

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

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

Requested by: Michael Balaskovits

Date: February 28, 2017

Time Due: This A.M.
 This P.M.
 Rush _____
 By Tomorrow

Phone: (505) 924-3880

Job No.: 20160155

Job Name: Highlands

DELIVERY VIA

- Courier Federal Express
 Mail UPS
 Other

PICK UP

Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	DRB Application
2	1	Form P3
3	6	Sketch Plat
4	1	Zone Atlas Map

COMMENTS / INSTRUCTIONS

Jack,

Please find attached the Sketch Plat for the Highlands development. Let me know if you have any questions.

Thanks,
Mike

REC'D BY: _____ DATE: _____ TIME: _____



Supplemental Form (SF)

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

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): 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-
 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. BLOCKS 3, 4, 5, 6, & 21 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: BROWNWELL & LAIL'S HIGHLAND ADDITION
 Existing Zoning: SU-2 Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): K-15-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.): _____

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 56 No. of proposed lots: 6 Total site area (acres): APPROX. 10 ACRES
 LOCATION OF PROPERTY BY STREETS: On or Near: NORTHEAST CORNER OF CENTRAL AND INTERSTATE 25
 Between: _____ and _____
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE DATE 2-28-2017

(Print Name) MIKE BALASKOVITS Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input 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				\$ _____

Hearing date _____

Project # _____

Staff signature & Date _____

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

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

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.

Michael Balaskovits
 Applicant name (print)
Michael Balaskovits 2/28/17
 Applicant signature / date



Form revised October 2007

- Checklists complete Application case numbers
- Fees collected _____
- Case #s assigned _____
- Related #s listed _____

_____ Planner signature / date
 _____ Project #

Bohannon Huston

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February 28, 2017

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

Re: Highlands Development - 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. The Highlands Development includes a total of 5 city blocks north of the Presbyterian Hospital currently subdivided as residential. This sketch plat proposes that the replating of these blocks to vacate right of way and create 6 new developable tracts.

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 ▲

SKETCH PLAT OF TRACTS 1 THRU 6 HIGHLANDS DEVELOPMENT

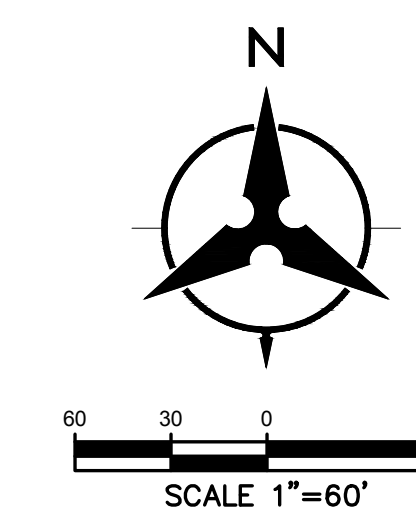
(A SUBDIVISION OF BLOCKS 3, 4, 5, 6 & 21 BROWNEWELL & LAIL'S HIGHLAND ADDITION PRESBYTERIAN PROPERTIES NORTH OF CENTRAL AVE.)

