



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>Administrative Decisions</b>	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<b>Policy Decisions</b>
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input checked="" type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
<b>Decisions Requiring a Public Meeting or Hearing</b>	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	<b>Appeals</b>
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

<b>APPLICATION INFORMATION</b>		
Applicant: Venice Capital, LLC		Phone: (505) 433-3889
Address: 8900 San Mateo Blvd NE, Suite I		Email: info@bosquebrewing.com
City: Albuquerque	State: NM	Zip: 87113
Professional/Agent (if any): RESPEC		Phone: (505) 253-9811
Address: 5971 Jefferson Street NE, Suite 101		Email: jeremy.shell@respec.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner/Developer	List all owners: Venice Capital, LLC	

<b>BRIEF DESCRIPTION OF REQUEST</b>
Infrastructure list revision

<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: Tract A-1	Block: 3	Unit: B
Subdivision/Addition: North Albuquerque Acres, Tract A	MRGCD Map No.: N/A	UPC Code: 101806520428520113
Zone Atlas Page(s): B-18	Existing Zoning: NR-LM	Proposed Zoning: N/A
# of Existing Lots: 1	# of Proposed Lots: N/A	Total Area of Site (acres): 1.755

<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: Pan American FWY NE	Between: Venice Ave	and: Pasadena Ave

<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>
1011348, 17DRB-70211

Signature:	Date: 6/4/18
Printed Name: Jeremy Shell	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

<b>FOR OFFICIAL USE ONLY</b>		
Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:	Fee Total:	
Staff Signature:	Date:	Project #

**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

*Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar of plat with property owner’s and City Surveyor’s signatures on it to the meeting. Your attendance is required.*

*A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.*

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

**INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS**

- Interpreter Needed for Hearing? No if yes, indicate language: \_\_\_\_\_
- Zone Atlas map with the entire site clearly outlined and labeled

**SKETCH PLAT REVIEW AND COMMENT**

- \_\_\_ Scale drawing of the proposed subdivision plat (7 copies, folded)
- \_\_\_ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)
- \_\_\_ Letter describing, explaining, and justifying the request

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- \_\_\_ Proposed Final Plat (7 copies, 24” x 36” folded)
- \_\_\_ Design elevations & cross sections of perimeter walls (3 copies)
- \_\_\_ Copy of recorded IIA
- \_\_\_ DXF file and hard copy of final plat data for AGIS submitted and approved
- \_\_\_ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer


**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**

- \_\_\_ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- \_\_\_ Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal. (7 copies, folded)
- \_\_\_ Cross sections of proposed streets (3 copies, 11” by 17” maximum)
- \_\_\_ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(l)
- \_\_\_ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- \_\_\_ Proposed Infrastructure List, if applicable
- \_\_\_ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- \_\_\_ DXF file and hard copy of final plat data for AGIS submitted and approved

**MINOR AMENDMENT TO PRELIMINARY PLAT**

- Proposed Amended Preliminary Plat, **Infrastructure List**, and/or Grading Plan (7 copies, folded)
- Original Preliminary Plat, **Infrastructure List**, and/or Grading Plan (7 copies, folded)
- Infrastructure List, if applicable
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>	
Signature:	Date:
Printed Name: Jeremy Shell	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



# AGENT LETTER

**Owner Information**

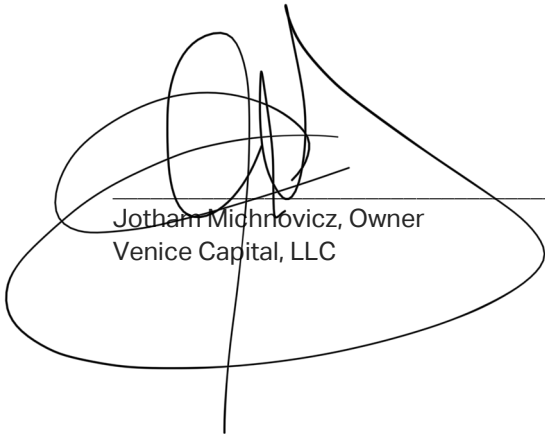
Venice Capital, LLC  
8900 San Mateo Blvd NE, Ste I  
Albuquerque, NM 87113  
505.433.3889

**Agent Information**

RESPEC  
5971 Jefferson Street NE, Ste 101  
Albuquerque, NM 87109  
505.366.4187

