

6



Completed  
9-13-02  
Jm

### DRB CASE TRACKING LOG

REVISED 6/27/2002

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>02-01292</u>	Project # <u>1001985</u>
Project Name: <u>Sander Research</u>	EPC Application No.: <u>02 EPC - 00829</u>
Agent: <u>Blessed Architect</u>	Phone No.: <u>262-0193</u>

Project Number

1001985

Your request for (SDP for SUB), (SDP for BP), (PREL/FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/28/02 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): \_\_\_\_\_
  - See comments dated \_\_\_\_\_
  - EPC comments (name) D. Stars Approved. 9-9-02
  - 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.
  - 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.

#### CASE TRACKING LOG FOR DRB DELEGATED SIGN-OFF

- |   |                      |                    |   |
|---|----------------------|--------------------|---|
| <input type="checkbox"/> TRANSPORTATION                     | Dates: Routed: _____ | Disapproved: _____ | Approved: _____                             |
| <input type="checkbox"/> UTILITIES                          | Dates: Routed: _____ | Disapproved: _____ | Approved: _____                             |
| <input type="checkbox"/> CITY ENGINEER / AMAFCA             | Dates: Routed: _____ | Disapproved: _____ | Approved: _____                             |
| <input type="checkbox"/> PARKS / CIP                        | Dates: Routed: _____ | Disapproved: _____ | Approved: _____                             |
| <input checked="" type="checkbox"/> PLANNING (Last to sign) | Dates: Routed: _____ | Disapproved: _____ | Approved: <u>[Signature]</u> <u>9/17/02</u> |

[Signature] 9-9-02

#### PLANS RELEASED TO APPLICANT OR AGENT

Date Released: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Signed: \_\_\_\_\_

Date Returned: \_\_\_\_\_  
 Firm: \_\_\_\_\_

Date Released: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Signed: \_\_\_\_\_

Date Returned: \_\_\_\_\_  
 Firm: \_\_\_\_\_

OK for  
pick-up -  
distribution  
done

Thanks

☺

1001985

9/12/02

PROJECT NO.	1001985	APPLICATION NO.	02-1292
PROJECT NAME	Sandia Research		
EPC APPLICATION NO.			
APPLICANT / AGENT	Briscoe Arch.	PHONE NO.	262-0193
ZONE ATLAS PAGE			
<b>ONE STOP COMMENT FORM LOG</b>			<i>Completed 9-13-02 JML</i>

<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	DATE 9/12/02	DATE
COMMENTS:		
<i>Distribution complete</i>		

**(Return form with plat / site plan)**  
*9-12-02 called agent/appl. to P/u. - done - BJA*

6



# DRB CASE TRACKING LOG

REVISED 6/27/2002

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>02-01292</u>	Project # <u>1001985</u>
Project Name: <u>Sander Research</u>	EPC Application No.: <u>02 EPC - 00829</u>
Agent: <u>Bless Architect</u>	Phone No.: <u>262-8193</u>

Project Number 1001985

Your request for (SDP for SUB), (SDP for BP), (PREL/FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/28/02 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): \_\_\_\_\_
  - See comments dated \_\_\_\_\_
  - EPC comments (name) D. Stares
  - Planning must record this plat. Please submit the following items:
    - The original plat and a mylar copy for the County Clerk.
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    - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
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  - Include 3 copies of the approved site plan along with the originals.
  - 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.

### CASE TRACKING LOG FOR DRB DELEGATED SIGN-OFF

<input type="checkbox"/> TRANSPORTATION	Dates: Routed: _____	Disapproved: _____	Approved: _____
<input type="checkbox"/> UTILITIES	Dates: Routed: _____	Disapproved: _____	Approved: _____
<input type="checkbox"/> CITY ENGINEER / AMAFCA	Dates: Routed: _____	Disapproved: _____	Approved: _____
<input type="checkbox"/> PARKS / CIP	Dates: Routed: _____	Disapproved: _____	Approved: _____
<input checked="" type="checkbox"/> PLANNING (Last to sign)	Dates: Routed: _____	Disapproved: _____	Approved: _____

### PLANS RELEASED TO APPLICANT OR AGENT

Date Released: _____	Date Returned: _____
Print Name: _____	Firm: _____
Signed: _____	
Date Released: _____	Date Returned: _____
Print Name: _____	Firm: _____
Signed: _____	



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1001985

Item No. 6

Zone Atlas M-21

DATE ON AGENDA 7-28-02

INFRASTRUCTURE REQUIRED ( ) YES (x) NO

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

**TYPE OF APPROVAL REQUESTED:**

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

No.	Comment
<input type="checkbox"/>	No adverse comment.

