

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 3, 2014
DRB Comments**

ITEM # 7

PROJECT # 1010286

APPLICATION # 14-70388

RE: Fairview Park Cemetery

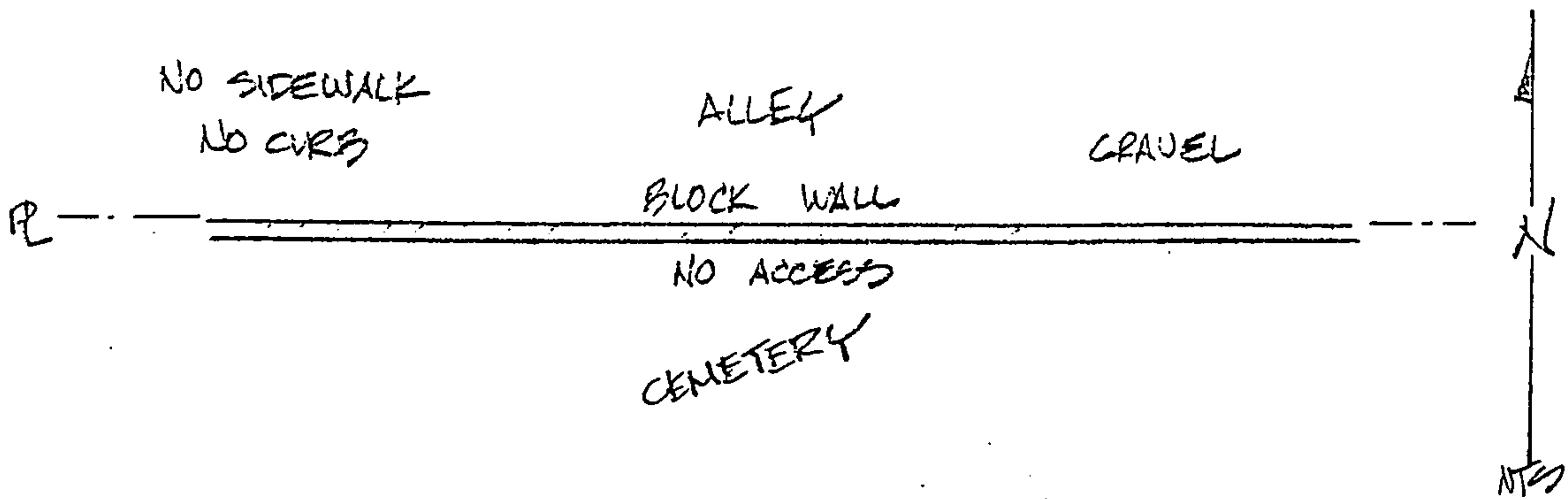
Parcels 4-7 need to be clarified. They do not appear to be created before 1973 and therefore may not be legally subdivided. Access easements are needed with this platting action; maintenance and beneficiaries need to be noted on the plat. All parcels need to have access to public ROW and therefore need to be included as beneficiaries.

Randall Falkner
600 2nd Street NW, 3rd Floor
Albuquerque, NM 87102
t 505-924-3933
f 505-924-3339

