

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

*Site Plans:* It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1001386

Application #: 14DRB-70032

Project Name: CORONA DEL SOL SUBDIVISION

Agent: MYERS, OLIVER & PRICE

Phone #:

\*\*Your request was approved on 2-12-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

TRANSPORTATION: add RPS com notes

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): record case map

**PLATS:**

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

**ALL SITE PLANS:**

3 copies of the approved site plan. Include all pages.



**DEVELOPMENT REVIEW BOARD**  
**Action Sheet**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

February 12, 2014 9:00 a.m.


MEMBERS:

**Jack Cloud, DRB Chair**  
**Angela Gomez, Administrative Assistant**

**Kristal Metro, Transportation Development**  
**Curtis Cherne, City Engineer**


**Allan Porter, ABCWUA**  
**Carol Dumont, Parks & Recreation**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND**  
**MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

1. **Project# 1001386**  
14DRB-70032 EPC APPROVED SDP  
FOR BUILD PERMIT 

MYERS, OLIVER & PRICE, PC agent(s) for YOUTH AND FAMILY CENTERED SERVICES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 22-A & 22-B-1, **CORONA DEL SOL SUBDIVISION** zoned SU-1 PRD, TREATMENT FACILITIES, SR APARTMENT, & TRANSITIONAL LIVING RELATED SERVICES, located on SEQUOIA RD BETWEEN COORS BLVD AND VISTA GRANDE DR containing approximately 8.11 acre(s). (G-11) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION TO COMPLY WITH COMMENTS AND TO PLANNING FOR RECORDING OF CROSS ACCESS AGREEMENT.**

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**  
**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

2. **Project# 1001523**  
14DRB-70016 MAJOR – SITE  
DEVELOPMENT PLAN FOR BUILDING  
PERMIT 

RIO GRANDE ENGINEERING agents for DLK ENTERPRISES request the referenced/ above action for Lot 25 Unit 1 & Lot 28 Unit 2, **LADERA BUSINESS PARK** zoned SU-1/ LIGHT INDUSTRIAL, located east of UNSER BLVD NW between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 6.755 acres. (H-9) **DEFERRED TO 3/5/14.**



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- 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 2<sup>nd</sup> 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 (MICHAEL BALASKOVITS) PHONE: 505-823-1000  
 ADDRESS: 7500 JEFFERSON STREET, NE FAX: 505-798-7988  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: mbalaskovits@bhinc.com

APPLICANT: Youth & Family Centered Services of NM, INC PHONE: 505-836-7330  
 ADDRESS: 5310 SEQUOIA ROAD, NW FAX: 505-836-7425  
 CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: carol.bickelman@yfcs.com  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

**DESCRIPTION OF REQUEST:** SITE PLAN FOR BUILDING PERMIT APPROVAL DESERT HILLS

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. LOTS 22-A & 22-B-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: CORONA DEL SOL SUBDIVISION  
 Existing Zoning: SU-1 Proposed zoning: N/A MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G-11-Z UPC Code: TRACT 22-A 101106031117340643  
TRACT 22-B-1 101106035218240623

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): \_\_\_\_\_  
Z-89-50, Z-94-15, 04DRB0092 / PROJECT #1003220, 12AA10081 / PROJECT # 1001386

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  NO  
 No. of existing lots: 2 No. of proposed lots: N/A Total site area (acres): 8.11  
 LOCATION OF PROPERTY BY STREETS: On or Near: SEQUOIA ROAD  
 Between: COORS BOULEVARD and VISTA GRANDE DRIVE

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 10/29/13

SIGNATURE [Signature] DATE \_\_\_\_\_

(Print Name) MICHAEL BALASKOVITS Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees'
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB - 70032</u>	<u>SBP</u>	_____	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<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	_____	_____	_____	\$ _____
Hearing date <u>February 13, 2014</u>				Total <u>\$ 20.00</u>

[Signature] 2-4-14  
 Staff signature & Date

Project # 1001386



**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
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  - 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)
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- 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
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- 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
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- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Michael Balaskevits  
Applicant name (print)  
Michael Balaskevits 2/4/14  
Applicant signature / date



Form revised October 2007

<input checked="" type="checkbox"/> Checklists complete	Application case numbers
<input checked="" type="checkbox"/> Fees collected	1428B - 700.32
<input checked="" type="checkbox"/> Case #s assigned	_____
<input checked="" type="checkbox"/> Related #s listed	_____

