

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1001907

AGENDA ITEM NO: 5

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.  
Keyed note 1: Curb cut to be built per CoA standard 2426, not 2425.  
Provide details regarding the raised pedestrian walk. How high is the walk raised?  
Is the ramp shown at Irving and Congress existing or proposed?  
Keyed note 12 needs to be relocated along Congress Avenue.  
Call out width of all sidewalk.  
The monument sign appears to interfere with the required intersection sight distance. See Chapter 23, Section 3, Part D.5a of the *Development Process Manual*.  
Call out the width of the keyway.

RESOLUTION:

APPROVED ; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

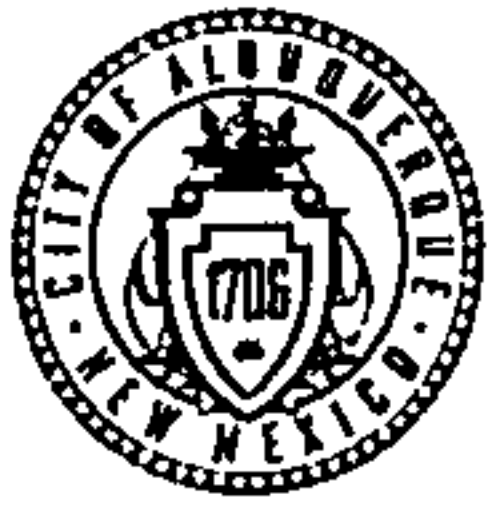
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Kristal D. Metro  
Transportation Development

505-924-3991

DATE: JULY 16, 2008



COMPLETED 12/01/08 *STH*

## DRB CASE ACTION LOG (SITE PLAN FOR BUILD. P.)

REVISED 10/08/07

DRB

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

DRB Application No.: 08DRB-70309

Project # 1001907

Project Name: EAGLE RANCH

Agent: CONSENSUS PLANNING

Phone No.: 764-9801

Your request was approved on 7-16-08 by the DRB with delegation of signature(s) to the following departments.

**OUTSTANDING SIGNATURES/COMMENTS TO BE ADDRESSED**

TRANSPORTATION: See WRITTEN comments

UTILITIES: \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_

PLANNING (Last to sign): Sawk Agreement for <sup>to allow</sup> a Rt. Turn Lane is needed  
Signed 12-01-08

**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.

- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the 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.**



# DRB CASE ACTION LOG (SITE PLAN FOR BUILD. P.)

REVISED 10/08/07

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Project Name: EAGLE RANCH

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Your request was approved on 7-16-08 by the DRB with delegation of signature(s) to the following departments.

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TRANSPORTATION: See WRITTEN comments

UTILITIES: \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_

PLANNING (Last to sign): Sawk EASEMENT for <sup>to allow</sup> a Rt. TURN Lane is needed

**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.

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

**County Treasurer's signature must be obtained prior to the recording of the plat with the 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.**



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

July 16, 2008 9:00 AM

MEMBERS:

**Jack Cloud, AICP, DRB Chairman, Planning Department**

**Angela Gomez, Administrative Assistant**

**Kristal Metro, P.E., Transportation Development**  
**Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA**  
**Christina Sandoval, Parks/Municipal Development**

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project# 1007137**  
08DRB-70097 VACATION OF PUBLIC RIGHT-OF-WAY  
ISMELDA F. FLORES request(s) the above/ referenced action(s) for all or a portion of the alley at the rear of Lot(s) 1, Block B, **CACY SUBDIVISION** zoned R-2, located on the east side of CORONA DR NW BETWEEN PHEASANT AVE NW AND FLAMINGO AVE NW. (G-11) *[Deferred from 3/26/08 & 5/7/08]* **DEFERRED TO 7/30/08 AT THE AGENT'S REQUEST.**
  
2. **Project # 1005070**  
06DRB-01154 MAJOR-PRELIMINARY PLAT APPROVAL  
06DRB-01156 MINOR-SIDEWALK WAIVER  
06DRB-01155 MINOR-TEMP DEFER SDWK  
SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, **THE TRAILS, UNIT 2 (to be known as TAOS @ THE TRAILS, UNIT 2)** zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). (C-9) *[Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07, 08/22/07 & 09/05/07 & 09/26/07, 10/17/08, 4/16/08 & 5/14/08].* **DEFERRED TO 7/23/08 AT THE AGENT'S REQUEST.**
  
3. **Project# 1006516**  
07DRB-70030 BULK LAND VARIANCE  
07DRB-70031 MAJOR - PRELIMINARY PLAT APPROVAL  
07DRB-70032 MINOR - TEMP DEFR SWDK CONST  
07DRB-70033 SIDEWALK WAIVER  
07DRB-70034 VACATION OF PUBLIC EASEMENT  
07DRB-70085 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL  
BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) **PORTION OF TRACT 4A, MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) *[Deferred from 6/27/07, 7/25/07, 7/22/07, 8/22/07 & 9/26/07, 1/30/08, 3/5/08, 4/9/08, 5/14/08, 5/28/08, 6/4/08, 6/11/08 & 6/25/08]* **DEFERRED TO 8/6/08 AT THE AGENT'S REQUEST.**



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

4. **Project# 1000901**  
08DRB-70312 EPC APPROVED SDP  
FOR BUILD PERMIT  
08DRB-70313 EPC APPROVED SDP  
FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for BOSQUE SCHOOL request(s) the above action(s) for all or a portion of **BOSQUE PREPARATORY SCHOOL** zoned SU-1 SCHOOL & RELATED FACILITIES, located on LEARNING RD NW BETWEEN COORS BLVD NW AND RIO GRANDE BOSQUE containing approximately 47.11 acre(s). (F-12) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLAN UXJX NINGCOPIES, AND TO TRANSPORTATION FOR COMMENTS. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES.**

08DRB-70315 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for BOSQUE SCHOOL request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **BOSQUE PREPARATORY SCHOOL & LOT 9 ANDALUCIA @ LA LUZ** located on LEARNING RD NW BETWEEN COORS BLVD NW AND MIRANDELA ST NW containing approximately 31.3093 acre(s). (E-12/F-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN. FINAL PLAT WAS DEFERRED TO 7/23/08.**

5. ~~Project#-1001907~~  
08DRB-70309 EPC APPROVED SDP  
FOR BUILD PERMIT

CONSENSUS PLANNING agent(s) for MED WEST 2008 LLC request(s) the above action(s) for all or a portion of Tract(s) 10-A, **EAGLE RANCH** zoned SU-1 FOR C-1, located on IRVING BLVD NW BETWEEN CONGRESS AVE NW ANDN BRYAN AVE NW containing approximately 1.6911 acre(s). (B-13) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO PLANNING FOR EASEMENT TO FOR RIGHT TURN LANE IF NEEDED, AND FOR 3 COPIES.**

6. **Project# 1007017**  
 08DRB-70255 EPC APPROVED SDP  
 FOR BUILD PERMIT  
 08DRB-70256 EPC APPROVED SDP  
 FOR SUBDIVISION  
 08DRB-70258 MINOR - PRELIMINARY/  
 FINAL PLAT APPROVAL

NMHCR LLC agent(s) for KASSAM HOSPITALITY request(s) the above action(s) for all or a portion of Lot(s) 2-A-1, 2-A-2, 2-A-3, **SUNPORT PARK** zoned IP, located on **WOODWARD RD SE BETWEEN UNIVERSITY AND TRANSPORT SE** containing approximately 4.45 acre(s). (M-15) [*Deferred from 6/11/08, 6/25/08 & 7/9/08*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO COMPLY WITH WRITTEN COMMENTS. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO COMPLY WITH COMMENTS, SIGNATURE OF UTILITY COMPANIES AND ENVIRONMENTAL HEALTH.**

7. **Project# 1000650**  
 08DRB-70237 EPC APPROVED SDP  
 FOR BUILD PERMIT

GEORGE RAINHART & ASSSOC. agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 2A, **LAMONICA & WENK**, zoned SU-1 / C-1, located on **COORS BLVD AND RIO BRAVO** containing approximately 1.55 acre(s). (P-10) [*Deferred from 5/28/08, 6/4/08, 6/11/08 , 6/25/08 & 7/9/08*] **DEFERRED TO 7/23/08 AT THE AGENT'S REQUEST.**

**MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS**

8. **Project# 1004622**  
 08DRB-70310 EXT OF SIA FOR TEMP  
 DEFR SDWK CONST

GEORGE RAINHART ARCHITECTS agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 18 W/ PORTIONS OF 15-17, Block(s) 21, **NORTH ALBUQUERQUE ACRES** zoned SU--2 /C-1, located on **PALOMAS NE BETWEEN BARSTOW NE AND WYOMING NE** containing approximately 1.4487 acre(s). (D-19) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

9. **PROJECT # 1004773**  
 06DRB-00750 MINOR-PRELIM&FINAL  
 PLAT APPROVAL

ISAACSON & ARFMAN PA agent(s) for PASEO PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 12, 13, 20 & 21, Block(s) 18, **NORTH ALBUQUERQUE ACRES, UNIT B** (to be known as **PASEO PLACE**) zoned SU-1 for M-1, located on **HOLLY AVE NE, between PASEO DEL NORTE NE and SAN PEDRO DR NE** containing approximately 4 acre(s). [REF: 06DRB-00377] [Was Indef Deferred for the site plan.] (C-18) (*Deferred from 6/21/08*) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**

10. **Project# 1007335**  
08DRB-70311 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

DOUG SMITH agent(s) for PATRICK APODACA request(s) the above action(s) for all or a portion of Tract(s) A, **ROMAC-JEAN ADDITION** zoned C-3, located on QUINCY ST NE BETWEEN MENAUL BLVD NE AND PROSPECT AVE NE containing approximately .279 acre(s). (H-17) **THE PRELIMINARY/FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR WRITTEN COMMENTS FOR COUNTY TREASURE SIGNATURE PRIOR TO RECORDING, SOLAR COLLECTORS NOTE, AND AGIS DXF.**

**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

11. **Project# 1007351**  
08DRB-70289 SKETCH PLAT REVIEW  
AND COMMENT

E. GILBERT & DOLORES SEDILLO request(s) the above action(s) for all or a portion of Lot(s) D & G, Block(s) 2, **BROADVIEW** zoned RA-2, located on BROADVIEW PL NW BETWEE CHEROKEE NW AND VALLE ALTO NW containing approximately .411 acre(s). (G-13)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project# 1007380**  
08DRB-70308 SKETCH PLAT REVIEW  
AND COMMENT

GEORGE DUGAS agent(s) for GEORGE DUGAS request(s) the above action(s) for all or a portion of Lot(s) 6, **VOLCANO CLIFFS Unit(s) 9**, zoned SU-2 ER15, ER18 & SU-1 FOR OPEN SPACE, located on VILLA REAL PL NW BETWEEN VILLA REAL RD NW AND RETBALO NW containing approximately 9 acre(s). (D-8) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Other Matters: None

ADJOURNED: 10:30 A.M.





**City of Albuquerque  
Planning Department  
Interoffice Memo**

**Date:** 14 July 2008

**To:** Jack Cloud, DRB Chair

**From:** Russell Brito, Dev. Rvw. Div. Mngr.

**RE:** Project # 1001907 (Site development plans for building permit)

The submitted site development plan addresses, complies with and integrates the EPC's Conditions of Approval.



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001907**

**AGENDA ITEM NO: 5**

**SUBJECT:**

Site Plan for BP

**ACTION REQUESTED:**

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

**ENGINEERING COMMENTS:**

No adverse comments.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

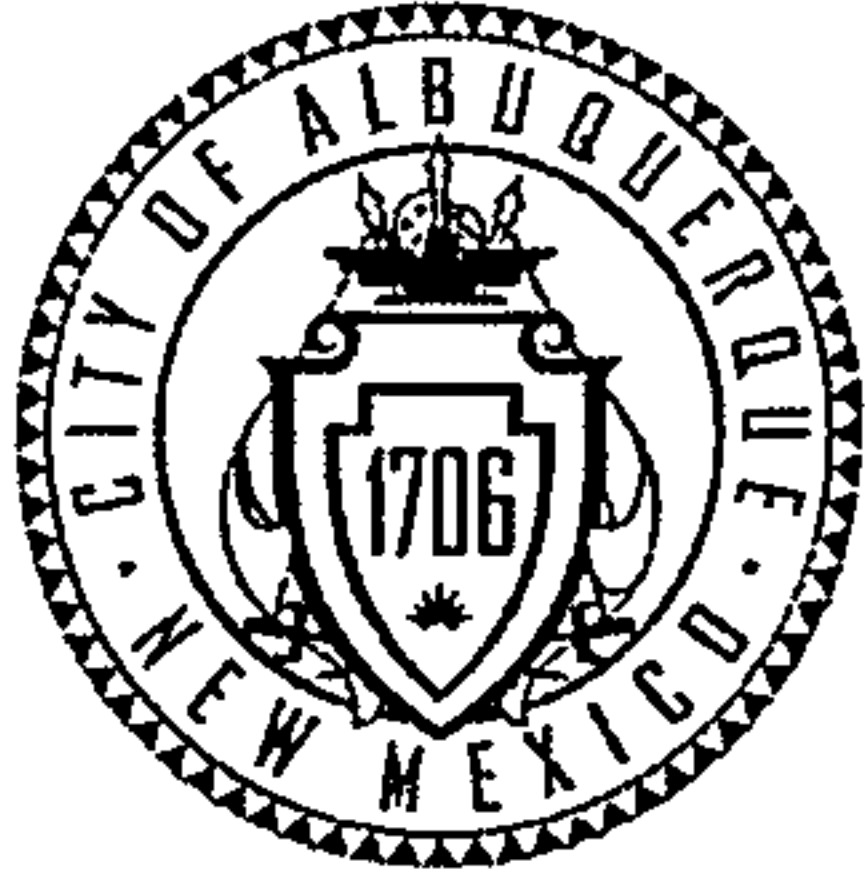
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee  
924-3986

**DATE:** July 16, 2008



**City of Albuquerque  
Planning Department  
Interoffice Memo**

**Date:** 14 July 2008

**To:** Jack Cloud, DRB Chair

**From:** Russell Brito, Dev. Rvw. Div. Mngr.

**RE:** Project # 1001907 (Site development plans for building permit)

The submitted site development plan addresses, complies with and integrates the EPC's Conditions of Approval.