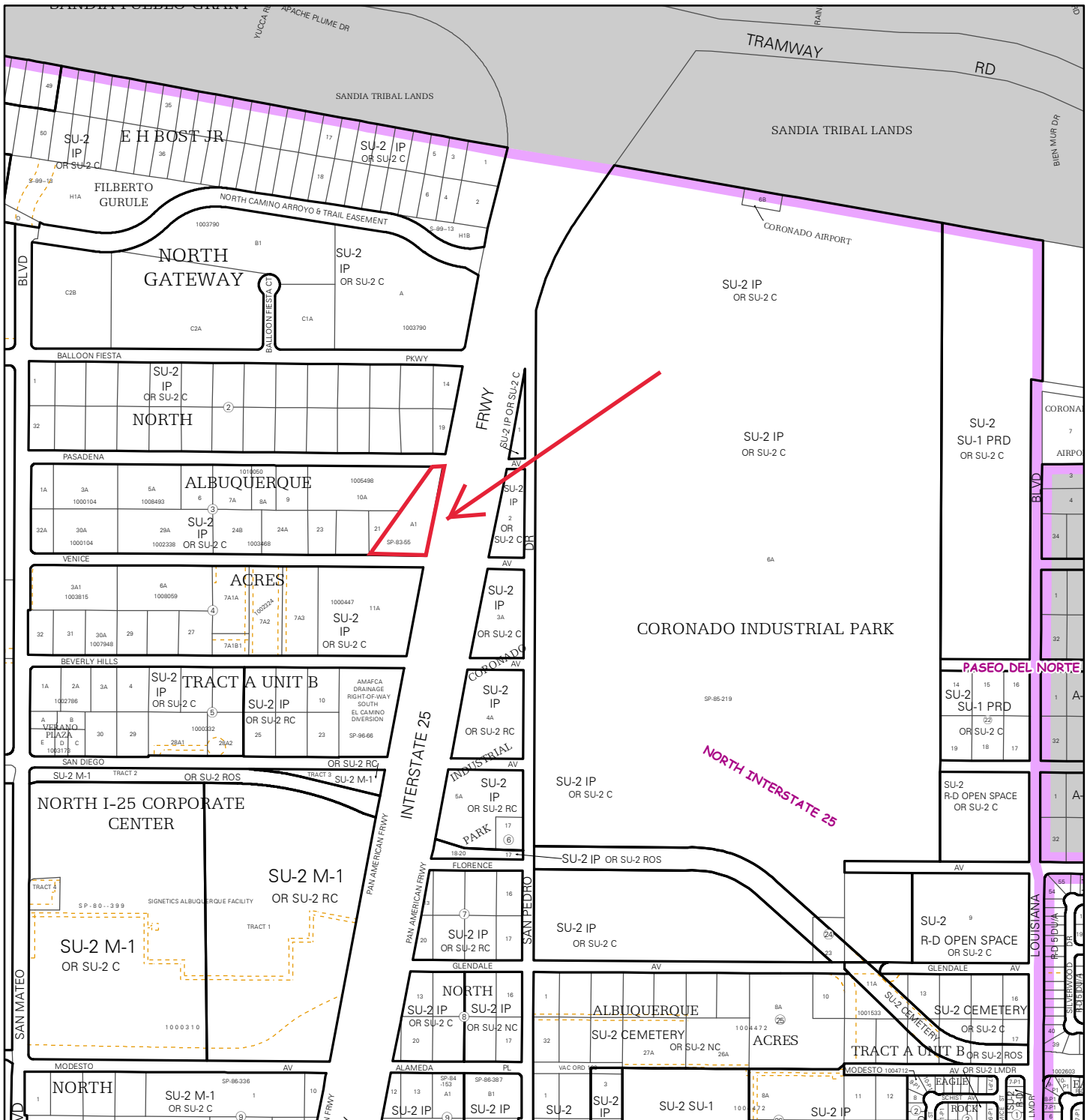
**Property Description:** Tract A-1, Block 3, North Albuquerque Acres, Tract A, Unit B

I, Jotham Michnovicz, Owner of Venice Capital, LLC, owner of the above referenced land, hereby authorize RESPEC to be agent of the property listed above.