Ving 2-4-14  
Planner signature / date  
Project # 1001386



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Revised: 4/2012

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MICHAEL BALASKOVITS  
Applicant name (print)  
Michael Balaskovits 2/4/14  
Applicant signature / date

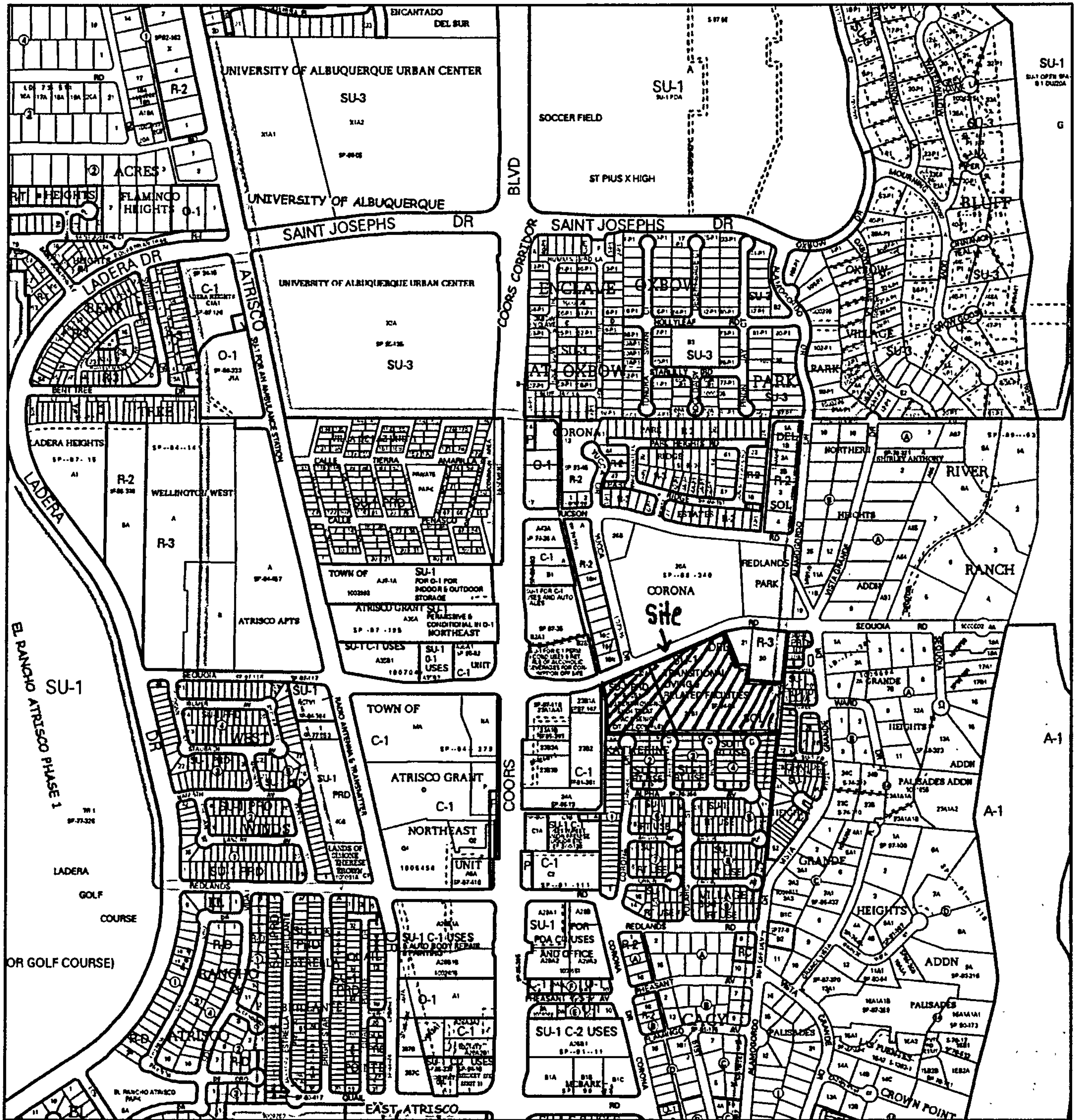


Form revised October 2007


- Checklists complete
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  - Case #s assigned
  - Related #s listed
- Application case numbers  
1412B - 70032

