



SUBDIVISION

- ☐ Major subdivision action
☒ Minor subdivision action
☐ Vacation
☐ Variance (Non-Zoning)
☒ SKETCH PLAT

SITE DEVELOPMENT PLAN

- ☐ for Subdivision
☐ for Building Permit
☐ Administrative Amendment (AA)
☐ Administrative Approval (DRT, URT, etc.)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

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): BOHANNAN HUSTON, INC. (MIKE BALASKOVITS) PHONE: 505-823-1000

ADDRESS: 7500 JEFFERSON ST. NE FAX: 505-798-7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: MBALASKOVITS@BHINC.COM

APPLICANT: TITAN DEVELOPMENT CENTER LAND, LLC PHONE: 505-998-0163

ADDRESS: 6300 RIVERSIDE PLAZA LANE NW #200 FAX:

CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: bpatterson@titan-development.c

Proprietary interest in site: DEVELOPER List all owners:

DESCRIPTION OF REQUEST: SKETCH PLAT

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

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

Lot or Tract No. TRACT A Block: Unit:

Subdiv/Addn/TBKA: LEGACY AT JOURNAL CENTER

Existing Zoning: IP Proposed zoning: N/A MRGCD Map No

Zone Atlas page(s): C-17-Z, C-18-Z, D-18-Z UPC Code: 101706352649110703

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? ☒ Yes Within 1000FT of a landfill? NO

No. of existing lots: 1 No. of proposed lots: 3 Total site area (acres): 14.6077

LOCATION OF PROPERTY BY STREETS: On or Near: SOUTHWEST CORNER OF PASEO DEL NORTE & I-25

Between: and

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

SIGNATURE for DATE 6-23-2016

(Print Name) MIKE BALASKOVITS Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Revised: 11/2014

☐ 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

-
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Action

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S.F.

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Fees

\$
\$
\$
\$
\$
Total
\$

Hearing date

Project #

Staff signature & Date

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.

Math Satches

Applicant name (print)

6/23/16

Applicant signature / date



Form revised **October 2007**

☐ Checklists complete

☐ Fees collected

☐ Case #s assigned

☐ Related #s listed

Application case numbers

-

-

-

-

-

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-

-

Planner signature / date

Project #

June 23, 2016

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Mr. Jack Cloud, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Tract A Legacy at Journal Center - Sketch Plat Submittal

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) sketch plat review and comment are copies of the following information:

- Development Review Application
- Six (6) copies of the Exhibit / Sketch plat of site
- Zone Atlas page

This sketch plat is being presented to the Development Review Board for the purpose of obtaining City review and comment. This sketch plat proposes that Tract A be subdivided into 3 separate tracts for future commercial use. Roadway right-of-way and pavement widths are indicated on the plan.