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

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**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001985**

**AGENDA ITEM NO: 6**

**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:(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

**DATE:** August 28, 2002

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**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

August 28, 2002

9:00 a.m.

**MEMBERS:**

Janet Stephens, DRB Chair  
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
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
- 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 # 1000867**  
02DRB-01201 Major-One Year SIA  
THE LARKIN GROUP NM INC agent(s) for BERNALILLO COUNTY request(s) the above action(s) for all or a portion of Block(s) 1-2, **BERNALILLO COUNTY COURTHOUSE ADDITION**, zoned SU-3 special center zone, located on LOMAS BLVD NW, between 4TH ST NW and 6TH ST NW containing approximately 5 acre(s).[REF: DRB-97-318](J-14) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 8/28/03.**

2. **Project # 1001674**  
02DRB-01202 Major-Preliminary Plat Approval  
02DRB-01203 Major-Vacation of Pub Right-of-Way  
02DRB-01204 Major-Vacation of Public Easements  
02DRB-01205 Minor-Temp Defer SDWK  
02DRB-01206 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS III, LLC request(s) the above action(s) for all or a portion of Parcel H-12A, **EAGLE RIDGE SUBDIVISION**, RIVERVIEW, zoned R-LT, located on ALL SAINTS NW, between COORS BLVD. NW and EAGLE RANCH RD. NW containing approximately 33 acre(s). [REF:DRB-96-22] [Deferred from 8/28/02] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 9/4/02.**

3. **Project # 1002134**  
02DRB-01196 Major-Bulk Land Variance  
02DRB-01197 Major-Vacation of Public Easements  
02DRB-01199 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) U, **VISTA DEL NORTE**, zoned SU-1 for Permissive IP, located on LAS LOMITAS DR NW, between EL PUEBLO RD NW and VISTA DEL NORTE DR NW containing approximately 39 acre(s). [REF: DRB-98-71] (D-16) **BULK LAND VARIANCE APPROVED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

4. **Project # 1002135**  
02DRB-01208 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for GELTMORE INC request(s) the above action(s) for all or a portion of Tract(s) C2A1, **JEANNEDALE ADDITION**, zoned SU-3 for C-2 uses, located on AMERICAS PARKWAY NE, between LOUISIANA BLVD NE and UPTOWN BLVD NE containing approximately 1 acre(s). (H-18) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL FINDING AND CONDITION.**



5. **Project # 1001931**  
02DRB-01093 Major-Preliminary Plat  
Approval  
02DRB-01094 Minor-Temp Defer SDWK  
02DRB-01095 Major-Vacation of Public  
Easements  
02DRB-01264 Minor – Waiver of  
Sidewalks

MARK GOODWIN & ASSOC., PA agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) T-1, VISTA DEL NORTE, (to be known as **ESCONDIDO @ VISTA DEL NORTE**) zoned SU-1 special use zone, for R-T, R-LT or R-2, located on the EAST SIDE OF LOS LOMITAS DR NE between EL PUEBLO RD NE and VISTA DEL NORTE DR NE containing approximately 12 acre(s). [REF: 02DRB-00689] [Deferred from 8/28/02] (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 9/4/02.**

**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 # 1001985**  
02DRB-01292 Minor-SiteDev Plan  
BldPermit/EPC

BRISCOE ARCHITECT agent(s) for EAST MOON PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 6, Block 3, **SANDIA RESEARCH PARK**, zoned SU-1 for IP, located on RESEARCH RD SE, between BRITT ST SE and EAST RESEARCH RD SE containing approximately 2 acre(s). [**Debbie Stover, EPC Case Planner**](M-21) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

7. **Project # 1001987**  
02DRB-01296 Minor-SiteDev Plan  
BldPermit/EPC

CUSTER BASARICH, LTD. agent(s) for ST. JOHN'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) M, **VISTA ENCANTADO**, ST. JOHNS METHODIST, zoned SU-2, R-2/O-1, located on ARIZONA NE, between PHOENIX AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 02EPC 00836] [**Juanita Vigil, EPC Case Planner**] (H-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND PLANNING.**