[Signature] 2-4-14  
Planner signature / date  
Project # 1001386

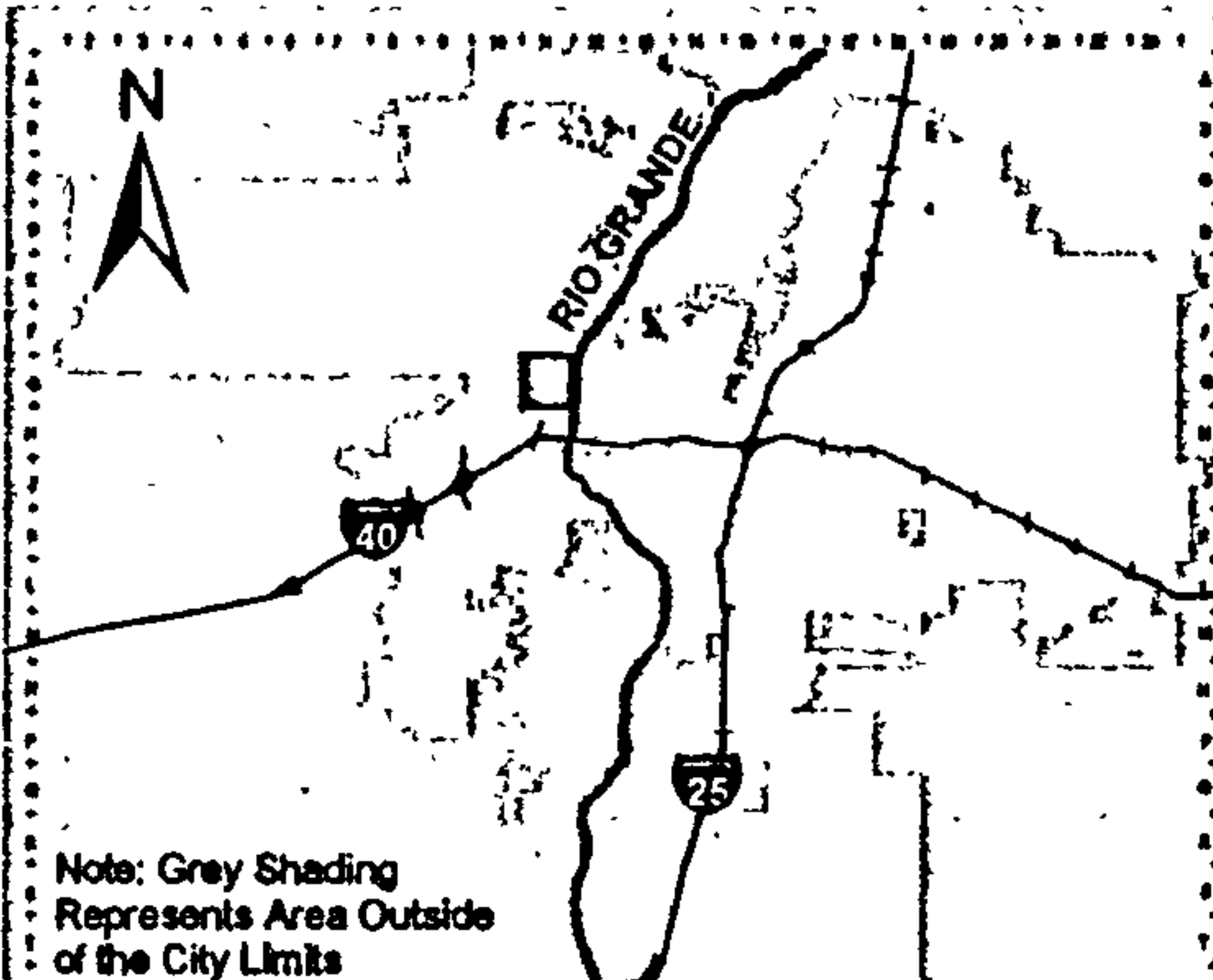




For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 6/7/2013



Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-11-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

November 27, 2013

**Hand Delivered**  
City of Albuquerque  
Planning Department  
600 Second Street, NW  
Suite 200  
Albuquerque, New Mexico 87103

Re: Tracts 22-A and 22-B-1, Corona del Sol Subdivision (the "Property")  
Amendment to Site Plan for Building Permit

Ladies and Gentlemen:

The undersigned is the owner of the above referenced Property, the subject of an amendment to site plan for building permit. Myers, Oliver & Price, P.C. (J. Matt Myers) and Bohannon-Huston, Inc., are hereby authorized to act as the agents in our application to the Environmental Planning Commission for an Amendment to Site Plan for Building Permit. Myers, Oliver & Price, P.C. and Bohannon-Huston are further authorized to remain as our agent through any appeals process.

