



COMPLETED 04/30/10 Stt  
DRB CASE ACTION LOG - Sub/Final  
REVISED 10/08/07

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.: 09 DRB-70323 Project # 1001989  
Project Name: CAMPBELL LANDS  
Agent: MODULUS ARCHITECTS Phone No.:

Your request was approved on 01-17-10 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): OK SPP for Subdivision

- 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.

Created On:

3. **Project# 1004353**  
09DRB-70383 MAJOR - 2YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT  
(2YR SIA)

LONGFORD HOMES request(s) the referenced/above action(s) for all **SANTA FE 2 AT THE TRAILS UNIT 2**, zoned R-D, located on the west side of OAKRIDGE ST NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 17.0028 acre(s). (C-9) **A ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

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

4. ~~Project# 1001989~~  
10DRB-70000 VACATION OF PRIVATE  
EASEMENT

MODULUS ARCHITECTS agent(s) for WILLIAM MELAD request(s) the above action(s) for all or a portion of Lot(s) C-2-4 2, **CAMPBELL LANDS**, zoned SU-1 FOR FRATERNAL CLUBS & C-1 w/FULL SERVICE LIQUIOR, located on COORS BLVD NW BETWEEN FORTUNA NW AND GLENRIO NW containing approximately 4 acre(s). (J-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SITE PLAN FOR SUBDIVISION AND FOR AGIS DXF FILE. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CASE PLANNER APPROVAL . THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR CASE PLANNER APPROVAL AND TO ADDRESS COMMENTS, AND TO CITY ENGINEER FOR THE SIA.**

5. **Project# 1003551**  
10DRB-70001 EXT OF SIA FOR TEMP  
DEFER SDWK CONST

DON K NAYLOR request(s) the above action(s) for all or a portion of Lot(s) 1-13/P1, **LA CUEVA ESTATES**, zoned R-1, located on LA TIERRA CT NE BETWEEN WYOMING NE AND BARSTOW NE containing approximately 4.45 acre(s). (B-19) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

6. Other Matters: None.  
ADJOURNED: 9:30



# DRB CASE ACTION LOG

REVISED 10/08/07

*- Final*

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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.: 09 DRB-70323 Project # 1001989  
 Project Name: CAMPBELL LANDS  
 Agent: MODULUS ARCHITECTS Phone No.: \_\_\_\_\_

Your request was approved on 01-13-10 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): - JDP for Subdivision  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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.

Created On:



**DRB CASE ACTION LOG**  
REVISED 10/08/07

Complete 4/22/10YS  
SITE PLAN - Building Permit  
SITE PLAN - Subdivision

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.: 09-70324 09-70325 Project # 1001989  
 Project Name: CAMPBELL LANDS  
 Agent: MODULUS ARCHITECTS Phone No.: \_\_\_\_\_

Your request was approved on 01-13-10 by the DRB with delegation of signature(s) to the following departments.

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: Building Permit - Case Planner approved  
- address comments

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

CITY ENGINEER / AMAFCA: Building Permit - SIA

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

PLANNING (Last to sign): \_\_\_\_\_

**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.**

Created On:



**DRB CASE ACTION LOG**  
REVISED 10/08/07

SITE PLAN - Building Permits  
SITE PLAN - Subdivision

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.: 09-70324  
09-70325 Project # 1001989  
Project Name: CAMPBELL LANDS  
Agent: MODULUS ARCHITECTS Phone No.: \_\_\_\_\_

Your request was approved on 01-13-10 by the DRB with delegation of signature(s) to the following departments.

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: Building Permit - Core Planner approval  
- address comments

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

CITY ENGINEER / AMAFCA: Building Permit - SIA

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

PLANNING (Last to sign): \_\_\_\_\_

**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.
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- 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.**

Created On:

HEARING DATE 1/13/10 (NPRE)

2. **Project# 1002535**  
09DRB-70303 VACATION OF PUBLIC  
EASEMENT

G. P. S. LLC agent(s) for CHRONIS DEVELOPMENT request(s) the referenced/ above action(s) for a 5 foot Public Utility Easement on a portion of Lot(s) 32-35 and Lot 38, **HUBBELL HEIGHTS ADDITION**, zoned SU-1/ 0-1 & C-1, located on the west side of 65TH ST SW and south of CENTRAL AVE SW containing approximately 5.556 acre(s). (K-10, K-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

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

3. **Project# 1001989**  
09DRB-70323 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
09DRB-70324 EPC APPROVED SDP  
FOR BUILD PERMIT  
09DRB-70325 EPC APPROVED SDP  
FOR SUBDIVISION

MODULUS ARCHITECTS agent(s) for WILLIAM MELAD request(s) the above action(s) for all or a portion of Lot(s) C-2-4 2, **CAMPBELL LANDS** zoned SU-1 FOR FRATERNAL CLUBS & C-1 w/FULL SERVICE LIQUIOR, located on COORS BLVD NW BETWEEN FORTUNA NW AND GLENRIO NW containing approximately 4 acre(s). (J-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

4. **Project# 1007992**  
09DRB-70301 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

ALDRICH LAND SURVEYING INC agent(s) for AMAFCA request(s) the above action(s) for all or a portion of **PORTIONS OF 1-4 AT SNOW VISTA DIVERSION CHANNEL DRAINAGE ROW, I AT AMOLE -HUBBELL-BORREGA DRAINAGE ROW, TRACT A OF EL RANCHO GRANDE I UNIT 9-B, PARCEL 5-B OF EL RANCHO GRANDE I, REDONDO RD SW AND DE ANZA DR SW** located on 98TH ST SW AND SNOW VISTA SW AND UNSER BLVD SW AND BENAVIDES SW AND DENNIS CHAVEZ SW containing approximately 99.0291 acre(s). (M/N-9 & N/P-10) **DEFERRED TO 10/28/09 AT THE AGENT'S REQUEST.**

5. **Project# 1001939**  
09DRB-70322 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for UGENIA MECCI request(s) the above action(s) for all or a portion of Lot(s) 5, **CIELO OESTE Unit(s) 3**, zoned R-D, located on CASA FLORIDA PL NW BETWEEN GUNNISON NW AND CASA VISTOSA NW containing approximately 0.1252 acre(s). (H-9) **DEFERRED TO 10/28/09 AT THE AGENT'S REQUEST.**

**1989**

### DXF Electronic Approval Form

DRB Project Case #: 1001989

Subdivision Name: CAMPBELL LANDS TRACT C2A1A

Surveyor: THOMAS D JOHNSTON

Contact Person: THOMAS D JOHNSTON

Contact Information: 255-2052

DXF Received: 10/13/2009      Hard Copy Received: 10/13/2009

Coordinate System: NMSP Grid (NAD 83)

  
Approved

10-14-2009  
Date

\* The DXF file cannot be accepted (at this time) for the following reason(s):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AGIS Use Only**  
Copied fc 1989      to agiscov on 10/14/2009      Contact person notified on 10/14/2009



**CITY OF ALBUQUERQUE**

**PLANNING DEPARTMENT**

**October 21, 2009**

**DRB Comments**

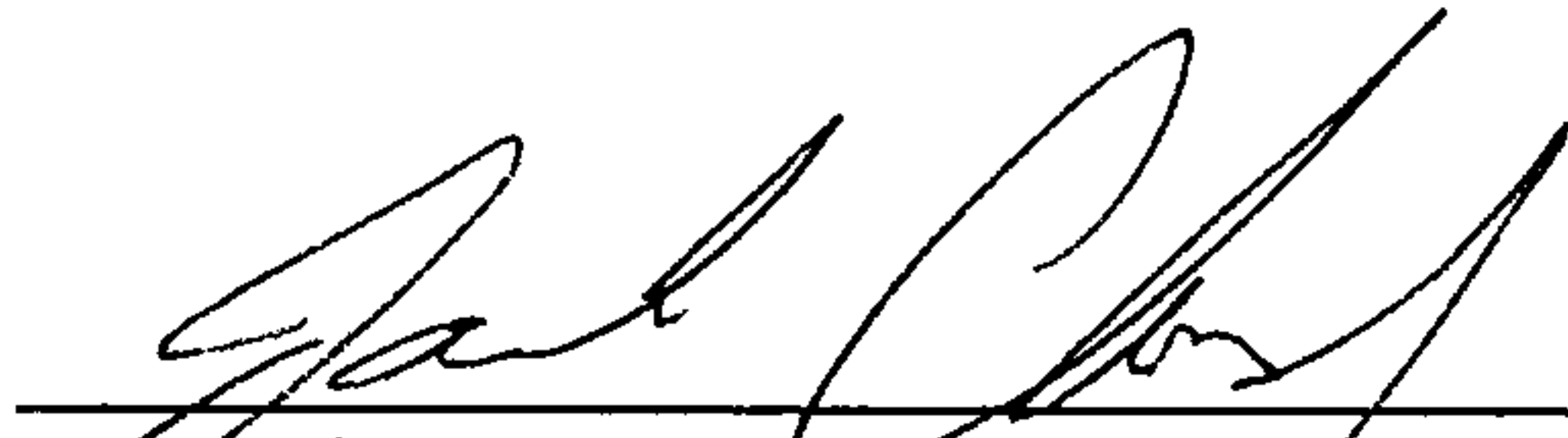
**ITEM # 3**

**PROJECT # 1001989**

**APPLICATION # 09-70323**

**RE: Tracts C-2-A-1 thru C-2-A-3, Campbell Lands**

Vacation (even of a private easement) requires a separate application (Form V - \$45.00).



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Jack Cloud AICP, DRB Chairman  
924-3880/ jcloud@cabq.gov

## INTER-OFFICE MEMO

DATE: October 19, 2009  
TO: Jack Cloud, DRB Chair  
FROM: Catalina Lehner, Senior Planner *cll*  
RE: Project #1001989, Coors Car Lot

---

On August 20, 2009, the EPC voted to approve a Site Development Plan for Subdivision, a Site Development Plan for Building Permit and a Zone Map Amendment for an automobile and light truck sales operation on Tracts C-2-A-1 & C-2-A-2, Campbell Lands.

Staff met with the applicant's agents, Jon Stern and John Spitz of Modulus Architects, and George Rodriguez, on September 30, 2009, to check for compliance with the Conditions of Approval.

⇒ General: All of the sheets need to use the "change date" of October 2009, since that is when final actions will occur (not June).

1) The Site Development Plan for Subdivision meets the EPC conditions of approval as elaborated in the Official Notification of Decision. However, please note that Planning Staff did not check for compliance with conditions from Transportation Staff.

2) The Site Development Plan for Building Permit does not meet the EPC conditions of approval as elaborated in the Official Notification of Decision. Minor clarifications are needed. Please refer to the explanation below. Note that Planning Staff did not check for compliance with conditions from Transportation Staff.

Condition 7C- Landscaping: The City Forrester's list of Best Trees for Albuquerque is found online at:

<http://www.cabq.gov/albuquerquegreen/green-goals/trees/albuquerquegreen/green-goals/trees/Planting%20Trees>

Autumn Blaze Maple is not on this list. The Forrester considers Autumn Blaze Maple a good tree for people's private yards, but not for commercial applications. This tree needs a lot of water and does not perform well near a lot of asphalt. A more appropriate choice would be Chinese Pistache, which also turns reddish in the Fall.


Condition 9A- Sustainability/Water Harvesting: The curb notches are shown in appropriate locations. However, a keyed note needs to designate each curb notch. Without the note, the fact that the lines do not connect could be misunderstood as an error in the drawing.

Condition 10B- Signage: (clarification) The note regarding electronic display panels should also be placed on Sheet 3 (the main spbp sheet).

Condition 11- Utilities: (clarification) The utilities note is not found on Sheet 6 as stated in the change letter. Rather, it's found on sheet 3 (the main spbp sheet). If desired, this note could be placed on Sheet 6.

If you have any questions regarding this case, please call me at 924-3935.

## INTER-OFFICE MEMO

DATE: October 19, 2009  
TO: Jack Cloud, DRB Chair  
FROM: Catalina Lehner, Senior Planner   
RE: Project #1001989, Coors Car Lot

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If you have any questions regarding this case, please call me at 924-3935.

Done 8/19/02 CS

9/19/02  
Completed  
A

PROJECT NO. 1001989	APPLICATION NO. 02 DRB - 01337
PROJECT NAME CAMPBELL LANDS	
EPC APPLICATION NO.	
APPLICANT / AGENT WAYJOHN SURVEY (Pete)	PHONE NO. 255-2052
ZONE ATLAS PAGE J-11	
<b>ONE STOP COMMENT FORM LOG</b>	

<b>TRANSPORTATION DEV (505) 924-3990</b>		
PLANS DISAPPROVED NSF	DATE 8/29/02	DATE
PLANS APPROVED NSF	DATE 9/4/02	DATE
COMMENTS:		
- Coors Blvd is Access controlled: Provide access control line on Tracts fronting Coors Blvd.		

<b>UTILITY DEV (505) 924-3989</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>yes</i>	DATE 8/29/02	DATE
COMMENTS:		

<b>HYDROLOGY DEV (505) 924-3986</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BBB</i>	DATE 9/3/02	DATE
COMMENTS:		

<b>PARKS AND REC (505) 768-5328</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>CG</i>	DATE 9/3/02	DATE
COMMENTS:		

<b>PLANNING (505) 924-3858</b>		
PLANS DISAPPROVED <i>js</i>	DATE 9/5/02	DATE
PLANS APPROVED <i>js</i>	DATE 9/6/02	DATE
COMMENTS:		
<p>① The site plan approved by EPC and the plat need to be reviewed concurrently. The plat and the site plan must match. ② Minor plats may be recorded by the applicant/agent. A copy of the recorded plat must be forwarded to Planning in order to close the case file. ③ Please provide a digital dxf file showing easement, parcel and right-of-way lines in New Mexico State Plane Feet NAD 1927 or 1983 for AGIS purposes. This information may be emailed to jmcsoley@cabq.gov or provided on a diskette.</p>		

(Return form with plat / site plan)

9/5/02 Called Appl for PU to address comment

9/6/02 Made copy of plat

9/6/02 Called agent for PU

# TRANSMITTAL LETTER

AIA DOCUMENT G810

PROJECT: **MOOSE FAMILY CENTER LODGE 1517**  
(name, address) **730 COORS BOULEVARD NW**  
**ALBUQUERQUE, NEW MEXICO**

ARCHITECT'S  
PROJECT NO:  
**WILLIAM A. McCONNELL**  
**ARCHITECT**  
DATE: **9/6/02:**

TO: **CITY OF ALBUQUERQUE**  
**PLANNING DEPARTMENT**  
**DEVELOPMENT SERVICES DIVISION**

If enclosures are not as noted, please inform us immediately.

If checked below, please:

- ( ) Acknowledge receipt of enclosures.  
( ) Return enclosures to us.

ATTN: **JANET STEPHENS, DRB CHAIR**

WE TRANSMIT:

- herewith ( ) under separate cover via \_\_\_\_\_  
 in accordance with your request \_\_\_\_\_

FOR YOUR:

- approval ( ) distribution to parties ( ) information  
( ) review & comment ( ) record  
( ) use ( ) \_\_\_\_\_

THE FOLLOWING:

- Drawings ( ) Shop Drawing Prints ( ) Samples  
( ) Specifications ( ) Shop Drawing Reproducibles ( ) Product Literature  
( ) Change Order ( ) \_\_\_\_\_

COPIES	DATE	REV. NO.	DESCRIPTION	ACTION CODE
1	9/6/02:		• SITE PLAN: (ORIGINAL DRAWING)	
3	9/6/02:		• REPRODUCTIONS OF DRB SUBMITTAL: (5 SHEETS) (FOLDED: 8 1/2" x 14")	
1	9/6/02		• DRB CASE ACTION LOG:	

- ACTION CODE A. Action indicated on item transmitted D. For signature and forwarding as noted below under REMARKS  
B. No action required E. See REMARKS below  
C. For signature and return to this office

REMARKS

• HAND CARRIED THIS DATE:

COPIES TO:

(with enclosures)

RECEIVED BY:

BY:

9



# DRB CASE ACTION LOG

REVISED 8/20/2002

*Completed  
9-9-02  
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.: 02-01330, 02-01331  
Project Name: AIRPORT UNIT, TOWN OF ATRISCO GRANT  
Agent: William McConnell, Architect

Project # 1001989  
EPC Application No.: Z-73-176, Z-76-60  
02EPC-00840 (SPS) 02EPC-00841  
Phone No.: 243 8777 (SP/EP)

Project Number

1001989

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/4/02 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

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

PLANNING (Last to sign): \_\_\_\_\_

See comments dated 9/4/02 (Change title block - add "Subdivision

EPC comments (name) White Hill

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.

*Subdivision  
and  
Building  
Permit*



PROJECT NO. 1001989	APPLICATION NO. 02 01330 / 01331
PROJECT NAME Moose Ledge	
EPC APPLICATION NO.	
APPLICANT / AGENT William McConnell	PHONE NO. 293-8727
ZONE ATLAS PAGE	

## ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>ys</i>	DATE <i>9/6/02</i>	DATE
COMMENTS:		
<i>⓪ Signed, copies distributed and mylar ready for pick-up.</i>		

(Return form with plat / site plan)

*9/6/02 Called agent for P.U*

OK -  
distribution done

1001989

9/4/02

9



# DRB CASE ACTION LOG

REVISED 8/20/2002

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.: 02-01330, 02-01331  
Project Name: AIRPORT UNIT, TOWN OF ATRISCO GRANT  
Agent: William McConnell, Architect

Project # 1001989  
EPC Application No.: Z-73-176, Z-76-60  
Phone No.: 293-8777

Project Number

1001989

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/4/02 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
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PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_

See comments dated 9/4/02 (Change title block - add "Subdivers...