# DRB CASE ACTION LOG

REVISED 8/20/2002

Completed  
12-12-02  
Jm

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

DRB Application No.: <u>02-01803</u>	Project # <u>1001907</u>
Project Name: _____	EPC Application No.: _____
Agent: <u>Consensus Planning</u> <u>Christeen</u>	Phone No.: <u>741-9801</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on \_\_\_\_\_ by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- PLANNING (Last to sign): Add EPC Condition 7 to SDP
- See comments dated \_\_\_\_\_
- EPC comments (name) \_\_\_\_\_
- 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.
- Include 3 copies of the approved site plan along with the originals.
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Project Number 1001907



PROJECT NO. 1001907	APPLICATION NO. 02 DRB - 01803
PROJECT NAME Congress & Irving	
EPC APPLICATION NO.	
APPLICANT / AGENT Consensus Jim Strozler	PHONE NO. 764-9801
ZONE ATLAS PAGE B-13	
<i>Completed 12-12-02 JSM</i>	
<b>ONE STOP COMMENT FORM LOG</b>	

<b>TRANSPORTATION DEV (505) 924-3990</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>UTILITY DEV (505) 924-3989</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>HYDROLOGY DEV (505) 924-3986</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>PARKS AND REC (505) 768-5328</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>PLANNING (505) 924-3858</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>JSM</i>	DATE 12/11/02	DATE
COMMENTS:		

(Return form with plat / site plan)



# DRB CASE ACTION LOG

REVISED 8/20/2002

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DRB Application No.: 02-01803 Project # 1001907  
 Project Name: \_\_\_\_\_ EPC Application No.: \_\_\_\_\_  
 Agent: Consensus Planning Phone No.: 741-9801  
Christensen

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- TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- UTILITIES: \_\_\_\_\_  
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- CITY ENGINEER / AMAFCA: \_\_\_\_\_  
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- PARKS / CIP: \_\_\_\_\_  
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 \_\_\_\_\_

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Project Number 1001907



**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
 P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001907**

**AGENDA ITEM NO: 8**

**SUBJECT:**

- |                         |                          |                              |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan   | (05) Site Plan for Subd  | (10) Sector Dev Plan         |
| (02) Bulk Land Variance | (06) Site Plan for BP    | (11) Grading Plan            |
| (03) Sidewalk Variance  | (07) Vacation            | (12) SIA Extension           |
| (03a) Sidewalk Deferral | (08) Final Plat          | (13) Master Development Plan |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Other                   |

**ACTION REQUESTED:**

REV/CMT:() APP:() SIGN-OFF:(x) EXTN:() AMEND:()

**ENGINEERING COMMENTS:**

What is being subdivided? Didn't DRB act on a Site Plan for Sub'd previously on this lot?

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** December 4, 2002



# MEMO

Date: 3 December 2002  
To: Roger Green, DRB Chair  
From: Russell Brito, Senior Planner *RS*  
RE: Project # 1001907: 02DRB-01803 (02EPC-00631 & 02EPC-01145) *#8*

The submitted site development plan meets the Environmental Planning Commission (EPC) Conditions of Approval, but the following will need to be added to the submittal:

**The specific language of Condition #7 should be placed on the site plan for subdivision sheet.**



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1001907

Item No. 8

Zone Atlas B-13

DATE ON AGENDA 12-04-02

INFRASTRUCTURE REQUIRED ( ) YES (x) NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

### TYPE OF APPROVAL REQUESTED:

- ( ) SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT
- ( ) SITE PLAN REVIEW AND COMMENT (x) SITE PLAN FOR SUBDIVISION
- ( ) SITE PLAN FOR BUILDING PERMIT

No.	Comment
<input type="checkbox"/>	How does the site to the west obtain access?

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

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**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

December 4, 2002                      9:00 a.m.  
MEMBERS:

Roger Green, Acting DRB Chair  
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Sheran Matson, Planning  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

**NOTE:** UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

**NOTE:** REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE BOARD SECRETARY MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 a.m.                      Adjourned: 11:41 a.m.
- B. Changes and/or Additions to the Agenda
- C. Announcements

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1.        **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) **DEFERRED AT THE AGENT'S REQUEST TO 12/18/02.**



2. **Project # 1002321**  
02DRB-01722 Major-Preliminary Plat Approval  
02DRB-01723 Major-Vacation of Pub Right-of-Way  
02DRB-01724 Major-Vacation of Pub Easement  
02DRB-01725 Minor-Sidewalk Waiver  
02DRB-01726 Minor-Temp Defer Sdwk

BOHANNAN HUSTON, INC. agent(s) for TIBURON INVESTMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) 8A-1, **JOURNAL CENTER PHASE 2, UNIT 1**, zoned IP industrial park zone, located on the westside of WASHINGTON ST NE, between HAWKINS ST NE and NORTH PINO DRAINAGE R.O.W. containing approximately 53 acre(s). [REF: DRB-95-268, 02DRB-01663] (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/4/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/20/02 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE 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.**

3. **Project # 1001932**  
02DRB-01578 Major-Preliminary Plat Approval  
02DRB-01579 Major-Vacation of Pub Right-of-Way  
02DRB-01580 Major-Vacation of Public Easements  
02DRB-01581 Major- SiteDev Plan Subd  
02DRB-01583 Minor-Sidewalk Waiver  
02DRB-01584 Minor-Temp Deferral of SW Construction

MARK GOODWIN & ASSOCIATES, agent(s) for K B HOME NEW MEXICO, request(s) the above action(s) for all or a portion of Tract(s) 5A1A & A1B, VOLCANO BUSINESS PARK, PHASE 1, Tract(s) A1 & B1, EL RANCHO ATRISCO, PHASE II, Tract(s) 391-393, LANDS OF PLAINS ELECTRIC COOP INC., AND A PORTION OF VACATED OLD OURAY RD NW, (to be known as **WEST RIDGE SUBDIVISION**, zoned SU-1 special use zone, IP, C-1 & PUB. UTIL., located on the east side of UNSER BLVD NW, between OLD OURAY RD NW and NEW OURAY RD NW containing approximately 38 acre(s). [REF: 02DRB-00690 SK PL] [DEFERRED FROM 11/13/02 & 12/4/02] (G-9/10, H-9/10) **DEFERRED AT THE AGENT'S REQUEST TO 12/18/02.**

4. **Project # 1002141**  
02DRB-01230 Major-Vacation of Pub  
Right-of-Way

TIERRA WEST, LLC agent(s) for PAUL SLONE request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 2, **PUEBLO ALTO ADDITION**, zoned C-2 community commercial zone, located south of MARBLE AVE NE, between MANZANO ST NE and TRUMAN ST NE. [REF:DRB-99-193,1001686,02500-00489] [DEFERRED FROM 11/13/02 & 12/4/02] (J-17) **DEFERRED AT THE AGENT'S REQUEST TO 1/8/03.**

5. **Project # 1002315**  
02DRB-01650 Major-Preliminary Plat  
Approval  
02DRB-01653 Minor-Temp Defer SDWK  
02DRB-01654 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT**, zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] [DEFERRED FROM 11/20/02, PP, TDS, SW] [F-23] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/4/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/25/02 THE PRELIMINARY PLAT WAS APPROVED WITH 2 ADDITIONAL CONDITIONS OF FINAL PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

**NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.**

6. **Project # 1001523**  
02DRB-01794 Minor- SiteDev Plan Subd  
02DRB-01795 Minor-Amnd Prelim Plat  
Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for UNSER - 98TH STREET PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 Light Industrial, located on UNSER BLVD NW, between 98TH ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-10, Z-81-49, 01EPC-01405, 02DRB-00518][Russell Brito, EPC Case Planner](H-10) **A SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER AND PLANNING. (THE BOARD REAPPROVED THE ORIGINAL SITE DEVELOPMENT PLAN) THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 12/4/02. THIS WILL NOT EXTEND THE APPROVAL OF THE ORIGINAL PRELIMINARY PLAT.**
7. **Project # 1001749**  
02DRB-01799 Minor-SiteDev Plan  
BldPermit/EPC
- W. MARK SNAPP DESIGN, INC. agent(s) for WILLIAM GARDNER request(s) the above action(s) for all or a portion of Lot(s) 11A & 12A, Block(s) 20, Tract(s) 2, Unit 3, **NORTH ALBUQUERQUE ACRES, JARDINERO PROFESSIONAL PLAZA**, zoned SU-1 Per use, located on CARMEL NE, between WYOMING NE and BARSTOW NE containing approximately 4 acre(s). [REF: 02EPC-00254] [Debbie Stover, EPC Case Planner] [Deferred from 12/4/02] (C-19) **DEFERRED TO BE HEARD WITH THE PRELIMINARY AND FINAL PLAT AT THE AGENT'S REQUEST TO 12/11/02.**



8. **Project # 1001907**  
02DRB-01803 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING INC agent(s) for JEFFREY R HARRIS request(s) the above action(s) for all or a portion of Lot(s) 10A, **EAGLE RANCH**, zoned SU-1 for C-1, located on NORTHWEST CORNER OF IRVING BLVD NW AND CONGRESS AVE NW and containing approximately 2 acre(s). [REF: Z-92-52, DRB-94-345, 01410-01374, DRB-99-279] [**Russell Brito, EPC Case Planner**] (B-13) **SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

9. **Project # 1000375**  
02DRB-01756 Minor-Amnd SiteDev Plan  
Subd  
02DRB-01757 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for CARLISLE PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) C, **DUKE CITY INDUSTRIAL AREA**, zoned C-2 (SC), located on CLAREMONT ST NE, between WELLESLEY DR NE and CARLISLE BLVD NE containing approximately 7 acre(s). [REF: Z-99-76, Z-96-43, DRB-99-281, DRB-96-173] [DEFERRED FROM 11/27/02] (H-16) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

10. **Project # 1000217**  
02DRB-01800 Minor-Final Plat Approval  
02DRB-01811 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A1, **PAINTED SKY UNITS 5 & 6**, zoned SU-1 / RT, located on LADERA DR NW, between I-40 NW and GAVIN RD NW containing approximately 9 acre(s). [REF: Z-99-8, S-98-65, 00DRB-00162, 00DRB-00931, 01DRB-00849, 01DRB-00850] (J-9) **FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR UNIT 5. THE FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR UNIT 6.**
11. **Project # 1000928**  
02DRB-01801 Minor-Ext of SIA for Temp  
Defer SDWK
- JUDE BACA agent(s) for MESA PRIETA LLC, request(s) the above action(s) for all or a portion of Lot(s) 19, 25, 32, 34, 90, 97 and 94, **MESA PRIETA SUBDIVISION**, zoned RD, located on 65TH ST. NW, between EVERITT ROAD NW and ST. JOSEPH RD. NW containing approximately 7 acre(s). [REF: DRB-93-389, 00440-01621 (TDS)] (G-10) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
- 02DRB-01802 Minor-Ext of SIA for Temp  
Defer SDWK
- R. A. MONOGUE agent(s) for R. A. MANOGUE request(s) the above action(s) for all or a portion of Lot(s) 19, 25, 32, 34, 90, 97 and 94, **MESA PRIETA SUBDIVISION**, zoned RD, located on 65TH ST. NW, between EVERITT ROAD NW and ST. JOSEPH RD. NW containing approximately 7 acre(s). [REF: DRB-94-504, S-95-26, V-95-79, 00440-01621 (TDS), 00440-01739 (TDS)] (G-10) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

