

10



Completed 8-05-03
Bal.

DRB CASE ACTION LOG

REVISED 3/20/2003

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.: 03-01044 (SBP)	Project # 1002060
Project Name: NETHERWOOD PARK ADD.	EPC Application No.: Z-93-81
Agent: Jack M Harris, Architects	Phone No.: 266-6667

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/9/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number 1002060

[Handwritten scribbles]

TRANSPORTATION: _____

UTILITIES: _____

Need updated fire Marshal calcs

Utility Plan as shown will NOT provide fire protection

ok signed 8-5-03 RB

CITY ENGINEER / AMAFCA: _____

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.
- 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.**
- Copy of final plat AND a DXF File for AGIS is required.**
- Copy of recorded plat for Planning.**

8/4/03 Returned for final signature Jack M. Harris

10



DRB CASE ACTION LOG

REVISED 3/20/2003

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.: 03-01044 (SBP)
Project Name: **NETHERWOOD PARK ADD.**
Agent: Jack M Harris, Architects

Project # **1002060**
EPC Application No.: Z-93-81
Phone No.: *266-6667*

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/9/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____
Need updated fire Marshal calcs
Utility Plan as shown will NOT provide fire protection

CITY ENGINEER / AMAFCA: _____

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.
- 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.**
- Copy of final plat AND a DXF File for AGIS is required.**
- Copy of recorded plat for Planning.**

Project Number 1002060



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 9, 2003

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, 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. HEARING IMPAIRED USERS MAY CONTACT HER 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 ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 11:45 A.M.

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

1. **Project # 1000938**
03DRB-00929 Major-Two Year SIA
Procedure B to be extended & converted
to "B" Modified for LOMR
03DRB-00937 Major- Two Year SIA
Extension of "B" Modified

BOHANNAN HUSTON INC., agent(s) for GSL PROPERTIES INC., request(s) the above action(s) for all or a portion of Tract(s) G-3-A and G-3-B, **MANZANO MESA**, zoned SU-1 R-2, located on EUBANK BLVD NE, between SOUTHERN BLVD NE and STEPHEN MOODY ST NE containing approximately 37 acre(s). [REF:01440-00943] (L-21) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED FOR PROCEDURE B TO BE EXTENDED AND CONVERTED TO 'B' MODIFIED FOR LOMR. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 6/13/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS EXTENDED TO 6/13/05. A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED FOR THE EXTENSION OF PROCEDURE 'B' MODIFIED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 6/13/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS EXTENDED TO 6/13/05.**

2. **Project # 1001372**
03DRB-00950 Major-Vacation of Public
Easements
03DRB-00951 Major-Vacation of Public
Easements
03DRB-00953 Major-Preliminary Plat
Approval
03DRB-00952 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC., agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s), 18A-1 (**VISTA CANTERA SUBDIVISION**), zoned R-LT, located on RAINBOW BLVD NW, between VENTANA RANCH RD NW and VENTANA VILLAGE RD NW containing approximately 4 acre(s). [REF: 02DRB-00240] (B-9) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/9/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/30/03 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION. THE TEMPORARY DEFERRAL OF SIDEWALKS WAS APPROVED FOR THE CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1002730**
03DRB-00963 Major-Vacation of Pub
Right-of-Way
03DRB-00965 Major-Vacation of Public
Easements
03DRB-00964 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for JESUS CHRIST OF LATTER DAY SAINTS REAL ESTATE, request(s) the above action(s) for all or a portion of Lot(s) 13-A, Block(s) 6, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: DRB-93-32, SP-93-16, DRB-98-123, S-99-40] (C-20) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

4. **Project # 1002731**
03DRB-00966 Major-Vacation of Pub
Right-of-Way
03DRB-00967 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for KAY LAMB request(s) the above action(s) for all or a portion of Lot(s) 24-27, Block(s) 12, **ALBRIGHT-MOORE ADDITION**, zoned SU-2 special neighborhood zone, S-R (Sawmill), located on 6TH ST NW, between BELLAMAH AVE NW and KINLEY AVE NW containing approximately 1 acre(s). [*Deferred from 7/9/03*] (J-14) **THE ABOVE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST TO 7/23/03.**

5. **Project # 1002640**
03DRB-00728 Minor-Temp Defer SDWK
03DRB-00723 Major-Preliminary Plat
Approval
03DRB-00726 Minor-Sidewalk Variance
03DRB-00725 Minor-Sidewalk Variance
03DRB-00724 Major-SiteDev Plan
BldPermit

ISAACSON & ARFMAN PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQUERQUE ACRES, VISTA DEL AGUILA SUBDIVISION, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). [Deferred from 5/28/03, 6/11/03 AND 6/25/03] (C-19) **THE TEMPORARY DEFERRAL OF SIDEWALKS WAS APPROVED FOR THE CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/9/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/6/03 THE PRELIMINARY PLAT WAS APPROVED. THE SIDEWALK VARIANCES WERE APPROVED AS SHOWN ON EXHIBIT C FOR THE WAIVER OF SIDEWALKS. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

6. **Project # 1001523**
03DRB-00757 Major-Vacation of Pub
Right-of-Way
03DRB-00758 Minor-Vacation of Private
Easements
03DRB-00756 Minor-Prelim&Final Plat
Approval
03DRB-00755 Major-Bulk Land Variance

COMMUNITY SCIENCES CORP agent(s) for UNSER/98TH ST and AIM MANAGEMENT request(s) the above action(s) for, **LADERA INDUSTRIAL CENTER**, zoned SU-1, located on UNSER BLVD NW, between LADERA DR NW and OURAY DR NW (VACATED) containing approximately 129 acre(s). [REF: EPC-00152, EPC-00153, EPC-00229, 1002404, 1001523] [Deferred from 6/4/03, 6/18/03 & 7/9/03] (H-9, H-10) **DEFERRED AT THE BOARD'S REQUEST TO 7/30/03.**

- Project # 1001523**
03DRB-00899 Minor-Amnd SiteDev Plan
Subd

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH STREET PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for Light Industrial, located on UNSER BLVD NW between 98TH ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: 01EPC-01405, 02DRB-00518, 03DRB-00755] [Deferred from 6/11/03 & 7/9/03] (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 7/30/03.**

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.

