

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
July 16, 2014  
DRB Comments**

**ITEM # 13**

**PROJECT # 1010155          APPLICATION # 14-70230**

**RE: Lots 6A-1 & 6A-2, Seven-Bar Ranch**

Planning has no objection to proposed platting for lot consolidation. The referenced "18' future right of way" does not appear to be a reservation but an advisory note – the site plan review process thru the Environmental Planning Commission will determine whether additional right of way would be needed.

A sidewalk extension is needed from the existing sidewalk on Ellison to the intersection of NM Highway No. 528.

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

TRACTS C-6A-1 AND C-6A-2  
SEVEN-BAR RANCH  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

PROJECT: 1010155  
DATE: 7-16-14 (SR)

LEGEND

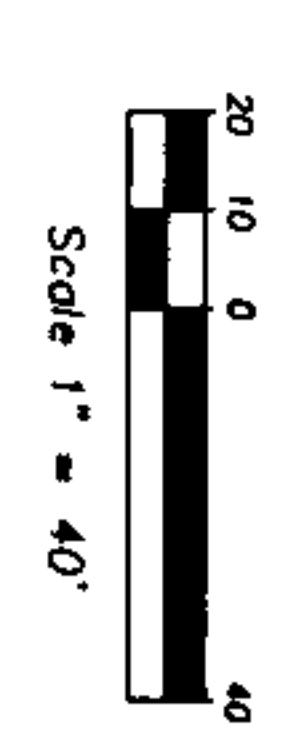