Please schedule for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



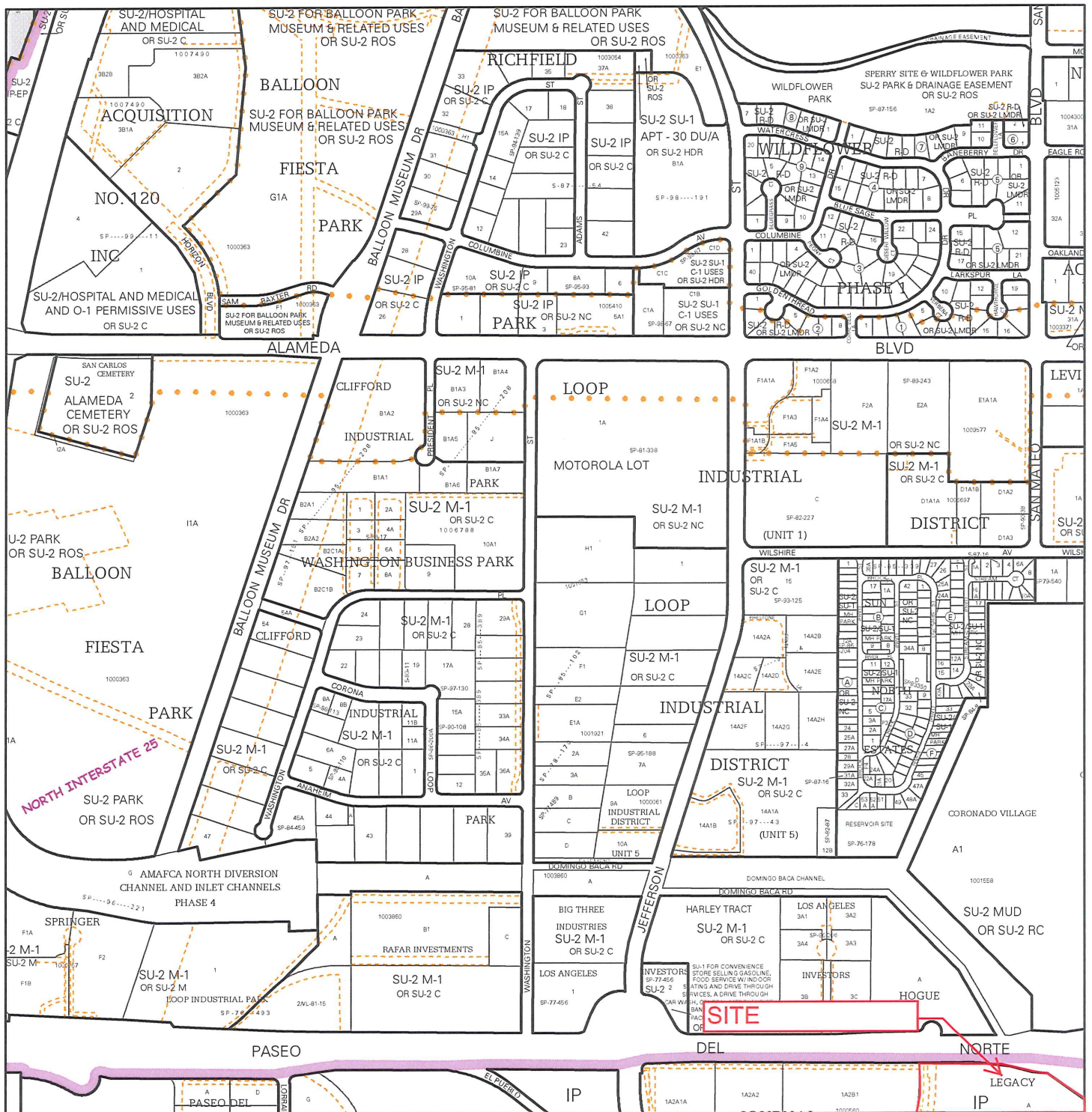
 Mike Balaskovits, PE
Senior Project Manager
Community Development and Planning

