



4-15-08
Complete Ag.

DRB CASE ACTION LOG (SITE PLAN – BUILD P.)

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.: 08DRB-70151	Project # 1002270
Project Name: TERRACE ADDITION	
Agent: TOM LUCERO	Phone No.: 843-9283

Your request was approved on 4/9/08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: transportation comments
- UTILITIES: _____
- CITY ENGINEER / AMAFCA: _____
- PARKS / CIP: _____
- PLANNING (Last to sign): by Landscaping comments addressed 10' landscape buffer along Central: 3 copies
- 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:



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 9, 2008 9:00AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

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

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1006516**
 07DRB-70030 BULK LAND VARIANCE
 07DRB-70031 MAJOR - PRELIMINARY
 PLAT APPROVAL
 07DRB-70032 MINOR - TEMP DEFR
 SWDK CONST
 07DRB-70033 SIDEWALK WAIVER
 07DRB-70034 VACATION OF PUBLIC
 EASEMENT
 07DRB-70085 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL
 BOHANNAN HUSTON INC agent(s) for MESA DEL
 SOL, LLC request(s) the above action(s) for all or a portion
 of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL**,
 zoned SU-2/PC, located on UNIVERSITY BLVD. SE
 BETWEEN SOLAR MESA AVE. SE AND BOBBY
 FOSTER SE containing approximately 114.7792 acre(s).
 (R15, R16, S15, AND S16) [Deferred from 6/27/07,
 7/25/07, 7/22/07, 8/22/07 & 9/26/07, 1/30/08, & 3/5/08]
DEFERRED TO 5/14/08 AT THE AGENT'S REQUEST.

2. **Project # 1005546**
 07DRB-00589 MAJOR-VACATION OF
 PUBLIC RIGHT-OF-WAY
 SURV TEK INC agent(s) for BLACK FARMS LLC
 request(s) the above action(s) for **BLACK FARMS**
ESTATE, UNIT 2, zoned RA-1 located on IRVING
 BLVD NW between VALLEY VIEW DR NW and
 RIVERFRONTE DR NW. (C-13) [Deferred from 6/6/07,
 9/5/07, 11/7/07 & 1/9/08] **DEFERRED TO 6/11/08 AT THE**
AGENT'S REQUEST.

3. **Project# 1006833**
08DRB-70108 VACATION OF PUBLIC EASEMENT
08DRB-70111 VACATION OF PRIVATE EASEMENT
08DRB-70112 MAJOR - PRELIMINARY PLAT APPROVAL

07DRB-70254 MAJOR - SDP FOR SUBDIVISION
07DRB-70255 MAJOR - SDP FOR BUILDING PERMIT

4. **Project# 1003916**
08DRB-70123 VACATION OF PUBLIC EASEMENT
08DRB-70124 SIDEWALK WAIVER
08DRB-70125 MINOR - TEMP DEFR SWDK CONST
08DRB-70126 MAJOR - PRELIMINARY PLAT APPROVAL

08DRB-70152 EPC APPROVED SDP FOR SUBDIVISION

SURV-TEK INC agent(s) for TABEL LUMBER CO request(s) the above/ referenced action(s) for all or a portion of Tracts S-1A and S-2A-2, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as Tract(s) A & B, MERIDIAN BUSINESS PARK II) together with Tract S-2A-1, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as UNSER TOWNE CROSSING) zoned IP, located on the east side of UNSER BLVD NW BETWEEN LOS VOLCANES RD NW AND INTERSTATE ROUTE 40 containing approximately 70.3629 acre(s). (J-9, J-10) *[Deferred from 3/26/08]* **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) *[Deferred from 10/10/07, 11/14/07, 12/12/07, 1/30/08, 2/27/08, 3/26/08]* **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

ISAACSON AND ARFMAN PA agent(s) for DEL REY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES** (TBK MONTERRA DEL REAY, UNITS 1-3), zoned SU-1/ PDA, located between SAN PEDRO DR NE and LOUISIANA BLVD NE, AND BETWEEN DERICKSON AVE NE and SANTA MONICA AVE NE containing approximately 63.3836 acre(s). (D-18) *[Deferred from 4/2/08]* **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

DEKKER PERICH SABATINI agent(s) for DEL RAY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) A**, zoned SU-1 FOR MOBILE HOME PARK, located on DERICKSON BETWEEN SAN PEDRO AND LOUISIANA containing approximately 58.52 acre(s). (D-18) *[Deferred from 4/2/08]* **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

5. **Project# 1004354**
08DRB-70048 SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION**, zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) [*Deferred from 2/20/08, 3/5/08, 3/12/08, 3/19/08, 3/26/08 & 4/2/08 .*] **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

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

6. ~~Project# 1002270~~
08DRB-70151 EPC APPROVED SDP
FOR BUILD PERMIT

TOM LUCERO ARCHITECT agent(s) for MANNY AKA request(s) the above action(s) for all or a portion of Lot(s) 2-4, Block(s) 52, **TERRANCE ADDITION** zoned SU-2 FOR CMU, located on CENTRAL AVE SE BETWEEN ASH SE AND MAPLE SE containing approximately 0.49 acre(s). (L-15) [*Deferred from 4/2/08*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR CORRECTIONS ON THE SITE PLAN AND TO PLANNING FOR LANDSCAPING – 10' LANDSCAPE BUFFER ALONG CENTRAL AND THREE COPIES.**