FEBRUARY 2017

PROPOSED TRACTS PLAN



LEGEND	
	EXISTING TRACT BOUNDARY
	PROPOSED TRACT BOUNDARY

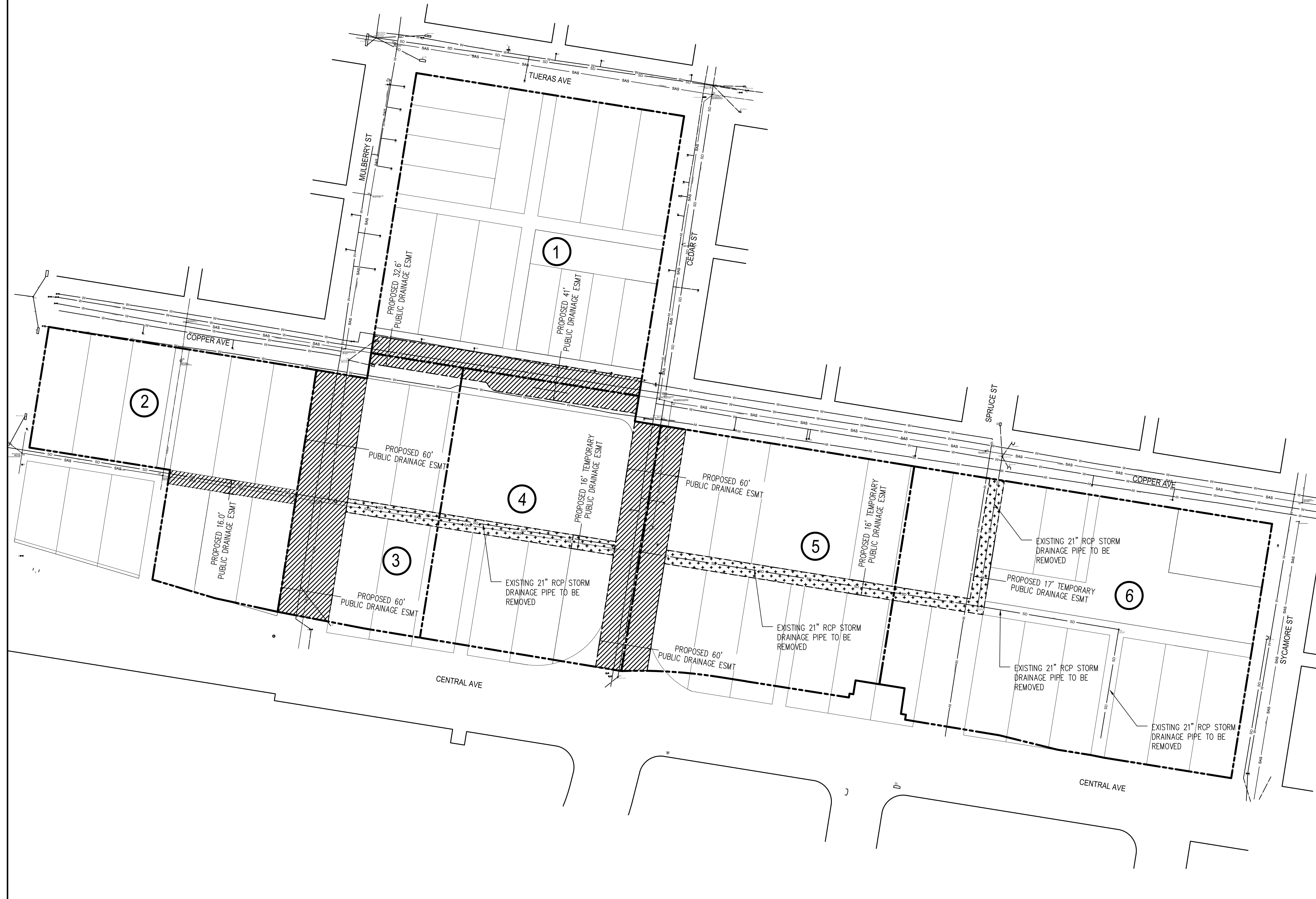


SKETCH PLAT OF TRACTS 1 THRU 6 HIGHLANDS DEVELOPMENT

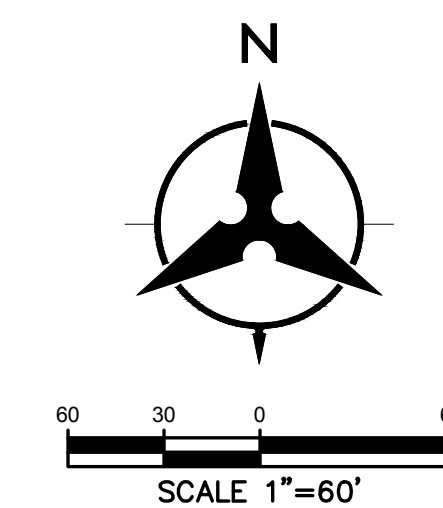
(A SUBDIVISION OF BLOCKS 3, 4, 5, 6 & 21 BROWNEWELL & LAIL'S HIGHLAND ADDITION PRESBYTERIAN PROPERTIES NORTH OF CENTRAL AVE.)