YOUTH AND FAMILY CENTERED SERVICES  
OF NEW MEXICO, INC.

By: 

Carol Bickelman

Its: CEO



February 4, 2014

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

Re: DRB Sign Off of City Project Number 1001386, 13EPC-40154: Desert Hills Site  
Development Plan for Building Permit

Dear Mr. Cloud,

This letter is to serve as the required description of changes made to the subject project to address EPC conditions of approval. The following numbered paragraphs correspond to the Official Notification of Decision dated January 9, 2014 (included):

1. Concur.
2. This letter is the required response to Condition 2.
3. On Monday, February 3, 2014, a meeting was held with the Case Planner, Mr. Chris Glore to discuss changes made to the plan sheets to address the EPC Conditions of Approval. Mr. Glore has agreed to provide you with a written response.
4. No condition listed.
5. The Site Plan conforms to DPM and ADA standards/requirements. Should DRB review result in additional detail being required, such detail will be added at the direction of DRB staff.
6. All requirements of previous actions taken by the EPC and/or DRB have been completed and are included as a part of this submittal.
7. Details of the perimeter fence are provided on the Site Development Plan for Building Permit Sheet C 1.1A.
8. General Note *number 7* has been added to Sheet C1.1 and General Note number 5 has been added to Sheet L1.1 as required by this condition.
9. A draft Cross Access agreement/easement between Tracts 22-A and Tract 22-B-1 is being prepared. This agreement will be filed prior to DRB final sign-off.

**Engineering ▲**

**Spatial Data ▲**

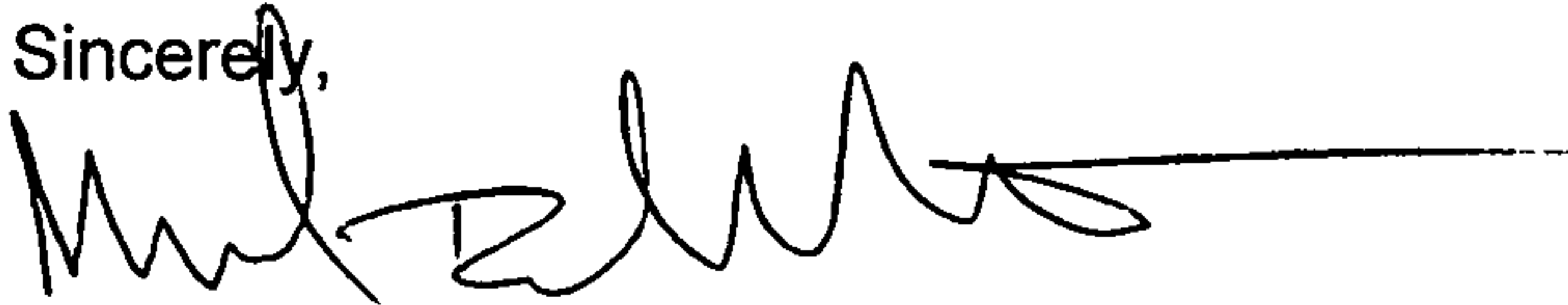
**Advanced Technologies ▲**

Mr. Jack Cloud, Chair  
Development Review Board  
City of Albuquerque  
February 4, 2014  
Page 2

10. A meeting was held with Mr. Curtis Cherne on January 29<sup>th</sup> and additional drainage requirements have been added to the Conceptual Grading Plan, Sheet C1.2.
11. The refuse enclosure area has been relocated. A signature indicating the approval from the City Solid Waste Department has been obtained and is included with this submittal.

Please review this response letter and the enclosed submittal documents and call with comments and questions. Please schedule this request to be heard at the February 12, 2013 DRB hearing.