7. **Project # 1000593**
03DRB-01079 Minor-SiteDev Plan
BldPermit/EPC

ROHDE MAY KELLER MCNAMARA ARCHITECTURE, agent(s) for CITY OF ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) B9D1, **SEVEN BAR RANCH ADDITION**, zoned SU-1 Town Center, located on COORS BLVD BYPASS NW, between CIBOLA LOOP NW and ELLISON DR NW containing approximately 2 acre(s). [REF: 03EPC-00497, 03EPC-00551] [DEBBIE STOVER, EPC CASE PLANNER] (A-13) **INDEFINITELY DEFERRED ON A NO SHOW.**

8. **Project # 1002563**
03DRB-01038 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for ANN SKINNER-JONES request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 11, **PEREA ADDITION**, zoned SU-2 special neighborhood zone, SF, located on ROMA AVE NW, between 12TH ST NW and 13TH ST NW containing approximately 1 acre(s). [REF: 03EPC-00493, 03EPC-00494, 03EPC-00496] [MARY PISCITELLI, EPC CASE PLANNER] (J-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

9. **Project # 1002405**
03DRB-00879 Minor-SiteDev Plan
BldPermit/EPC

JOHN A. MYERS agent(s) for TANAGER- REDLANDS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-28-B1, **TOWN OF ATRISCO GRANT, NORTHEAST UNIT**, zoned SU-1 special use zone, for C-1 uses to include AUTO BODY REP. & PAINT., located on the WEST SIDE OF COORS BLVD NW, between SEQUOIA RD NW and QUAIL RD NW containing approximately 5 acre(s). [REF: 02EPC-01949] [DEBBIE STOVER, EPC CASE PLANNER] [*Deferred from 6/11/03 & 7/9/03*] (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/16/03.**

10. **Project # 1002060**
03DRB-01044 Minor-SiteDev Plan
BldPermit/EPC

JACK M. HARRIS, ARCHITECTS INC., agent(s) for NETHERWOOD PARK CHURCH OF CHRIST request(s) the above action(s) for all or a portion of Tract(s) F-1, **NETHERWOOD PARK ADDITION**, zoned SU-1 Church/Related Facilities, located on INDIAN SCHOOL RD NE, between SAN MATEO NE and WASHINGTON NE containing approximately 3 acre(s). [REF: Z-75-84, Z-68-59, Z-68-94, Z-93-81] [RUSSELL BRITO, EPC CASE PLANNER] (H-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR UPDATED FIRE CALCS AND THE WAY THE UTILITY PLAN IS SHOWN IT WILL NOT PROVIDE FIRE PROTECTION.**

11. **Project # 1002786**
03DRB-01075 Minor-SiteDev Plan
BldPermit

JIM MILLER - MILLER & ASSOCIATES, agent(s) for FIDELITY TRUST CO. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP industrial park zone, located on SAN MATEO BLVD NE, between SAN DIEGO AVE NE and BEVERLY HILLS AVE NE containing approximately 3 acre(s). [REF: 01ZHE-01832] [Deferred from 7/9/03] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/6/03.**

12. **Project # 1000610**
03DRB-00985 Minor-SiteDev Plan
BldPermit/EPC
03DRB-00984 Minor-Prelim&Final Plat
Approval

CONSENSUS PLANNING, agent(s) for WEST MESA MINI STORAGE, request(s) the above action(s) for all or a portion of Tract(s) 334/SLY, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned SU-1 special use zone, OFFICE, located on the NORTHWEST CORNER OF MIAMI ST NW AND 57TH ST NW containing approximately 6 acre(s). [REF: 03EPC-00312, 03EPC-00314, 03EPC-00315] [MAKITA HILL, EPC CASE PLANNER] [Deferred from 6/25/03 & 7/9/03] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/16/03.**

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

13. **Project # 1000908**
03DRB-01000 Minor-Extension of Preliminary Plat
- GREG THOMSON request(s) the above action(s) for all or a portion of Tract(s) 439, **CASITA DE LA MESA, UNIT 4, TOWN OF ATRISCO GRANT, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on EAST SIDE OF 94TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 5 acre(s). [REF: 02DRB-00721, 02DRB-00722 -24] (L-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS APPROVAL INCLUDES THE EXTENSION OF THE INFRASTRUCTURE LIST DATED 7/17/02.**
14. **Project # 1001021**
03DRB-00222 Minor-Prelim&Final Plat Approval
- MARK GOODWIN AND ASSOCIATES, PA, agent(s) for PIERRE AMESTOY JR request(s) the above action(s) for all or a portion of Tract(s) C-1, **IRVING LAND PARTNERS**, zoned M-1 light manufacturing zone, located on Irving Blvd NW between Eagle Ranch Rd NW and Golf Course Rd NW and containing approximately 9 acre(s). [REF: V-86-65] [DEFERRED FROM 4/2/03, the Vac of Public Easements was approved, P & F Indefinitely deferred] (B-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

15. **Project # 1001082**
03DRB-01012 Minor-Extension of
Preliminary Plat
03DRB-01013 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES, agent(s) for K B HOME NM request(s) the above action(s) for all or a portion of Lot 19, Tract D, Block 1, Lot(s) 1-6, Tract C, Block 6, and Lot 16, Tract B, Block 8; **PARK HILL SUBDIVISION, UNIT 2**, zoned RT, located on MCMAHON BLVD NW, between MILKY WAY ST NW and BLACKS ARROYO BLVD NW containing approximately 3 acre(s). [REF: 01DRB-00069, 01DRB-00698, 01DRB-00700](A-11) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT FOR UNIT 3 WAS APPROVED. THIS APPROVAL INCLUDES THE EXTENSION OF THE INFRASTRUCTURE LIST DATED 11/27/02. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE DXF FILE.**

