

109



Replaced Due Sheet  
4/6/04 AS.  
DRB CASE ACTION LOG  
REVISED 2/5/04

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: <u>04DRB-00209 (SBP)</u>	Project # <u>1002333</u>
Project Name: <u>Bellamahs Princess Jeanne</u>	
Agent: <u>Dekker/Perich/Sabatini</u>	Phone No.: <u>761-9700</u>

Project Number 100 2333

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/10/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PLANNING (Last to sign): Cynthia Barrow's invitation  
J. L. Sentinella  
signature block
- \_\_\_\_\_
- \_\_\_\_\_

- 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.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

10  
9



# DRB CASE ACTION LOG

REVISED 2/5/04

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: <u>04DRB-00209 (SBP)</u>	Project # <u>1002333</u>
Project Name: <u>Bellamahs Princess Jeanne</u>	
Agent: <u>Dekker/Perich/Sabatini</u>	Phone No.: <u>761-9700</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/10/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PLANNING (Last to sign): Cynthia Bracco's initials  
V. J. Sentina nic  
signature block
- \_\_\_\_\_
- \_\_\_\_\_

- 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.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number 1002333

**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

March 10, 2004

9:00 a.m.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Claire Senova, Administrative Assistant

Wilfred Gallegos, 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.

Adjourned: 11:05 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1000376**  
04DRB-00206 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1-117 and Lot(s) 1-35, Unit 2, **PARADISE SKIES, UNITS 1 & 2**, zoned R-T residential zone, located on BANDELIER DR NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 29 acre(s). [REF: DRB-94-107, 00DRB-00391, 00DRB-00908, 02DRB-00034, 03DRB-00113, 03DRB-00188] (A-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION. AGENT AGREED.**

2. **Project # 1000419**  
04DRB-00207 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 NM, request(s) the above action(s) for all or a portion of Lot(s) 1B-1-A, 1B-1-B-1 and 1B-1-C-1, **RENAISSANCE CENTER**, zoned SU-1 FOR AUTO SALES & C-1 USE, located on RENAISSANCE BLVD NE, between MONTANO RD NE and UNION WAY RD NE containing approximately 3 acre(s). [REF: 02500-00165/00164, 02AA0-00814, 03DRB-00590] (F-16) **AN EXTENSION OF THE SIA WAS APPROVED TO JANUARY 8, 2005.**

3. **Project # 1000122**  
04DRB-00174 Major-Vacation of Public Easements  
04DRB-00173 Minor-Extension of Preliminary Plat  
04DRB-00175 Minor-Vacation of Private Easements

KIM KEMPER, agent(s) for HIGH LONESOME RANCH request(s) the above action(s) for all or a portion of Tract(s) 1A AND 1C, EDEN LANDS (to be known as **HIGH LONESOME RANCH SUBDIVISION**, zoned RA-1 AND SU-1 for O-1 located on GABALDON RD NW, between MOUNTAIN RD NW and I-40 NW containing approximately 21 acre(s). [REF: DRB-98-146, Z-98-70, AX-98-8, 03DRB-00184, 00185 and 00186] [*Deferred from 3/3/04*] (H-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: M.R.G.C.D. SIGNATURE IS REQUIRED PRIOR TO CITY ENGINEER'S SIGN OFF. AN INFRASTRUCTURE LIST DATED 3/10/04 WAS APPROVED. VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**



4. **Project # 1002711**  
04DRB-00171 Major-Preliminary Plat  
Approval  
04DRB-00172 Minor-Temp Defer  
SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 AND 21-26, Block(s) 27, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND ESTATES**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO BLVD NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03EPC-00907 & 00908, 03EPC-00915, 04DRB-00067, 1003099] [*Deferred from 3/3/04*] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/10/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/28/04 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

**NOTE:** IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

5. **Project # 1000650**  
04DRB-00277 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Lot(s) 1-A, **LANDS OF LAMONICA & WENK**, zoned SU-1, C-1 PERMANENT USES, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 21 acre(s). [REF: AX-88-7, Z-99-78, 03EPC-00905, 00907, 03DRB-01906] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 3/10/04*] (P-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/24/04.**

6. **Project # 1001206**  
04DRB-00273 Minor-SiteDev Plan  
Subd/EPC  
04DRB-00272 Minor-SiteDev Plan  
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agent(s) for ENTERPRISE RENTAL CAR request(s) the above action(s) for all or a portion of Tract(s) 2-A-2B, **BLACK RANCH**, zoned SU-1 FOR C-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and VALLEY VIEW PL NW containing approximately 1 acre(s). [REF: 03EPC-00697, 03EPC-00698] [Debbie Stover, EPC Case Planner] (C-13) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER COMMENTS. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO PROVIDE DOCUMENT NUMBER AND PAGE FOR 30-FOOT PRIVATE EASEMENT, TO PROVIDE DIMENSIONS FOR ADA PARKING AND SIDEWALK, TO PROVIDE WIDTH FOR ENTRANCE WIDTH DETAIL FOR 8-FOOT RAISED CROSSWALK AND INFRASTRUCTURE LIST SENTENCE ON SIGNATURE BLOCK.**

7. **Project # 1002796**  
03DRB-02022 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-02024 Minor-SiteDev Plan  
Subd/EPC

RMKM ARCHITECTURE agent(s) for ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION** and Lots 8-10, Block(s) 4, **LOMA VERDE ADDITION**, zoned SU-1 & C-1, located on DALLAS NE, between CHARLESTON ST. NE and CHICO RD. NE containing approximately 1 acre(s). [REF:03EPC01099,01100,01101] [Debbie Stover, EPC Case Planner] [Deferred from 2/25/04 & 3/10/04] (K-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/17/04.**

8. **Project # 1003102**  
04DRB-00236 Minor-SiteDev Plan  
BldPermit/EPC

SM & R GROUP request(s) the above action(s) for all or a portion of Lot(s) 12 & 14, **ESQUIBEL - PALMER**, zoned SU-1 PRD, located on LA GRIMA DE ORO RD NE, between JUAN TABO NE and MORRIS NE containing approximately 2 acre(s). [REF: V 84-77, Z-85-103, Z-85-102-1, 03EPC-01925, 03EPC-01929] **[Makita Hill, EPC Case Planner]** *[Deferred from 3/3/04]* (F-21) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

9. **Project # -1002333**   
04DRB-00209 Minor-SiteDev Plan  
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for THE BARRETT FOUNDATION request(s) the above action(s) for all or a portion of Block(s) 10A, Tract(s) C-1-A-2, **BELLAMAH'S PRINCESS JEANNE PARK ADDITION**, zoned C-1, located on CONSTITUTION AVE NE, between EUBANK NE and MARY ELLEN ST NE containing approximately 2 acre(s). [REF: 1002333, 02EPC-01691, 02EPC-01693, Z-870, DRB-94-619] **[Cynthia Borrego, EPC Case Planner]** *[Deferred from 2/25/04 & 3/3/04]* (J-21) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO PLANNING FOR CYNTHIA BORREGO'S INITIALS AND INFRASTRUCTURE LIST STATEMENT ON SIGNATURE BLOCK.**

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

10. **Project # 1002885**  
04DRB-00244 Minor-Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for DESERT RIDGE DEVELOPMENT LLC AND JASON & CINDY LYNN DASKALOS, request(s) the above action(s) for all or a portion of Lot(s) 10-24 AND 7-16, Easterly remaining portion of Lot 16, Block(s) 18 & 20, Unit(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 1, TRACT 3, (to be known as **OCOTILLO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 4 DU/AC, located on HOLBROOK NE, CARMEL NE & HOLLY AVE NE, between ANAHEIM AVE NE and PASEO DEL NORTE containing approximately 24 acre(s). [REF: 03DRB-01354-01356, 02EPC-01353, 03DRB-01980, 01985] *[Deferred from 3/3/04]* (C-21) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
11. **Project # 1000570**  
04DRB-00270 Minor-Sidewalk Waiver
- MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO. request(s) the above action(s) for all or a portion of Parcel A, **PARKWAY, UNIT 7** and Tract(s) A, **PAINTED SKY, UNIT 1**, Tract 95, Town of Atrisco Grant, Parkway, Unit 10, zoned R-D residential and related uses zone, developing area, located on W. OF UNSER BLVD NW, between GAVIN RD. NW and VINEMONT PL. NW [REF: DRB-95-94, S-98-5, S-98-62, Z-99-8, AX-99-2, 00410-00162, 00931 & 00933] (J-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**