EPC comments (name) Melita Hill

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.

Subdivers...  
Building  
Permit

MEMORANDUM

#9

To: Development Review Board  
From: Makita Hill, Planner, Advance Planning Division MH  
Date: Tuesday, September 3, 2002  
Re: Comments on Project 1001989/02DRB-01330, 02DRB-01331

Project 1001989, a request for zone map amendment from SU-1 for C-1 and O-1 to SU-1 for Fraternal Club and C-1 uses, and a site development plan for subdivision and building permit, was reviewed by the Environmental Planning Commission at a public hearing on July 18, 2002. The EPC voted to approve this request with conditions as noted in the Official Notification of Decision. I have reviewed the revised site development plans for subdivision and building permit as submitted to the DRB, and the letter from architect/agent William McConnell dated August 26, 2002 designed to address the EPC's conditions of approval. I have the following comments:

1. The site is located within the Established Urban area of the Comprehensive Plan. Applicable policies address the need for new development to respect existing neighborhoods, new development on vacant land, minimizing impacts of new employment or service uses on residential areas, minimizing related traffic impacts, and quality and innovation in the design of new development (policies d, e, i, k, l).
2. The site is located within the Atrisco Park Community planning area of the West Side Strategic Plan (WSSP). Policy 3.36 of the Atrisco Park Community encourages expansion of commercial and public services in the area (p. 68). The WSSP also contains design policies for new commercial development along Coors Boulevard that recommend a street frontage orientation of buildings and landscaping (p. 133-134).
3. The site is located within the planning area of the Coors Corridor Sector Development Plan (CCSDP). The CCSDP has a series of design standards related to site planning, architecture, landscaping, and off-street parking. These design standards call for the following:
  - a) A minimum of 15 feet in the front setback (Policy 3-1, p. 91).
  - b) A minimum of 50% of this front landscaped area to be maintained with live landscaping for buffering purposes (Policy 3-2, p. 91).
  - c) The use of live plant materials in all landscape areas, including live landscape materials for groundcover (Policy 4-B.2, p. 93).
  - d) No parking in the front setback landscape area (Policy 5-A.1, p. 94).
  - e) A minimum of 20% of the parking area to be landscaped with a minimum peripheral landscaping width of 5 feet (Policy 5-B.1, p. 94).
  - f) Portions of buildings to be located near the street perimeter to relate to the Coors Boulevard streetscape (Policy 6, p. 96).
4. The siting of the proposed Moose Family Center Lodge is to the rear of the property, rather at the front on Coors Boulevard. While this is in conflict with site planning standards in the West Side Strategic Plan and the Coors Corridor Sector Development Plan, the presence of a pedestrian overpass ramp on the

Coors Boulevard frontage creates an exceptional situation with this site that negates an opportunity for a building on the frontage to be viewed in its entirety. The EPC did not make a condition to move the Lodge building. All other design and development standards related to the West Side Strategic Plan and the Coors Corridor Sector Development Plan have been met.

5. EPC condition 4 for site development plan for building permit requires the refuse container to be moved away from the Coors Boulevard frontage to a different location. According to Teresa Baca of the Solid Waste Management Department, the frontage location for the container is the safest and most convenient for solid waste vehicle movement and pick-up.
6. EPC condition 5 for site development plan for building permit requires additional shade trees along the southeast edge of the site and along the east edge of the main entrance off Fortuna Road at a linear interval of 20 feet on center, to provide additional landscape buffer for the adjacent apartment residences. While the site plans indicate additional trees on these edges, the trees are of one type, Afghan Pine. The condition also calls for a variety of trees for this buffering in order to insure a longer-term survival of the buffer area.

With the exception of item #7 as indicated above, the DRD submittal of this case has sufficiently addressed all EPC conditions for approval, and is consistent with policies in the Comprehensive Plan, West Side Strategic Plan, and the Coors Corridor Sector Development Plan. Upon resolution of item #7 as indicated, staff recommends approval of this application.

XC: William McConnell, architect/agent



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1001989

Item No. 9

Zone Atlas J-11

DATE ON AGENDA 9-04-02

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
- (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: 1001989**

**AGENDA ITEM NO: 9**

**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:**

An approved conceptual grading and drainage plan dated 5-28-02 is on file for site plan sign-off by the City Engineer / AMAFCA.

**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:** September 4, 2002



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

September 4, 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 # 1001306**  
02DRB-01250 Major-Bulk Land Variance  
02DRB-01245 Minor-Final Plat Approval  
02DRB-01246 Minor-Temp Defer SDWK  
02DRB-01247 Minor-Amnd Prelim Plat  
Approval  
02DRB-01381 Minor- Prel & Final Plat

SURV-TEK, INC. agent(s) for CURB WEST, INC. and WESTFORK LTD., request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, 1B1, 1B2, **SEVILLE SUBDIVISION AND TRACT B-2, PARADISE HEIGHTS**, zoned R-LT & R-1, located north of IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA ST NW containing approximately 156 acre(s). [REF: 1001743, 01410-00833] (A-10) **THE BULK LAND VARIANCE WAS APPROVED. FINAL PLAT WAS APPROVED FOR SEVILLE, UNIT 4, WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER AND PLANNING. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGES OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE AMENDED PRELIMINARY PLAT WAS APPROVED FOR SEVILLE, UNIT 4. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER AND PLANNING.**
  
2. **Project # 1002022**  
02DRB-01237 Major-Preliminary Plat  
Approval  
02DRB-01238 Minor-Temp Defer SDWK  
02DRB-01239 Minor-Sidewalk Variance  
02DRB-01240 Minor-Subdivision Design  
Variance

BOHANNAN HUSTON, INC. agent(s) for JUDE BACA request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, TOWN OF ATRISCO GRANT, **VISTA WEST SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on WEST SIDE OF UNSER BLVD NW, between EUCARIZ AVE NW and TOWER RD NW containing approximately 42 acre(s). [REF: 02DRB-00922] (L-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/4/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/8/02 THE PRELIMINARY PLAT WAS APPROVED. 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. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

3. **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 9/4/02] (J-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/2/02.**
4. **Project # 1002077**  
02DRB-01235 Major-Preliminary Plat  
Approval  
02DRB-01236 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 9-A & 9-B, **EL RANCHO GRANDE SUBDIVISION, UNIT 9A**, zoned RLT, located on UNSER RD SW, between BLAKE RD SW and the AMOLE CHANNEL containing approximately 54 acre(s). (N-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/4/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/8/02 THE PRELIMINARY PLAT WAS APPROVED WITH 2 CONDITIONS OF FINAL PLAT. 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.**
5. **Project # 1001871**  
02DRB-01176 Major – Preliminary Plat  
approval  
02DRB-01177 Minor - Temp Defer  
SDWK  
02DRB-01178 Major – Vacation of Public  
Right-of-Way
- MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 28 & 29, Block 12, Unit 3, Tract 1, **NORTH ALBUQUERQUE ACRES**, (to be known as **DESERT HIGHLANDS @ LA CUEVA**) zoned RD 3DU/AC, located on MODESTO AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 3 acre(s). [DEFERRED FROM 9/4/02] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 9/18/02.**

6. **Project # 1001779**  
02DRB-00369 Major-Vacation of Pub Right-of-Way

ESMAIL Haidari agent(s) for MEHDI DEHGANIAN request(s) the above action(s) for all or a portion of Lot(s) 8, **INDIAN ACRES ADDITION**, zoned O-1 & C-1, located on ALTAMONTE AVE. NE, between TULANE NE and CARLISLE NE [REF: V-80-7] [DEFERRED FROM 9/4/02] (G-16) **DEFERRED AT THE AGENT'S REQUEST TO 9/25/02.**

7. **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 9/4/02] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 9/11/02.**

8. **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) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/4/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/26/02 THE PRELIMINARY PLAT WAS APPROVED WITH 2 CONDITIONS. TEMPORARY, DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE VACATION WAS 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.**

**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.**

9. **Project # 1001989**  
02DRB-01330 Minor-SiteDev Plan  
Subd/EPC  
02DRB-01331 Minor-SiteDev Plan  
BldPermit/EPC

WILLIAM A. MCCONNELL, ARCHITECT agent(s) for MOOSE LODGE NO. 1517 request(s) the above action(s) for all or a portion of Tract(s) C-2-A, **AIRPORT UNIT, TOWN OF ATRISCO GRANT**, zoned SU-1 & C-1, located on COORS BLVD NW, between FORTUNA RD NW and GLENRIO NW containing approximately 5 acre(s). [REF: Z-73-176, Z-76-60] [Makita Hill, EPC Case Planner] (J-11) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

10. **Project # 1001821**  
02DRB-01329 Minor-Amnd SiteDev Plan  
BldPermt/EPC

SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE, PUBLIC WORKS DEPT., request(s) the above action(s) for Arroyo del Oso Park – (far eastern corner), **ARROYO DEL OSO PARK**, zoned SU-1 golf course/recreation/maint. facility, located on WYOMING BLVD NE, between SPAIN RD NE and OSUNA RD NE containing approximately 1 acre(s). [REF: 02EPC-00441, Z-93-40, AX-851] **[Russell Brito for Lola Bird EPC Case Planner]** (F-19) **THE AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

11. **Project # 1000722**  
02DRB-01332 Minor-SiteDev Plan  
Subd/EPC  
02DRB-01333 Minor-SiteDev Plan  
BldPermit/EPC

GEORGE RAINHART agent(s) for CAP II - UNSER/ARENAL request(s) the above action(s) for all or a portion of Tract(s) D (D-1), **ALBUQUERQUE SOUTH - UNIT 1**, zoned SU-1 for C1, located on UNSER SW, between SAGE SW and ARENAL SW containing approximately 10 acre(s). [REF: 02EPC-00984] **[Debbie Stover, EPC Case Planner]** (M-10) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER AND PLANNING. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER AND PLANNING. THIS INCLUDES APPROVAL OF THE CONCEPTUAL GRADING AND DRAINAGE PLAN DATED 8/15/02 AND THE APPROVAL OF THE INFRASTRUCTURE LIST DATED 9/4/02.**

12. **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 from 8/28/02] (C-19) **WITH THE SINGING OF THE INFRASTRUCTURE LIST DATED 9/4/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/16/02 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. THE FINAL PLAT WAS INDEFINITELY DEFERRED. THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. 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.**

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

13. **Project # 1000085**  
02DRB-01323 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for AMERICAN STORES PROPERTIES INC request(s) the above action(s) for all or a portion of Tract(s) M-1-A, **TANOAN PROPERTIES**, zoned SU-1 for C-1, located on the northwest corner of TRAMWAY BLVD NE and ACADEMY RD NE and containing approximately 10 acre(s).[REF:00DRB-00012](E-22) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

14. **Project # 1002189**  
02DRB-01328 Minor-Ext of SIA for Temp  
Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for BROWN / NZ JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) A-3A-1, **CRYSTAL RIDGE SUBDIVISION**, zoned R-LT residential zone, located on the south side of SEVEN BAR LOOP RD NW, between the BLACK ARROYO NW and ELLISON DR NW containing approximately 28 acre(s). [REF: DRB-97-298](B-13) **A 2-YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 9/4/04 WITH THE FOLLOWING CONDITION: ALL SIDEWALKS ADJACENT TO LA CANADA ROAD SHALL BE CONSTRUCTED. (THIS SIA EXTENSION DOES NOT PERTAIN TO THOSE SIDEWALKS).**

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

15. **Project # 1001334**  
02DRB-01316 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for C & W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 465 and a portion of Tract 466, TOWN OF ATRISCO GRANT, Unit 7, **SAGE POINT 2**, zoned RD 9 DU/ac, located on SAN YGNACIO RD SW, between UNSER BLVD SW and SAGE RD SW containing approximately 10 acre(s). (L-10) **THE ABOVE REQUEST WAS APPROVED AND COMMENTS WERE GIVEN.**

16. **Project # 1002176**  
02DRB-01306 Minor-Sketch Plat or Plan
- SURVEYS SOUTHWEST, LTD. agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Tract(s) C, LANDS OF VARAN, (TO BE KNOWN AS **COVERED WAGON SUBDIVISION**) zoned C-1 neighborhood commercial zone, (SC), located on the south side of CENTRAL AVE SE, between FOUR HILLS RD SE and WINONAH AVE SE containing approximately 5 acre(s). [REF: Z-98-113, Z-98-54] (L-23) **COMMENTS RECEIVED.**
17. **Project # 1002183**  
02DRB-01317 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES, PA agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract(s) "S", **EAGLE SPRINGS SUBDIVISION** and Lot 19, Block 4, **NORTH ALBUQUERQUE ACRES**, Tract 2, Unit 3, zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on the north side of SIGNAL AVE NE, between ALAMEDA BLVD NE and WILSHIRE AVE NE containing approximately 3 acre(s). [REF: 1000827, 1000428, Z-87-94-1] (C-19) **THE ABOVE REQUEST WAS APPROVED AND COMMENTS WERE GIVEN.**
18. **Project # 1002184**  
02DRB-01318 Minor-Sketch Plat Approval
- RAY & BETTY DIMAS request(s) the above action(s) for all or a portion of Tract(s) 310A, **JAMES K BACA SUBDIVISION**, zoned RA-2 residential and agricultural zone, located on MONTOYA RD NW, between RIO GRANDE BLVD NW and MOUNTAIN RD NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS APPROVED AND COMMENTS WERE GIVEN.**
19. Approval of the Development Review Board Minutes for August 21, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11:53 A.M.



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- 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): MODULUS ARCHITECTS PHONE: 505-338-1499  
 ADDRESS: 2325 SAN PEDRO NE, SUITE 2B FAX: 505-338-1498  
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_

APPLICANT: WILLIAM MELAD PHONE: 505-235-0929  
 ADDRESS: 4400 ARROWHEAD NW FAX: 505-831-5511  
 CITY: ALBUQUERQUE STATE NM ZIP 87114 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: WILLIAM MELAD

**DESCRIPTION OF REQUEST:** \_\_\_\_\_

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. "C-2-A-2" BEING A REPEAT OF TRACTS "C-2-A-1" AND "C-2-A-2" Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: CAMPBELL LANDS  
 Existing Zoning: W/ FULL SERVICE LIQUOR, ON-PREMISE CONSUMPTION ONLY Proposed zoning: SO-1 FOR C-1 USES WITH FULL SERVICE LIQUOR ON-PREMISE MRGCD Map No CONSUMPTION ONLY, AND AUTOMOBILE & LIGHT TRUCK SALES  
 Zone Atlas page(s): 5-11 UPC Code: \_\_\_\_\_

**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 # 1001989, 09EPC-40037, 09EPC-40038, 09EPC-40039

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): 4 ACRES  
 LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD NW  
 Between: FORTUNA RD and GLENRIO RD

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

SIGNATURE [Signature] DATE 10/13/09  
 (Print) JONATHAN STERN 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	SF	Fees
10 DRB	VPRE		\$
70000			\$
			\$
			\$
			\$
Hearing date <u>11-16-10</u>			Total <u>\$</u>

[Signature] Project # 1001989

Form revised 4/07

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

11  
11  
11  
11

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
    - Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
    - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
    - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
    - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - Sign Posting Agreement
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
  - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
    - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
    - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the request
    - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - Sign Posting Agreement
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
  - SIDEWALK WAIVER (DRB21)**
    - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the variance or waiver
    - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
    - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the variance
    - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - Sign Posting Agreement
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
  - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
    - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the deferral or extension
    - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
  - VACATION OF RECORDED PLAT (DRB29)**
    - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
    - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
    - Letter of authorization from the grantors and the beneficiaries (private easement only)
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. 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 C SPITZ  
Applicant name (print)  
John C Spitz 1/5/2010  
Applicant signature / date