MJB/mhs
Enclosures

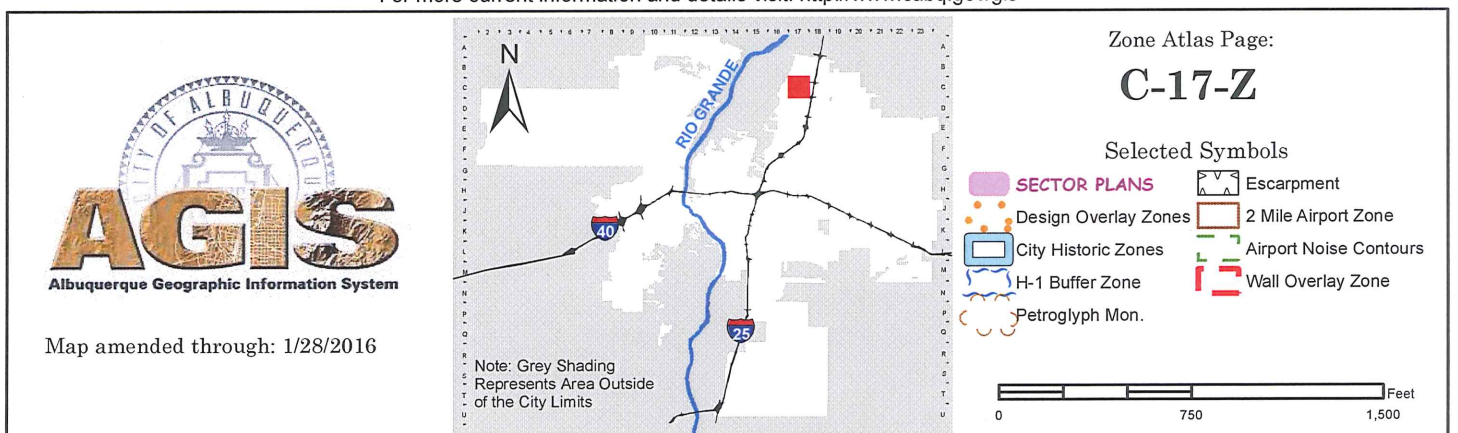
Engineering ▲

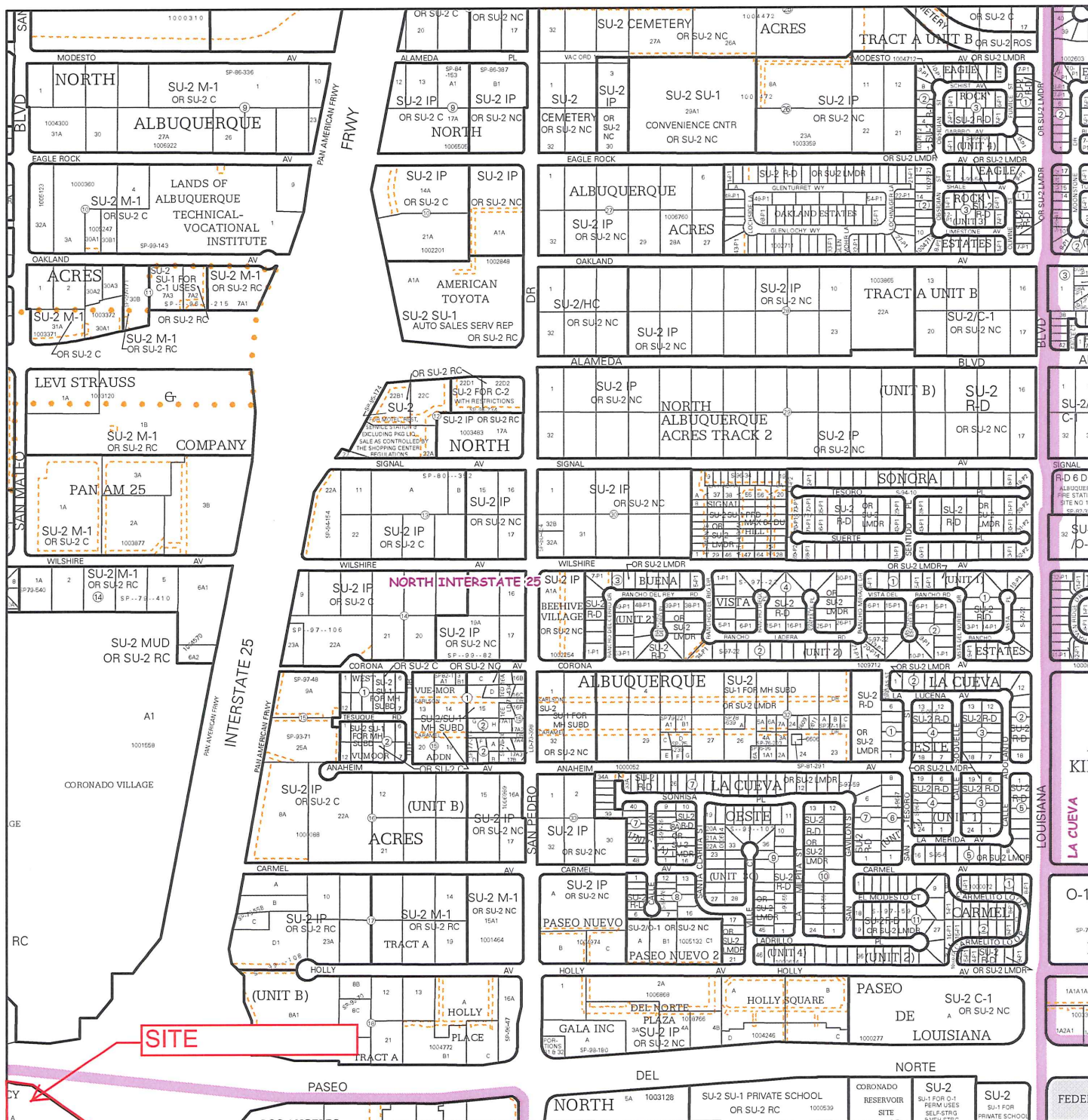
