

April 20, 2020

Ms. Jolene Wolfley, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Kaseman Medical Plaza Units 1-3; East End Addition Plat Units 1 and 2

Dear Ms. Wolfley:

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

- Application for Development Review
- Form S(2)
- Zone Atlas
- Kaseman Plat
- East End Addition Plat

The property owner is proposing to consolidate 5 existing lots into 1 proposed lot. The owner proposes to remove existing buildings on the parcels and construct additional parking to serve Anna Kaseman Hospital.

We request that this item be scheduled for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Digitally signed by Glenn Broughton
DN: cn=Glenn Broughton,
o=Bohannon Huston, Inc., ou,
email=gbroughton@bhinc.com, c=US
Date: 2020.04.21 05:41:16 -06'00'

Glenn Broughton, P.E.
Senior Project Manager
Community Development and Planning

GSB/jcm
Enclosures



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

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
Sketch Plat - The developer would like to consolidate the existing 5 lots into 1 proposed lot.			

APPLICATION INFORMATION		
Applicant: Presbyterian Healthcare Services		Phone: 505-563-6641
Address: 1100 Central SE		Email: JJeppson@phs.org
City: Albuquerque	State: NM	Zip: 87110
Professional/Agent (if any): Bohannon Huston, Inc.		Phone: 823-100
Address: 7500 Jefferson St. NE		Email: gbroughton@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Civil Engineer	List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Lots 1-3 of Kaseman Medical Plaza & Lots 1 & 12 of East End ADD Lots	Block:	Unit:
Subdivision/Addition: Kaseman Plaza and East End Add	MRGCD Map No.:	UPC Code: 101905850818741936/101905852517841934
Zone Atlas Page(s): J-19Z	Existing Zoning: MX-M	Proposed Zoning MX-M
# of Existing Lots: 5	# of Proposed Lots: 1	Total Area of Site (Acres): 1.40
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Wyoming Blvd	Between: Constitution PI	and: I40
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

Glenn

Digitally signed by Glenn Broughton
DN: cn=Glenn Broughton, o=Bohannon
Huston, Inc., ou,
email=gbroughton@bhinc.com, c=US
Date: 2020.04.20 16:33:50 -0600

Signature: Broughton	Date: 4/20/20
Printed Name: Glenn Broughton	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting 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 unless noted differently below. Bring original Mylar of plat with property owner’s and City Surveyor’s signatures on it to the meeting. Your attendance is required.

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? if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to 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. PDF *shall be organized* with the Development Review Application and this Form S2 at the front followed by the remaining documents *in the order provided on this form*.
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- Letter describing, explaining, and justifying the request
- 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)

MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)

- Letter describing, explaining, and justifying the request
- Copy of recorded IIA
- Proposed Final Plat (7 copies, 24” x 36” folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- 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 SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Required notice with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination Public Notice Inquiry response
 - Proof of emailed notice to applicable Neighborhood Association representatives
- Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal (7 copies, folded)
- Sidewalk Exhibit and/or 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)
- Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List, if applicable
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

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

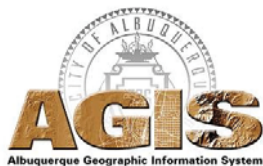
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<p><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></p>	
Signature:	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number
Staff Signature:	
Date:	

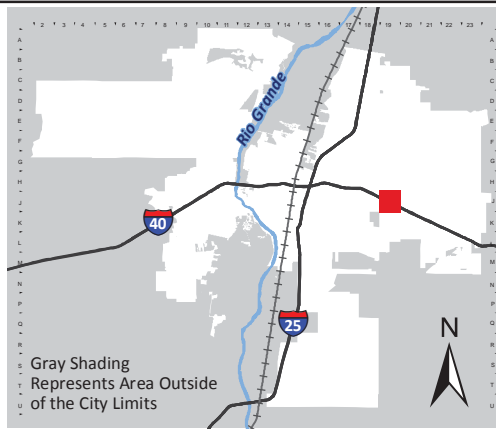


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
J-19-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

C23-7

CITY CASE NO. _____
ZONE ATLAS NO. J-19
MILES OF STREETS .06 MILES
DATE OF SURVEY APRIL 1979

CITY MONUMENT No. I-40-5
ELEVATION: 5365.373'
X=410,229.63 Y=1,489,335.46
CENTRAL ZONE
Δ ANGLE = 00°10'21"
GROUND-TO-GRID FACTOR = 0.99965269

CORRECTED PLAT KASEMAN MEDICAL PLAZA ALBUQUERQUE, NEW MEXICO

JANUARY 1981

PURPOSE OF CORRECTION:
ADD RADIUS.
CHANGE BEARING FROM NW TO NE

DESCRIPTION

A certain tract of land situate within the City Limits of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract lettered "B" of the Replat of a portion of the East End Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Replat of a Portion of the East End Addition comprising Tracts lettered "A" through "F" inclusive, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on February 28, 1964, together with the south half of Lot numbered Three (3), also Lots numbered Four (4) through Eight (8) inclusive, in Block numbered Twelve (12) of the East End Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on June 16, 1958.