16. **Project # 1001261**
03DRB-01072 Minor-Ext of SIA for Temp
Defer SDWK

JOHN DAVIDSON agent(s) for PARADISE WEST, INC. request(s) the above action(s) for all or a portion of **QUINTESSENCE SUBDIVISION, UNITS I - V**, zoned R-D residential and related uses zone, developing area, located East of EUBANK BLVD NE, between CORONADO AVE NE and SAN ANTONIO DR NE containing approximately 119 acre(s). [REF: 01DRB-00697, DRB-94-552, Z-96-554, Z-92-06, Z-98-114](D-21) **A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 7/14/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS EXTENDED TO 7/14/04.**

17. **Project # 1002271**
03DRB-01043 Minor-Sidewalk Waiver

JEFF MORTENSEN AND ASSOCIATES, agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1P1-45P1, Tract(s) A, **LOS VIGILS SUBDIVISION**, zoned SU-2/RT, located on HOLLY AVE NE, between HOLBROOK ST NE and VENTURA ST NE containing approximately 8 acre(s). [REF: 1002271, 03DRB-00565] (C-20) **A SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C FOR THE WAIVER OF SIDEWALKS.**

18. **Project # 1002772**
03DRB-01037 Minor-Prelim&Final Plat
Approval

HARRIS SURVEYING agent(s) for DAVID BALLANTINE request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 5, **CLAYTON HEIGHTS SUBDIVISION**, zoned C-2 community commercial zone, P-R, located on the west side of YALE BLVD SE, between ANDERSON AVE SE and ROSS AVE SE containing approximately 1 acre(s). (L-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RIGHT-OF-WAY DEDICATION/VERIFICATION ALONG YALE AND TO PLANNING FOR THE DXF FILE.**

19. **Project # 1002502**
03DRB-01039 Minor-Prelim&Final Plat
Approval

MICHAEL RENFRO request(s) the above action(s) for all or a portion of Tract(s) 338-A-1-B-1, **MRGCD MAP 38**, zoned R1, located on HERRERA NW, between ATRISCO NW and 47TH ST NW containing approximately 2 acre(s). [REF: 03DRB-00293 -SK] (J-12) **THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

20. **Project # 1002342**
03DRB-01067 Minor-Vacation of Private
Easements

MARK GOODWIN & ASSOCIATES agent(s) for MEL
FAMIE LLC request(s) the above action(s) for all or a
portion of Lot(s) 1-3, **CLYDE LELAND SUBDIVISION**,
zoned R-T residential zone, located on the east side of
ATRISCO DR NW, between LEGENDS AVE NW and
WESTERN TRAIL NW containing approximately 3 acre(s).
[REF: 02DRB-01720] (F-11) **THE VACATION WAS
APPROVED AS SHOWN ON EXHIBIT B IN THE
PLANNING FILE.**

21. **Project # 1002787**
03DRB-01077 Minor-Prelim&Final Plat
Approval

HALL SURVEYING CO. agent(s) for MICHAEL D.
RAYMOND request(s) the above action(s) for all or a
portion of Lot(s) 4 & 5, Block(s) 4, **HOLIDAY PARK, UNIT
3**, zoned R-1 residential zone, located on BAR HARBOR
ST NE, between JUAN TABO BLVD NE and GOLDEN
GATE AVE NE containing approximately 1 acre(s). [REF:
ZA-96-247] (G-22) **DELEGATED OFF THE AGENDA
7/8/03.**

22. **Project # 1002339**
03DRB-01035 Minor-Final Plat Approval

WAYJOHN SURVEYING agent(s) for JAY REMBE
request(s) the above action(s) for all or a portion of Tract(s)
10-A, **ALVARADO GARDENS, UNIT 2**, zoned RA-2
residential and agricultural zone, located on CAMPBELL
RD NW, between TRELIS DR NW and GLENWOOD DR
NW containing approximately 2 acre(s). [REF: 02DRB--
01711,02DRB-01958, 03DRB-00571,03DRB-00769](G-12)
DELEGATED OFF THE AGENDA 7/8/03.

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

23. **Project # 1001656**
03DRB-01054 Minor-Sketch Plat or Plan
- SANTIAGO ROMERO JR. agent(s) for CITY OF ALBUQUERQUE, L. ADAMSKO request(s) the above action(s) for all or a portion of Tract(s) N & 0, **UNPLATTED LANDS, SEC. 15,T11N, R1E, NMPM**, zoned SU-1 special use zone, for MAJOR PUBLIC OPEN SPACE, located north of JIM MC DOWELL RD NW, between SHOOTING RANGE ACCESS RD NW and PASEO DEL VOLCAN NW containing approximately 590 acre(s). [REF: 03EPC-00915, 03EPC-00916, 01EPC-01875] (D-4) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. **Project # 1002775**
03DRB-01042 Minor-Sketch Plat or Plan
- KEVIN MURTAGH request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 39, **PEREA ADDITION**, zoned SU-2 TH, located on the SOUTHEAST CORNER, between GRANITE NE and 13TH ST NE containing approximately 1 acre(s).(J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
25. **Project # 1002782**
03DRB-01066 Minor-Sketch Plat or Plan
- ARIF & MANJI MADATALI request(s) the above action(s) for all or a portion of Lot(s) 10, Block(s) 3, **MANKATO PLACE ADDITION**, zoned CCR, located on CENTRAL AVE SE, between ALISO SE and SOLANO DR SE containing approximately 1 acre(s). [REF: V-84-20, V-85-50] (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1002788**
03DRB-01078 Minor-Sketch Plat or Plan

LOUIS KOLKER, agent(s) for GREATER ALBUQUERQUE HOUSING PARTNERSHIP, request(s) all or a portion of Lot(s) A-1, Block(s) 11, **YEAROUTS - KNOB HEIGHTS SUBDIVISION**, zoned R-3, located on THAXTON AVE SE between WELLESLEY SE and AMHERST SE, containing approximately 1 acre(s). *[Deferred from 7/9/03]* (L-16)
DEFERRED AT THE AGENT'S REQUEST TO 7/16/03.