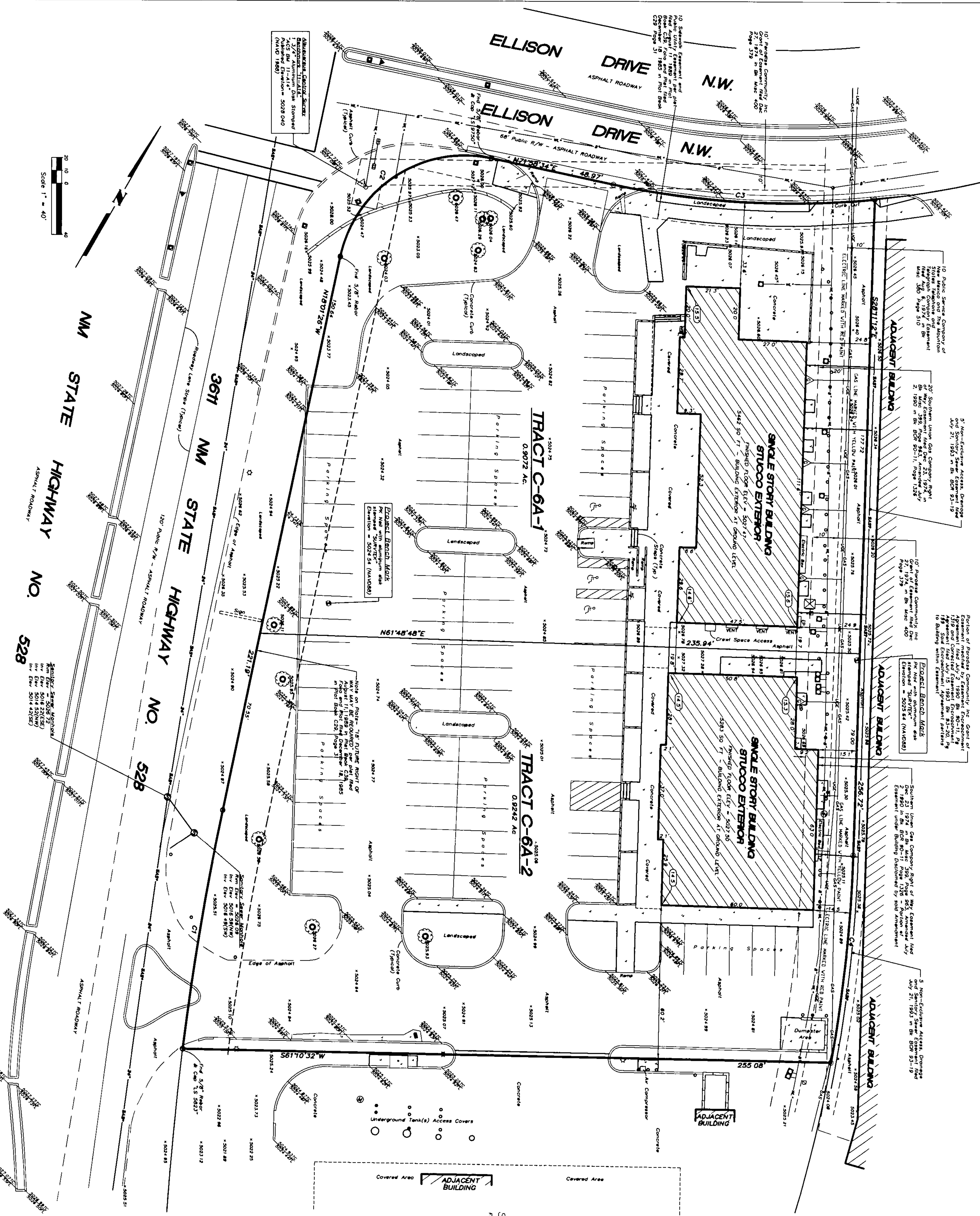
- TELEPHONE PEDestal
- CABLE PEDestal
- ▬ BLOCK WALL
- ▬ CONCRETE WALL / RETAINING WALL
- ▬ MALTRAD DIRT RETAINING WALL
- ▬ ELECTRIC PEDestal
- ▬ WATER METER
- ▬ CONCRETE AREA
- ▬ LIGHT POLE
- ▬ POWER POLE
- ▬ POWER POLE WITH FEED
- ▬ CUT-WIRE ANCHOR
- ▬ HYDRANT
- ▬ SANTIARY SINKER MANHOLE
- ▬ SANTIARY SINKER MANHOLE
- ▬ SANTIARY SINKER MANHOLE
- ▬ STORM DRAIN INLET
- ▬ FENCE
- ▬ OVERHEAD UTILITY LINE
- ▬ ELECTRIC TRANSFORMER ON CONCRETE PAD
- ROLLUP
- HANDICAP PARKING SPACE
- WATER VALVE
- MANHOLE UNKNOWN UTILITY
- MONITORING WELL
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- GAS METER
- ▬ MAIL BOX
- ▬ ELECTRIC PANEL BOX
- ▬ OIL PAN SPACE VENT
- ▬ SANTIARY SINKER LINE
- ▬ WATER LINE
- ▬ GAS LINE
- ▬ UNDERGROUND ELECTRIC LINE
- ▬ HANDICAP PARKING SIGN
- ▬ TREE WITH CROWN SIZE