7. **Project# 1004677**
08DRB-70101 EPC APPROVED SDP
FOR SUBDIVISION

C DAVID DAY, MOULE & POLYZOIDES ARCHITECTS agent(s) for JAY REMBE AND/OR HIS ASSIGNS request(s) the above action(s) for all or a portion of Tract(s) 129A, 131, 133A1, 133A2, 133B, 134, AND 135A, **ALBUQUERQUE LITTLE THEATER, CALVIN HORN, AND LAGUNA SUBDIVISION**, zoned SU-1/SU-1/ ALBUQUERQUE LITTLE THEATER & SU-2/SU-1 CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE SW containing approximately 3.86 acre(s). (J-13) [*Deferred from 3/5/08, 3/19/08 & 4/2/08*] **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN.**

08DRB-70143 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for COUNTRY CLUB PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, 131, 132, 133-A-1, 133-A-2, 133-B, 134 & 135-A , 134 & 135-a, **LANDS OF ALBUQUERQUE LITTLE THEATER TBK COUNTRY CLUB PLAZA** zoned SU-2/SU-1 FOR MIXED USE, located on CENTRAL AVE SW BETWEEN SAN PASQUALE AVE SW AND LAGUNA BLVD SW containing approximately 4.7322 acre(s). (J-13)[*Deferred from 4/2/08*] **WITH THE SIGNING OF THE INFRA-STRUCTURE LIST DATED 4/9/08, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. CONDITION OF FINAL PLAT PER TRANSPORTATION:NEGOTIATION WITH UNDERLYING PROPERTY OWNERS FOR RELOCATED 28FT ACCESS EASEMENT.**

8. **Project# 1006973**
08DRB-70119 EPC APPROVED SDP
FOR BUILD PERMIT
08DRB-70120 EPC APPROVED SDP
FOR SUBDIVISION

08DRB-70058 MINOR -
PRELIMINARY/FINAL PLAT
APPROVAL

CONSENSUS PLANNING agent(s) for MIDWEST PHILLIPS EDISON AND COMPANY request(s) the above action(s) for all or a portion of Lot(s) 19 A-1, **PARADISE NORTH** zoned SU-1 FOR C-1 USES, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND SUMMER REDGE NW containing approximately 3.6 acre(s). (A-11) [Deferred from 3/12/08 & 3/26/08] **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

SURVEYS SOUTHWEST LTD agent(s) for THE PHILLIPS EDISON GROUP, LLC request(s) the above/referenced action(s) for the Temporary Drainage Easement on Tract(s) 19A1, **PARADISE NORTH**, zoned SU-1/ C-1 USES, located on the northeast corner of UNSER BLVD NW AND MCMAHON BLVD NW containing approximately 3.6 acre(s). (A-11) **DEFERRED TO 4/16/08 AT THE AGENT'S REQUEST.**

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

9. **Project# 1004720**
08DRB-70153 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

TERRA LAND SURVEYS agent(s) for RALPH GREEN request(s) the above action(s) for all or a portion of Lot(s) EAST 10 FT OF 2 , NORTH 97 FT OF 3, 3-A & 4, Block(s) K, **HIGHLAND ADDITION SOUTH** zoned SU-2 FOR NCR, located on BROADWAY BLVD SE BETWEEN HAZELDINE AVE SE AND SANTA FE AVE SE containing approximately 0.3882 acre(s). (K-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

10. **Project# 1004820**
08DRB-70157 VACATION OF PRIVATE
EASEMENT
08DRB-70158 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for ACI MANAGMENT LLC request(s) the above action(s) for all or a portion of Tract(s) D-1-B-2, **ADOBE WELLS SUBDIVISION** zoned C-2, located on EAGLE RANCH RD NW BETWEEN IRVING BLVD NW AND COORS BYPASS NW containing approximately 3.45 acre(s). (B-13) **WITHDRAWN AT THE AGENT'S REQUEST.**

11. **Project# 1005474**
08DRB-70163 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CATHERINE HELLER request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, **ROSEMONT PARK ADDITION** zoned S-R, located on 11TH ST NW BETWEEN 10TH ST NW AND MOUNTAIN RD NW containing approximately 0.1608 acre(s). (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADD MAINTENANCE AND BENEFICIARY NOTE FOR 15FT ACCESS EASEMENT, AND THE CONDITION THAT THE VARIANCE FOR LOT SIZE BE APPROVED THROUGH THE ZONING HEARING EXAMINER.**

12. **Project# 1006001**
08DRB-70161 MINOR - FINAL PLAT
APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 22-A, 22-B, 22-C, **REPLAT OF TRACT 22, MESA DEL SOL INNOVATION PARK** zoned PC, located on UNIVERSITY BLVD SE BETWEEN EASTMAN AVE SE AND STRYKER SE containing approximately 15.82 acre(s). (R-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project# 1006200**
08DRB-70159 MINOR - FINAL PLAT
APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **REPLAT OF TRACTS 1&2, MESA DEL SOL INNOVATION PARK** zoned PC, located on CRICK AVE SE BETWEEN UNIVERSITY SE AND WATSON DR SE containing approximately 41.2085 acre(s). (Q-15, Q-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR 30FT RADIUS AT UNIVERSITY AND CRICK SE, AND TO PLANNING FOR AGIS DXF AND TO RECORD.**

