **Project# 1006505**
14DRB-70178 MAJOR – 1 YEAR SUBDIVISION IMPROVEMENT AGREEMENT EXTENSION (1YR SIA)

APPLIED ENGINEERING & SURVEYING, INC agents for EDDIE CORLEY JR & SR, LLC request the referenced/above action for Lot 17A, Block 9, Tract A, Unit B **NORTH ALBUQUERQUE ACRES** zoned SU-2/ IP/ NC, located on the north side of EAGLE ROCK AVE NE between I-25/ PAN AMERICAN FREEWAY NE and SAN PEDRO BLVD NE containing approximately 3.9321 acres. (C-18)**THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

4. **Project# 1010050**
14DRB-70147 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
14DRB-70180 BULK LAND VARIANCE
14DRB-70181 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

MECHENBIER CONSTRUCTION INC. and SANDIA LAND SURVEYING LLC request the referenced/ above actions for all or a portion of Lots 7 & 8, Block 3, Tract A, Unit B, NORTH **ALBUQUERQUE ACRES** zoned IP/ SU-2 C, located on the south side of PASADENA AVE NE between SAN MATEO BLVD NE and I-25 containing approximately 1.7581 acre(s). (B-18) *[Deferred from 6/18/14]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SUBDIVSION IMPROVEMENTS AGREEMET AND TO PLANNING FOR 15 DAY APPEAL PERIOD AND FOR REAUTHORIZATION BY FIRE MARSHALL AND ZONING ENFORCEMENT. THE BULK LAND VARIANCE WAS WITHDRAWN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/25/14, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SUBDIVISION IMPROVEMENTS AGREEMENT.**

5. **Project# 1009881**
14DRB-70169 MAJOR – SITE DEVELOPMENT PLAN FOR SUBDIVISION

RIO GRANDE ENGINEERING agents for VANDY INVESTMENTS request the referenced/ above action for Lots 4-10 & 23-29, Block 28, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES** zoned IP/ SU-2 NC, located between ALAMEDA BLVD NE and OAKLAND AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 12.35 acres. (C-18) *[Deferred from 6/11/14]* **DEFERRED TO 7/9/14.**

DRB CASE ACTION LOG - BLUE SHEET

☑ Preliminary/Final Plat [FP]
☐ Site Plan - Subdivision [SPS]
☑ Site Plan - 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 #: **1010050** *Application #:* 14DRB-70147, 14DRB-70180, 14DRB-70147

Project Name: **ALBUQUERQUE ACRES 3**

Agent: MECHENBIER CONSTRUCTION INC. *Phone #:*

****Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☑ **CITY ENGINEER / AMAFCA:** recorded S/A - SBP
sig nature lines for FP

☐ **PARKS / CIP:**

☑ **PLANNING (Last to sign):** SBP - Fire Marshal, Solid Waste, Zoning
- Completed site plan for FP

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
April 30, 2014
DRB Comments

ITEM # 8

PROJECT # 1010050 APPLICATION # 14-70110

RE: Lots 7 & 8, Block 3, North Albuquerque Acres Tr A Unit B

Please refer to the North I-25 Sector Plan and the Zoning Code for zoning and design standards. Street right of way will need to be dedicated with replat.

The Design Regulations of the sector plan for Outdoor Public Space, Building Placement/ Orientation and Façade Treatments will need to be addressed to demonstrate compliance with the plan – anticipating development of the remaining lot could allow for sharing of some of these requirements.

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

DRB CASE ACTION LOG - BLUE SHEET

☑ Preliminary/Final Plat [FP] - Done 7/14
☐ Site Plan - Subdivision [SPS]
☑ Site Plan - 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 #: **1010050** *Application #:* 14DRB-70147, 14DRB-70180, 14DRB-70147

Project Name: **ALBUQUERQUE ACRES 3**

Agent: MECHENBIER CONSTRUCTION INC. *Phone #:*

****Your request was approved on 6-25-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

OK ☑ **CITY ENGINEER / AMAFCA:** - Record S/A or construction for SBP
- signature lines for FP

☐ **PARKS / CIP:**

OK ☑ **PLANNING (Last to sign):** 15 day appeal, Fire Solid Waste, Zoning - SBP
- capture S/A plan for FP

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.

OK ☑ **Property Management's signature must be obtained prior to Planning Department's signature.**
☑ **AGIS DXF File approval required.** FP
☐ **Copy of recorded plat for Planning.**

ALL SITE PLANS:

OK ☐ **3 copies of the approved site plan. Include all pages.**

Weedall
endefweek
signature.

$

fin. inst. SIA approval
fin. guarantee
cashiers check
Jane Real

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: May 9, 2014
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

PASADENA OFFICE WAREHOUSE
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 7 & 8, BLOCK 3, NORTH ALBUQUERQUE ACRES
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		10" DIA	WATERLINE (1)	PASADENA AVE	WEST PROP. LINE	EAST PROP. LINE	/	/	/
		30"-36" DIA	STORM DRAIN	PASADENA AVE	WEST PROP. LINE	EAST PROP. LINE	/	/	/
		18" DIA	STORM DRAIN CONNECTION WITH INLET	PASADENA AVE	EXIST. DROP INLET	NEW DROP INLET	/	/	/
		24' WIDE	STREET	PASADENA AVE	WEST PROP. LINE	EAST PROP. LINE	/	/	/
		6' WIDE	SIDEWALK	PASADENA AVE	WEST PROP. LINE	EAST PROP. LINE	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:	Approval of Creditable Items:
Impact Fee Administrator Signature Date	City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

1 TO INCLUDE ALL APPURTENANCES, FIRE HYDRANT AND WATER METER SETTINGS

2

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
NAME (print)	DRB CHAIR - date	PARKS & GENERAL RECREATION - date
MECHENBIER CONSTRUCTION, INC. FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: May 9, 2014
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

PASADENA OFFICE WAREHOUSE
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 7 & 8, BLOCK 3, NORTH ALBUQUERQUE ACRES
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		10" DIA	WATERLINE (1)	PASADENA AVE	WEST PROP. LINE	EAST PROP. LINE	/	/	/
		30"-36" DIA	STORM DRAIN	PASADENA AVE	WEST PROP. LINE	EAST PROP. LINE	/	/	/
		18" DIA	STORM DRAIN CONNECTION	PASADENA AVE	EXIST. DROP INLET	NEW DROP INLET	/	/	/
		22' WIDE	STREET	PASADENA AVE	WEST PROP. LINE	EAST PROP. LINE	/	/	/
		6' WIDE	SIDEWALK	PASADENA AVE	WEST PROP. LINE	EAST PROP. LINE	/	/	/
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							/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
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							/	/	/

PAGE ____ OF ____

(rev. 9-20-05)

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/
					Approval of Creditable Items:		Approval of Creditable Items:		
					Impact Fee Administrator Signature	Date	City User Dept. Signature		Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

1 TO INCLUDE ALL APPERTANCES, FIRE HYDRANT AND WATER METER SETTINGS

2

3

AGENT / OWNER

NAME (print)

MECHENBIER CONSTRUCTION, INC.
FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1010050

Application No. 14DRB-70147

TO:

X **ALL MEMBERS**

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology
Kristal Metro, P.E. , Transportation Development
Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: June 4, 2014

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Revised Infrastructure List and Roadway Cross-Section

RECEIVED
JUN 0 2 2014
LAND DEVELOPMENT SECTION

CONTACT NAME: Fred C. Arfman DATE: June 2, 2014

TELEPHONE: 268-8828 EMAIL: freda@iacivil.com

Current DRC
630983

FIGURE 12

Date Submitted: June 2, 2014
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1010050
DRB Application No.:

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

PASADENA OFFICE WAREHOUSE
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 7 & 8, BLOCK 3, NORTH ALBUQUERQUE ACRES
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
630983	630983	10" DIA	PVC WATERLINE	PASADENA AVE	WEST PROP. LINE	202' EAST	/	/	/
630983	630983	24"-36" DIA	RCP STORM DRAIN	PASADENA AVE	EXIST 36' STUB	195' EAST	/	/	/
630983	630983	6" DIA	PVC FIRE LINE W/ FH	PASADENA AVE	EXIST. WTR MAIN	S. ROW	/	/	/
630983	630983	24' F-E PERM. PVMT.	STREET	PASADENA AVE	WEST PROP. LINE	202' EAST	/	/	/
630983	630983	6' WIDE	PCC SIDEWALK	PASADENA AVE	WEST PROP. LINE	202' EAST	/	/	/
630983	630983	8" STD	PCC CURB & GUTTER	PASADENA AVE	WEST PROP. LINE	202' EAST	/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/
					Approval of Creditable Items:		Approval of Creditable Items:		
					Impact Fee Administrator Signature	Date	City User Dept. Signature		Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

1 TO INCLUDE ALL APPURTENANCES, FIRE HYDRANT AND WATER METER SETTINGS

2

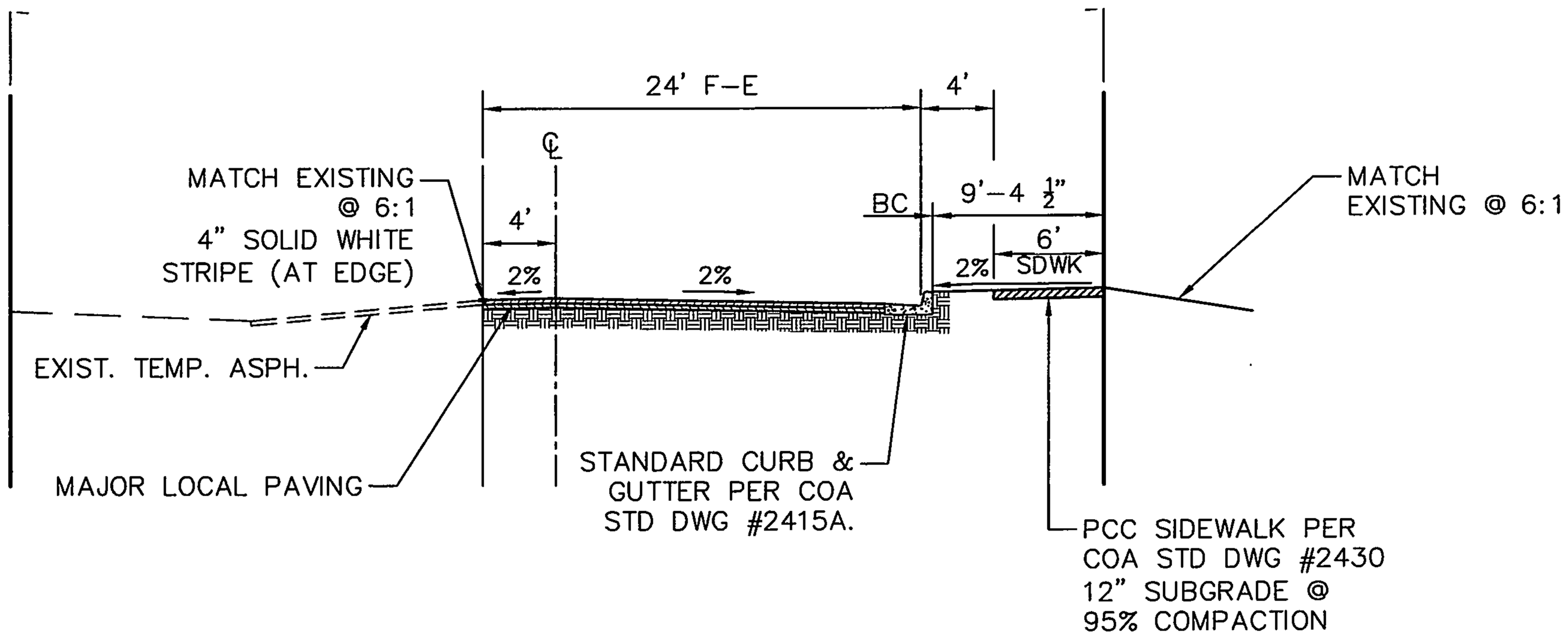
3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
FRED ARFMAN NAME (print)	DRB CHAIR - date	PARKS & GENERAL RECREATION - date
ISAACSON & ARFMAN, P.A. FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
Fred C. Arfman 06-02-14 SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)



PASADENA AVE ROAD SECTION

SCALE: 1"=10'

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

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

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

PROJECT # 1010050

WEDNESDAY, June 18, 2014

Comments must be received by:

Friday, June 13, 2014

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

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 Plans)
- **P** ____ 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
- **D** ____ Street Name Change (Local & Collector)

L A 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): SANDIA LAND SURVEYING LLC PHONE: 259-8130
ADDRESS: 15 CASA TERRENOS FAX: 867-1405
CITY: PLACITAS STATE NM ZIP 87043 E-MAIL: SANDIALAND@COMCAST.NET

APPLICANT: JOHN E. MECHENBIER PHONE: 314-7700
ADDRESS: 8500 WASHINGTON ST N.E. FAX: 314-7799
CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: JMECHENBIER@MECHENBIER.COM
Proprietary interest in site: OWNER List all owners: MICHAEL AND MAGGIE LEACH

DESCRIPTION OF REQUEST: LOT LINE ADJUSTMENT FOR NEW CONSTRUCTION OF BUILDING

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 7 AND 8 Block: 3 Unit: B TR A
Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES
Existing Zoning: SU-2 IP Proposed zoning: SU-2 IP MRGCD Map No NA
Zone Atlas page(s): B-18-Z UPC Code: 101806510930020120 LOT 7
101806512330020119 LOT 8

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1010050

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? NO
No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 1.9851
LOCATION OF PROPERTY BY STREETS: On or Near: PASADENA AVE
Between: SAN MATEO and I-25

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

SIGNATURE ____ DATE 5-21-2014
(Print Name) ANDREW S. MEDINA Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

☒ **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
IUDRB-70180	BLV		$145.00
-70181	P&F		$285.00
	CMF		$20.00
	ADV		$75.00
			$
			Total $525.00

Hearing date June 18, 2014

5-22-14
Staff signature & Date

Project # 1010050

FORM V: SUBDIVISION VARIANCES & VACATIONS

☒ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

✓ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies** removed

✓ 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

__ Sign Posting 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)**

__ 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 deferral of actions.

ANDREW S. MEDINA
Applicant name (print)

5-21-2014
Applicant signature / date

Form revised 4/07

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

Application case numbers
14 - DRB - 70180
__ - __ - __
__ - __ - __

5-22-14
Planner signature / date

Project # 1010050

VARIANCES /END

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
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
✓ 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.

ANDREW MORRIS
Applicant name (print)

5-21-2014
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
14 - DRB - 70181
___ - ___ - ___
___ - ___ - ___

5-22-14
Planner signature / date

Project # 1010050

SIGN POSTING AGREEMENT

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. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter 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 Development Services Front Counter at a charge of $3.75 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 at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be 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 a 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 June 3, 2014 To June 18, 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 Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

(Applicant or Agent) 5-22-2014 (Date)

I issued 1 signs for this application, 5-22-14 (Date) (Staff Member)

DRB PROJECT NUMBER: 1010050

Rev. 1/11/05

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S
- ___ Major subdivision action
- ___ Minor subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment/Approval (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development 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... — L A
- ___ 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): SANDIA LAND SURVEYING LLC PHONE: 259-8130
ADDRESS: 15 CASA TERRENOS FAX: 867-1405
CITY: PLACITAS STATE NM ZIP 87043 E-MAIL: SANDIALAND@COMCAST.NET

APPLICANT: JOHN E. MECHENBIER PHONE: 314-7700
ADDRESS: 8500 WASHINGTON ST N.E. FAX: 314-7799
CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: JMECHENBIER@MECHENBIER.COM
Proprietary interest in site: OWNER List all owners: MICHAEL AND MAGGIE LEACH

DESCRIPTION OF REQUEST: LOT LINE ADJUSTMENT FOR NEW CONSTRUCTION OF BUILDING

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 7 AND 8 Block: 3 Unit: B TRACT A
Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES
Existing Zoning: SU-2 IP Proposed zoning: SU-2 IP MRGCD Map No NA
Zone Atlas page(s): B-18-Z UPC Code: 101806510930020120 LOT 7
101806512330020119 LOT 8

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1010050

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? NO
No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 1.9851
LOCATION OF PROPERTY BY STREETS: On or Near: PASADENA AVE
Between: SAN MATEO and I-25

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

SIGNATURE [signature] DATE 5-21-2014
(Print Name) ANDREW S. MEDINA Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

☒ **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
14DRB-70180	BLV		$145.00
-70181	PSF		$285.00
-	CMF		$20.00
-	ADV		$75.00
-			$
		Total	$525.00

Hearing date June 18, 2014

[signature] 5-22-14
Staff signature & Date

Project # 1010050

6 of

FORM V: SUBDIVISION VARIANCES & VACATIONS

☑ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

- ✓ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies** reduced
- ✓ 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
- __ Sign Posting 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)**

- __ 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 deferral of actions.