NOTES:  
Utility labels or notes accompanied by an asterisk (\*) are from provided plans.  
Utility labels accompanied by a question mark (?) indicate possible location of utility line - no direct information.  
All utility line locations should be verified by the respective utility company.

TOP OF BUILDING CORNER IS APPROXIMATELY 14.5 ABOVE ADJACENT GRADE AT THIS LOCATION.

TRACT C-6A-3  
SEVEN-BAR RANCH  
FILED Aug 11 1989 IN T.M. C29, P.M. 138  
OWNER 1 GIANT INDUSTRIES  
OWNER 2 ATTN TAX DEPT  
COMMERCIAL PROPERTY

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	94.78	1137.74	47.43	94.77	N20°24'38"W	89.74
C2	78.54	50.00	50.00	70.71	N26°58'14"E	69.59
C3	103.56	334.00	52.20	103.15	N63°05'36"E	174°43'57"
C4	81.80	543.65	40.98	81.73	S23°52'21"E	83°37'18"

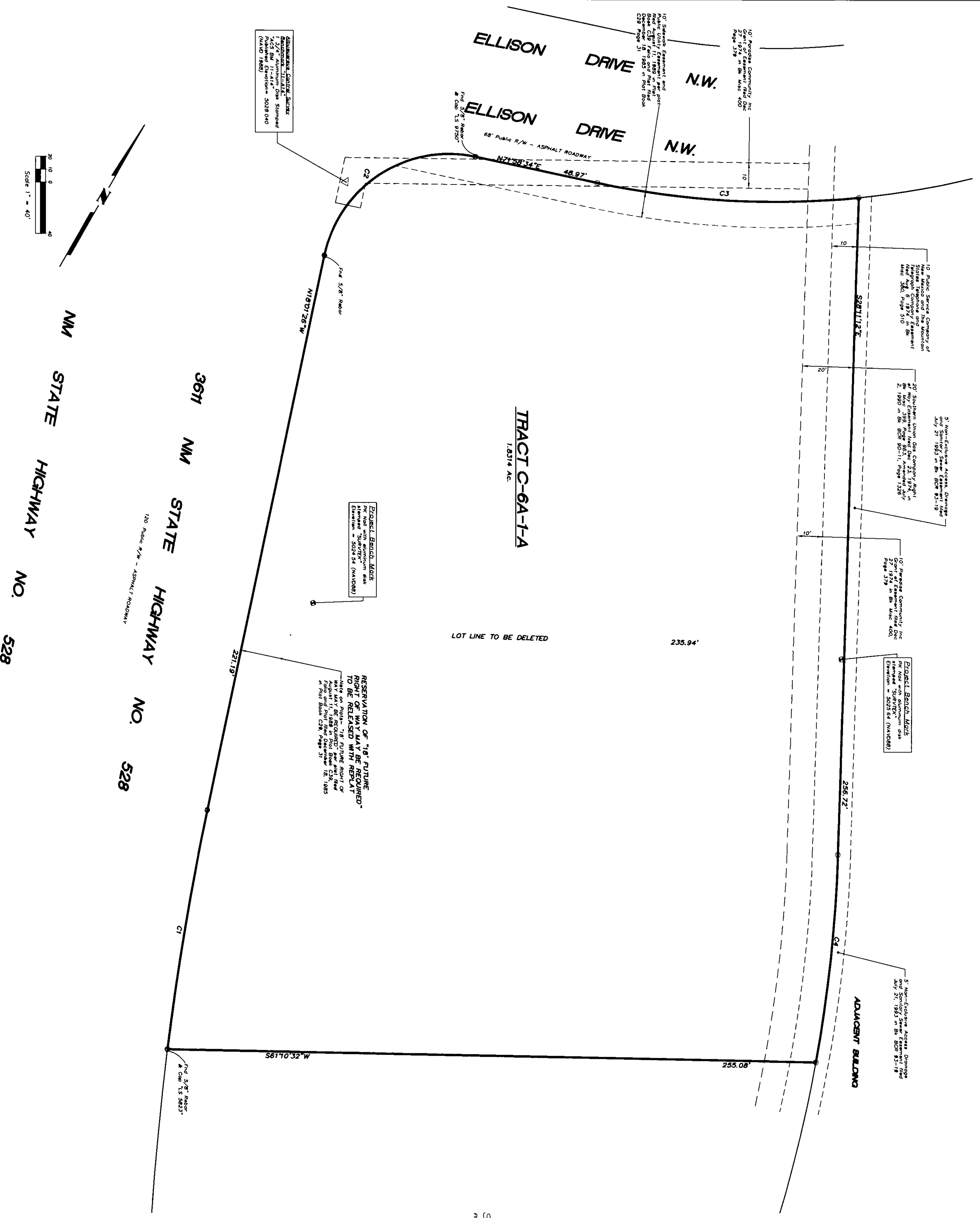


Existing Conditions  
528 & Ellison (Tracts C-6A-1 & C-6A-2)  
Albuquerque, New Mexico

Conceptual Plan  
Subject to Change

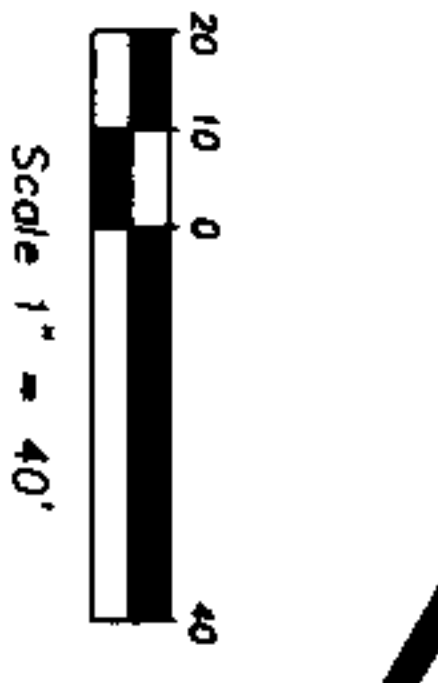
**PROPOSED TRACTS C-6A-1-A  
SEVEN-BAR RANCH  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO**