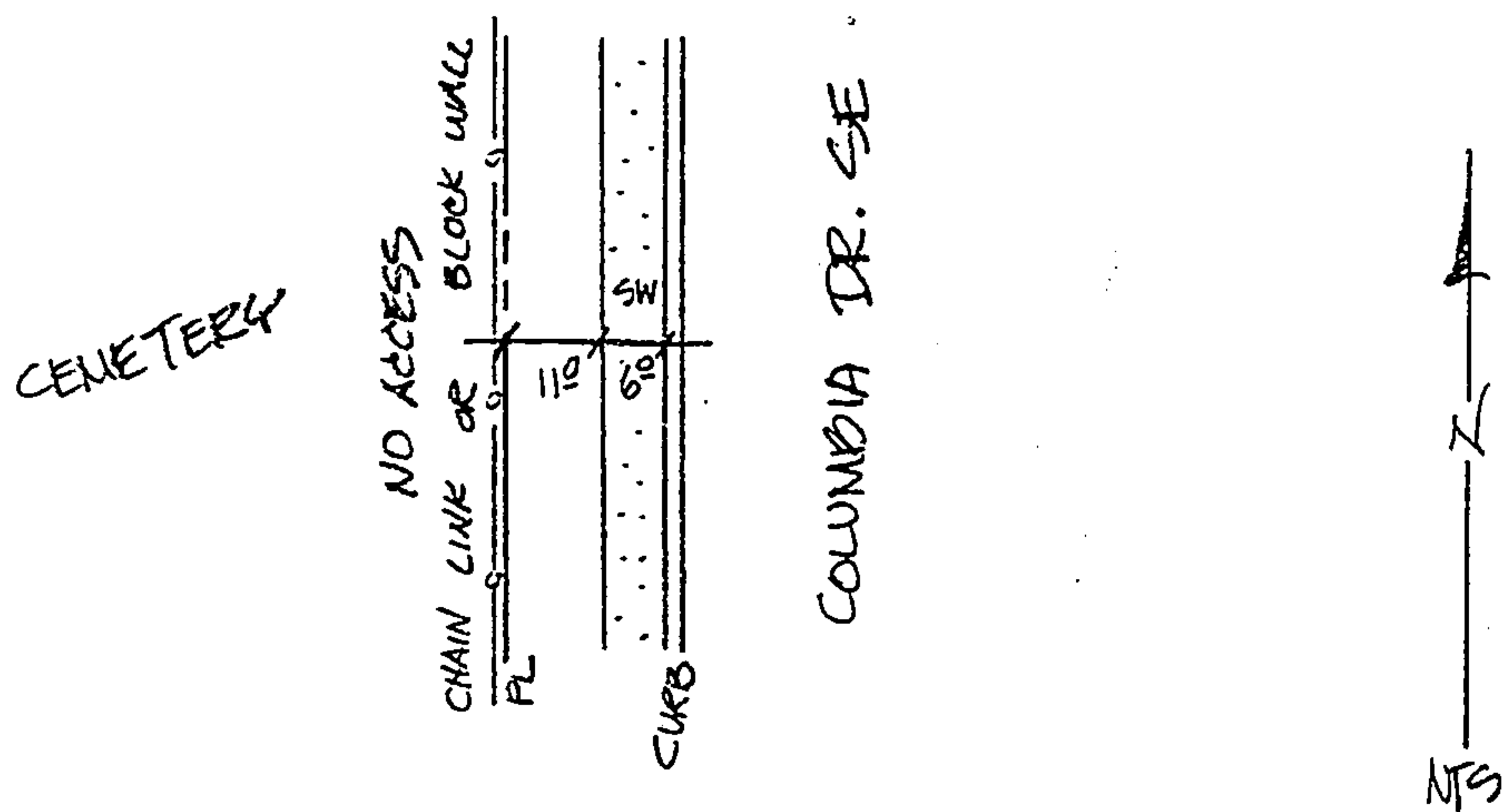
SIDEWALK & CURB DETAILS - FAIRVIEW PARK CEMETERY