8. **Project # 1001068**  
02DRB-01280 Minor-Prelim&Final Plat Approval  
02DRB-01281 Minor-Amnd SiteDev Plan Subd  
02DRB-01282 Minor-Sidewalk Waiver  
02DRB-01283 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) A, **DESERT RIDGE TRAILS SUBDIVISION**, zoned RD, located on VISTAS DR NW, between EAGLE ROCK AVE NW and LA CUEVA CHANNEL containing approximately 2 acre(s). [Deferred at the agent's request to 9/4/02] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 9/4/02.**

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

9. **Project # 1000722**  
02DRB-01291 Minor-Prelim&Final Plat Approval
- ISAACSON & ARFMAN, P. A. agent(s) for ALBUQUERQUE SOUTH GENERAL PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) D, **ALBUQUERQUE SOUTH, UNIT 1**, zoned SU-1 / R-LT & SU-1 / C-1, located on the west side of UNSER BLVD SW, between SAPPHIRE ST SW and SAGE RD SW containing approximately 10 acre(s). [REF: ZA-97-31, Z-99-64, DRB-99-220, 00410-01086, 01460-01488, 02DRB-01272, THRU 01275 ] [Deferred from 8/28/02] (M-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/11/02.**
10. **Project # 1001716**  
02DRB-01261 Minor-Prelim&Final Plat Approval
- KONRAD WERNER agent(s) for MARGARET KELLER request(s) the above action(s) for all or a portion of Lot(s) 1, Block 25, **RIDGECREST ADDITION**, zoned R-1, located on RIDGECREST DR SE, between PAMPAS DR SE and RIDGECREST DR SE containing approximately 1 acre(s).[REF:02400 00129](L-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND PLANNING.**

11. **Project # 1000430**  
02DRB-01288 Minor- Ext of SIA for  
Temp Defer SDWK
- BOHANNAN HUSTON, INC. agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of Lot(s) 85, 86, 87, 91, 92 and 93, **WHISTLER AT SEVEN BAR NORTH, UNIT 1**, zoned R-1 residential zone, located on the south side of WHISTLER AVE NW, between SEVEN BAR LOOP RD NW and SIERRITA RD NW. [REF: DRB-98-186, 00440-00571] (A-13) **A 2-YEAR EXTENSION TO THE 4-YEAR AGREEMENT WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 8/28/04.**
12. **Project # 1000542**  
02DRB-01289 Minor- Ext of SIA for  
Temp Defer SDWK
- BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 22, 28, 29 AND 35, **CANYONS AT HIGH DESERT**, zoned SU-2 special neighborhood zone, HD/R-LT, located on FOOTHILLS CANYON NE, between SPAIN RD NE and BEAR CANYON ARROYO. [REF: 00440-01709 ] (F-23) **A 2-YEAR EXTENSION TO THE 4-YEAR AGREEMENT WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 8/28/04.**
13. **Project # 1000724**  
02DRB-01268 Minor-Extension of  
Preliminary Plat  
02DRB-01269 Minor-Ext of SIA  
for Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES, PA agent(s) for THUNDER DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, Unit 1, **RAYO DEL SOL SUBDIVISION**, zoned RLT, located on ARENAL SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 28 acre(s). [REF: 00440 01098, Z-97-57, DRB-97-87] (M-10) **A 1-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS APPROVAL INCLUDES THE EXTENSION OF THE INFRASTRUCTURE LIST DATED 9/3/97. A 2-YEAR EXTENSION TO THE 4-YEAR AGREEMENT WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 8/28/04.**

14. **Project # 1000893**  
02DRB-01064 Minor-Final Plat  
Approval

COMMUNITY SCIENCES CORP. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) A1A, B1 & 2A, **RIDGEVIEW VILLAGE, UNIT 1**, zoned SU-1 special use zone, for R-2 and Mixed Uses, located on the NORTH SIDE OF MCMAHON BLVD NW, between MCMAHON BLVD. NW and the WEST SIDE OF UNSER BLVD. NW containing approximately 10 acre(s). [REF: 02DRB-00679, 02DRB-00681, 02DRB-00713, 00110-01639, 00128-01640] [Deferred from 8/21/02] (A-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

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

15. **Project # 1002166**  
02DRB-01295 Minor-Sketch Plat or Plan

JON ANDERSON, ARCHITECT agent(s) for GEORGE & KATE LUGER request(s) the above action(s) for all or a portion of Lot(s) C-H, Block(s) 12, **COUNTRY CLUB ADDITION**, zoned R-1 residential zone, located on west side of CEDAR ST NE, between LAS LOMAS RD NE and ROMA AVE NE containing approximately 1 acre(s). [REF: ZA-72-51, ZA-83-89 ] (J-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board minutes for August 14, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

17. Other Matters:

ADJOURNED: 10:35 A.M.