TRACT C-6A-3  
SEVEN-BAR RANCH  
FILED Aug 11, 1985, in Vol C&M, Folio 138  
Owner: 1. GALT INDUSTRIES  
Owner: 2. ALTMAN DEPT  
COMMERCIAL PROPERTY



**CURVE TABLE**

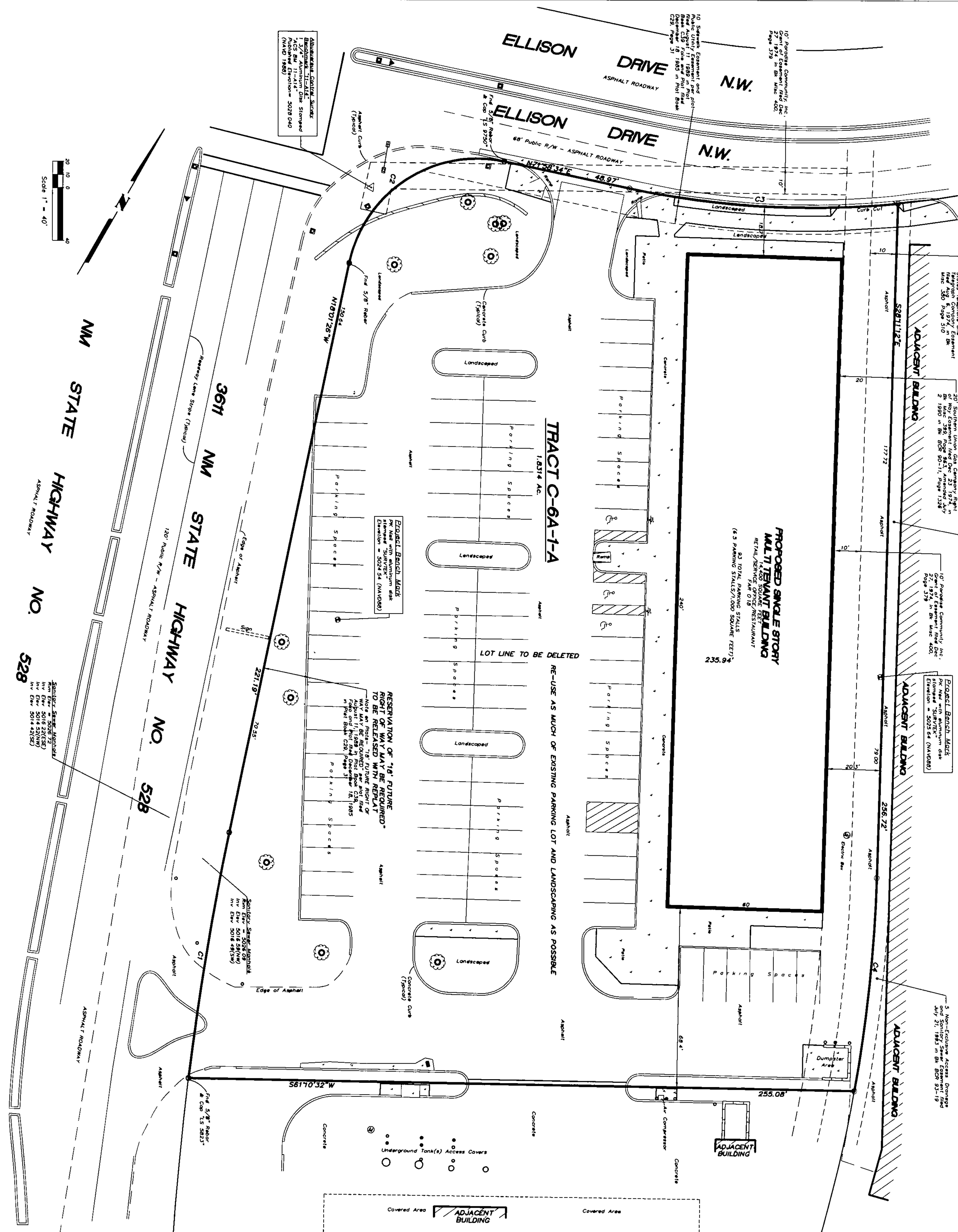
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	84.28' (84.28)	1137.74' (1137.74)	47.43'	84.77'	N20°24'58\"/>	
C2	78.54' (78.54)	50.00'	50.00'	70.71' (70.71)	N26°58'34\"/>	
C3	103.56' (103.56)	334.00'	32.20' (32.20)	103.15' (103.15)	N63°05'36\"/>	
C4	81.80' (81.80)	243.65' (243.65)	40.98'	81.73'	S23°52'27\"/>	