14. **Project# 1007200**
08DRB-70160 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ALPHA PROFESSIONAL SURVEYING INC agent(s) for NAOMI CASTRO request(s) the above action(s) for all or a portion of Lot(s) 14, Block(s) G, **THE PALISADES** zoned R-T, located on ALALMOGORDO DR NW BETWEEN OURAY RD NW AND WESTERN BREEZE CT NW containing approximately 0.2436 acre(s). (H-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT AND 3 FT BUILDING MAINTENANCE EASEMENT, AND TO PLANNING FOR CERTIFICATION FROM BUILDING AND SAFETY.**

15. **Project# 1007201**
08DRB-70162 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for MILDRED SKENDER request(s) the above action(s) for all or a portion of Lot(s) 8, **LOS HERMANOS ADDITION** zoned R-1, located on CARLTON ST NW BETWEEN GREGOS RD NW & BELLROSE ST NW containing approximately 0.375 acre(s). (G-15)**THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

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

16. **Project# 1006767**
08DRB-70164 SKETCH PLAT REVIEW
AND COMMENT

MULLEN HELLER ARCHITECTURE agent(s) for CUARPARRAL ELECTRIC request(s) the above action(s) for all or a portion of Lot(s) 1-A (LOT-B, LOT 1 & LOT 2), Block(s) 2, **HILL'S ACRES SUBDIVISION** zoned S-M1, located on 6TH ST NW BETWEEN MCNIGHT AVE NW AND BEZEMEK AVE NW containing approximately 0.63 acre(s). (H-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for February 13, 2008.

Other Matters: None

ADJOURNED: 10:45

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

03/25/2008 Issued By: PLNSDH

Permit Number: 2008 070 151 **Category Code 910**

Application Number: 08DRB-70151, Epc Approved Sdp For Build Permit

Address:

Location Description: CENTRAL AVE SE BETWEEN ASH SE AND MAPLE SE

Project Number: 1002270

Applicant
Manny Aka

Agent / Contact
Tom Lucero Architect

1520 Central Ave Se
Albuquerque NM 87104
217-6295

1500 Escalante Ave Sw
Albuquerque NM 87104
843-9283

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4983000	DRB Actions	
TOTAL:		\$20.00


City Of Albuquerque
Treasury Division

3/25/2008 10:21AM LOC: ANNX
WS# 008 TRANS# 0018
RECEIPT# 00088983-00088983
PERMIT# 2008070151 TRSDMG
Trans Ant \$20.00
Conflict Manag. Fee \$20.00
Ch \$20.00
CHANGE \$0.00

Thank You

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**City of Albuquerque
Planning Department
Inter-Office Memorandum**

Date: April 1, 2008
To: Jack Cloud, DRB Chair 
From: Carol Toffaleti, Planner, Development Review
Subject: Project #1002270, 07EPC-400179 – The Cube Restaurant

On December 20, 2007, the Environmental Planning Commission approved Project #1002270, 07EPC-400179, a Site Development Plan for Building Permit, for a site of approximately 0.50 acre zoned SU-2/CMU located on Central between Ash and Maple SE subject to conditions.

The applicant has met the conditions of approval with the following exceptions:

Condition 4

Insert "Zoning" before Hearing Examiner to complete the note (Sheet C-1).

Condition 8

a. Fence

All references to an optional 6' CMU wall shall be deleted (Sheets C-1 and S-1).

b. Wall & fence on east boundary

The new retaining wall and cedar fence shall be labeled accurately and consistently on all sheets of the submittal (Grading & Drainage, C-1, L-1 and S-1). The retaining wall is split face CMU to match building color.

e. Wheel stops

A wheel stop is needed at the small car space south of the storage unit (C-1).

Condition 9 – Landscape Plan

a. Street Tree

Specify the species, equal or comparable to neighboring street trees along Central Ave.

c. Landscaped beds

The size of landscaped beds needs correcting (large west bed and bed adjoining west façade of building), and the rest of the calculations adjusted accordingly.

f. Live ground cover

The number of groundcover plants must be indicated and, together with shrubs and flowering plants, must achieve 75% coverage of total landscaped area provided (at maturity).

g. Landscape palette.

Staff was informed by the applicant that the proposed plant list was provided to the Neighborhood Association representatives last week and that the applicant has been following up to obtain their comments. In other respects, the proposed palette meets the condition.

In addition, staff requests that the Landscape Note concerning grey gravel be deleted as it is no longer appropriate.

In addition, staff requests that the required parking spaces be corrected to reflect the accurate occupancy load. The plan approved by the EPC indicated a load of 140 not 149.

Staff is willing to delegate approval of these matters to the DRB for final sign-off.

If you have any questions, feel free to contact me on 924-3345.