NOVEMBER, 2014

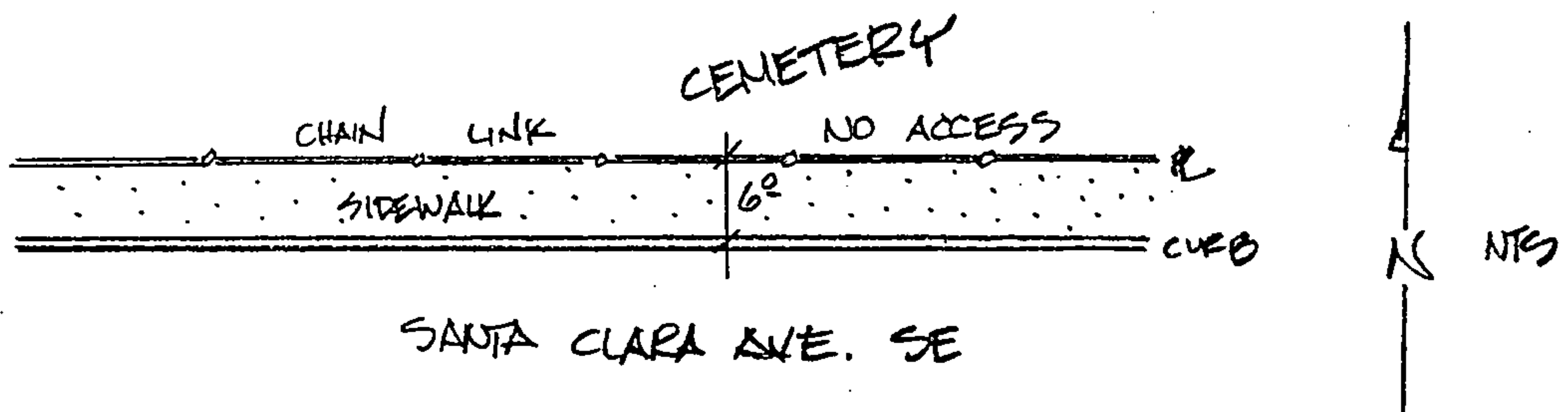
NORTH SIDE



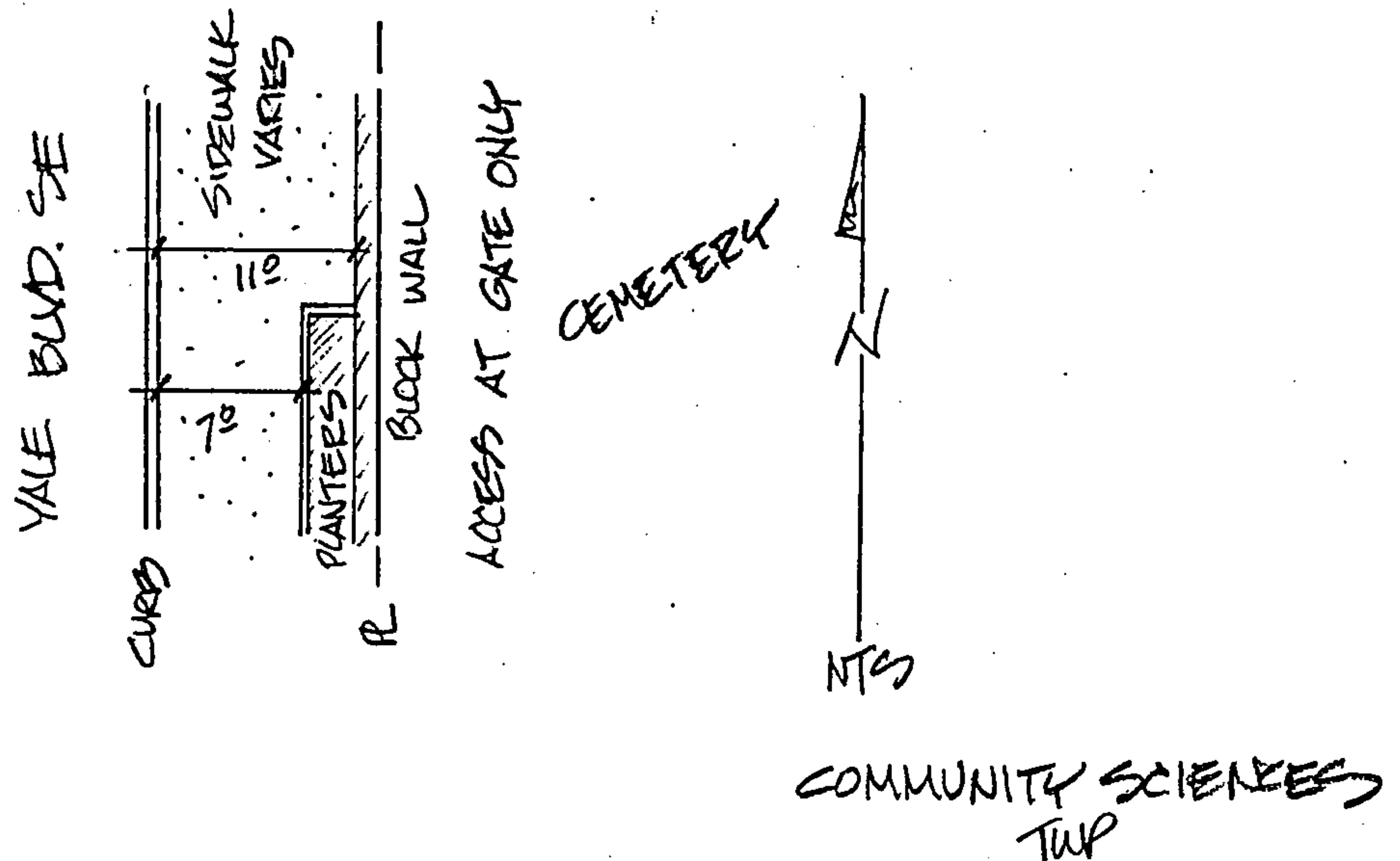
EAST SIDE



SOUTH SIDE



WEST SIDE



City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
<input type="checkbox"/> Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment/Approval (AA)	D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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): Community Sciences Corporation PHONE: 897-0000
 ADDRESS: PO 1328 FAX: 898-5195
 CITY: Cortales STATE NM ZIP 87049 E-MAIL: tompatrick@communitysciences.com
 APPLICANT: SMI-APR RE, LLC PHONE: 888-6565 883-3422
Signature Memorial Group (c/o Sutin, Thayer, Brown)
 ADDRESS: PO Box 1945 FAX: 888-6565
 CITY: Albuquerque STATE NM ZIP 87103 E-MAIL: apb@sutinfirm.com
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: divide one lot into two new lots and grant access easements if required

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. Fairview Park Cemetery Block: - Unit: -
 Subdiv/Addn/TBKA: -
 Existing Zoning: S0-1 Cemetery Proposed zoning: same MRGCD Map No -
 Zone Atlas page(s): L-15, 16-7 UPC Code: 1016 056 071457 21320

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: 2 Total site area (acres): 38.1524
 LOCATION OF PROPERTY BY STREETS: On or Near: YALE BLVD. SE
 Between: GARFIELD and SANTA CLARA

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

SIGNATURE Thomas W Patrick DATE 11.10.2014
 (Print Name) THOMAS W. PATRICK Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>10DRB 70388</u>	<u>SP</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				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>0</u>

Hearing date Dec. 3, 2014

11-13-14
Staff signature & Date

Project # 1010280

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.

THOMAS W. PATRICK
Applicant name (print)
Thomas W. Patrick
Applicant signature / date 11-10-11