Proposed Replat  
528 & Ellison (Tract C-6A-1-A)  
Albuquerque, New Mexico

Conceptual Plan  
Subject to Change

**PROPOSED TRACTS C-6A-1-A  
SEVEN-BAR RANCH  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO**



**LEGEND**

- TELEPHONE PEDestal
- CABLE PEDestal
- ▬ BLOCK WALL
- ▬ CONCRETE WALL / RETAINING WALL
- ▬ ASPHALT OR REPAIRING WALL
- ELECTRIC PEDestal
- WATER METER
- CONCRETE AREA
- LIGHT POLE
- POWER POLE
- POWER POLE WITH FEED
- GUY-WIRE ANCHOR
- HORIZONTAL
- SERVICE CLEANSUP
- SCOURING SERVICE MANHOLE
- STORM SEWER MANHOLE
- STORM DRAIN INLET
- FENCE
- OVERHEAD UTILITY LINE
- UNDERGROUND UTILITY LINE
- ELECTRIC TRANSFORMER ON CONCRETE PAD
- BOLLARD
- HANDICAP PARKING SPACE
- WATER VALVE
- MANHOLE UNKNOWN UTILITY
- MONITORING WELL
- TRAFFIC BOX
- TRAFFIC SIGNAL POLE
- GAS METER
- GAS METER
- ELECTRICAL PANEL BOX
- OPENING SPACE HEAT
- SCOURING SERVICE LINE
- WATER LINE
- GAS LINE
- UNDERGROUND ELECTRIC LINE
- HANDICAP PARKING SIGN
- TREE WITH CALIPER SIZE

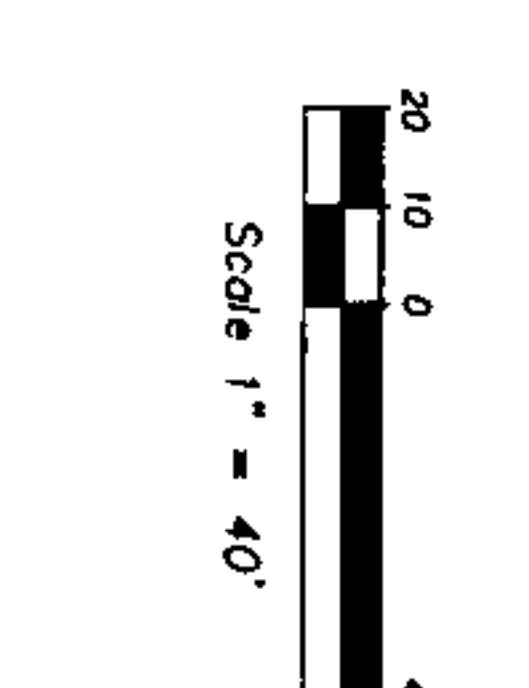
**TRACT C-6A-3  
SEVEN-BAR RANCH**  
FILED Aug 11, 1988, in Vol. C28, Folio 118  
Owner: 2 GALATI INDUSTRIES  
Owner: 2 ALVIN TAX DEPT  
COMMERCIAL PROPERTY

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	64.28' (84.28)	1137.24'	47.43'	94.77'	N20°24'58" W	4°46'26"
C2	78.54'	50.00'	50.00'	70.71'	N26°56'54"E (N28°36'34"E)	89°59'56"
C3	103.56' (103.56)	334.00'	52.20'	103.15'	N63°05'36"E (N63°05'36"E)	17°45'57"
C4	81.80' (81.80)	543.65'	40.98'	81.73'	S23°52'21"E	83°37'18"

**NOTES**

1. Utility notes & notes accompanied by an asterisk (\*) are from provided plans.
2. Utility labels accompanied by a question mark (?) indicate a question mark of utility line - no direct evidence found.
3. All utility line locations need to be verified by the respective utility company.
4. TOP OF BUILDING CORNER IS APPROXIMATELY 10' ABOVE ADJACENT CORNER AT THIS LOCATION.
5. 10' ABOVE ADJACENT CORNER AT THIS LOCATION.