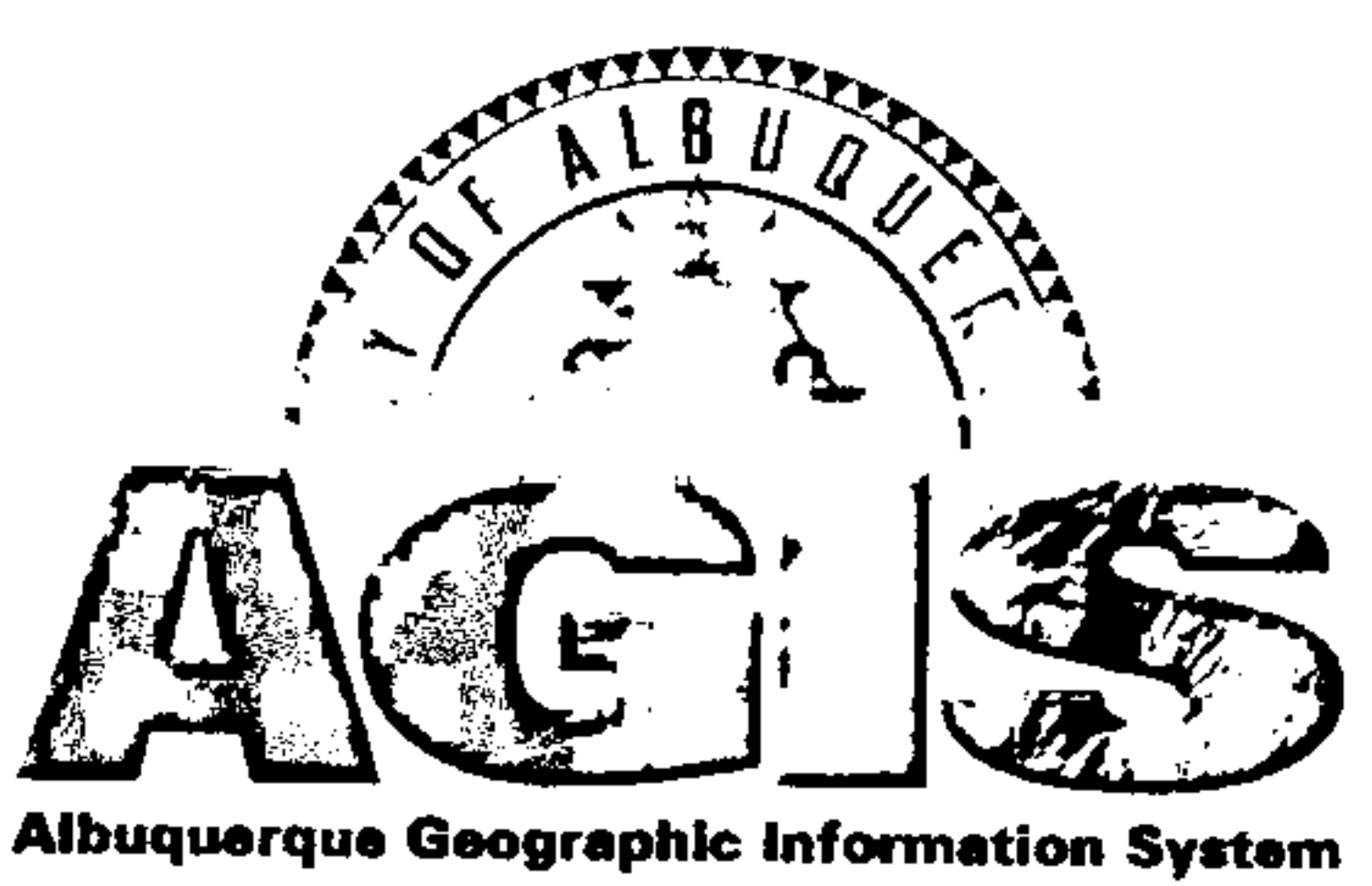
Form revised 4/07

<input checked="" type="checkbox"/> Checklists complete	Application case numbers		
<input checked="" type="checkbox"/> Fees collected	10DRB -	-70000	
<input checked="" type="checkbox"/> Case #s assigned	-	-	
<input checked="" type="checkbox"/> Related #s listed	-	-	

Y. [Signature] 1-5-10  
Planner signature / date  
Project # 001989



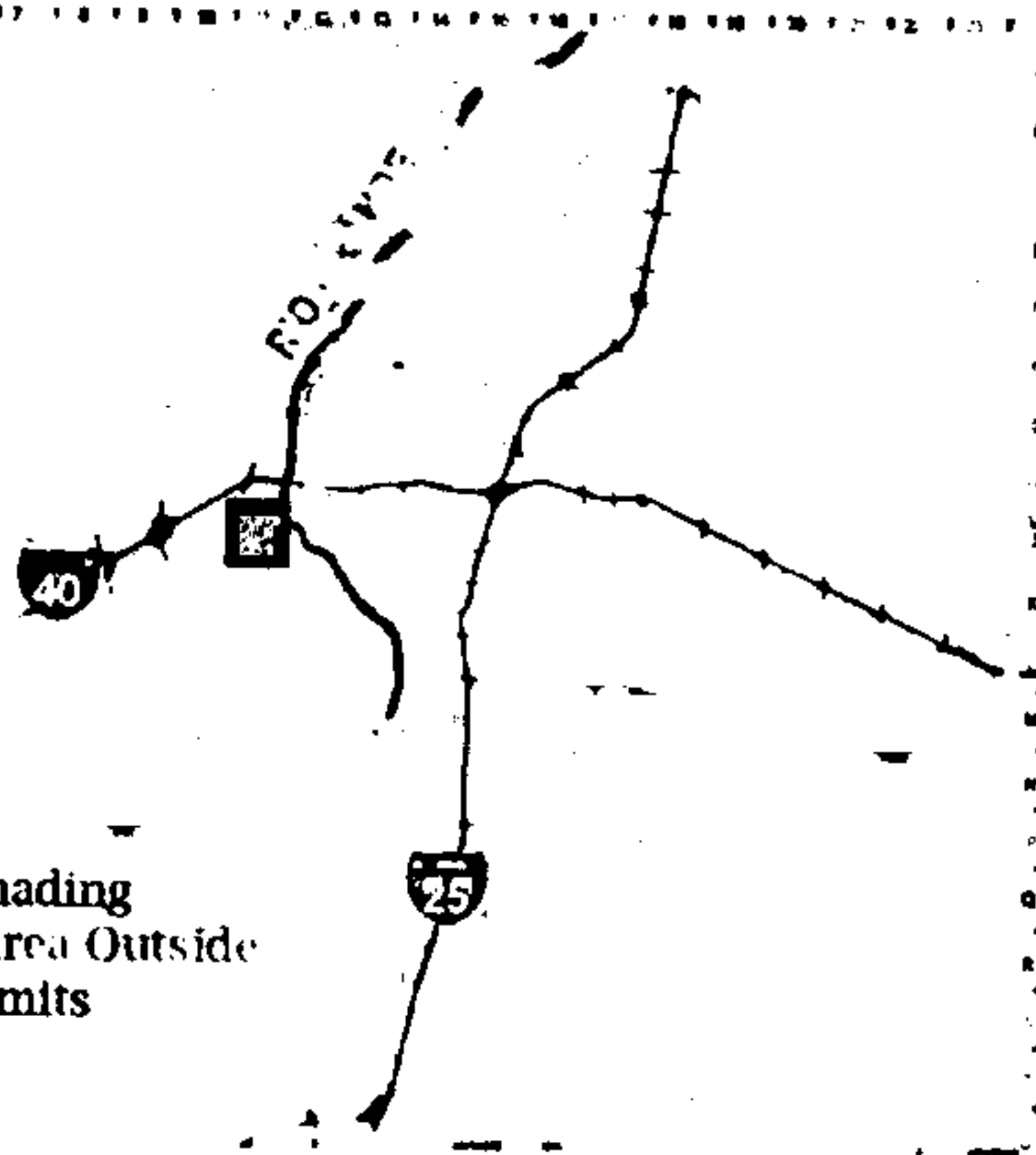
For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 3/10/2009



Note: Grey Shading Represents Area Outside of the City Limits

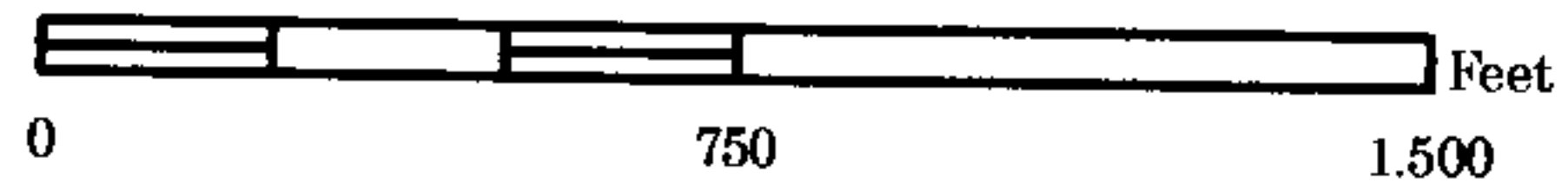


Zone Atlas Page:

# J-11-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



January 5, 2010

Project # 1001989  
Vacation of Private Easement

We are requesting the vacation of the common use, ingress and egress easement that was granted by plat recorded 9/11/2002 in Plat Book 2002C, page 301. This easement will no longer be need since tracts C-2-A-1 and C-2-A-2 are becoming tract C-2-A-1-A per the EPC required concurrent platting action.



2325 San Pedro NE, Suite 2b  
Albuquerque, New Mexico 87110  
p 505.338.1499 f 505.338.1498  
toll free: 1-866-224-2161

**INFRASTRUCTURE LIST**

(Rev. 9-20-05)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

TRACT C-2-A-1 & C-2-A-2 OF CAMPBELL LANDS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT C-2-A-1-A OF CAMPBELL LANDS

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		100'x12'	Deceleration Lane	Coors Blvd	Transition	Private Entrance	/	/	/
		30'	Private Entrance Detail	Coors Blvd	@ decel lane		/	/	/
		Db1	Type 'D' Catch Basin	Coors Blvd	@ existing Type 'C'		/	/	/
			Fire Hydrant	Coors Blvd	relocate outside	Private Entrance	/	/	/
		1	Type 'C' Bus Stop	Coors Blvd	80' from NW corner		/	/	/
		1	Street light pole	Coors Blvd	225' from NW corner		/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature      Date		City User Dept. Signature      Date	

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

- 1 \_\_\_\_\_  
\_\_\_\_\_
- 2 \_\_\_\_\_  
\_\_\_\_\_
- 3 \_\_\_\_\_  
\_\_\_\_\_

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

J.J. Bordenave  
NAME (print)  
BORDENAVE DESIGNS  
FIRM  
[Signature] 10/12/09  
SIGNATURE - date

\_\_\_\_\_  
DRB CHAIR - date  
\_\_\_\_\_  
TRANSPORTATION DEVELOPMENT - date  
\_\_\_\_\_  
UTILITY DEVELOPMENT - date  
\_\_\_\_\_  
CITY ENGINEER - date

\_\_\_\_\_  
PARKS & RECREATION - date  
\_\_\_\_\_  
AMAFCA - date  
\_\_\_\_\_  
- date  
\_\_\_\_\_  
- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- 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): MODULUS ARCHITECTS PHONE: 505-338-1499  
 ADDRESS: 2325 SAN PEDRO NE, SUITE 2B FAX: 505-338-1498  
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_

APPLICANT: WILLIAM MELAD PHONE: 505-235-0929  
 ADDRESS: 4400 ARROWHEAD NW FAX: 505-831-5511  
 CITY: ALBUQUERQUE STATE NM ZIP 87114 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: WILLIAM MELAD

**DESCRIPTION OF REQUEST:** \_\_\_\_\_

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. "C-2-A-2" BEING A REPLAT OF TRACTS "C-2-A-1" AND "C-2-A-2" Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: CAMPBELL LANDS  
 Existing Zoning: W/ FULL SERVICE LIQUOR, ON-PREMISE CONSUMPTION ONLY Proposed zoning: SU-1 FOR C-1 USES WITH FULL SERVICE LIQUOR ON-PREMISE CONSUMPTION ONLY, AND AUTOMOBILE + LIGHT TRUCK SALES MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): 2-11 UPC Code: \_\_\_\_\_

**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 # 1001989, 09EPC-40037, 09EPC-40038, 09EPC-40039

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): 4 ACRES  
 LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD NW  
 Between: FORTUNA RD and GLENRIO RD

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

**SIGNATURE**

[Signature] DATE 10/13/09  
 (Print) JONATHAN STERN 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>09DRB 70323</u>	<u>PAF</u>	<u>5(3)</u>	<u>\$ 215.00</u>
<u>09DRB 70324</u>	<u>SBP</u>	—	<u>\$ 0</u>
<u>09DRB 70325</u>	<u>SPS</u>	—	<u>\$ 0</u>
—	<u>CMF</u>	—	<u>\$ 20.00</u>
—	—	—	<u>\$</u>
Hearing date <u>10/21/09</u>			Total <u>\$ 235.00</u>

Form revised 4/07

Sandy Handley 10/13/09

Print #

1001989

**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

**SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (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

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

**Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.**

- ~~N/A~~ 5 Acres or more: Certificate of No Effect or Approval
- ~~X~~ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- ~~N/A~~ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- ~~N/A~~ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- ~~X~~ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ~~X~~ Zone Atlas map with the entire property(ies) clearly outlined
- ~~X~~ Letter briefly describing, explaining, and justifying the request
- ~~X~~ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- ~~N/A~~ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- ~~X~~ List any original and/or related file numbers on the cover application
- ~~X~~ Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.**

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (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
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

JONATHAN STERN  
 \_\_\_\_\_  
 Applicant name (print)  
[Signature] 10/13/09  
 Applicant signature / date



Form revised October 2007

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

Application case numbers  
091283 - 70323  
 \_\_\_\_\_  
 \_\_\_\_\_

Sandy Handley 10/13/09  
 \_\_\_\_\_  
 Planner signature / date  
 Project # 1001989



**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.

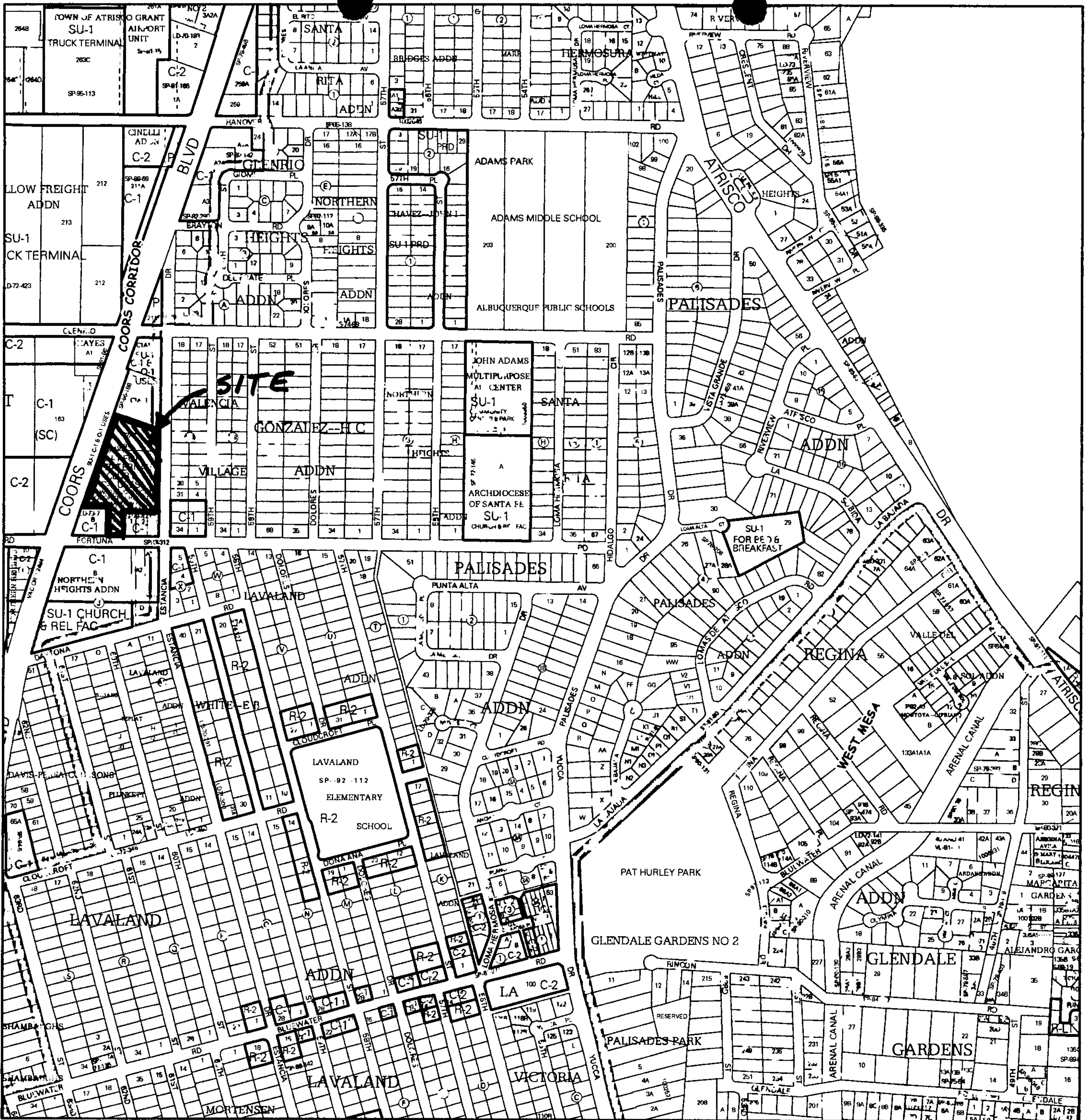
JONATHAN STERN  
 Applicant name (print)  
[Signature] 1/10/13/09  
 Applicant signature / date



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

Application case numbers  
 09DRB- \_\_\_\_\_ - 70324  
 09DRB- \_\_\_\_\_ - 70325

Form revised October 2007  
Sandy Handley 10/13/09  
 Planner signature / date  
 Project # 1001989



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 3/10/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-11-Z**

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1500 Feet

October 12, 2009

Per EPC conditions a concurrent platting action is required for project #1001989 (09EPC-40038 and 09EPC-40039)

We are submitting a minor preliminary and final plat request to eliminate an interior lot line between two tracts and to vacate a private easement. There are no edificial improvements on the site at this time.