27. Approval of the Development Review Board Minutes for June 18 and June 25, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11:45 A.M.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002060

Item No. 10

Zone Atlas H-17

DATE ON AGENDA 7-09-03

INFRASTRUCTURE REQUIRED (?)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	Distinguish between existing and proposed improvements.
<input type="checkbox"/>	What is the status of the NMSHTD agreement.

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



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: 1002060

AGENDA ITEM NO: 10

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:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 9, 2003

MEMO

#10

Date: 8 July 2003
To: Sheran Matson, DRB Chair
From: Russell Brito, Senior Planner *RS*
RE: Project # 10020606: 03DRB-01044 (02EPC-00977)

The submitted site development plan for building permit appears to meet all of the EPC Conditions of Approval.



Supplemental form S

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form Z

ZONING & PLANNING

___ Annexation
 ___ 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/Subdivision Regulations)

Supplemental form 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Netherwood Park Church of Christ PHONE: 256-7389
 ADDRESS: 5101 Indian School Road, NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: Owner
 AGENT (if any): Jack M. Harris - Architects, Inc. PHONE: 266-6667
 ADDRESS: 4706 Lomas NE FAX: 266-4615
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: archjh@aol.com

DESCRIPTION OF REQUEST: Amendment to a site plan for a building permit. FSO EPC

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

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

Lot or Tract No. All or portion of Tract F-1 Block: _____ Unit: _____
 Subdiv. / Addn. Netherwood Park Addition
 Current Zoning: SU-1 Church/Related Facility Proposed zoning: Same
 Zone Atlas page(s): H-17 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 2.783 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? xxYes. No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101705949602240116 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: N.W. Corner Indian School Road, NE
 Between: San Mateo, NE and Washington, NE

CASE HISTORY: Russell Butts, EPC Case Planner
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
2-68-59, 2-68-94, 2-93-81, 2-75-84

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

SIGNATURE JACK M. HARRIS DATE 6/27/03
 (Print) JACK M. HARRIS ___ Applicant XX 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>03DRB - 01044</u>	<u>SBP</u>		\$ <u>0</u>
_____	_____		\$ _____
_____	_____		\$ _____
_____	_____		\$ _____
_____	_____		\$ _____
_____	_____		\$ _____
Hearing date <u>July 9, 2003</u>			Total \$ <u>0</u>

Paul Casper 6/26/03 Project # 1002060
 Planner signature / date

Form revised 9/01, 3/03

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.