12. **Project # 1002633**  
04DRB-00276 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JAYEFF CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 20-24 & 9-13, Block(s) 10, Tract(s) 3 (to be known as **VENTURA PLACE SUBDIVISION**) Lots 2-A & 3-A, NORTH ALBUQUERQUE ACRES, UNIT 3, zoned SU-1 special use zone, located on BARSTOW ST NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 6 acre(s). [REF: 03EPC-00693, EPC-00694 , 03EPC-01323] (C-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. **Project # 1002792**  
04DRB-00278 Minor-Vacation of Private  
Easements

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Lot(s) 1-6, **COTTONWOOD CROSSING, PHASE 2**, zoned SU-1 FOR C-1 & REST. AND SU-1, O-1, located on COORS BLVD NW and SEVEN BAR LOOP NW containing approximately 10 acre(s). [REF: DRB-94-358, SRP5-98-37, DRB-90-361, DRB-98-61, 03EPC-01085, 01086, 03DRB-01780, 03DRB-2084, 04DRB-00184, 04AA-00222] (B-14) **VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1003273**  
04DRB-00279 Minor-Vacation of Private  
Easements

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 5A-13A, **VISTA MOBILE HOME COMMUNITY**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between 94<sup>th</sup> STREET SW and 98<sup>th</sup> STREET SW containing approximately 2 acre(s). [REF:Z-85-93, V-85-44] (K-9) **WITHDRAWN AT AGENT'S REQUEST TO BE ADVERTISED.**

15. **Project # 1002934**  
04DRB-00271 Minor-Prelim&Final Plat  
Approval

DE LA TORRE ARCHITECTS agent(s) for FOURTH STREET & MENAUL INC request(s) the above action(s) for all or a portion of Tract(s) 1A, Block(s) O, **WALGREEN ADDITION**, zoned C-2 (SC), located on MENAUL BLVD NW, between 4<sup>th</sup> ST NW and 2<sup>nd</sup> ST NW containing approximately 11 acre(s). [REF: 03AA0413] (H-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO RELOCATE FIRE HYDRANT (2<sup>ND</sup> & PROSPECT), ADD VALVES AT MENAUL, CUT AND CAP WATER LINE AT 2<sup>ND</sup> STREET AND WEST END OF PROSPECT AND PROPERTY MANAGEMENT'S SIGNATURE.**

04DRB-00274 Minor-Prelim&Final Plat  
Approval

R. JOHN MARNEY request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 46, **FRANCISCAN ADDITION**, zoned M-1 light manufacturing zone, located on 2<sup>nd</sup> ST NW and PROSPECT NW, between I-40 and MENAUL NW containing approximately 1 acre(s). (H-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO RELOCATE FIRE HYDRANTS, ADD VALVES AT MENAUL, CUT AND CAP WATER LINE AT 2<sup>ND</sup> STREET AND ON WEST END OF PROSPECT.**

16. **Project # 1003258**  
04DRB-00205 Minor-Prelim&Final Plat  
Approval

PHILIP W. TURNER agent(s) for SALVADOR PEREZ request(s) the above action(s) for all or a portion of Lot(s) 280 B, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned R-T residential zone, located on 55<sup>TH</sup> ST NW, between BICE RD NW and JUNIPER RD NW containing approximately 1 acre(s). [REF: DRB-97-205] [*Deferred from 2/25/04 & 3/10/04*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 3/24/04.**

17. **Project # 1002992**  
03DRB-02138 Minor- Final Plat Approval

WAYJOHN SURVEYING INC. agent(s) for WEST EIGHT LTD. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, **ORIGINAL TOWNSITE OF WESTLAND**, zoned C-2 community commercial zone, located on 86<sup>th</sup> ST SW, between BRIDGE BLVD SW and CENTRAL AVE SW containing approximately 2 acre(s). [REF: 03DRB-01623] *[Final Plat was indefinitely deferred]* **(K-9) FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1001347**  
04DRB-00245 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) D1B, ALBUQUERQUE SOUTH (to be known as **EL RANCHO GRANDE, UNIT 8B**) zoned R-LT residential zone, located on CARTAGENA / DE ANZA DR SW, between VALLEY VIEW DR SW and SNOW VISTA BLVD SW containing approximately 10 acre(s). [REF: 03DRB-1133 & 01134, 04DRB-00057, 04DRB-00115] *[Deferred from 3/3/04]* **(M-9) FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1002864**  
04DRB-00242 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, LANDS OF MASSACHUSETTS GENERAL HOSPITAL, **CANTA CIELO SUBDIVISION**, zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF: 03DRB-01302, 03DRB-01487, 01488, 01490, 01491] *[Deferred from 3/3/04]* **(A-9) FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

\*\*\*\*\*

**THERE ARE NO SKETCH PLATS THIS WEEK**

20. Approval of the Development Review Board Minutes for February 18, 2004. **DRB MINUTES FOR FEBRUARY 18, 2004 WERE APPROVED.**

ADJOURNED: 11:05 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: 1002333

AGENDA ITEM NO: 9

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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: March 10, 2004



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

March 3, 2004

9:00 a.m.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Claire Senova, Administrative Assistant

Wilfred Gallegos, 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: 12:40 P.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1000122**  
04DRB-00174 Major-Vacation of Public Easements  
04DRB-00173 Minor-Extension of Preliminary Plat  
04DRB-00175 Minor-Vacation of Private Easements  
KIM KEMPER, agent(s) for HIGH LONESOME RANCH request(s) the above action(s) for all or a portion of Tract(s) 1A AND 1C, EDEN LANDS (to be known as **HIGH LONESOME RANCH SUBDIVISION**, zoned RA-1 AND SU-1 for O-1 located on GABALDON RD NW, between MOUNTAIN RD NW and I-40 NW containing approximately 21 acre(s). [REF: DRB-98-146, Z-98-70, AX-98-8, 03DRB-00184, 00185 and 00186] [Deferred from 3/3/04] (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

2. **Project # 1003112**  
04DRB-00167 Major-Bulk Land Variance  
04DRB-00168-Major-Vacation of Public  
Easements  
04DRB-00166 Minor-Prelim&Final Plat  
Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC./CLIFFORD CAPITAL FUND INC request(s) the above action(s) for: A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE 9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL BEING DESCRIBED MORE FULLY AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND RUNNING THENCE N11°45'21"W, 338.72 FEET; THENCE S77°36'56"W, 127.43 FEET; THENCE N35°50'27"W, 123.47 FEET; THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E, 644.35 FEET); THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE N.W.; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: N56°53'08"W, 11.55 FEET; S33°06'52"W, 21.60 FEET; S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04"W, 29.92 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY; THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as **RINCONADA TRAILS SUBDIVISION** (formerly Western Trails Estates), zoned R-D, located on UNSER BLVD NW, between WESTERN TRAILS NW and LEGENDS AVE NW containing approximately 10 acre(s).  
[REF:SD-80-5, 03DRB-01994](F-10 & F-11) **BULK LAND VARIANCE WAS APPROVED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**



3. **Project # 1002711**  
04DRB-00171 Major-Preliminary Plat Approval  
04DRB-00172 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES; PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 AND 21-26, Block(s) 27, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND ESTATES**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO BLVD NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03EPC-00907 & 00908, 03EPC-00915, 04DRB-00067, 1003099] [*Deferred from 3/3/04*] (C-18) **DEFERRED AT AGENT'S REQUEST TO 3/10/04.**