JONATHAN STERN



2325 San Pedro NE, Suite 2b  
Albuquerque, New Mexico 87110  
p 505.338.1499 f 505.338.1498  
toll free: 1-866-224-2161

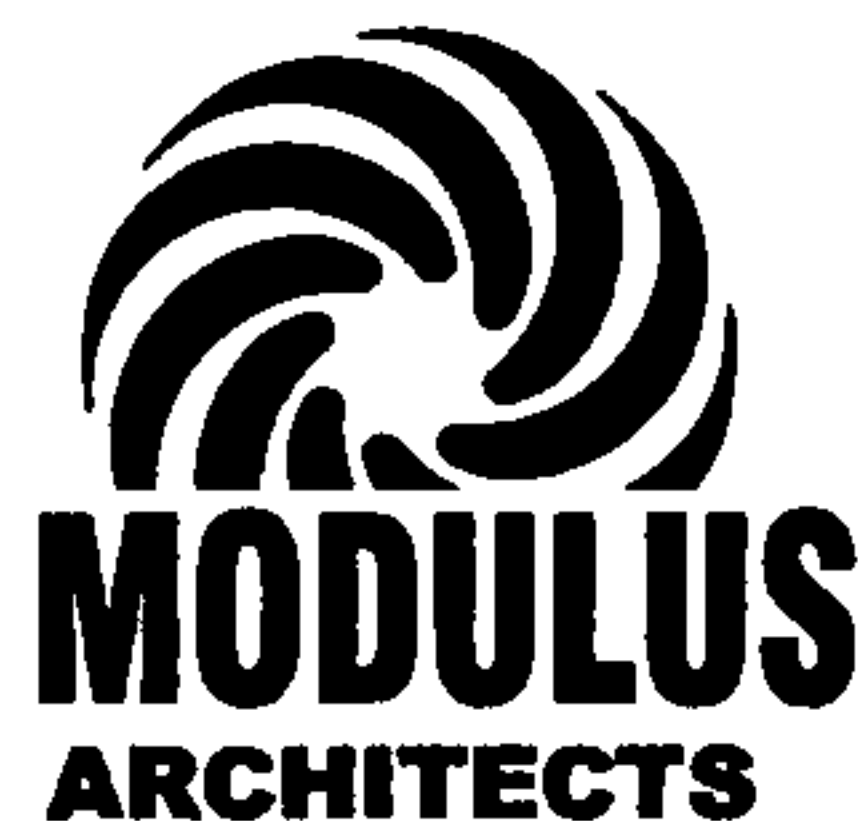
Project #1001989  
09EPC-40037 Site Development Plan – Subdivision  
09EPC-40038 Site Development Plan – Building Permit

To the City of Albuquerque Planning Department,

The **bold** text is a description of what revisions were done to the site development plans to meet the EPC conditions.

Conditions for 09EPC-40037 Site Plan for Subdivision

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.  
**The Site Plan Subdivision (09EPC-00437) and change letter were submitted for DRB on Tuesday October 13, 2009.**
2. Prior to final DRB sign off, the applicant shall meet with the Staff planner to ensure that conditions of the approval are met. Evidence of this meeting shall be provided to the DRB at the time of applications  
**Met with Catalina Lehner on Wednesday September 30, 2009.**
3. The subject site shall be replatted.  
**A plat has been submitted with the site development plans.**
4. The subject site's complete zoning descriptor, both previous and current, (see line 7) shall be specified.  
**The complete zoning descriptor has been added, both previous and current are specified.**
5. The minimum building setback shall be specified to the definition of the Site Development Plan for Subdivision.  
**Minimum building setbacks have been added to the Site Plan for Subdivision.**



2325 San Pedro NE, Suite 2b  
Albuquerque, New Mexico 87110  
p 505.338.1499 f 505.338.1498  
toll free: 1-866-224-2161

6. Conditions from the 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 the permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB)
  - C. The applicant should only provide striped parking to meet zoning requirements. All other parking should be designated as vehicle display areas. In addition, unless required to meet zoning requirements (i.e. landscaping, lighting, etc.), the applicant should delete parking end caps for vehicle display areas. However, the applicant will need to provide protection for site lighting (i.e. bollards, concrete posts, end caps, etc.).  
**Only striping as required to meet zoning requirements is provided. All other parking is designated as vehicle display areas. All end caps have been removed and replaced with striping. Required site lighting is protected by bollards.**
  - D. The proposed right turn in/right turn out site drive on Coors Boulevard is approved by the City Engineer, with conditions, per letter dated September 29, 2003
  - E. Future right-of-way line should be shown as existing. Delete current property line adjacent to Coors.  
**Future right-of-way line is shown as existing, and the current property line adjacent to Coors has been deleted.**
  - F. Provide appropriate cross access agreements.  
**The owner is the same for both lots, and the concurrent replat is combining the lots into one and vacating the common us, ingress and egress easement.**
  - G. Verify dumpster location with the Solid Waste Department.  
**Dumpster location has been approved by the Solid Waste Department.**
  - H. Vacation of existing access easement and lot line between Tracts C2A-1 and C2A-2 will require a concurrent platting action.  
**A concurrent platting action is being done.**
  - I. Site plan shall comply and be designed per DPM Standards.

- J. Dedication of a minimum 78 feet right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.  
**78 feet is provided between the centerline of Coors Boulevard and the property line.**

Conditions for 09EPC-40038 Site Plan for Building Permit

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.  
**The Site Plan for Building Permit (09EPC-00438), and change letter were submitted for DRB on Tuesday October 13, 2009.**
2. Prior to final DRB sign off, the applicant shall meet with the Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of applications.  
**Met with Catalina Lehner on Wednesday September 30, 2009.**
3. Walls/Fences:
  - A. A design feature shall be added to the proposed wall along the subject site's eastern sided [§ 14-16-3-19(B)(2)]  
**The smooth faced CMU color has been changed to Utility Block color "Yellow Sage" (light tan) per planner recommendation.**
  - B. The color of the ornamental iron fence shall be specified and be compatible with the color used for the building.  
**The ornamental iron fence color shall match Sherwin Williams Baked Clay SW 6340, also used on building.**
4. Parking – Required:
  - A. The required parking shall be indicated as 8 (not 9) spaces  
**The required parking number has been updated to 8.**
  - B. Handicap parking spaces provided shall be indicated as 2 as shown on the site development plan.  
**The handicap parking number has been updated to 2 as shown on the site development plan.**
  - C. A conspicuously posted, upright sign shall indicate the location of the motorcycle parking [§ 14-16-3-1(C)(2)].

**Signs for the motorcycle parking spaces are provided at each motorcycle space.**

5. Parking – Display spaces:
  - A. The vehicle display spaces shall be indicated as 310 total as shown on the development plan.  
**The vehicle display number has been updated to 310.**
  - B. The golf cart spaces shall be indicated as 9 as shown on the site development plan.  
**The number of golf cart spaces has been updated to 9.**
  
6. Pedestrian and Bicycle Access and Circulation:
  - A. The scored, colored concrete across the drivepad on Coors Blvd. shall extend all the way across the drivepad.  
**Scored, colored concrete has been extended all the way across the drivepad.**
  - B. Scored, colored concrete shall be used across the drivepad on Fortuna Rd. and shall extend all the way across the drivepad.  
**Scored, colored concrete has been added to the drivepad.**
  - C. The location of the existing bus stop shall be indicated on the site development plan.  
**Existing bus stop has been added to the site development plan.**
  
7. Landscaping – coverage:
  - A. Where coverage with living, vegetative material does not amount to 75%, additional plant material shall be added to achieve the minimum requirement of 75% coverage [§ 14-16-3-10(G)(3)]  
**Wild flowers, Turpentine bush and Catmint have been added to the landscaping.**
  - B. A canopy forming tree shall be added near the patio south of the proposed building.  
**A Bur oak was added near the patio south of the building.**
  - C. Arizona Ash shall be replaced by a less allergenic tree from the City's Forrester's list of preferred trees.  
**Arizona Ash was replaced with Autumn Blaze Maple.**
  - D. An additional type of shrub shall be added to the eastern landscape buffer outside of the wall.  
**Catmint has been added.**
  
8. Landscaping – Clarifications:
  - A. The property owner shall maintain all plant material (not just the street trees) in a living, healthy and attractive condition.  
**Note on sheet L2 has been revised to include all plant material.**
  - B. The note regarding minimum tree well (36 sf) size shall be removed.

- The note regarding minimum tree well has been removed.**
- C. The proposed olive tree, near the southeastern corner of the display parking area, shall be shifted westward to avoid encroachment on the sidewalk.  
**The proposed New Mexico Olive tree has been shifted westward to avoid encroachment on the sidewalk.**
- D. The Bur Oak in the middle just north of the shade structure, and the Chitalpa just south of the half-circle patio area, shall be switched.  
**The Bur Oak and Chitalpa have been switched,**

9. Sustainability/Water Harvesting:

- A. Curb notches shall be added to the large, long planters along Coors Blvd., Estancia Dr., the entrance along Fortuna Rd, and the triangular area by the old gas station to allow runoff water to be used for supplemental irrigation purposes.  
**Curb notches have been added to the site plan (keyed note # 30), and a detail has been added to site details (detail 4E).**
- B. Landscaping islands shall be at grade with the parking lot (not raised) so the curb notches can function.  
**Note has been added to the site plan for building permit.**

10. Signage:

- A. Letter color shall be specified and shall be at least 70% contrast with the background.  
**Letter color has been specified and a note added stating the contrast to be at least 70%.**
- B. No electronic display panels, also known as LED display or electronic billboards, shall be permitted.  
**Note has been added to site plan for building permit.**

11. Utilities:

- A. All exterior utility boxes, electrical and gas meters, transformers, etc., shall be screened from view [CCSDP, p. 92].  
**A note has been added to the build elevation sheet (6 of 9).**

12. Other:

- A. The use of amplified sound, including but not limited to speakers and PA systems, shall not be allowed.  
**A note has been added to the site plan for building permit**
- B. A note shall be added to state that banners, pennants, ribbons, streamers, strings of light bulbs, spinners, tinsel, balloons and reflective flags shall not be allowed  
**A note has been added to the site plan for building permit**
- C. A note shall be added to explain that adding the term "vehicle", in the context of this request means only automobile or light truck.  
**A note has been added to the site plan for building permit.**



13. Conditions from the city transit department:

- A. A type C bus shelter shall be provided 80 feet south from the NW corner of the subject site on Coors for NB Route#155, as per COA Design Standard COA 2535

**A type C bus shelter has been added to the site plans. A keynote has been added to the site plan for building permit stating type of bus shelter required and the COA standard details number.**

14. Conditions from the 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 the permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB)
  
- C. The applicant should only provide striped parking to meet zoning requirements. All other parking should be designated as vehicle display areas. In addition, unless required to meet zoning requirements (i.e. landscaping, lighting, etc.), the applicant should delete parking end caps for vehicle display areas. However, the applicant will need to provide protection for site lighting (i.e. bollards, concrete posts, end caps, etc.).  
**Only striping as required to meet zoning requirements is provided. All other parking is designated as vehicle display areas. All end caps have been removed and replaced with striping. Required site lighting is protected by bollards.**
  
- D. The proposed right turn in/right turn out site drive on Coors Boulevard is approved by the City Engineer, with conditions, per letter dated September 29, 2003
  
- E. Future right-of-way line should be shown as existing. Delete current property line adjacent to Coors.  
**Future right-of-way line is shown as existing, and the current property line adjacent to Coors has been deleted.**
  
- F. Provide appropriate cross access agreements.  
**The owner is the same for both lots, and the concurrent replat is combining the lots into one and vacating the common us, ingress and egress easement.**

- G. Verify dumpster location with the Solid Waste Department.  
**Dumpster location has been approved by the Solid Waste Department.**
- H. Vacation of existing access easement and lot line between Tracts C2A-1 and C2A-2 will require a concurrent platting action.  
**A concurrent platting action is being done.**
- I. Site plan shall comply and be designed per DPM Standards.
- J. Dedication of a minimum 78 feet right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.  
**78 feet is provided between the centerline of Coors Boulevard and the property line.**



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

Date: August 21, 2009

## OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001989**  
09EPC-40037 SITE DEVELOPMENT -  
SUBDIVISION  
09EPC-40038 SITE DEVELOPMENT -  
BUILDG PRMT  
09EPC-40039 AMNDT TO ZONE MAP (ESTB  
ZONING/ZONE CHG)

William Melad  
4400 Arrowhead NW  
Albuquerque, NM 87114

LEGAL DESCRIPTION: DAC ENTERPRISES, INC, agent for WILLIAM MELAD request the above actions for all or a portion of Tracts C-2 - A- 1 & C-2-A-2, CAMPBELL LANDS, zoned SU-1 FOR FRATERNAL CLUB AND C-1 USES W/FULL SERVICE LIQUOR ON-PREMISE CONSUMPTION ONLY, to SU-1 C-1 USES W/FULL SERVICE LIQUOR ON-PREMISE CONSUMPTION ONLY AND AUTOMOBILE SALES AND LIGHT TRUCK SALES, located at 730 COORS BLVD NW, BETWEEN FORTUNA RD. NW AND GLENRIO RD. NW containing approximately 4 acres. (J-11) Catalina Lehner, Staff Planner

On August 20, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1001989 / 09EPC-40037, a site development plan for subdivision for an approximately 4 acre site located on Coors Boulevard NW, between Glenrio Road and Fortuna Road, based on the following Findings and subject to the following Conditions:

### FINDINGS:

1. The subject request is for a site development plan for subdivision for an approximately 4 acre site located on Coors Boulevard NW, between Glenrio Road and Fortuna Road. The subject site lies within the boundaries of the Established Urban Area of the Comprehensive Plan, the Westside Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CCSDP).

2. The applicant proposes to consolidate the existing Tract C-2-A-2 (approx. 1 ac) and Tract C-2-A-1 (approx. 2.8 ac) into one new tract: Tract C-2-A-2-A (approx. 4 ac).
3. The subject request is accompanied by requests for a zone map amendment (0EPC-40039) and a site development plan for building permit (09EPC-40038).
4. The Comprehensive Plan, the Westside Strategic Plan (WSSP), the Coors Corridor Sector Development Plan (CCSDP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject request furthers the following relevant Comprehensive Plan policies:
  - A. Policy II.B.5d-neighborhood values/natural environmental conditions. The location on a major arterial and the relatively low intensity of the use would generally respect neighborhood values. There is no known neighborhood opposition.
  - B. Policy II.B.5e-programmed facilities/neighborhood integrity. The subject site is contiguous to existing urban facilities and services, the use of which is unlikely to disrupt neighborhood integrity.
  - C. Policy II.B.5k-land adjacent to arterial streets. There would be no entrance on the subject site's eastern side near the established residential neighborhood. Access would be from Coors Blvd. and cut-through traffic would be prevented.
  - D. Policy II.B.5l-quality design/new development. The proposed buildings include architectural elements and colors generally appropriate for new development along Coors Blvd. and in the Plan area.
6. The subject request partially furthers the following relevant Comprehensive Plan Goal and policies:
  - A. Activity Centers Goal. The subject site is not located in a designated Activity Center. The proposed low-intensity use is intended outside of designated Activity Centers, though the use would generally promote auto travel needs. However, the subject site is already zoned for commercial uses.
  - B. Policy II.B.5i-employment/service use location. The building would be sited near Coors Blvd., making it less likely to adversely affect residences to the east. However, the proposed zoning is broad in scope and could allow uses (high-turnover sit down restaurant, gas station, fast food with drive-up service window) that may potentially affect nearby residences in terms of noise, light and traffic.
  - C. Policy II.B.5j-location of new commercial development. The subject site is not where commercial development should generally be located. It is not a small neighborhood-oriented center or a larger area-wide shopping center. Nor is free-standing retailing proposed. However, the subject site is an existing commercially zoned area.
7. The subject request partially furthers the following relevant West Side Strategic Plan (WSSP) policies:
  - A. WSSP Policy 3.30 (West Central Avenue Community). The proposed uses would generally support mixed land uses along both sides of the corridor, though the subject site is almost a mile

north of West Central Avenue and not in one of the designated nodes for the West Central Community.

- B. WSSP Policy 4.10. The proposed auto and light truck sales generally do not promote alternatives to single-occupancy vehicle travel, though the proposal includes some pathways and patios that would generally encourage non-vehicular travel.

8. The subject request complies with the following relevant Coors Corridor Sector Development Plan (CCSDP) policies and regulations:

- A. Policy 3-Recommended Land Use: The subject site was zoned for "mixed uses" upon CCSDP adoption in 1984. The CCSDP recommends no increase in intensity for commercial zoning and that development comply with the design guidelines.
- B. Policy 4.a.3- New development: The car/truck sales use would be generally compatible with the uses in the area. The building would fit with the built environment in the area and would comply with applicable design regulations and guidelines.
- C. Policy 4.b.3-Front Landscaped Street Yard: A landscape buffer is proposed along Coors Blvd., except where the crossing structure is located (not part of the subject site).
- D. Policy 4.b.4-Site Landscaping: The proposed landscaping would generally complement the site and the overall appearance of the Coors Corridor, and would comply with relevant design regulations regarding landscaped street yard, buffering and coverage.
- E. Policy 4.b.10-Architectural Design: The proposed design would generally contribute to the enhancement of the visual environment of this segment of the Coors Corridor. The building colors and materials would be compatible with other buildings along the Corridor and would generally reinforce the visual environment.