ANDREW S. MEDINA
Applicant name (print)

5-21-2014
Applicant signature / date

Form revised 4/07

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

Application case numbers
14 - DRB - 70180
____ - ____ - ____
____ - ____ - ____

5-22-14
Planner signature / date

Project # 1010050

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
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
✓ 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.

Andrew Mercins
Applicant name (print)

5-21-2014
Applicant signature / date

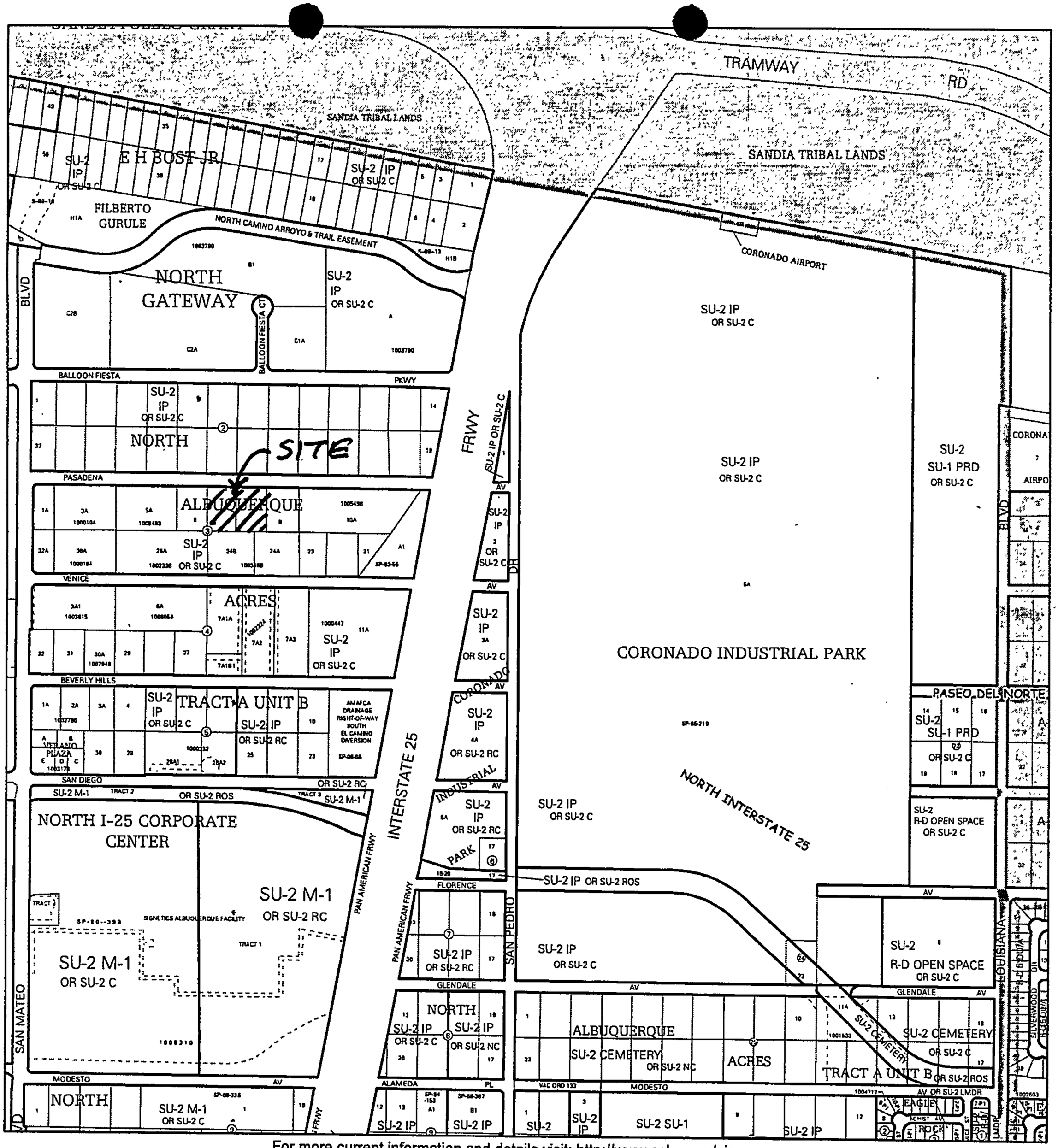
Form revised **October 2007**

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

Application case numbers
14 - DRB - 70181
___ - ___ - ___
___ - ___ - ___

5-22-14
Planner signature / date

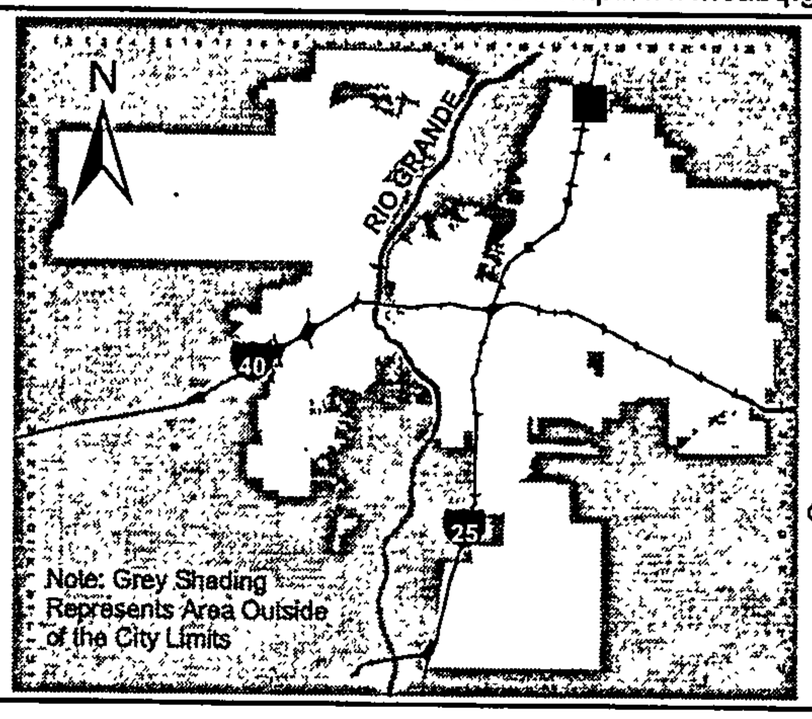
Project # 1010050



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

Albuquerque Geographic Information System

Map amended through: 6/7/2013



Zone Atlas Page:

B-18-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

SANDIA LAND SURVEYING, LLC
15 Casa Terrenos • Placitas, NM 87043

5-21-2014

City of Albuquerque Planning Department
600 2nd Street, NW.
ALBUQUERQUE, NM 87102

To whom it may concern,

This letter is to request a Bulk Land Variance for the temporary deferral of public improvements of approximately 120' of waterline, storm drain, street, curb and gutter and sidewalk along the frontage of proposed Lot 8A until the lot is developed. The temporary street paving and curb will remain as is.

Sincerely,

Andrew S. Medina PS
CEO
Sandia Land Surveying LLC

www.sandialandsurveying.com • Phone: (505) 867-1241 • Fax: (505) 867-1405 • Email: sandialand@comcast.net

MECHENBIER
CONSTRUCTION INC.
"Our Reputation Is Building"™

May 22, 2014

City of Albuquerque
Planning Department
600 2nd. Street N.W.
Albuquerque, New Mexico 87102

Re: Lot 7-A, Block 3, Tract A, Unit B, North Albuquerque Acres (A re-plat of lots 7 and 8)

Americus, L.L.C., and MagMike L.L.C. are requesting a Bulk Land Variance for the replat of Lot 7, Block 3, Tract A, Unit B, North Albuquerque Acres a.k.a. 5656 Pasadena Ave. N.E. and the exception to install the infrastructure only in front of lot 7-A and not in front of lot 8-A for the following reasons;

- At this time we are not sure of the particular use or layout of the remaining lot 8-A. If we were to install curb and gutter now we would have to remove a large portion later once we determined where the drive pad was to be located.
- Depending upon the use, construction type, etc. we are not sure at this time if we would need to install a fire sprinkler system. We do not want to spend the money now for something that might not ever be used, and we would not want to cut a newly laid asphalt R.O.W. and have it cut for the installation of a fire line.
- If we installed the R.O.W. improvements i.e., curb/gutter now, they could be damaged by the future construction upon this lot.
- Currently there is a vacant lot #9 to the east and there is a potential that we might consolidate our remaining lot #8-A with lot #9 for future development.

We ask your consideration for the deferral of these infrastructure improvements for lot #8-A until we are in the development stage of this lot.

Sincerely,

John E. Mechenbier
Managing Member Americus, L.L.C.

8500 Washington St. NE • Suite A-6
Albuquerque, NM 87113

Office: 505 314-7700 • Fax: 505 314-7799

!!!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 recognized neighborhood 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 describe 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 **each** 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 Associations *(if there are associations)*. A copy must be submitted with application packet.**

[X] **Copies of the certified receipts to Neighborhood 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 Dalaina at 924-3906 or via an e-mail message at dlcarmona@cabq.gov.

Thank you for your cooperation on this matter.

* * * \

City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association 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 updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

May 20, 2014

Andrew S. Medina
Sandia Land Surveying, LLC
15 Casa Terrenos, Placitas, NM 87043
Phone: 505-259-8130 Fax: 505-867-1405

Dear Andrew:

Thank you for your inquiry of **May 20, 2014** requesting the names of **ALL Neighborhood and/or Homeowners Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) LOTS 7 AND LOT 8, BLOCK 3, TRACT A, TRACT B, NORTH ALBUQUERQUE ACRES LOCATED ON PASADENA NE BETWEEN 1-25 AND SAN MATEO** zone map B-18.

Our records indicate that the **ALL Neighborhood and/or Homeowners Associations** affected by this proposal and the contact names are as follows:

SEE ATTACHMENT "A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's.

Please note that according to O-92 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 for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3906 or via an e-mail message at dlcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina Carmona
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

ATTACHMENT "A"

May 20, 2014

Andrew S. Medina
Sandia Land Surveying, LLC
15 Casa Terrenos, Placitas, NM 87043
Phone: 505-259-8130 Fax: 505-867-1405

WILDFLOWER AREA N.A. (WFA) "R"
***Larry T. Caudill**
4915 Watercress NE/87113 857-0596 (h)
Tony Perry
4909 Watercress NE/87113 797-7098 (h)

SANDIA LAND SURVEYING, LLC
15 Casa Terrenos • Placitas, NM 87043

REQUEST FOR BULK LAND PLAT VARIANCE

5-21-2014
TONY PERRY
4909 WATERCRESS DR, NE
ALBUQUERQUE, NM 87113

Dear Mr. Caudill/Wildflower Area N.A.

This letter is to inform you that I will submit an application for an Bulk Land Variance to the City of Albuquerque Planning Department for review and possible approval. The application will be submitted on or about May 23, 2014. The City's review process will take a minimum of 15 days (from the postmarked date of this letter), whereupon a final decision will be rendered.

The specifics of the project are as follows:

* 5656 PASADENA AVENUE, NE. LOT 8A, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
* BULK LAND VARIANCE FOR THE TEMPORARY DEFERRAL OF PUBLIC IMPROVEMENT ALONG THE FRONTAGE OF FUTURE LOT 8A.
* THE TEMPORARY STREET PAVING AND CURB SHALL REMAIN AS IS.
* PHOTO BASE SKETCH PLAT.

This application can be reviewed at the City Planning Department offices in downtown Albuquerque at the Plaza del Sol building, located at 600 2nd Street, NW. It is advised that you call the Planning Department at 924-3860 to schedule a visit so that the project file will be available upon your arrival. To arrange a visit to review this application, please contact the Current Planning Division at 924-3860.

If you have any questions about this proposal, please call me at 505-867-1241. If you have any concerns regarding this request, please contact the Current planning Division at 924-3860 within the next 10 days to speak to the planner who will be reviewing the project.

Sincerely,

Andrew S. Medina PS
CEO
Sandia Land Surveying LLC

SANDIA LAND SURVEYING, LLC
15 Casa Terrenos • Placitas, NM 87043

REQUEST FOR BULK LAND PLAT VARIANCE

5-21-2014
LARRY T. CAUDILL
4915 WATERCRESS DR, NE
ALBUQUERQUE, NM 87113

Dear Mr. Caudill/Wildflower Area N.A.

This letter is to inform you that I will submit an application for an Bulk Land Variance to the City of Albuquerque Planning Department for review and possible approval. The application will be submitted on or about May 23, 2014. The City's review process will take a minimum of 15 days (from the postmarked date of this letter), whereupon a final decision will be rendered.

The specifics of the project are as follows:

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* BULK LAND VARIANCE FOR THE TEMPORARY DEFERRAL OF PUBLIC IMPROVEMENT ALONG THE FRONTAGE OF FUTURE LOT 8A.
* THE TEMPORARY STREET PAVING AND CURB SHALL REMAIN AS IS.
* PHOTO BASE SKETCH PLAT.

This application can be reviewed at the City Planning Department offices in downtown Albuquerque at the Plaza del Sol building, located at 600 2nd Street, NW. It is advised that you call the Planning Department at 924-3860 to schedule a visit so that the project file will be available upon your arrival. To arrange a visit to review this application, please contact the Current Planning Division at 924-3860.

If you have any questions about this proposal, please call me at 505-867-1241. If you have any concerns regarding this request, please contact the Current planning Division at 924-3860 within the next 10 days to speak to the planner who will be reviewing the project.

Sincerely,

Andrew S. Medina PS
CEO
Sandia Land Surveying LLC

7010 2780 0001 1605 6204

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

ALBUQUERQUE NM 87113 OFFICIAL USE

Postage	$ $0.49	0101
Certified Fee	$3.30	09
Return Receipt Fee (Endorsement Required)	$0.00	
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $3.79	05/22/2014

ALBUQUERQUE NM 87113 USPS MAY 22 2014 Postmark Here

Sent To LARRY CAUDILL
Street, Apt. No.; or PO Box No. 4915 WATERCRESS DR NE
City, State, ZIP+4 ALBUQ., NM. 87113

PS Form 3800, August 2006 See Reverse for Instructions

7010 2780 0001 1605 6211

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

ALBUQUERQUE NM 87113 OFFICIAL USE

Postage	$ $0.49	0101
Certified Fee	$3.30	09
Return Receipt Fee (Endorsement Required)	$0.00	
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $3.79	05/22/2014

ALBUQUERQUE NM 87113 USPS MAY 22 2014 Postmark Here

Sent To TONY PERRY
Street, Apt. No.; or PO Box No. 4909 WATERCRESS DR NE
City, State, ZIP+4 ALBUQ. NM 87113

PS Form 3800, August 2006 See Reverse for Instructions

PROJECT #
10100050

June 18. 2014

BLV
P&F...

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

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

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

PROJECT # 1010050

WEDNESDAY, June 4, 2014

Comments must be received by:

Friday, May 30, 2014

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION
- ___ Major subdivision action
- ___ Minor subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision
- X 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 Plans)
P		___ 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
D		___ Street Name Change (Local & Collector)
L	A	**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): Mechenbier Construction, Inc. PHONE: 505-314-7700
ADDRESS: 8500 Washington St. NE, Ste. A-5 FAX: ___
CITY: Alb. STATE NM ZIP 87113 E-MAIL: jmechenbier@mechenbier.com

APPLICANT: SAME PHONE: ___
ADDRESS: ___ FAX: ___
CITY: ___ STATE ___ ZIP ___ E-MAIL: ___
Proprietary interest in site: ___ List all owners: ___

DESCRIPTION OF REQUEST: Construction of office/warehouse building. 23% to be B occupancy and +/- 77% to be S-2 occupancy

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. 7A Block: 3 Unit: B
Subdiv/Addn/TBKA: North Albuquerque Acres
Existing Zoning: SU-2 Proposed zoning: ___ MRGCD Map No ___
Zone Atlas page(s): B-18-Z 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.): 1010050

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 1.0784 ac.
LOCATION OF PROPERTY BY STREETS: On ~~or Near~~: Pasadena
Between: San Mateo and I-25

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

SIGNATURE ___ DATE 5/9/14
(Print Name) Jeremy Mechenbier Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Revised: 4/2012

- ☒ **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
14DRB - 70147	SBP	___	$385.00
-	CMF	___	$20.00
-	ADV	___	$75.00
-	___	___	$
-	___	___	$
		Total	$480.00

Hearing date June 4, 2014

5-9-14
Staff signature & Date

Project # 1010050

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **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) **24 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
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Subdivision Checklist
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14) Maximum Size: 24" x 36"**

N/A 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) **24 copies**
N/A Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
✓ Solid Waste Management Department signature on Site Plan
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
N/A Letter of authorization from the property owner if application is submitted by an agent
✓ Copy of the document delegating approval authority to the DRB
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
✓ Completed Site Plan for Building Permit Checklist
✓ 6 copies of the Infrastructure List, if relevant to the site plan
✓ TIS/AQIA Traffic Impact Study form with required signature
✓ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10) Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 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
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30DAYS after the 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.