FEBRUARY 2017

PROPOSED PUBLIC DRAINAGE EASMENTS



LEGEND	
	EXISTING TRACT BOUNDARY
	PROPOSED TRACT BOUNDARY
	PROPOSED EASEMENT LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAINAGE LINE
	PROPOSED PUBLIC DRAINAGE EASEMENT
	PROPOSED TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED VIA PAPER DOCUMENT



SKETCH PLAT OF TRACTS 1 THRU 6 HIGHLANDS DEVELOPMENT

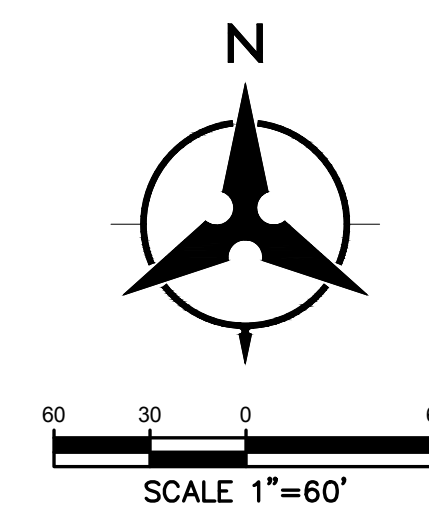
(A SUBDIVISION OF BLOCKS 3, 4, 5, 6 & 21 BROWNEWELL & LAIL'S HIGHLAND ADDITION PRESBYTERIAN PROPERTIES NORTH OF CENTRAL AVE.)

FEBRUARY 2017

PROPOSED ABCWUA EASEMENTS



LEGEND	
	EXISTING TRACT BOUNDARY
	PROPOSED TRACT BOUNDARY
	PROPOSED EASEMENT LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAINAGE LINE
	PROPOSED ABCWUA EASEMENT
	PROPOSED TEMPORARY ABCWUA EASEMENT GRANTED VIA PAPER DOCUMENT