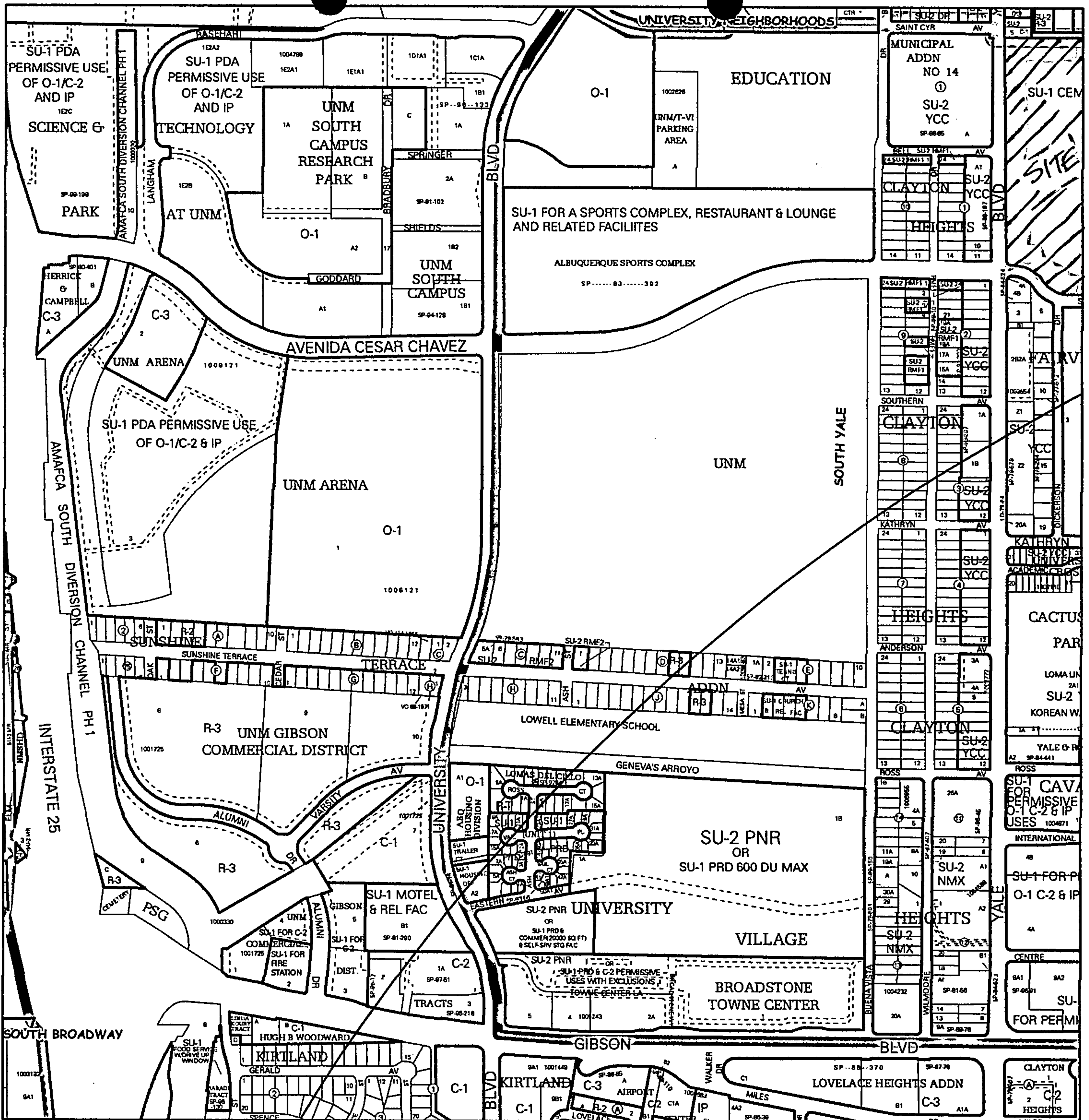


Form revised October 2007

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

Application case numbers
14 - DRB - 70388

[Signature] 11-13-14
Planner signature / date
Project # 1010286



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

AGIS
Albuquerque Geographic Information System

Map amended through: 9/2/2014

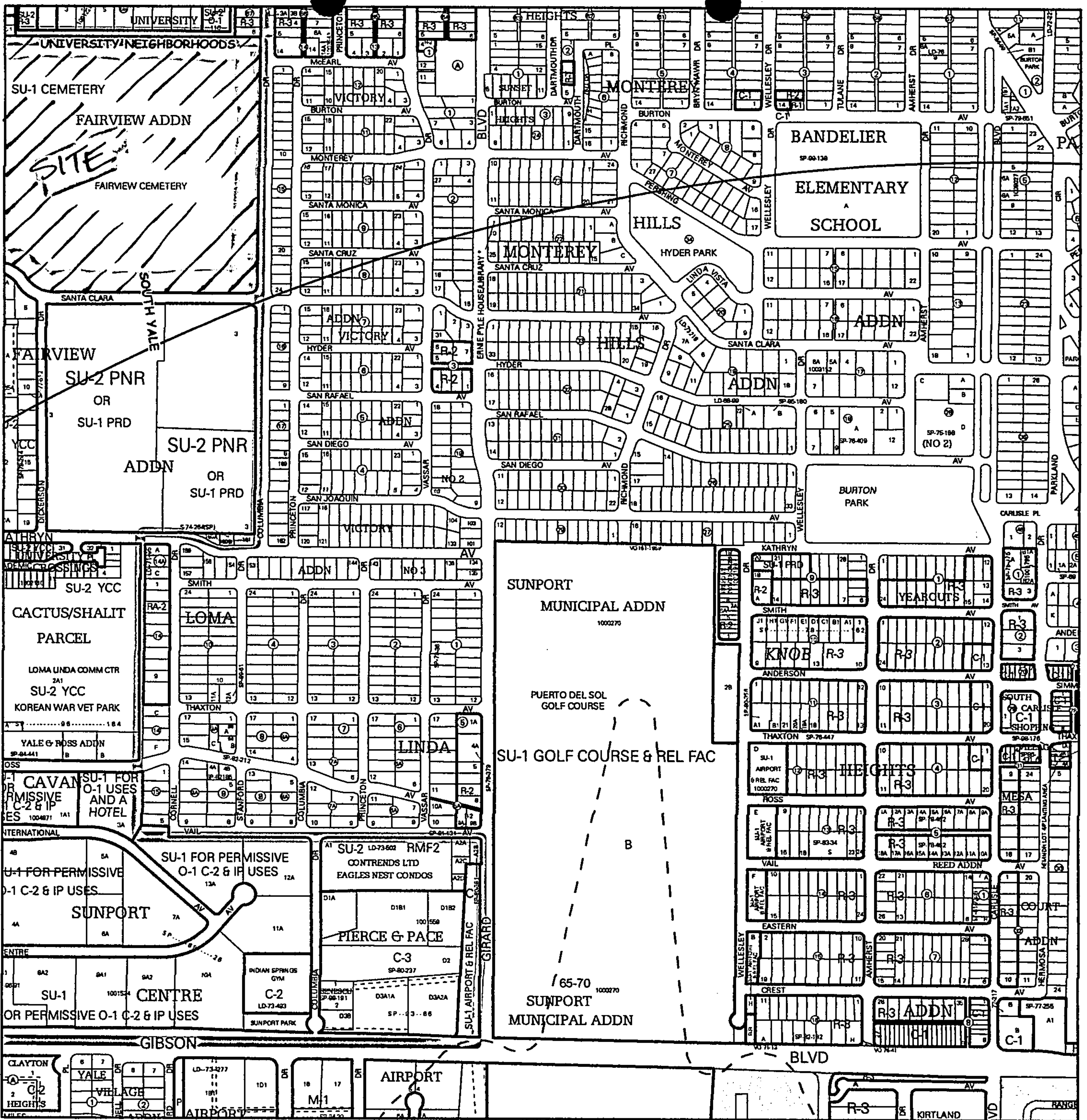
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-15-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



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

AGIS
Albuquerque Geographic Information System

Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-16-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

Community Sciences Corporation
Professional Land Surveying & Planning

505.897.0000
505.898.5195 Fax
www.communitysciences.com

November 10, 2014

City of Albuquerque
Development Review Board
Mr. Jack Cloud, Chairman
PO Box 1293
Albuquerque, NM 87103

RE: Fairview Park Cemetery
700 Yale Blvd. SE
Sketch Plat DRB Project No. 1010286

Dear Mr. Cloud and Board Members,

Community Sciences Corporation (CSC) is acting as the agent for SMI-ABQ RE, LLC, the owner of Fairview Park Cemetery.

Our client wishes to divide the existing cemetery tract into two new tracts. The northerly new Tract A encompasses what is known as the historic section of the cemetery and which is inactive for new burials. Signature Memorial Group wishes to donate this new Tract A to Historic Fairview Cemetery, a New Mexico non-profit corporation. The non-profit will be responsible for the maintenance and preservation of the historic cemetery.

CSC is indicating new access easements across new Tract B to enable ingress/egress to the new Tract A and to the indigent sections of the cemetery in the northeast corner of the cemetery. Access easements have not been provided in the past. CSC requests that DRB consider whether access easements are in fact necessary in a replat of a cemetery where no change in use is proposed.

Therefore, we ask that DRB review this Sketch Plat Request for comments and for approval to consequently submit a Preliminary/ Final Plat for this proposed division.

Respectfully,



Thomas W. Patrick

New Mexico Professional Surveyor No.12651

Post Office Box 1328
Corrales, New Mexico 87048

PROJECT #

1010286

(SK)

DECEMBER 3. 2014