12. **Project # 1001731**  
02DRB-01806 Minor-Sidewalk Waiver

LARRY READ & ASSOCIATES INC. agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 23, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES - UNIT 3, SAHAR SUBDIVISION, zoned R-D, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 02-00851 (P&F), 02-01423 (APP), 02-01424 (TDS)] (C-19) **A SIDEWALK VARIANCE FOR THE WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

13. **Project # 1001939**  
02DRB-01797 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Tract(s) A-1 & H-1, TIERRA OESTE, UNIT 3, CIELO OESTE SUBDIVISION, zoned RD, located on UNSER BLVD NW, between LADERA NW and UNSER BLVD NW [REF: 02DRB-00714, PP, 02-01218 APP] (H-9) **FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING.**

14. **Project # 1002323**  
02DRB-01805 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 7A, VOLCANO BUSINESS PARK - PHASE I, zoned SU-1 for C-1 & IP uses, located on TODOS SANTOS ST NW, between OURAY RD NW and OLD OURAY RD NW containing approximately 2 acre(s). [REF: 02DRB-01669, Z-95-38, V-87-114] (H-10) **FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING.**

15. **Project # 1002365**  
02DRB-01804 Minor-Prelim&Final Plat  
Approval
- HARRIS SURVEYING INC. agent(s) for ALBERT J. ADAMSKO and EDWARD N. VILLELLA request(s) the above action(s) for all or a portion of Lot(s) 15A & 16A, **JOSEPH W. VON CLEAVE HOMESTEAD ADDITION**, zoned C-3, located on GENERAL HODGES SE, between SUSAN SE and TRUMBULL SE containing approximately 1 acre(s). [REF: ZA-00-192] (L-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT.**
16. **Project # 1002361**  
02DRB-01780 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for VICTOR LIMARY request(s) the above action(s) for all or a portion of Lot(s) 1A, 45, D1 AND E-1, Block(s) 10, Unit 2, **LA MESA ADDITION**, zoned C-1 and C-2, located on LOUISIANA BLVD SE, between CENTRAL AVE SE and ALCAZAR ST SE containing approximately 5 acre(s). [REF: 1001679, 1001920 (EPC), 1001844 (ZHE)] (K-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT.**
17. **Project # 1000267**  
02DRB-01555 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST, LTD. agent(s) for BILL WADE, UPWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, **BREEZE @ SOUTH PEAK**, zoned R-3 residential zone, located on OCEAN BREEZE DR NE, between CHELWOOD PARK BLVD. NE and EASTRIDGE DR. NE containing approximately 1 acre(s). [REF: 02DRB-00954 SIA, 00460-00223 SK,00440-01100 FPA,00410-00399] [INDEFINITELY DEFERRED FROM 10/23/02 AND 11/20/02] (J-22) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**



**NO ACTION IS TAKEN ON THESE CASES: IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED**

**THERE ARE NO SKETCH PLATS THIS WEEK...**

18. Approval of the Development Review Board Minutes for 11/20/02. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11:41 A.M.



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- 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...**
- 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 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): Consensus Planning, Inc. PHONE: 505-764-9801  
 ADDRESS: 302 Eighth Street NW FAX: 505-842-5495  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: Med West 2008 LLC. PHONE: 505-998-7298  
 ADDRESS: 2929 Coors Blvd. NW Ste. 202 FAX: 505-998-7299  
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: mark.edwards@edwardscommercialrealty.com

Proprietary interest in site: Contract Purchaser List all owners: Cromlech, LLC and Kiva Assets, LLC

DESCRIPTION OF REQUEST: Final Sign-off of EPC approved Site Development Plan for Building Permit

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. Tract 10-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Eagle Ranch Subdivision  
 Existing Zoning: SU-1 FOR C-1 Proposed zoning: n/a MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): B-13 UPC Code: 101306525604632511

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): \_\_\_\_\_  
Project 1001907, 08EPC-40041, 02EPC-00631, and 02EPC-01145

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.6911  
 LOCATION OF PROPERTY BY STREETS: On or Near: 4410 IRVING BLVD NW  
 Between: Congress Ave. and \_\_\_\_\_

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

SIGNATURE Jacqueline Fishman DATE 7/1/2008  
 (Print) Jacqueline Fishman, AICP Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>08DRB-70309</u>	<u>BBP</u>	<u>P(3)</u>	<u>\$0</u>
_____	<u>CME</u>	_____	<u>\$20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>07/16/08</u>			Total <u>\$20.00</u>

Sandy Handley 07/08/08 Project # 1001907  
 Planner 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.**

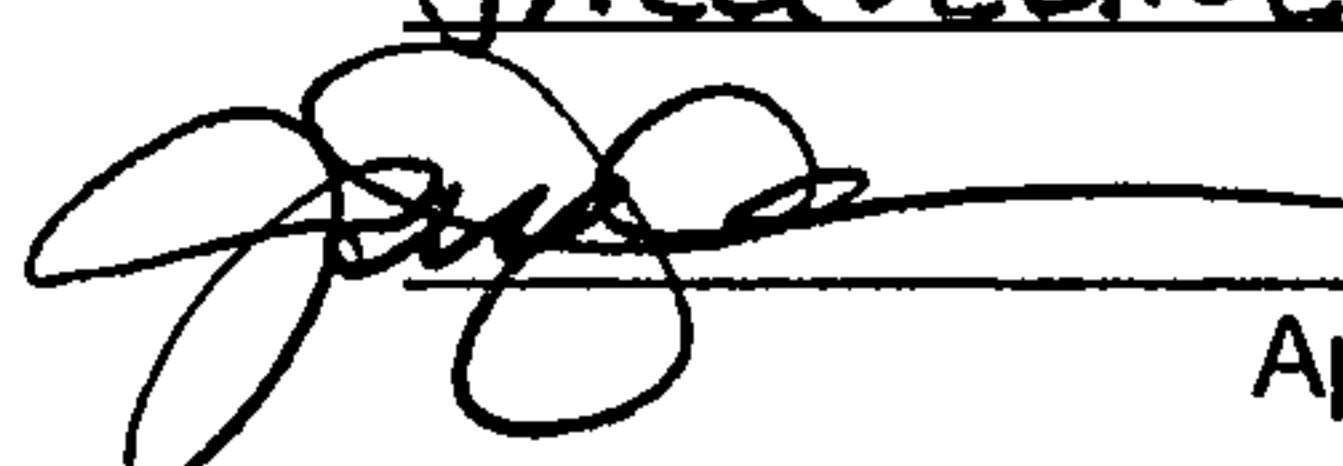
- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
  - \_\_\_ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - \_\_\_ DRB signed Site Plan 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.

JACQUELINE FISHMAN  
Applicant name (print)  
  
Applicant signature / date



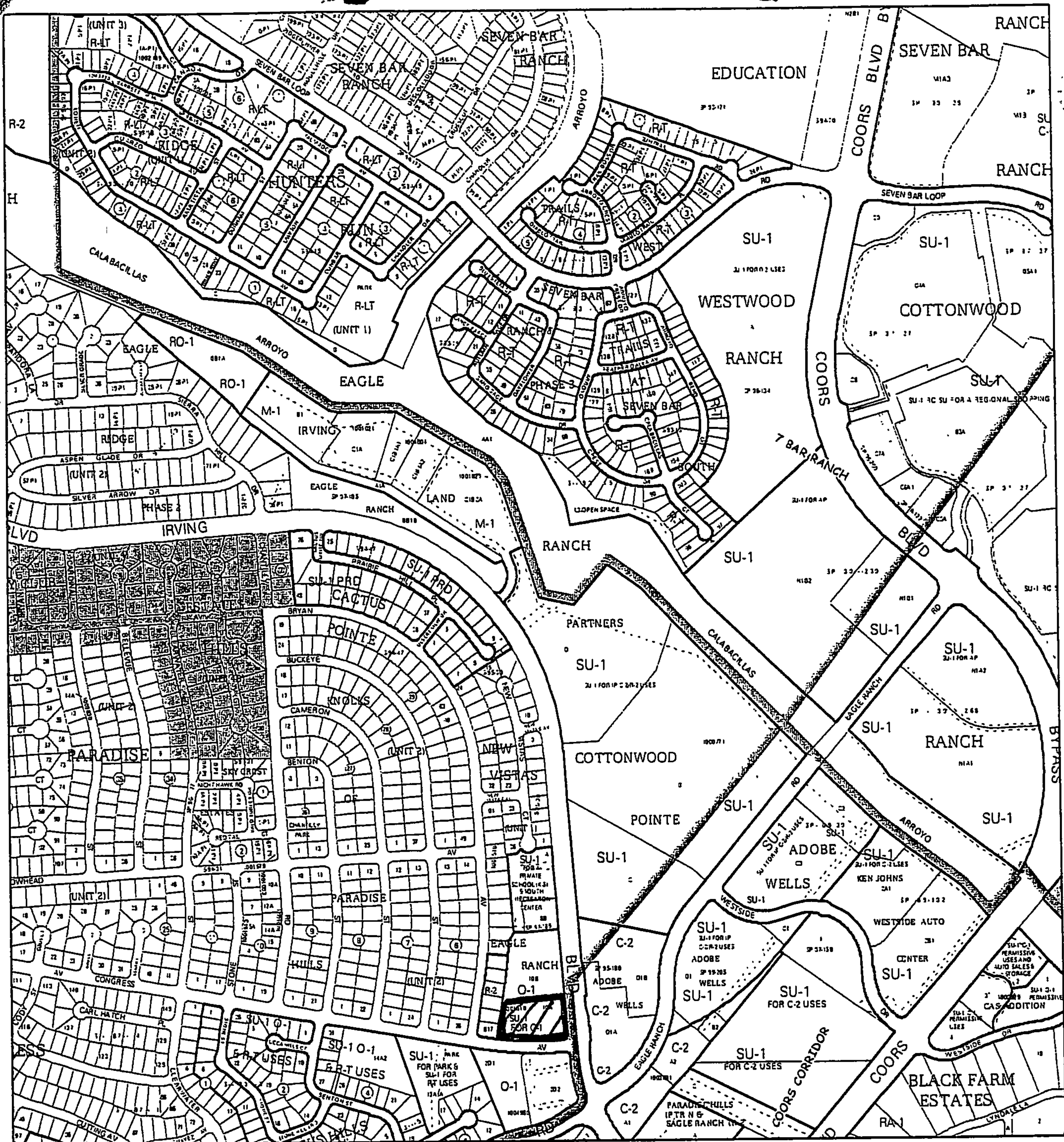
Form revised **October 2007**

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
08DRB - 70309

Sandy Hendley 09/08/08  
Planner signature / date  
Project # 1001907

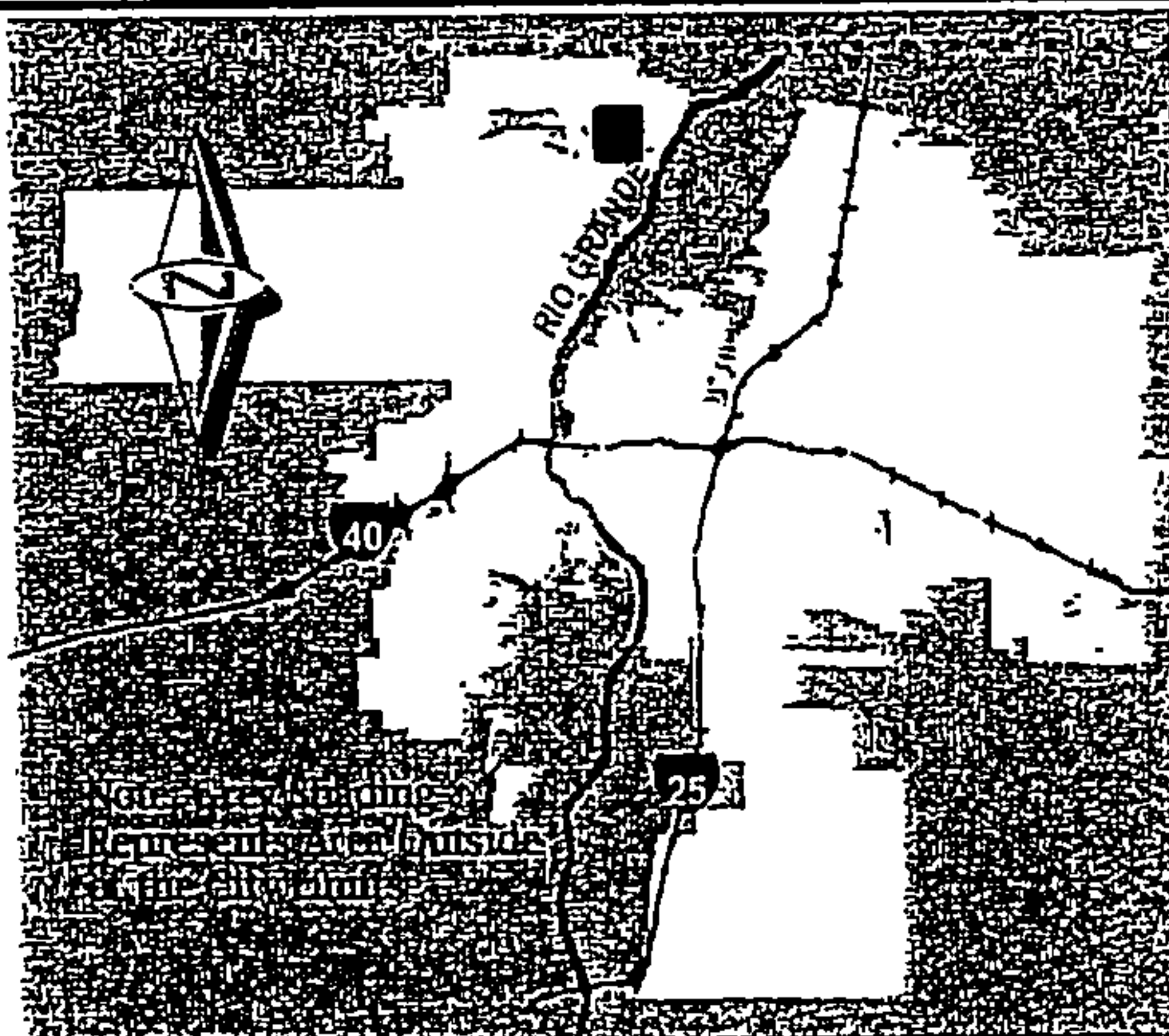




For more current information and more details visit: <http://www.cabq.gov/gis>












Map amended through: 3/22/2007



Zone Atlas Page:

