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3-14-03  
JAH

# DRB CASE ACTION LOG

REVISED 1/16/2003

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.: 03DRB-00179 (SBP)  
Project Name: **KEITH APARTMENTS**  
Agent: HEWITT ENGINEERING & ENVIRON.

Project # **1002332**  
EPC Application No: 02EPC-01690/01692/01694  
Phone No.: **220-7537**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/19/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

Project Number

**1002332**

TRANSPORTATION: 200 Ft. of visibility needs to be provided on 59th Street at entrances  
 - H.C. Accessible DRIVEPADS

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

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

PARKS / CIP: C.I.L. payment for park dedication requirement for 21 apt. units  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_  
 See comments dated \_\_\_\_\_  
 EPC comments (name) \_\_\_\_\_  
 Planning must record this plat. Please submit the following items:  
-The original plat and a mylar copy for the County Clerk.  
-Tax certificate from the County Treasurer.  
-Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_  
-Tax printout from the County Assessor.

Include 3 copies of the approved site plan along with the originals.  
 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 recorded plat AND a DXF File for Planning.

3-14-03  
JML

APPLICATION NO. 03.DRB-00179	PROJECT NO. 100 2332
PROJECT NAME KEITH Apartments	
EPC APPLICATION NO. 02EPC-01690 / 01692 / 01694	
APPLICANT / AGENT James Hewitt	PHONE NO. 220-7537
ZONE ATLAS PAGE K-11	
<b>ONE STOP COMMENT FORM LOG</b>	

<b>TRANSPORTATION DEV (505) 924-3990</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
	3-11-03	
COMMENTS:		

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

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

<b>PARKS AND REC (505) 768-5328</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
	3/11/03	
COMMENTS:		

<b>PLANNING (505) 924-3858</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

(Return form with plat / site plan)

U



# DRB CASE ACTION LOG

REVISED 1/16/2003

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.: 03DRB-00179 (SBP)  
Project Name: **KEITH APARTMENTS**  
Agent: HEWITT ENGINEERING & ENVIRON.

Project # **1002332**  
EPC Application No: 02EPC-01690/01692/01694  
Phone No.: **220-7537**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/19/05 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

Project Number

**1002332**

- TRANSPORTATION: 200 Ft. of visibility needs to be provided on 59th street at entrances
  - H.C. Assemblable Drive PADS
  - 
  -

- UTILITIES:
  - 
  - 
  - 
  -

- CITY ENGINEER / AMAFCA:
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  - 
  -

- PARKS / CIP: C.I.L. payment for park dedication requirement for 21 apt. units
  - 
  - 
  - 
  -

- PLANNING (Last to sign):
  - See comments dated \_\_\_\_\_
  - EPC comments (name) \_\_\_\_\_
  - Planning must record this plat. Please submit the following items:
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  - 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 recorded plat AND a DXF File for Planning.



**DEVELOPMENT REVIEW BOARD  
AGENDA**

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

February 19, 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

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

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

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

- A. Call to Order: 9:00 a.m. Adjourned: 11:57 a.m.
- B. Changes and/or Additions to the Agenda
- C. Announcements

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

- |  |  |
|--|--|
| <p>1. <b>Project # 1000376</b><br/>03DRB-00113 Major-Two Year SIA</p> <p><b>WITHDRAWN AT AGENT'S REQUEST</b></p> | <p>BOHANNAN HUSTON, INC. agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) ALL, <b>PARADISE SKIES, UNITS 1 &amp; 2</b>, zoned R-T residential zone, located SOUTH OF MCMAHON BLVD NW, between UNSER BLVD NW and VIRGO ST NW. [REF: 02DRB-00034, 00DRB-00908, 00DRB-00380] (A-11)</p> <p><b>WITHDRAWN AT AGENT'S REQUEST</b></p> |
|--|--|

2. **Project # 1000444**  
03DRB-00102 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for **STONEBRIDGE SUBDIVISION, UNIT 4**, zoned R-1, located SOUTH OF WESTSIDE BLVD NW, between STONEBRIDGE NW and STONEBROOK NW containing approximately 16 acre(s). [REF: 01DRB-00826] (A-12) **A SIX-MONTH EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1001232**  
03DRB-00095 Major-Two Year SIA

TIERRA WEST, LLC agent(s) for VISTA MANAGEMENT HOME COMMUNITY, LP request(s) the above action(s) for all or a portion of Tract(s) 28A1, **VISTA SUBDIVISION**, zoned SU-1/MP special use zone, located on the WEST SIDE OF 94TH ST SW, between CENTRAL AVE SW and SUNSET GARDENS RD SW containing approximately 25 acre(s). [REF: DRB-94-621, DRB-85-298, Z-79-40, 02DRB-00672 ] (L-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

4. **Project # 1000503**  
03DRB-00119 Major-Vacation of Public Easements

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Lot(s) A, **VISTA DEL AGUILA, UNIT 2**, zoned SU-1 (7 DU/AC), located on EAGLE CREST AVE. NE, between EAGLE VISTA DR NE and EAGLE LAUNCH DR NE containing approximately 1 acre(s). [REF: 00410-00607, 02DRB-01267] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1000159**  
03DRB-00120 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **VISTA DEL AGUILA, UNIT 2**, zoned SU-1 (7 DU/AC) located on EAGLE VIEW AVE NE between VISTAS DR NE and SOARING EAGLE DR NE containing approximately 1 acre(s). [REF: DRB-99-53] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1000485**  
03DRB-00116 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA, agent(s) for AMERICAN SOUTHWEST HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **ENCANTO VILLAGE - UNIT 3**, zoned R-D (9 DU/AC) located on EUCARIZ AVE SW, between UNSER BLVD SW and STINSON ST SW containing approximately 17 acre(s). [REF: 02DRB-01171, 02-DRB-01172, DRB-98-176] (L-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1002400**  
03DRB-00094 Major-Preliminary Plat Approval

ABQ ENGINEERING INC agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 5 and 6 and the westerly portion of Lot 4, Block(s) 18 **MONKBRIDGE ADDITION, LOS CANDELARIAS SUBDIVISION**, zoned SU-2/R-T/R-C, and located on the NORTH SIDE OF CANDELARIA RD NW, between OTRA VEZ CT NW and CUERVO CT NW containing approximately 5 acre(s). [REF: ZA-86-17, 02DRB-01935 (SK)] [Deferred from 2/19/03] (G-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/26/03.**

