

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 27, 2016
DRB Comments**

ITEM # 11

PROJECT # 1010537

APPLICATION # 16-70016

RE: Lots A-1 and A-2, White City and Glenhaven Addn

Property lines need to be shown on the Site Sketch, and it appears some measurements on the plat drawing need to be corrected. Right of way dedication is needed for 4th Street and Phoenix Avenue to include public sidewalks and setback areas – refer to comments from Transportation Development. Compliance with Building Code for zero lot line on new 4th Street right of way may be needed.

An Infrastructure List/ sidewalk will be needed for 5th Street frontage.

Existing Lot A-2 is a distinct site zoned P; the 'Old Lot Line' needs to be memorialized on the plat as a Zone Boundary.

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



SUBDIVISION

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

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
- 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 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): Joshua Skarsgard PHONE: 505-262-2323
 ADDRESS: 8220 San Pedro Suite 500 FAX: 505-998-9080
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: Josh@retailsouthwest.com
 APPLICANT: Red Shamrock 8 PHONE: 505-262-2323
 ADDRESS: 8220 San Pedro Suite 500 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: josh@retailsouthwest.com
 Proprietary interest in site: owner List all owners: same as applicant

DESCRIPTION OF REQUEST: plat review and comments

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. A-1A Block: 2 Unit: _____
 Subdiv/Addn/TBKA: Glenhaven Addition - White City
 Existing Zoning: G-2 or SU 2 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): H-14 UPC Code: 101405931741010710

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1010537

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): 1.85
 LOCATION OF PROPERTY BY STREETS: On or Near: 4th St and Menaul
 Between: Menaul and Candelaria
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE

Joshua Skarsgard DATE 1/14/16
 (Print Name) Applicant Agent

FOR OFFICIAL USE ONLY

Revised: 11/2014

	Application case numbers	Action	S F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>16 DRB-70016</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				\$ _____
				Total \$ <u>0</u>

Hearing date January 27, 2016

Ky
 Staff signature & Date 1-14-16

Project # 1010537

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.

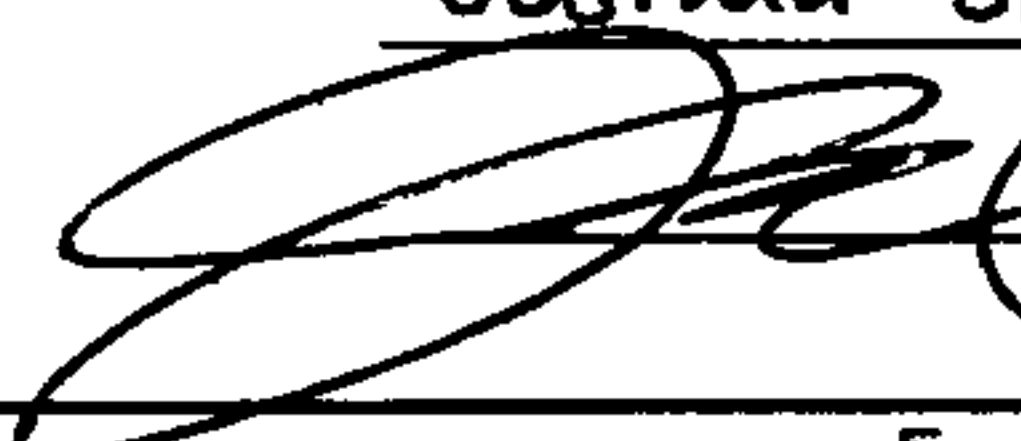
- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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.