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002270

AGENDA ITEM NO: 7

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP)

FOR: _____

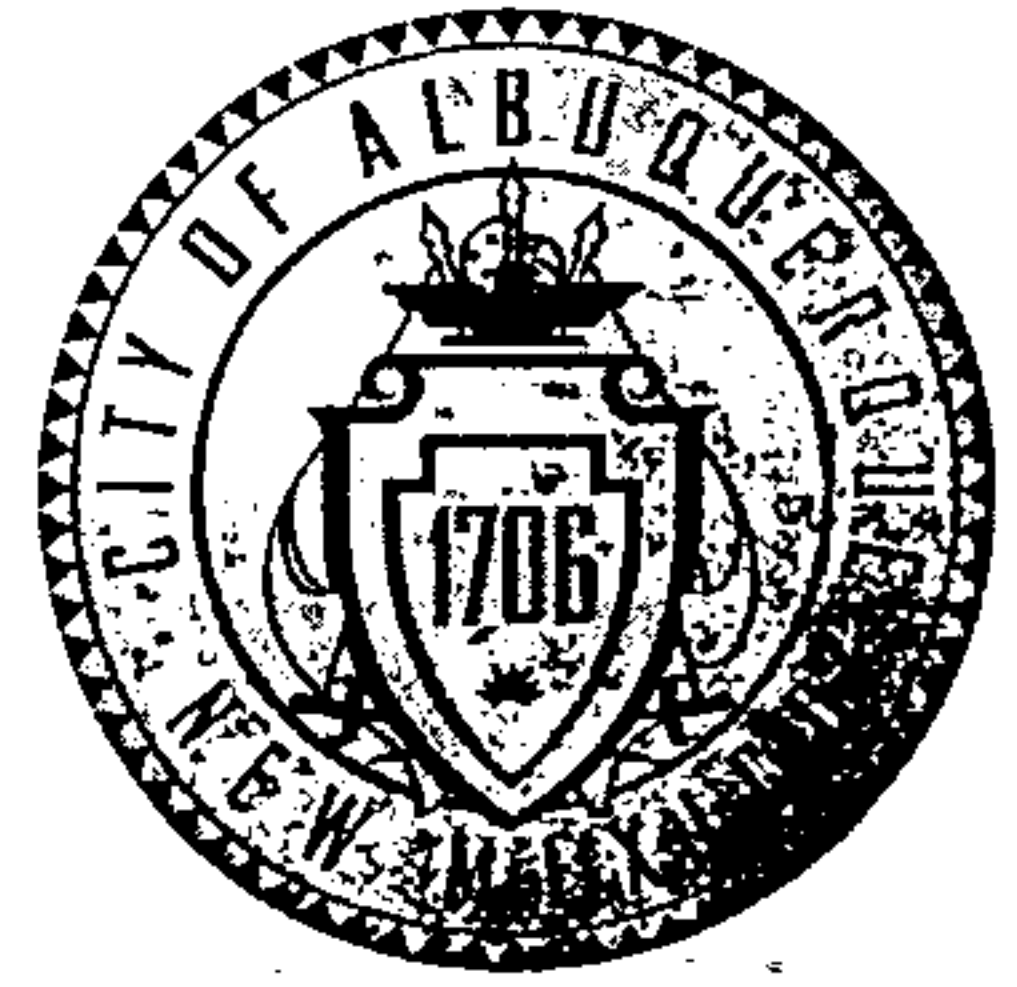
BY: (UD) (CE) (TRANS) (PKS) (PLNG)

TO: (UD) (CE) (TRANS) (PKS) (PLNG)

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924.3986

DATE: April 2, 2008

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002270

AGENDA ITEM NO: 6

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

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

FOR: _____

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

DATE: April 9, 2008

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

20⁰⁰ FEE

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): TOM LUCEPO ARCHITECT PHONE: 843-9283
 ADDRESS: 1500 ESCALANTE AVE SW FAX: _____
 CITY: ALBUQ STATE NM ZIP 87104 E-MAIL: _____

APPLICANT: MANNY AKA PHONE: 217-6295
 ADDRESS: 1520 CENTRAL AVE SE FAX: _____
 CITY: ALBUQ STATE NM ZIP 87106 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: DRB TO PROVIDE FINAL APPROVAL FOR PROJECT #

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. TERRACE ADDITION 2-4 Block: 52 Unit: _____
 Subdiv/Addn/TBKA: TERRACE ADDITION
 Existing Zoning: SUZ-CMU Proposed zoning: NO CHANGE
 Zone Atlas page(s): K-15 UPC Code: 101505730130-310208 MRGCD Map No _____

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 3 No. of proposed lots: 1 Total area of site (acres): .49
 LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVE SE
 Between: ASH & MAPLE ST SE and _____

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

SIGNATURE Ray Barcia DATE _____
 (Print) RAY BARCIA Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>08DRB-70151</u>	<u>SBP</u>	<u>P(3)</u>	<u>\$ 0</u>
_____	<u>CME</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>03/02/08</u>			Total <u>\$ 20.00</u>

Sandy Handley 03/25/08
 Planner signature / date

Project # 1002270

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)**
- 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**
 - 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.