**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.

4. **Project # 1000651**  
04DRB-00246 Minor-SiteDev Plan BldPermit/EPC
- TIERRA WEST LLC agent(s) for TIJERAS PLACE LLC SERIES B request(s) the above action(s) for all or a portion of Tract(s) A29A1, **TOWN OF ATRISCO GRANT NORTHEAST, UNIT 1**, zoned SU-1 FOR PLANNED DEVELOPMENT AREA C-1 USES, located on REDLANDS RD NW, between COORS BLVD NW and CORONA DR NW containing approximately 2 acre(s). [REF: 02EPC-01672,01673, 02DRB-01946,01947, 03DRB-00190, 03DRB-00285, 03EPC-01927] [**Makita Hill, EPC Case Planner**] [*Deferred from 3/3/04*] (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 3/17/04.**



5. **Project # 1002624**  
04DRB-00239 Minor-SiteDev Plan  
Subd/EPC  
04DRB-00240 Minor-SiteDev Plan  
BldPermit/EPC

DEKKER/PERICH/SABATINI , agent(s) for NEW DAY YOUTH & FAMILY SERVICES request(s) the above action(s) for all or an Unplatted portion of Section 36, T10N, R3E, **UNPLATTED LAND, NEW DAY SHELTER**, zoned SU-1 special use zone for Short Term Shelter, located on RIDGECREST DR SE, between LOUISIANA BLVD SE and DAKOTA ST SE containing approximately 1 acre(s). [REF: 03AA-00669, 03EPC-00935, 03DRB-01223, 03EPC-02050] **[Juanita Vigil, EPC Case Planner] (M-18) THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR ADA STALLS AND PLACEMENT OF SIDEWALKS ON SITE PLANS.**

- 04DRB-00243 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for NEW DAY YOUTH & FAMILY SERVICES request(s) the above action(s) for all or an Unplatted portion of Section 36, T10N, R3E, **UNPLATTED LAND, NEW DAY SHELTER**, zoned SU-1 special use zone for Short Term Shelter, located on RIDGECREST DR SE, between LOUISIANA BLVD SE and DAKOTA ST SE containing approximately 1 acre(s). [REF: 03AA-00669, 03EPC-00935, 03DRB-01223, 03EPC-02050] **(M-18) PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

6. **Project # 1003054**  
04DRB-00226 Minor-SiteDev Plan  
BldPermit  
04DRB-00227 Minor-Prelim&Final Plat  
Approval

MECHENBIER CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 36 & 37, **RICHFIELD PARK**, zoned IP, located on WASHINGTON NE, between BALLOON MUSEUM DR NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: Z-85-70-1, Z-82-86, DRB-94-339, 03DRB-01804] [*Listed under Project #1003086 in error*] (C-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ADA STALL DIMENSIONS, PARKING BUMPERS AND ADA RAMP CONFIGURATIONS AND PLANNING FOR MISCELLANEOUS COMMENTS AND INFRASTRUCTURE LIST SENTENCE AND AEHD AND SWMD SIGNATURES. PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1003100**  
04DRB-00247 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for SKYE INC request(s) the above action(s) for all or a portion of Tract(s) B-1 & C-1, **ADOBE WELLS SUBDIVISION**, zoned SU-1, IP, C-2, R-2 USES, located on EAGLE RANCH RD NW, between WESTSIDE DR NW and IRVING BLVD NW containing approximately 6 acre(s). [REF: 03EPC-01921] [**Debbie Stover, EPC Case Planner**] (B-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE MARSHAL'S APPROVAL AND PLANNING FOR LANDSCAPE PLAN MODIFICATIONS PER D. STOVER'S COMMENTS.**

8. **Project # 1003102**  
04DRB-00236 Minor-SiteDev Plan  
BldPermit/EPC

SM & R GROUP request(s) the above action(s) for all or a portion of Lot(s) 12 & 14, **ESQUIBEL - PALMER**, zoned SU-1 PRD, located on LA GRIMA DE ORO RD NE, between JUAN TABO NE and MORRIS NE containing approximately 2 acre(s). [REF: V 84-77, Z-85-103, Z-85-102-1, 03EPC-01925, 03EPC-01929] **[Makita Hill, EPC Case Planner]** [Deferred from 3/3/04] (F-21) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

9. **Project # 1003262**  
04DRB-00216 Minor-SiteDev Plan Subd  
04DRB-00215 Minor-Prelim&Final Plat  
Approval

TIMOTHY OTT request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 11, **NORTH ALBUQUERQUE ACRES**, zoned SU-1 for M-1, located on OAKLAND NW, between SAN MATEO NW and I-25 containing approximately 2 acre(s). [REF: 04DRB-00215] [Deferred from 2/25/04] (C-18) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADDRESS PREVIOUS SITE PLAN COMMENTS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/3/04 THE PRELIMINARY PLAT WAS APPROVED .FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

10. **Project # 1002333**  
04DRB-00209 Minor-SiteDev Plan  
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for THE BARRETT FOUNDATION request(s) the above action(s) for all or a portion of Block(s) 10A, Tract(s) C-1-A-2, **BELLAMAH'S PRINCESS JEANNE PARK ADDITION**, zoned C-1, located on CONSTITUTION AVE NE, between EUBANK NE and MARY ELLEN ST NE containing approximately 2 acre(s). [REF: 1002333, 02EPC-01691, 02EPC-01693, Z-870, DRB-94-619] **[Cynthia Borrego, EPC Case Planner]** [Deferred from 2/25/04 & 3/3/04] (J-21) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

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

11. **Project # 1001347**  
04DRB-00245 Minor-Final Plat  
Approval
- ISAACSON & ARFMAN agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) D1B, ALBUQUERQUE SOUTH (to be known as **EL RANCHO GRANDE, UNIT 8B**) zoned R-LT residential zone, located on CARTAGENA / DE ANZADR DR SW, between VALLEY VIEW DR SW and SNOW VISTA BLVD SW containing approximately 10 acre(s). [REF: 03DRB-1133 & 01134, 04DRB-00057, 04DRB-00115] *[Deferred from 3/3/04]* (M-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**
12. **Project # 1002864**  
04DRB-00242 Minor-Final Plat  
Approval
- BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, LANDS OF MASSACHUSETTS GENERAL HOSPITAL, **CANTA CIELO SUBDIVISION**, zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF: 03DRB-01302, 03DRB-01487, 01488, 01490, 01491] *[Deferred from 3/3/04]* (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**



13. **Project # 1002885**  
04DRB-00244 Minor-Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for DESERT RIDGE DEVELOPMENT LLC AND JASON & CINDY LYNN DASKALOS, request(s) the above action(s) for all or a portion of Lot(s) 10-24 AND 7-16, Easterly remaining portion of Lot 16, Block(s) 18 & 20, Unit(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 1, TRACT 3, (to be known as **OCOTILLO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 4 DU/AC, located on HOLBROOK NE, CARMEL NE & HOLLY AVE NE, between ANAHEIM AVE NE and PASEO DEL NORTE containing approximately 24 acre(s). [REF: 03DRB-01354-01356, 02EPC-01353, 03DRB-01980, 01985] [*Deferred from 3/3/04*] (C-21) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

14. **Project # 1003264**  
04DRB-00224 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for BILL WADE MOUNTAIN WEST DEV., LLC request(s) the above action(s) for all or a portion of Lot(s) 68, 69 & 72, **BREEZE AT MOUNTAIN GATE**, zoned SU-1 PRD, located on KAYLYN DR SE, between KEESHA JO AVE SE and SHAFFER CT SE containing approximately 1 acre(s). [REF: DRB 98-45, Z-70-60-1, 1000849] (L-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO FIELD LOCATE WATER METER BOXES THAT SERVE AFFECTED LOTS.**