FREE CONSENT AND DEDICATION

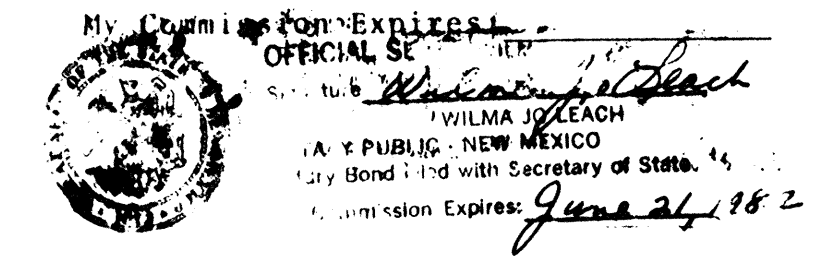
The subdivision of the land hereon described is with free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s) thereof, and said owner(s) and proprietor(s) does hereby dedicate to the public rights-of-way shown hereon, together with all easements shown on this plat.

Bill Haire
Bill Haire, Administrator
Anna Kaseman Hospital

ACKNOWLEDGEMENT

State of New Mexico)
County of Bernalillo) ss.
On this 19th day of May, 1980, the foregoing instrument was acknowledged before me by Bill Haire, Administrator for Anna Kaseman Hospital in its behalf.