Supplemental form  
**SUBDIVISION** **S**  
 Major Subdivision action  
 Minor Subdivision action  
 Vacation **V**  
 Variance (Non-Zoning)  
**SITE DEVELOPMENT PLAN** **P**  
 ...for Subdivision Purposes  
 ...for Building Permit  
 IP Master Development Plan  
 Cert. of Appropriateness (LUCC) **L**

Supplemental form  
**ZONING** **Z**  
 Annexation & Zone Establishment  
 Sector Plan  
 Zone Change  
 Text Amendment  
**APPEAL / PROTEST of...** **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 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: East Moon Properties LLC PHONE: 323. 6140  
 ADDRESS: 501 RUMBOLD SE, Suite 206 FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87123 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): Bruce Architect PHONE: 262. 0193  
 ADDRESS: 4100 MENAUL BLVD NE Suite 203 FAX: 881 9114  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: DRB RUMBOLD SIGN-OFF FOR EPC APPROVED S.D.P. FOR BUILDING PERMIT

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. 6 Block: 3 Unit: \_\_\_\_\_  
 Subdiv. / Addr. San Juan Research Park  
 Current Zoning: SU1 For IP Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): M. 21 No. of existing lots: 1 No. of proposed lots: \_\_\_\_\_  
 Total area of site (acres): 1.02 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 (DRB jurisdiction.) Within 1000FT of a landfill? \_\_\_\_\_  
 UPC No. 102105511444520664 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Research Road SE  
 Between: Burt street and East Research Rd SE

CASE HISTORY: Debbie Stoner, EPC Case Planner  
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): \_\_\_\_\_

Project 1001985  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ DATE 8.19.02  
 (Print) John Bruce \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

- 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>ORDRUB - 01292</u>	<u>ZSOBP</u>	<u>193</u>	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>Aug 28, 2002</u>			Total \$ <u>0</u>

Planner signature / date Paul Casdell 8/20/02 Project # 1001985

**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.

John Brizard  
Applicant name (print)

[Signature]  
Applicant signature / date



Form revised September 2001

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

Application case numbers  
020113 - 01292

[Signature]  
Planner signature / date

**Project #** 1001985



*Briscoe Architects, p.c.*

August 16, 2002

Janet Stephens  
Planning Dept., City of Albuquerque

Re Project 1001985 – Lot 6, block 3, Sandia Research Park

Ms. Stephens,

This project was approved at the July EPC hearing with conditions. Our plans have been amended to meet those conditions, specifically as follows: (numbering follows official notification sequence)

- 2 The pedestrian crossing has been revised – see key note 1, sheet 1.
- 3 The sign elevation has been revised to more clearly show compliance – see sign elevation on sheet 2.
- 4 A note conveying this limitation has been added - see General Notes, sheet 1
- 5 A note conveying this limitation has been added - see General Notes, sheet 1
- 6a, 6b, 6c, 6d – All directives have been met, see sheet 3.
- 7 Screen shall be accomplished by use of evergreen shrubs – see sheet 3.
- 8 Colors and materials are noted on sheet 2.
- 9 I have coordinated the location of the drive aisles with Tony Lloyd of traffic engineering.
- 10a I believe the design meets all DPM Standards.
- 10b All requirements will be met, curb cuts and sidewalks are indicated on drawings.
- 10c The east driveway was changed to curb returns as requested.
- 10d The drive aisle was relocated as requested.
- 10e Cross access to lot 5 is noted
- 10f Refuse truck maneuvering was discussed with Teresa Baca, she concurred that baking up will be acceptable until lot 5 develops.
- 10g The conceptual grading plan has been approved, the approval letter is attached.

Thank you, let me know if there are other questions.