8. **Project # 1001267**  
03DRB-00021 Major-Preliminary Plat  
Approval  
03DRB-00022 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 46-48, **DESERT PINE UNIT 4**, TOWN OF ATRISCO GRANT, zoned RD-9, located on SUNSET GARDENS SW, between EUCARIZ AVE SW and SUNSET GARDENS SW containing approximately 16 acre(s). [REF: 01DRB-01009, 01EPC-00728] [Deferred from 2/19/03] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/5/03.**

9. **Project # 1001376**  
02DRB-01965 Major-Preliminary Plat  
Approval  
02DRB-01966 Major-Vacation of Pub Right-of-Way  
02DRB-01967 Minor-Sidewalk Waiver  
02DRB-01968 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 8-25 & 10-23, Block(s) 3 & 4, Tract(s) 1, (to be known as **DESERT RIDGE TRAILS, NORTH**, NORTH ALBUQUERQUE ACRES, zoned R-D residential and related uses zone, developing area, 4 D/U per AC, located WEST OF WYOMING BLVD NE, between BEVERLY HILLS AVE NE and FLORENCE AVE NE containing approximately 32 acre(s). [REF: 02DRB-01363] [Deferred from 2/19/03] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/5/03.**

**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.

10. **Project # 1002332**  
03DRB-00179 Minor-SiteDev Plan  
BldPermit/EPC

HEWITT ENGINEERING & ENVIRONMENTAL CONSULTANTS agent(s) for DON KEITH request(s) the above action(s) for all or a portion of Tract(s) 75, Unit 6, Town of Atrisco Grant (to be known as **KEITH APARTMENTS**, zoned SU-1 for Apts, located on 59TH ST SW, between 57TH ST SW and 61ST ST SW containing approximately 1 acre(s). [REF: 02EPC-01690, 02EPC-01692, 02EPC-01694] [Makita Hill, EPC Case Planner] (K-11) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS, FOR PARK DEDICATION REQUIREMENT AND TRANSPORTATION DEVELOPMENT FOR ADEQUATE VISIBILITY AND HANDICAP ASSESSABLE DRIVE PADS.**

11. **Project # 1002329**  
03DRB-00200 Minor-SiteDev Plan  
BldPermit/EPC

R. D. HABIGER & ASSOCIATES agent(s) for ST. STEPHEN'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) SS-1, **ST. STEPHENS UNITED METHODIST CHURCH**, zoned SU-1 special use zone, for Church & Related Facilities, located on JUAN TABO BLVD NE, between MONTGOMERY BLVD NE and OSUNA RD NE containing approximately 5 acre(s). [REF: Z-93-88, DRB-93-328, 02EPC-01682] [Makita Hill, EPC Case Planner] (F-21) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LIST DATED 2/19/03.**



12. **Project # 1001676**  
03DRB-00208 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST, LLC agent(s) for SIMPSON HOUSING I NC. request(s) the above action(s) for all or a portion of Tract(s) 3A, **RIVERPOINT SUBDIVISION**, SAN MIGUEL APARTMENTS, PHASE III, zoned SU-1 for PDA, located on COORS BLVD NW, between COORS BLVD NW and SOUTH OF PASEO DEL NORTE NW containing approximately 3 acre(s). [REF:01EPC-01872] **[Juanita Vigil, EPC Case Planner](C-13) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE REQUIREMENT AND PARK DEDICATION REQUIREMENT.**

13. **Project # 1001569**  
03DRB-00205 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-00206 Minor-SiteDev Plan  
Subd/EPC

TIERRA WEST LLC agent(s) for CHANT ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1 & 6, **JEFFERSON COMMONS II**, zoned IP, located on JEFFERSON ST NE, between SINGER BLVD NE and I-25 FRONTAGE ROAD containing approximately 3 acre(s). [REF: Z-97-20, 01128 01565/01566] **[Debbie Stover, EPC Case Planner] (F-17) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND A NOTE REGARDING CROSS ACCESS EASEMENT AND UTILITIES DEVELOPMENT FOR A REVISED UTILITY PLAN. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LIST DATED 2/19/03.**

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

14. **Project # 1002033**  
03DRB-00189 Minor-Ext of SIA for Temp  
Defer SDWK
- YVONNE SCARAFIOTTI request(s) the above action(s) for all or a portion of Lot(s) 3 & 10-16, Tract(s) 3, Unit 2, **SANDIA GLOW SUBDIVISION**, zoned RD, located on SANDIA GLOW CT NE, between EUBANK BLVD NE and WYOMING BLVD NE containing approximately 4 acre(s). [REF: DRB-97-76] (D-21) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
- Project # 1002033**  
03DRB-00201 Minor-Vacation of Private  
Easements  
03DRB-00203 Minor-Prelim&Final Plat  
Approval
- HARRIS SURVEYING INC agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 2A-18A, **SANDIA GLOW SUBDIVISION**, zoned R-D, located on SANDIA GLOW CT NE, between CORONADO AVE NE and KOVAK RD NE containing approximately 3 acre(s). [REF: 02DRB-01655, 02DRB-00935, V-97-138, S-99-39, SD-89-2 ] [DEFERRED FROM 2/19/03] (D-21) **DEFERRED AT THE AGENT'S REQUEST TO 2/26/03.**
15. **Project # 1002369**  
03DRB-00202 Minor-Prelim&Final Plat  
Approval
- RALPH CORRIZ request(s) the above action(s) for all or a portion of Tract(s) 224-C, MRGCD MAP # 35, LANDS OF CORRIZ, **SYMPHONY SUBDIVISION**, zoned R-1 residential zone, located EAST OF INDIAN SCHOOL RD NW, between RIO GRANDE BLVD NW and CAMPBELL DITCH NW containing approximately 1 acre(s). [REF: 02DRB-01812, 03DRB-00178] [Deferred from 2/19/03] (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 3/5/03.**

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

16. **Project # 1002471**  
03DRB-00198 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC (STEVE COE) request(s) the above action(s) for all or a portion of Tract(s) 90B (to be known as **LANDS OF COE/BOMBACH (LOTS 1 & 2)**, MRGCD MAP 39, zoned R-1, located on ATRISCO DR SW, between GONZALES RD SW and SUNSET GARDENS RD SW containing approximately 1 acre(s). [REF: Z-70-104, AX-70-27] (K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1002472**  
03DRB-00204 Minor-Sketch Plat or Plan

THE GROUP agent(s) for ADIL RIZI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 13, Tract(s) 2 (to be known as **COURTYARDS @ ALAMEDA**) NORTH ALBUQUERQUE ACRES UNIT 3, zoned R-D, located on BARSTOW ST NE, between ALAMEDA BLVD NE and OAKLAND NE containing approximately 2 acre(s). (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1002473**  
03DRB-00207 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for D. R. HORTON BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 9-20, Block(s) 5, Tract 3. Unit 3, (to be known as **DESERT VISTA SUBDIVISION**, NORTH ALBUQUERQUE ACRES, zoned R-D /5DUA, located on SIGNAL AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 11 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 19. Approval of the Development Review Board minutes for February 5, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

20.  
Other Matters: NONE

ADJOURNED: 11:57 A.M.