Notary Public



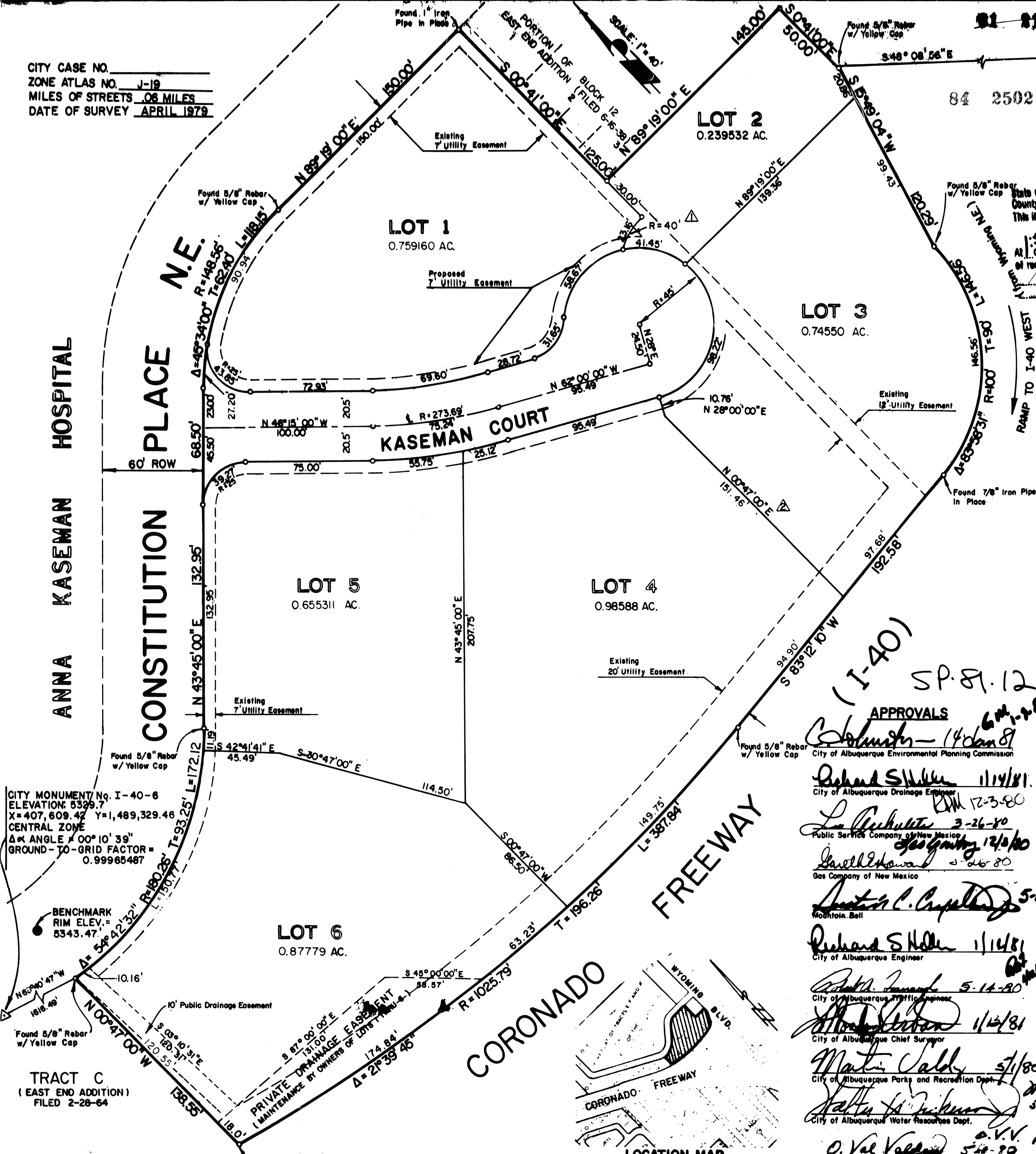
SURVEYOR'S CERTIFICATION

This is to certify that this plat of survey was prepared under my direct supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

8/10, 1980

LOUIS W. GROSS
Professional Engineer and Land Surveyor
New Mexico No. 4100

Fred Denney & Associates, Inc.
ENGINEERS PLANNERS
ALBUQUERQUE, NEW MEXICO 87107



- APPROVALS**
- [Signature]* 6-1-80
City of Albuquerque Environmental Planning Commission
 - [Signature]* 11/14/81
City of Albuquerque Drainage Engineer
 - [Signature]* 3-26-80
Public Service Company of New Mexico
 - [Signature]* 5-26-80
Gas Company of New Mexico
 - [Signature]* 5-1-80
Mountain Bell
 - [Signature]* 1/14/81
City of Albuquerque Engineer
 - [Signature]* 5-14-80
City of Albuquerque Traffic Engineer
 - [Signature]* 1/13/81
City of Albuquerque Chief Surveyor
 - [Signature]* 5/1/80 1/13/81
City of Albuquerque Parks and Recreation Dept.
 - [Signature]* 5/21/80
City of Albuquerque Water Resources Dept.
 - [Signature]* 5-19-80
City of Albuquerque Property Management

CITY MONUMENT No. I-40-6
ELEVATION: 5329.7'
X=407,609.42 Y=1,489,329.46
CENTRAL ZONE
Δ ANGLE = 00°10'39"
GROUND-TO-GRID FACTOR = 0.99965487

BENCHMARK
RIM ELEV. = 5343.47'

TRACT C
(EAST END ADDITION)
FILED 2-28-64

LOCATION MAP

EAST END ADDITION

BERNALILLO COUNTY, NEW MEXICO

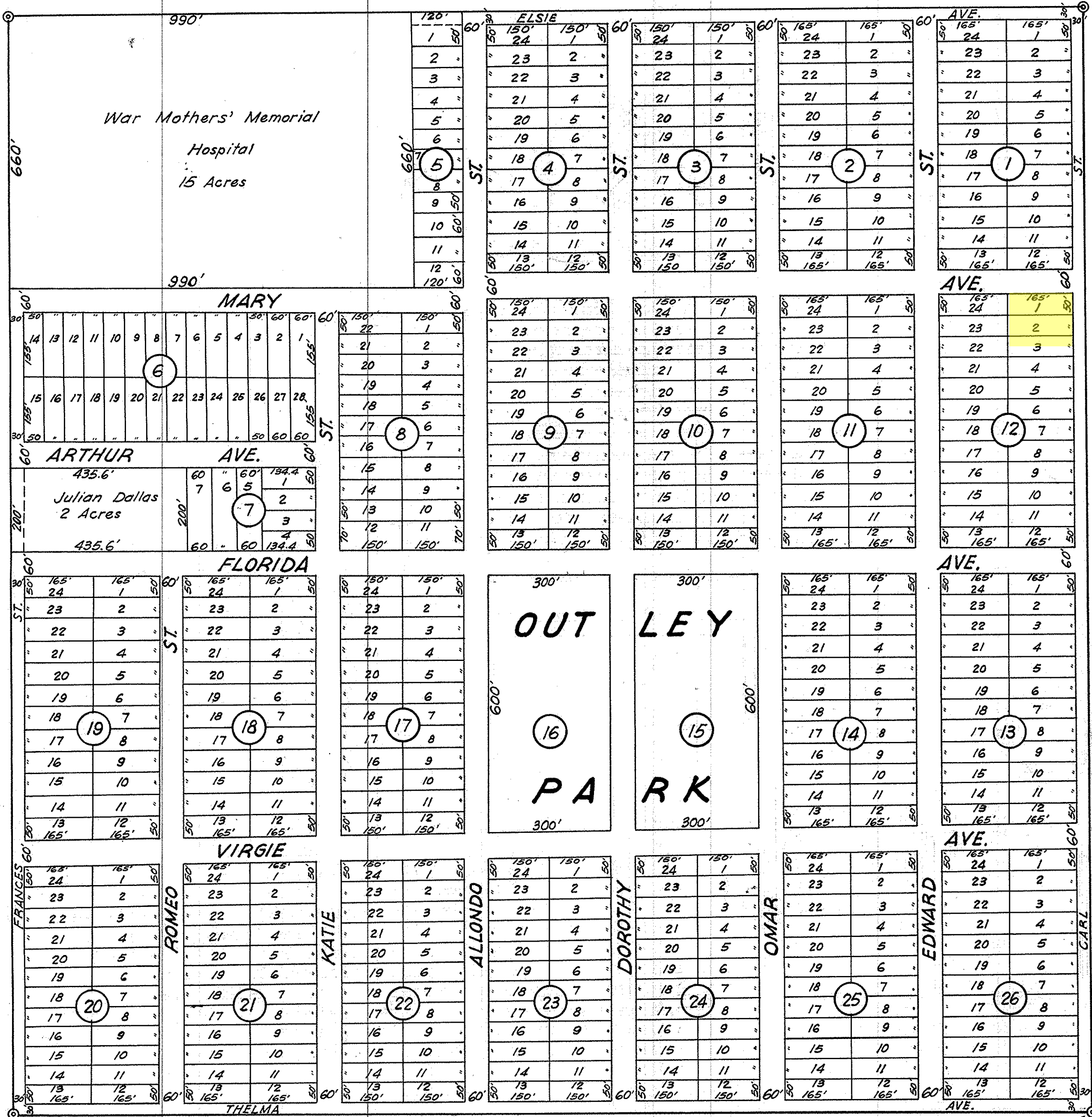
State of New Mexico ss 93655
County of Bernalillo
This instrument was filed for record on
June 16, 1938
At 10:50'clock A.M. Recorded in Vol. ...
of records of said County Folio ...
S/ Velma Dandy Clerk & Recorder
Deputy Clerk