15. **Project # 1002636**  
03DRB-01959 Minor-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for ROBERT SIEGLITZ request(s) the above action(s) for all or a portion of Lot(s) 24, **RICE'S DURANES ADDITION NO. 1**, zoned R-2 residential zone, located on RICE AVE NW, between RIO GRANDE BLVD NW and DURANES NW containing approximately 1 acre(s). [REF: 03DRB-01084, 03DRB-00708] [*Deferred from 11/26/03, Final plat was indefinitely deferred 12/03/03*] (H-13) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

16. **Project # 1003265**  
04DRB-00237 Minor-Sketch Plat or Plan

WILKS CO. agent(s) for RENE LOYA DURAN request(s) the above action(s) for all or a portion of Lot(s) 2-4, Block(s) 3, **SANTA FE ADDITION**, zoned R-1 residential zone, located on BARELAS ST SW, between PACIFIC AVE SW and CROMWELL AVE SW containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1001899**  
04DRB-00248 Minor-Sketch Plat or Plan

BRASHER & LORENZ INC agent(s) for GARY TIPTON request(s) the above action(s) for all or a portion of Tract(s) 7, **LA VILLITA SUBDIVISION**, zoned SU-1, PRD, located EAST OF LA VILLITA NE, SOUTH OF CANDELARIA NE and EAST OF TRAMWAY NE containing approximately 2 acre(s). [*Listed under Project #1003268 in error*] (H-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. ADJOURNED: 12:40 P.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: 1002333**

**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:() SIGN-OFF:(x) EXTN:() AMEND:()

**ENGINEERING COMMENTS:**

No adverse comments.

**RESOLUTION:**

*3-10-04*

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED X; 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:** March 3, 2004



**Cynthia  
Borrego-Archuleta**

02/23/04 04:18 PM

To: Sheran A. Matson/PLN/CABQ@COA, Claire A.  
Senova/PLN/CABQ@COA

cc:

Subject: project 1002333

Thank you for the opportunity to review the submitted Site Development Plan. Staff has the following comments prior to final sign-off by the DRB:

The applicant is required to meet the requirements of the City Zoning Code Section 14-16-3-9 Area Lighting Regulations and the requirements of the City Street Tree Ordinance for the frontage along Constitution.

Details of the rear covered patio should be provided by the applicant prior to final sign off by the DRB.

Sign detail dimensions should be specifically noted by the applicant on the final site development plan.

*Cynthia must initial.*





**DRB CASE ACTION LOG**  
REVISED 2/5/04

*fold as  
blueprint  
AS.*

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.: 04DRB-00209 (SBP)  
Project Name Bellamah's Princess Jeanne Prk  
Agent: Dekker/Perich/Sabatini

Project # 1002333  
Phone No.: 761-9700

Project Number

1002333

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

TRANSPORTATION: alley improvements

\_\_\_\_\_

\_\_\_\_\_

UTILITIES: landscaping encroaches on utility easements

\_\_\_\_\_

CITY ENGINEER / AMAFCA: infrastructure list

\_\_\_\_\_

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

PLANNING (Last to sign): E.P.C. Conditions to be coordinated with Cynthia Borrego

\_\_\_\_\_

- 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.

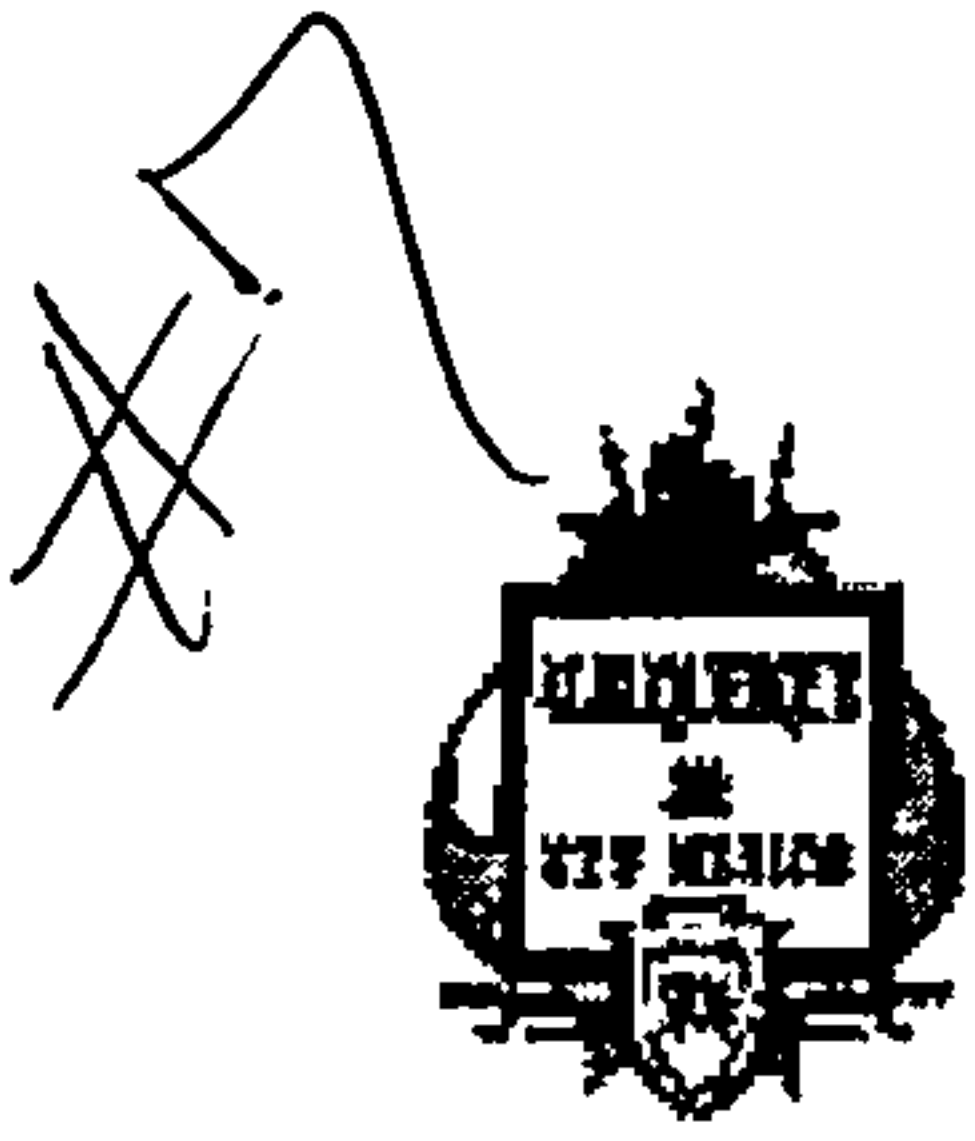
**Include 3 copies of the approved site plan along with the originals.**

**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.**

**AGIS DXF File approval required.**

**Copy of recorded plat for Planning.**



Cynthia  
Borrego-Archuleta  
02/23/04 04:18 PM

To: Sheran A. Matson/PLN/CABQ@COA, Claire A.  
Senova/PLN/CABQ@COA  
cc:  
Subject: project 1002333

Thank you for the opportunity to review the submitted Site Development Plan. Staff has the following comments prior to final sign-off by the DRB:

- The applicant is required to meet the requirements of the City Zoning Code Section 14-16-3-9 Area Lighting Regulations and the requirements of the City Street Tree Ordinance for the frontage along Constitution.
- Details of the rear covered patio <sup>(16)</sup> should be provided by the applicant prior to final sign off by the DRB.
- Sign detail dimensions should be specifically noted by the applicant on the final site development plan. –

*provided on sheet 2*



\*\*\*\*\*

**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

February 25, 2004

9:00 a.m.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Claire Senova, Administrative Assistant

Wilfred Gallegos, 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.