MECHENBIER CONST. INC
JOHN E. MECHENBIER
Applicant name (print)
5/9/14
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
14 - DRB - 70147
- -
- -

5-9-14
Planner signature / date

Project # 1010050

SIGN POSTING AGREEMENT

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 o the property which the application describes. Vacations of public rights-of-way (if the way has been in use) als require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter 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 Development Services Front Counter at a charge of $3.75 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 at leas two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpavec 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 a 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 tear out less easily.

4. TIME

Signs must be posted from May 20, 2014 June 4, 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 Development Services Front Counter Staff. I understand (A) m obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being give a copy of this sheet.

(Applicant or Agent) 5/13/14 (Date)

I issued 1 signs for this application, 5-9-14 (Date) (Staff Member)

DRB PROJECT NUMBER: 1010050

Rev. 1/11/05

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S
- ___ Major subdivision action
- ___ Minor subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision — P
- X for Building Permit
- ___ Administrative Amendment/Approval (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC) — D

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan — L

ZONING & PLANNING — Z
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development 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... — A
- ___ 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): Mechenbier Construction, Inc. PHONE: 505-314-7700
ADDRESS: 8500 Washington St. NE, Ste. A-5 FAX: ___
CITY: Alb. STATE NM ZIP 87113 E-MAIL: jmechenbier@mechenbier.com

APPLICANT: SAME PHONE: ___
ADDRESS: ___ FAX: ___
CITY: ___ STATE ___ ZIP ___ E-MAIL: ___
Proprietary interest in site: ___ List all owners: ___

DESCRIPTION OF REQUEST: Construction of office/warehouse building. 23% to be B occupancy and +/- 77% to be S-2 occupancy

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. 7A Block: 3 Unit: B
Subdiv/Addn/TBKA: North Albuquerque Acres
Existing Zoning: SU-2 Proposed zoning: ___ MRGCD Map No ___
Zone Atlas page(s): B-18-Z 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.): 1010050

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 1.0784 ac.
LOCATION OF PROPERTY BY STREETS: On ~~or Near~~: Pasadena
Between: San Mateo and I-25
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE ___ DATE 5/9/14
(Print Name) Jeremy Mechenbier Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

☒ **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
14DRB - 70147	SBP		$385.00
	CMF		$20.00
	ADV		$75.00
			$
			$
			Total $480.00

Hearing date June 4, 2014

5-9-14
Staff signature & Date

Project # 1010050

FORM P(2): SITE PLAN REVIEW - DRB. PUBLIC HEARING

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **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) **24 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
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Subdivision Checklist
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14) Maximum Size: 24" x 36"**

N/A 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) **24 copies**
N/A Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
✓ Solid Waste Management Department signature on Site Plan
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
N/A Letter of authorization from the property owner if application is submitted by an agent
✓ Copy of the document delegating approval authority to the DRB
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__ Sign Posting Agreement
✓ Completed Site Plan for Building Permit Checklist
✓ 6 copies of the Infrastructure List, if relevant to the site plan
✓ TIS/AQIA Traffic Impact Study form with required signature
✓ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10) Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 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
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ 6 copies of the Infrastructure List, if relevant to the site plan
__ TIS/AQIA Traffic Impact Study form with required signature
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30DAYS after the 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.

MECHENBIER CONST. INC
JOHN E. MECHENBIER
Applicant name (print)
5/9/14
Applicant signature / date

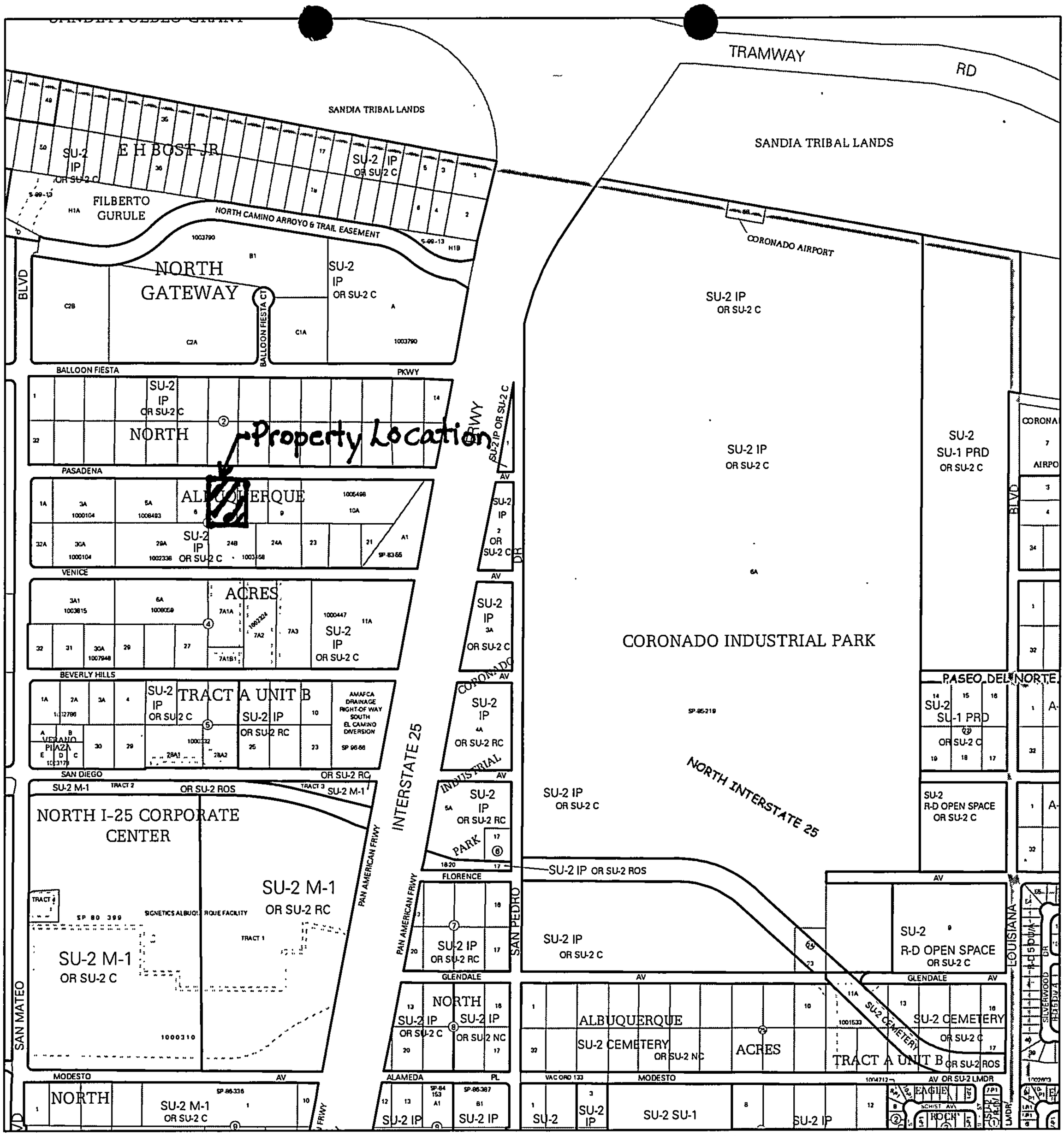
Form revised October 2007

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

Application case numbers
14 - DRB - 70147
___ - ___ - ___
___ - ___ - ___

5-9-14
Planner signature / date

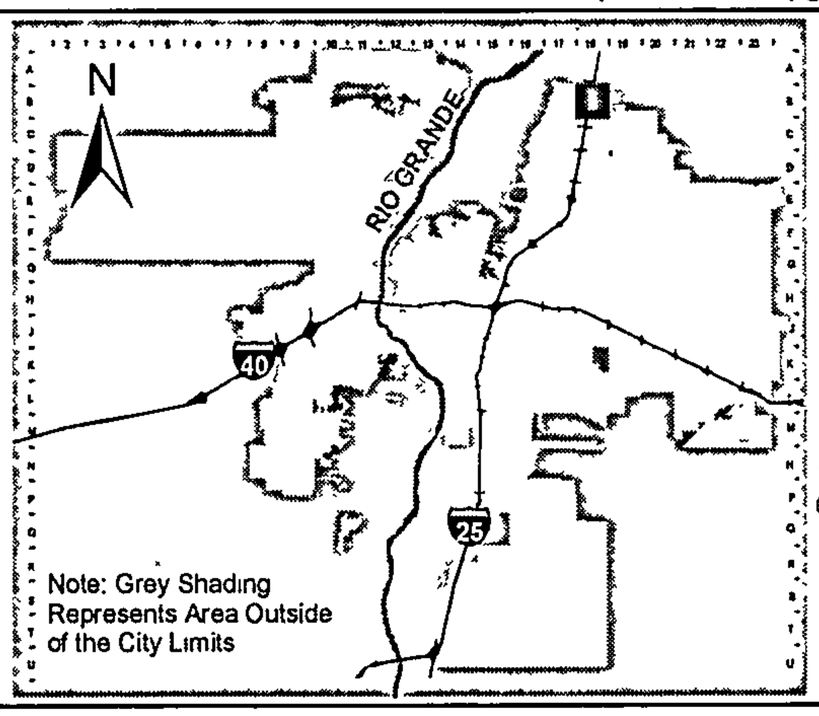
Project # 1010050



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

Albuquerque Geographic Information System

Map amended through: 6/7/2013



Zone Atlas Page:

B-18-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

MECHENBIER
CONSTRUCTION INC.
"Our Reputation Is Building"™

May 6, 2014

To: Development Review Board, City of Albuquerque

Subject: 5656 Pasadena Avenue N.E., Project Information

Legal Description: Lot 7A, being a replat of Lots 7 and 8, Block 3, Tract A, Unit B, North Albuquerque Acres

Zoning: The property is zoned SU-2, Special Neighborhood Zone

Related File Numbers: 1010050

Project Description:

Mechenbier Construction Inc. proposes to construct an office/warehouse building on the property, auto-sprinklered, Type II-B construction. Approximately 23% of the 17, 256 s.f. structure would consist of office (B occupancy), fronting Pasadena Ave, and the remaining +/- 77% of warehouse storage (S-2 occupancy) behind the front office area, with an enclosed yard with truck dock.

Site and Traffic Circulation:

Traffic entry to the property shall be via a single driveway from Pasadena Ave, to a front area parking for visitors and staff. Additional parking will be available in the yard for staff. The gated entry to the yard is at the south end of the entry drive.

Delegation of approval authority to the DRB:

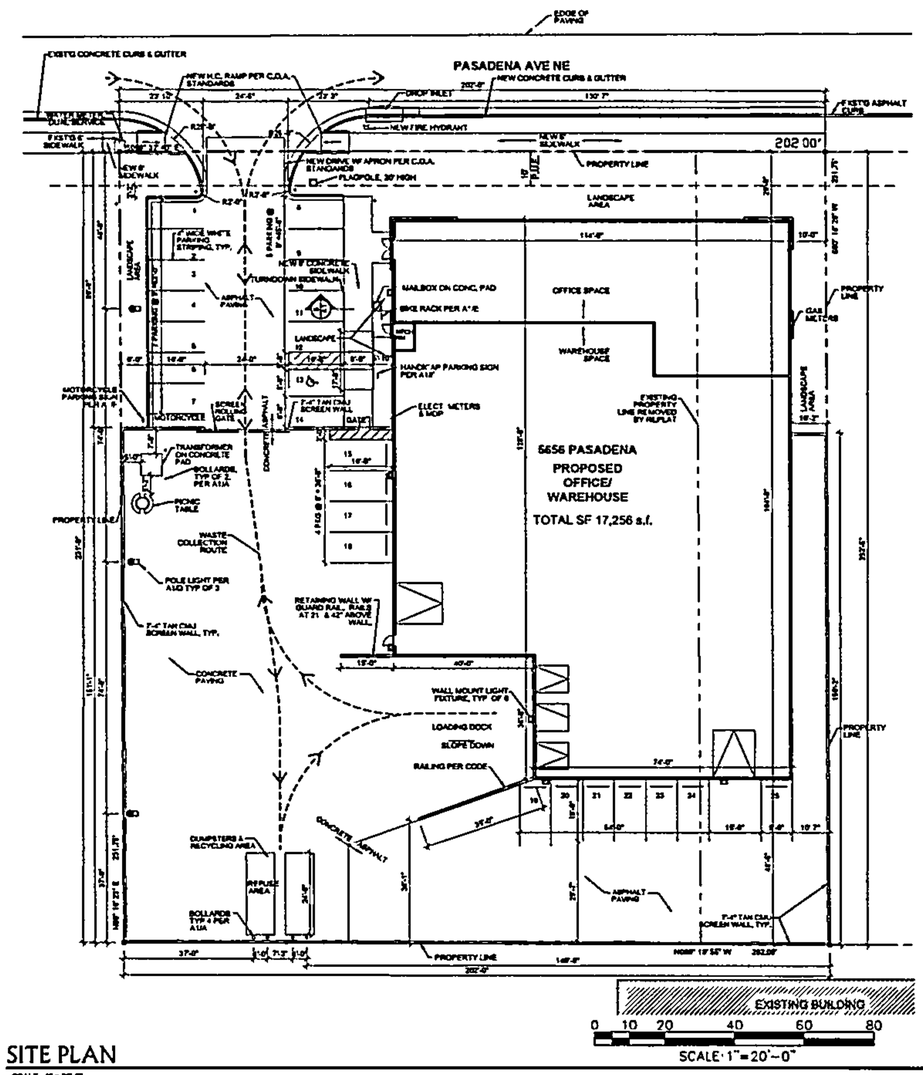
Per Section 4.1 of the North I-25 Sector Development Plan, The EPC delegates final sign-off/approval authority of the site development plan to the Development Review Board (DRB).

Sincerely,

John Mechenbier
Mechenbier Construction Inc.

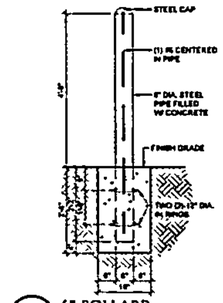
8500 Washington St. NE • Suite A-6
Albuquerque, NM 87113

Office: 505 314-7700 • Fax: 505 314-7799

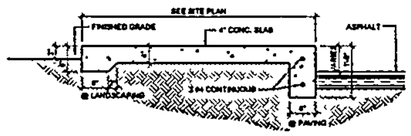


SITE PLAN

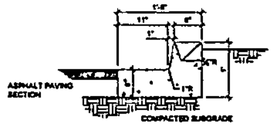
SCALE: 1" = 20'-0"



A 6" BOLLARD 1/2" = 1'-0"



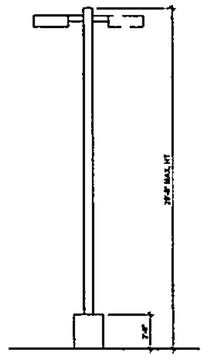
B SIDEWALK SECTION 3/4" = 1'-0"



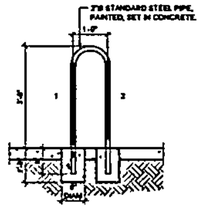
GENERAL NOTES FOR CONCRETE FLATWORK

1. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
2. REQUIRES FULL FORM ON ALL FACES.
3. CONSTRUCTION CONTROL JOINTS AT 8' O.C. MAX.
4. 1/2" EXPANSION JOINTS 8' (8ft) O.C., CURB RETURNS AND EACH SIDE OF DRIVES

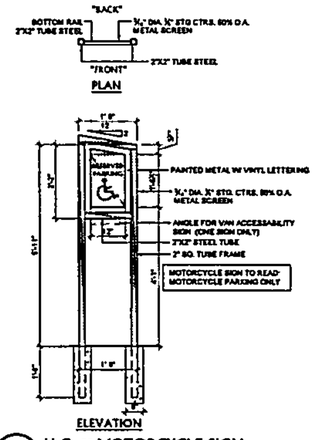
C CURB & GUTTER 1/2" = 1'-0"



D LIGHT POLE 3/4" = 1'-0"



E BIKE RACK 1/2" = 1'-0"



F H.C. & MOTORCYCLE SIGN 1/2" = 1'-0"

PROJECT DESCRIPTION:

ADDRESS	5656 PASADENA AVE NE ALBUQUERQUE, NM 87113
LEGAL DESCRIPTION	LOT 7-A BEING A REPLAT OF LOTS 7 & 8, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
OWNER	5656 PASADENA NE LLC
ZONE MAP	B-18-Z
ZONING	SU-2
TOTAL SITE AREA	1 0784 ACRES (46,975 SF)
DEVELOPED AREA	1 0784 ACRES (46,975 SF)
CONSTRUCTION TYPE	II-B (NON COMBUSTIBLE, AUTOMATIC SPRINKLER SYSTEM)
OCCUPANCY GROUPS	B OFFICE S2 WAREHOUSE

NET FLOOR AREA	17,256 SF
LOT AREA	46,975 SF
LESS BUILDING FOOTPRINT AREA	17,256 SF
LESS YARD AREA BEHIND SCREEN WALL	20,204 SF
NET UNSCREENED LOT AREA	9 515 SF
TOTAL LANDSCAPE PROVIDED	5,237 SF
LANDSCAPE % NET LOT AREA	55 %

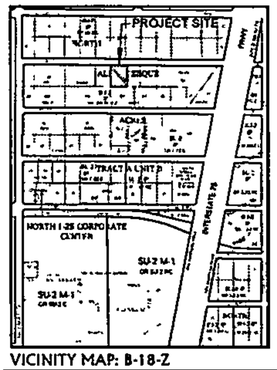
REQUIRED PARKING

BUSINESS (B)		
3 596 NET LSF/200	=	18
WAREHOUSE (S-2)		
12 995 NET LSF/2 000	=	7
TOTAL PARKING REQUIRED		25
TOTAL PARKING PROVIDED	=	25
COMPACT SPACES ALLOWED (33% of 27)		8
COMPACT SPACES PROVIDED	=	-
TOTAL HANDICAP REQUIRED PER 2003 IBC TABLE 1106 1	=	1
TOTAL HANDICAP PROVIDED	=	1
TOTAL MOTORCYCLE/MOPED REQUIRED		1
TOTAL MOTORCYCLE/MOPED PROVIDED		1
TOTAL BIKE SPACES REQUIRED 25/20	=	2
TOTAL BIKE SPACES PROVIDED	=	2

EXTERIOR BENCH SEATING

TOTAL SEATING REQUIRED (61 LIN FT/25 FT)	=	3
EXTERIOR SEATING PROVIDED	=	4

A MINIMUM OF 25% OF SEATING TO BE SHADED



VICINITY MAP: B-18-Z

SCALE: N.T.S.