Sincerely,

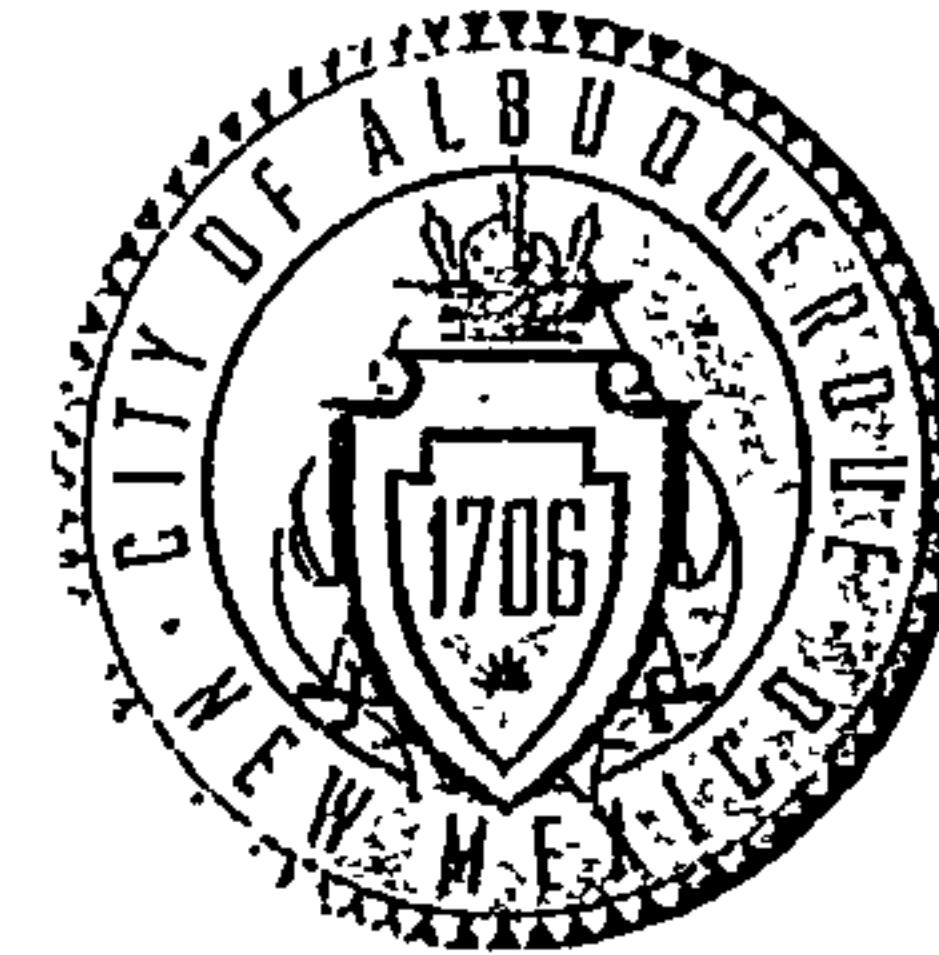
A handwritten signature in black ink, appearing to read "Michael J. Balaskovits", with a long horizontal line extending to the right.

Michael J. Balaskovits, P.E.  
Project Manager  
Community Development & Planning

PMW/jcm  
Enclosures



# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
URBAN DESIGN & DEVELOPMENT DIVISION  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## OFFICIAL NOTIFICATION OF DECISION

January 9, 2014

Youth and Family Centered Services of  
New Mexico Inc  
5310 Sequoia Rd NW  
Albuquerque, NM 87120

Project# 1001386  
13EPC-40154 Site Development Plan for Building  
Permit

### LEGAL DESCRIPTION:

For all or a portion of Lots 22-A & 22-B-1, Corona  
Del Sol Subdivision located on Sequoia Rd  
between Coors Blvd and Vista Grande Dr,  
containing approximately 8.11 acres.  
Staff Planner: Chris Glore