Adjourned: 11:39 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1001232**  
04DRB-00125 Major-Two Year SIA

TIERRA WEST LLC agent(s) for VISTA MANUFACTURED HOME COMMUNITY request(s) the above action(s) for all or a portion of Lot(s) 28A1, **VISTA SUBDIVISION**, zoned SU-1 MOBILE HOME PARK, located on CENTRAL AVE SW, between 94<sup>TH</sup> ST SW and 98<sup>TH</sup> ST SW containing approximately 25 acre(s). (L-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION. AGENT AGREED.**

2. **Project # 1000147**  
04DRB-00118 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES., PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISES, INC. request(s) the above action(s) for all or a portion of Lot(s) A-1-A, **WHISPERING POINT SUBDIVISION, UNIT 2**, zoned RD 9/du ac, located on UNSER BLVD SW, between EUCARIZ AVE SW and SUNSET GARDENS RD SW containing approximately 11 acre(s). (L-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

04DRB-00066 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT ENTERPRISES, INC. request(s) the above action(s) for all or a portion of, **WHISPERING POINTE SUBDIVISION, UNIT 4**, Whispering Point, Unit 3, zoned RD 9 du/ac, located on UNSER BLVD SW, between EUCARIZ AVE SW and SUNSET GARDENS RD SW containing approximately 5 acre(s). [*Preliminary Plat was approved, Final Plat was indefinitely deferred*] (L-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR 15-DAY APPEAL PERIOD.**

3. **Project # 1001347**  
04DRB-00115 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) D-1-B, ALBUQUERQUE SOUTH, (to be known as **EL RANCHO GRANDE, UNIT 8B**), zoned R-LT residential zone, located on CARTAGENA AVE SW, between DE ANZA DR SW and DEL REY RD SW containing approximately 10 acre(s). [REF: 03DRB-01133 PP, 03DRB-01134 FP, 04DRB-00057] (M-9) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**



4. **Project # 1002778**  
04DRB-00126 Major-Bulk Land Variance  
04DRB-00127 Major-Vacation of Pub  
Right-of-Way  
04DRB-00128 Minor-Preliminary & Final  
Plat Approval

BOHANNAN HUSTON INC. agent(s) for VENTANA WEST, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, **VENTANA RANCH WEST**, zoned R-LT residential zone, located NORTH OF PASEO DEL NORTE NW, SOUTH OF IRVING BLVD. NW and WEST OF LAS VENTANAS RD NW containing approximately 300 acre(s). [REF: 03DRB-01868, 03EPC-01057 & 01058 (B-8 & B-9) **BULK LAND VARIANCE WAS APPROVED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR RECORDED PARKS AGREEMENT AND PLANNING FOR THE AGIS DXF FILE, 15-DAY APPEAL PERIOD AND NOTICE OF SUBDIVISION PLAT CONDITIONS.**

5. **Project # 1003226**  
04DRB-00117 Major-Vacation of Pub  
Right-of-Way

SUJAY K. THAKUR c/o STB LLC request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT**, zoned C-2 community commercial zone, located on BRIDGE BLVD SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 5 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, S-76-9] (K-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1002051**  
03DRB-02009 Major-Vacation of Public  
Easements  
03DRB-02008 Major-Preliminary Plat  
03DRB-02011 Minor-Temp Defer SDWK  
03DRB-02010 Minor-Vacation of Private  
Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [*Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04*] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/17/04.**

**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 # 1002333**  
04DRB-00209 Minor-SiteDev Plan  
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for THE BARRETT FOUNDATION request(s) the above action(s) for all or a portion of Block(s) 10A, Tract(s) C-1-A-2, **BELLAMAH'S PRINCESS JEANNE PARK ADDITION**, zoned C-1, located on CONSTITUTION AVE NE, between EUBANK NE and MARY ELLEN ST NE containing approximately 2 acre(s). [REF: 1002333, 02EPC-01691, 02EPC-01693, Z-870, DRB-94-619] [Cynthia Borrego, EPC Case Planner] [Deferred from 2/25/04] (J-21) **DEFERRED AT THE AGENT'S REQUEST TO 3/3/04.**
  
8. **Project # 1003262**  
04DRB-00216 Minor-SiteDev Plan Subd  
04DRB-00215 Minor-Prelim&Final Plat  
Approval

TIMOTHY OTT request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 11, **NORTH ALBUQUERQUE ACRES**, zoned SU-1 for M-1, located on OAKLAND NW, between SAN MATEO NW and I-25 containing approximately 2 acre(s). [REF: 04DRB-00215] [Deferred from 2/25/04] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 3/3/04.**
  
9. **Project # 1002796**  
03DRB-02022 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-02024 Minor-SiteDev Plan  
Subd/EPC

RMKM ARCHITECTURE agent(s) for ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) 8-11, **KAY ADDITION** and Lots 8-10, Block(s) 4, **LOMA VERDE ADDITION**, zoned SU-1 & C-1, located on DALLAS NE, between CHARLESTON ST. NE and CHICO RD. NE containing approximately 1 acre(s). [REF:03EPC01099,01100,01101] [Debbie Stover, EPC Case Planner] [Deferred from 2/25/04] (K-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

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

10. **Project # 1001730**  
04DRB-00214 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for CINDY CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) 175-A-1, 175-A-2-A, 175-A-2-B, 175-A-3 and 181-A1, **MRGCD MAP 35**, zoned RA-2, located on ROSA LINDA TRAIL NW, between GABALDON RD NW and LEONOR DR NW containing approximately 2 acre(s). [REF: Z-82-80] (H-12) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
11. **Project # 1003260**  
04DRB-00213 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST LTD agent(s) for STEVEN KANIG request(s) the above action(s) for all or a portion of Lot(s) 2-A, **LANDS OF ALBUQUERQUE BOARD OF REALTORS**, zoned C-3, located on UNIVERSITY BLVD NE, between MENAUL BLVD NE and INDIAN SCHOOL BLVD NE containing approximately 3 acre(s). (H-15) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
12. **Project # 1003258**  
04DRB-00205 Minor-Prelim&Final Plat  
Approval
- PHILIP W. TURNER agent(s) for SALVADOR PEREZ request(s) the above action(s) for all or a portion of Lot(s) 280 B, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned R-T residential zone, located on 55<sup>TH</sup> ST NW, between BICE RD NW and JUNIPER RD NW containing approximately 1 acre(s). [REF: DRB-97-205] [*Deferred from 2/25/04*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 3/10/04.**

13. **Project # 1002519**  
03DRB-01882 Minor- Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**), zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [Deferred from 11/26/03 & 12/10/03] [*Final Plat was indefinitely deferred*] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK FEES FOR DETACHED OPEN SPACE.**

14. **Project # 1002635**  
03DRB-01652 Minor- Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for CANDELARIA & TRAMWAY SW, LTD. PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A (REPLAT OF TRACT 1) **LANDS OF CANDELARIA & AND TRAMWAY SW**, zoned SU-1 special use zone, Neighborhood Commercial, located on TRAMWAY BLVD NE AND CANDELARIA RD NE and containing approximately 3 acre(s). [REF: 03EPC-00702, 03EPC-00703, 03EPC-0704] [*Final Plat was indefinitely deferred*] (H-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

15. **Project # 1003259**  
04DRB-00211 Minor-Sketch Plat or Plan

CALDWELL BANKER agent(s) for JEROME MALDONADO request(s) the above action(s) for Lot(s) 7 & 8, Block(s) 1, **STRONGHURST ADDITION**, zoned R-1 residential zone, located on COMMERCIAL ST NE, between CLAREMONT AVE NE and CANDELARIA RD NE containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**



16. **Project # 1002506**  
04DRB-00217 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for STH INVESTMENTS INC., request(s) the above action(s) for Lot(s) 6C, 12A and 12B, (to be known as **BLACK FARM ESTATES**, zoned RA-1, located EAST OF COORS BLVD NW BETWEEN PASEO DEL NORTE NW AND WESTSIDE DR NW, containing approximately 68 acre(s). (C-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for February 11, 2004. **THE MINUTES WERE APPROVED.**

ADJOURNED: 11:39 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: 1002333

AGENDA ITEM NO: 7

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 X; 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 25, 2004