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

IS AN INFRASTRUCTURE LIST REQUIRED ( ) YES ( ) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

*ENVIRONMENTAL HEALTH, IF NECESSARY

PROPOSED SITE PLAN

SHEET A1 OF X

REVISIONS

SCALE: 1" = 20'-0"
DATE: 11/17/04
FILENAME: 5656 PASADENA
DRAWN BY: CHRIS

PROPOSED OFFICE/WAREHOUSE
DIT PACE
5656 PASADENA AVE NE
ALBUQUERQUE, NEW MEXICO 87113

MEC HENDERSON CONSTRUCTION

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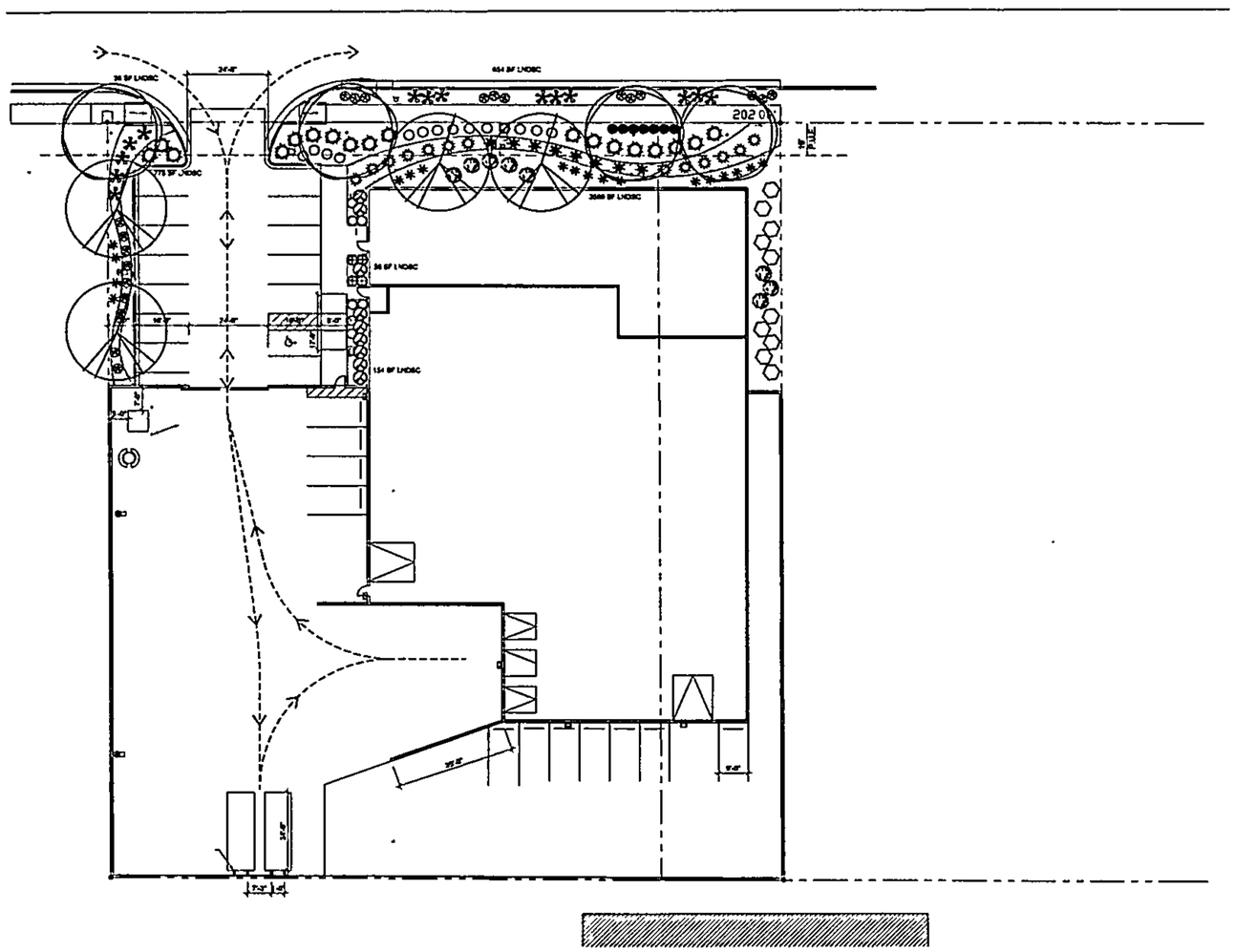

PLANT LEGEND

Qty.	Symbol	Scientific Name / Common Name	Installed Size	Mature Height/Spread	Landscape Coverage	Water Use	Drip Emitters Per Plant (see note)
		Trees					
4		Fraxinus Autumn Purple Ash	2.5" B&B 2" B&B as noted	15'/12'		Medium	6-2 gph
4		Gleditsia Seedless Honey Locust	3" B&B	40'/30'		Medium	6-2 gph.
		Shrubs/Groundcovers					
8		Caryopteris clandonensis Blue Mist	1-Gal	3'/3'	30 sf=240 sf	Medium	2-2 gph
13		Cotoneaster dammeri Bearberry Cotoneaster	5-Gal	1'/9'	40 sf=520 sf	Medium	2-2 gph
10		Fallugia paradoxa Apache Plume	5-Gal	6'/7'	50 sf=500 sf	Low	2-1 gph
14		Hesperaloe parviflora Red Yucca	5-Gal	3'/4'	30 sf=420 sf	Low+	2-1 gph
18		Juniperus horizontalis Blue Chip Juniper	5-Gal	1'/8'	50 sf=900 sf	Low +	2 1 gph
7		Salvia May Night Salvia	1-Gal	18"/18"	5 sf=35 sf	Medium	2-2 gph
9		Rhaphiolepsis indica India Hawthorn (Blueberry Muffin)	5-Gal	3'/4'	20 sf=180 sf	Medium	2-2 gph
4		Scabiosa Pincushion Flower	1-Gal	18"/18"	10 sf=40 sf	Medium	2-2 gph
14		Sedum Sedum	1-Gal	6"/18"	15 sf=210 sf	Medium	2-2 gph
8		Yucca schottii Mountain Yucca	5-Gal	5'/2'	30 sf=240 sf	Low+	2-1 gph
21		Ericameria Turpentine Bush	5-Gal	3'/4'	30 sf=630 sf	Low	2-1 gph
18		Calamagrotis Karl Foerster Grass	5-Gal	3'/2'	10 sf=180 sf	Low+	2-2 gph
7		Teucrium Germander	1-Gal	1'/3'	10 sf=70 sf	Medium	2-2 gph

Total landscape coverage=4,165 sf

LANDSCAPE DATA

GROSS LOT AREA	46,975 SF
LESS BUILDING(S)	17,258 SF
LESS SCREENED YARD AREA	20,204 SF
NET UNSCREENED LOT AREA	9,515 SF
REQUIRED LANDSCAPE	
15% OF NET UNSCREENED LOT AREA	1,427 SF
PROPOSED LANDSCAPE	5,237 SF
PERCENT OF NET LOT AREA	55 %
HIGH WATER USE TURF NONE PROPOSED	
REQUIRED STREET TREES PROVIDED AT 30' O.C. SPACING STREET	6
REQUIRED PARKING LOT TREES PROVIDED AT 1 PER 10 SPACES (25 SPACES/10)	2
TOTAL REQUIRED TREES	8
TOTAL PROPOSED TREES (2" CAL.)	8
REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL (5,237SF x 75%)	3,927 SF MIN.
PROVIDED LANDSCAPE COVERAGE	4,165 SF (79%)

NOTE

DRIP SYSTEM RUN CYCLES.
ESTABLISHMENT AND SUMMER:
1 HOUR/4 DAYS A WEEK
SPRING,
1 HOUR/2-3 DAYS A WEEK
FALL,
1 HOUR/2-3 DAYS A WEEK
WINTER:
1 HOUR/2 DAYS PER MONTH

MATERIALS LEGEND

1" AMARETTO BROWN

SAN LAZARUS GOLD
CRUSHER FINES

NOTE

MAINTENANCE OF LANDSCAPE AND IRRIGATION IS THE RESPONSIBILITY OF THE OWNER

PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM PROTECTED WITH REDUCED PRESSURE BACKFLOW PREVENTER (FEBCO MODEL 825) PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE AND POLLEN ORDINANCE

THIS PLAN SHALL PROVIDE AT MINIMUM 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE

TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS

NO PARKING SPACE SHALL BE MORE THEN 50' FROM A TREE

STATE OF NEW MEXICO
JOHN CALLIES BRALY
125
REGISTERED LANDSCAPE ARCHITECT

growing better Up Heads
LANDSCAPE CONTRACTORS
www.headsuplandscaps.com

P.O. BOX 10597
Albuquerque, NM 87184
505.898.9815
505.898.2105 (fax)
design@hulc.com

N

0 10 20 40 60 80
SCALE: 1"=20'-0"

LANDSCAPE PLAN
SCALE: 1"=20'-0"

PROPOSED LANDSCAPE PLAN

SHEET
1
OF X

REVISIONS

DATE
SEE PLAN
PLAN DATE
APRIL 24, 2012
PLANNER
TAAS PALADERA
DRAWN BY
JC

DI PACE
8888 PASAPENA AVE NE
ALBUQUERQUE, NEW MEXICO 87112

WESTENBER
COMPANY

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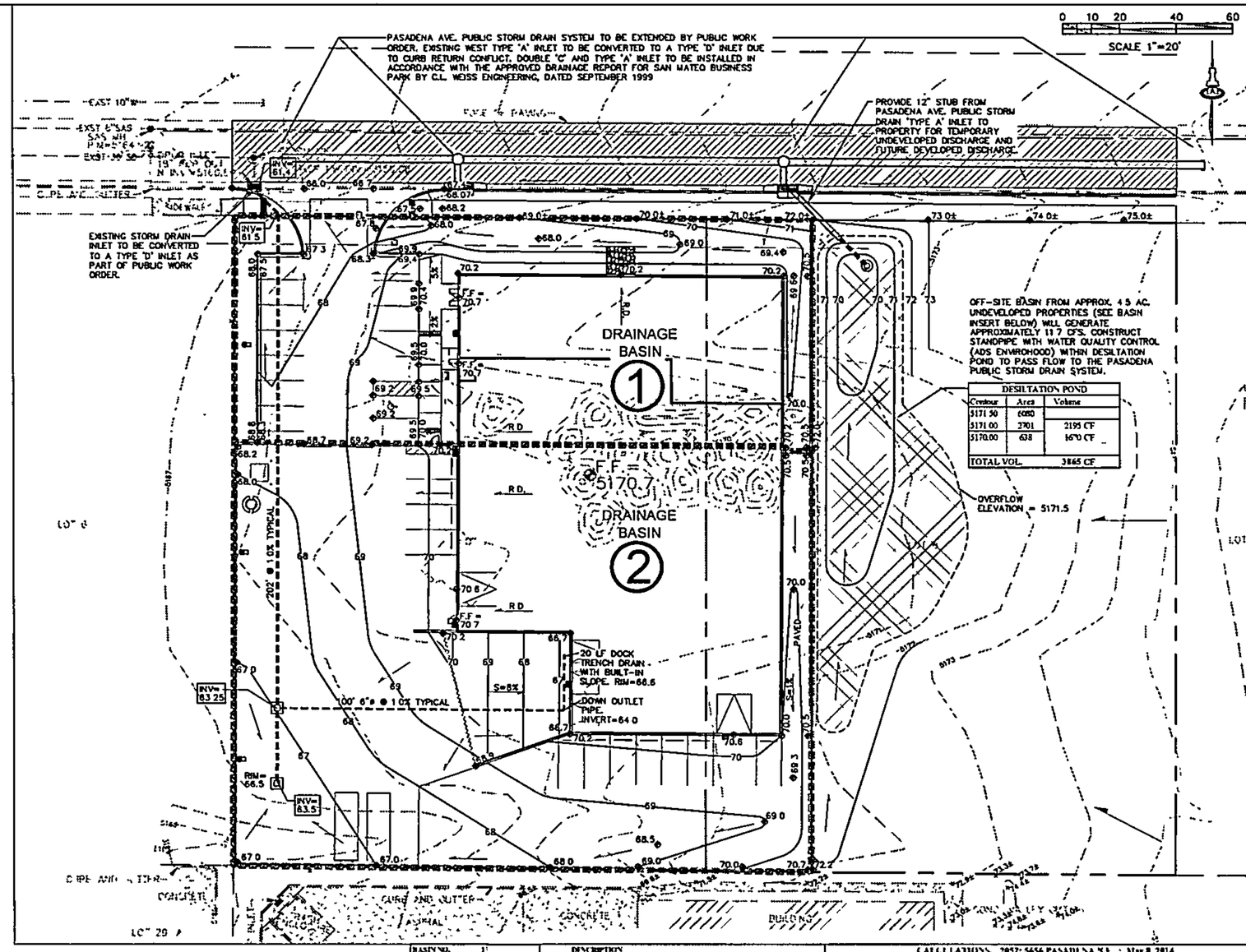
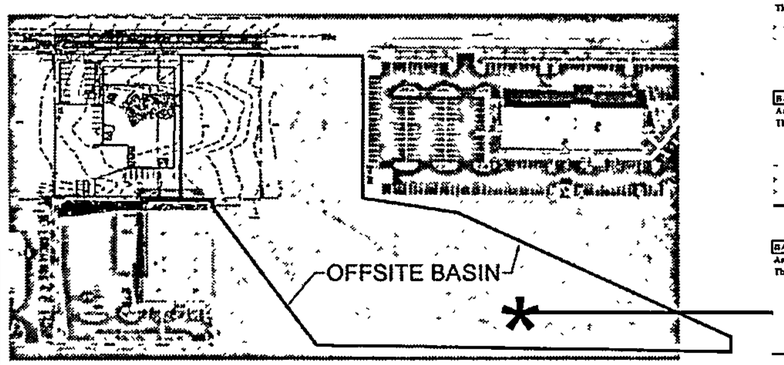




BASIN NO. 1	DESCRIPTION			LAND TREATMENT
Area of basin flows =	16614 SF	=	0.4 Ac	
The following calculations are based on Treatment areas as shown in table to the right.				A = 0%
Sub-basin Weighted Excess Precipitation (see formula above)				B = 0%
Weighted E =	2.06 in.			C = 25%
Sub-basin Volume of Runoff (see formula above)				D = 75%
Vxs =	2825 CF			
Sub-basin Peak Discharge Rate (see formula above)				
Qp =	1.7 cfs			

BASIN NO. 2	DESCRIPTION			LAND TREATMENT
Area of basin flows =	97609 SF	=	0.7 Ac	
The following calculations are based on Treatment areas as shown in table to the right				A = 0%
Sub-basin Weighted Excess Precipitation (see formula above)				B = 0%
Weighted E =	2.36 in.			C = 0%
Sub-basin Volume of Runoff (see formula above)				D = 100%
Vxs =	6012 CF			
Sub-basin Peak Discharge Rate (see formula above)				
Qp =	3.5 cfs			

BASIN NO. OFFSITE				LAND TREATMENT
Area of basin flows =	196309 SF	=	4.5 Ac	
The following calculations are based on Treatment areas as shown in table to the right				A = 0%
Sub-basin Weighted Excess Precipitation (see formula above)				B = 100%
Weighted E =	0.92 in.			C = 0%
Sub-basin Volume of Runoff (see formula above)				D = 0%
Vxs =	15065 CF			
Sub-basin Peak Discharge Rate (see formula above)				
Qp =	11.7 cfs			

CALCULATIONS: 2052: 5656 PASADENA N.E. : May 8, 2014

Based on Drainage Design Criteria for City of Albuquerque Section 22.2 DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE. 46879 SF = 1.1

ALLOWABLE DISCHARGE: 100-year, 6-hour DEVELOPED FLOWS. EXCESS PRECIP.