Proposed Site Plan  
528 & Ellison (Tract C-6A-1-A)  
Albuquerque, New Mexico

Conceptual Plan  
Subject to Change



Supplemental Form (SF)

**SUBDIVISION**

- Major subdivision action
- Minor subdivision action (sketch)
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit (sketch)
- 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
- 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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: 528 & Ellison, LLC PHONE: 505-338-2149  
 ADDRESS: 6801 Jefferson NE, Suite 100 FAX: 505-878-0002  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: wes@primenm.com  
 Proprietary interest in site: contract List all owners: Corrales Office Plaza, Ltd

DESCRIPTION OF REQUEST: Request for Sketch Plat & Site Plan Review & Comment on redevelopment of building area on the property and combining 2 existing lots into 1 lot and release the reservation for additional ROW on NM 528

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. Tracts C-6A-1 and C-6A-2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Seven Bar Ranch  
 Existing Zoning: SU-1/IP Proposed zoning: SU-1/IP MRGCD Map No 21  
 Zone Atlas page(s): A-14-Z UPC Code: 101406617116140108, 101406617714640105

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): Z-87-149  
DRB 89-300, SP-89-208,

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  no  
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 1.83

LOCATION OF PROPERTY BY STREETS: On or Near: Intersection of NM 528 & Ellison Drive  
 Between: \_\_\_\_\_ and \_\_\_\_\_

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT) . Review Date: 06/03/14

SIGNATURE Wes Butero DATE 07/01/14  
 (Print Name) Wes Butero Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB - 70230</u>	<u>Sk</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
				<b>Total</b>
				\$ <u>0</u>

Hearing date July 16, 2014

Wes Butero 7-1-14  
 Staff signature & Date

Project # 1010155

**FORM S(3): SUBDIVISION - B. MEETING (UNADVERTISED) - 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
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- Fee (see schedule)
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**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.
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- 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.

Wes Butero, 528 & Ellison, LLC

Wes Butero Applicant name (print)  
07/01/14  
Applicant signature / date



Form revised October 2007

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

Application case numbers  
14DRB - 70230

Wes Butero 7-1-14  
Planner signature / date  
Project # 1010155



Supplemental Form (SF)

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APPLICANT 528 & Ellison, LLC PHONE 505-338-2149

ADDRESS 6801 Jefferson NE, Suite 100 FAX 505-878-0002

CITY Albuquerque STATE NM ZIP 87109 E-MAIL wes@primenm.com

Proprietary interest in site  contract  List all owners Corrales Office Plaza, Ltd

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Subdiv/Addn/TBKA Seven Bar Ranch

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Zone Atlas page(s) A-14-Z UPC Code 101406617116140108, 101406617714640105

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SIGNATURE Wes Butero DATE 07/01/14

(Print Name) Wes Butero Applicant  Agent

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

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<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB - 70230</u>	<u>SK</u>	_____	\$ <u>0</u>
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Wes Butero  
Staff signature & Date 7-1-14