3-3-04





# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING &amp; PLANNING</b>	<b>Z</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input checked="" type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>		
		<b>APPEAL / PROTEST of...</b>	<b>A</b>
		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: THE BARRETT FOUNDATION PHONE: 246-9244  
 ADDRESS: P.O. BOX 25823 FAX: 246-9272  
 CITY: ALBUQUERQUE STATE NM ZIP 87125 E-MAIL: barrett-foundation.org  
 Proprietary interest in site: OWNER  
 AGENT (if any): DANIEL F. MONK - DEKKER/PERICH/SABATINI PHONE: 761-9700  
 ADDRESS: 6801 JEFFERSON NE, SUITE 100 FAX: 761-4442  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: danm@dpsabq.com

DESCRIPTION OF REQUEST: D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. FOR BUILDING PERMIT

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

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

Lot or Tract No. TRACT C-1-A-2 Block: 10A Unit: \_\_\_\_\_  
 Subdiv. / Addn. BELLA MAH'S PRINCESS JEANNE PARK ADDITION  
 Current Zoning: C-1 Proposed zoning: SU-1 for C-1 uses and short term shelter for women  
 Zone Atlas page(s): J-21-2 No. of existing lots: 1 No. of proposed lots: call us  
 Total area of site (acres): 1.09 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 102105803525031913 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: CONSTITUTION AVE NE  
 Between: EUBANK NE. and MARY ELEN STREET NE

CASE HISTORY: Cynthia Borquez EPC Case Planner  
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):  
PROJECT No. 1002333, 02 EPC-01691, 02 EPC-01693 Z-870 DRB 94-619  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_  
 SIGNATURE Daniel F. Monk DATE 4.13.04  
 (Print) DANIEL F. MONK  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04 DRB - 00209</u>	<u>SBP</u>	<u>P(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20-</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>2/25/04</u>			\$ <u>20-</u>

[Signature] 2/17/04  
 Planner signature / date

Project # 1002333



**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.

DANIEL F. MONK

Daniel F. Monk

Applicant name (print)

2.13.04

Applicant signature / date

Form revised September 2001

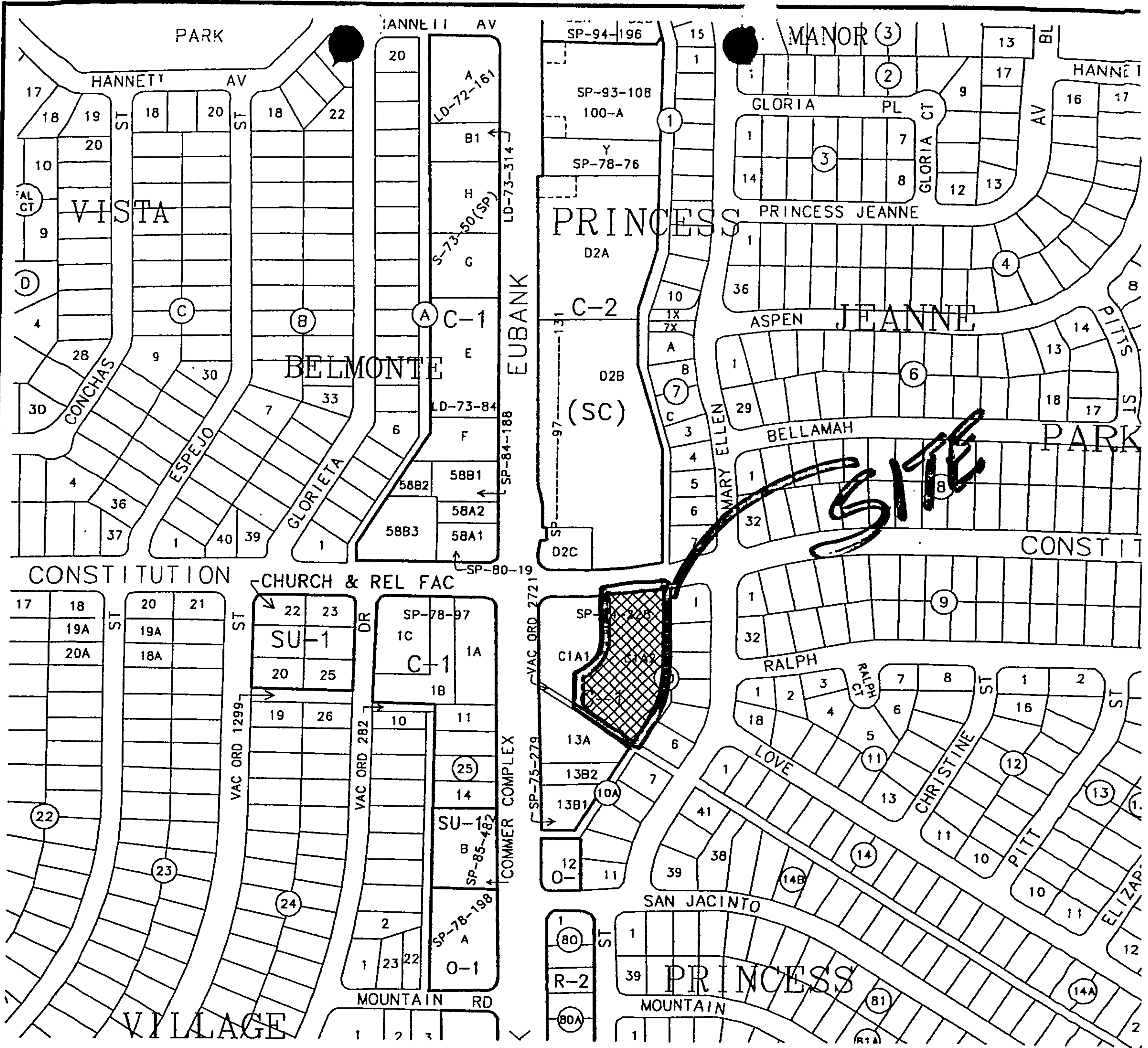


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
04DRB - -00269  
 - -  
 - -

[Signature] 2/17/04  
 Planner signature / date  
**Project #** 1062333





**ZONING MAP**



Scale 1" = 348'