Spatial Data ▲

Advanced Technologies ▲

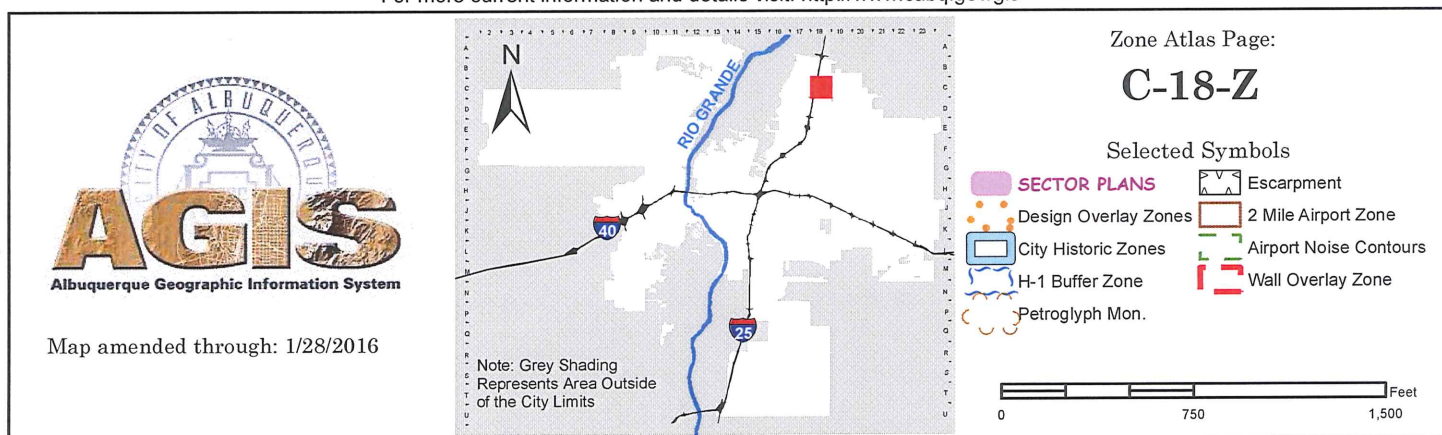