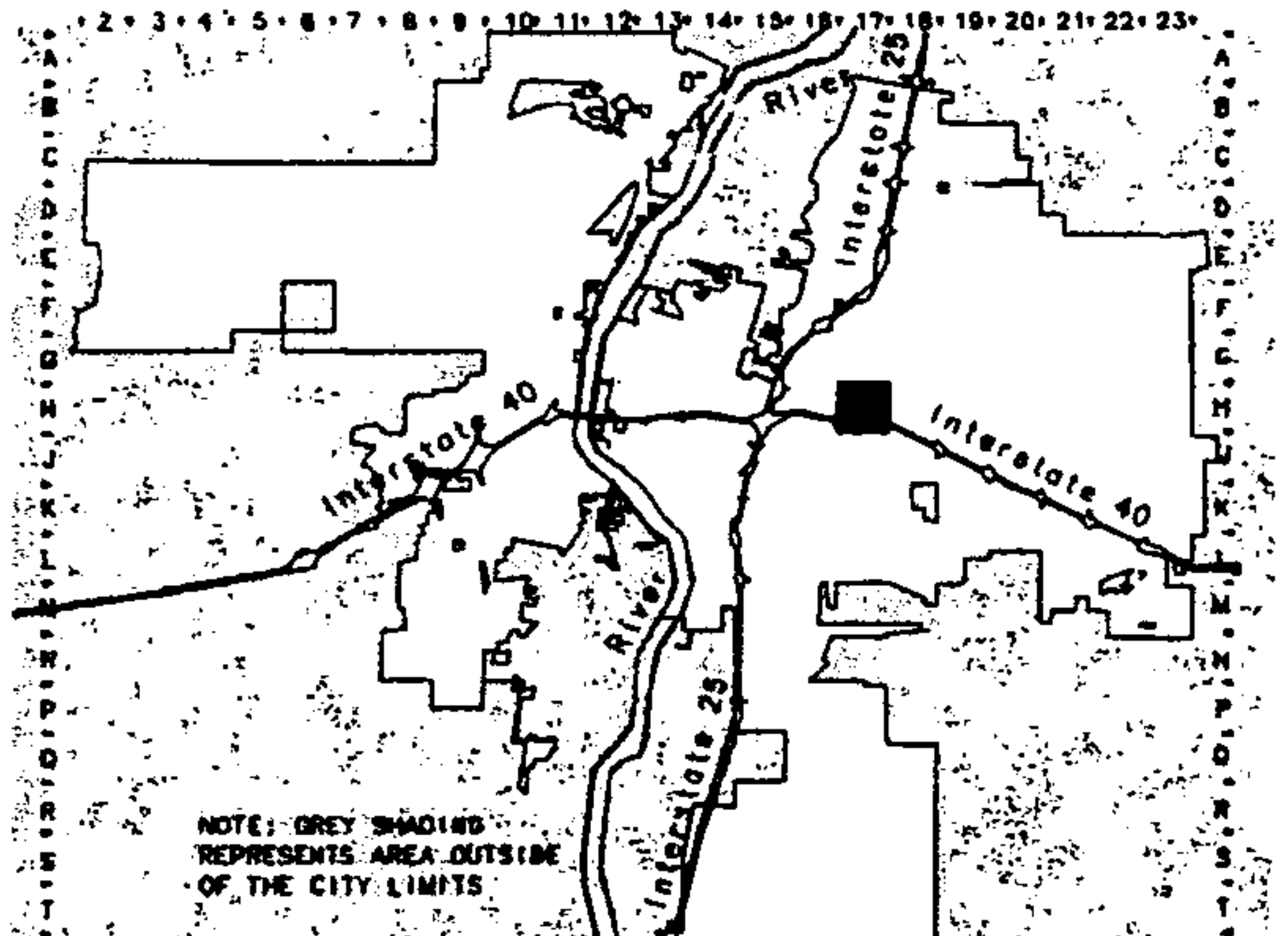
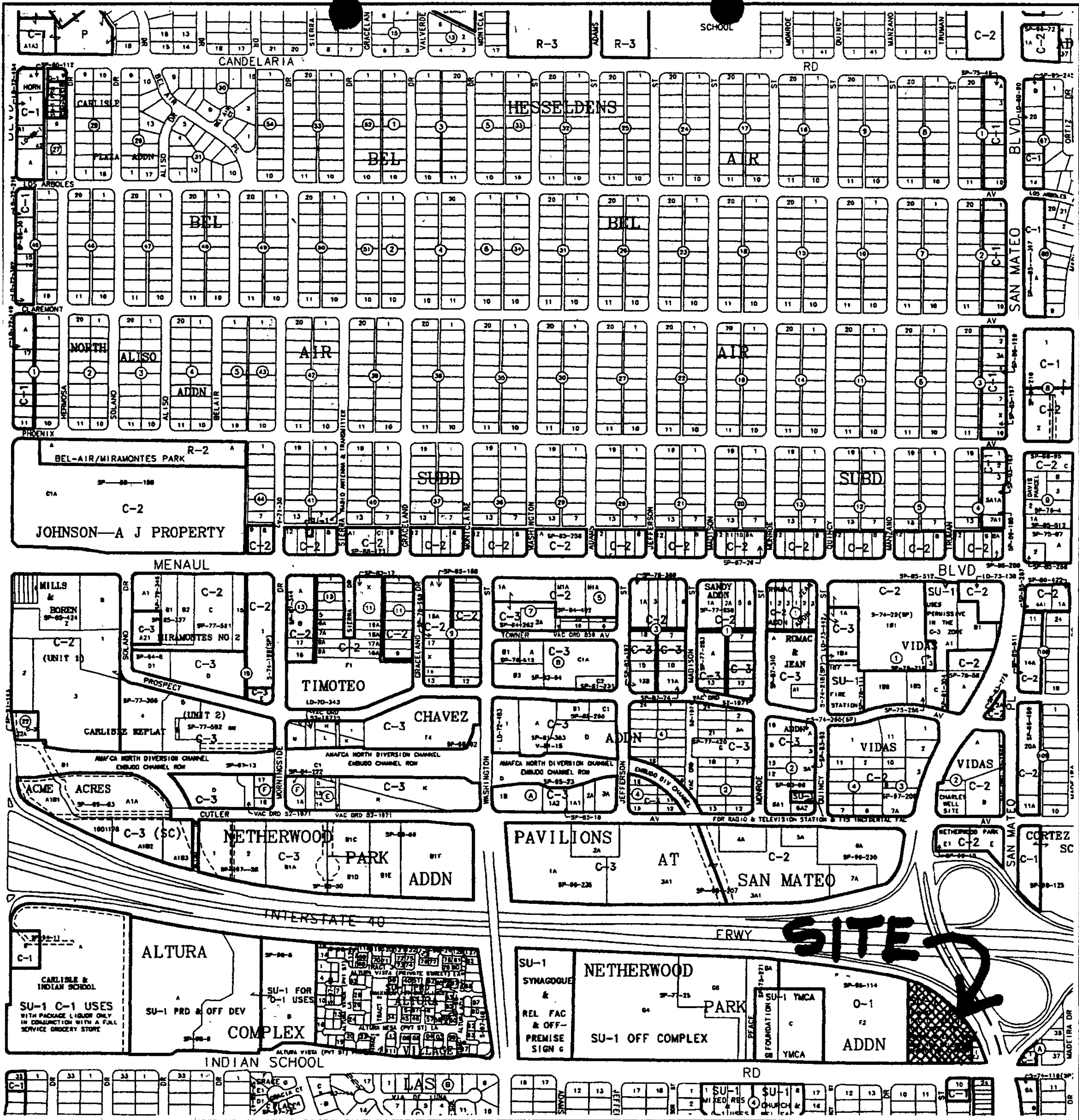
Jack M. Harris Applicant name (print)
Jack M. Harris 6/1/03 Applicant signature / date



Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
03DRB- - 01044

Paul Randle 6/26/03 Planner signature / date
Project # 1002060



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page
H-17-Z
Map Amended through April 03, 2002



Jack Harris-Architects, Inc.