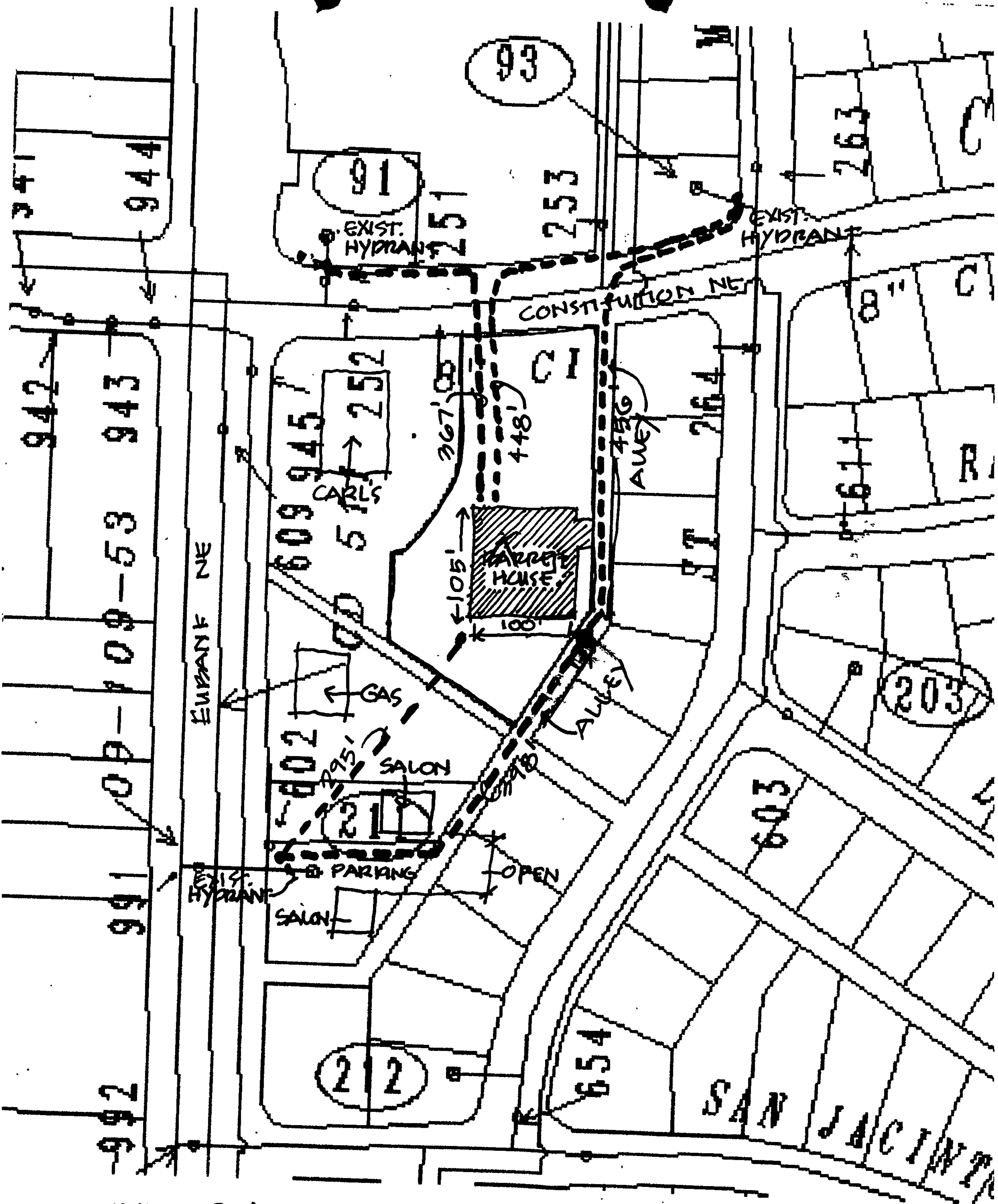
PROJECT NO.  
1002333

HEARING DATE  
12-19-02

MAP NO.  
J-21

ADDITIONAL CASE NUMBER(S)  
02EPC-01691  
02EPC-01693

Note: Shaded area indicates County Not to Scale



EXISTING FIRE HYDRANT LOCATIONS  
 -BARRETT HOUSE 2-13-04



**FIRE HYDRANT AND INSTANTANEOUS  
FIRE FLOW REQUIREMENTS**

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

ZONE MAP NUMBER J21

REFERRAL # \_\_\_\_\_

SITE ADDRESS 10300 Constitution Ave NE 87112

LEGAL DESCRIPTION: SUBJECT TRACT \_\_\_\_\_

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING \_\_\_\_\_

INSTANTANEOUS FLOW REQUIRED 1447 GPM

SQUARE FOOTAGE - LARGEST BUILDING 11000 SQ FT SPRK

TYPE CONSTRUCTION I-N

**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 ROLL.

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

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 2

DATE: 2-12-04

FIRE DEPARTMENT INSPECTOR: Steve Lopez

RECEIVED BY: DAN MONK TELEPHONE: 761-9700

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 CAPACITY 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 RESPONSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.

WHITE - INDIVIDUAL

YELLOW - FILE



2/13/04



**Dekker/Perich/Sabatini**

architecture  
interiors  
planning  
engineering

Barrett House  
Case No. 02EPC 01693  
Site Plan for Building Permit

Modifications to drawings per EPC conditions of approval:

**Item 2:**

The sidewalk locations are noted on the Site Plan. A Landscape plan that indicates the Street trees and landscaping for the entire site is included in the submittal.

**Item 3:**

**Site Lighting:** Two pole mounted light fixtures are indicated in the parking area by keyed note 25. Two additional pole mounted light fixtures are located inside the Garden and Play area, and were added after EPC approval. A site lighting fixture detail is included on the Site Plan.

**Security:** The entire site will be enclosed by a new security fence. Details that indicate the construction of the fence are located on the Site Plan. Additional notes were added (after EPC approval) to the Privacy Fence Section in order to clarify the construction. Keyed note 26 was added to the Site Plan (after EPC approval) to indicate a pedestrian gate leading from the Garden area to the Parking area. This gate will be used for egress from the garden area.

**Item 4:**

Dimensioned Building Elevations are included in the submittal.

**Item 5:**

A monument sign detail indicating the dimensions of the sign is included in the submittal.

**Item 6:**

The Site Plan indicates the location of a fire hydrant located northwest of the site. The agent for the applicant met with the Fire Marshal after the EPC approval and provided information on additional fire hydrant locations adjacent to the site for review. A map indicating the location of the existing hydrants and distance from the property is included in the submittal.

Per the Fire Marshal's review, it was determined that the current fire hydrants will service the site with the following conditions:

1. A 20 ft. wide Fire Department access gate is required on the southeast portion of the security fence. This gate will be accessed by the Fire Department via a lock box. The gate is noted on the Site Plan with keyed note 28.
2. The proposed occupancy classification for the building will require a portion of the building to be sprinkled. The Fire Marshal requires that the Fire Department connection to the sprinkler system be located on the north side of the security fence, adjacent to Constitution Ave. This connection is indicated with keyed note 27 on the Site Plan submitted.
3. A Fire Flow statement is included in the submittal.

**Item 7:**

The clearance through the Alley is dimension on the Site Plan. The Refuse container is located on the north side of the parking area and will not be accessed through the alley. This location was reviewed and approved by Solid Waste.

■ ■ ■  
6801 Jefferson NE  
Suite 100  
Albuquerque NM  
87109  
505 761.9700  
fax 761 4222

730/02



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 # 1002333**  
02EPC-01691 Zone Map Amendment  
02EPC-01693 EPC Site Development Plan-  
Building Permit

The Barrett Foundation, Inc.  
P.O. box 25823  
Albuq. NM 87125

**LEGAL DESCRIPTION:** for all or a portion of Tract(s) C-1A-2, **Bellamah's Princess Jeanne Addition**, a zone map amendment from C-1 to SU-1/C-1 Uses and short term shelter for women and children, located on CONSTITUTION NE, between EUBANK BLVD. NE and MARY ELLEN STREET NE, containing approximately 1 acre(s). (J-21) Cynthia Borrego, Staff Planner

On December 19, 2002 the Environmental Planning Commission voted to approve Project 1002331/ 02EPC 01691, a Zone Map Amendment from C-1 to SU-1 for C-1 Uses and a Short Term Shelter for Women and Children, for Tract C-1A-2 Block 10A of Bellamah's Princess Jeanne Park Addition, based on the following Findings:

#### **FINDINGS:**

1. The request is for a rezoning for Tract C-1A-2, Block 10, Dale J. Bellamah's Princess Jeanne Addition, from C-1 to SU-1 for C-1 Uses and for a Short Term Shelter for Women and Children.
2. The EPC has the jurisdiction and authority to approve a zone map amendment as per the Zoning Code (814-16-4-3) (C.)(3).
3. The applicant's justification conforms to policies listed in the Comprehensive Plan, specifically Policy 5.d.,e.,i. and 8.b. The subject property is reusing an existing building located in a commercial district, the use will require not new services to the area, and the applicant has made an effort to minimize any negative impact on the adjacent neighborhood. The use will also facilitate that realization of providing a needed community-based residential care facility.