		Treatment SF	%			Treatment SF	%	Precip. Zone 3
Area A	=	0	0%	Area A	=	0	0%	E_A = 0.66
Area B	=	46879	100%	Area B	=	0	0%	E_B = 0.92
Area C	=	0	0%	Area C	=	4688	10%	E_C = 1.29
Area D	=	0	0%	Area D	=	42191	90%	E_D = 2.36
Total Area	=	46879	100%	Total Area	=	46879	100%	

On-Site Weighted Excess Precipitation (100-Year, 6 Hour Storm)

Weighted E = $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$

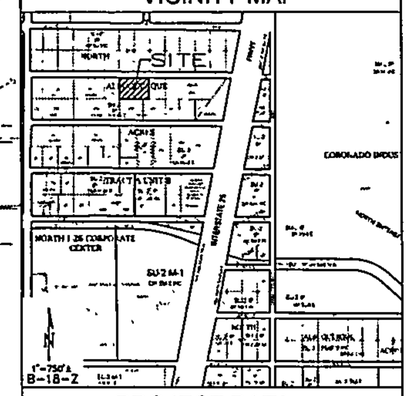
Allowable E	=	0.92 in.	Developed E	=	2.25 in.
On-Site Volume of Runoff V360 =			E*A 12		
Allowable Vxs	=	3594 CF	Developed Vxs	=	8802 CF

On-Site Peak Discharge Rate: $Q_P = Q_{pA}A_A + Q_{pB}A_B + Q_{pC}A_C + Q_{pD}A_D$ 43,560

For Precipitation Zone 3

Q_{pA}	=	1.87	Q_{pC}	=	3.43
Q_{pB}	=	2.60	Q_{pD}	=	5.02
Allowable Q_P	=	2.8 CFS	Developed Q_P	=	5.2 CFS

VICINITY MAP



PROJECT DATA

PROPERTY: THE SITE IS AN UNDEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP C-17. THE SITE IS BOUND TO THE EAST AND WEST BY UNDEVELOPED COMMERCIAL PROPERTY, TO THE NORTH BY PASADENA N.E. AND TO THE SOUTH BY DEVELOPED COMMERCIAL PROPERTY.

SITE AREA. 46,879 SF = 1.076 AC

PROPOSED IMPROVEMENTS. THE PROPOSED IMPROVEMENTS INCLUDE A 17,256 SF OFFICE / WAREHOUSE BUILDING WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: LOT 7 AND A PORTION OF LOT 6, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES BERNALILLO COUNTY, NEW MEXICO

ADDRESS. 5656 PASADENA N.E, 87113

BENCHMARK: CC_EG_11_12_11N_R3E NAVD 1988 ELEVATION 5135.58

OFF-SITE OFF-SITE FLOW BASED ON NATURAL GRADES ON UNDEVELOPED PROPERTIES WILL BE ACCEPTED INTO A TEMPORARY SEDIMENT POND LOCATED ON LOT 6 (SAME OWNER) WITH OVERFLOW TO PASADENA VIA A 2' WIDE COVERED SIDEWALK CULVERT.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP 35001C0129H, THE SITE IS LOCATED WITHIN FLOODZONE "X" DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE PLAN CONCEPT A PORTION OF THE SITE (BASIN 1) WILL SURFACE DISCHARGE VIA THE PROPOSED ENTRANCE DRIVE TO PASADENA NE. A PRIVATE ON-SITE STORM DRAIN SYSTEM WILL BE INSTALLED TO COLLECT ON-SITE RUNOFF FROM THE DOCK AND SOUTHERN PORTION OF THE PROPERTY (BASIN 2) AND TIE TO THE BACK OF THE EXISTING PUBLIC STORM DRAIN INLET LOCATED AT THE NORTHWEST CORNER OF THE PROPERTY.

ENGINEER: FRED C. ARFMAN, P.E.
ISAACSON & ARFMAN, PA
128 MONROE NE 87111
505-268-8828

SURVEYOR. ANDREW S. MEDINA N.M.P.S. #12649
SANDIA LAND SURVEYING
15 CASA TERRENOS
PLACITAS, N.M. 87043
505-867-1241

LEGEND

— —5167— —	EXISTING CONTOUR
——67——	PROPOSED CONTOUR
⊕66.7	PROPOSED SPOT ELEVATION
——→	FLOW ARROW
FF = 5170.70	FINISH FLOOR ELEVATION
INV=	INVERT ELEVATION
— — — — —	STORM DRAIN

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.ia-bid.com
2052 CG-101.dwg May 08, 2014

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5656 PASADENA N.E.

MECHENBIER CONSTRUCTION

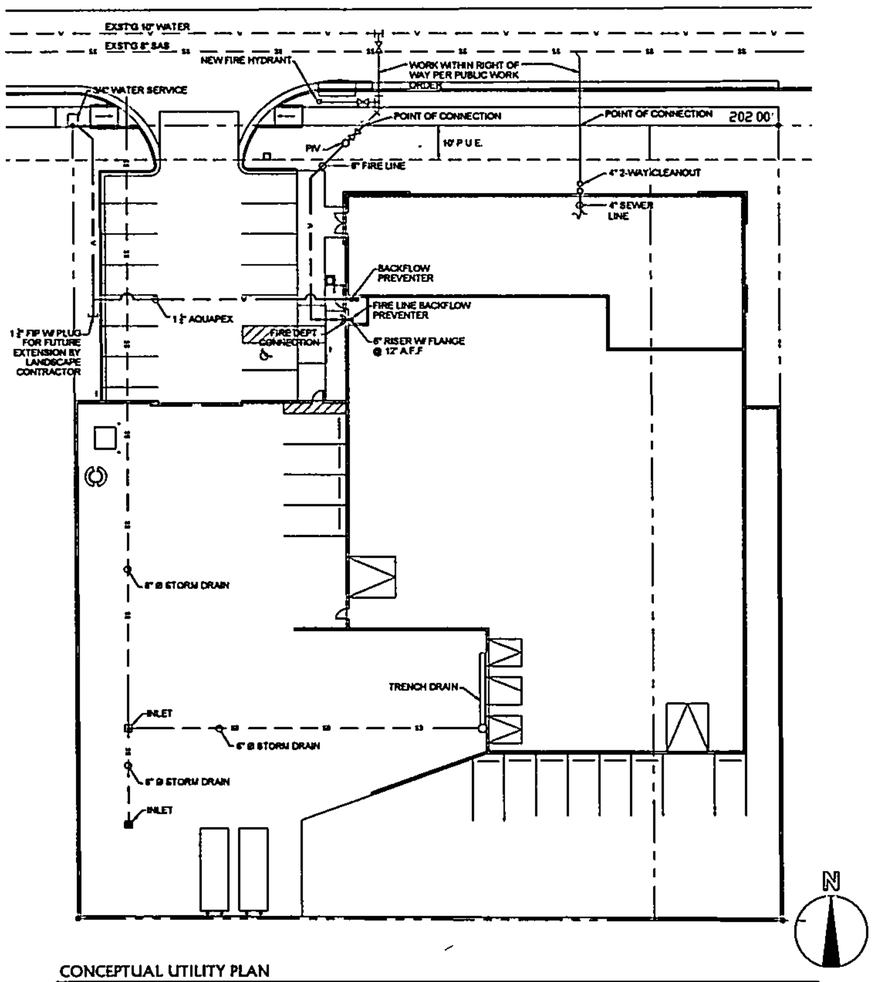
CONCEPTUAL GRADING AND DRAINAGE PLAN

Date: 5/8/14	No. / Revision	Date	Job No. 2052
Drawn By: BJB			CG-101
Chk'd By: FCA			SH. OF

811 Know what's below. Call before you dig.

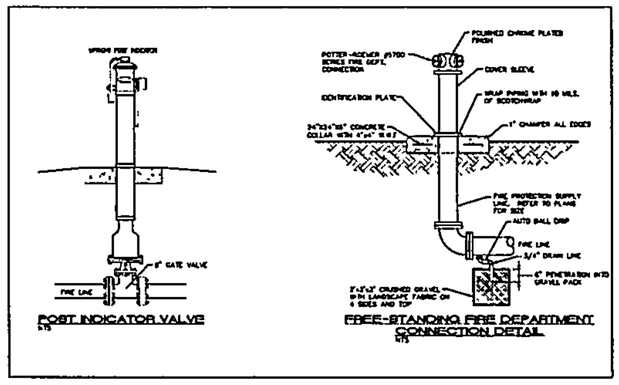
GENERAL NOTES:

A. ALL UTILITY TRENCHES TO BE COMPACTED TO 95% MINIMUM
B. ALL FIRE LINE PIPING TO BE FLUSHED AND PRESSURE CERTIFIED



CONCEPTUAL UTILITY PLAN

10 20 40 60 80
SCALE 1=20'-0"



CONCEPTUAL UTILITY PLAN

SHEET U1 OF X

REVISIONS

SCALE: 1=20'-0"
PLAN DATE: MAY 17, 2012
FILENAME: 1-08 PASADENA
DRAWN BY: T.LEVENT

PROPOSED OFFICE/WAREHOUSE
DHI PAGE
5889 PASADENA AVENUE
ALBUQUERQUE, NEW MEXICO 87113

MICHELENBIER CONSTRUCTION INC.

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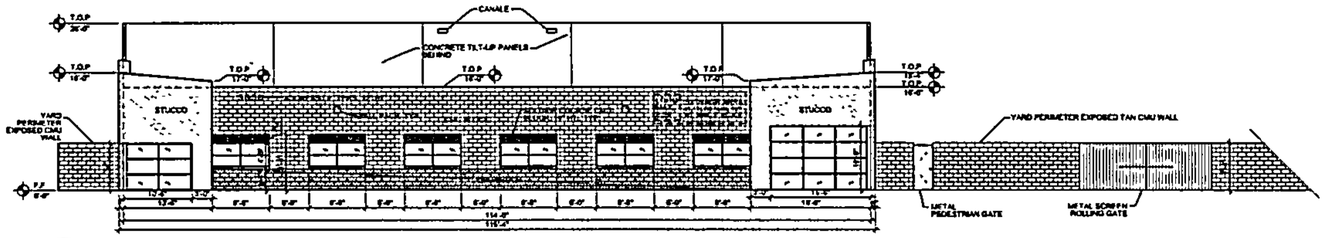
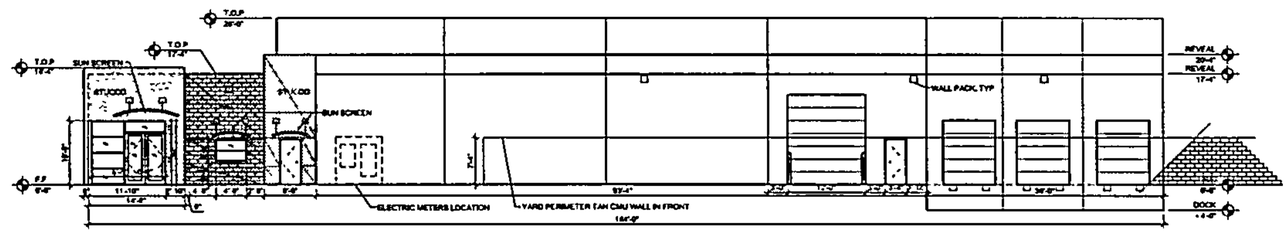
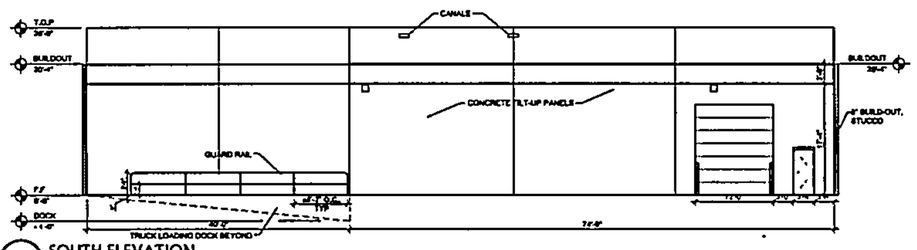


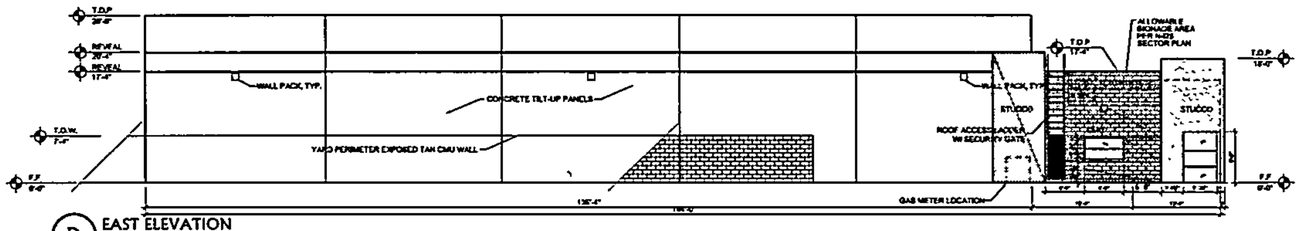
A NORTH (FRONT) ELEVATION
3/32" = 1'-0"



B WEST ELEVATION
3/32" = 1'-0"



C SOUTH ELEVATION
3/32" = 1'-0"



D EAST ELEVATION
3/32" = 1'-0"

0' 10' 25' 50'
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH LEGEND:

- STUCCO SYSTEM COLOR LIGHT/MEDIUM GREY
- CMU BLOCK, COLOR DARK GREY
- CMU BLOCK, COLOR LIGHT/MEDIUM GREY
- CONCRETE TILT-UP PANEL, COLOR LIGHT/MEDIUM TAN
- STUCCO SYSTEM COLOR DARK GREY

EXTERIOR ELEVATIONS

SHEET A2 OF X

REVISIONS

SCALE: 3/32" = 1'-0"
PLAN DATE: MAY 1, 2017
ENGINEER: JOB NUMBER:
DRAWN BY: LOVERE

PROPOSED OFFICE/WAREHOUSE
DI HIPACE
8686 PASADENA AVENUE NE
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO 87113

WECKENBER CONSTRUCTION INC

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SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.

5/9/14

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. **Site Plan** (including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

√ A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan

√ B. **Written project summary**. Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 – SITE PLAN

A. General Information

√ 1. Date of drawing and/or last revision

√ 2. Scale:

1.0 acre or less 1" = 10'	Over 5 acres 1" = 50'
1.0 - 5.0 acres 1" = 20'	Over 20 acres 1" = 100'

[other scales, if approved by staff]

√ 3. Bar scale

√ 4. North arrow

√ 5. Vicinity map

√ 6. Signature Block (for DRB site dev. plans)

√ 7. Property lines (clearly identify)

√ 8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site

N/A 9. Phases of development including location and square footages of structures, circulation, parking and landscaping

√ 10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

- √ 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
- √ 2. Dimensions and square footage of each structure
- √ 3. Proposed use of each structure
- √ 4. Walls, fences, and screening: indicate height, length, color and materials
- √ 5. Loading facilities
- √ 6. Conceptual site lighting (indicate general location & maximum height)
- √ 7. Location of refuse container and enclosure
- √ 8. Site amenities including patios, benches, tables (indicating square footage of patios/ plazas)

2. Parking and Circulation

√ A. Parking layout with spaces numbered per aisle and totaled.