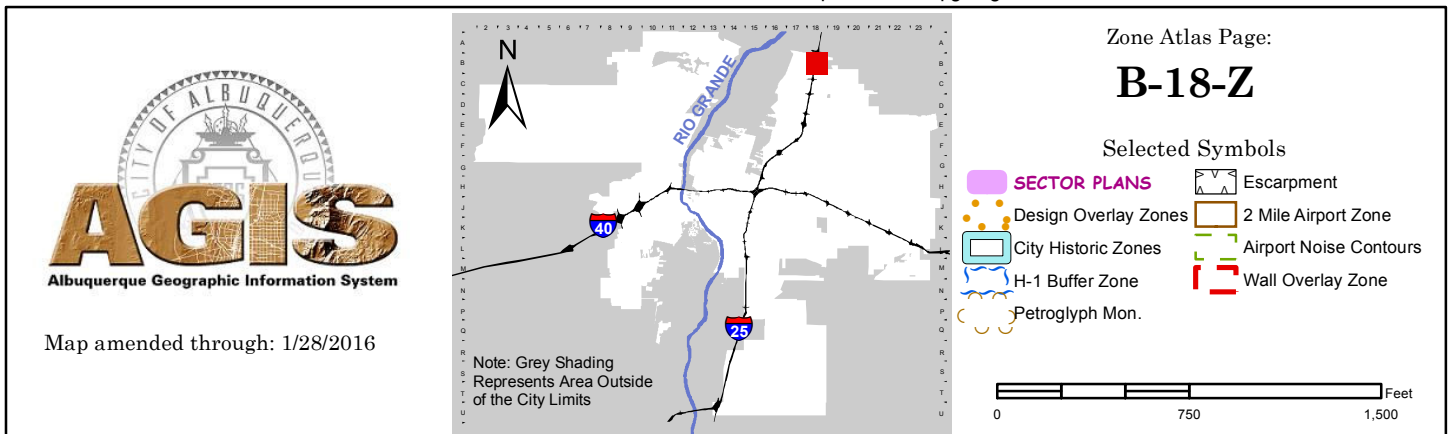


\_\_\_\_\_  
Jotham Michnovicz, Owner  
Venice Capital, LLC

6/4/18  
\_\_\_\_\_  
Date



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



**FIGURE 12**  
**INFRASTRUCTURE LIST**

(Rev. 2-16-18)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**  
**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**Tract A-1, Block 3, North Albuquerque Acres, Tract A, Unit B**

**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Tract A-1, Block 3, North Albuquerque Acres, Tract A, Unit B**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Date Submitted: April 26, 2018  
 Date Site Plan Approved: 11/18/2017  
 Date Preliminary Plat Approved: \_\_\_\_\_  
 Date Preliminary Plat Expires: \_\_\_\_\_  
 DRB Project No.: 1011348  
 DRB Application No.: \_\_\_\_\_

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		<b>PAVING</b>							
		VARIES (1'-3' EDGE-F)	265' PROPERTY FRONTAGE, RESIDENTIAL PAVING W/PCC CURB & GUTTER	VENICE AVE	1-25 WEST FRONTAGE RD	SW CORNER OF SUBJECT PROPERTY	/	/	/
		VARIES (1' - 12' E-F)	310' RESIDENTIAL PAVING W/PCC CURB & GUTTER	VENICE AVE	SW CORNER OF SUBJECT PROPERTY	310' WEST	/	/	/
		4' WIDTH	PCC SIDEWALK (NORTH SIDE ONLY)	VENICE AVE	1-25 WEST FRONTAGE RD	SW CORNER OF SUBJECT PROPERTY	/	/	/
		<b>DRAINAGE</b>							
		18" - 24" DIA	RCP, SINGLE TYPE "A" & DOUBLE TYPE "C" INLETS, AND CONNECTION TO EXISTING STORM DRAIN	VENICE AVE	330' WEST OF THE SW CORNER OF THE SUBJECT PROPERTY		/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature    Date		City User Dept. Signature    Date	

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

- 1 \_\_\_\_\_
- \_\_\_\_\_
- 2 \_\_\_\_\_
- \_\_\_\_\_
- 3 \_\_\_\_\_
- \_\_\_\_\_

**AGENT / OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

**HUGH FLOYD**  
 \_\_\_\_\_  
 NAME (print)  
**RESPEC**  
 \_\_\_\_\_  
 FIRM  
 \_\_\_\_\_  
 SIGNATURE - date

\_\_\_\_\_  
 DRB CHAIR - date  
 \_\_\_\_\_  
 TRANSPORTATION DEVELOPMENT - date  
 \_\_\_\_\_  
 UTILITY DEVELOPMENT - date  
 \_\_\_\_\_  
 CITY ENGINEER - date

\_\_\_\_\_  
 PARKS & RECREATION - date  
 \_\_\_\_\_  
 AMAFCA - date  
 \_\_\_\_\_  
 CODE ENFORCEMENT - date  
 \_\_\_\_\_  
 \_\_\_\_\_ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Current DRC Project No. \_\_\_\_\_