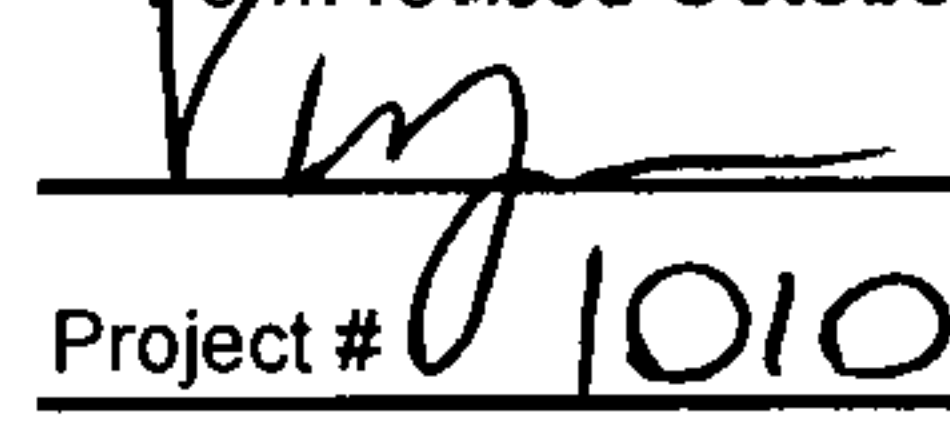
Joshua Skarsgard
 Applicant name (print)

