

DRB A.A

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D** Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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.

APPLICANT INFORMATION:

NAME: Westland Dev. Co. Inc. PHONE: 871 9600
 ADDRESS: 401 COORS NW FAX: 831 4865
 CITY: Alb. STATE NM ZIP 87121 E-MAIL:
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: Increase ~~Road~~ Bldg. Size from 1950 to 2700 s.f.
ADMIN. Amend.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tract A Park & Drug. Mgmt Block: _____ Unit: _____
 Subdiv. / Addn. Laurelwood South Subd.
 Current Zoning: RD Proposed zoning: N/A
 Zone Atlas page(s): H/S-10 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): ± 2 AC. Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 1 010 058 135 501 20805 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Parkwood Drive
 Between: 72nd St. and Laurelwood Parkway

CASE HISTORY: 04 DRB 01066, 04 DRB 00600, 04 DRB 00597, 04 DRB 00595, 4 DRB 00544

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 02 DRB 01728, Proj. # 1001717 02 DRB 01730, 01727, 02 DRB 00207, 02-01388

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Leroy S. Chavez DATE 1/4/05
 (Print) Leroy S. Chavez Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>05 DRB 00013</u>	<u>AA</u>	<u>PC4</u>	<u>\$ 45.00</u>
<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				<u>\$ 45.00</u>

Hearing date AA-DRB
 Planner signature / date [Signature] 1-4-05 Project # 1001717

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCC approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 6 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy *only 1 sm*
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in-addition to all those listed above:

- Co-location evidence as described in Zoning Code §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

PLEASE NOTE; If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Leroy J. Chavez
Applicant name (print)

[Signature]
Applicant signature / date



Form revised June 04, October 2004

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
04DRB - 00013
 _____ - _____
 _____ - _____

[Signature] 1-4-05
Planner signature / date

Project # 1001717

Jan. 4, 2005

Sheran Matson

City of Alb.

Planning Dept.

P.O. Box 1293

Alb. N.M. 87103

RE: Laurelwood Park South Site Plan.

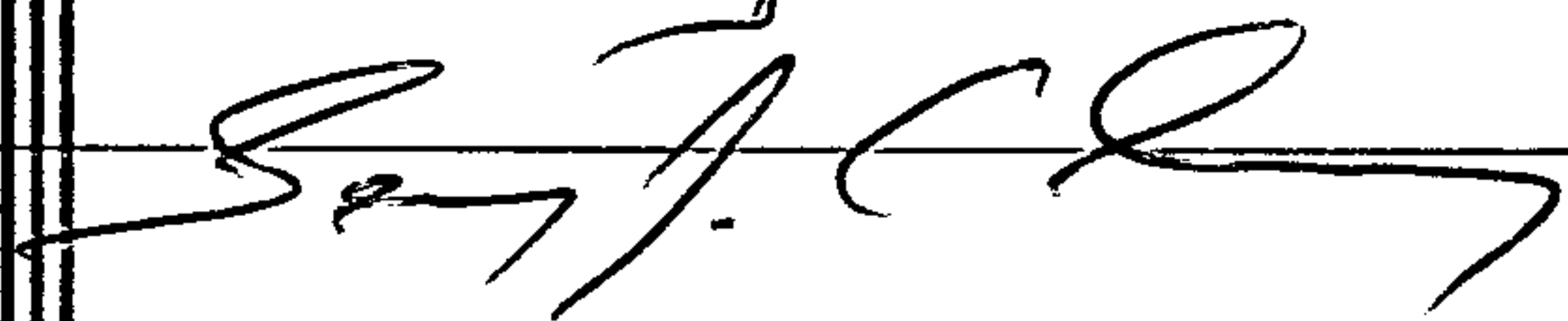
Dear Ms. Matson,

This is to request an increase to the building size called out in the site plan from 1950 s.f. to 2700 s.f.

The builder has building footprints that exceed the 1950 s.f. The site has excess open space area to meet the open space requirements.