Ray Baraka
Applicant name (print)

Ray Baraka
Applicant signature / date



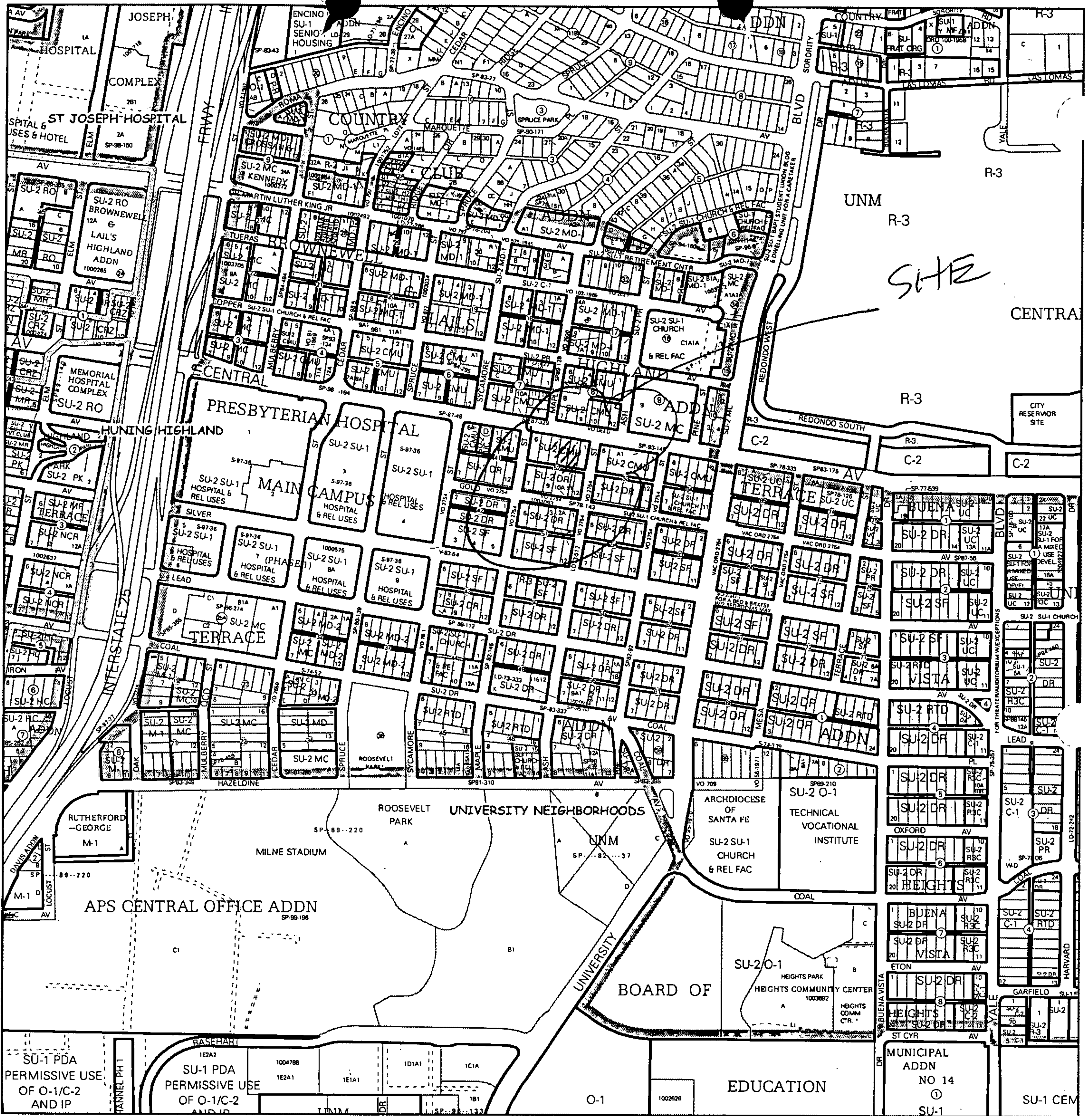
Form revised **October 2007**