**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: 1002332**

**AGENDA ITEM NO: 10**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** February 19, 2003



**City of Albuquerque**  
**Parks and Recreation Department**  
PO Box 1293, Albuquerque, New Mexico 87103  
Inter-Office Correspondence

Development Review Board Comments

**Project Number:** 1002332  
**Application Number:** 03DRB-00179

**DRB Date:** 2/19/03  
**Item Number:** 10

**Subdivision:** Keith Apartments  
Tract 75, Unit 6, Town of Atrisco Grant

**Zoning:** SU-1 for Apts.

**Zone Page:** K-11

**New Lots (or units) :** 21

**Request for:**

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

**Parks and Recreation Comments:**

Prior to sign-off on the final plat or site plan, a fee in-lieu of and equal to the value of the required park land dedication for each dwelling unit will be required.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

**Signed:** CS  
Christina Sandoval, (PRD)

Phone: 768-5328



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002332

Item No. 10

Zone Atlas K-11

DATE ON AGENDA 2-19-03

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"/>	Access out of the site and handicap accessible drivepads needs to be demonstrated.

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

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MEMORANDUM

#10

To: Development Review Board  
From: Makita Hill, Planner, Advance Planning Division MH  
Date: Tuesday, February 18, 2003  
Re: Comments on Project 1002332 03DRB-00179

Project 1002332, a request for a site development plan for building permit, was reviewed by the Environmental Planning Commission at a public hearing on December 19, 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 agent James Hewitt dated February 3, 2003 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, provide a transition from commercial to residential areas, and minimal traffic-related impacts on adjacent neighborhood areas (policies d, e, h, k, l).
2. The site is located within the West Central Community planning area of the West Side Strategic Plan (WSSP). Applicable policies address high-density and non-residential development in Community and Neighborhood Centers (Policy 1.1, p. 38) and development of a full range of higher-density mixed land uses on both sides of the West Central corridor (Policy 3.30, West Central Community Area, p. 62).
3. The request is consistent with the West Route 66 Sector Development Plan (WR66SDP) in that the proposed site development plan for building permit is consistent with architectural and landscape design standards of the plan. The request also addresses one of the plan's issues regarding Central Avenue as follows: "Land use problems, resulting from commercial use deterioration because of age of structures, depressed commercial land values, and existing vacant land and buildings (p. 14).
4. In his letter dated February 3, 2003, James Hewitt, agent for the applicant, has outlined his responses to all EPC conditions, and has made corresponding changes to the DRB site plan submittal.

The DRB submittal of this case has sufficiently addressed all EPC conditions for approval. The request is consistent with policies in the Comprehensive Plan, West Side Strategic Plan, and the West Route 66 Sector Development Plan. Staff recommends approval of this application.

XC: James Hewitt, agent



Current DRC Project Number

FIGURE 12

Date Submitted: 02/04/03

Date Site Plan Approved: 12/19/02

Date Preliminary Plat Approved:

Date Preliminary Plat Expires:

DRB Project No.: 1002332

DRB Application No: DP287-0279

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Keith's Apartments

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 75, White Town of Arviso Sweet 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 a particular item 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 guarantees. 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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Engr Engineer
			4'-wide Sidewalk	100.59th St., SW	Central Ave.	South Pl	1	1	1
			2- Driveways	100.59th St., SW	Central Ave.	South Pl	1	1	1
			3- Driveways (Danish)	100.59th St., SW	Central Ave.	South Pl	1	1	1
			2- 4 1/2' bury Fire Hydrants	100.59th St., SW	Central Ave.	South Pl	1	1	1
			Std. 8" Corb & Gutter	100.59th St., SW	Central Ave.	South Pl	1	1	1
			2" Water Service	100.59th St., SW	Central Ave.	South Pl	1	1	1
			4" Sewer Service	100.59th St., SW	Central Ave.	South Pl	1	1	1
			24" Sidewalk-Drain	100.59th St., SW	Central Ave.	South Pl	1	1	1

02/18/03 2 of 2 pages

To: Joe McSorley  
 From: James Harsh  
 COA DRC Stop  
 Co: Harsh Engineering  
 Phone #: 924-3861  
 Phone #: 220-9537

Private Inspector	City Inspector	City Const Engineer
/	/	/
/	/	/
/	/	/
/	/	/

To	From	Location	Type of Improvement	Size

SIA Sequence #	COA ORC Project #

NOTES

- 
- 
- 

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

AGENT / OWNER: James L. Hewitt Jr., PE

NAME (print): Hewitt Engineering & Environmental Consultants

FIRM: Hewitt Engineering & Environmental Consultants

SIGNATURE - date: [Signature] 02/18/03

PARKS & GENERAL SERVICES - date: \_\_\_\_\_

AMAFCA - date: \_\_\_\_\_

DRB CHAIR - date: \_\_\_\_\_

TRANSPORTATION DEVELOPMENT - date: \_\_\_\_\_

UTILITY DEVELOPMENT - date: \_\_\_\_\_

CITY ENGINEER - date: \_\_\_\_\_

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: \_\_\_\_\_

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER

\*\*\*\*\*  
\*\*\* RX REPORT \*\*\*  
\*\*\*\*\*

RECEPTION OK

TX/RX NO	9973	
CONNECTION TEL		5058581617
SUBADDRESS		
CONNECTION ID		
ST. TIME	02/18 13:52	
USAGE T	00'55	
PGS.	2	
RESULT	OK	

# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

<b>SUBDIVISION</b>	Supplemental form <b>S</b>	Supplemental form <b>Z</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> Zone Change
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<b>APPEAL / PROTEST of... A</b>
<input type="checkbox"/> ... for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal
<input checked="" type="checkbox"/> ... for Building Permit		
<input type="checkbox"/> IP Master Development Plan		
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>	