We appreciate your assistance and approval.

Sincerely,



Leroy J. Chavez

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Westland Dev. Co
AGENT Same
ADDRESS 401 Coors NW
PROJECT & APP # 1001717/05DRB 00013
PROJECT NAME Laurelwood Park South

\$ _____ 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ 45.00 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 45.00 TOTAL AMOUNT DUE

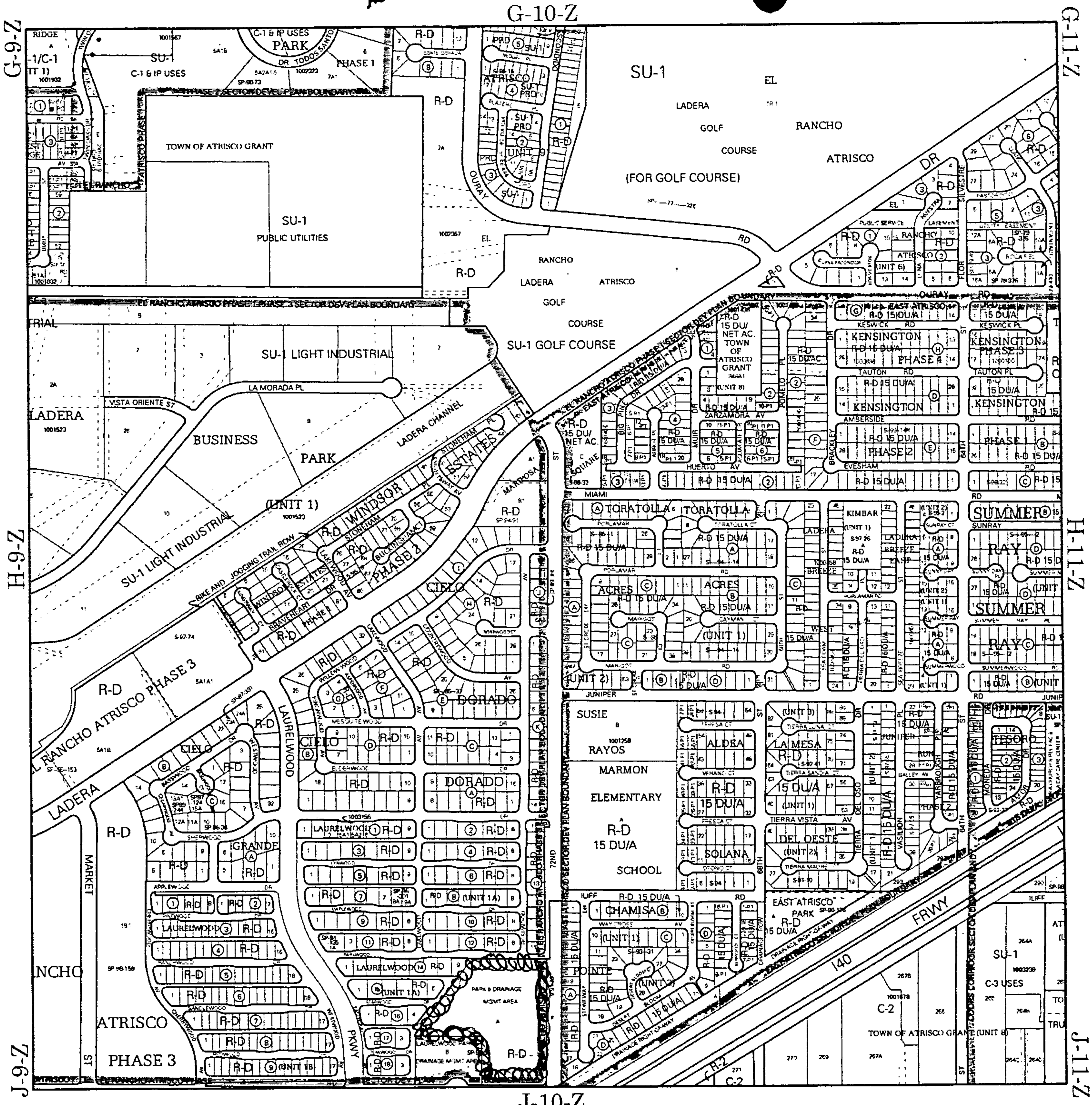
***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