 Applicant signature / date
1/14/16



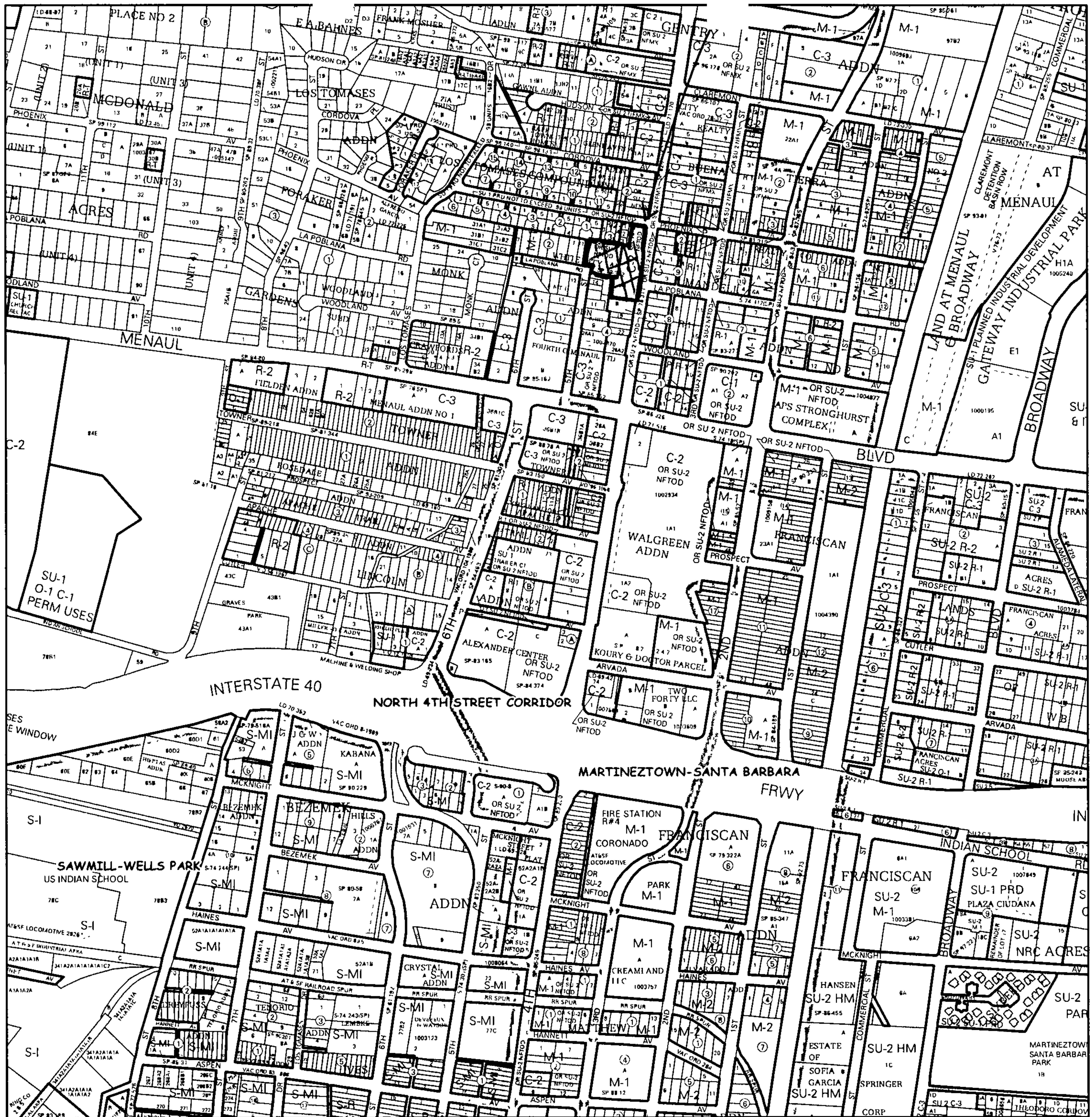
Form revised October 2007

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

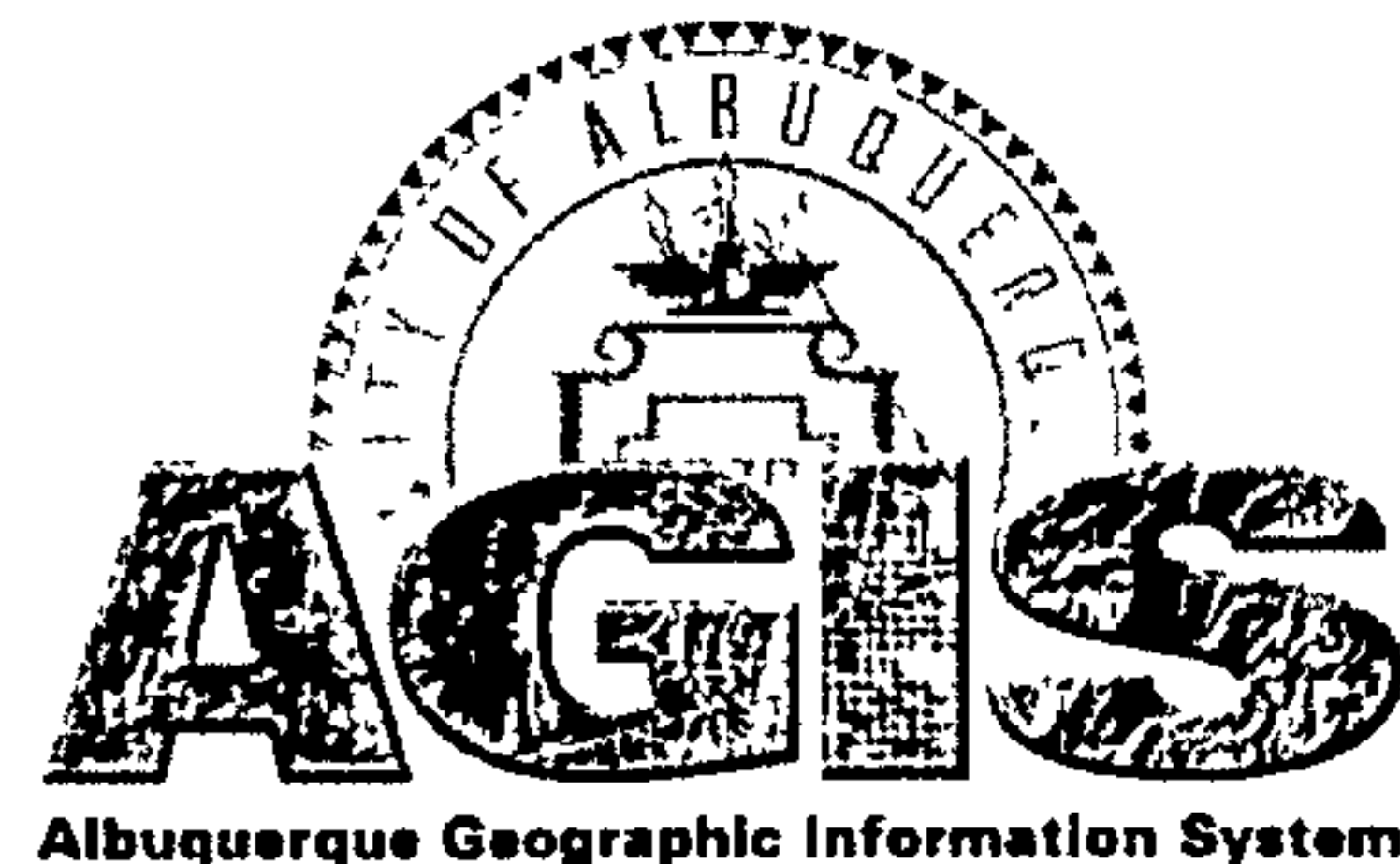
Application case numbers
160228 - 70016


 Planner signature / date
1-14-16
 Project # 1010537

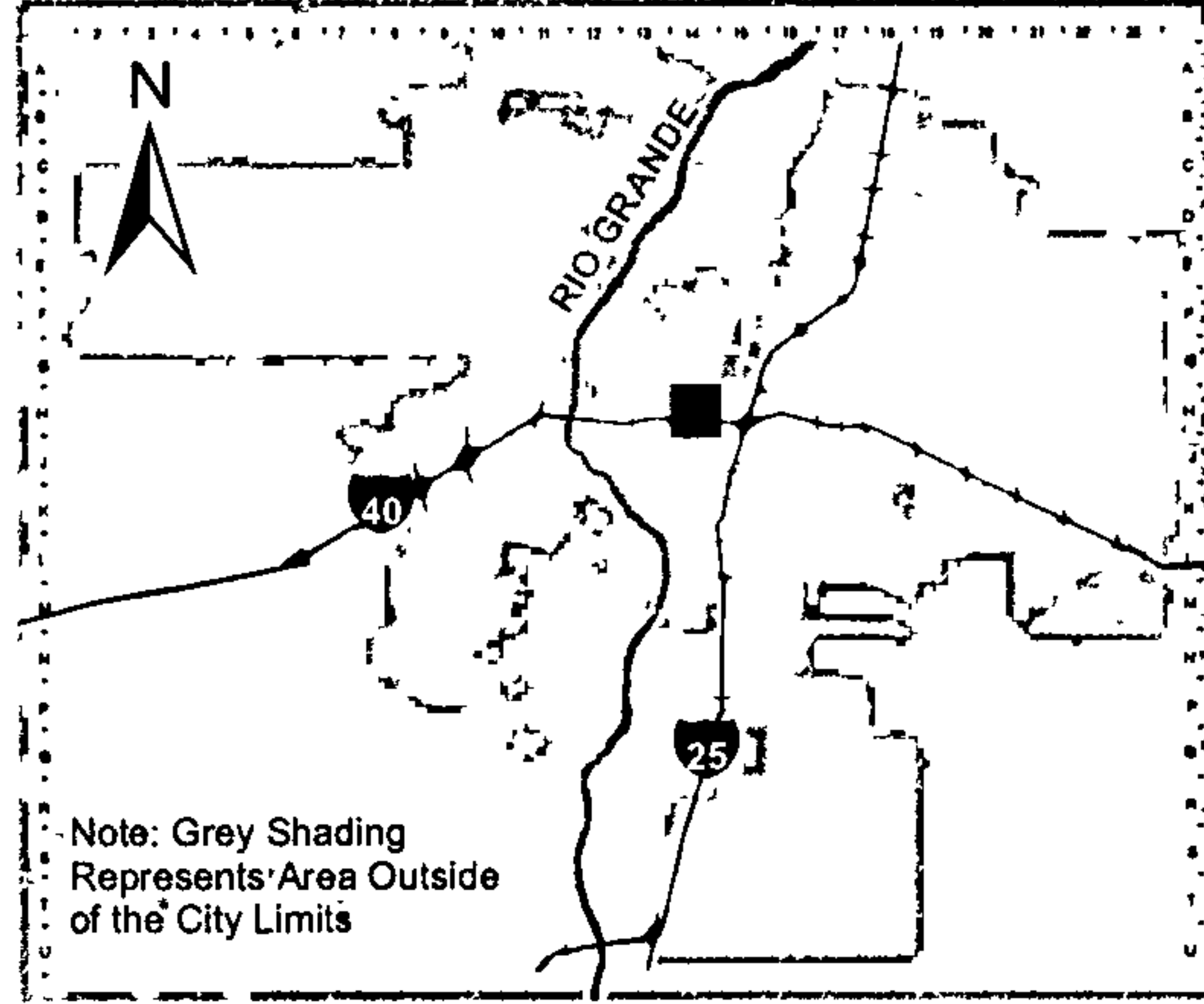
1 SITE



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



Map amended through: 9/2/2014



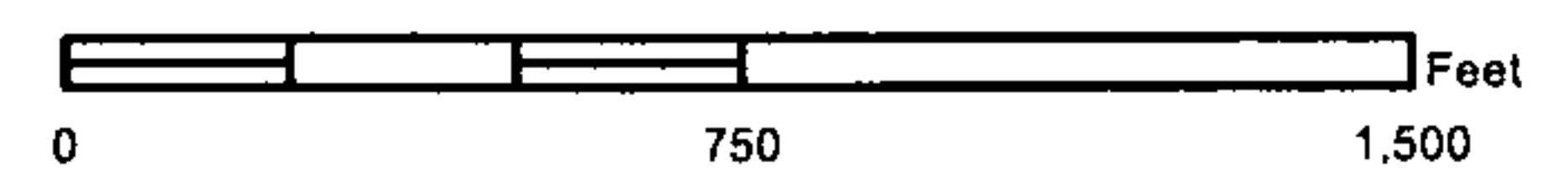
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

H-14-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



JOSHUA J. SKARSGARD, ESQ.
ATTORNEY AT LAW

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ALBUQUERQUE, NM 87113
TEL: (505) 262-2323
FAX: (505) 998-9080

January 13, 2016

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