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

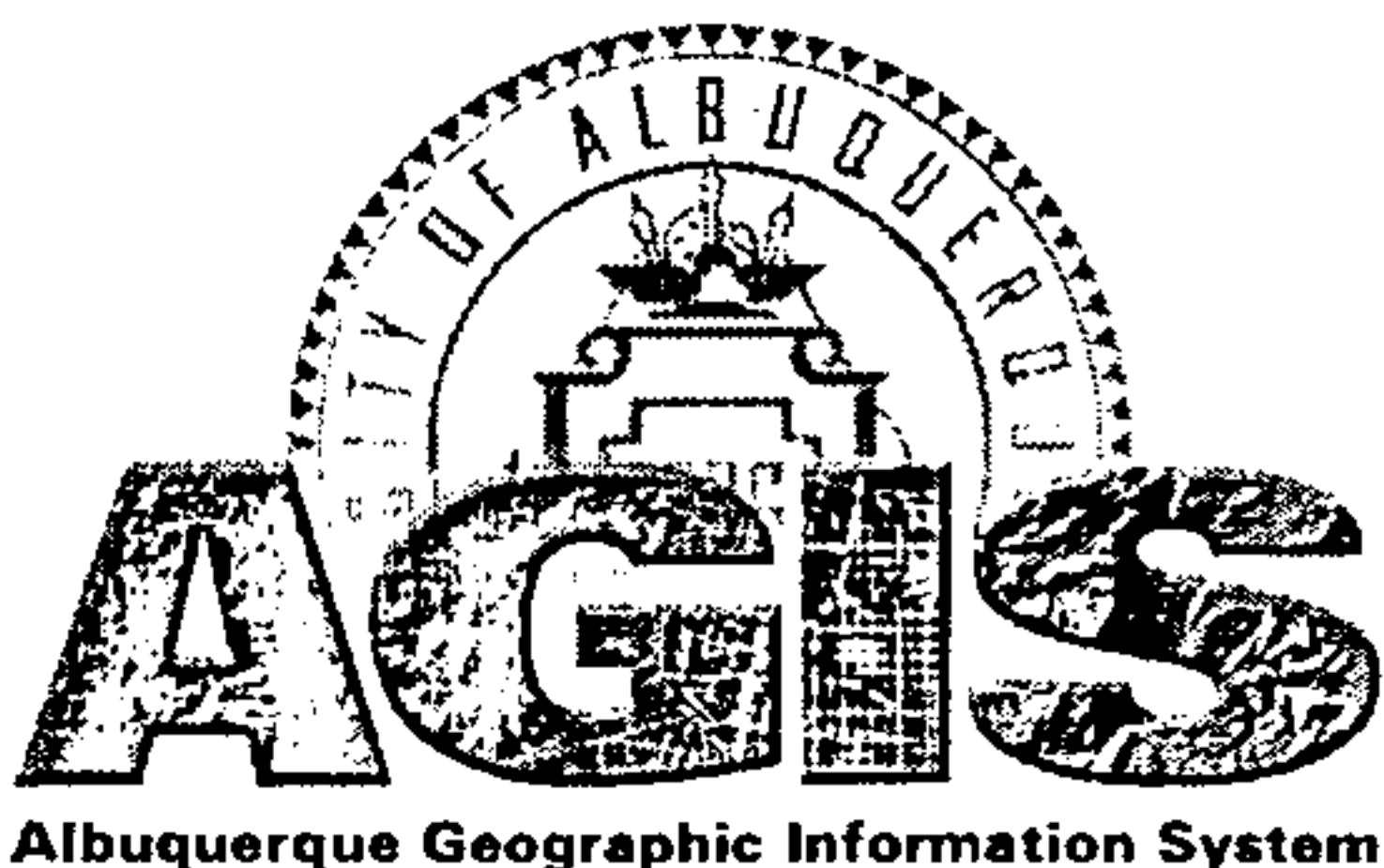
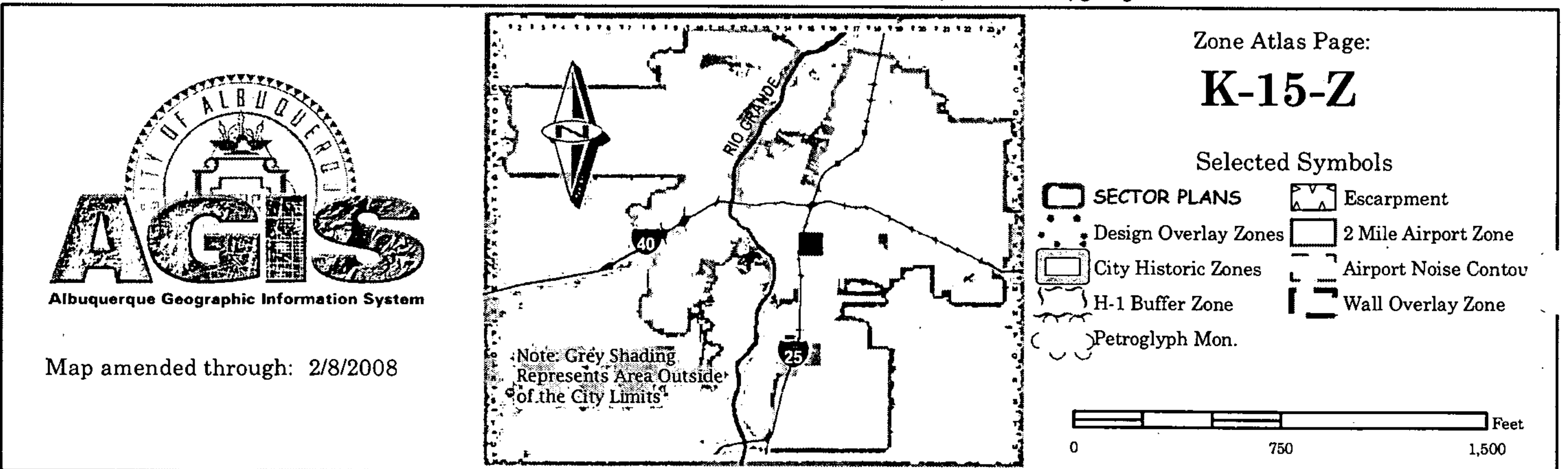
Application case numbers
08DRB - 70151