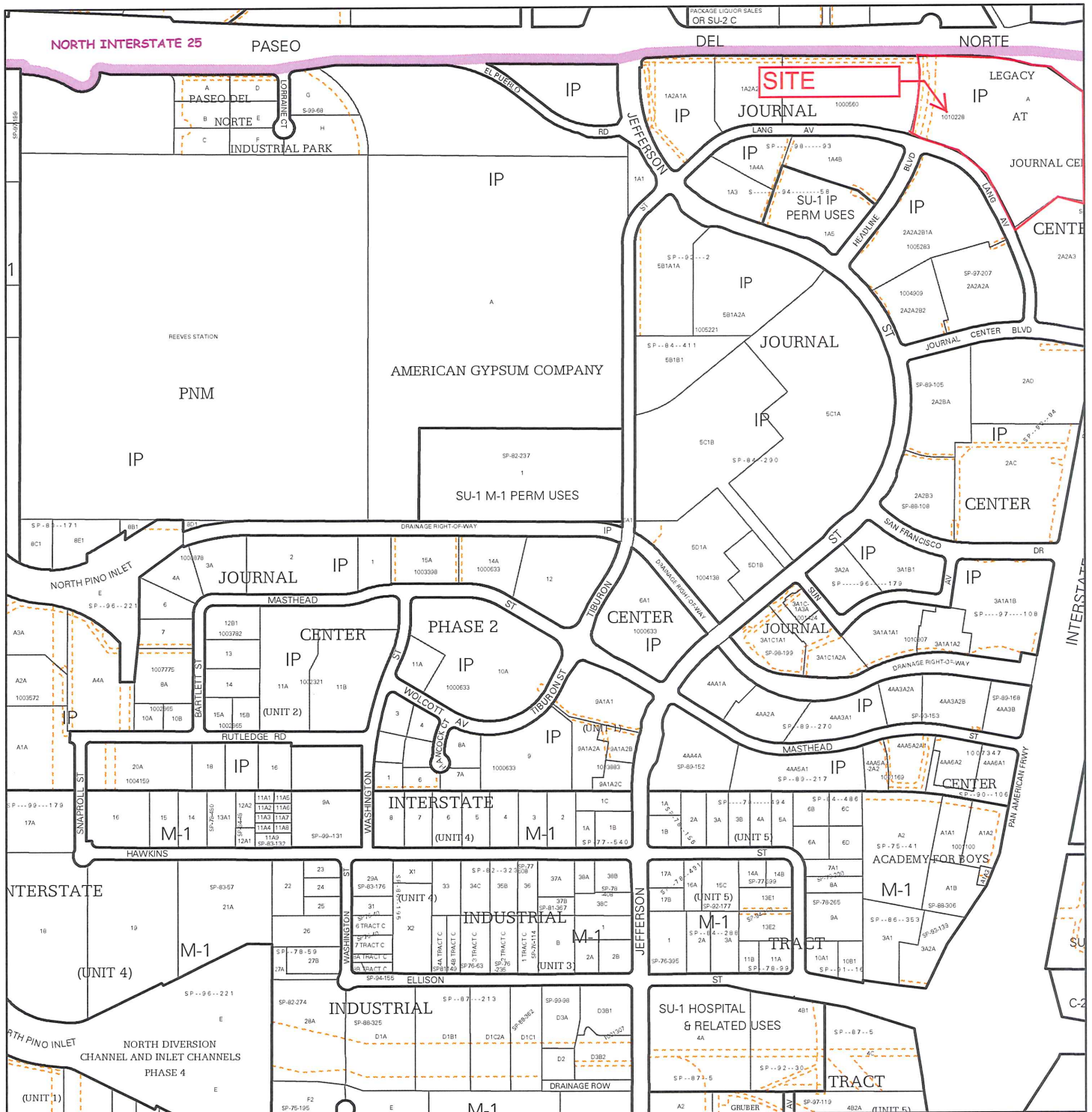
For more current information and details visit: <http://www.cabq.gov/gis>