PO Box 1293

Albuquerque

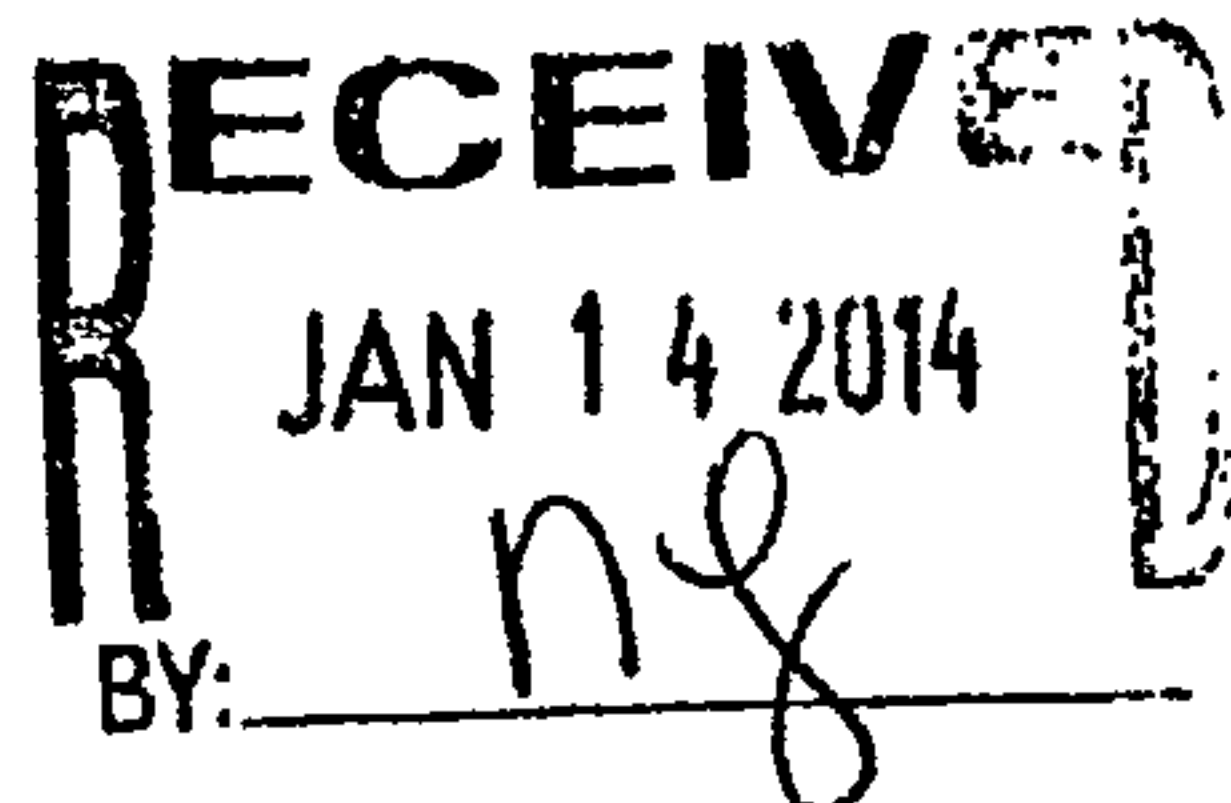
New Mexico 87103

On January 9, 2014, the Environmental Planning Commission (EPC), voted to APPROVE  
Project 1001386, 13EPC-40154, a request for a Site Development Plan for Building Permit,  
based on the following Findings and Conditions:

### FINDINGS:

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1. This request is for a Site Development Plan for Building Permit for Tracts 22-A and 22-B-1, Corona del Sol subdivision, containing approximately 8.11-acres of land located at 5310 Sequoia Rd. NW, between Coors Blvd. and Vista Grande Dr. (the "subject site").
2. The subject site is zoned SU-1 PRD Student Housing, Psychiatric Treatment Facility and Senior Citizen Apartment Complex (Tract 22-A) and SU-1 for Transitional Living and Related Uses (Tract 22-B-1).
3. The proposed new construction is a +4,200 sq. ft. Residential Treatment Facility for youth, and outdoor sports facilities, with parking areas and landscaping.