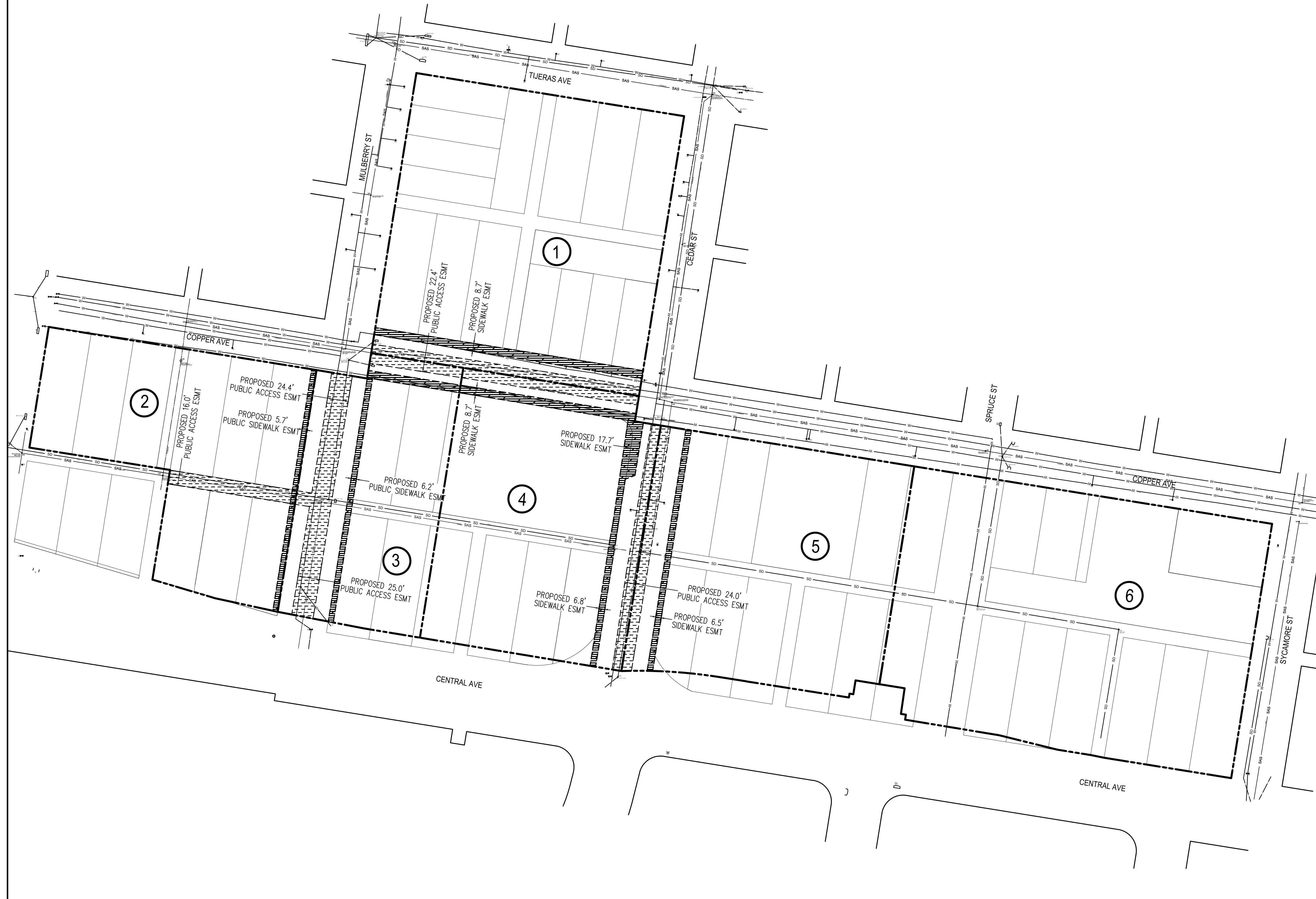


SKETCH PLAT OF TRACTS 1 THRU 6 HIGHLANDS DEVELOPMENT

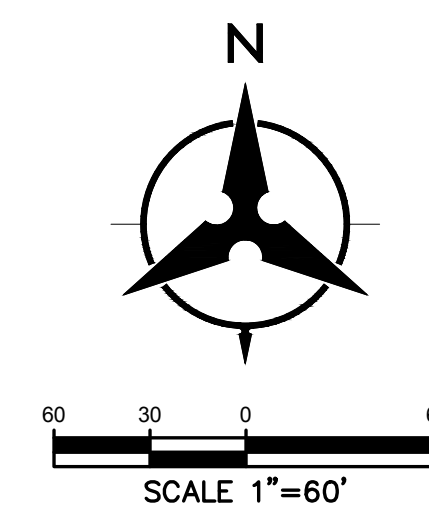
(A SUBDIVISION OF BLOCKS 3, 4, 5, 6 & 21 BROWNEWELL & LAIL'S HIGHLAND ADDITION PRESBYTERIAN PROPERTIES NORTH OF CENTRAL AVE.)