9. The subject request partially complies with the following relevant CCSDP policies:

- A. Policy 5-Development Intensity: The proposed intensity of development would be compatible with the recommended land use (commercial), but not with the existing zoning. More intense development could be accommodated along Coors Blvd., a principal arterial.
- B. Policy 4.b.6-Commercial Sites: The narrow, western elevation of the proposed building is near Coors Blvd. However, the western elevation is a side of the building and does not relate to the streetscape area.
- C. Policy 4.b.7-Access: The proposal provides separate pedestrian and vehicular access, though the access points are gated. Pedestrian access is provided to structures, though no pedestrian connections between adjacent uses are proposed.

10. The affected neighborhood associations (NAs) are the West Mesa Neighborhood Association (NA), the Los Volcanes NA, the West Side Merchants Association and the Westside Coalition of NAs. A pre-facilitated meeting was held on June 9, 2009 and a facilitated meeting was held on July 20, 2009. There was general support from the West Mesa NA and no known opposition. Staff has not received any correspondence.

**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 final DRB sign off, the applicant shall meet with the Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.
3. The subject site shall be replatted.
4. The subject site's complete zoning descriptor, both previous and current, (see line 7) shall be specified.
5. The minimum building setback shall be specified pursuant to the definition of Site Development Plan for Subdivision.
6. **CONDITIONS FROM THE 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, as may be required by the Development Review Board (DRB).
  - C. The applicant should only provide striped parking to meet zoning requirements. All other parking should be designated as vehicle display areas. In addition, unless required to meet zoning requirements (i.e. landscaping, lighting, etc.), the applicant should delete parking end caps for vehicle display areas. However, the applicant will need to provide protection for site lighting (i.e. bollards, concrete posts, end caps, etc.).
  - D. The proposed right turn in/right turn out site drive on Coors Boulevard is approved by the City Engineer, with conditions, per letter dated September 29, 2003.
  - E. Future right-of-way line should be shown as existing. Delete current property line adjacent to Coors.
  - F. Provide appropriate cross access agreements.
  - G. Verify dumpster location with the Solid Waste Department.
  - H. Vacation of existing access easement and lot line between Tracts C2A-1 and C2A-2 will require a concurrent platting action.
  - I. Site plan shall comply and be designed per DPM Standards.
  - J. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.

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On August 20, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1001989 / 09EPC-40038, a site development plan for building permit for an approximately 4 acre site located on Coors Boulevard NW, between Glenrio Road and Fortuna Road, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. The subject request is for a site development plan for building permit for an approximately 4 site located on Coors Boulevard NW, between Glenrio Road and Fortuna Road. The subject site lies within the boundaries of the Established Urban Area of the Comprehensive Plan, the Westside Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CCSDP).
2. The subject request is accompanied by requests for a zone map amendment (0EPC-40039) and a site development plan for subdivision (09EPC-40037).
3. The Comprehensive Plan, the Westside Strategic Plan (WSSP), the Coors Corridor Sector Development Plan (CCSDP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The subject request furthers the following relevant Comprehensive Plan policies:
  - A. Policy II.B.5d-neighborhood values/natural environmental conditions. The location on a major arterial and the relatively low intensity of the use would generally respect neighborhood values. There is no known neighborhood opposition.
  - B. Policy II.B.5e-programmed facilities/neighborhood integrity. The subject site is contiguous to existing urban facilities and services, the use of which is unlikely to disrupt neighborhood integrity.
  - C. Policy II.B.5k-land adjacent to arterial streets. There would be no entrance on the subject site's eastern side near the established residential neighborhood. Access would be from Coors Blvd. and cut-through traffic would be prevented.
  - D. Policy II.B.5l-quality design/new development. The proposed buildings include architectural elements and colors generally appropriate for new development along Coors Blvd. and in the Plan area.
5. The subject request partially furthers the following relevant Comprehensive Plan Goal and policies:
  - A. Activity Centers Goal. The subject site is not located in a designated Activity Center. The proposed low-intensity use is intended outside of designated Activity Centers, though the use would generally promote auto travel needs. However, the subject site is already zoned for commercial uses.
  - B. Policy II.B.5i-employment/service use location. The building would be sited near Coors Blvd., making it less likely to adversely affect residences to the east. However, the proposed zoning is broad in scope and could allow uses (high-turnover sit down restaurant, gas station, fast food with

drive-up service window) that may potentially affect nearby residences in terms of noise, light and traffic.

- C. Policy II.B.5j-location of new commercial development. The subject site is not where commercial development should generally be located. It is not a small neighborhood-oriented center or a larger area-wide shopping center. Nor is free-standing retailing proposed. However, the subject site is an existing commercially zoned area.

6. The subject request partially furthers the following relevant West Side Strategic Plan (WSSP) policies:

- A. WSSP Policy 3.30 (West Central Avenue Community). The proposed uses would generally support mixed land uses along both sides of the corridor, though the subject site is almost a mile north of West Central Avenue and not in one of the designated nodes for the West Central Community.
- B. WSSP Policy 4.10. The proposed auto and light truck sales generally do not promote alternatives to single-occupancy vehicle travel, though the proposal includes some pathways and patios that would generally encourage non-vehicular travel.

7. The subject request complies with the following relevant Coors Corridor Sector Development Plan (CCSDP) policies and regulations:

- A. Policy 3-Recommended Land Use: The subject site was zoned for "mixed uses" upon CCSDP adoption in 1984. The CCSDP recommends no increase in intensity for commercial zoning and that development comply with the design guidelines.
- B. Policy 4.a.3- New development: The car/truck sales use would be generally compatible with the uses in the area. The building would fit with the built environment in the area and would comply with applicable design regulations and guidelines.
- C. Policy 4.b.3-Front Landscaped Street Yard: A landscape buffer is proposed along Coors Blvd., except where the crossing structure is located (not part of the subject site).
- D. Policy 4.b.4-Site Landscaping: The proposed landscaping would generally complement the site and the overall appearance of the Coors Corridor, and would comply with relevant design regulations regarding landscaped street yard, buffering and coverage.
- E. Policy 4.b.10-Architectural Design: The proposed design would generally contribute to the enhancement of the visual environment of this segment of the Coors Corridor. The building colors and materials would be compatible with other buildings along the Corridor and would generally reinforce the visual environment.

8. The subject request partially complies with the following relevant CCSDP policies:

- A. Policy 5-Development Intensity: The proposed intensity of development would be compatible with the recommended land use (commercial), but not with the existing zoning. More intense development could be accommodated along Coors Blvd., a principal arterial.
- B. Policy 4.b.6-Commercial Sites: The narrow, western elevation of the proposed building is near Coors Blvd. However, the western elevation is a side of the building and does not relate to the streetscape area.



C. Policy 4.b.7-Access: The proposal provides separate pedestrian and vehicular access, though the access points are gated. Pedestrian access is provided to structures, though no pedestrian connections between adjacent uses are proposed.

9. A Traffic Impact Study (TIS) was not required.

10. The affected neighborhood associations (NAs) are the West Mesa Neighborhood Association (NA), the Los Volcanes NA, the West Side Merchants Association and the Westside Coalition of NAs. A pre-facilitated meeting was held on June 9, 2009 and a facilitated meeting was held on July 20, 2009. There was general support from the West Mesa NA and no known opposition. Staff has not received any correspondence.

**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 final DRB sign off, the applicant shall meet with the Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.
3. Walls/Fences:
  - A. A design feature shall be added to the proposed wall along the subject site's eastern side [§14-16-3-19(B)(2)].
  - B. The color of the ornamental iron fence shall be specified and be compatible with the color used for the building.
4. Parking- required:
  - A. The required parking shall be indicated as 8 (not 9) spaces.
  - B. Handicap parking spaces provided shall be indicated as 2 as shown on the site development plan.
  - C. A conspicuously posted, upright sign shall indicate the location of the motorcycle parking [§14-16-3-1(C)(2)].
5. Parking- display spaces:
  - A. The vehicle display spaces shall be indicated as 310 total as shown on the site development plan.
  - B. The golf cart spaces shall be indicated as 9 as shown on the site development plan.
6. Pedestrian and Bicycle Access and Circulation:

- A. The scored, colored concrete across the drivepad on Coors Blvd. shall extend all the way across the drivepad.
- B. Scored, colored concrete shall be used across the drivepad on Fortuna Rd. and shall extend all the way across the drivepad.
- C. The location of the existing bus stop shall be indicated on the site development plan.

Landscaping- coverage:

- A. Where coverage with living, vegetative material does not amount to 75%, additional plant material shall be added to achieve the minimum requirement of 75% coverage [§14-16-3-10(G)(3)].
- B. A canopy forming tree shall be added near the patio south of the proposed building.
- C. Arizona Ash shall be replaced by a less allergenic tree from the City's Forrester's list of preferred trees.
- D. An additional type of shrub shall be added to the eastern landscape buffer outside of the wall.

8. Landscaping- clarifications:

- A. The property owner shall maintain all plant material (not just the street trees) in a living, healthy and attractive condition.
- B. The note regarding minimum tree well (36 sf) size shall be removed.
- C. The proposed olive tree, near the southeastern corner of the display parking area, shall be shifted westward to avoid encroachment on the sidewalk.
- D. The Bur oak in the middle just north of the shade structure, and the Chitalpa just south of the half-circle patio area, shall be switched.

9. Sustainability/Water Harvesting:

- A. Curb notches shall be added to the large, long planters along Coors Blvd., Estancia Dr., the entrance along Fortuna Rd, and the triangular area by the old gas station to allow runoff water to be used for supplemental irrigation purposes.
- B. Landscaping islands shall be at grade with the parking lot (not raised) so the curb notches can function.

10. Signage:

- A. Letter color shall be specified and shall be at least 70% contrast with the background.
- B. No electronic display panels, also known as LED display panels or electronic billboards, shall be permitted.
- C. Internal illumination of the monument sign, as shown, is permitted.

11. Utilities:

All exterior utility boxes, electrical and gas meters, transformers, etc., shall be screened from view [CCSDP, p. 92].

12. Other:

- A. The use of amplified sound, including but not limited to speakers and PA systems, shall not be allowed.
- B. A note shall be added to state that banners, pennants, ribbons, streamers, strings of light bulbs, spinners, tinsel, balloons and reflective flags shall not be allowed.
- C. A note shall be added to explain that adding the term "vehicle", in the context of this request, means only automobile or light truck.

13. CONDITION FROM THE CITY TRANSIT DEPARTMENT:

A type C bus shelter shall be provided 80 feet south from the NW corner of the subject site on Coors for NB Route#155, as per COA Design standard COA 2355.

14. CONDITIONS FROM THE 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, as may be required by the Development Review Board (DRB).
- C. The applicant should only provide striped parking to meet zoning requirements. All other parking should be designated as vehicle display areas. In addition, unless required to meet zoning requirements (i.e. landscaping, lighting, etc.), the applicant should delete parking end caps for vehicle display areas. However, the applicant will need to provide protection for site lighting (i.e. bollards, concrete posts, end caps, etc.).
- D. The proposed right turn in/right turn out site drive on Coors Boulevard is approved by the City Engineer, with conditions, per letter dated September 29, 2003.
- E. Future right-of-way line should be shown as existing. Delete current property line adjacent to Coors.
- F. Provide appropriate cross access agreements.
- G. Verify dumpster location with the Solid Waste Department.
- H. Vacation of existing access easement and lot line between Tracts C2A-1 and C2A-2 will require a concurrent platting action.

- I. Site plan shall comply and be designed per DPM Standards.
  - J. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
- 

On August 20, 2009 the Environmental Planning Commission voted to **APPROVE** Project 1001989 / 09EPC-40039, a zone map amendment for an approximately 4 acre site located on Coors Boulevard NW, between Glenrio Road and Fortuna Road , based on the following Findings and subject to the following Condition:

**FINDINGS:**

1. The subject request is for a zone map amendment for an approximately 4 acre site located on Coors Boulevard NW, between Glenrio Road and Fortuna Road. The subject site lies within the boundaries of the Established Urban Area of the Comprehensive Plan, the Westside Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CCSDP).
2. The zone map amendment is for a change from "SU-1 for Fraternal Club and C-1 Uses with Full-Service Liquor, on-premise consumption only" to "SU-1 for C-1 Uses with Full-Service Liquor, on-premise consumption only, and automobile sales and light truck sales", in order to develop a business that sells automobiles and light trucks.
3. Because the subject site is not greater than 10 acres, the Environmental Planning Commission (EPC) is the approval authority. The subject request is not required to be transmitted to the City Council.
4. The subject request is accompanied by requests for a site development plan for subdivision (0EPC-40037) and a site development plan for building permit (09EPC-40038).
5. The Comprehensive Plan, the Westside Strategic Plan (WSSP), the Coors Corridor Sector Development Plan (CCSDP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject request furthers the following relevant Comprehensive Plan policies:
  - A. Policy II.B.5d-neighborhood values/natural environmental conditions. The location on a major arterial and the relatively low intensity of the use would generally respect neighborhood values. There is no known neighborhood opposition.
  - B. Policy II.B.5e-programmed facilities/neighborhood integrity. The subject site is contiguous to existing urban facilities and services, the use of which is unlikely to disrupt neighborhood integrity.
  - C. Policy II.B.5k-land adjacent to arterial streets. There would be no entrance on the subject site's eastern side near the established residential neighborhood. Access would be from Coors Blvd. and cut-through traffic would be prevented.

- D. Policy II.B.5l-quality design/new development. The proposed buildings include architectural elements and colors generally appropriate for new development along Coors Blvd. and in the Plan area.
7. The subject request partially furthers the following relevant Comprehensive Plan Goal and policies:
- A. Activity Centers Goal. The subject site is not located in a designated Activity Center. The proposed low-intensity use is intended outside of designated Activity Centers, though the use would generally promote auto travel needs. However, the subject site is already zoned for commercial uses.
  - B. Policy II.B.5i-employment/service use location. The building would be sited near Coors Blvd., making it less likely to adversely affect residences to the east. However, the proposed zoning is broad in scope and could allow uses (high-turnover sit down restaurant, gas station, fast food with drive-up service window) that may potentially affect nearby residences in terms of noise, light and traffic.
  - C. Policy II.B.5j-location of new commercial development. The subject site is not where commercial development should generally be located. It is not a small neighborhood-oriented center or a larger area-wide shopping center. Nor is free-standing retailing proposed. However, the subject site is an existing commercially zoned area.
8. The subject request partially furthers the following relevant West Side Strategic Plan (WSSP) policies:
- A. WSSP Policy 3.30 (West Central Avenue Community). The proposed uses would generally support mixed land uses along both sides of the corridor, though the subject site is almost a mile north of West Central Avenue and not in one of the designated nodes for the West Central Community.
  - B. WSSP Policy 4.10. The proposed auto and light truck sales generally do not promote alternatives to single-occupancy vehicle travel, though the proposal includes some pathways and patios that would generally encourage non-vehicular travel.
9. The subject request complies with the following relevant Coors Corridor Sector Development Plan (CCSDP) policies and regulations:
- A. Policy 3-Recommended Land Use: The subject site was zoned for "mixed uses" upon CCSDP adoption in 1984. The CCSDP recommends no increase in intensity for commercial zoning and that development comply with the design guidelines.
  - B. Policy 4.a.3- New development: The car/truck sales use would be generally compatible with the uses in the area. The building would fit with the built environment in the area and would comply with applicable design regulations and guidelines.
  - C. Policy 4.b.3-Front Landscaped Street Yard: A landscape buffer is proposed along Coors Blvd., except where the crossing structure is located (not part of the subject site).
  - D. Policy 4.b.4-Site Landscaping: The proposed landscaping would generally complement the site and the overall appearance of the Coors Corridor, and would comply with relevant design regulations regarding landscaped street yard, buffering and coverage.

E. Policy 4.b.10-Architectural Design: The proposed design would generally contribute to the enhancement of the visual environment of this segment of the Coors Corridor. The building colors and materials would be compatible with other buildings along the Corridor and would generally reinforce the visual environment.

10. The subject request partially complies with the following relevant CCSDP policies:

A. Policy 5-Development Intensity: The proposed intensity of development would be compatible with the recommended land use (commercial), but not with the existing zoning. More intense development could be accommodated along Coors Blvd., a principal arterial.

B. Policy 4.b.6-Commercial Sites: The narrow, western elevation of the proposed building is near Coors Blvd. However, the western elevation is a side of the building and does not relate to the streetscape area.

C. Policy 4.b.7-Access: The proposal provides separate pedestrian and vehicular access, though the access points are gated. Pedestrian access is provided to structures, though no pedestrian connections between adjacent uses are proposed.

11. The applicant has adequately justified the zone change request pursuant to Resolution 270-1980:

A. Section 1A: Consistency with the City's health, safety, morals and general welfare is demonstrated because the request furthers a preponderance of Goals and policies in applicable Plans. Also, the request will enhance the City's general welfare by securing additional water resources.

B. Section 1B: The request would result in zoning specific to the future utility facility, which would be more restrictive than the current zoning and therefore would not contribute to destabilization of land use and zoning in the area. The applicant has justified the request by providing a thorough policy-based discussion and sufficient responses overall.

C. Section 1C: General consistency with the applicable, overarching policies of the Comprehensive Plan and the applicable policies of the West Side Strategic Plan (WSSP) has been demonstrated. There is no "significant conflict" with an adopted element of the Comprehensive Plan or other City master plan such as a sector development plan.