Sincerely,

  
John Briscoe





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

Date: July 19, 2002

## OFFICIAL NOTIFICATION OF DECISION

FILE: **Project 1001985**  
02EPC-00829 SDP -- Building Permit

East Moon Properties, LLC  
501 Eubank SE, Suite 206  
Albuquerque, NM 87123

LEGAL DESCRIPTION: Request the above action(s) for all or a portion of Lot(s) 6, Block(s) 3, **Sandia Research Park**, zoned SU-1 for IP Uses, located on the NE CORNER OF BRITT STREET SE, and RESEARCH ROAD SE, containing approximately 2 acre(s). (M-21) Deborah Stover, Staff Planner

On July 18, 2002, the Environmental Planning Commission voted to approve Project 1001985 / 02EPC-00829, a Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:

### FINDINGS:

1. This is a request for approval of a site development plan for building permit for a 12,861 square foot office complex consisting of one building located on Britt Street SE east of Eubank Boulevard and along Research Road SE.
2. The site development plan furthers the applicable policies and intent of the *Comprehensive Plan* by allowing a full range of urban land uses (*Policy a, Established and Developing Urban Area*) and by allowing new growth to be accommodated in an area where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured (*Policy e, Established and Developing Urban Area*).
3. The request complies with the *Albuquerque/Bernalillo County Comprehensive Plan* and its policies to ensure that land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations (*Policy k, Established and Developing Urban Area*) and that quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area (*Policy l, Established and Developing Urban Area*).
4. The request follows the overall direction of R-91-1998 (R-70) for implementation of the City's growth policies by encouraging mixed uses that meet the daily needs of residents closer to their homes or employment in order to decrease Vehicle Miles Traveled and dependence on the private automobile (Section J) and by improving pedestrian mobility and the character of the pedestrian environment (Section N).

**EPC OFFICIAL NOTIFICATION OF DECISION**

**Project 1001985 / 02EPC-00029**

**July 19, 2002**

**Page 2**

5. The submitted site development plan for building permit will mirror and compliment the Design Guidelines established for other similar development in this area (Sandia Science and Technology Park) with some minor adjustments.
6. The project does not meet the threshold requirements for off-site traffic mitigation.

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. Pedestrian crossings that are a minimum width of 6-feet wide which are clearly demarcated with slightly raised and/or textured paving shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
3. The site shall contain one monument-style sign per street frontage and the sign shall not exceed 50 square feet in area and 6-feet in height.
4. No chain-link, razor wire (concertina) or plastic vinyl fencing is permitted.
5. No freestanding cell towers or antenna shall be permitted. Any such antenna shall be integrated into the building architecture.
6. Landscape Plan:
  - a. The statement regarding the intent to comply with the City's water conservation and wastewater ordinance shall be re-worded to say, "Approval of the landscape plan does not constitute exemption from the C.O.A. Landscape and Water Waste Ordinance".
  - b. All evergreen trees shall be a minimum 8-feet in height at time of planting.
  - c. The Pistache tree shown at the southeast corner of the site is under a PNM easement and shall be substituted for a shorter species such as the New Mexico olive.
  - d. Each species shall be identified with an individual symbol.
7. Low walls or landscaped berms 2 ½ to 3 feet high or hardy shrubbery that is thick and will reach maturity rapidly shall be used to screen parking areas from the street. Walls shall integrate with building architecture/colors.
8. All colors and materials shall be listed on the elevation sheet prior to final sign-off at the DRB.
9. Traffic Engineering shall approve the alignments of the proposed driveways with the adjacent properties.
10. Transportation:
  - a. Site shall comply and be designed per DPM Standards.
  - 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 and sidewalk that have not already been provided for.

**EPC OFFICIAL NOTIFICATION OF DECISION**

**Project 1001985 / 02EPC-00829**

**July 19, 2002**

**Page 3**

- c. Use drivepad instead of curb returns for east driveway on Research Rd. This will contain the driveway within the boundaries of the site.
- d. Position site drives on Research Rd., across from existing site drives on south side, per DPM standards (show on site plan).
- e. Provide cross access agreement between this lot and lot 5 to the north.
- f. Provide temporary connection/turn-around, to lot 5, at end of drive aisle on east side of building.
- g. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer & AMAFCA. Approval of drainage plan required prior to placement on DRB agenda.


**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY AUGUST 2, 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).**

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/DS/nat

cc: Briscoe Architects P.C., 4100 Menaul Blvd. NE, Suite 2B, Albuquerque, NM 87110