- √ 1. **Location and typical dimensions**, including handicapped spaces
- √ 2. **Calculations:** spaces required: 25 provided: 25

Handicapped spaces (included in required total) required: 1 provided: 1
Motorcycle spaces (in addition to required total) required: 1 provided: 1

√ B. Bicycle parking & facilities

- √ 1. Bicycle racks, spaces required: 2 provided: 2
- N/A 2. Bikeways and other bicycle facilities, if applicable

N/A C. Public Transit

- N/A 1. Bus facilities, including routes, bays and shelters existing or required

√ D. Pedestrian Circulation

- √ 1. Location and dimensions of all sidewalks and pedestrian paths
- N/A 2. Location and dimension of drive aisle crossings, including paving treatment
- √ 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk

√ E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)

- √ 1. Ingress and egress locations, including width and curve radii dimensions
- √ 2. Drive aisle locations, including width and curve radii dimensions
- N/A 3. End aisle locations, including width and curve radii dimensions
- N/A 4. Location & orientation of refuse enclosure, with dimensions
- √ 5. Curb cut locations and dimensions
- N/A 6. Existing and proposed street widths, right-of-way widths and curve radii
- N/A 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
- N/A 8. Location of traffic signs and signals related to the functioning of the proposal
- N/A 9. Identify existing and proposed medians and median cuts

3. Phasing – This is required information if phasing of project is anticipated

N/A Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff

√ 1. Scale - must be same as scale on sheet #1 - Site Plan
√ 2. Bar Scale
√ 3. North Arrow
√ 4. Property Lines
√ 5. Existing and proposed easements
√ 6. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
√ 7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
√ 8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
√ 9. Identify location and size (SF) of all landscaping areas, including:
   A. Type, location and size of trees (common and/or botanical names)
   B. Type and location of all ground cover material (organic/inorganic)
   C. Existing vegetation, indicating whether it is to be preserved or removed
   D. Ponding areas either for drainage or landscaping/recreational use
   E. Turf area – only 20% of landscaped area can be high water-use turf
√ 10. Landscape calculation table:
   A. Required and Provided Landscape Area – square footage and percent
   B. Required and Provided Trees (street, parking lot, screening, etc.)
√ 11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
√ 12. Verification of adequate sight distance
√ 13. Provide a plant list of shrubs, grasses, and perennials

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

The Conceptual Grading and Drainage Plan provides the Planning Commission and DRB with an understanding of site topography and how it relates to adjacent property. The City Engineer or her/his designee may waive or allow adjustments to the Conceptual Grading and Drainage Plan requirements for sites that are already developed or are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

A. General Information

√ 1. Scale - must be same as Sheet #1 - Site Plan
√ 2. Bar Scale
√ 3. North Arrow
√ 4. Property Lines
√ 5. Building footprints
√ 6. Location of Retaining walls

B. Grading Information

√ 1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
√ 2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
√ 3. Identify whether ponding is required
√ 4. Indicate Finished Floor Elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.

N/A 5. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change.

✓ 6. In addition to the above, the following must be provided for DRB applications:
A. Conceptual onsite drainage system
B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required.

SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

✓ 1. Fire hydrant locations, existing and proposed.
✓ 2. Distribution lines
✓ 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
✓ 4. Existing water, sewer, storm drainage facilities (public and/or private).
✓ 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

✓ 1. Scale (minimum of 1/8" or as approved by Planning Staff)
✓ 2. Bar Scale
✓ 3. Detailed Building Elevations for each facade
✓ a. Identify facade orientation (north, south, east, & west)
✓ b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)
✓ c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.
✓ d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)
N/A 4. Dimensions, colors and materials of Refuse Enclosure
N/A 5. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage Building Signage only

N/A 1. Site location(s)
N/A 2. Sign elevations to scale
N/A 3. Dimensions, including height and width
N/A 4. Sign face area - dimensions and square footage clearly indicated
N/A 5. Lighting
N/A 6. Materials and colors for sign face and structural elements
N/A 7. Verification of adequate sight distance

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 updated letter from our office.**

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

May 5, 2014

Laura Kuenn
Mechenbier Construction, Inc.
8500 Washington St. NE, Suite A-5
PHONE: 505-314-7700/**FAX:** 505-314-7799
E-mail: lkueen@mechenbier.com

Dear Laura:

Thank you for your inquiry of **May 5, 2014** requesting 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) – LOT 7-A, BEING A REPLAT OF LOTS 7 AND 8, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, LOCAED ON PASADENA AVENUE NE BETWEEN SAN MATEO BOULEVARD NE AND PAN AMERICAN WEST FREEWAY NE** zone map **B-18.**

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

WILDFLOWER AREA N.A. "R"
Larry T. Caudill
4915 Watercress NE/87113 857-0596 (h)
Tony Perry
4909 Watercress NE/87113 797-7098 (h)

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 swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck
Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING SUBMITTAL.

Mechenbier/oncletter/03-14-14

MECHENBIER
CONSTRUCTION INC.
"Our Reputation Is Building"™

May 6, 2014

To: Wildflower Area N.S. "R"
Larry T Caudill, 4915 Watercress NE, Albuquerque NM 87113
Tony Perry, 4909 Watercress NE, Albuquerque NM 87113

Subject: DRB submittal for Lot 7A, being a replat of Lots 7 and 8, Block 3, Tract A, Unit B, North Albuquerque Acres

Dear Neighborhood Representatives,

I'm writing to inform you of Mechenbier Construction's upcoming DRB submittal of a site development plan for the property named above, located on the south side of Pasadena Avene NE, between San Mateo Blvd. NE and Pan American Freeway NE. The property is zoned SU-2, Special Neighborhood Zone.

Mechenbier Construction Inc. proposes to construct an office/warehouse building on the property. Approximately 23% of the 17, 256 s.f. structure would consist of office (B occupancy), fronting Pasadena Ave, and the remaining +/- 77% of warehouse storage (S-2 occupancy) behind the front office area, with an enclosed yard with truck dock.

Please contact us if you have any questions or concerns.

Sincerely,

John Mechenbier
Mechenbier Construction Inc.

8500 Washington St. NE • Suite A-6
Albuquerque, NM 87113

Office: 505 314-7700 • Fax: 505 314-7799

7012 0470 0001 9366 4040

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ALBUQUERQUE NM 87113 **OFFICIAL USE**

Postage	$ $0.49	0109
Certified Fee	$3.30	08
Return Receipt Fee (Endorsement Required)	$2.70	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.49	05/06/2014

ALBUQUERQUE NM 87109-9998 USPS MAY -6 2014

Sent To LARRY T. Cavdill
Street, Apt. No.; or PO Box No. 4915 Watercress NE
City, State, ZIP+4 ALBUQ NM 87113

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 9366 4027

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ALBUQUERQUE NM 87113 **OFFICIAL USE**

Postage	$ $0.49	0109
Certified Fee	$3.30	08
Return Receipt Fee (Endorsement Required)	$2.70	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.49	05/06/2014

ALBUQUERQUE NM 87109-9998 USPS MAY -6 2014

Sent To Tony Perry
Street, Apt. No.; or PO Box No. 4909 Watercress NE
City, State, ZIP+4 ALBUQ NM 87113

PS Form 3800, August 2006 See Reverse for Instructions

June 4. 2014

SBP ...

TO: WHOM IT MAY CONCERN

PLEASE WITHDRAW APPLICATION CASE #14DRB-70142, PROJECT # 1010050 THAT IS TO BE HEARD ON MAY 14, 2014.

THANK YOU,

SANDIA LAND SURVEYING LLC

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

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 Plans)

P
- ___ 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

D
- ___ Street Name Change (Local & Collector)

L A 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): SANDIA LAND SURVEYING LLC PHONE: 259-8130
ADDRESS: 15 CASA TERRENOS FAX: 867-1405
CITY: PLACITAS STATE NM ZIP 87043 E-MAIL: SANDIALAND@COMCAST.NET

APPLICANT: JOHN E. MECHENBIER PHONE: 314-7700
ADDRESS: 8500 WASHINGTON ST. NE. FAX: 314-7799
CITY: ALBUQ. STATE NM ZIP 87113 E-MAIL: JMECHENBIER@MECHENBIER.COM
Proprietary interest in site: OWNER List all owners: MICHAEL AND MAGGIE

DESCRIPTION OF REQUEST: LOT LINE ADJUSTMENT FOR NEW LEACH BUILDING.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 7 AND 8 Block: 3 Unit: B TRA
Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES
Existing Zoning: SU-2 IP Proposed zoning: SU-2 IP MRGCD Map No NA
Zone Atlas page(s): B-18-Z UPC Code: 101806510930020120 LOT 7
101806512330020119 LOT 8

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1010050

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 2 No. of **proposed** lots: 2 Total site area (acres): 1.7581
LOCATION OF PROPERTY BY STREETS: On or Near:
Between: I-25 and SAN MATEO NE

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

SIGNATURE DATE 4-22-2014
(Print Name) ANDREW S. MEDINA Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

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
14DRB - 70142	SP		$ Ø
			$
			$
			$
			$
		Total	$ Ø

Hearing date May 14, 2014

5-6-14
Staff signature & Date

Project # 1010050

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.

ANDREW S MEDINA
Applicant name (print)

Applicant signature / date

Form revised **October 2007**

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

Application case numbers
14 - DRB - 70142
___ - ___ - ___
___ - ___ - ___

5-6-14
Planner signature / date

Project # 1010050

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

	S	Z	
SUBDIVISION			**ZONING & PLANNING**
___ Major subdivision action			___ Annexation
___ Minor subdivision action			
___ Vacation	V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		___ Adoption of Rank 2 or 3 Plan or similar
___ for Subdivision			___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ for Building Permit			
___ Administrative Amendment/Approval (AA)			
___ IP Master Development Plan	D		___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)			
	L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
___ Storm Drainage Cost Allocation Plan			

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APPLICANT: JOHN E. MECHENBIER PHONE: 314-7700
ADDRESS: 8500 WASHINGTON ST. NE. FAX: 314-7799
CITY: ALBUQ. STATE NM ZIP 87113 E-MAIL: JMECHENBIER@MECHENBIER.COM
Proprietary interest in site: OWNER List all owners: MICHAEL AND MAGGIE

DESCRIPTION OF REQUEST: LOT LINE ADJUSTMENT FOR NEW LEACH BUILDING.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 7 AND 8 Block: 3 Unit: B TRA
Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES
Existing Zoning: SU-2 IP Proposed zoning: SU-2 IP MRGCD Map No NA
Zone Atlas page(s): B-18-Z UPC Code: 101806510930020120 LOT 7
101806512330020119 LOT 8

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 10100050

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? NO
No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 1.7581
LOCATION OF PROPERTY BY STREETS: On or Near:
Between: I-25 and SAN MATEO NE
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE DATE 4-22-2014
(Print Name) ANDREW S. MEDINA Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	14DRB-70142	SP		$ Ø
☒ 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				Total
☐ F.H.D.P. fee rebate	Hearing date May 14, 2014			$ Ø

5-6-14
Staff signature & Date

Project # 10100050

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.

ANDREW S MEDINA
Applicant name (print)

Applicant signature / date

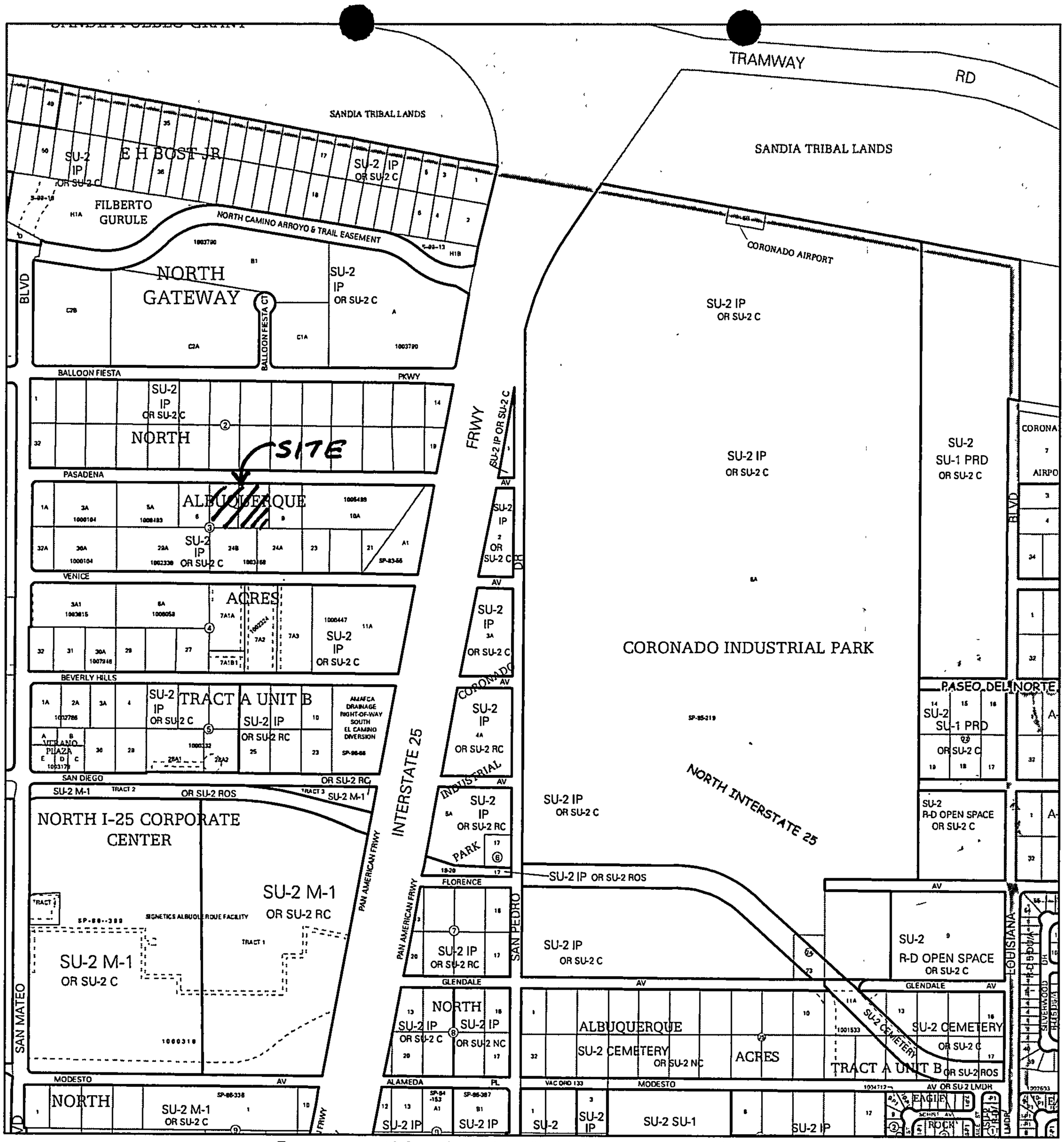
Form revised **October 2007**

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

Application case numbers
14 - DRB - 70142
___ - ___ - ___
___ - ___ - ___

5-6-14
Planner signature / date

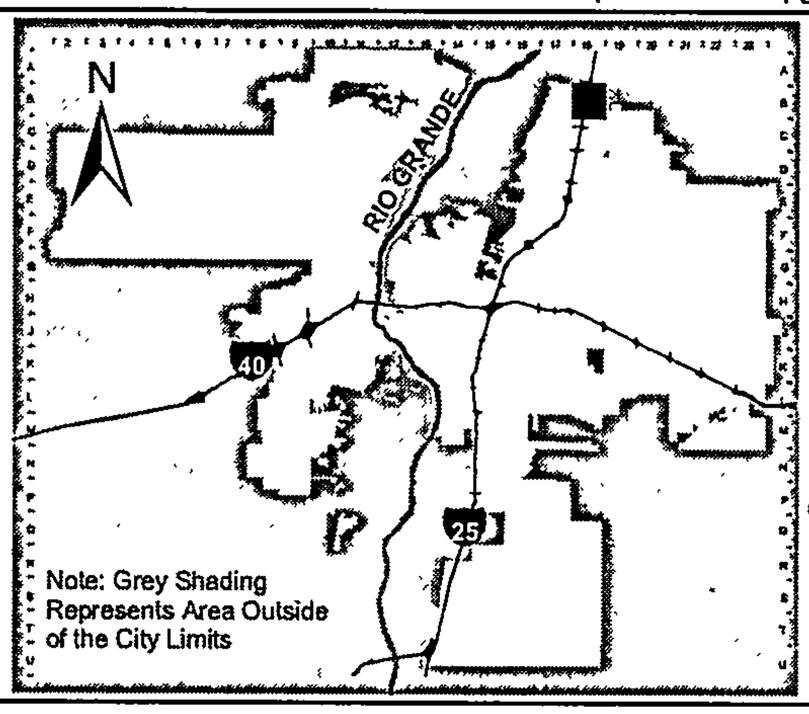
Project # 1010050



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

Albuquerque Geographic Information System

Map amended through: 6/7/2013



Zone Atlas Page:

B-18-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

April 28, 2014

Mr. Andrew S. Medina P.S.

Sandia Land Surveying

15 Casa Terrenos

Placitas, New Mexico 87043

Re: Request for replat of Lots #7 and 8, Block 3, Tract A, Unit B, North Albuquerque Acres

Dear Mr. Medina;

We the hereby undersign request a replat of Lots 7 and 8, Block 3, Tract A, Unit B, North Albuquerque Acres for the development and construction of a new facility for a regional construction service company. The reason for this replat is that a single north Albuquerque Acres lot is not wide enough to accommodate the size of a facility that our lessee is requesting. The replat will result in one single lot 7-A having a width of two hundred two feet (202.0') and the residual lot 8-A having a width of one hundred twenty eight feet (128.0').