4706 Lomas NE
Albuquerque, NM 87110
505.266.6667

103 Clark Street
Gallup, NM 87301 e-mail: archjh@aol.com
505.863.6665 fax: 505.266.4615

TRANSMITTAL

TO: PLANNING
DRTB

DATE: 6/23/03

WE ARE SENDING YOU THE ATTACHED:

COPIES DATE DESCRIPTION

1	6/23/03	D.R.B. APPLICATIONS
6		DRAWINGS
6		GRADING & DRAINAGE PLAN
1		LETTER OF APPROVAL FROM CARLOS MONTANA, C.A.
1		EPC DECISION
1		LETTER OF RESPONSE TO EPC DECISION
2		UTILITY PLAN

THESE ARE TRANSMITTED AS CHECKED BELOW:

FOR YOUR APPROVAL FOR YOUR USE

AS REQUESTED FOR REVIEW AND COMMENT

REMARKS

1 BLUE-LINE COPY OF SITE PLAN w/ F.I.M. SIGNATURE

1 FIRE HYDRANT & FIRE FLOW REQUIREMENTS

1 STATE OF N.M. HIGHWAY DEPT. LETTER

1 ZONE ATLAS MAP (H-17-2)

SIGNED JACK M. HARRIS

CC: _____

NEW MEXICO
STATE HIGHWAY DEPARTMENT

DISTRICT NO. 3



P.O. BOX 3768, STATION D
ALBUQUERQUE, NEW MEXICO 87190-3768

February 5, 1987

Mr. Marlin Aker
Netherwood Park Church of Christ
5101 Indian School Road, N. E.
Albuquerque, New Mexico 87110

Dear Mr. Aker:

Some years ago permission was granted to the Netherwood Park Church of Christ to utilize a portion of State right-of-way at the northwest corner of San Mateo Boulevard and Indian School Road for parking purposes. This section of land is located outside the access control fence for Interstate 40. In December of 1986 the church was also issued a permit to landscape a portion of this area.

I must remind you that the permit to use State right-of-way is revocable at such time this property is needed for highway purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "D. G. ARP".

D. G. ARP
District Highway Engineer

cd
xc Paul Myers

**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W., 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER 172
H-172

REFERRAL # _____

SITE ADDRESS Ind Sch @ San Mateo

LEGAL DESCRIPTION: SUBJECT TRACT _____

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 5 2

INSTANTANEOUS FLOW REQUIRED 5034 GPM 2233 GPM

SQUARE FOOTAGE - LARGEST BUILDING 13406 6840

TYPE CONSTRUCTION VI-1hr VI-1hr

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

- ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.
- ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE _____

DATE: 6-4-02

FIRE DEPARTMENT INSPECTOR: R.C. Sanchez

RECEIVED BY: Jack M. Harris TELEPHONE: 266-6667

NOTES:

1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS.
2. DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.

WHITE - INDIVIDUAL

YELLOW - FILE



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 21, 2003

Billy McCarty, PE
BEAM Designs
855 Polaris Blvd. SE
Rio Rancho, NM 87124

Date 5/23	# of pages 1
To Jack Harris	From Billy McCarty
Co./Dept.	Co. BEAM Des
Phone # 266-6667	Phone # 994-0391
Fax # 266-4615	Fax # 994-3952

**RE: Netherwood Park Church of Christ
Conceptual Grading & Drainage Plan (H-17/D7)
Engineer's Stamp Dated May 15, 2003**

Dear Mr. McCarty:

The above referenced grading and drainage plan received May 15, 2003 is approved for Site Plan for Building Permit action by the DRB.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya
Carlos A. Montoya, PE
City Floodplain Administrator

C: File



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

Date: August 16, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project 1002060**
02EPC-00977 SDP-Building Permit

Netherwood Park Church of Christ
5101 Indian School Road, NE
Albuquerque, NM 87110

LEGAL DESCRIPTION: Request the above action(s) for all or a portion of Tract(s) F-1, **Netherwood Park Addition**, zoned SU-1 (Church & Related Facilities to include Daycare, Preschool & Elementary), located on the NW CORNER OF SAN MATEO NE & INDIAN SCHOOL ROAD NE, containing approximately 3 acre(s). (H-17) ^{GONG} Lenton Malry, Staff Planner
RUSSEL BRITO

On August 15, 2002, the Environmental Planning Commission voted to approve Project 1002060 / 02EPC-00977, 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 an amendment to a site plan for building permit for a portion of Tract F-1, Netherwood Park Addition, containing 2.783 acres and located on Indian School Road NE.
2. The proposal is for the construction of a 7,728 sf gymnasium, with a small kitchen and support rooms.
3. This request furthers the policies of the *Comprehensive Plan* by proposing an expansion to a building which preserves the integrity of exiting neighborhoods, minimizes the adverse effects of noise, lighting, pollution, and traffic on residential environments and offers a design which is appropriate to the plan area (Policies d, i and l, Developing and Established Urban Area).
4. This request meets the requirements for approval with some minor changes.

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 adjacent property site to the east, owned by the New Mexico State Highway and Transportation Department, shall be labeled as not a part of the site plan submittal.

EPC OFFICIAL NOTIFICATION OF DECISION

Project 1002060 / 02EPC-00977

August 16, 2002

Page 2

3. Parking calculation data shall include the number of seats provided by the church in its "main room."
4. The applicant must secure in writing an agreement with the New Mexico State Highway and Transportation Department allowing access to and utilization of the adjacent property to the east.
5. Bicycle parking shall be conveniently located near the building's main entrances on a paved surface but not within a pedestrian pathway or landscaped area.
6. Any new or relocated pole lighting shall be a maximum of 20 feet high. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter.
7. At least one tree shall be planted every ten parking spaces, in minimum 6' by 6' planters, to shade and relieve the adverse impact of the large expanse of pavement of the large parking lot.
8. Public Works conditions of approval:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - b. Site Plan shall comply and be designed per DPM Standards.
 - c. Label proposed parking.
 - d. Fire protection requirements including instantaneous flow and hydrant placement must be verified with Utility Development prior to site plan sign off at DRB.
 - e. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer & AMAFCA. Approval of drainage plan required prior to placement on DRB agenda.
9. Vines shall be placed on the chain link fence on the perimeter of the property adjacent to the State Highway Department right-of-way.
10. Two desert willows at the east end of the new building shall be replaced with large-scale evergreens.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY AUGUST 30, 2002 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