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: Don Keith PHONE: 255-2685  
 ADDRESS: 7116 Edwina Court, NE FAX: 256-7415  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: N/A  
 Proprietary interest in site: Owner  
 AGENT (if any): Hewitt Engineering & Environmental Consultants PHONE: 220-7537  
 ADDRESS: 3730 Coors Blvd., NW Suite E FAX: 881-6896  
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: heec@surfbest.net

**DESCRIPTION OF REQUEST:**

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. 75 Block: \_\_\_\_\_ Unit 6  
 Subdiv. / Addn. Town of Atrisco Grant  
 Current Zoning: SU-1 for apartments Proposed zoning: SU-1 for apartments  
 Zone Atlas page(s): K-11 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 0.68 Density if applicable: dwellings per gross acre: 30 dwellings per net acre: 21  
 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. 101105722730520522 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: 100 59th Street, SW (Southeast corner of 59th Street & Central Avenue)  
 Between: 57th Street and 61st Street

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): Proj's # 1000498 & 100067 (neither specific for this site) & Proj # 1002332(02EPC-01690 Zone Map Amend., 02EPC-01694 West Route 66 Sector Plan Amend. & 02EPC-01692 Site Plan for Bldg Permit all specific for this site).

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 09/11/02

SIGNATURE James L. Hewitt, Jr. DATE 02/04/03  
 (Print) James L. Hewitt, Jr., PE  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03DRB - 00179</u>	<u>SBP</u>	<u>P3</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				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>0</u>

Hearing date FEB 19 2003

Project # 100 2332

JM 2/4/03  
 Planner signature / date

**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 *Fire Hydrant*
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- Any original and/or related file numbers are listed on the cover application

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

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

James L. Hewitt, Jr.  
Applicant name (print)  
James L. Hewitt 02/04/03  
Applicant signature / date



Form revised September 2001

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

Application case numbers  
03 EPC - 00179

Jan 2/4/03  
Planner signature / date  
**Project #** 1002332



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

Date: December 20, 2002

## OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002332**

02EPC-01690 Zone Map Amendment  
02EPC-01692 EPC Sector Development Plan  
02EPC-01694 EPC Site Development Plan-

Don Keith  
7116 Edwina Ct. NE  
Albuq. NM 87110

LEGAL DESCRIPTION: for all or a portion of Tract(s) 75, **Town of Atrisco Grant**, a zone map amendment from C-2 & Building Permit R-1 to SU-1 for Apartments, located on 59TH ST. SW, between 57TH ST. SW and 61ST SW, containing approximately 1 acre(s). (K-11) Makita Hill, Staff Planner

On December 19, 2002 the Environmental Planning Commission voted to approve Project 1002332/ 02EPC 01694, a request for an amendment to the zoning map of the West Route 66 Sector Development Plan from C-2 and R-1 to SU-1 for Apartments, for Tract 75, Town of Atrisco Grant Unit 6, a 0.68-acre site located at 100 59<sup>th</sup> Street NW at 59<sup>th</sup> Street and Central Avenue NW, based on the following Findings:

### FINDINGS:

1. This is a request for an amendment to the West Route 66 Sector Development Plan (WR66SDP) for Tract 75, Town of Atrisco Grant Unit 6. The 0.68-acre site is located at 100 59<sup>th</sup> Street SW at 59<sup>th</sup> and Central Avenue and is currently vacant.
2. The request is consistent with the Established Urban goal and related policies of the Comprehensive Plan in that the proposed site development plan for building permit will facilitate development of vacant land with existing City services, and the development of apartments on the site will provide a transition between the single family residences to the south of the site and the more intense commercial development on Central Avenue. Together, these elements will serve to support the existing single-family neighborhood and will likely result in minimal traffic impacts on the neighborhood (Established Urban, policies d, e, h, k, l). The request is also consistent with design policies for Enhanced Transit Corridors as established in the Centers and Corridors component of the Comprehensive Plan.

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PAGE 2

3. The request with policies in the West Side Strategic Plan (WSSP) regarding high-density and non-residential development in Community and Neighborhood Centers (Policy 1.1) and development of a full range of higher-density mixed land uses on both sides of the West Central corridor (Policy 3.28, West Central Community Area).
4. The proposed amendment to the WR66SDP will facilitate development which is consistent with architectural and landscape design standards of the West Route 66 Sector Development Plan (WR66SDP) Design Overlay Zone standards. The proposed zone map amendment will also facilitate development that addresses one of the plan's issues for the Central Avenue corridor area: "Land use problems, resulting from commercial use deterioration because of age of structures, depressed commercial land values, and existing vacant land and buildings" (WR66SDP, p. 14). The requests will facilitate new apartment residential development that will be a positive investment in the image of the Central Avenue corridor area.
5. The agent has argued that the proposed zone map amendment meets the requirements of R-270-1980 in that the proposed SU-1 for Apartments zoning will be advantageous to the community as articulated in the Comprehensive Plan, WSSP, and the WR66SDP.
6. There is no neighborhood opposition to this request.

---

On December 19, 2002 the Environmental Planning Commission voted to approve Project 1002332/ 02EPC 01690, a request for zone map amendment from C-2 and R-1 to SU-1 for Apartments, for Tract 75, Town of Atrisco Grant Unit 6, a 0.68-acre site located at 100 59<sup>th</sup> Street NW at 59<sup>th</sup> Street and Central Avenue NW, based on the following Findings:

**FINDINGS:**

1. This is a request for a zone map amendment from C-2 and R-1 to SU-1 for Apartments for Tract 75, Town of Atrisco Grant Unit 6. The 0.68-acre site is located at 100 59<sup>th</sup> Street SW at 59<sup>th</sup> and Central Avenue and is currently vacant. This request for SU-1 zoning is accompanied by a site development plan for building permit.
2. The request is consistent with the Established Urban goal and related policies of the Comprehensive Plan in that the proposed changes will facilitate development of vacant land with existing City services, and the development of apartments on the site will provide a transition between the single family residences to the south of the site and the more intense commercial development on Central Avenue. Together, these elements will serve to support the existing single-family neighborhood and will likely result in minimal traffic impacts on the neighborhood (Established Urban, policies d, e, h, k, l). The request is also consistent with design policies for Enhanced Transit Corridors as established in the Centers and Corridors component of the Comprehensive Plan.