City Of Albuquerque
Treasury Division

1/4/2005 3:42PM LOC: ANNX
RECEIPT# 00034154 WS# 008 TRANS# 0058
Account 441006 Fund 0110
Activity 4971000 TRSDMM
Trans Amt \$45.00
J24 Misc \$45.00
VI \$45.00
CHANGE \$0.00

Counterreceipt.doc 6/21/04

Thank You

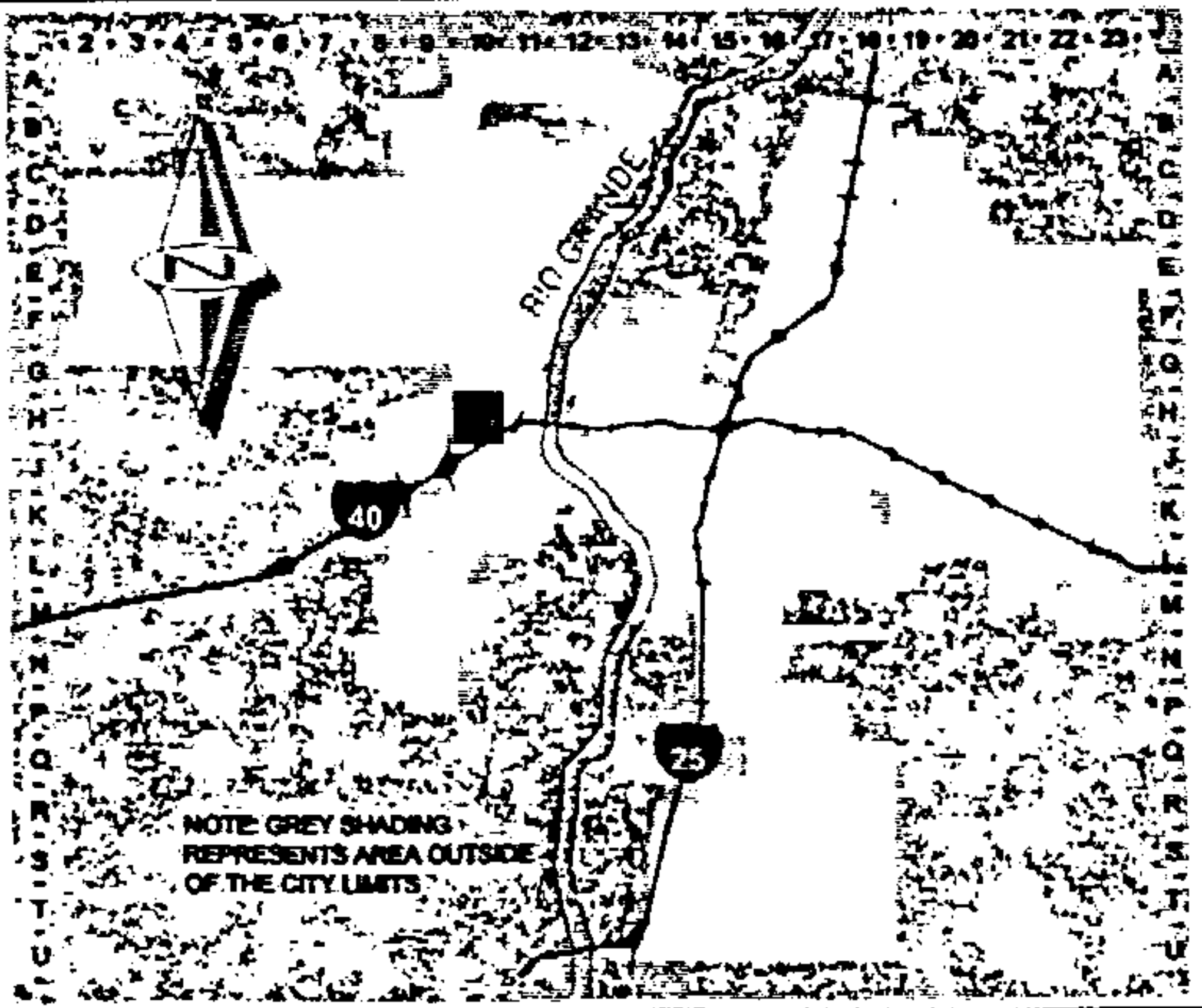
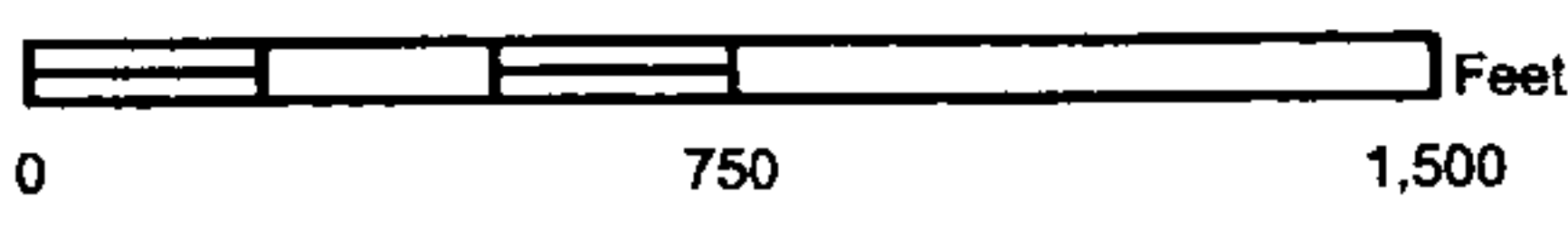