D. Section 1D: The proposed zoning would be more advantageous to the community as articulated in the Comprehensive Plan and other applicable Plans (the WSSP and the CCSDP). The policy-based discussion demonstrates that the proposed zoning category would be more advantageous to the community than the current zoning.

E. Section 1E: The C-1 uses presently allowed, and those proposed, are not harmful. The purpose of the C-1 zone is to serve the day-to-day needs of nearby residents. Both the current and proposed zoning is SU-1, and the SU-1 zone is linked to a site development plan reviewed by the EPC.

F. Section 1F: The proposed zone change requires no major or unprogrammed capital expenditures by the City.

G. Section 1G: Though economic considerations are a factor in the proposed zone change, Staff finds that they are not the determining factor in this case. The applicant has demonstrated that the proposed zone change furthers a preponderance of relevant policies in the Comprehensive Plan, the WSSP and the CCSDP.

H. Section 1H: Location on a collector or major street is not used as justification for the proposed zone change.

- I. Section 1I: SU-1 zoning is considered a justifiable “spot zone” because it would result in the realization of policies in applicable plans as demonstrated in this case. Furthermore, the property is currently zoned SU-1, SU-1 zoning is requested, and there is SU-1 zoned property nearby.
- J. Section 1J: Though the subject site can be considered “a strip of land along a street”, the request would not result in zoning different from the surrounding zoning. The current and proposed zoning is SU-1 and the abutting site is zoned SU-1. Also, a “strip zone” would not result because the proposed zone change will facilitate realization of applicable Plans.

12. The affected neighborhood associations (NAs) are the West Mesa Neighborhood Association (NA), the Los Volcanes NA, the West Side Merchants Association and the Westside Coalition of NAs. A pre-facilitated meeting was held on June 9, 2009 and a facilitated meeting was held on July 20, 2009. There was general support from the West Mesa NA and no known opposition. Staff has not received any correspondence.

**CONDITION:**

1. Final DRB sign-off of the accompanying site development plan for subdivision (09EPC-40037) and site development plan for building permit (09EPC 40038) is required.

**APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY SEPTEMBER 4, 2009 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 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).**

OFFICIAL NOTICE OF DECISION  
AUGUST 20, 2009  
PROJECT # 1001989  
PAGE 14 OF 14

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/CL/ma

cc: DAC Enterprises, Inc., P.O. Box 16658, Albuquerque, NM 87191  
Michael Quintana, West Mesa N.A., 301 63<sup>rd</sup> St. NW, Albuquerque, NM 87105  
Louis Tafoya, West Mesa N.A., 6411 Avalon Rd. NW, Albuquerque, NM 87105  
Max Garcia, Los Volcanes N.A., 66919 Honeylocust Ave, NW, Albuquerque, NM 87121  
Ben Sandoval, Los Volcanes N.A., 6516 Honeylocust Ave. NW, Albuquerque, NM 87121  
Larry Nelson, West Side Merchants Assoc., 929 Old Coors SW, Albuquerque, NM 87105  
Humberto Perez, West Side Merchants Assoc., 701 B Old Coors SW, Albuquerque, NM 87105  
Brett Lopez, Westside Coalition of N.A.s, 4815 Northern Trl. NW, Albuquerque, NM 87120  
Candelaria Patterson, Westside Coalition of N.A.s, 7608 Elderwood NW, Albuquerque, NM 87120



October 12, 2009

Letter of Authorization

I, William Melad, here by authorize Modulus Architects to act as the owners representative at the Design Review Board (DRB) hearing for project number 1001989 (09EPC-40038, 09EPC-40039).

A handwritten signature in black ink that reads "William Melad". The signature is written in a cursive style with a prominent initial "W".

William Melad.

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

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

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

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

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

**SITE DEVELOPMENT PLAN** **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

**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 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: LOYAL ORDER OF MOOSE PHONE: 247.4061

ADDRESS: 2121 EDITH NE FAX: \_\_\_\_\_

CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER

AGENT (if any): WAYJOHN SURVEYING INC. PHONE: 255.2052

ADDRESS: 330 LOUISIANA BLVD NE FAX: 255.2887

CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJOHN SURV@AOL.COM

DESCRIPTION OF REQUEST: INTERNAL ROUTING MINOR PLAT TO DIVIDE ONE TRACT INTO TWO P+F

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. C.2.A Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. CAMPBELL LANDS

Current Zoning: SU-1 C-1 AND O-1 USES Proposed zoning: SAME

Zone Atlas page(s): J-11 No. of existing lots: 1 No. of proposed lots: 2

Total area of site (acres): 4.1163 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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. 1 011 058 049 293 20203 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD NW

Between: FORTUNA RD NW and GLENRIO RD NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): SP.77.230

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

SIGNATURE: [Signature] DATE: 8/27/02

(Print) THOMAS D. JOHNSTON  Applicant  Agent

Form revised September 2001

**FOR OFFICIAL USE ONLY**

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>02DRB - 01337</u>	<u>P+F</u>	<u>53</u>	<u>\$ 285.-</u>
<input checked="" type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<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>IR</u>				Total <u>\$ 285.-</u>

[Signature] 8/28/02  
Planner signature / date

Project # 1001989

$$\begin{array}{r} 145 + 70 \\ 140 \\ \hline 285 \\ \hline \end{array}$$

**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

**SKETCH PLAT REVIEW AND COMMENT**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (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
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

- Preliminary Plat reduced to 8.5" x 11"
- 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
- Copy of previous D.R.B. approved infrastructure list
- Copy of the Official D.R.B. Notice of approval
- Any original and/or related file numbers are listed on the cover application

**Extensions are not reviewed through internal routing.**  
 Extension of preliminary plat approval expires after one year.  
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - SIA financial guaranty verification
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (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
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Fee (see schedule) 285
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

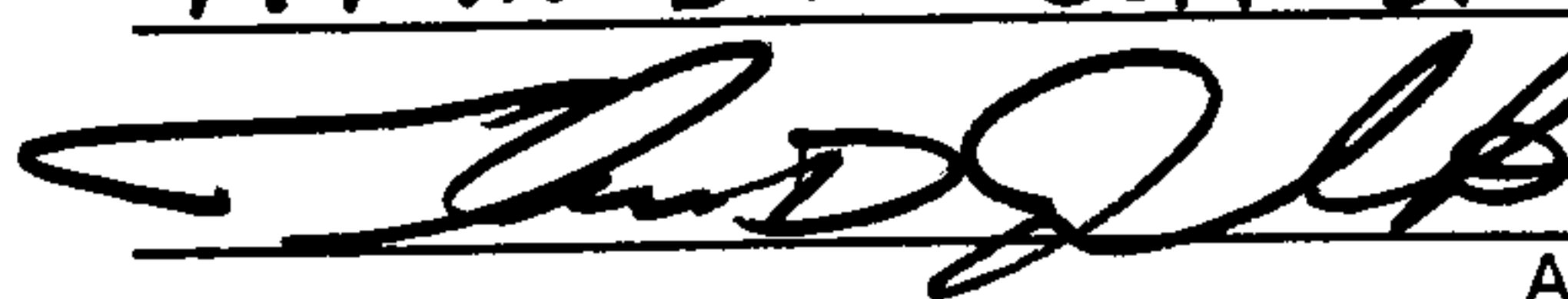
**AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- 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
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.  
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **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.

THOMAS D. JOHNSTON AGENT  
 Applicant name (print)  
  
 Applicant signature / date  
8/27/02



Form revised September 2001

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

Application case numbers  
02DRB - 01337

JM 8/28/02  
 Planner signature / date  
**Project #** 1001989

4  
4  
4  
4

ONE STOP SHOP ••• FRONT COUNTER  
City of Albuquerque • Planning Department




DEVELOPMENT & BUILDING SERVICES (D&B Svcs)  
LAND DEVELOPMENT COORDINATION DIVISION (LDC)  
Plaza Del Sol -2nd Floor West - 600 2nd St NW  
Land Development / Planning - Main Fax (505) 924-3685  
Development Services / Public Works - Main Fax (505) 924-3864

**PAID RECEIPT**

**APPLICANT NAME** LOYAL ORDER OF MOOSE  
**AGENT** WAYJOHN SURVEYING  
**ADDRESS** \_\_\_\_\_  
**PROJECT NO.** 1001989  
**APPLICATION NO.** OZDRB - 01337

\$ 285.- 441006 / 4983000 (DRB Cases)  
\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
\$ \_\_\_\_\_ 441018 / 4971000 (Notification)

**\$ 285.- Total amount due**

<b>WAYJOHN SURVEYING, INC.</b> 11108 HUME AVE. NE. 505-255-2052 ALBUQUERQUE, NM 87112		10132
		95-32-1070
DATE <u>8/27/2002</u>		
PAY TO THE ORDER OF <u>CITY OF ALBUQUERQUE</u>		\$ 285.00
<u>two hundred eighty five dollars &amp; <sup>100</sup>/<sub>100</sub></u>		DOLLARS 
<b>Bank of America</b> ACH R/T 107000327 		
FOR <u>SUBDIVISION PLAN SUBMITTAL</u>	 City Of Albuquerque Treasury Division	
⑈010132⑈ ⑆107000327⑆ 000123386377⑈		

08/28/2002 10:54AM LOC: ANE  
X  
RECEIPT# 00020543 WSH 007 TRANSH 0021  
Account 441006 Fund 0110  
Activity 4983000 TRSCCS  
Trans Amt 7/1/02 \$285.00  
J24 Misc \$285.00  
CK \$285.00  
CHANGE \$0.00

**Wayjohn Surveying, Inc. ♦ 330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108**  
**Phone: (505) 255-2052 Fax: (505) 255-2887**

August 27, 2002

City of Albuquerque  
Plaza Del Sol Building  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87102

RE: Replat of Tract C-2-A, Campbell Lands

To Whom It May Concern:

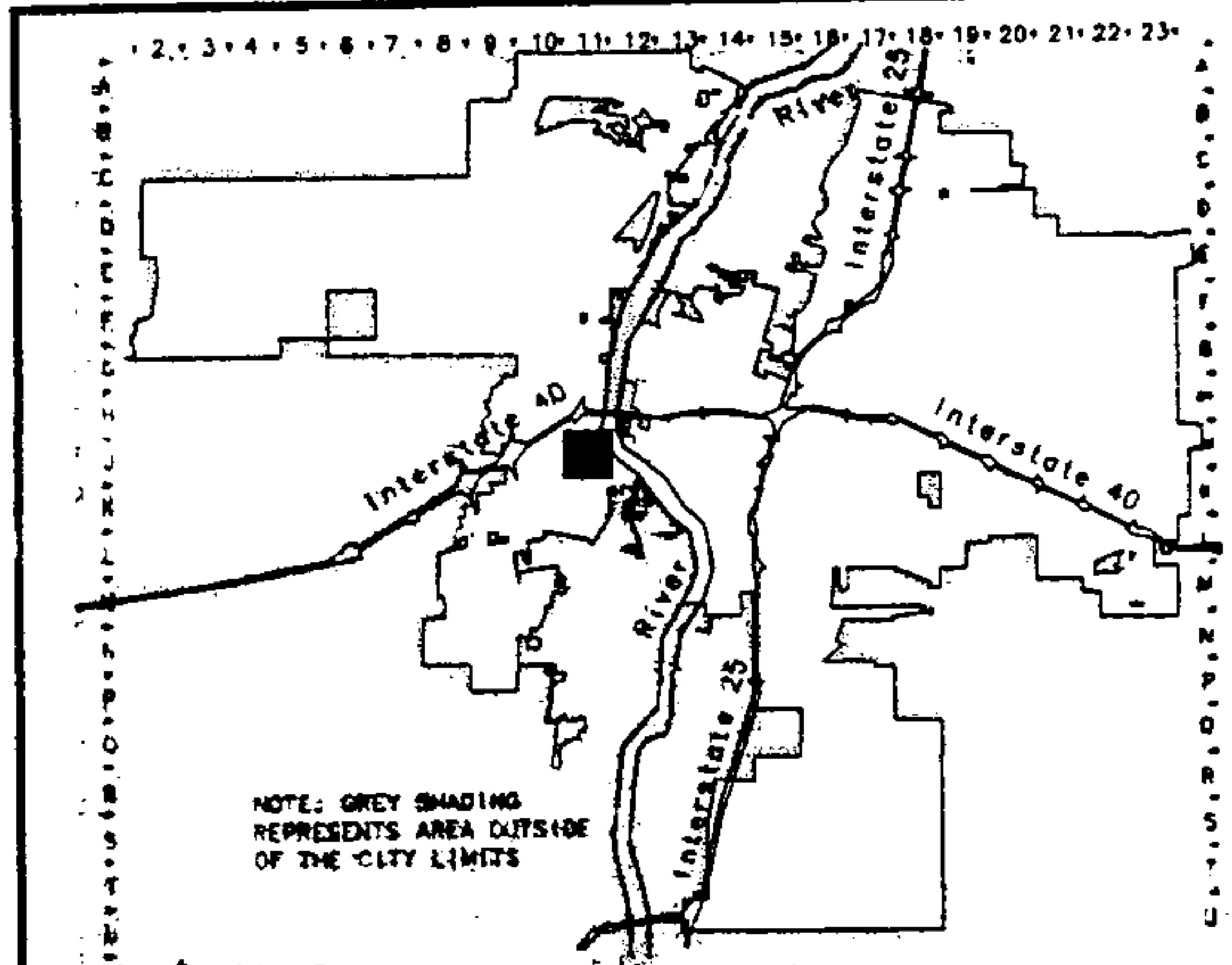
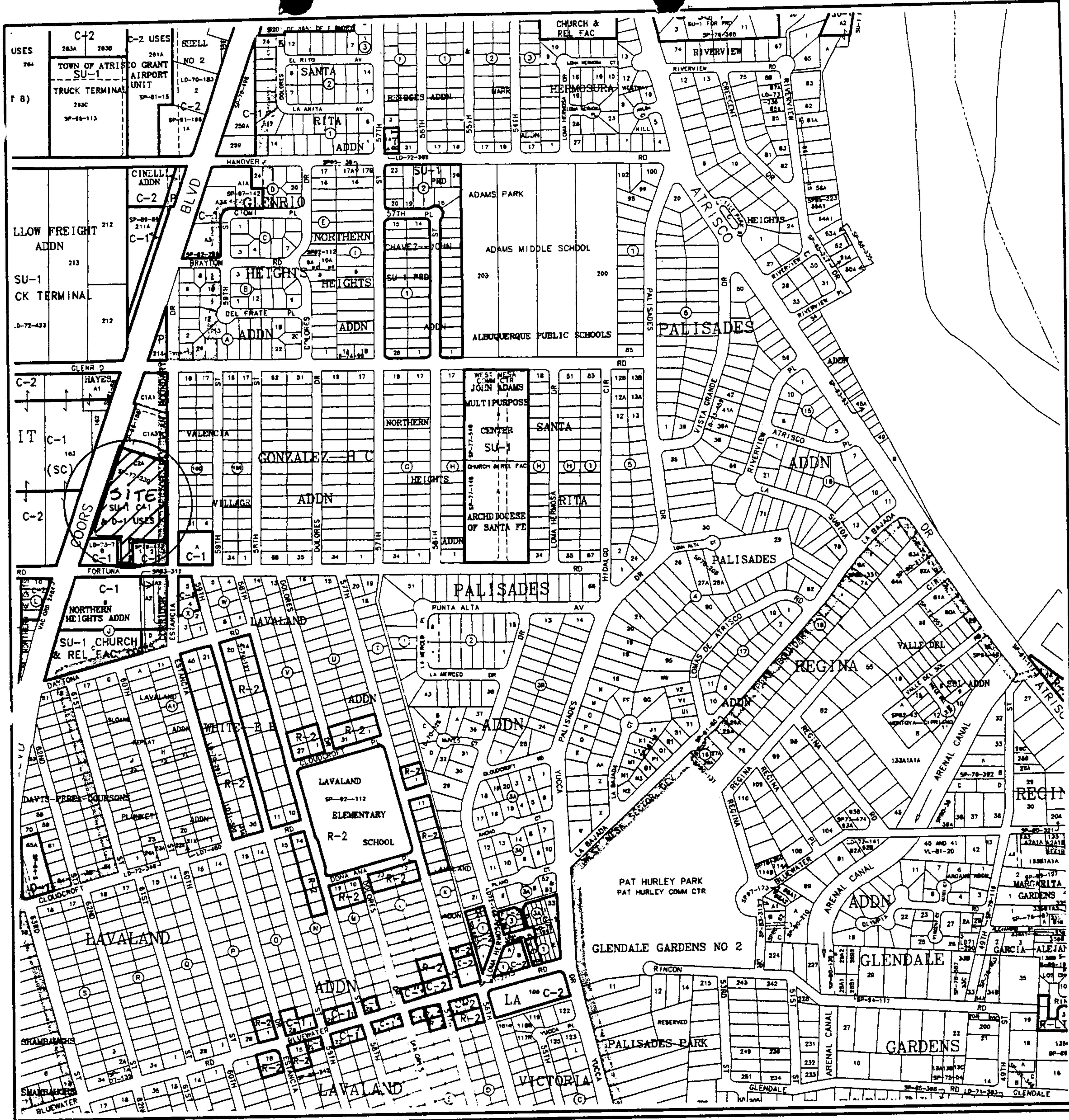
My client, the Loyal Order of Moose, desires to replat Tract C-2-A of Campbell Lands into two tracts. The parcel currently is vacant. My client desires to divide the property to create two lots to comply with a site plan that has been through the EPC process. In addition, a parcel conveyed to the City of Albuquerque for the base of the pedestrian bridge over Coors Boulevard NW has been included in this replat. The parcel was conveyed in 1994 and it is being included to avoid conflicts with the subdivision ordinance. This platting action will include dedication of an additional 18 feet of right of way along Coors to comply with the long range corridor plan for Coors NW.