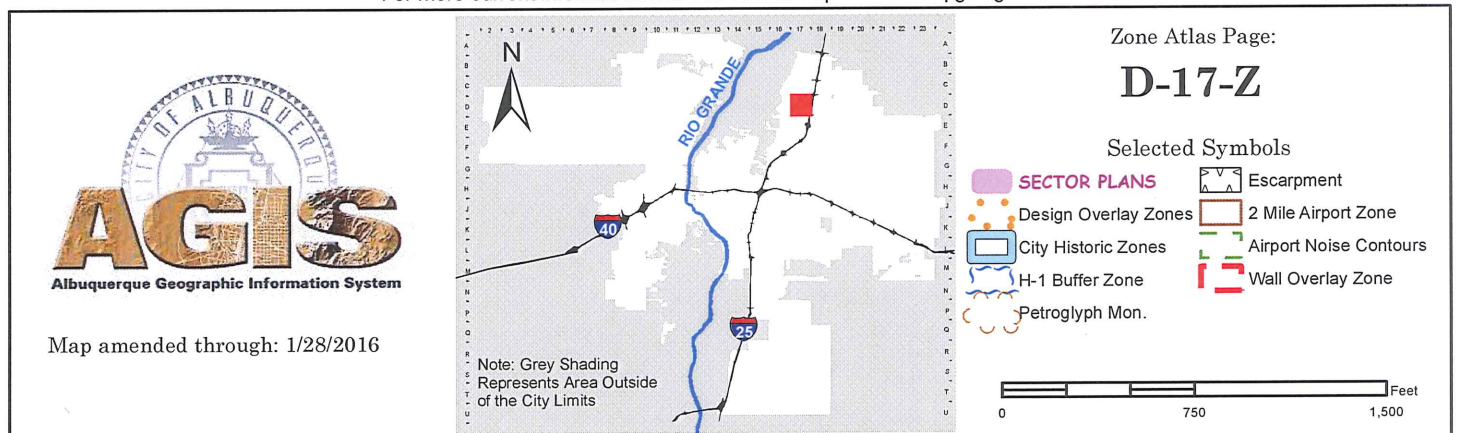


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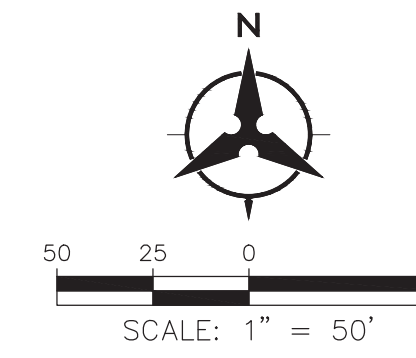
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PASEO DEL NORTE BLVD. NE
(R/W VARIES)

SKETCH PLAT

TRACT A
LEGACY AT JOURNAL CENTER
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 2016



Curve Data					
ID	DELTA	TANGENT	ARC	RADIUS	CHORD
C1	06°22'16" LT	135.91'	271.53'	2441.93'	271.40'
C2	40°49'31" LT	160.02'	306.39'	430.00'	299.95'
C3	93°07'41" LT	31.68'	48.76'	30.00'	43.57'
C4	14°47'30" LT	146.17'	290.70'	1126.05'	299.90'
C5	37°56'57" LT	8.60'	16.56'	25.00'	16.26'
(C5)	(36°30'10" LT)	(8.24')	(15.93')	(25.00')	(15.68')
C6	06°51'02" RT	65.07'	129.99'	1087.20'	129.91'
(C6)	(07°14'44" RT)	(65.09')	(130.00')	(1028.00')	(129.81')

Tangent Data		
ID	BEARING	DISTANCE
T1	N00°23'30"E	79.74'
T2	S83°12'32"E	79.82'
T3	S10°43'37"W	57.17'

City of Albuquerque Control Monument "NMSHC 1-25-11"
Geographic Position (NAD 1983)
N.M. State Plane Coordinates (Central Zone)
X= 1542,232.580 Y= 1,526,309.141
Ground-to-Grid Factor = 0.99966571
Δ C = -00°11'21.89"
Elevation = 5209.617' (NAVD 1988)

City of Albuquerque Control Monument "2AB_B_1994"
Geographic Position (NAD 1983)
N.M. State Plane Coordinates (Central Zone)
X= 1,540,960.370 Y= 1,519,518.103
Ground-to-Grid Factor = 0.999666140
Δ C = -00°11'30.25"
Elevation = 5195.09' (NAVD 1988)

LEGEND	
	BOUNDARY LINE
	CENTERLINE
	RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT
	POWER POLE / OVERHEAD ELECTRIC LINE
	EXISTING FENCE
	FOUND ALUMINUM CAP AS NOTED
	FOUND REBAR WITH PLASTIC CAP AS NOTED
	FOUND REBAR WITH NO CAP
	FOUND BRASS CAP AS NOTED