Zone Atlas Page: **H-10-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



CITY OF ALBUQUERQUE
THREE HUNDRED YEARS
 1706 * 2006
ALBUQUERQUE
Hacienda Historia
AGIS
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

12-18-02

8. Project # 1001717

02DRB-01728 Major-Vacation of Pub Right-of-Way
02DRB-01729 Major-Preliminary Plat Approval
02DRB-01730 Minor-Temp Defer SDWK
02DRB-01727 Major-SiteDev Plan Subd

ABQ ENGINEERING INC agent(s) for WESTLAND DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, EL RANCHO ATRISCO, PHASE 3, TOWN OF ATRISCO GRANT, (TO BE KNOWN AS **LAURELWOOD PARK SUBDIVISION**, zoned RD, located on 72ND ST NW, between HANOVER RD NW and PARKWOOD DR NW containing approximately 8 acre(s). [REF: DRB-97-268, DRB-95-348, 02DRB-01391, 02DRB-00207, 02EPC-00133] [Deferred from 12/4/02] (H-10/J-10)

At the December 18, 2002, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.



OFFICIAL NOTICE
PAGE TWO

With the signing of the infrastructure list dated 12/18/02 and approval of the Grading Plan Engineer Stamp dated 12/17/02 the Preliminary Plat was approved with the following condition:

CONDITION:

1. Adequate right-of-way needs to be dedicated along Parkwood Drive to provide for ADA assessable drive pads.

Temporary deferral of construction of sidewalks was approved for the frontage and side yards of the developable lots on the interior streets as shown on Exhibit C in the Planning file.

The Site Development Plan for Subdivision was approved with final sign off delegated to Transportation Development and Planning.

If you wish to appeal this decision, you must do so by January 2, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal; If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Roger Green
Acting, DRB Chair

Cc: Westland Development Corp., 401 Coors Blvd NW, 87121
ABQ Engineering Inc., 1631 Eubank NE, Suite C, 87112
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
File