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4. The subject site is in the Established Urban Areas of the Comprehensive Plan. Additional applicable plans are the Westside Strategic Plan and the Coors Corridor Plan. The proposal must also comply with the Zoning Regulations and General Regulations of the Zoning Code.
5. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. This Site Development Plan for Building Permit meets all requirements regarding architecture, lighting, and landscaping of the adopted Site Development Plan for Subdivision for Tract 22-A, Corona del Sol subdivision (Z-89-50) and of the adopted Site Development Plan for Subdivision for Tract 22-B-1, Corona del Sol subdivision (Z-94-015).
7. The Site Development Plan for Building Permit request furthers or is consistent with the following Comprehensive Plan policies:
  - Policy II.B.5.d: Development respects neighborhood values, environmental conditions and resources. Proposed construction of a new building and landscaping would be in accordance with the design standards established by two SPS documents. The increase in program intensity would not generate additional vehicle trips over the threshold for a required Traffic Impact Study.
  - Policy II.B.5.e: New growth in areas where vacant land is contiguous to urban facilities and services and where the integrity of neighborhoods can be ensured. The request would result in a new building on a site where utilities and services are available. The single-story construction would not adversely impact the surrounding neighborhoods.
  - Policy II.B.5.i: Employment and service uses sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential streets. The new building would not generate traffic on residential streets, with direct access to Coors Blvd. via Sequoia Rd. Night games in the soccer field would increase light and noise, however impacts would be mitigated by intervening buildings.
  - Policy II.B.5.l: Quality and innovation in design in all new development, appropriate to the Plan area. The façade materials would be consistent with existing buildings, and with the SPS design standards for the site. The landscape plan would complete site landscaping.
  - Policy II.B.5.m: Design improves the quality of the visual environment. The development will improve visual quality of the property, following SPS design regulations and compatible with surrounding development.
8. The Site Development Plan for Building Permit request furthers the following Rank II Westside Strategic Plan policies:
  - Policy 3.23: Commercial services, multi-family development and public facilities encouraged on the western side of the Ladera Community in Neighborhood Centers. The site is not within a Neighborhood Activity Center. The site is within walking distance of transit along Coors Blvd. and retail and restaurant uses around the Sequoia Rd. intersection.



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Policy 4.6: Height Community Centers, Neighborhood Centers would be areas of higher density, with taller buildings. Outlying areas would have lower density with lower buildings. The site is not within a designated Center. The new building will be single story.

Policy 4.10: Promote land uses in support of bicycle, pedestrian, and public transportation. The SPBP development site is within walking distance of transit along Coors Blvd. and retail and restaurant uses around the Sequoia Rd. intersection.

9. The Site Development Plan for Building Permit request partially furthers the following Rank II Westside Strategic Plan policies:

Policy 1.1: Thirteen distinct Communities shall constitute the urban form of the West Side. The proposed SPBP would increase the intensity of the institutional use, on a site not within a Community or Neighborhood Activity Center.

Policy 4.6: Lighting Careful design to prevent unnecessary "light pollution" is the desired effect. Pedestrian scale lighting (including parking lots) is strongly encouraged. Parking lot lighting would utilize down-directed and shielded fixtures, however the 30-foot tall poles would not be 'pedestrian scale.'

10. The Site Development Plan for Building Permit request furthers the following Rank III Coors Corridor Plan policies:

Policy 1.7: Public view sites shall be provided at appropriate locations along Coors Boulevard. Coors Blvd. near Sequoia Rd. is not a public view site. The building would not adversely impact public views.

Policy 1.8: Roadway design shall provide for pedestrian and bicycle traffic located off Coors Blvd. Sequoia Rd. is a Comprehensive Plan future bicycle route. The ingress/egress from Sequoia Rd would not adversely impact bicycle travel.

Policy 3.5: Development compatible with the roadway function, environmental concerns, and design guidelines. The request would represent intensification of the institutional use, however the projected traffic did not trigger the City Traffic Impact Study criteria. The SPBP would be consistent with approved SPS design standards.

Policy 4.a.3: New development should be in accordance with the design regulations and guidelines. The façade design and materials will be consistent with buildings recently built, and will meet applicable design regulations of the SPS's regulating the site.

Policy 4.a.4: Existing development should comply with design regulations and guidelines. The design of the subject site would be improved with implementation of the proposal.

Policy 4.b.2: Buildings to provide a pleasing and functional relationship to the roadway, the site, and adjacent or related buildings. The new construction would expand facilities for youth treatment programs and be integrated into the overall campus.

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Policy 4.b.4: Landscaping design should be complementary to the site and to the corridor. Site perimeter landscaping would add evergreen trees for screening and landscaping would occur on currently un-landscaped areas of the site. The landscaping plan would meet the requirements of the Zoning Code.

Policy 4.b.7: Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not use driveways as walkways. The on-site pedestrian network would be with a system of sidewalks connecting parking areas, sports fields, and buildings.

Policy 4.b.9: Site area lighting should be designed to minimize glare on public right-of-way or adjacent premises. Lighting of outdoor areas would incorporate down-directed lighting and fixture 'shields' to prevent light spillover.