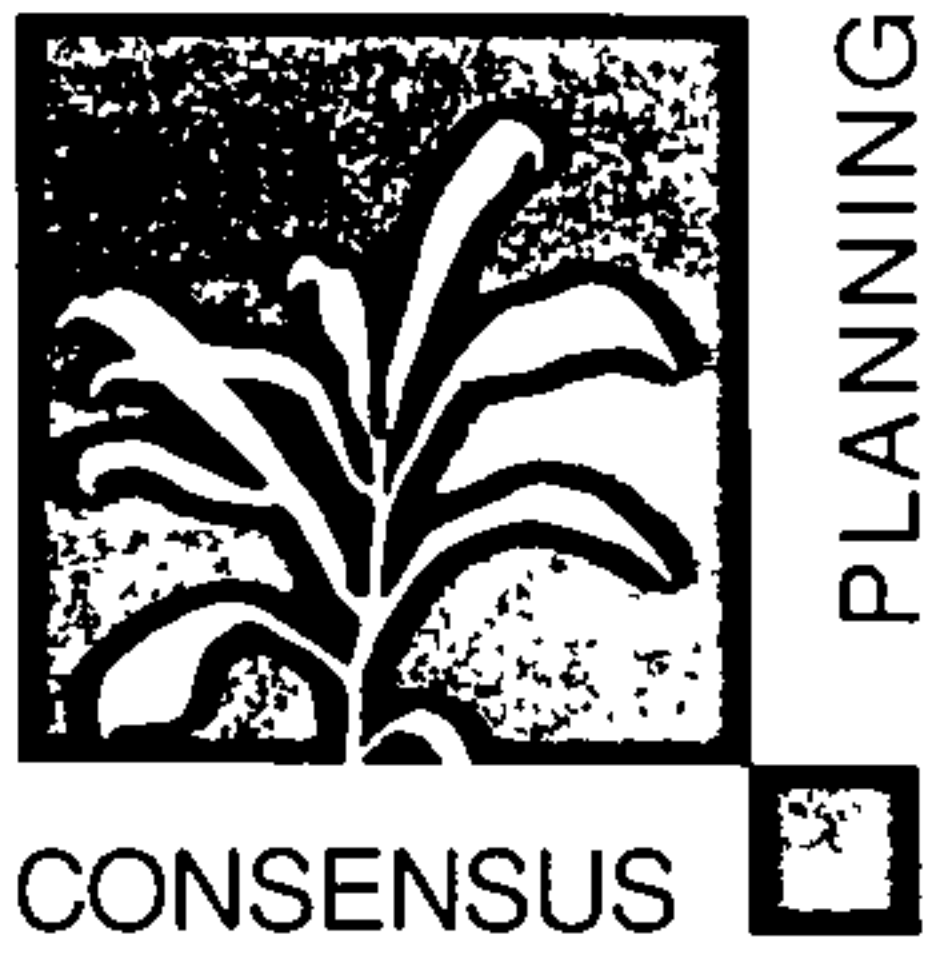
**B-13-Z**

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.







July 8, 2008

Jack Cloud, Chairman  
Development Review Board  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

RE: Project #1001907 / 08EPC-40041 / Tract 10A, Congress and Irving

Landscape Architecture  
Urban Design  
Planning Services

Dear Mr. Chairman:

The purpose of this letter is to explain how we have modified the Site Plan for Building Permit approved by the Environmental Planning Commission on June 19, 2008 to comply with the conditions of approval. The conditions and our responses are as follows:

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

1. 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.

*This letter is intended to meet this condition.*

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

*I met with Maggie Gould, Staff Planner, prior to DRB submittal on July 8, 2008.*

3. Screening of transformers, electric boxes, and other utility structures shall not impede access to the equipment and shall provide for safe maintenance and repair by utility workers.

*A note has been added to the Landscape Plan, sheet 2.*

4. Signage shall achieve a minimum 50% contrast between graphics and background.

*Modifications have been made to the background color and notes associated with the sign detail on sheet 6 in compliance with this condition.*

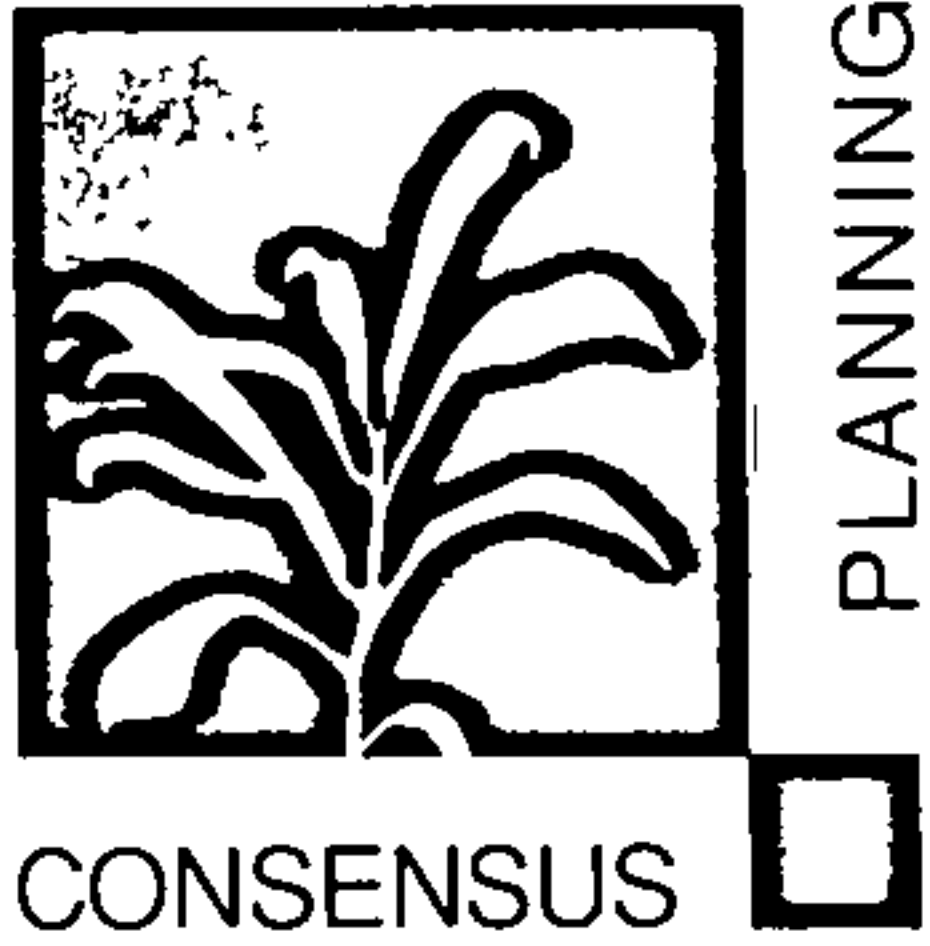
5. Curb cuts shall be added around landscape areas to allow irrigation by parking lot storm flow, if technically feasible.

PRINCIPALS

Karen R. Marcotte, AICP  
James K. Strozier, AICP  
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP



*Curb cuts have been added to the landscape area in the southeast corner of the site for water harvesting purposes. Due to the existing topography, this is the only feasible area that can be used for water harvesting.*

6. Remove the northeast most parking space nearest to the dumpster and replace that space with a landscape berm contained by retaining walls if necessary.

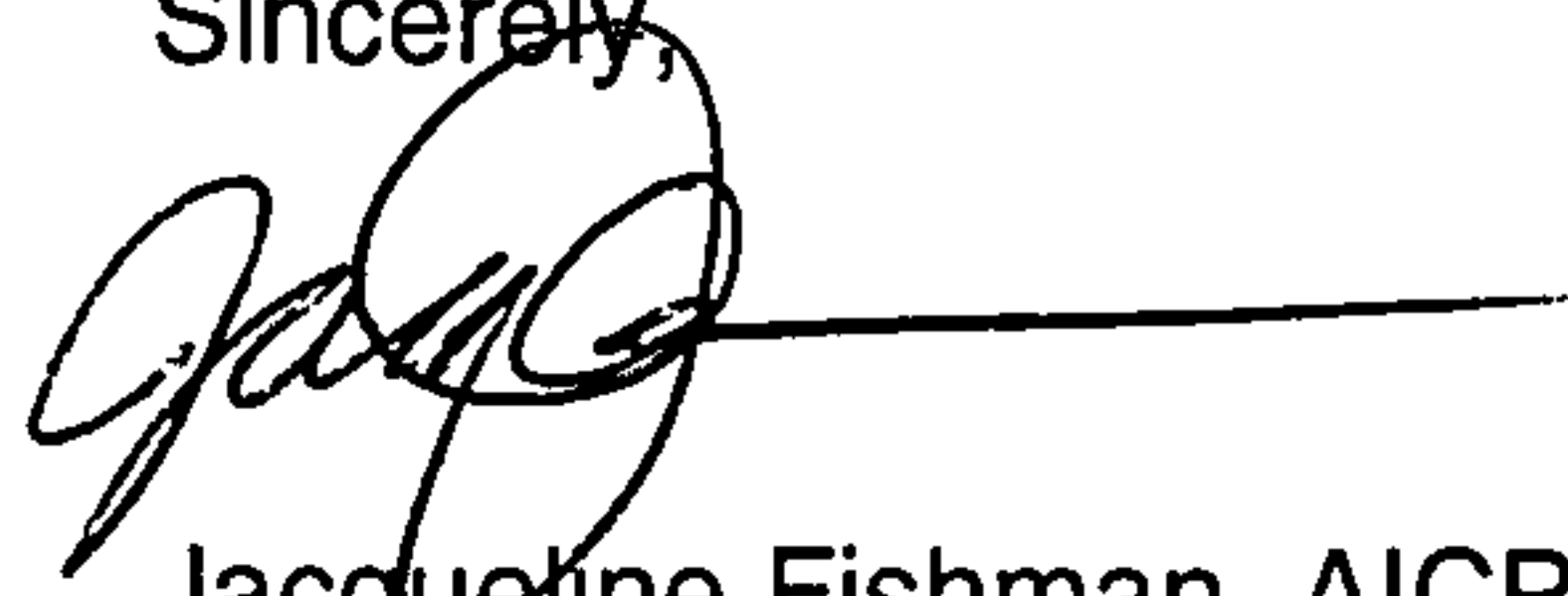
*The parking space adjacent to the trash enclosure has been removed and landscape has been increased to provide more screening, see Landscape Plan, sheet 2 and Grading Plan, sheet 3 for landscape and berming/slope detail.*

7. Conditions From City Engineer, Municipal Development And NMDOT:
  - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - c. Site plan shall comply and be designed per DPM Standards.

*We agree with Conditions 7a-7c.*

Please do not hesitate to contact me with any questions you may have in regard to this submittal.