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- 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
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07/01/14  
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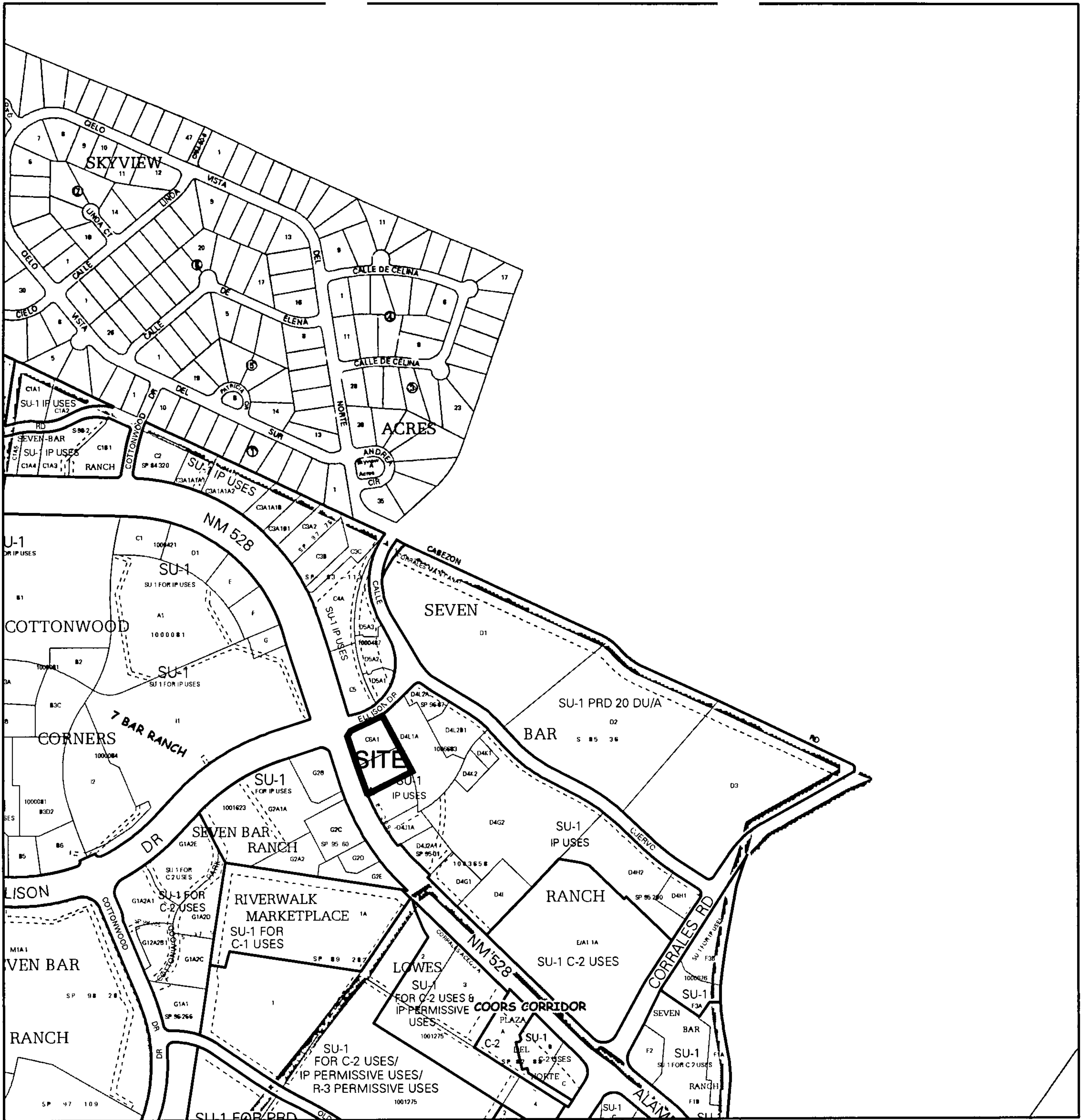
Form revised October 2007

- Checklists complete
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Application case numbers  
14DRB - 70230

Yun 7-7-14  
Planner signature / date  
Project # 1010155





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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**A-14-Z**

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon	

0 750 1,500 Feet

## 528 & ELLISON, LLC

6801 JEFFERSON NE, SUITE 100 . ALBUQUERQUE, NEW MEXICO 87109 . PH:505-338-2149 . FAX:505-878-0002

July 1, 2014

Development Review Board  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, New Mexico 87102

Re: Sketch Plat/Site Plan Review & Comment for Tracts C-6A-1 and C-6A-2 Seven Bar Ranch

As the contract purchaser of the above mentioned site, 528 & Ellison, LLC is requesting the DRB review and comments on the proposed replat and site plan for the site. Copies of both the proposed replat and site plan as well as an existing conditions plan have been included for your review.

The site currently consists of two separately platted parcels each with an approximately 5,500 square foot office building located on it. Our proposed site plan would call for the demolition of only the two existing buildings and the immediately surrounding flatwork improvements. On the site of the former buildings, we would construct a 14,400 square foot multi-tenant building for retail, service office, and restaurant uses. Our intent would be to utilize as much of the existing parking and mature landscaping improvements as possible without modification. Concurrently, we would replat the two parcels into one parcel and release the reservation for "18' of future right of way may be required" since it is not necessary for roadway purposes and has not been required from other new developments in the area. We understand these proposed actions will require our site development plans be taken to the Environmental Planning Commission for approval with final signoff by DRB and that the replat will come to DRB for approval.

We appreciate your feedback on these items. Should you have any questions prior to our hearing date, please feel free to contact me to discuss.

Sincerely,



Wes Butero  
Director of Project Management

PROJECT #

1010155

July 16. 2014

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