Policy 4.b.10: Architectural design should contribute to the visual environment of the Coors Corridor. New construction would occur primarily behind existing buildings and outdoor sports facilities. The architectural elevations and landscape plan would improve the visual quality of the subject property.

**CONDITIONS OF APPROVAL:**

1. Approval of this request supersedes any and all Site Development Plan for Building Permits previously approved for the subject site including, but not necessarily limited to, the Site Development Plan for Building Permit for Tract 22-A (Z-89-50), the Site Development Plan for Building Permit for Tracts 22-B and 22-C (Z-92-013), the Site Development Plan for Building Permit for Tract 22-B-1 (Z-94-015), the Site Development Plan for Building Permit for Tract 22-A (Project #1003220 04EPC-00107), and the Administrative Amendment to the Site Development Plan for Building Permit on Tract 22-B-1 (Project #1001386 12AA-10081). The approved SPS for Tract 22-A (Z-89-50) and the approved SPS for Tract 22-B-1 (Z-94-15) remain in effect.
2. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
3. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
5. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards / requirements.
6. All requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.



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7. Details of perimeter fencing, as provided to the EPC at the public hearing, shall be provided in the SPBP.
8. The following note shall be added to the General Notes on sheet C1.1 and Landscaping Plan: "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
9. Provide Cross-Access Agreements between Tract 22- A and Tract 22-B-1.
10. Provide additional drainage information as requested with the DRB submittal.
11. The SPBP shall be revised to depict the proposed dumpster enclosure shown along the southern property boundary moved to the eastern boundary area.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JANUARY 24, 2014**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

**ZONE MAP AMENDMENTS:** Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

**SITE DEVELOPMENT PLANS:** Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life

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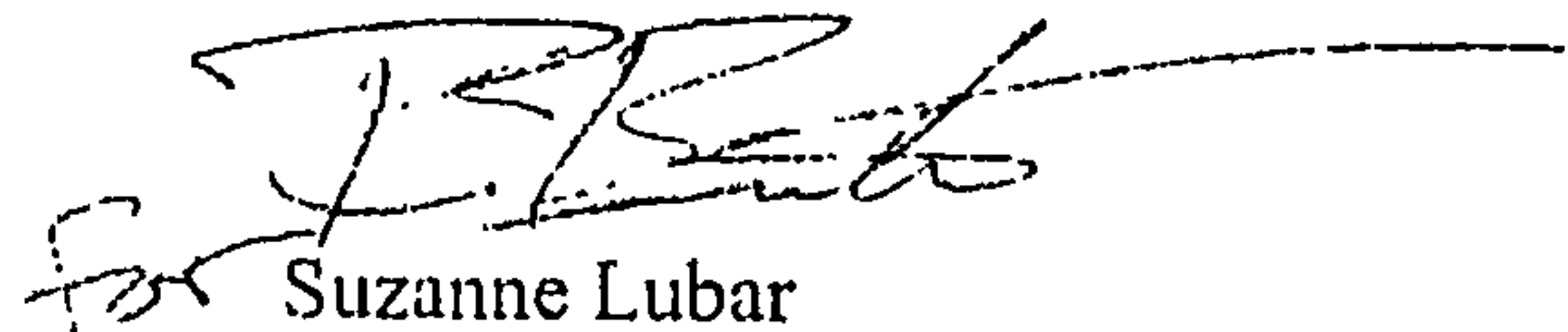
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an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,

  
for Suzanne Lubar  
Planning Director

SL/CG/mc

cc: Matt Myers, ESQ., Myers, Oliver and Price P.C., 1401 Central Ave. NW, Albuquerque NM 87104  
Berent Groth, 3546 Sequoia Pl. NW, Albuquerque NM 87120  
Richard Schaefer, 3579 Sequoia Pl. NW, Albuquerque NM 87120  
John Landman, 2236 Ana Ct. NW, Albuquerque NM 87120  
Dr. Joe Valles, 5020 Grand Vista Ct. NW, Albuquerque NM 87120  
R.W. Kirschner, 5004 Grand Vista Ct. NW, Albuquerque NM 87120  
Candelaria Patterson, 7608 Elderwood NW, Albuquerque NM 87120  
Harry Hendrickson, 10592 Rio del Sol Ct. NW, Albuquerque NM 87120  
Barbara & Leon Shortman, 3428 Abbey Ct NW, Albuquerque, NM 87120

February 12, 2014