Sincerely,



Jacqueline Fishman, AICP  
Associate



Date: June 20, 2008

City of Albuquerque  
Planning Department  
Development Review Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

**OFFICIAL NOTIFICATION OF DECISION**

FILE: Project# 1001907\*  
08EPC-40041 SITE DEVELOPMENT -  
BUILDG PRMT

Med West 2008 LLC  
2929 Coors Blvd.NW, Ste 202  
Albuq. NM 87120

LEGAL DESCRIPTION: for all or a portion of tracts 10-A, zoned SU-1 FOR C-1 located on 4410 Irving Blvd NW and Congress Ave NW containing approximately 1.6911 acres. (B-13)  
Maggie Gould, Staff Planner

On June 19, 2008 the Environmental Planning Commission voted to approve Project 1001907/08-EPC 40041, a Site Plan for Subdivision, for Tract 10A, Eagle Ranch Subdivision, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for a Site Plan for Building Permit for an approximately 15,440 square foot office building on a 1.6 acre site, Tract 10 A of the Eagle Ranch Subdivision , located on the northwest corner of Irving Boulevard and Congress Avenue.
2. The subject site is within the Established Urban area of the Comprehensive Plan, and within the boundaries of the West Side Strategic Plan.
3. The following Comprehensive Plan policies for Developing and Established Urban Areas are supported by the proposal:
  - a. Policy a: The proposed medical office will add to the mix of uses in the area
  - b. Policies d and e are furthered by this request because the site is in an area with a full range of services, the design is architecturally compatible with the surrounding area and the use should not create excess noise, traffic or pollution for the surrounding area.
  - c. Policy i is furthered by this request because the proposed medical office will not produce excess noise. The lighting will be standard. The existing medical office adjacent to this site is compatible with the neighborhood.



- d. Policy k: Irving is designated as a minor arterial. The site plan for subdivision prohibits access to the site from Irving. This will prevent back up and possibly help avoid accidents. The access from Congress lines up with the drive on the opposite side of the street.
  - e. Policy m is furthered because the building will not obstruct the views to the east or the west because it is below the existing, adjacent buildings.
4. The following Comprehensive Plan policies for Economic Development are supported by the proposal:
    - a. Policy a is furthered because the medical office will provide potential employment for medical professionals, clerical staff, maintenance personnel.
    - b. Policy b is furthered by this request because the medical office will be owned by Midwest LLC, a local company.
    - c. Policy g: Although the site is not directly within the activity center it is adjacent and will add to the employment possibilities on the Westside.
  5. Comprehensive Plan policies for Developed Landscape are supported by this request :
    - a. Policy d is furthered because the plant palette is a mix native and low water species. The planting along both streets will be attractive and help to diminish dust. The rock areas at the corner of the site will slow water down and help prevent erosion.
  6. Comprehensive Plan policies for Transportation and Transit are supported by this request.

Policy g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

    - a. Policy g is furthered because the site offers a pedestrian connection from Irving and a pedestrian connection from Congress. There is an existing sidewalk along Irving.
  7. The following West Side Strategic Plan (WSS) policies support the proposal:
    - a. Policy 3.8: Although the site is not directly within the Paseo del Norte Activity Center; the proposed project will compliment the existing development by offering another service and possible employment.
    - b. Policy 4.6: The proposed building is below the buildings to the west and will not obstruct the views to the east or west.
    - c. Policy 4.10: The site is within walking distance of two commuter bus stops. There are bicycle lanes in the right- of-way along Irving Boulevard. A six-space bicycle rack is provided near the entrance to the building.
  8. There is no known opposition to this request.
  9. Notwithstanding the design guidelines the dumpster location is deemed by appropriate by the Commission.
  10. Screening of transformers, electric boxes and other utility structures shall not impede access to the equipment and shall provide for safe maintenance and repair by utility workers.



OFFICIAL NOTICE OF DECISION  
JUNE 19, 2008  
PROJECT #1001907  
PAGE 3 OF 4

**CONDITIONS:**

1. ~~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.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Screening of transformers, electric boxes and other utility structures shall not impede access to the equipment and shall provide for safe maintenance and repair by utility workers.
4. Signage shall achieve a minimum 50% contrast between graphics and background.
5. Curb cuts shall be added around landscape areas to allow irrigation by parking lot storm flow, if technically feasible.
6. Remove the northeast most parking space nearest to the dumpster and replace that space with a landscape berm contained by retaining walls if necessary.
7. Conditions From City Engineer, Municipal Development And NMDOT:
  - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - c. Site plan shall comply and be designed per DPM Standards.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JULY 7, 2008 IN THE MANNER DESCRIBED BELOW. 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.

OFFICIAL NOTICE OF DECISION

JUNE 19, 2008

PROJECT #1001907

PAGE 4 OF 4

~~Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an~~ appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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 MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

  
for Richard Dineen  
Planning Director

RD/MG/ac

cc: Fred Hampton, Eagle Ranch NA, 9620 Stone St. NW, Albuquerque, NM 87114  
Julia Moore, Eagle Ranch NA, 9208 C Anderson Dr. NW, Albuquerque, NM 87114  
Thornton, Paradise Hills Civic Assoc., 5125 Russell Dr. NW, Albuquerque, NM 87114  
Tom Anderson, Paradise Hills Civic Assoc., 10013 Plunkett Dr. NW, Albuquerque, NM 87114



666783

PERMANENT EASEMENT

10/21/08

Grant of Permanent Easement, between Med West 2008, LLC ("Grantor"), whose address is 2929 Coors Blvd. NW, Suite 202, \* and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.  
\*Albuquerque, NM 87120

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of Public Sidewalk, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantors property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or Encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or Encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or Encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective unless approved by the City Engineer as shown in the signature block below.

WITNESS my hand and seal this 22 day of SEPT, 2008.

APPROVED:



City Engineer


10-21-08

Dated

1022108

10-15-08

GRANTOR:



(Individual)

GRANTOR: Med West 2008, LLC

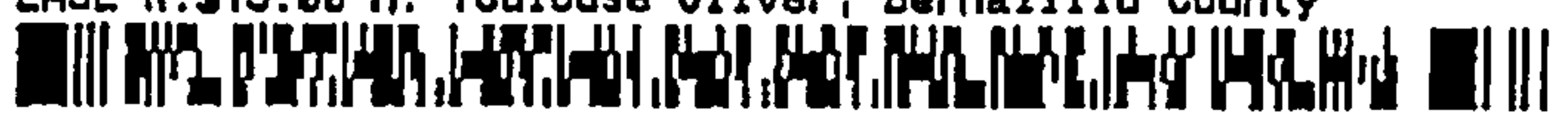
By: 

Mark Edwards

Its: Managing Member  
(Corporation or Partnership)

Doc# 2008114713

10/21/2008 02:39 PM Page: 1 of 4  
EASE R:\$15.00 M. Toulouse Oliver, Bernalillo County



INDIVIDUAL

STATE OF \_\_\_\_\_ )  
 )ss  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ , by  
\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_

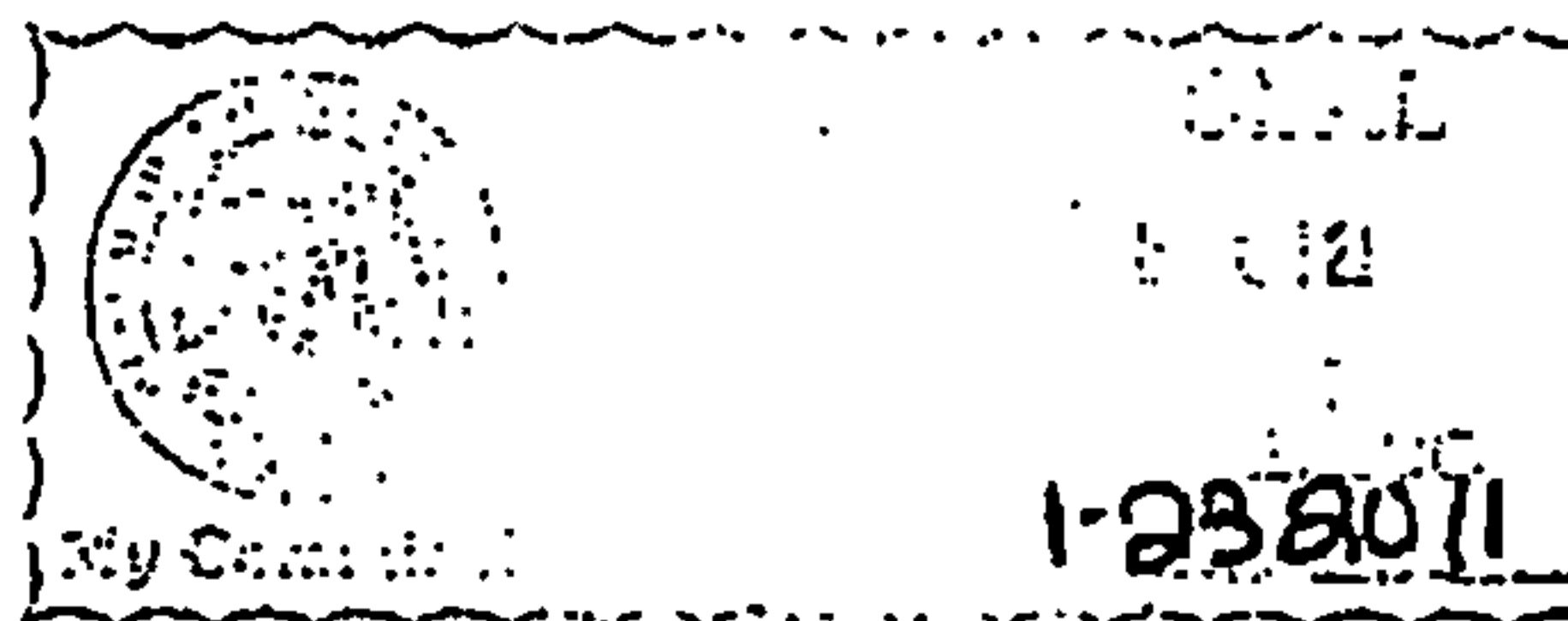
CORPORATION

STATE OF NEW MEXICO )  
 )ss  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on 22 day of SEPT, 2008 , by  
Mark Edwards, Managing Member  
Of Med West 2008, LLC , a NM limited liability corporation, on behalf of the corporation.

Krista Garza  
\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_



PARTNERSHIP

STATE OF \_\_\_\_\_ )  
 )ss  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ , by  
\_\_\_\_\_, partners(s), on behalf of \_\_\_\_\_, a partnership.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_

(EXHIBIT 'A' ATTACHED)



## LEGAL DESCRIPTION

THAT CERTAIN PARCEL of land situate within the Town of Alameda Grant, Section 7, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being a portion of Tract 10-A. Eagle Ranch, of the plat of Lots B-1 through B-17, inclusive and Tracts 10-A AND 10-B Eagle Ranch as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on November 7, 2001 in Book 2001C, Page 293 and being more particularly described as a Public Sidewalk easement as follows:

BEGINNING at the northeast corner of said Lot 10-A, said point being the true POINT OF BEGINNING of a Public Sidewalk easement;

THENCE along easterly property line S 04°25'24" E 186.82 feet to a point;

THENCE continuing along said property line 39.28 feet along a curve to the right, whose radius is 25.00 feet through a central angle of 90°00'47" and whose chord bears N 40°35'00" E 35.36 feet to a point of tangency;

THENCE continuing along southerly property line 4.98 feet along a curve to the right, whose radius is 1851.20 feet through a central angle of 00°09'15" and whose chord bears N 85°40'01" E 4.98 feet to a point of non-tangency;

THENCE leaving said property line 37.62 feet along a curve to the left, whose radius is 25.00 feet through a central angle of 86°13'25" and whose chord bears N 42°37'55" E 34.17 feet to a point of tangency;

THENCE 7.44 feet along a curve to the left, whose radius is 282.81 feet through a central angle of 01°30'29" and whose chord bears N 01°14'02" W 7.44 feet to a point of non-tangency;

THENCE N 05°02'09" W 62.44 feet to a point;

THENCE N 04°04'15" W 34.44 feet to a point;