Sandy Handley 03/25/08
 Planner signature & date

Project # 1002270



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




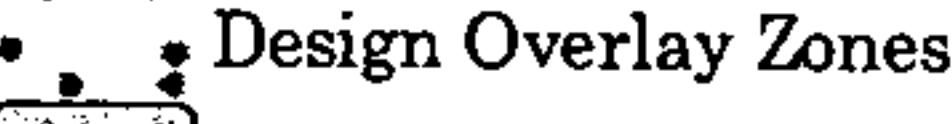

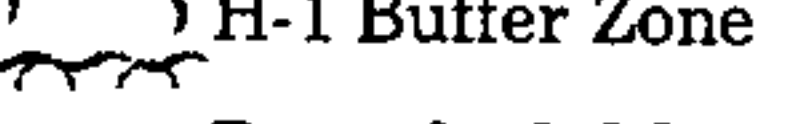


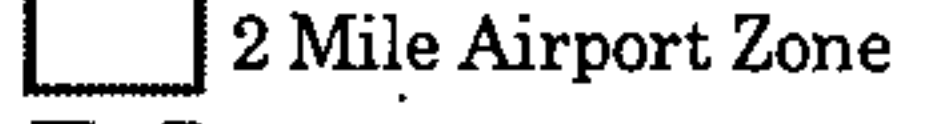
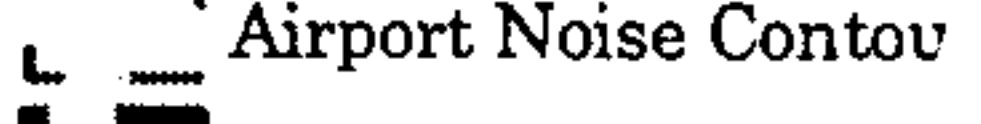

Map amended through: 2/8/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

K-15-Z

Selected Symbols

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

0 750 1,500 Feet

3/25/2008

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

From: Tom Lucero Architect, Ray Barela agent, for Manny Aka owner.

Subject: Project# 1002270, The Cube, 1520 Central Ave.

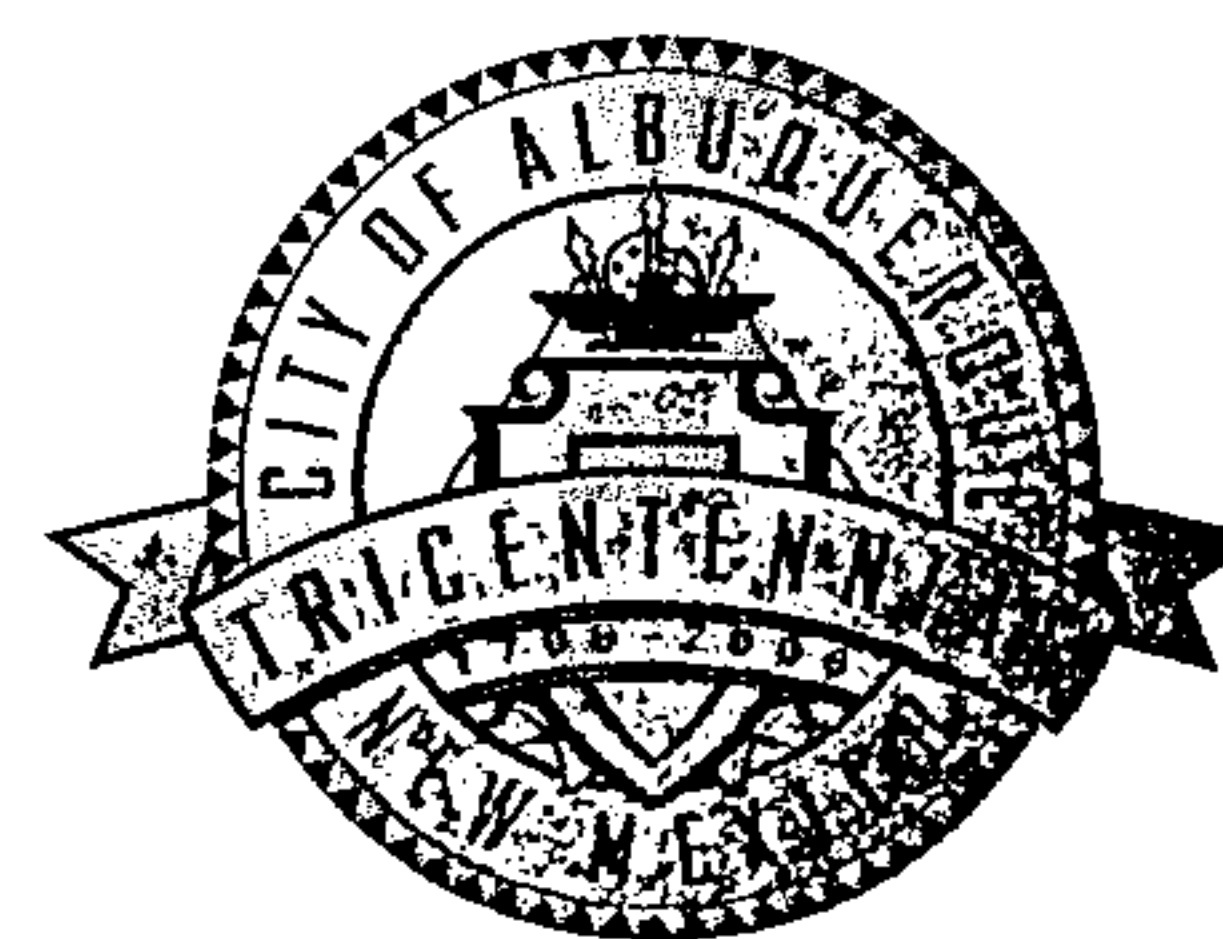
As requested by the EPC Hearing Conditions from the Official Notice of Decision you will find numbered submittal of modifications to plans corresponding to the conditions as numbered on the Official Notice of Decision dated Dec 20th, 2007.