If I may be of further assistance please let me know.

Regards,

John E. Mechenbier

Americus L.L.C.

Mike Leach

MagMike L.L.C.

May 18th. 2014

(SK)...

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION
- ___ Major subdivision action
- X 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 Plans)
- **P** ___ 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
- **D** ___ Street Name Change (Local & Collector)

L A 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): Isaacson & Arfman, P.A. PHONE: (505) 268-8828
ADDRESS: 128 Monroe Street NE FAX: ___
CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: freda@iacivil.com

APPLICANT: Mechenbier Construction, Inc. PHONE: (505) 314-7700
ADDRESS: 8500 Washington Street NE, Suite A-5 FAX: (505) 314-7799
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: ___
Proprietary interest in site: Owner **List all owners:** ___

DESCRIPTION OF REQUEST: Sketch Plat Review & Comment

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lots 7 & 8, Tract A Block: 3 Unit: B
Subdiv/Addn/TBKA: North Albuquerque Acres
Existing Zoning: SU-2 IP or SU-2 C Proposed zoning: Same As Existing MRGCD Map No NA
Zone Atlas page(s): B-18 UPC Code: Lot 7 - 101806510930020120
Lot 8 - 101806512330020119

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 INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 2 No. of **proposed** lots: 2 Total site area (acres): 1.757
LOCATION OF PROPERTY BY STREETS: On or Near: Pasadena Ave. NE
Between: San Mateo Blvd. NE and I-25

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

SIGNATURE Fred C. Arfman DATE 04-22-14
(Print Name) Fred C. Arfman Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

- ☐ **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
14DRB - 70110	SK		$ 0
-			$
-			$
-			$
-			$
			Total $ 0

Hearing date April 30, 2014

4-22-14
Staff signature & Date

Project # 1010050

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

☒ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

X 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.
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X 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) 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.

Fred C. Arfman
Applicant name (print)

Fred C. Arfman 04-22-14
Applicant signature / date

Form revised **October 2007**

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

Application case number
14DRB - 70110
- -
- -

4-22-14
Planner signature / date

Project # 1010050

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S — Z

___ Major subdivision action
X Minor subdivision action
___ Vacation — V
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
___ for Subdivision
___ for Building Permit
___ Administrative Amendment/Approval (AA)
___ IP Master Development Plan — D
___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING
___ Annexation
___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development 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)

L A **APPEAL / PROTEST of...**
___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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ADDRESS: 128 Monroe Street NE FAX: ___
CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: freda@iacivil.com

APPLICANT: Mechenbier Construction, Inc. PHONE: (505) 314-7700
ADDRESS: 8500 Washington Street NE, Suite A-5 FAX: (505) 314-7799
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: ___
Proprietary interest in site: Owner List all owners: ___

DESCRIPTION OF REQUEST: Sketch Plat Review & Comment

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lots 7 & 8, Tract A Block: 3 Unit: B
Subdiv/Addn/TBKA: North Albuquerque Acres
Existing Zoning: SU-2 IP or SU-2 C Proposed zoning: Same As Existing MRGCD Map No NA
Zone Atlas page(s): B-18 UPC Code: Lot 7 - 101806510930020120
Lot 8 - 101806512330020119

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 INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 1.757
LOCATION OF PROPERTY BY STREETS: On or Near: Pasadena Ave. NE
Between: San Mateo Blvd. NE and I-25
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE [signature] DATE 04-22-14
(Print Name) Fred C. Arfman Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

☐ **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
14DRB - 70110	SK		$ 0
-			$
-			$
-			$
-			$
			Total $ 0

Hearing date April 30, 2014

[signature] 4-22-14
Staff signature & Date

Project # 1010050

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

☒ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

X 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.
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X 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) 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.

Fred C. Arfman
Applicant name (print)

Fred C. Arfman 04-22-14
Applicant signature / date

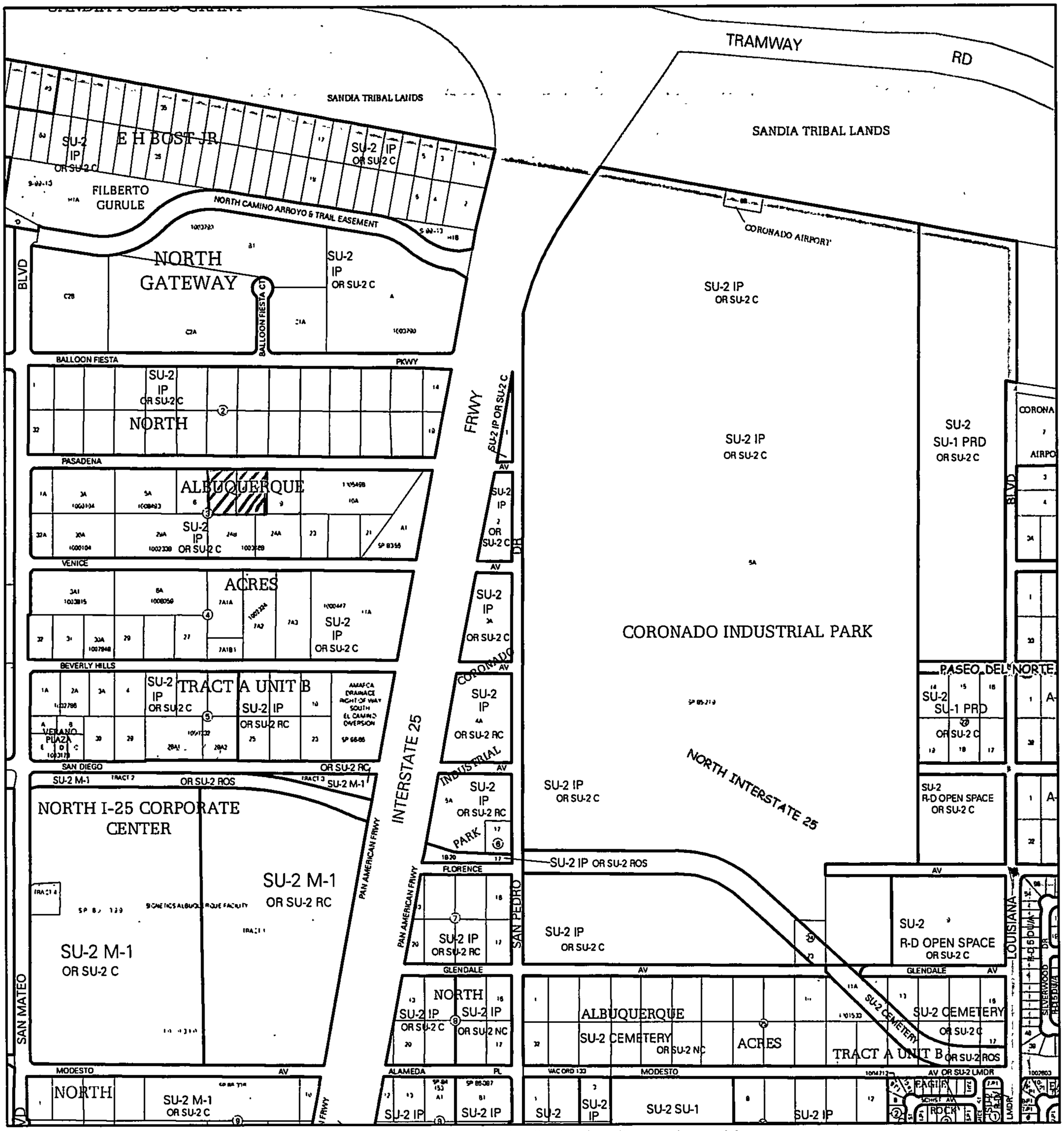
Form revised **October 2007**

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

Application case number
14DRB - 70110

4-22-14
Planner signature / date

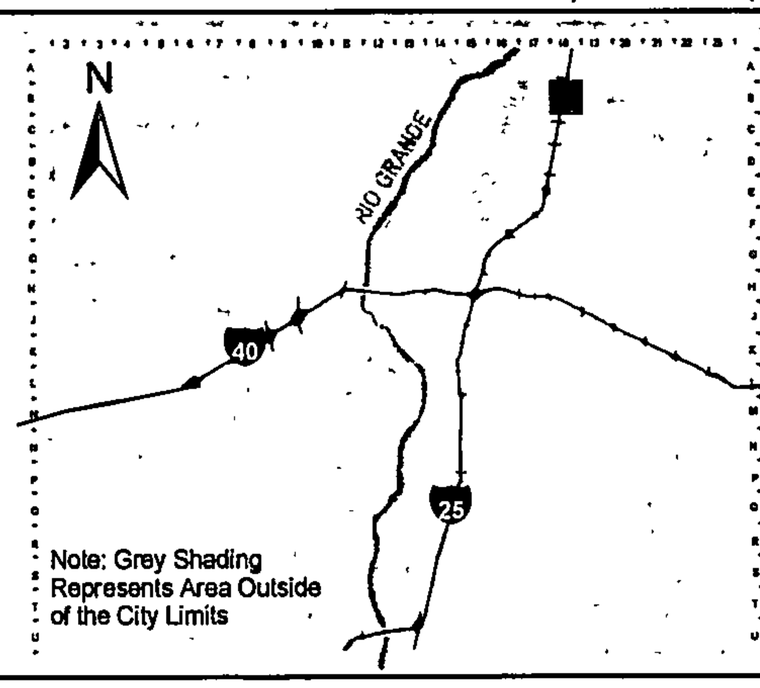
Project # 1010050



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

Albuquerque Geographic Information System

Map amended through: 1/10/2013



Zone Atlas Page:

B-18-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

Isaacson & Arfman, P.A. Consulting Engineering Associates

*Thomas O. Isaacson, PE (Ret.) & LS (Ret.) * Fred C. Arfman, PE * Åsa Nilsson-Weber, PE*

April 22, 2014

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

RE: Sketch Plat Submittal
Lots 7 & 8, Block 3, North Albuquerque Acres, Tract A, Unit B
(B-18)

Dear Mr. Cloud,

Isaacson & Arfman, PA acting as the agent for Mechenbier Construction, LLC request that the accompanying Sketch Plat submittal be entered into the DRB process. The site is within the limits of the North I-25 Corridor Plan and the subsequent plating will reconfigure the existing two (2) lots and will grant those easements as necessary to support the development.

The lots are undeveloped and will served by 5the existing 8" dia. sanitary sewer; proposed 10" water main extension and the proposed 30" RCP storm drain extension in Pasadena Ave. All storm waters are to be conveyed to Pasadena Ave. and where they are accepted into the storm drain system.

We are available to answer any questions on this submittal.

Sincerely,
ISAACSON & ARFMAN P.A.

Fred C. Arfman

Fred C. Arfman, PE

128 Monroe St. N.E. * Albuquerque, NM 87108 * (505) 268-8828 * Fax: (505) 268-2632 * www.iacivil.com

Vanessa @ City

DRB Project # 1010010

APS Cluster La Cueva

EXHIBIT B

FINAL

PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

Edrom I, LLC ("Developer") effective as of this 15th day of April, 2014 and pertains to the subdivision commonly known as Signal Court, and more particularly described as Signal Court Condominium aka Lot 19-A a Replat of Lots 19 & 20 (use new legal description of subdivision) (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS,DEVELOPER is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

   - If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.
   - If the permit is issued on or after August 1, 2011 the fee shall be $1075 per dwelling
   -

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60%) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

Doc# 2014030174
04/16/2014 10:46 AM Page. 1 of 3
AGRE R:$25 00 M Toulouse Oliver, Bernalillo County

3 . Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4 . Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5 . This contract may be recorded in the office the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6 . APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgement in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

Bernalillo County, NM
One Civic Plaza NW
P.O. Box 542
Albuquerque, NM 87102

Receipt: 0549046

Product	Name	Extended
AGRE	Agreement	$25.00
	# Pages	3
	Document #2014030174	
	# Of Entries	0
	In Person/Interested Person	false
Total		$25.00

Tender (Cash) $25.00
Paid By RBK REALTY INC
Phone # 505-249-1502

Thank You!

4/16/14 10:46 AM cromero

DRB Project # 1010010

APS Cluster La Cueva

Signature

Robert Keeran

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 15, 2014, by Robert Keeran as Developer of _____, a corporation.

(Seal) OFFICIAL SEAL April L. Winters NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 5-31-2015

April L. Winters

Notary Public

My commission expires: May 31, 2015

ALBUQUERQUE PUBLIC SCHOOLS

By: _____

Signature

Kizito Wijenje

Name (typed or printed) and title

Executive Director APS CMP

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 4/15/2014, by Kizito Wijenje as Ex Director CMP of the Albuquerque Municipal School District No. 12, Bernalilto and Sandoval Counties, and school district organized and existing under the laws of the State of New Mexico.

(Seal) OFFICIAL SEAL Anastasia Wolfe NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 6/17/2016

Anastasia Wolfe

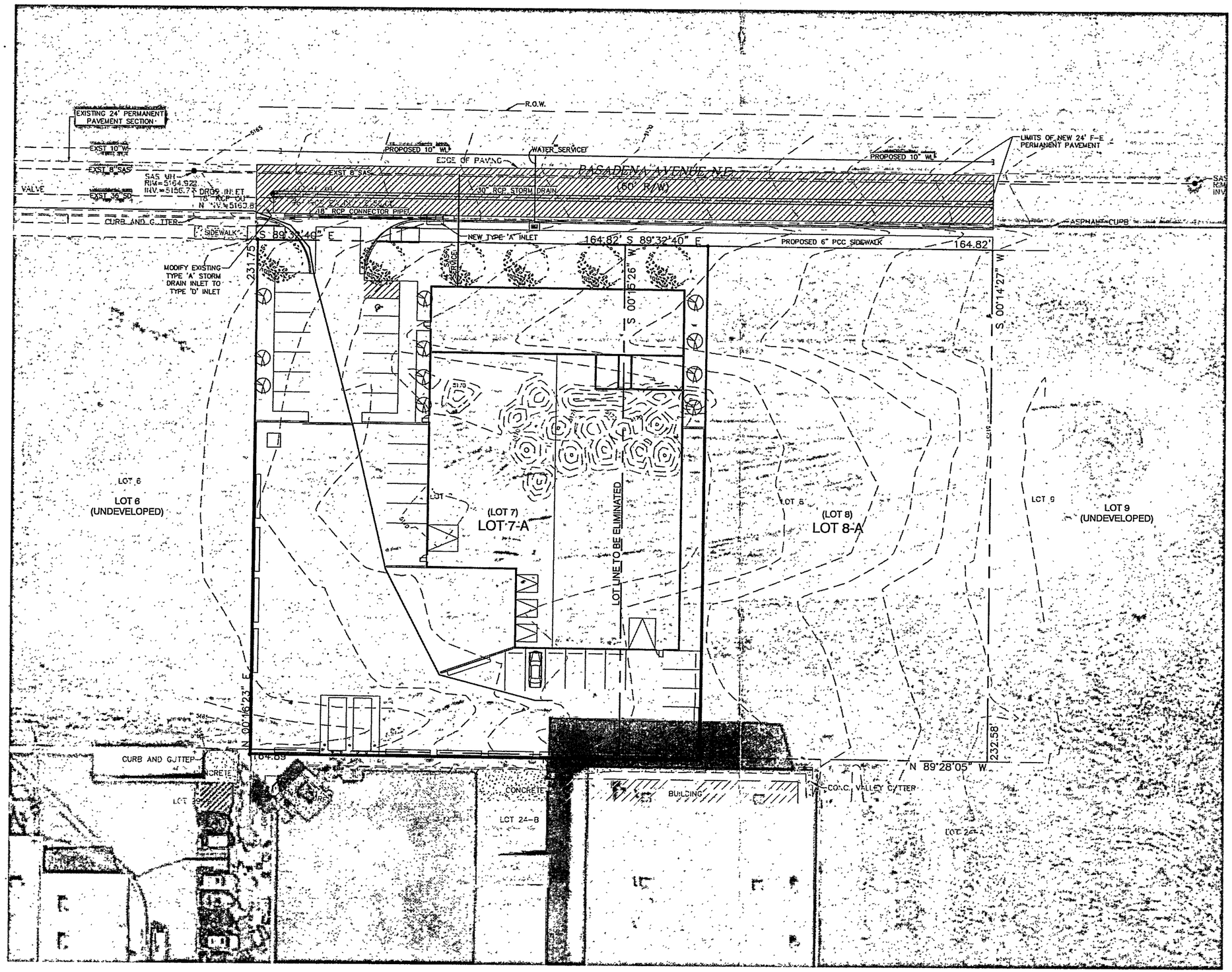
Notary Public

My commission expires: 6/17/2016

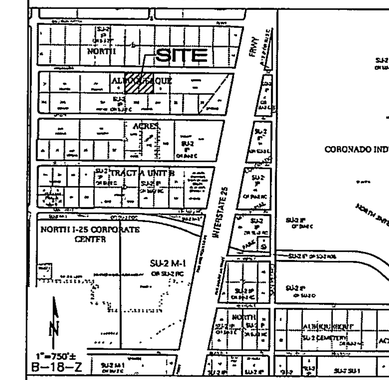
April 30. 2014

SK

PROJECT #: 1010050
DATE: 6-18-14 (BLV, P&F)



VICINITY MAP



PROJECT INFORMATION

LEGAL DESCRIPTION: LOTS 7&8, CLOCK 3, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B

ZONE ATLAS: B-18

OWNER: MECHENBIER CONSTRUCTION, INC.
ATTN: JOHN MENCHENBIER
8500 WASHINGTON ST NE, STE A-6
ALBUQUERQUE, NM 87113

SITE AREA: EXISTING LOTS 7&8 = 1.757 AC.
PROPOSED LOT 7-A = 1.065 AC.