EPC OFFICIAL NOTIFICATION OF DECISION

Project 1002060 / 02EPC-00977

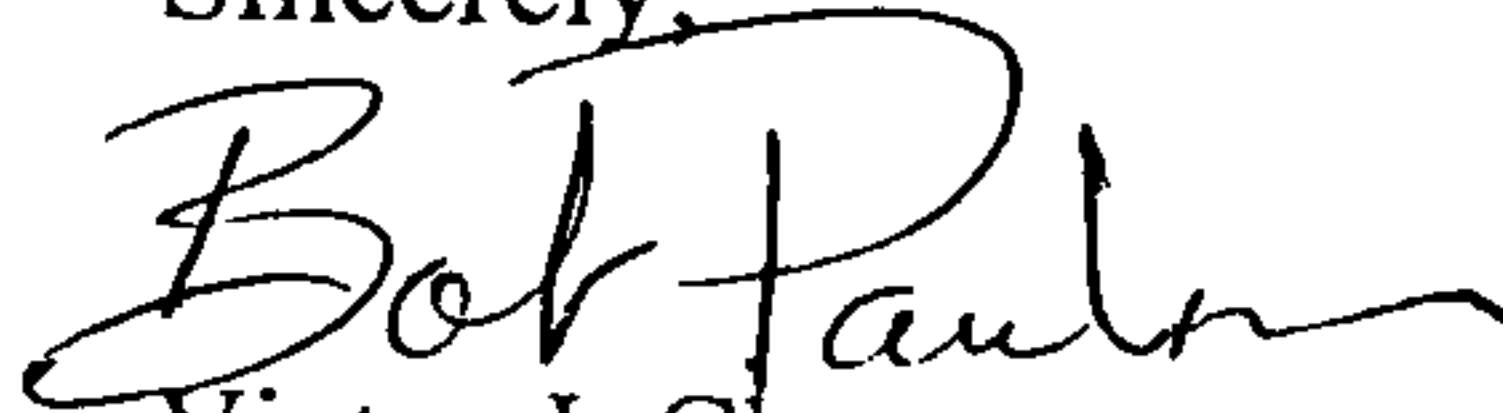
August 16, 2002

Page 3

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).

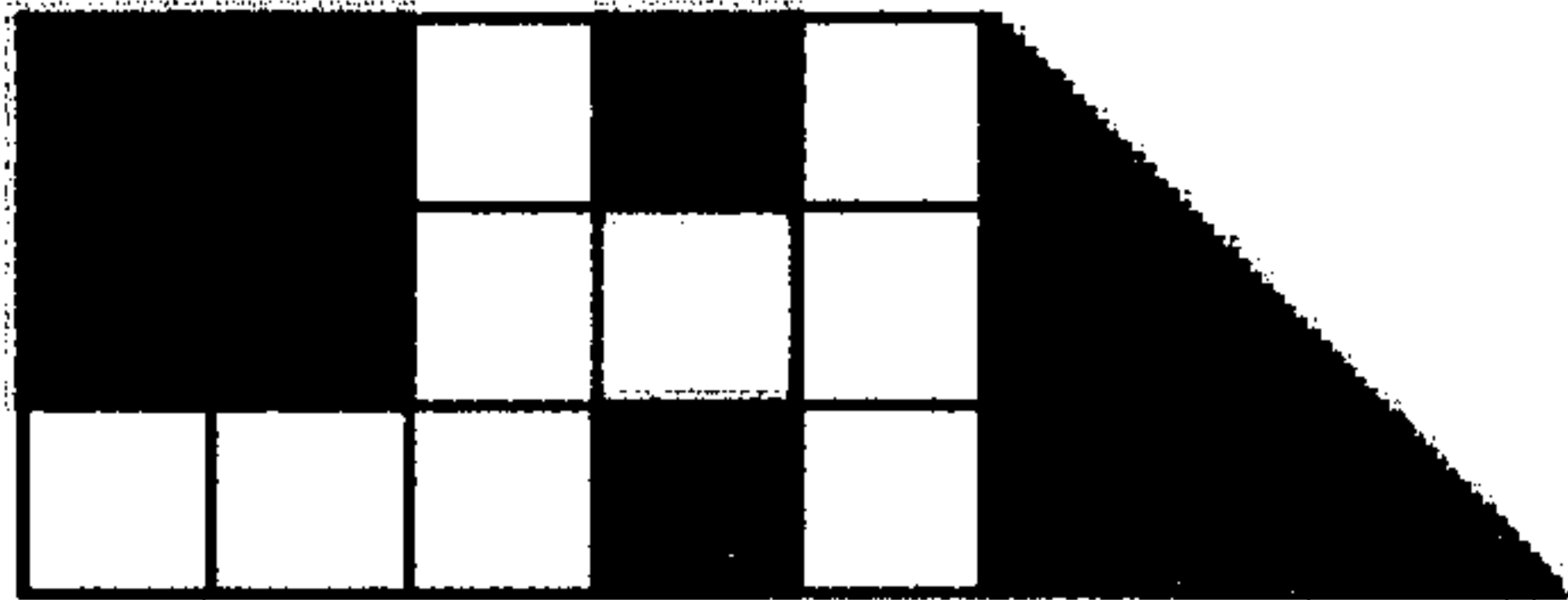
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


FOR Victor J. Chavez
Planning Director

VJC/LM/nat

cc: Jack M. Harris Architects, 4706 Lomas NE, Albuquerque, NM 87110
Bill Sterchi, Alvarado Park N.A., 5607 Princess Jeanne Avenue NE, Albuquerque, NM 87110
Lynn Tabor, Alvarado Park N.A., 1804 Alvarado Drive NE, Albuquerque, NM 87110-5102
Scott MacCurdy, Sandia Ridge N.A., 4701 Constitution NE, Albuquerque, NM 87110
Mary Beth Plummer, Sandia Ridge N.A., 1004 Jefferson NE, Albuquerque, NM 87110



Jack Harris-Architects, Inc.