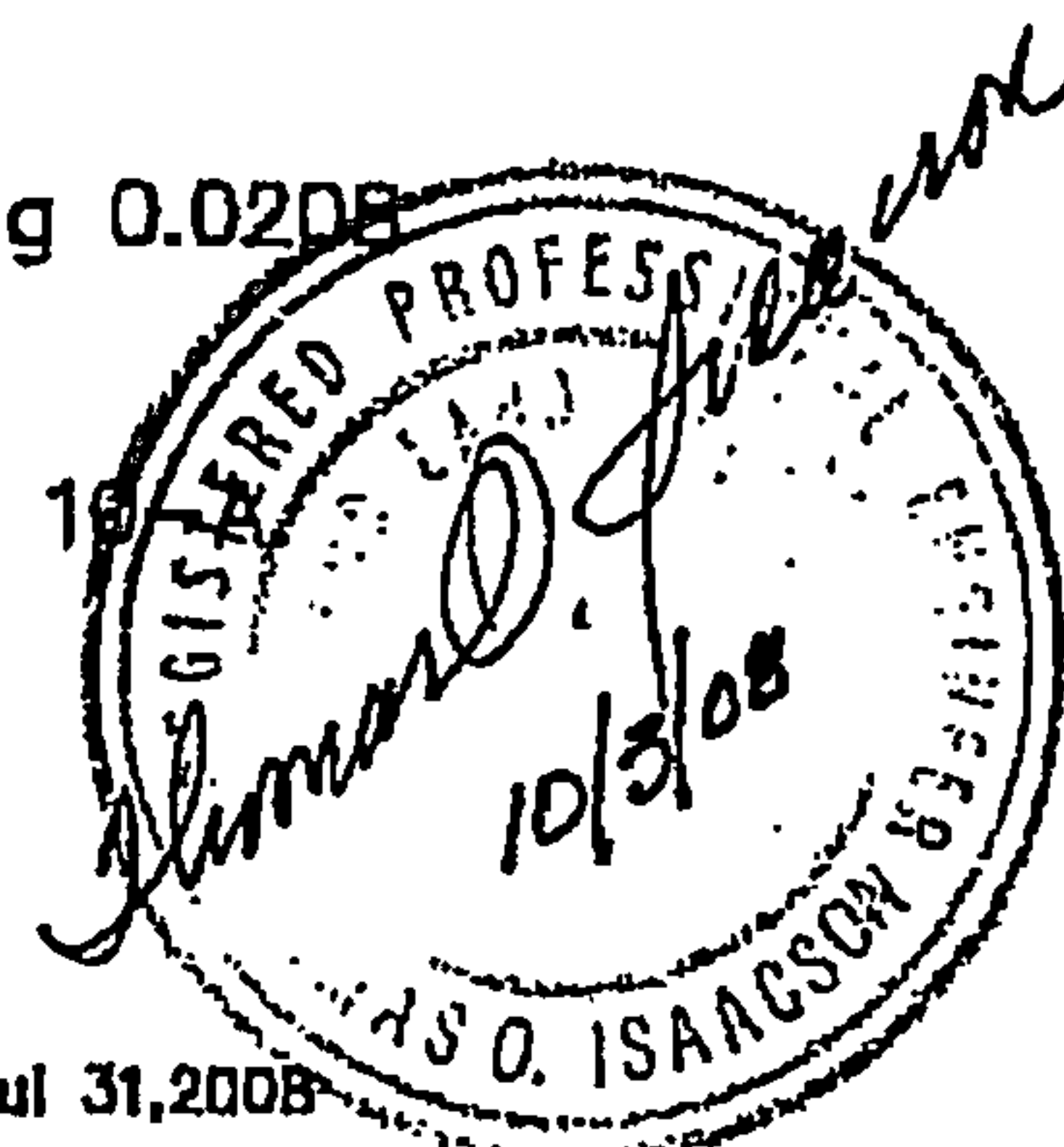
THENCE 42.65 feet along a curve to the right, whose radius is 735.13 feet through a central angle of 03°19'27" and whose chord bears S 02°24'32" W 42.64 feet to a point of non-tangency;

THENCE 41.72 feet along a curve to the right, whose radius is 3291.07 feet through a central angle of 00°43'35" and whose chord bears S 00°08'22" E 41.72 feet to a point of non-tangency, said point being along the northerly property line;

THENCE N 85°34'03" E 0.40 feet to the POINT OF BEGINNING and containing 0.0208 acres (905.01 sf) more or less.

BASIS OF BEARING: EASTERLY PROPERTY LINE OF ABOVE DESCRIBED TRACT 10

EXHIBIT 'A'  
Page 1 of 2



SCALE 1"=30'



LOT 10-B  
EAGLE RANCH  
(11/7/01, BK.  
2001C, PG. 293)

N85°34'53"E  
0.40'

P.O.B

R=3291.07  
L=41.72  
D=0°43'35"  
CH=S00°08'22"E  
41.72

S04°25'24"E

10' P.U.E.  
(11/07/01,  
BK. 2001C, PG. 293)

R=735.13  
L=42.65  
D=3°19'27"  
CH=S02°24'32"E  
42.64

Irving Boulevard N.W.

LOT 10-A

N04°04'15"W  
34.44'

N05°02'09"W

R=282.81  
L=7.44  
D=1°30'29"  
CH=N01°14'02"W  
7.44

186.82'

62.44'

R=25.00  
L=37.62  
D=86°13'25"  
CH=N42°37'55"E  
34.17

R=25.00  
L=39.28  
D=90°00'47"  
CH=N40°35'00"E  
35.36

Congress Avenue, N.W.

R=1851.20  
L=4.98  
D=0°09'15"  
CH=N85°40'01"E  
4.98

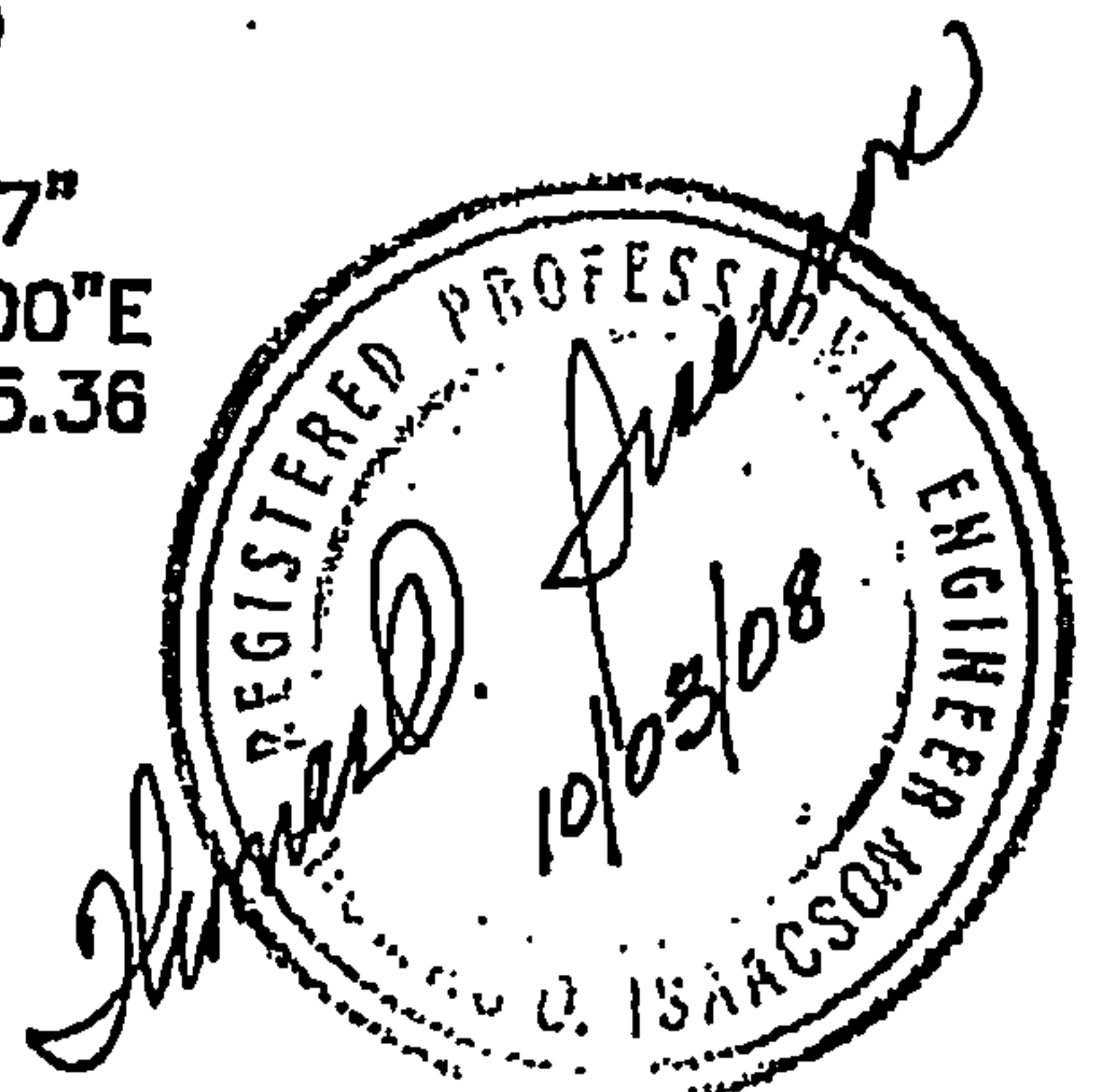


EXHIBIT 'A'

Page 2 of 2

# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

**SUBDIVISION** Supplemental form **S**

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

**SITE DEVELOPMENT PLAN** Supplemental form **P**

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

**ZONING** Supplemental form **Z**

Annexation & Zone Establishment  
 Sector Plan  
 Zone Change  
 Text Amendment

**APPEAL / PROTEST of...** Supplemental form **A**

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 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.

**APPLICANT INFORMATION:**

NAME: Jeffrey R. Harris PHONE: 855-6275

ADDRESS: 1730 Dietz Loop NW FAX: 241-0759

CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: \_\_\_\_\_

Proprietary interest in site: owner

AGENT (if any): Consensus Planning, Inc. PHONE: 764-9801

ADDRESS: 924 Park Avenue SW FAX: 842-5495

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.

DESCRIPTION OF REQUEST: EPC sign-off for approved Site Plan for Subdivision

DRB final sign-off of

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. 10-A Block: NA Unit: NA

Subdiv. / Addn. Eagle Ranch

Current Zoning: SU-1 for C-1 Proposed zoning: NA

Zone Atlas page(s): B-13 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): 1.69 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA

Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No

UPC No. 101306524903032519 MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: Northwest corner of Irving Blvd. and Congress Avenue

Between: \_\_\_\_\_ and \_\_\_\_\_

**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-92-52, DRB-94-345, Project # 1001510, DRB 01410-01374, DRB 99-279

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 5/25/99

SIGNATURE [Signature] DATE 11/26/02

(Print) James K. Strozier, AICP  Applicant  Agent

**FOR OFFICIAL USE ONLY**

.pdf Form revised Sept. 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02DRB - 01803</u>	<u>SBS</u>	<u>13</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<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 checked="" 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>DEC 4 2002</u>			Total \$ <u>0</u>

JM - 11/26/02  
Planner signature / date

Project # 1001907



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

**SKETCH PLAN REVIEW AND COMMENT**

- \_\_\_ 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) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- \_\_\_ 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) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ 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
- \_\_\_ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- \_\_\_ Fee (see schedule)
- \_\_\_ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- \_\_\_ 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) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ 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
- \_\_\_ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- \_\_\_ Blue-line copy of Site Plan with Fire Marshal's stamp
- \_\_\_ Fee (see schedule)
- \_\_\_ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- \_\_\_ 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) Copies as needed above
- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ 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)
- \_\_\_ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

- 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 (not required for SDP for Subdivision)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- 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
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. 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.

James K. Strozier, AICP

Applicant name (print)