ORIGINAL

Figure 12

**INFRASTRUCTURE LIST**

EXHIBIT 'A'  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

**Tract A-1, Block 3, North Albuquerque Acres, Tract A, Unit B**  
**City of Albuquerque, Bernalillo County, New Mexico**

Date Submitted: October 24, 2017  
Date Site Plan Bldg Permit Approved: 11-18-17  
Date Site Plan for Sub. Approved: \_\_\_\_\_

Final Preliminary Plat Approved: \_\_\_\_\_

Final Preliminary Plat Expires: \_\_\_\_\_

DRB Project No. 1011348

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PAVING</b>									
<input type="text"/>	<input type="text"/>	VARIES (1' - 3') EDGE-F	265' PROPERTY FRONTAGE, RESIDENTIAL PAVING W/PCC CURB & GUTTER	VENICE AVE	I-25 WEST FRONTAGE RD	SW CORNER OF SUBJECT PROPERTY	<u>/</u>	<u>/</u>	<u>/</u>
<input type="text"/>	<input type="text"/>	4' WIDTH	PCC SIDEWALK (NORTH SIDE ONLY)	VENICE AVE	I-25 WEST FRONTAGE RD	SW CORNER OF SUBJECT PROPERTY	<u>/</u>	<u>/</u>	<u>/</u>
<b>DRAINAGE</b>									
<input type="text"/>	<input type="text"/>	18" - 24" DIA	RCP, SINGLE TYPE "A" & DOUBLE TYPE "C" INLETS, & CONNECTION TO EXISTING STORM DRAIN	VENICE AVE	330' WEST OF THE SW CORNER OF THE SUBJECT PROPERTY		<u>/</u>	<u>/</u>	<u>/</u>
<input type="text"/>	<input type="text"/>	10' WIDTH	EARTHEN DRAINAGE SWALE, GRAVEL SHOULDER, IN NORTHERN PORTION OF RIGHT-OF-WAY	VENICE AVE	SW CORNER OF SUBJECT PROPERTY	330' WEST	<u>/</u>	<u>/</u>	<u>/</u>

AN AGREEMENT & COVENANT WILL BE REQUIRED FOR THE TEMPORARY SWALE PER COA DPM VOLUME I, CHAPTER 17



AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
Hugh Floyd PREPARED BY: PRINT NAME	<i>[Signature]</i> DRB CHAIR	11-16-17 DATE	<i>[Signature]</i> PARKS & GENERAL SERVICES	11/16/17 DATE
RESPEC ENGINEERING FIRM:	<i>[Signature]</i> TRANSPORTATION DEVELOPMENT	11/16/17 DATE	AMAFCA	DATE
<i>[Signature]</i> SIGNATURE	<i>[Signature]</i> ABCWJA	11-16-17 DATE	<i>[Signature]</i> CITY ENGINEER	11/16/2017 DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION				DATE

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER





June 4, 2018

City of Albuquerque  
Development Review Board  
Plaza del Sol  
600 Second Street NW  
Albuquerque, NM 87102

Re: City of Albuquerque Project #741083  
DRB Project #1011348  
Infrastructure List Revision

RESPEC, agent for Venice Capital, LLC, is requesting a change to the Infrastructure List for Tract A-1, Block 3, North Albuquerque Acres, Tract A, Unit B. The Infrastructure List for this property was approved November 18, 2017.

The approved Infrastructure List includes a 10' width earthen drainage swale, gravel shoulder, in northern portion of the right-of-way along Venice from the southwest corner of the subject property to approximately 330' west. Furthermore, the approved Infrastructure List requires an Agreement and Covenant for the temporary swale. We are requesting that the Development Review Board approve this revisions and remove these two items from the Infrastructure List and replace them with curb & gutter and asphalt from the southwest property corner to 310' west of the property corner. The original intent of the temporary drainage swale was to provide an interim solution for routing storm water runoff from the subject property to the proposed inlets. After going through a couple Public Work Order Plan iterations with the Design Review & Construction section and further discussions with the property owner, it was ultimately decided to build the permanent infrastructure for the roadway. Thank you for your consideration in this matter.

**Included with this submittal:**

- Letter dated June 4, 2018 from Jotham Michnicz, Owner of Venice Capital, LLC, appointing RESPEC as agent of record
- Development Plan Review Application & Form S(2)
- Zone Atlas map with the entire property clearly outlined
- Infrastructure Lists (Approved and Revised)

Sincerely,

Hugh Floyd, P.E.  
New Mexico Area Manager, Water & Natural Resources

5971 JEFFERSON ST., NE  
SUITE 101  
ALBUQUERQUE, NM 87109  
505.268.2661