4706 Lomas NE
Albuquerque, NM 87110

Phone: 505-266-6667
Fax: 505-266-4615
e-mail: archjh@aol.com

103 Clark Street
Gallup, NM 87301
505-863-6665

Date: 6/1/03
Project: Netherwood Park Church of Christ – Proposed Multi-purpose
Building
5101 Indian School Road, NE
Albuquerque, NM 87110

To: City of Albuquerque
Development Review Board
Development Services Division
P.O. Box 1293
Albuquerque, NM 87103

Dear Board Members,

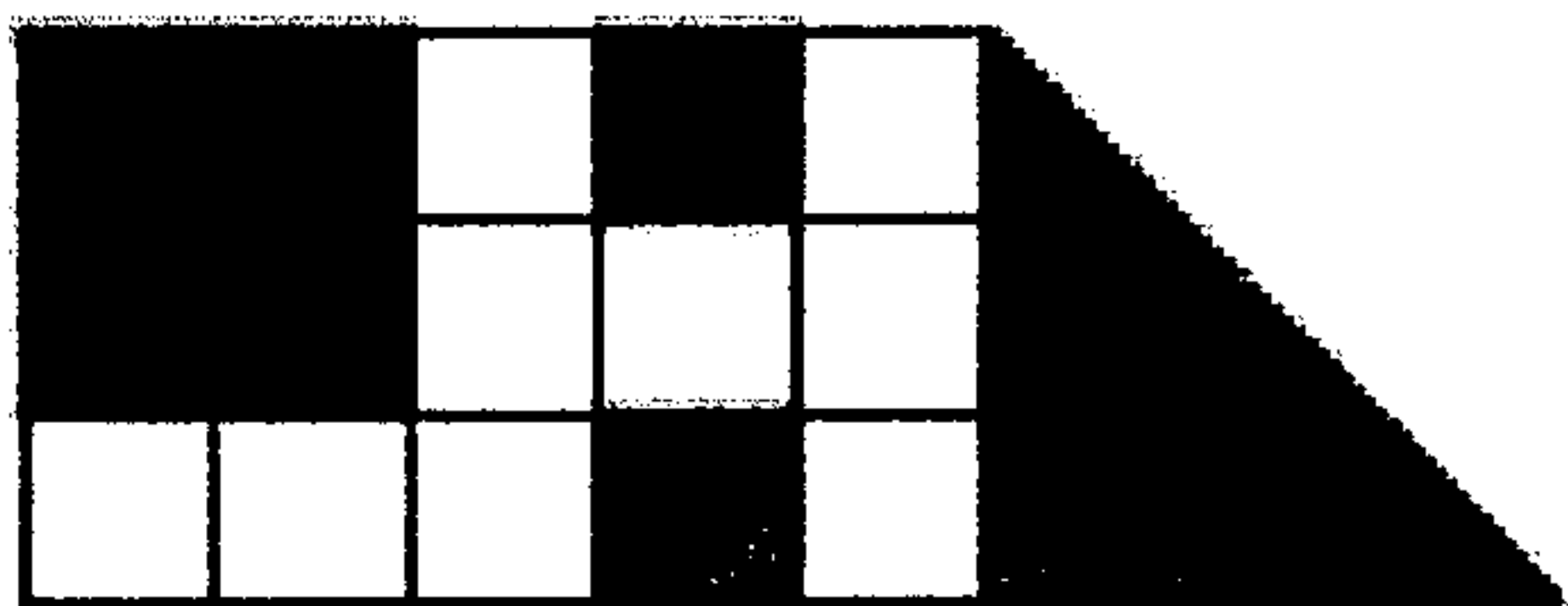
Project Information:

File: Project 1002060
02EPC-00977 SDP – Building Permit

Legal Description: All or portion of Tract(s) F-1, **Netherwood Park Addition**, zoned SU-1 (Church & Related Facilities to include Daycare, Preschool & Elementary), located on the NW CORNER OF SAN MATEO NE & INDIAN SCHOOL ROAD NE containing approximately 2.783 acre(s). (H-17) Staff Planner – Russel Brito.

On August 15, 2002, the Environmental Planning Commission voted to approve Project 1002060 / 02EPC-00977, a Site Development Plan for Building Permit, based on the findings and subject to certain conditions.

1. This letter identifies all modifications that have been made to the site plan since the EPC hearing, to meet each EPC condition.
2. We have labeled the areas owned by the N.M.S.H. & T.D.
3. The parking requirements now shows the number of seats in the "Main Assembly Room" (Sanctuary) = 552 seats.
4. Attached is a copy of a letter from the State Highway Dept. granting the church permission to access and utilize a portion of the right of way.
5. The bicycle parking spaces has been relocated, by the main entrances, are a paved surfaces and not within a pedestrian walkway or landscape area.



Jack Harris-Architects, Inc.

4706 Lomas NE
Albuquerque, NM 87110


Phone: 505-266-6667
Fax: 505-266-4615
e-mail: archjh@aol.com

103 Clark Street
Gallup, NM 87301
505-863-6665

6. The parking lot lights shall be a maximum of 16' and are fully shielded, cut-off type.
7. We have provided a 6' x 6' planter with a tree every ten spaces.
8. Public works conditions of approval –
 - A. The developer understands that they are responsible for permanent improvements to adjacent transportation facilities, which includes Right of Way Requirements, paving, curb and gutter and sidewalk.
 - B. Site plan is designed per D. P. M. standards.
 - C. All proposed parking is labeled.
 - D. Fire protection requirements including flow and hydrant placement verified with utility development.
9. Vines have been placed on the chain link fence on the perimeter of the property adjacent to the N.M.S.H.&T.D. Right of Way.
10. The two Desert Willows at the East end of the new building have been replaced with large evergreens.
11. We have made one slight modification to the West elevation. We have raised the parapet heights from 16' and 20' to 23' and 27' to shield mechanical equipment and increase aesthetic appeal.

Please do not hesitate to call me if you have any questions.

Sincerely,


Jack M. Harris
President