If you have any questions regarding this matter, please give me a call.

Sincerely,



Thomas D. Johnston, PS



NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

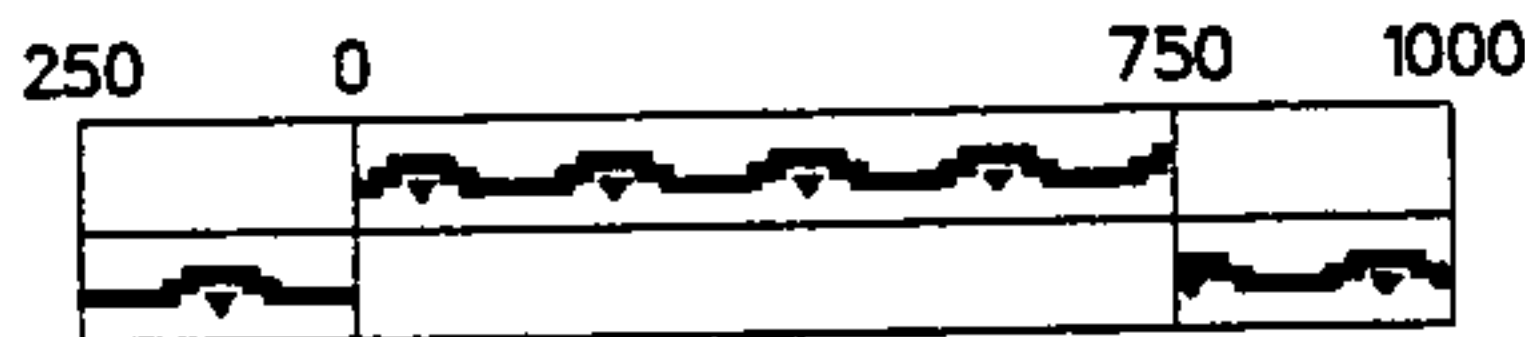


CITY OF Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2000

GRAPHIC SCALE IN FEET



Zone Atlas Page

J-11-Z

Map Amended through July 28, 2000



**SUBDIVISION** Supplemental form **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**

**ZONING** Supplemental form **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 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: MOOSE LODGE NO. 1517 PHONE: 247-4061

ADDRESS: 2121 EDITH BLVD. N.E. FAX: \_\_\_\_\_

CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER(S) AND PROPRIETOR(S)

AGENT (if any): WILLIAM A. McCONNELL-ARCHITECT PHONE: 293-8777

ADDRESS: 3011 JANE PLACE N.E. FAX: \_\_\_\_\_

CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: FINAL SIGN-OFF OF E.P.C. APPROVED SITE DEVELOPMENT PLAN FOR "MOOSE FAMILY CENTER LODGE NO. 1517"

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 of (Tract) No. C-2-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. Airport Unit, Town of Atrisco Grant

Current Zoning: SU-1 AND C-1 Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): J-11-Z No. of existing lots: 2 No. of proposed lots: 3

Total area of site (acres): 4.1163 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. 1-011-058-049-293-20203 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: ON THE WEST BY COORS BLVD. N.W., ON THE EAST BY ESTANCIA DR. N.W. and THE SOUTH BY FORTUNA RD. N.W.

CASE HISTORY: Make a Note of Case #s

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 2-73-176

2-26-60

Check-off if project was previously reviewed by Sketch Plan Plan , or Pre-application Review Team . Date of review: 08-27-02

SIGNATURE: [Signature] DATE: 08-27-02

(Print) WILLIAM A. McCONNELL Applicant  Agent

FOR OFFICIAL USE ONLY Form revised September 2001

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>02DRB - 01330</u>	<u>FSOS</u>	<u>13</u>	\$ <u>0</u>
<input type="checkbox"/> All checklists are complete	<u>02DRB - 01331</u>	<u>FSOBP</u>	<u>13</u>	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>Sept. 4, 2002</u>			Total \$ <u>0</u>

[Signature] 8/27/02 Planner signature / date

Project # 1001989



**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.

William A. McConnell  
Applicant name (print)  
William A. McConnell 8/27/02  
Applicant signature / date

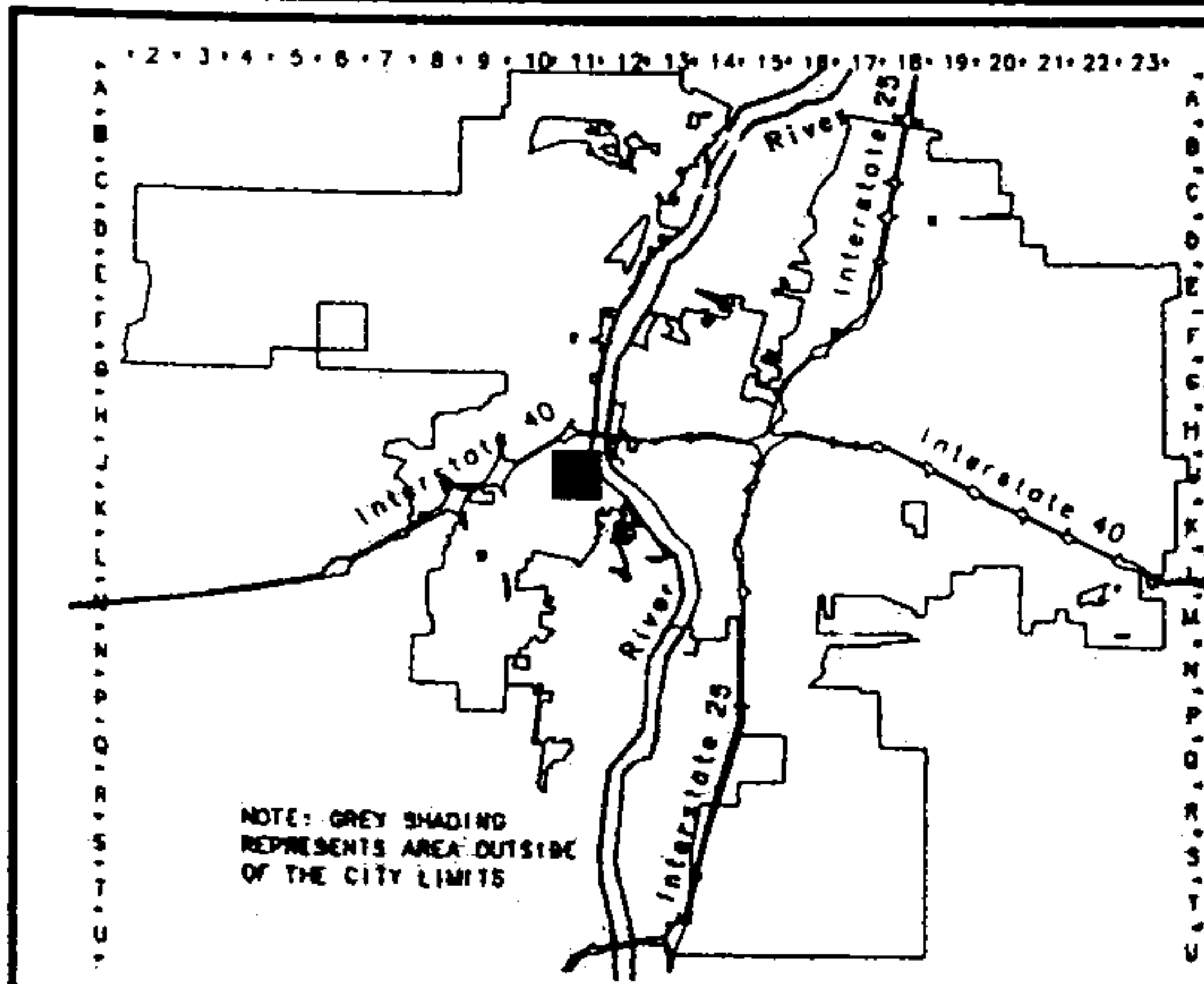
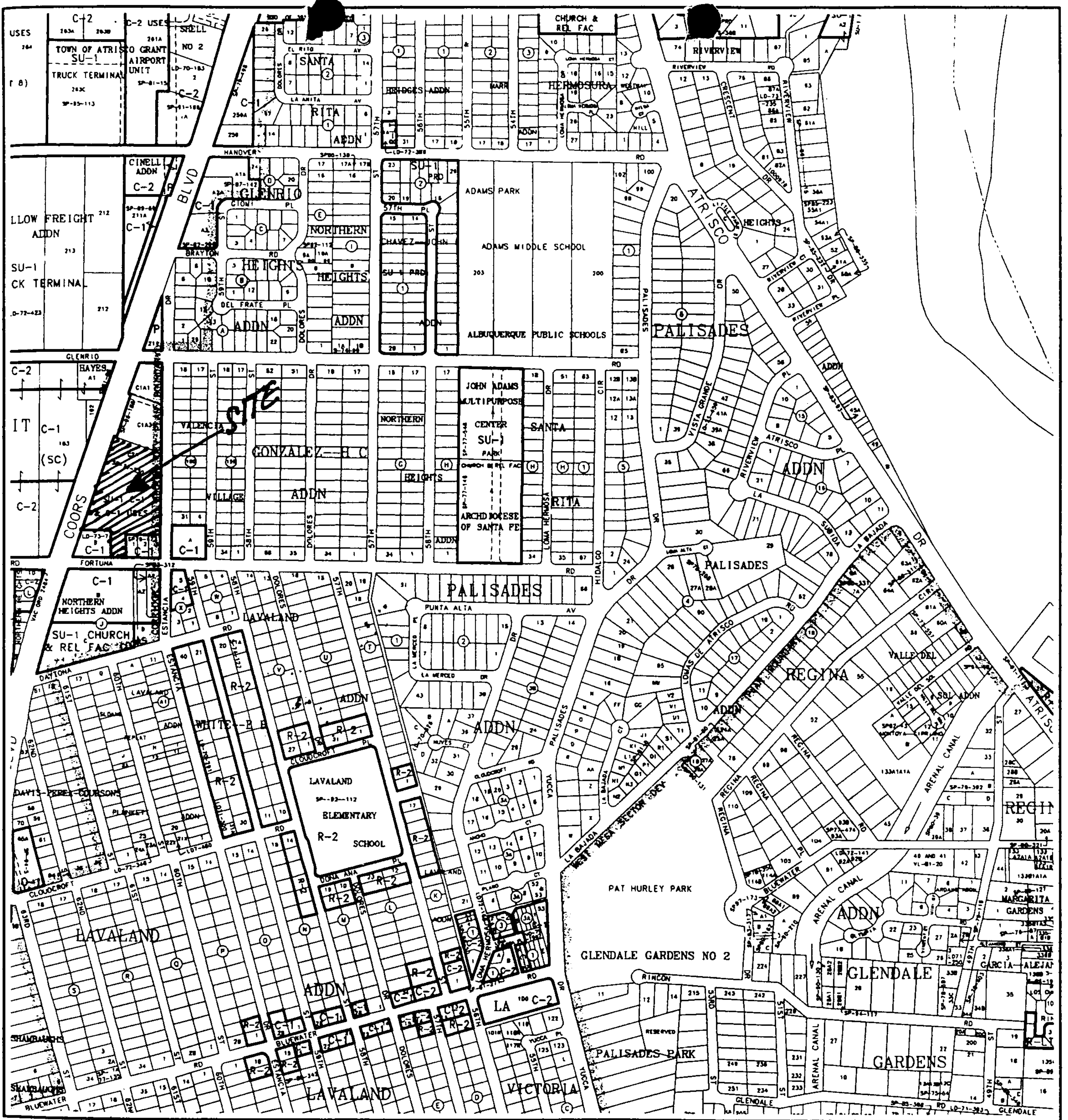


Form revised September 2001

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

Application case numbers  
0202B - \_\_\_\_\_ - 01330  
0202B - \_\_\_\_\_ - 01331  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Paul Candlish 8/27/02  
Planner signature / date  
**Project #** 1001989

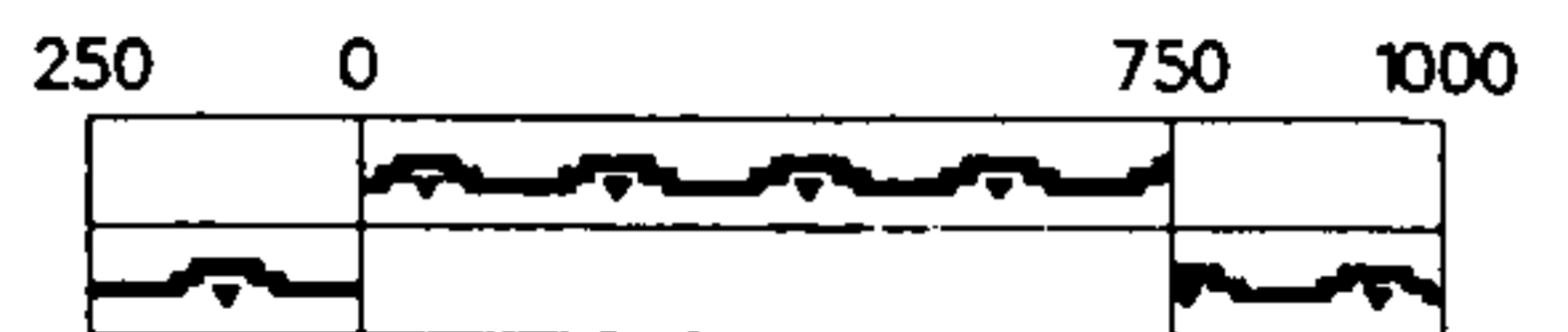


CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET



Zone Atlas Page

J-11-Z

Map Amended through April 03, 2002



# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 24, 2002

Levi Valdez, PE  
12800 San Juan NE  
Albuquerque, NM 87123

**Re: Moose Family Lodge Grading and Drainage Plan  
Engineer's Stamp dated 5-28-02 (J11/D32)**

Dear Mr. Valdez,

Based upon the information provided in your submittal dated 6-3-02, the above referenced plan is approved for Site Development Plan for Subdivision, Site Development Plan for Building Permit, Building Permit and SO#19 Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. A separate permit (SO#19) is required for construction within City R/W. A copy of this approval letter must be on hand when applying for this permit.

Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE  
Sr. Engineer, PWD  
Development and Building Services

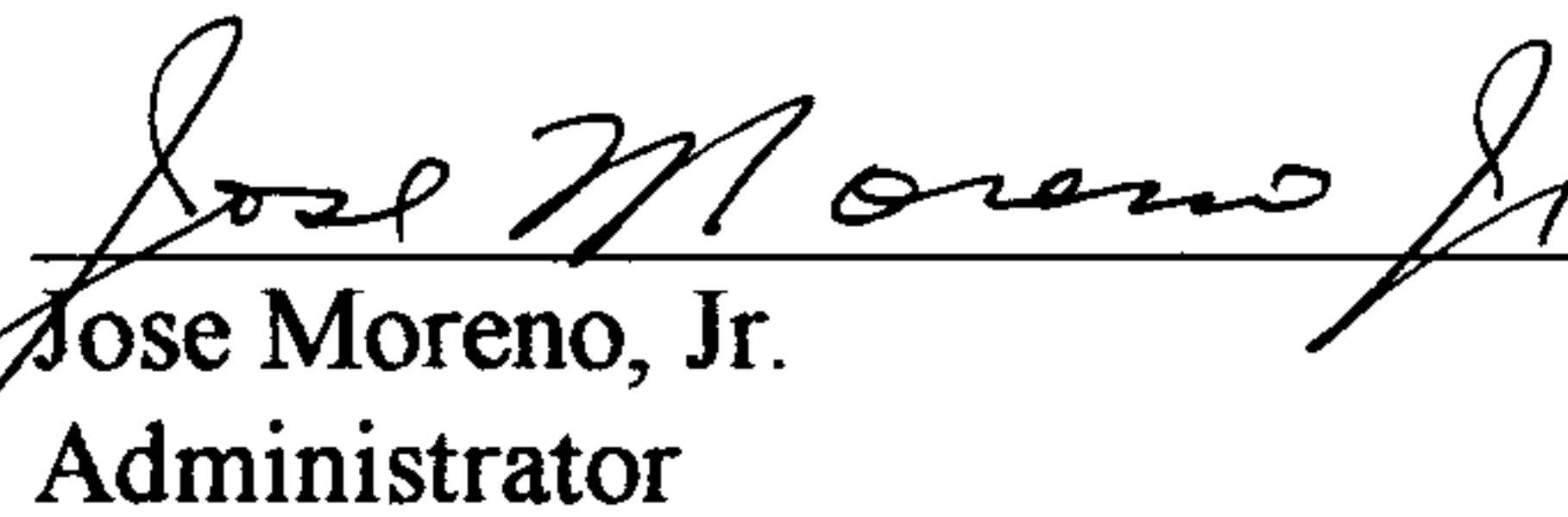
C: file

May 28, 2002

To Whom It May Concern:

Moose Lodge No. 1517, Albuquerque, New Mexico, hereby authorizes William A. McConnell-Architect & FJA Design Group to be our agents and represent us in matters concerning E.P.C. Hearings for Approvals for the proposed "Moose Family Center Lodge No. 1517", to be located at 730 Coors Blvd. NW, Albuquerque, New Mexico, and also subsequent hearing(s) for Final Signoff of Site Development at D.R.B. (Development Review Board).