*[Handwritten Signature]* 11/26/02

Applicant signature / date

Form revised September 2001



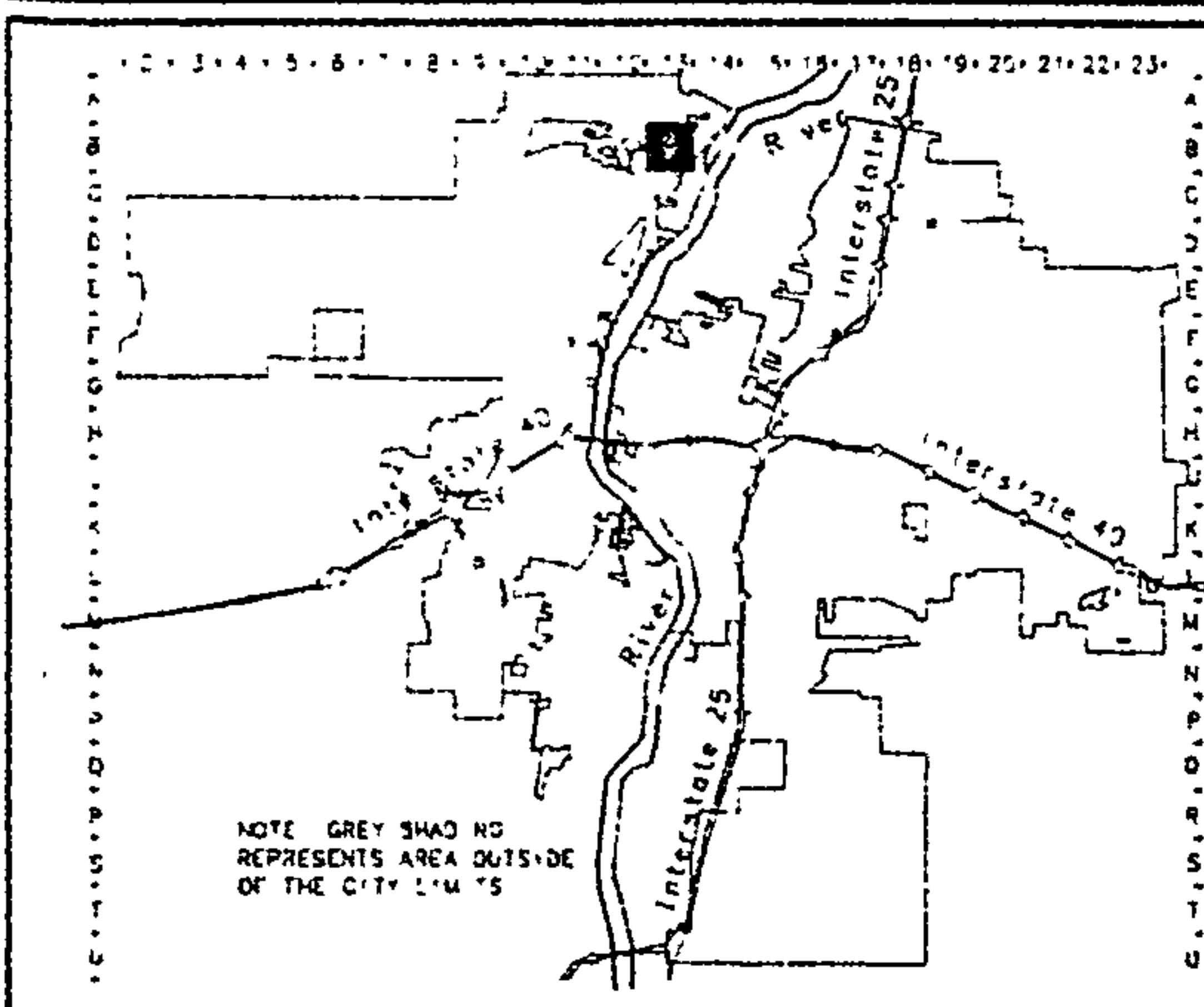
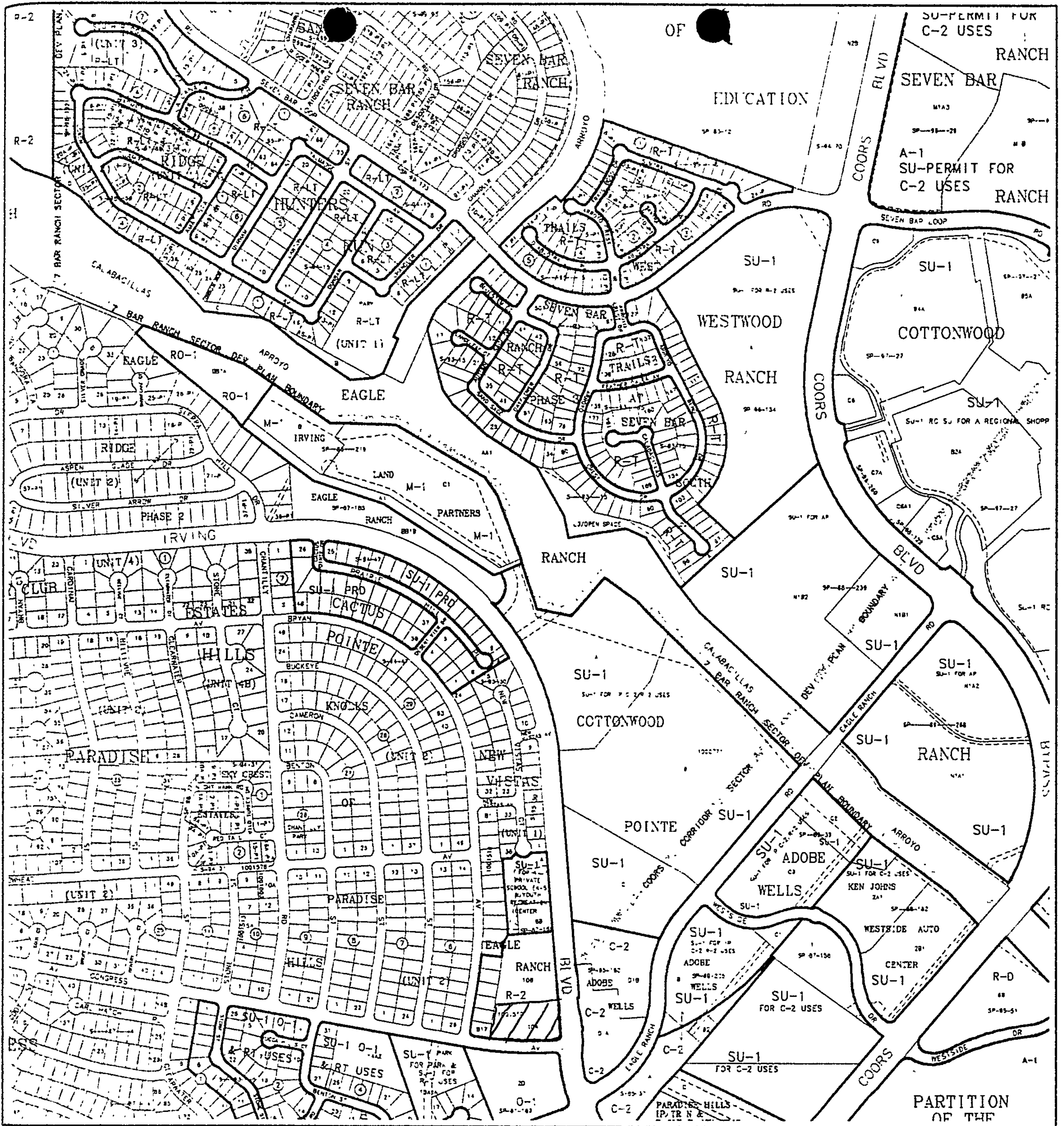
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 02DRB - 01803

*[Handwritten Signature]* 11/26/02  
 Planner signature / date

Project # 1001907



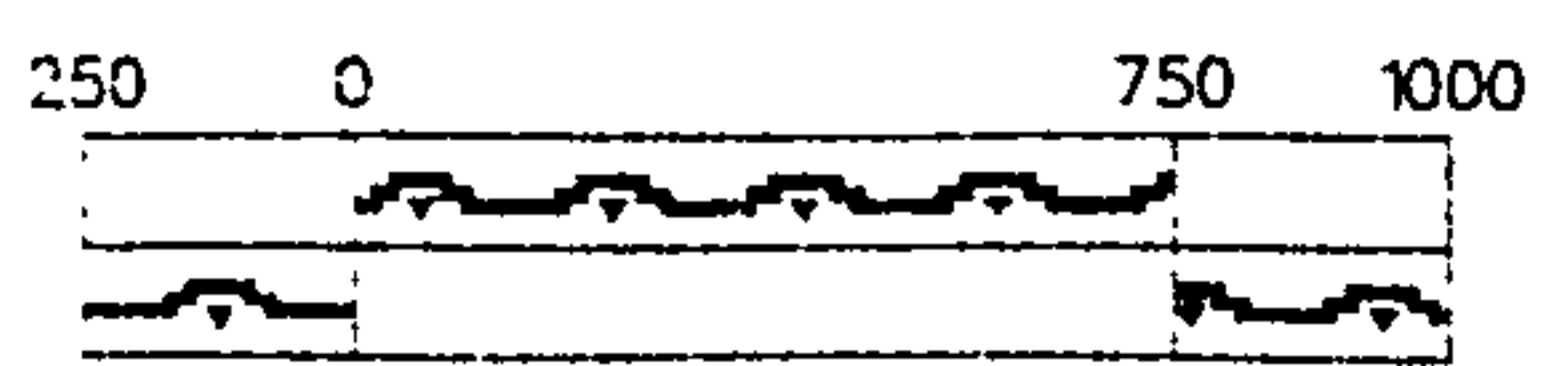


CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET



Zone Atlas Page

**B-13-Z**

Map Amended through April 03, 2002





City of Albuquerque  
Planning Department  
Development Services Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: September 20, 2002

## OFFICIAL NOTIFICATION OF DECISION

FILE: **Project 1001907**  
02EPC-00631 Zone Map Amendment  
02EPC-01145 SDP- Subdivision

Jeffery R. Harris  
1730 Dietz Loop, NW  
Albuquerque, NM 87104

LEGAL DESCRIPTION: Request the above action(s) all or a portion of Tract(s) 10-A, **Eagle Ranch Subdivision**, a zone map amendment from R-2 to SU-1 for C-1, located on the NW CORNER OF CONGRESS AVENUE NW and IRVING BLVD. NW, containing approximately 2.0 acres. (B-13)  
Loretta Naranjo-Lopez, Staff Planner

On September 19, 2002 the Environmental Planning Commission voted to approve Project 1001907 / 02EPC-00631, a Zone Map Amendment from R-2 to SU-1 for C-1, based on the following Findings:

### FINDINGS:

1. This is a request for a zone map amendment from R-2 to SU-1 for C-1 with the following restricted uses – gas stations, convenience stores, outdoor equipment storage or rental, maintenance yards and all automotive uses - for approximately 1.69 acres located on Tract 10-A, Paradise Community, Eagle Ranch Subdivision, located on the northwest corner of Congress Avenue and Irving Boulevard, NW.
2. Resolution 270-1980, Section 1.D., states, “The applicant must demonstrate that the existing zoning is inappropriate because of changed neighborhood or community conditions justify the change.” The applicant’s justification states, “The extensive grading and retaining wall construction on this property and its immediate surroundings, which create a physical barrier between the subject site and the tract to the north,” “In addition, the area north and east of the site (all zoned SU-1 for IP, C-2 and R-2) is being developed as multi-family residential, which will not be a location for commercial services.” The applicant has justified Section 1.D. showing there are changed conditions indicating the request complies with Resolution 270-1980.
3. The applicant’s request is for a change to SU-1 for C-1 with restricted uses, a zone designed to allow uses which are necessary and beneficial to surrounding neighborhoods.
4. The request is consistent with the Comprehensive Plan, Established Urban Area, Policy e that calls for employment and service uses to be located to complement residential areas and to be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments. The site plan and design guidelines ensure the mitigation of these items.



# EPC OFFICIAL NOTIFICATION OF DECISION

Project 1001907 / 02EPC-00631 & 02EPC-01145

September 20, 2002

Page 2

5. The request meets the intent of the West Side Strategic Plan by locating in an area proximate to and functioning as a community core area or village center. The zone change request is not in conflict with the West Side Strategic Plan policy.
6. The proposed use represents an opportunity for infill development in this area, which is appropriate.

---

On September 19, 2002 the Environmental Planning Commission voted to approve Project 1001907 / 02EPC-01145, a Site Development Plan for Subdivision, based on the following Findings and subject to the following Conditions:

## FINDINGS:

1. This is a request for a site development plan for subdivision for Tract 10A, Paradise Community, Eagle Ranch Subdivision, containing approximately 1.69 acres, located on the northwest corner of Congress Avenue and Irving Boulevard, NW.
2. This request is consistent with the West Side Strategic Plan Objectives that states, "... provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment in order to minimize the needs for cross metro trips." Employment opportunities are encouraged on the West Side.
3. This request also furthers the Comprehensive Plan, Policy II.B.5.d., "The location, intensity and design of new development shall respect existing neighborhood . . ." Policy II.B.5.e, "New growth shall be accommodated through development in areas where vacant land is contiguous to existing programmed urban facilities and services and where the integrity of the neighborhoods can be ensured."

## CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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.
2. Access to the property shall only be allowed off of Congress Avenue. There shall be two vehicular access points located off of Congress Avenue, NW.
3. Internal pedestrian pathways should be clearly demarcated and are at a minimum of 6-feet with slightly raised and/or textured paving shall be provided where pedestrian paths cross-vehicular entrances and drive aisles.
4. Shade trees shall be spaced 25 feet on center and not 30 feet on center within planters that have a minimum interior dimension of 5 square feet.
5. The applicant is required to follow the policies of the City Landscape Ordinance. A 10-foot wide landscape buffer is required along property lines, which abut residential zones. The 5-foot wide proposed landscape buffer shall be revised to be 10 feet.