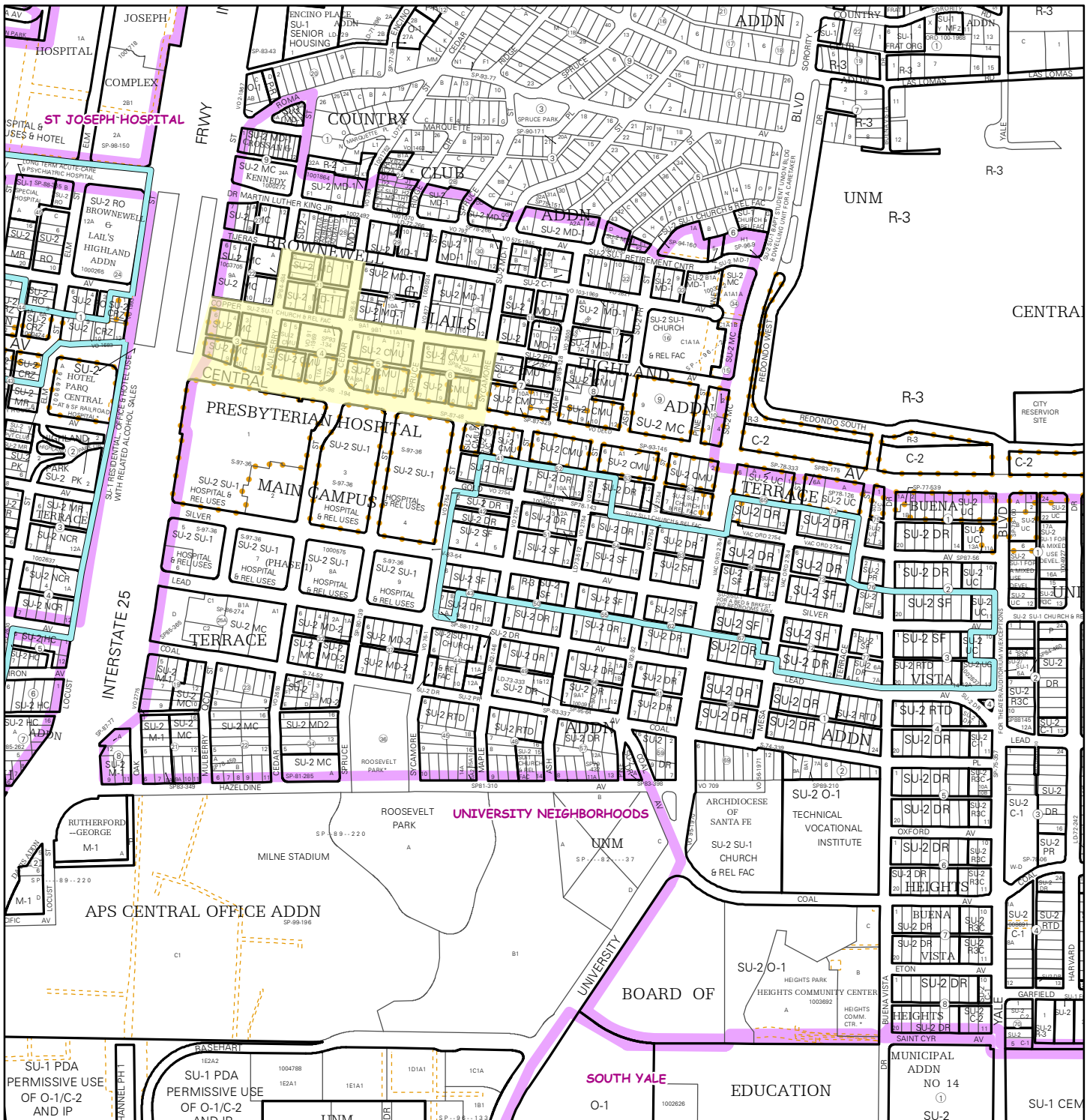
FEBRUARY 2017

PROPOSED PUBLIC ACCESS EASEMENTS

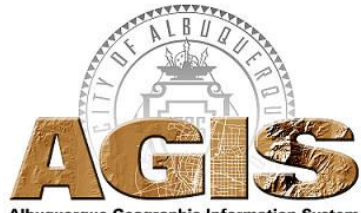


LEGEND	
	EXISTING TRACT BOUNDARY
	PROPOSED TRACT BOUNDARY
	PROPOSED EASEMENT LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAINAGE LINE
	PROPOSED PUBLIC ACCESS EASEMENT
	PROPOSED PUBLIC SIDEWALK EASEMENT

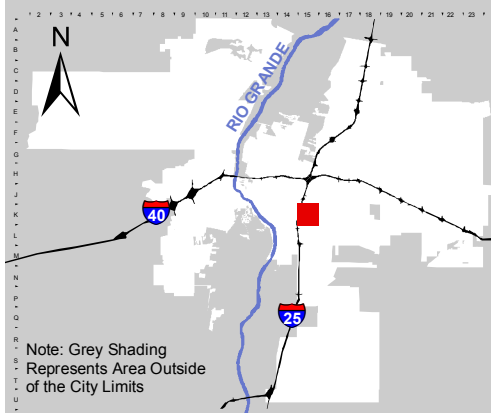




For more current information and details visit: <http://www.cabq.gov/gis>












Map amended through: 1/28/2016



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-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.	