Moose Lodge No. 1517  
Albuquerque, New Mexico  
Phone: (505) 247-4061

  
\_\_\_\_\_  
Jose Moreno, Jr.  
Administrator

Date: 5-29-02



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 1001989**

02EPC-00842 - Zone Map Amendment

02EPC-00840 - SDP Amendment to  
Subdivision

02EPC-00841 - SDP Building Permit

Moose Family Center Lodge No. 1517  
730 Coors Blvd., NW  
Albuquerque, NM 87106

LEGAL DESCRIPTION: Request the above action(s) for all or a portion of Tract(s) C-2-A, **Airport Unit, Town of Atrisco Grant**, a zone map amendment from SU-1, C-1 and O-1 to SU-1 for Fraternal Club & C-1 Uses with Full Service Liquor On-Premise Consumption Only, located on COORS BLVD. NW and FORTUNA ROAD NW between COORS BLVD., NW and ESTANCIA DRIVE NW, containing approximately 5 acre(s). (J-11) Makita Hill, Staff Planner

On July 18, 2002, the Environmental Planning Commission voted to approve Project 1001989 / 02EPC-00842, a Zone Map Amendment from SU-1, C-1 and O-1 to SU-1 for Fraternal Club & C-1 Uses with Full Service Liquor On-Premise Consumption Only, based on the following Findings:

### FINDINGS:

1. This is a request for a zone map amendment from SU-1 for C-1 and O-1 uses to SU-1 for C-1 and Fraternal Club for the southerly 2.9 acre portion of Tract C-2-A, Airport Unit, Town of Atrisco Grant, located on Coors Boulevard and Fortuna Road between Coors Boulevard and Estancia Road.
2. The proposed zone map amendment is consistent with the Comprehensive Plan in that the amendment will facilitate development which is sensitive to the existing neighborhood, will utilize vacant land adjacent to existing City of Albuquerque facilities and services, and proposes an architectural and landscape design, and traffic operation, which will not be detrimental to the adjacent neighborhood, and will be an asset to the neighborhood as well as the Coors Boulevard vicinity (Established Urban Area, Policies d, e, i, k, l).
3. The proposed zone map amendment is not in conflict with policies in the West Side Strategic Plan.
4. Policies in the Coors Corridor Sector Development Plan call for mixed-use development at this site (Issue 3, Land Use and Intensity of Development, Policy 3, p. 69). The zoning on the site was changed from SU-1 for Planned Commercial and Residential Development to SU-1 for C-1 and O-1 in 1976 (Z-76-60-3).

**EPC OFFICIAL NOTIFICATION OF DECISION**

**Project 1001989 / 02EPC-00842; 02EPC-00840; 02EPC-00841**

**July 19, 2002**

**Page 2**

5. The applicant has demonstrated that the proposed zone map amendment and Moose Family Center Lodge development meets the policies and requirements of R-270-1980, notably Section 1.D. The proposed zoning is more advantageous to the community as articulated in the Comprehensive Plan, West Side Strategic Plan, and Coors Corridor Plan.

---

On July 18, 2002, the Environmental Planning Commission voted to approve Project 1001989 / 02EPC-00840, an amendment to 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 C-2-A, Airport Unit, Town of Atrisco Grant, located on Coors Boulevard and Fontana Road between Coors Boulevard and Estancia road.
2. The proposed subdivision is an amendment to the original summary plat (SP-77-230) and will divide Tract C-2-A into two smaller tracts, Tract C-2-A-1, to contain approximately 2.90 acres, and Tract C-2-A-2, to contain approximately 1.21 acres. Tract C-2-A-1 is proposed for the Moose Family Center Lodge under the proposed SU-1 for Fraternal Club zoning; Tract C-2-A-2 is proposed for future development under the proposed SU-1 for C-1 zoning.
3. The submitted site development plan for subdivision is adequate for the proposed purposes.
- 4. While the site development plan for subdivision contains no design guidelines for development of Tract C-2-A-2, development of this Tract must conform to policies in the Comprehensive Plan, West Side Strategic Plan, and Coors Corridor Sector Development Plan.  
GR:
5. Section 14-16-1-5 of the City Zoning Code establishes the definition of a site development plan for subdivision as "the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio. The submitted plans meet this definition with respect to Tract C-2-A-1 and the proposed Moose Family Center Lodge. Tract C-2-A-2 is to be developed at a future time.
6. The site development plan for subdivision proposes to facilitate development which is sensitive in use, building and landscape design, scale, and site design and supports neighborhood-related policies in the Comprehensive Plan (Established Urban Area, Policies d, e, i, k, l), will facilitate expansion of commercial use in the area as established in the West Side Strategic Plan (Policy 3.38, p. 68), and will not increase commercial use intensity in the area as established in the Coors Corridor Plan (Issue 3, Land Use and Intensity of Development, Policy 3, page 69).
- 7. The proposed access to Tract C-2-A-2 from Coors Boulevard is not permitted according to Coors Boulevard access standards established in the Coors Corridor Plan (p. 26).  
GR:

EPC OFFICIAL NOTIFICATION OF DECISION

Project 1001989 / 02EPC-00842; 02EPC-00840; 02EPC-00841

July 19, 2002

Page 3

CONDITIONS:

- GR 1. Drive as shown from Coors to vacant C-1 parcel is not permitted and shall be removed. Developer shall demonstrate that access is in compliance with the Coors Corridor Plan or provide cross access to the north or an access easement to the south across adjacent properties.
2. The applicant shall meet the following development standards as provided by the Public Works Department, Transportation Development Services Division:
- a. Wheel chair accessible ramps across driveways to gain access to the site.
  - b. Emergency access gate from Estancia Dr. to be setback a minimum of 20' from the street and a minimum setback of 5' from the adjacent parking stalls on the parking lot side. This will facilitate a keyed area for vehicles adjacent to gate to maneuver.
  - c. Pedestrian access/sidewalk between parking stalls in main parking lot shall be 8' wide to allow for 2' overhang on each side of walk way (maintains 4' clear between vehicles). Six-foot wide walkways with wheel stops in parking stalls on both sides of the walkways is also acceptable.
  - d. RV parking as shown on the site plan is not permitted. Developer must demonstrate how RV's will maneuver in parking lot.
  - e. Main gated entrance shall maintain 20' wide drive isles (minimum) entering and exiting the site to allow for solid waste, fire, emergency, delivery and potentially RV vehicles.
  - GR: f. Drive as shown from Coors to vacant C-1 parcel is not permitted. Developer shall demonstrate that access is in compliance with the Coors Corridor Plan or provide cross access to the north or an access easement to the south across adjacent properties.
  - STUBS & THERS: g. A traffic study is required when Tract C-2-A-2 is submitted for EPC review of site development plans for building permit.
  - h. The applicant/developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional rights-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
  - i. The applicant shall provide dedication of public rights-of-way for Coors Boulevard, a principal arterial, 78 feet minimum from the street centerline.
- 3. The applicant shall provide dedication of public rights-of-way for Coors Boulevard, a principal arterial, 78 feet minimum from the street centerline.

---

On July 18, 2002, the Environmental Planning Commission voted to approve Project 1001989 / 02EPC-00841, 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 a site development plan for building permit for the southerly 2.9 acre portion of Tract C-2-A, Airport Unit, Town of Atrisco Grant, located on Coors Boulevard and Fontana Road between Coors Boulevard and Estancia road.

**EPC OFFICIAL NOTIFICATION OF DECISION**

**Project 1001989 / 02EPC-00842; 02EPC-00840; 02EPC-00841**

**July 19, 2002**

**Page 4**

2. The proposed site development plan for subdivision is an amendment to the original summary plat (SP-77-230) and will divide Tract C-2-A into two smaller tracts, Tract C-2-A-1, to contain approximately 2.90 acres, and Tract C-2-A-2, to contain approximately 1.21 acres. Tract C-2-A-1 is proposed for the Moose Family Center Lodge under the proposed SU-1 for Fraternal Club zoning; Tract C-2-A-2 is proposed for future development under the proposed SU-1 for C-1 zoning.
3. The proposed site development plan for building permit is an amendment to the most recent site development plan for building permit on file for Tract C-2-A (Z-96-19).
4. The proposed site development plan for building permit is consistent with the Comprehensive Plan in that the amendment will facilitate development which is sensitive to the existing neighborhood, will utilize vacant land adjacent to existing City of Albuquerque facilities and services, and proposes an architectural and landscape design, and traffic operation, which will not be detrimental to the adjacent neighborhood, and will be an asset to the neighborhood as well as the Coors Boulevard vicinity (Established Urban Area, Policies d, e, i, k, l).
5. Policies in the West Side Strategic Plan (Commercial Development, p. 144) and the Coors Corridor Sector Development Plan (Policy 6, Commercial Sites, p. 96) call for street frontage orientation of buildings in new development. Due to the presence of a pedestrian cross-over ramp on the frontage of the property on Coors Boulevard, and the presence of single family residences on Estancia Road to the east, the site is exceptional in light of these policies. The residential scale and design of the proposed Moose Family Center Lodge, and the location of the proposed Lodge adjacent to the residential area, is an appropriate site design for this location.
6. The submittal will be in full compliance with development policies in the Coors Corridor Sector Development Plan and City of Albuquerque development regulations with some modifications to the proposed site and landscape design.

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. The applicant shall replace the proposed santa fe brown gravel mulch for landscape groundcover with organic landscape material as required in the Coors Corridor Sector Development Plan (Policy 4 (B.2), Site Landscaping, p. 93).
3. The applicant shall include a statement on the enclosed landscaping plan which ensures that 75% groundcover of living material shall be achieved at landscape maturity (City Zoning Code Section 14-16-3-10 G3).
- 4. The applicant shall consult the Solid Waste Management Department to find a new location for the refuse bin at the rear of the property prior to sign-off at the DRB.

**APPROVED DIRECTED BY SOLID WASTE:)**



**EPC OFFICIAL NOTIFICATION OF DECISION**

**Project 1001989 / 02EPC-00842; 02EPC-00840; 02EPC-00841**

**July 19, 2002**

**Page 5**

5. The applicant shall provide additional shade trees along the southeast edge of the property, adjacent to existing apartment residences, and along the east edge of the main entrance off Fortuna Road, to provide additional buffering. A selection of Nefleaf Hackberry, Chinese Pistache, and Austrian or Afghan Pine, shall be added to the indicated Desert Willow, Pinon Pine, and Flowering Plum trees along these edges at a linear measure of 20 feet on center.
6. The applicant shall meet the following development standards as provided by the Public Works Department, Transportation Development Services Division:
- a. Wheel chair accessible ramps across driveways to gain access to the site.
  - b. Emergency access gate from Estancia Dr. to be setback a minimum of 20' from the street and a minimum setback of 5' from the adjacent parking stalls on the parking lot side. This will facilitate a keyed area for vehicles adjacent to gate to maneuver.
  - c. Pedestrian access/sidewalk between parking stalls in main parking lot shall be 8' wide to allow for 2' overhang on each side of walk way (maintains 4' clear between vehicles). Six-foot wide walkways with wheel stops in parking stalls on both sides of the walkways is also acceptable.
  - d. RV parking as shown on the site plan is not permitted. Developer must demonstrate how RV's will maneuver in parking lot.
  - j. Main gated entrance shall maintain 20' wide drive isles (minimum) entering and exiting the site to allow for solid waste, fire, emergency, delivery and potentially RV vehicles.
  - k. Drive as shown from Coors to vacant C-1 parcel is not permitted. Developer shall demonstrate that access is in compliance with the Coors Corridor Plan or provide cross access to the north or an access easement to the south across adjacent properties.
  - l. A traffic study is required when Tract C-2-A-2 is submitted for EPC review of site development plans for building permit.
  - m. The applicant/developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional rights-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
  - n. The applicant shall provide dedication of public rights-of-way for Coors Boulevard, a principal arterial, 78 feet minimum from the street centerline.
7. The applicant shall provide dedication of public rights-of-way for Coors Boulevard, a principal arterial, 78 feet minimum from the street centerline.

**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,

**EPC OFFICIAL NOTIFICATION OF DECISION**

**Project 1001989 / 02EPC-00842; 02EPC-00840; 02EPC-00841**

**July 19, 2002**

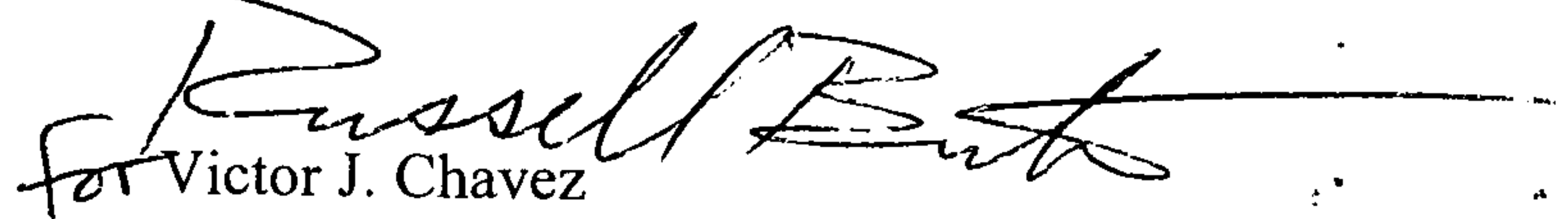
**Page 6**

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/MH/nat

cc: Fred Aragon, 1428 Lafayette NE, Albuquerque, NM 87106  
William A. McConwell, Architect, 3011 Jane Place NE, #205, Albuquerque, NM 87111  
Louis Tafoya, West Mesa N.A., 6411 Avalon Road NW, Albuquerque, NM 87105  
Edna Strauss, West Mesa N.A., 5117 La Subida NW, Albuquerque, NM 87105  
Michael Neese, Los Volcanes N.A., 7101 Poppy Place NW, Albuquerque, NM 87121  
Sally Breedon, Los Volcanes N.A., 6503 Honey Locust NW, Albuquerque, NM 87121  
Dan Serrano, President, West Side Action Team, 3305 Ronda de Lechugas NW, Albuquerque, NM 87120  
Sam Trujillo, Past Governor, Lodge 1517, P.O. Box 35314, Albuquerque, NM 87178  
Joe Moreno, Manager, Lodge 1517, 2121 Edith NE, Albuquerque, NM 87102

**WILLIAM A. MC CONNELL • ARCHITECT**

August 26, 2002

**HAND CARRIED:**

**MEMO TO:** DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE

**PROJECT:** MOOSE FAMILY CENTER LODGE 1517  
730 COORS BOULEVARD NW  
ALBUQUERQUE, NEW MEXICO  
EPC PROJECT 1001989:

● The following are the modifications made to the Site Development Plan as required by the EPC Decision:

● **CONDITIONS:** (EPC Decision Page 3)

1. Drive from Coors Boulevard to vacant C-1 parcel has been deleted.

Access is provided by a Common Ingress and Egress Easement through the Moose Family Center site.

(see Site Plan and Replat Documents attached)

2. a: Handicapped <sup>CRAMPS</sup> are noted'

b: Emergency access gate from Estancia Drive NW has been moved 20' from the property line (34' from the street) and is setback 16' from the adjacent parking spaces.

c: Pedestrian / sidewalk between parking spaces rows has been increased to 8' wide.

d: RV parking has been deleted.

e: Main gate drive isles have been increased to 20' wide.

f: See "1".

g: Developer agrees to provide a traffic study for Tract C-2-A-2 to submit to EPC Review if they develop the site.

h: Developer accepts responsibility for permanent improvements to the transportation facilities adjacent to the proposed Site Development Plan.

i: Dedicated Public Right-of-Way line as noted as per the Replat Documents attached.

3. See "1" above.

● **CONDITIONS:** (EPC Decision Pages 4 & 5)

1. This document.

2. The gravel mulch ground cover has been replaced by organic material as noted at "3" below.

3. Living material ground cover provided as required and noted on the Landscaping Plan:

. Required (75%)..... 23,174 SF:  
. Provided:..... 25,846 SF:

**WILLIAM A. MC CONNELL • ARCHITECT**

**MEMO TO:** DEVELOPMENT REVIEW BOARD:..... 8/26/02: (2)  
EPC PROJECT 1001989:

● **CONDITIONS:** (Continued)

4. The Trash Receptacle Enclosure is located as directed by the Solid Waste Management Department.  
(Letter submitted with the EPC submittal)
- 5; A buffer of Afgan Pine trees at 20' OC. is provided adjacent to existing apartments.  
Additional species of shade trees have added to the Landscaping Plan.
6. Items **a,b,c,d, j,k,l,m,n** are the same CONDITIONS on Page 3 as noted above.
7. Same CONDITION on Page 3 as noted above.

Sincerely,



WILLIAM A. MCCONNELL

WAM:WE