**EPC OFFICIAL NOTIFICATION OF DECISION**

**Project 1001907 / 02EPC-00631 & 02EPC-01145**

**September 20, 2002**

**Page 3**

6. The maximum building height shall be revised to 26 feet.
7. The City Engineer requires that states that the developer is responsible for improvements to the transportation facilities adjacent to the site.
  - a. Permanent improvements to the transportation facilities adjacent to the proposed site development plan shall be addressed at Site Development Plan for Building Permit.
  - b. A Traffic Impact Study determination shall be made at Site Development Plan for Building Permit.
  - c. Access points from Congress Avenue shall meet DPM requirements.
8. The design guidelines portion of the submittal shall contain language regarding signs indicating that the subdivision signage for this development will be consistent with Section 14-16-3-5(C) of the Comprehensive City Zoning Code.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **OCTOBER 4, 2002** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.**

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

**YOU WILL RECEIVE NOTIFICATION IF ANY OTHER 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 MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S):**



**EPC OFFICIAL NOTIFICATION OF DECISION**

**Project 1001907 / 02EPC-00631 & 02EPC-01145**

**September 20, 2002**

**Page 4**

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

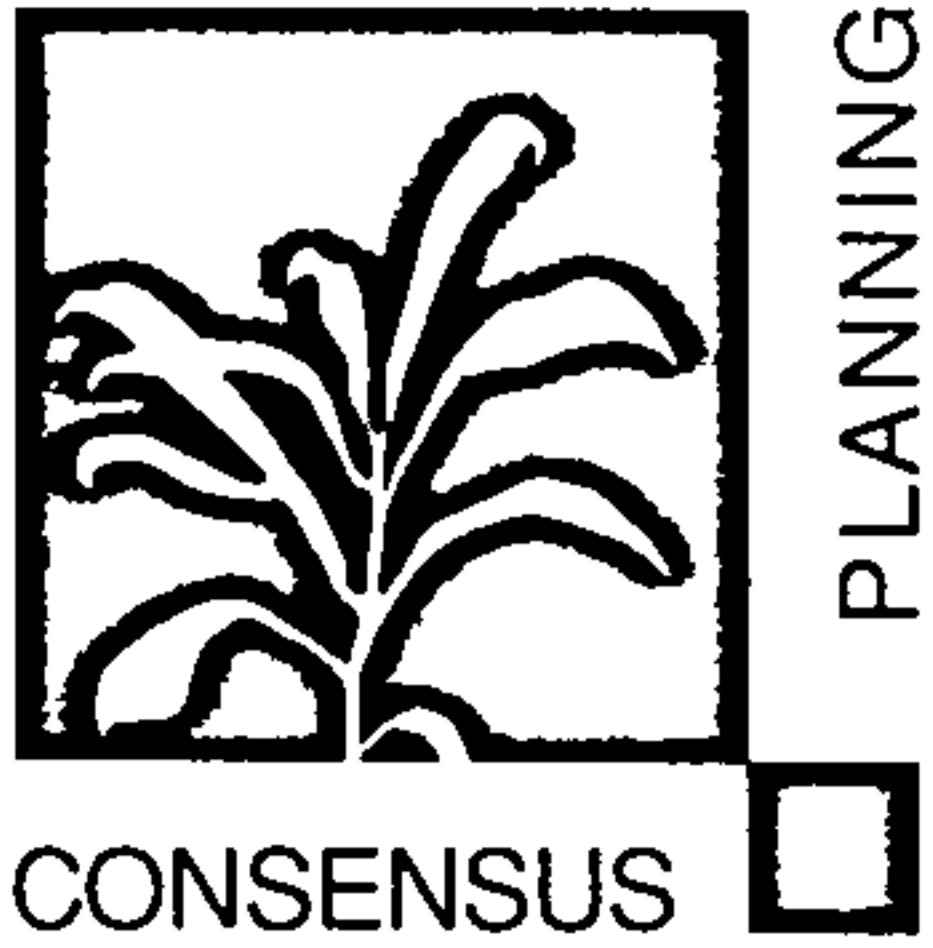
Sincerely,

  
For Victor J. Chavez  
Planning Director

VJC/LNL/nat

cc: Consensus Planning, 924 Park Avenue SW, Albuquerque, NM 87102  
Fred Hampton, Eagle Ranch N.A., 9620 Stone Street NW, Albuquerque, NM 87114-6019  
Jason Vargas, Eagle Ranch N.A., 4625 Carl Hatch Place NW, Albuquerque, NM 87114  
Larry Weaver, Paradise Hills Civic Assoc., 6001 Unitas Court NW, Albuquerque, NM 87114  
Tom Anderson, Paradise Hills Civic Assoc., 10013 Plunkett Drive NW, Albuquerque, NM 87114  
Witt B. Harwell Jr., 4629 Carl Hatch Place NW, Albuquerque, NM 87114-5339  
Sharon L. Munson, 4400 Cactus Hills Place NW, Albuquerque, NM 87114  
Paul R. Ackerman, 4815 Sam Bratton Avenue NW, Albuquerque, NM 87114-5338  
C. Jerry Harger Jr., P.O. Box 72774, Albuquerque, NM 87195-2774  
Jeanette DeVries, 9200 C. Anderson Drive NW, Albuquerque, NM 87114  
John Nolin, 4604 Edwin Mechem NW, Albuquerque, NM 87114  
Richard H. Paul, 4615 Carl Hatch Place NW, Albuquerque, NM 87114  
Roy & Jacque Ward, 9304 Clearwater Street NW, Albuquerque, NM 87114  
Robert & Beth Sanchez, 4512 Stone Hills Road NW, Albuquerque, NM 87114  
Carolyn Grantham, 4612 Carl Hatch Place NW, Albuquerque, NM 87114  
Dan & Kathy Graney, 9628 Stone Street NW, Albuquerque, NM 87114  
Dee & Gary Shields, 4901 Cutting Avenue NW, Albuquerque, NM 87114  
Frederick B. Hampton, 9620 Stone Street NW, Albuquerque, NM 87114-6019  
Earle A. Paxton, 4717 Sam Bratton Avenue NW, Albuquerque, NM 87114-5336  
John & Sally Shafer, 4925 Cutting Avenue NW, Albuquerque, NM 87114  
William & Sharon Pirtle, 9720 Benton Street NW, Albuquerque, NM 87114  
Michael & Sandy Weishaupt, 4716 Silver Hair Road NW, Albuquerque, NM 87114  
John & Julia Moore, 9208 C. Anderson Drive NW, Albuquerque, NM 87114





Landscape Architecture  
Urban Design  
Planning Services

924 Park Avenue SW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

November 26, 2002

Mr. Roger Green, Interim Chair  
Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Re: Project #1001907

Dear Roger:

The purpose of this letter is to provide documentation with regard to how each of the EPC conditions has been met with regard to the proposed Site Development Plan for Tract 10A, Paradise Community, Eagle Ranch Subdivision, located at the northwest corner of Congress Avenue and Irving Boulevard NW. The Official Notification of Decision is attached.

**Site Plan for Subdivision, EPC Conditions:**

**Condition 1:** The submittal of this site plan to the DRB shall meet all EPC conditions. 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.

*This letter is intended to meet this condition.*

**Condition 2:** Access to the property shall only be allowed off of Congress Avenue. There shall be two vehicular access points located off of Congress Avenue, NW.

*This is shown on the revised plans included in this submittal.*

**Condition 3:** Internal pedestrian pathways should be clearly demarcated and are at a minimum of 6-feet with slightly raised and/or textured paving shall be provided where pedestrian paths cross-vehicular entrances and drive aisles.

*The internal pedestrian pathways have been revised to require a minimum 6 foot width, and raised and/or textured paving, as shown in the revised design guidelines (sheet 2, Streetscape Standards) of this site plan.*

PRINCIPALS

Karen R. Marcotte, AICP  
James K. Strozier, AICP  
Christopher J. Green, ASLA

**Condition 4:** Shade trees shall be spaced 25 feet on center and not 30 feet on center within planters that have a minimum interior dimension of 5 square feet.

*This is included in the revised design guidelines (sheet 2, Streetscape Standards) of this site plan.*

**Condition 5:** The applicant is required to follow the policies of the City Landscape Ordinance. A 10-foot wide landscape buffer is required along property lines, which abut residential zones. The 5-foot wide proposed landscape buffer shall be revised to be 10 feet.

*The landscape buffer has been revised to a required 10-foot width along property lines abutting residential zones, as shown in the revised design guidelines (sheet 2, Landscape Standards) of this site plan.*

**Condition 6:** The maximum building height shall be revised to 26 feet.

*The maximum building height has been revised to 26 feet, as shown in the revised design guidelines (sheet 2, Site Planning/Architectural Standards) of this site plan.*

**Condition 7:** The City Engineer requires that the developer is responsible for improvements to the transportation facilities adjacent to the site.

- a. Permanent improvements to the transportation facilities adjacent to the proposed site development plan shall be addressed at the Site Development Plan for Building Permit.
- b. A Traffic Impact Study determination shall be made at Site Development Plan for Building Permit.
- c. Access points from Congress Avenue shall meet DPM requirements.

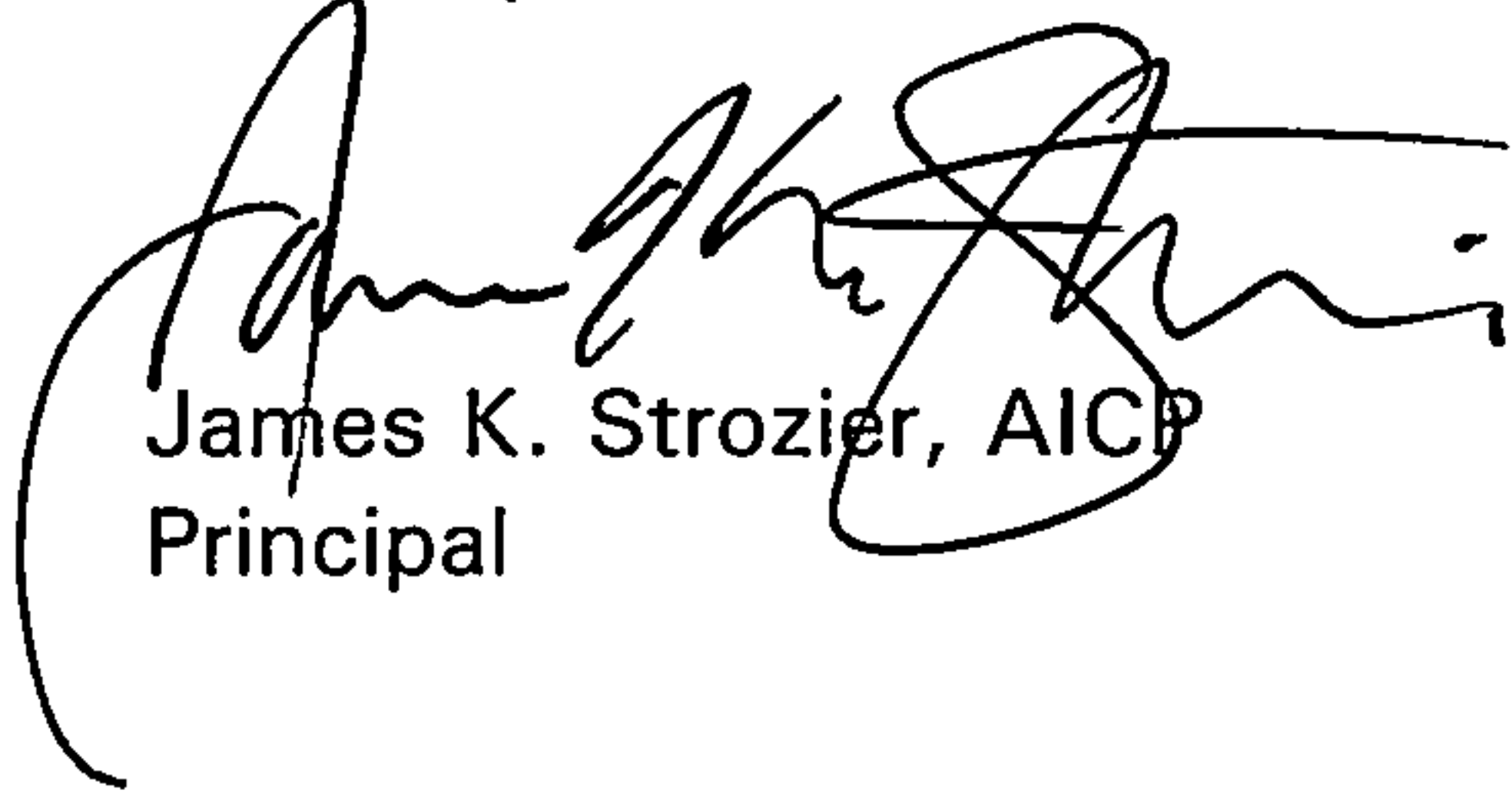
*The applicant agrees to these conditions, and these conditions will be met when a Site Plan for Building Permit is submitted for this site.*

**Condition 8:** The design guidelines portion of the submittal shall contain language regarding signs indicating that the subdivision signage for this development will be consistent with Section 14-16-3-5(c) of the Comprehensive City Zoning Code.

*Language indicating that signage on this site will be consistent with Section 14-16-3-5(c) of the Comprehensive City Zoning Code has been included, as shown in the revised design guidelines (Sheet 2, Signage Standards) of this site plan.*

Based upon the revisions to meet the conditions of approval by the Environmental Planning Commission, we respectfully request that the Development Review Board approve our request for Site Plan for Subdivision.

Sincerely,

A handwritten signature in black ink, appearing to read "James K. Strozier". The signature is fluid and cursive, with a large initial "J" and "S".

James K. Strozier, AICP  
Principal

c: Jeffrey R. Harris, President, New Vistas Investments Corp.  
Robert MacLake, Wilson & Company



April 18, 2002

Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

To whom this may concern:

This letter hereby gives Consensus Planning permission to work as agents on my behalf regarding the Zone Map Amendment request for the site at the northwest corner of Congress Avenue and Irving Boulevard NW.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey R. Harris", is written over a rectangular box. The signature is stylized and somewhat illegible.

Jeffery R. Harris  
President, New Vistas Investments Corp.  
Property Owner