1. Through this letter you will find statements of modifications made the construction plans as directed by the EPC which shall be delegated to DRB.
2. A scheduled meeting with the staff planner was attended on 03-19-08, 9:00 A.M.
3. Energy Management Goal, Section II.D.3. Tom Lucero Architect has evaluated the compliance of the required 30% more energy efficiency than the base line building. Modifications to the building include furring out the interior of the Existing 8" CMU walls with 2x4's @ 16" O.C. and adding R-11 Batt insulation at all exterior walls and R-30 Batt in all ceiling areas including the new proposed addition area also.
4. The proposed outdoor patio: A note stating "Outdoor patio seating shall be allowed if approved as a conditional use by the Zoning Hearing Examiner".
5. Recommended Conditions From City Engineer, Municipal Development, Water Authority and MNDot: **5a.** Meeting with Tony Lloyd the existing curb cut shall be utilized as-is and any improvements shall meet City Standards. Those City Standards will include but are not limited to sidewalks (std. 2430), driveways (std. dwg. 2425), private entrances (std. 2426), wheel chair ramps (std. 2441). **5.b** Site plan shall comply and be designed per DPM Standards.
6. Refuse enclosure has been re-angled to comply with Refuse Division. Meeting with Mike Holton in Plan Review provided approval of location and size of trash bin enclosure and does not require recycle area.
7. References to the square footage have been corrected and are consistent throughout the Site Development Plan package.
8. The following changes were made to the site Development Plan for Building Permit. **8a.** The cedar fence shall be left a natural wood color. **8b.** The note on the plans has been correct to say, "new and dimensions have been added. The CMU will be painted beige to match the building. **8c.** One additional motorcycle space has been added along with signage. **8d.** The walkway behind the office/kitchen has been widened to 6' to allow for easy access. **8e.**

Wheel stops have been included in all parking spaces immediately west and south of the building, including the small car space next to the refuse enclosure and in front of the westernmost light pole parking. **8f.** The middle street tree shall be labeled “new street tree”. **8g.** The main north and south driveway could not be reduced to the following: The Fire Marshal prefers to maintain a 26’ access way into the property due to the alley at the rear is only 16’ wide. The minimum width for fire truck equipment is 20’ thus the front driveway will be the acceptable alternative. Also in meeting with Tony Lloyd it was determined that utilizing the existing drive way cut would maintain the integrity of the on existing street parking spaces and parking meters. Changes to the plans included lining up the hammer head fire lane with the existing driveway cut. The west landscaping area was increased from 13.5’ to 18’ which improves the landscaping numbers. **8h.** The patio due to **8g.** Requirements could not be increased and was left as it was drawn.

9. **Landscape Plan:** Owners shall meet with Silver Hill N.A., Spruce Park N.A. and Sycamore N.A. for the required meeting to discuss new Landscaping design. **9a.** A street tree was added to replace the tree that was cut down. **9b.** The landscaping plan was revised to utilize Xeriscaping. All vegetation included in the plan will consist of med to low water usage plants to New Mexico. **9c.** The landscaping areas have been recalculated to reflect new changes to the plan. **9d.** Grass cover was eliminated from the landscaping design. The new design will encompass xeriscaping ground cover. Ground cover will include *Ruschia Pulvinaris* (Shrubby Ice plant) Ref: pg 32, The Complete How To Guide to Xeriscaping, courtesy of The City of Albuquerque. **9e.** The west landscaping area will now include 75% ground cover excluding. **9g.** The updated landscaping plan shall be forwarded to the Sycamore and Silver Hill Neighborhood Associations for preliminary review prior to DRB final signoff. **9h.** The tree shrub details have been corrected to show larger planting wells and appropriate planting level of trees and shrubs.
10. **10a. The Grading and Drainage Plan:** **10a.** The plan now indicated runoff from the site and roof adjoining buildings to the west. **10b.** The CMU wall has been corrected to say “NEW”. **10c.** The label at the northeast corner wall now indicates “wall to be removed”. **10d.** The details for the disabled ramp and signage have been moved to the Site Development Plan.
11. **Elevations:** **11a.** The west side of the building now includes an adjustable awning for the purpose of controlling the solar gain to the buildings west side. **11b.** The materials for the windows and doors are now indicated on the plan. The windows and doors shall be alum bronze color pre-fab storefront. **11c.** Cedar Fence elevation has been shown on the plan. **11d.** All mechanical equipment shall be screened with Cedar fencing around the visible sides of the building and will comply with Section 14-16-3-18 of the Zoning Code. **11e.** Plan corrected to show address number 1520 on the north side of the building. **11f.** The northwest windows are now shown as optional roll-up glazed door.

CITY OF ALBUQUERQUE



July 12, 2007

Levi J. Valdez, P.E.
12800 San Juan NE
Levi J. Valdez & George T. Rodriguez Consulting
Albuquerque, NM 87123

Re: The Cube Restaurant, Engineer's Stamp Dated 6-15-07
1520 Central SE, (K15/D85)

Dear Mr. Valdez,

Based upon the information provided in your submittal received on July 2, 2007, the above referenced plan is approved for both Building Permit and SO-19 Permit. A copy of this approval letter must be on hand when applying for the excavation permit.

Please attach a copy of this letter and the approved plan to the construction sets to obtain sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,

Jeremy Hoover, P.E.
Senior Engineer
Hydrology Section
Development and Building Services

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

cc: file (K15/D85)

Antoinette Baldonado, Construction Services
Dwayne Schmitz, DMD Street / Storm Maintenance