3. The request with policies in the West Side Strategic Plan (WSSP) regarding high-density and non-residential development in Community and Neighborhood Centers (Policy 1.1) and development of a full range of higher-density mixed land uses on both sides of the West Central corridor (Policy 3.28, West Central Community Area).
4. The proposed zone map amendment will facilitate development which is consistent with architectural and landscape design standards of the West Route 66 Sector Development Plan (WR66SDP) Design Overlay Zone standards. The proposed zone map amendment will also facilitate development that addresses one of the plan's issues for the Central Avenue corridor area: "Land use problems, resulting from commercial use deterioration because of age of structures, depressed commercial land values, and existing vacant land and buildings" (WR66SDP, p. 14). The requests will facilitate new apartment residential development that will be a positive investment in the image of the Central Avenue corridor area.
5. The agent has argued that the proposed zone map amendment meets the requirements of R-270-1980 in that the proposed SU-1 for Apartments zoning will be advantageous to the community as articulated in the Comprehensive Plan, WSSP, and the WR66SDP.
6. There is no neighborhood opposition to this request.

---

On December 19, 2002 the Environmental Planning Commission voted to approve Project 1002332/ 02EPC 01692, a request for site development plan for building permit for Tract 75, Town of Atrisco Grant Unit 6, a 0.68-acre site located at 100 59<sup>th</sup> Street NW at 59<sup>th</sup> and Central Avenue NW, 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 Tract 75, Town of Atrisco Grant Unit 6. The 0.68-acre site is located at 100 59<sup>th</sup> Street SW at 59<sup>th</sup> and Central Avenue and is currently vacant.
2. The request is consistent with the Established Urban goal and related policies of the Comprehensive Plan in that the proposed site development plan for building permit will facilitate development of vacant land with existing City services, and the development of apartments on the site will provide a transition between the single family residences to the south of the site and the more intense commercial development on Central Avenue. Together, these elements will serve to support the existing single-family neighborhood and will likely result in minimal traffic impacts on the neighborhood (Established Urban, policies d, e, h, k, l). The request is also consistent with design policies for Enhanced Transit Corridors as established in the Centers and Corridors component of the Comprehensive Plan.



3. The request with policies in the West Side Strategic Plan (WSSP) regarding high-density and non-residential development in Community and Neighborhood Centers (Policy 1.1) and development of a full range of higher-density mixed land uses on both sides of the West Central corridor (Policy 3.28, West Central Community Area).
4. The proposed site development plan for building permit will facilitate development which is consistent with architectural and landscape design standards of the West Route 66 Sector Development Plan (WR66SDP) Design Overlay Zone standards. The proposed zone map amendment will also facilitate development that addresses one of the plan's issues for the Central Avenue corridor area: "Land use problems, resulting from commercial use deterioration because of age of structures, depressed commercial land values, and existing vacant land and buildings" (WR66SDP, p. 14). The requests will facilitate new apartment residential development that will be a positive investment in the image of the Central Avenue corridor area.
5. Slight modifications are needed to the site design to be in compliance with all City agency comments and City design standards.
6. There is no neighborhood opposition to this request.

**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. Conditions of approval from the Public Works Department and the City Engineer's Office for the proposed Site Development Plan for Building Permit shall include:
  - 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. Driveways to be 25' minimum width. Curb returns with 25' radius recommended but not required.
  - d. Driveways to be located a minimum of 50' from Central.
  - e. Provide 5' keyed area at south end of parking lot.
  - f. No passenger car parking adjacent to refuse container.
  - g. Sidewalk adjacent to parking shall be 6' wide.
  - h. Provide for clear site distance at the intersection of Central and 59th St. per AASHTO.

- i. Adequate fire protection will be contingent on developer construction of public infrastructure as established in the water / sewer availability statement of September 6.
  - j. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
3. A new 6 ft. high fence is to be built at the south end of the side that incorporates material and design characteristics similar to those intended for the building balcony railing.
  4. The developer shall install street trees adjacent to Central Avenue and 59<sup>th</sup> Street that will produce a 25-foot canopy at maturity.
  5. The developer shall install additional Cherry Plum and/or Crabapple trees in the southeast corner of the site to provide additional buffering for the adjacent single-family residences.
  6. The applicant shall identify outdoor areas for each apartment on the site plan.
  7. The dumpster shall be relocated to an area away from Central Avenue.


**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JANUARY 3, 2003 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.**