PLAT & SURVEY BY
L. W. CANTELOU & CO., ALBUQUERQUE, N. M.
MAY 1938 SCALE: 1 IN. = 200 FT.

By action of the Board of County Commissioners had at its meeting of April 23, 1940, the following changes in street and road names were approved:

Florida Avenue to Mountain Road
Dorothy Street to Dickason Street
Frances Street to Pennsylvania Street
Mary Avenue to Harrison Avenue

I, Ramona Montoya, County Clerk of Bernalillo County, New Mexico, do hereby certify that the map on which this certificate appears is a true copy, made under my direction and under the provisions of Chapter 130 of New Mexico Session Laws 1939, of a map filed for record on the 16th day of June, 1938.
Ramona Montoya
County Clerk Bernalillo County, New Mexico



S. E. Cor. Sec. 18
T. 10N., R. 4E., N.M.P.M.

THE ABOVE AND FOREGOING SUBDIVISION OF THAT CERTAIN TRACT OF LAND SITUATE IN SECTION 18, T. 10N., R. 4E., N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, AND BEING THE S. E. QUARTER OF SAID SECTION 18, EXCEPTING THEREFROM CERTAIN TRACTS OF LAND THEREIN, AS SHOWN HEREON AS BEING OWNED, NOW OR FORMERLY, BY WAR MOTHERS' MEMORIAL HOSPITAL, 15 ACRES, AND BY JULIAN DALLAS, 2 ACRES. CONTAINING 143 ACRES, MORE OR LESS, AS APPEARS ON THIS PLAT TITLED 'EAST END ADDITION', SURVEYED AND SUBDIVIDED AS THE SAME APPEARS HEREON, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS AND PROPRIETORS THEREOF.

S/ HENRY OUTLEY
TRUSTEE FOR THE FRATERNAL AID SOCIETY.

STATE OF NEW MEXICO | SS
COUNTY OF BERNALILLO

ON THIS 16th DAY OF JUNE, 1938, BEFORE ME PERSONALLY APPEARED HENRY OUTLEY, TO ME PERSONALLY KNOWN, AND WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS TRUSTEE FOR SAID FRATERNAL AID SOCIETY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID FRATERNAL AID SOCIETY BY AUTHORITY OF ITS MEMBERS, AND SAID HENRY OUTLEY ACKNOWLEDGED SAID INSTRUMENT TO BE HIS FREE ACT AND DEED AS TRUSTEE FOR SAID FRATERNAL AID SOCIETY. WITNESS MY HAND AND SEAL, THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES April 26, 1942

S/ HELEN HAMMOND
NOTARY PUBLIC

I HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT ON WHICH THIS CERTIFICATE APPEARS, AND APPROVED SAME THIS 27th DAY OF JULY, 1938.

S/ EDMUND ROSS
COUNTY SURVEYOR, BERNALILLO CO. N. M.