ADDRESS: 5656 PASADENA AVE NE

FLOOD ZONE: 100 YR. FLOOD ZONE DESIGNATION X, AS SHOWN ON F.I.R.M. PANEL 35001C0129C, DATED SEPT. 26, 2008. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN.

SURVEYOR: SANDIA LAND SURVEYING
15 CASA TERRENOS
PLACITAS, NM 87043
(505)867-1241
DATE OF SURVEY: 04-12-2014

0 10 20 40 60
SCALE 1"=20'

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com

2052 V-SPLAT.dwg Apr 21,2014

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Pasadena Office/Warehouse
LOTS 7&8

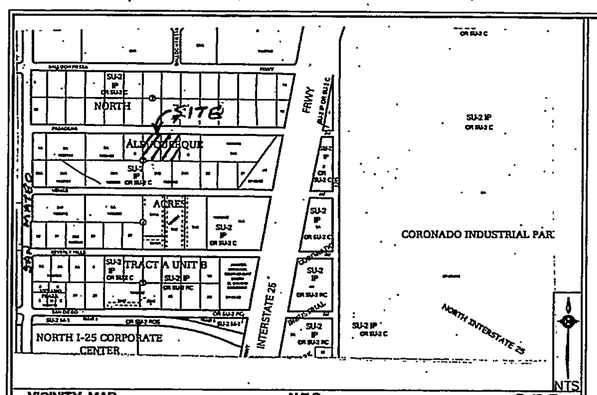
Mechenbier Construction, Inc.

SKETCH PLAT

Date: 04-21-14	No.	Revision	Date	Job No. 2052
Drawn By thor				1
Ckd By: FCA				SH. OF

M:\PROJECTS\2000-2099\2052\DWG\2052 V-SPLAT.dwg, 4/21/2014 4:19:23 PM, thor

PROJECT #: 1010050
DATE: 6-18-14 (REV. AB)



VICINITY MAP N.T.S. B-18-Z

NOTES:

1. UNLESS OTHERWISE NOTED ALL CORNERS ARE SET #4 REBAR WITH CAP STAMPED "SLS 12649".
2. THE BEARING BASE FOR THIS PLAT ARE NMSHC MONUMENTS "1_25_11" AND USGLO MONUMENT "CC_EG_11_12_11N_3E". ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. (NAD 83).
3. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD PER DOCUMENT FILED APRIL 24, 1936 IN BOOK D, PAGE 130, 107.
4. DISTANCES ARE GROUND DISTANCES
5. GROSS ACREAGE: 1.9851
6. NUMBER OF EXISTING LOTS: 2
7. NUMBER OF LOTS CREATED: 2
8. PROPERTIES ARE ZONED IP.
9. DATE OF SURVEY APRIL 2014.
10. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

   A. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, FOR INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

   B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND AND SERVICE OF NATURAL GAS LINES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.

   C. CENTURY LINK FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES

   D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRASFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING SIGN, POOL (ABOVE GROUND OR SUBSURFACE) HOT TUB, CONCRETE OR WOOD POOL DECKING OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER:
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

LEGAL DESCRIPTION:

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO COMPRISING ALL OF LOT SEVEN (7) AND EIGHT (8), BLOCK THREE (3), TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "TRACT A–UNIT B, NORTH ACRES, ALBUQUERQUE–BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1936 IN VOLUME D, FOLIO 130; TOGETHER WITH A SOUTHERLY PORTION OF PASADENA AVENUE, N.E. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED WHENCE THE NMSHC MONUMENT "1–25–11" BEARS S 59°55'14" E, 1544.97 FEET; THENCE, N 00°16'23" E, 231.75 FEET TO THE NORTHWEST CORNER OF LOT 7; THENCE, N 00°16'23" E, 30.00 FEET TO A POINT; THENCE, S 89°32'40" E, 329.65 FEET TO A POINT; THENCE, S 00°14'27" W, 30.00 FEET TO THE NORTHEAST CORNER OF LOT 8; THENCE, S 00°14'27" W, 232.58 FEET TO THE SOUTHEAST CORNER OF LOT 8; THENCE, N 89°28'05" W, 164.89 FEET TO THE COMMON CORNER OF LOT 7 AND LOT 8; THENCE, N 89°19'55" W, 164.89 FEET TO THE SOUTHWEST CORNER OF LOT 7 AND THE TRUE POINT OF BEGINNING. SAID LOTS CONTAIN 1.9851 ACRES MORE OR LESS.

SOLAR COLLECTOR NOTE:
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

FREE CONSENT AND DEDICATION:
SURVEYED AND REPLATTED AND NOW COMPRISING LOT 7A AND 8A, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES (BEING A REPLAT OF LOTS 7 AND 8, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES TOGETHER WITH THE SOUTHERLY PORTION OF PASADENA AVENUE, N.E.) CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO,, IS WITH FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) THEREOF. SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CONCENT TO THE ELIMINATION OF LOT LINES AS SHOWN HEREON. SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY DEDICATE THE PUBLIC STREET RIGHT-OF-WAY FOR PASADENA AVENUE, N.E. AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE BY THIS PLAT. SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM, COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CONCENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THEY ARE SO AUTHORIZED TO ACT.

Mike Leach 5-22-14
MAGMIKE L.L.C. DATE
MIKE LEACH, MANAGING MEMBER

5/22/14
AMERICUS L.L.C. DATE
JOHN MECHENBIER, MANAGING MEMBER

OFFICIAL SEAL
BERDINE F BAKER
Notary Public
State of New Mexico
My Commission Expires 06-07-2014

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
ON THIS 22nd DAY OF MAY, 2014, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOHN E. MECHENBIER MIKE LEACH

Berdine F. Baker
NOTARY PUBLIC

BULK LAND PLAT
OF
LOTS 7A AND 8A, BLOCK 3, TRACT A, UNIT B,
(BEING A REPLAT OF LOTS 7 AND 8)
NORTH ALBUQUERQUE ACRES
WITHIN
ELENA GALLEGOS GRANT
PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST,
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2014

PROJECT NUMBER_____

APPLICATION NUMBER:_____

APPROVALS:

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD, CHAIR	DATE
CITY OF ALBUQUERQUE ZONING	DATE
CITY OF ALBUQUERQUE FIRE MARSHAL'S OFFICE	DATE
CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH	DATE
CITY OF ALBUQUERQUE PUBLIC WORKS	DATE
CITY OF ALBUQUERQUE PARK AND RECREATION	DATE
ABCWUA	DATE
Daniel P. Koontz 5-22-14 CITY SURVEYOR, CITY OF ALBUQUERQUE	DATE

UTILITIES:

CENTURYLINK	DATE
PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
COMCAST	DATE

PURPOSE OF PLAT:
THE PURPOSE OF THIS PLAT IS FOR A LOT LINE ADJUSTMENT, TO GRANT A TEN (10') UTILITY EASEMENT AND TO DEDICATE THE SOUTHERLY PORTION OF PASADENA AVENUE, N.E. TO THE CITY OF ALBUQUERQUE.

TREASURER'S CERTIFICATION:
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 101806510930020120
UPC# 101806512330020119
PROPERTY OWNERS(S) OF RECORD: MAGMIKE LLC AND AMERICUS LLC

BERNALILLO COUNTY TREASURER DATE

SURVEYOR'S CERTIFICATION:
I, ANDREW S. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 12649, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; THAT IT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE; THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ANDREW S. MEDINA N.M.P.S. #12649 5-21-2014
DATE

ANDREW S. MEDINA
NEW MEXICO
12649
REGISTERED PROFESSIONAL SURVEYOR

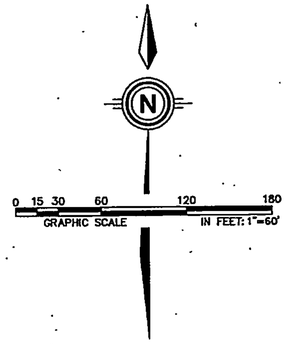
REVISED:

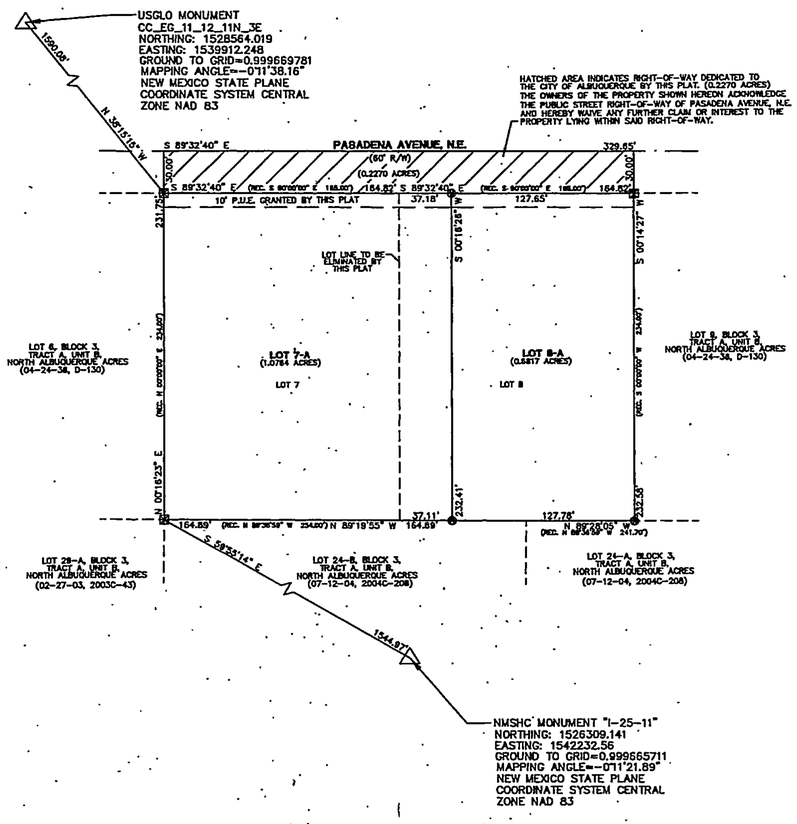
SANDIA LAND SURVEYING LLC
15 CASA TERRENOS PLACITAS, N.M. 87043 (505) 867-1241

JOB NO.: 110-14	DATE: 4-12-2014
SCALE: 1"=60'	DRAWN: A.S.M.

SHEET 1 OF 2

BULK LAND PLAT
OF
LOTS 7A AND 8A, BLOCK 3, TRACT A, UNIT B,
(BEING A REPLAT OF LOTS 7 AND 8)
NORTH ALBUQUERQUE ACRES
WITHIN
ELENA GALLEGOS GRANT
PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST,
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2014





NOTICE OF SUBDIVISION PLAT CONDITIONS:
LOT 8A, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

THE PLAT OF LOT EIGHT-A (8-A), BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.
FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHT-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING, AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES, AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.
THE CITY AND AMAFCA (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.
BY ITS APPROVAL OF THIS SUBDIVISION, THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING, OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.
AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OF FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

NOTE: THERE IS A NOTICE OF SUBDIVISION PLAT CONDITIONS FOR LOT 8A, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON_____, 20____, IN BOOK_____, PAGE_____.

LEGEND:

- ⊕ SET #4 REBAR W/CAP "SLS 12649"
- ⊠ FOUND #4 REBAR W/CAP "RAF P.S. 6126"
- ⊠ FOUND #4 REBAR

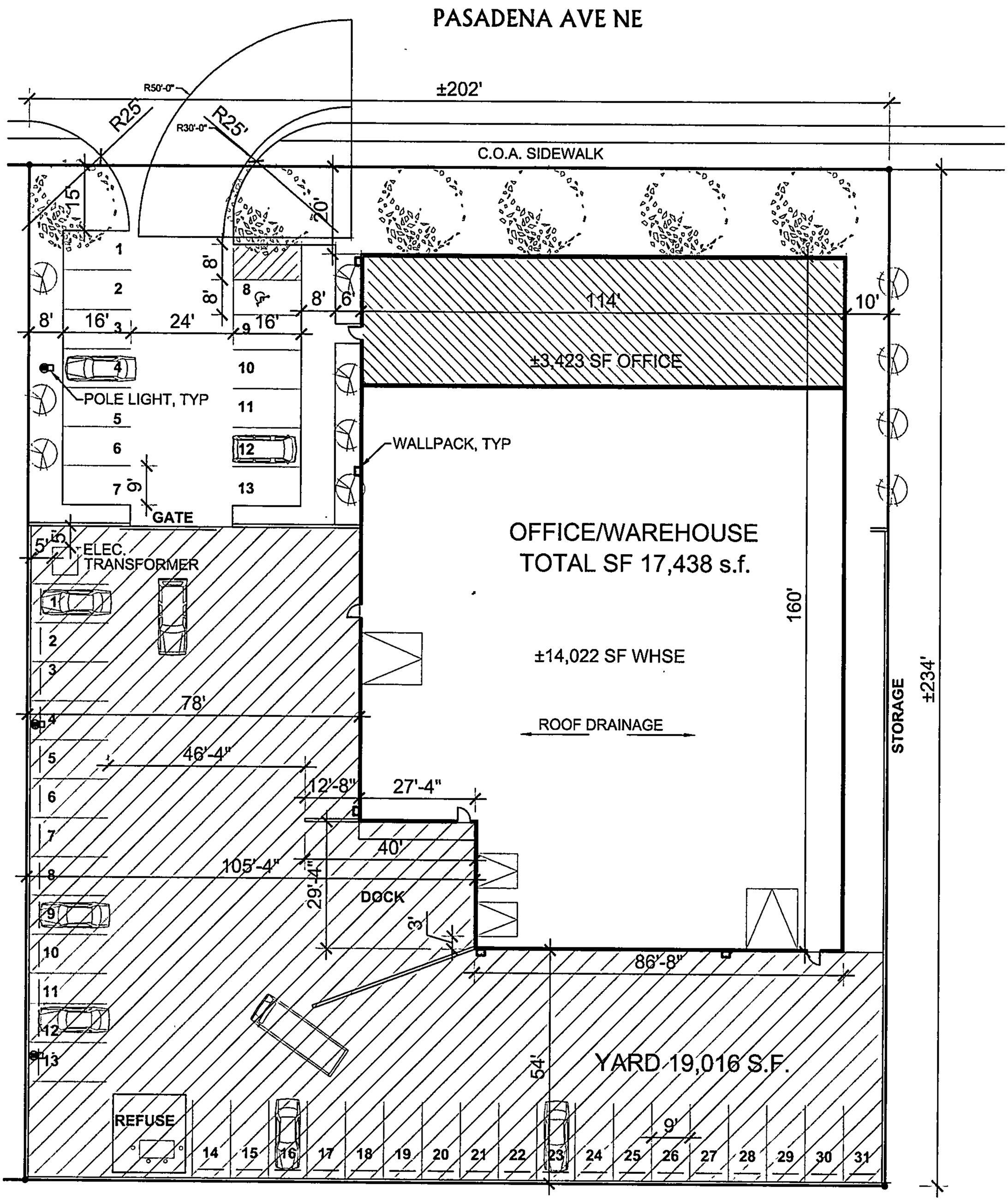
SHEET 2 OF 2

REVISED:

SANDIA LAND SURVEYING LLC
15 CASA TERRENOS PLACITAS, N.M. 87043 (505) 867-1241

JOB NO.: 110-14	DATE: 4-12-2014
SCALE: 1"=60'	DRAWN: A.S.M.

PROJECT #: 1010050
DATE: 6-4-14
APP #: 14-70147 (SBP)



D.H. PACE Preliminary Site Plan

Lot 8A, Bl 3, Tr A, Un B, North Albuquerque Acres
5566 Pasadena Ave. NE

N

FEB 18, 2014