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

**YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).**

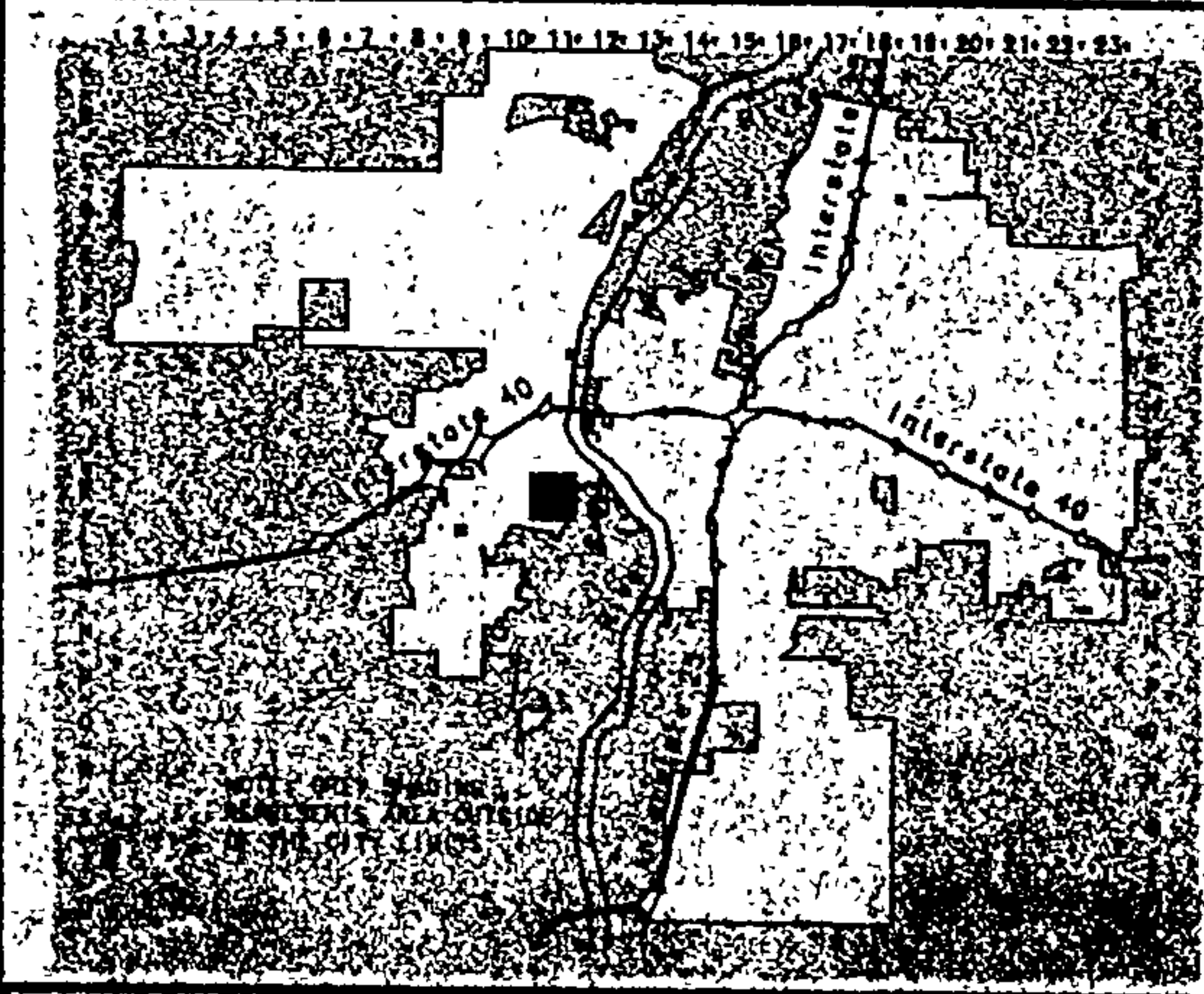
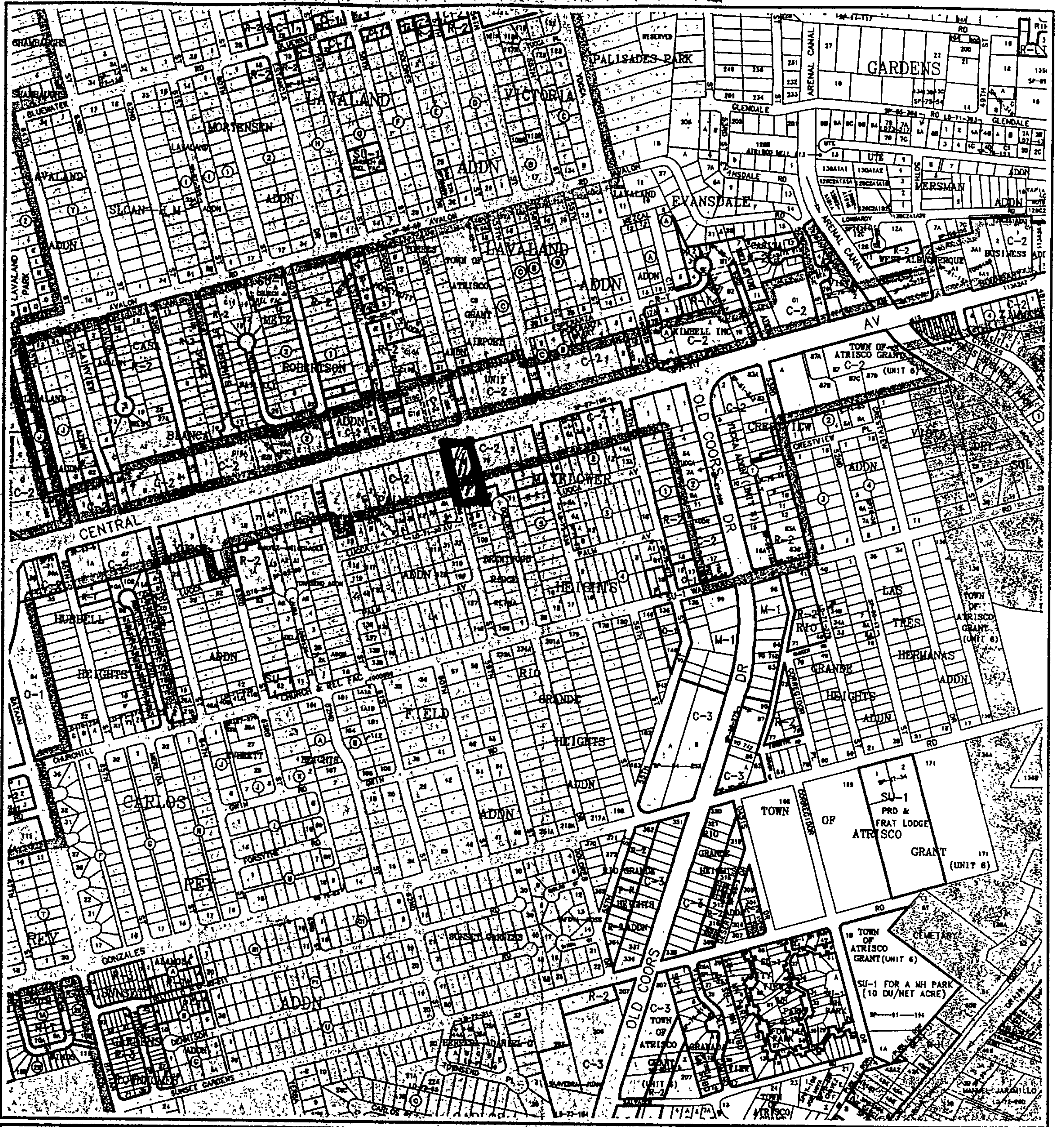
OFFICIAL NOTICE OF DECISION  
DECEMBER 19, 2002  
PROJECT #1002332  
PAGE 6

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/ac

cc: James L. Hewitt, PE, 3730 Coors Blvd. NW, Suite E, Albuquerque, NM 87120  
Jeanette Baca, Alamosa NA, 901 Field SW, Albuquerque, NM 87121  
Klarissa Pena, Alamosa NA, 6525 Sunset Gardens SW, Albuquerque, NM 87121  
Louis Tafoya, West Mesa NA, 6411 Avalon Rd. NW, Albuquerque, NM 87105  
Edna Strauss, West Mesa NA, 5117 La Subida NW, Albuquerque, NM 87105