**RE: SKETCH PLAT REVIEW LOT LINE ADJUSTMENT PLAT SUBMITTAL
FOR THE PROPERTY LOCATED ON 4TH STREET AND PHOENIX RD.**

Dear Mr. Cloud and Members of the DRB:

Joshua J. Skarsgard, Esq. is submitting this justification letter as agent (“Agent”) on behalf of Red Shamrock 8, LLC (“Owner”). The Owner respectfully requests of the DRB the review of the attached “Sketch Plat” of Tract A-1-A and A-2-A White City – Glenhaven Addition (“Plat”).

The purpose of this Plat is to adjust the existing two parcel lot lines to reflect the newly constructed Advance Auto Parts store.

The proposed Tract A-1-A is the newly constructed Advance Auto automotive parts store, which is a permissive use pursuant to the underlying zoning established for the existing Tract A-1-A. The adjacent tract is currently vacant, however the Owner is marketing that property and hopes to build an 8,000 sq. ft to 10,000 sq. ft. commercial building adjacent to the Advance Auto store building.

SKETCH PLAT APPLICATION RATIONALE:

The Applicant believes that it is good practice to submit a Sketch Plat for Review and Comment prior to submitting for Preliminary Plat approval. This sketch plat application will allow the DRB to comment on plat and proposed easements. The Advance Auto building permit plans were submitted to the City of Albuquerque for full permit review, and therefore the Owner is confident that there are no additional easements required at this time that are not already in place on the Subject Property. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Joshua Skarsgard

(505) 998-9094

Email: josh@retailsouthwest.com

PROJECT #

1010537

January 27. 2016

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