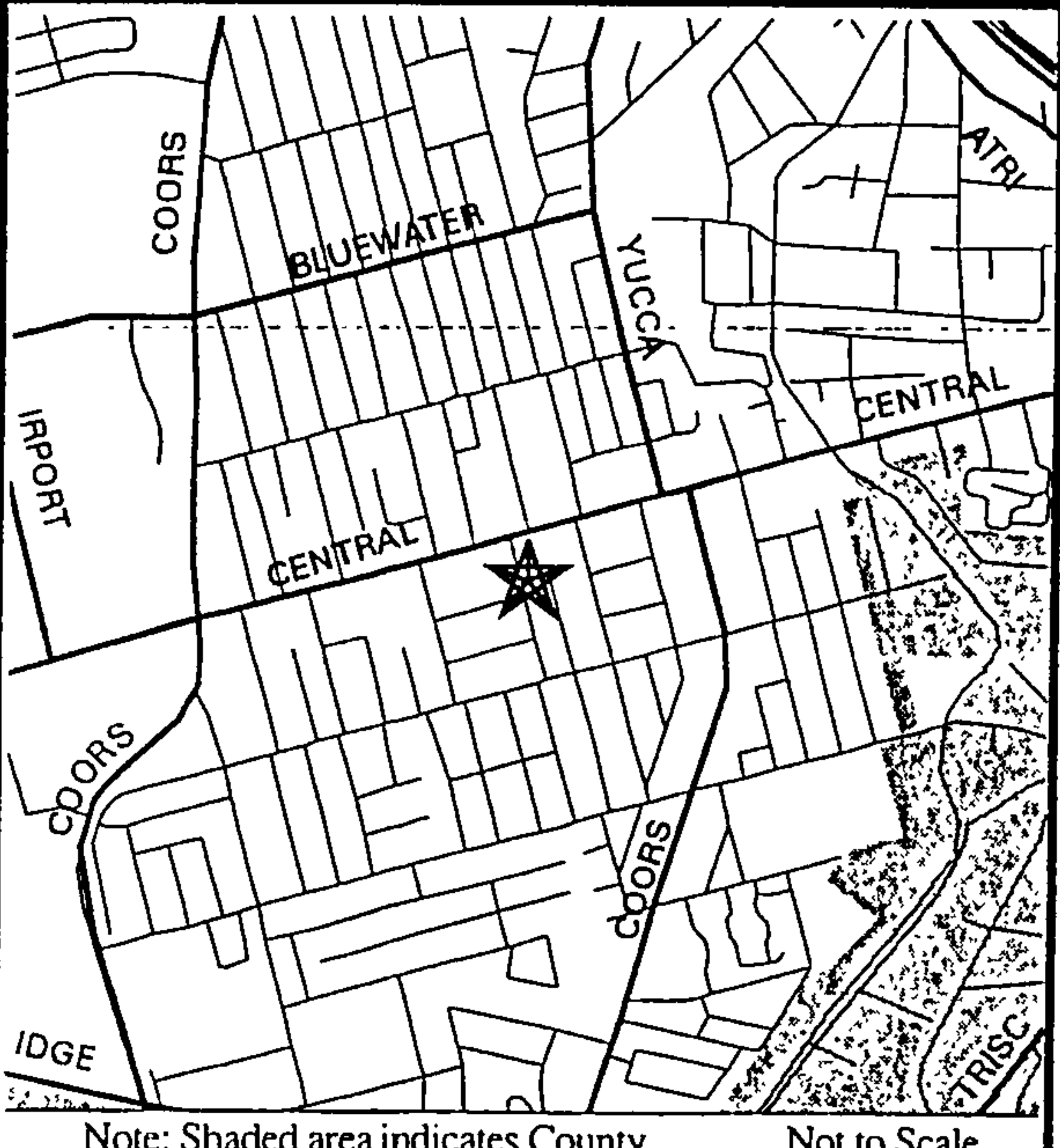
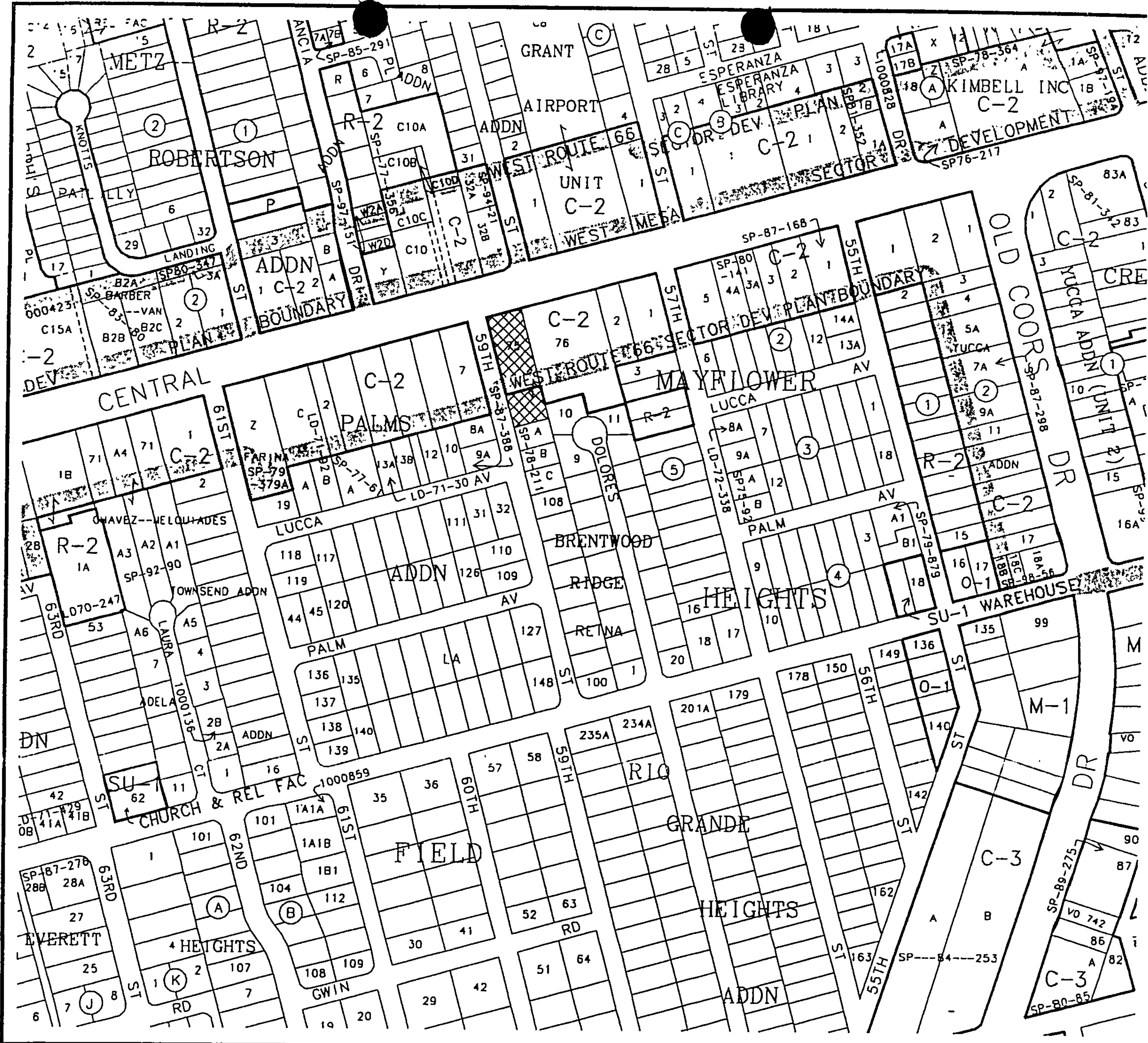
CITY OF  
**Albuquerque**  
 Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
 © Copyright 2003



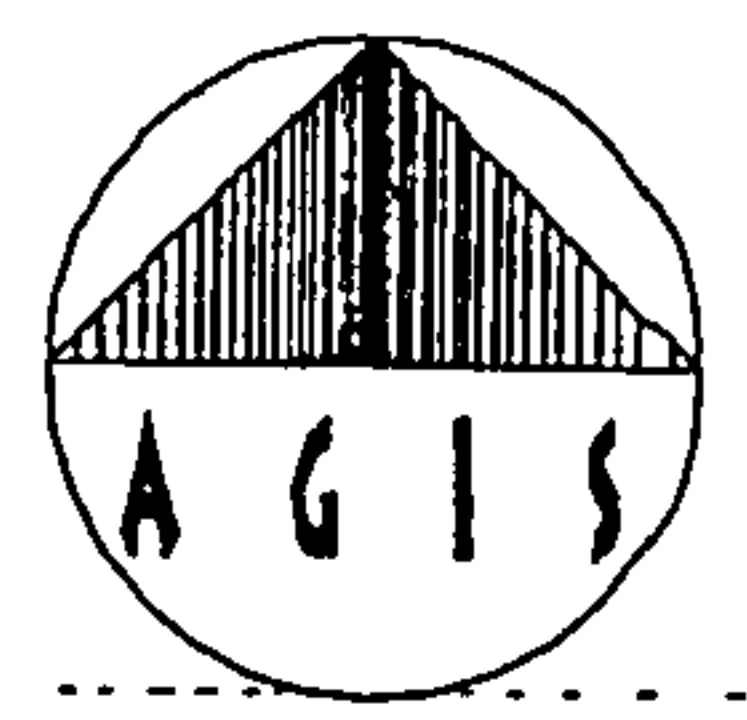
**Zone Atlas Page**

**K-11-Z**

Map Amended through January 21, 2003



### ZONING MAP



Scale 1" = 380'

PROJECT NO.  
1002332

HEARING DATE  
12-19-02

MAP NO.  
K-11

ADDITIONAL CASE NUMBER(S)  
02EPC-01690  
02EPC-01692  
02EPC-01694

Note: Shaded area indicates County Not to Scale

HEWITT ENGINEERING & ENVIRONMENTAL  
CONSULTANTS

3730 COORS BLVD , NW SUITE E ALBUQUERQUE, N.M. 87120  
(505) 352-1243  
FAX (505) 352-1243

City of Albuquerque  
Planning Department  
Development Services Center  
600 Second Street, NW  
Albuquerque, New Mexico 87102

February 3, 2003

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT: PROPOSED  
APARTMENT COMPLEX AT 59<sup>th</sup> STREET AND CENTRAL AVENUE**

Dear Sir or Madam:

Transmitted herewith is a completed Development Review Application for a proposed 21-unit apartment complex to be located on Lot 75, Unit 6, Town of Atrisco Grant, Albuquerque, New Mexico (Zone Map K-11-Z). On behalf of my client (i.e., the owner of the subject property), I respectfully request the Development Review Board's (DRB's) approval of the accompanying Site Development Plan for Building Permit.

On December 19, 2002 the Environmental Planning Commission (EPC) voted to approve the following:

- Zone Map Amendment from C-2 and R-1 to SU-1 for Apartments (Project 1002332/02EPC-01690).
- West Route 66 Sector Development Plan Amendment from C-2 and R-1 to SU-1 for Apartments (Project 1002332/02EPC-01694).
- Site Development Plan for Building Permit, subject to a number of conditions (Project 1002332/02EPC-01692).

The EPC's conditions for the DRB's approval of the Site Development Plan for Building Permit are described in the attached Official Notice of Decision. The EPC's conditions have been addressed as follows:

- The Site Plan has been modified to meet each of the EPC's conditions.
- The Public Works Department and City Engineer's Office conditions for approval have been addressed as follows:
  - The developer is responsible for permanent improvements of transportation facilities adjacent to the proposed development site (i.e., proposed curb and gutter, sidewalk and drivepad modifications along 59<sup>th</sup> Street, SW).
  - The Site Plan complies and has been designed per DPM standards.
  - The proposed driveways exceed 25-ft minimum width.
  - Both driveways are located a minimum of 50 ft from Central Avenue.

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- Requirement for a 5 ft keyed area at south end of parking lot has been satisfied by elimination of one parking space (i.e., painted pattern on asphalt).
- No passenger car parking is located adjacent to relocated refuse container.
- Sidewalk adjacent to parking is 6 ft wide.
- Clear sight distance (per AASHTO) is provided at the intersection of 59<sup>th</sup> Street and Central Avenue.
- The developer will provide adequate fire protection by constructing two new fire hydrants along the 59<sup>th</sup> Street right-of-way (per water/sewer availability statement of September 6, 2002).
- A conceptual grading and drainage plan (i.e., for the City Engineer's approval) accompanies the modified Site Plan.
- A new 6-ft high wrought iron fence will be constructed along the southern property boundary.
- The developer will install street trees adjacent to Central Avenue and 59<sup>th</sup> Street that will produce a 25-foot canopy at maturity.
- The developed will install additional Cherry Plum and/or Crabapple trees in the southeast corner of the site to provide additional buffering for the adjacent single-family residences.
- The outdoor areas for each apartment have been identified on the Site Plan.
- The dumpster has been relocated away from Central Avenue.

Should you have any questions regarding this matter, do not hesitate to contact me at (505) 220-7537.

Sincerely,

Hewitt Engineering & Environmental Consultants (HEEC)



James L. Hewitt, Jr., PE  
Principal Engineer

Cc: D. Keith  
W. Lujan