OFFICIAL NOTICE OF DECISION  
DECEMBER 19, 2002  
PROJECT #1002331  
PAGE 2

4. The applicant has justified Resolution 270-1980 (Section 1.D.), in that the use will not be harmful to the adjacent property, the neighborhood and the community. The applicant has justified the use being advantageous to serving a community need. The applicant has provided supporting material to justify a changed condition.
  5. The Indian Mood Neighborhood Association supports this request as stated in the Peace Builders Facilitator's Report received by the City, dated December 7, 2002.
- 

On December 19, 2002 the Environmental Planning Commission voted to approve Project 1002331/02EPC 01693, a Site Development Plan of Building Permit, for Tract C-1A-2 Block 10A of Bellamah's Princess Jeanne Park Addition, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. The request is for approval of a site development plan for building permit for Tract C-1A-2, Block 10, Dale J. Bellamah's Princess Jeanne Addition.
2. The site as submitted meets the requirements of the City Zoning Code with some minor modifications that can be finalized prior to sign-off at the Development Review Board.
3. The applicant has complied with policies listed in the Comprehensive Plan, specifically Policy 5.d.,e.,i. and 8.b. The subject property is reusing an existing building located in a commercial district, the use will require not new services to the area, and the applicant has made an effort to minimize any negative impact on the adjacent neighborhood.
4. The Indian Mood Neighborhood Association supports this request as stated in the Peace Builders Facilitator's Report received by the City, dated December 7, 2002

**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. City Transportation Development states the following conditions of approval:



OFFICIAL NOTICE OF DECISION  
DECEMBER 19, 2002  
PROJECT #1002331  
PAGE 3

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.; Site Plan shall comply and be designed per DPM Standards.; All sidewalks adjacent to parking spaces shall be 6' minimum.; Provide 24' drive aisles for two-way traffic.

2. Pedestrian areas and walkways have not been well detailed on the plan, and the applicant should provide additional information. The applicant should show a landscape plan for the entire site, particularly on the front portion of the site. The applicant must meet the Street Tree Ordinance along Constitution.
3. The applicant should provide a more detailed lighting plan for the entire site. The lights provided should meet current City requirements. Security issues should also be detailed, including details of the privacy fencing. The playground is an area of great concern in which no security detail has been provided, and it appears that little privacy fencing or lighting is shown on the site. The applicant should detail all the existing and proposed fencing on the property.
4. Dimensioned elevations for the entire project should be submitted prior to final sign-off.
5. Dimensions of the sign should be clarified by the applicant, prior to final approval.
6. A site plan showing fire hydrant locations as approved by the Fire Marshal must be provided prior to Development Review Board action on the site plan. New construction and additions will require a "Fire Flow Statement" prior to DRB. Utility Development states: "The changed use may require new, upsized utility services and or fire protection upgrades.
7. The applicant must show clearance through the alley, if the refuse container is to be located at the current location, otherwise a new refuse location should be approved by the Refuse Division, Solid Waste Department.

**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.**



OFFICIAL NOTICE OF DECISION  
DECEMBER 19, 2002  
PROJECT #1002331  
PAGE 4

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

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

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

Sincerely,

  
for Victor J. Chavez  
Planning Director

VJC/CB/ac

cc: John Myers, 1401 Central Ave. NW, Albuquerque, NM 87104  
Brooke Marshall Garcia, Jackson Area NA, 10421 Eden Dr. NE, Albuquerque, NM 87112  
Andrew Key, Jackson Area NA, 10509 Aspen Ave. NE, Albuquerque, NM 87112  
Judith Moss, Princess Jeanne, 1111 Morris NE, Albuquerque, NM 87112  
Carla Longfellow, Princess Jeanne NA, 10608 Marble Pl. NE, Albuquerque, NM 87112

DRB Project #100233, Barrett House

Date: March 3, 2004

By: Dan Monk

Subject: 2/25/04 Design Review Board Comments



**Dekker/Perich/Sabatini**

architecture  
interiors  
planning  
engineering

Utility Development Comments:

1. There is an existing 24" sanitary sewer line in the south vacated alley. This must be shown on the site plan along with the existing easement. Provide information on vacated alley agreement in regards to the existing easement. No trees are allowed to be planted within the sewer easement.

*Action Item: Refer to attached City Commission Ordinance on vacation of alley. The City reserves the full width of the alley as an easement for public utilities. The southern property line of the lot is located at the centerline of the 25 ft. wide alley. 12'-6" of the alley is located on the property and the trees shown in this area will need to move towards the building to clear the easement. The Site Plan and Landscape Plan are revised to meet this condition.*

2. The property has an existing 3/4" water meter. This is not adequate for the property's intended use. Must provide calculations for the required meter size and call-out location and size on the site plan.

*Action Item: The Engineer of Record for plumbing and mechanical shall size the water service to determine what size meter is required for the building. This information will need to be provided at plan review for building permit.*

3. Indicate all utility connections on Site Plan.

*Action Item: All Utility connections exist on the site and are indicated on Site Plan.*

4. New Fire hydrant is shown but call-out says only fire line.

*Action Item: Per meeting with City Fire Marshall, the connection shown on the Site Plan is a dry stand-pipe and not a City hydrant.*

Public Works: No adverse comments.

Planning Comments:

1. The applicant is required to meet the requirements of the City Zoning Section 14-16-3-9 Area Lighting Regulations and the requirements of the City Street Tree Ordinance for the frontage along Constitution.

*Action Item: The area lights are required to meet cut-off angle and off-site luminance requirements. Refer to attached Site lighting cut-sheet.*

*The street trees along Constitution are relocated on the Site Plan to inside the landscape strip between the existing curb and sidewalk*

2. Details of the rear covered patio should be provided by the applicant prior to sign-off by the DRB.

*Action Item: The detail for the rear covered patio is located on sheet# 2 of the DRB submission drawings.*

■ ■ ■  
6801 Jefferson NE  
Suite 100  
Albuquerque NM  
87109

505 761.9700  
fax 761.4222  
dps@dpsabq.com



**Dekker/Perich/Sabatini**

architecture  
interiors  
planning  
engineering

3. Sign detail dimensions should specifically noted by the applicant on the final site development plan

*Action Item: The details for the sign are on sheet# 2 of the DRB submission drawings.*

Transportation Development Comments:

1. The existing alley on the east side of the property will be used by the Fire Department and is required to be paved. An Infrastructure list is required before DRB sign-off. A plan and profile design of the new paving by a Civil Engineer will need to be submitted at plan review for building permit.

**Action Item:**

*The applicant contacted the Fire Marshall in regards to improvements to the alley. No paving is required by the Fire Department provided the alley affords all weather driving capability ( article 902.2.2.2 Uniform Fire Code 2000) . The applicant contacted Wilfred Gallegos of Transportation Development to discuss options for improving the alley. It was agreed that asphalt paving is not required at the alley, but they alley will be paved with gravel base-course material to meet the Fire Departments requirements. Refer to Gravel Base-Course detail attached to the Site Plan sheet# 1.*

2. Is the Solid Waste Department aware that access to the Refuse Container is through the operable gate from Constitution?

**Action Item:**

*The means of accessing was reviewed with Solid Waste at time of sign-off before DRB. Access to the refuse container will be available during the normal Solid Waste Department pick-up times. The gate from Constitution will be opened daily by 7:00 am and closed after 7:00 pm*

City Engineer Comments:

1. Submit Grading Plan by Civil Engineer for site drainage at plan review for building permit.

*Action Item: It is the applicant's contention that civil grading and drainage design is not required on this project based on the following condition:*

*a. The parking area at the north side of the building will be repaved only. The new paved area will not increase and the existing drainage to the street will remain unchanged.*

*b. Approximately 8,000 sq. ft. of the existing non-permeable asphalt paving will be removed on the south and west sides of the building. This will be replaced by native grass, sand, and sod areas, which are all permeable landscape materials. The landscape design will anticipate the use of roof drainage through the planting areas as a supplement to normal irrigation. The orientation of the building and the scupper locations on the south and west side will allow the drainage to be utilized on-site rather than contributing to off-site drainage flow. The net result will be decreased off-site drainage, even when the building addition is considered.*



6801 Jefferson NE  
Suite 100  
Albuquerque NM  
87109

505 761.9700

fax 761.4222

dps@dpsabq.com



CITY COMMISSION  
August 31, 1965  
V-521

ORDINANCE NO. 2721

ORDINANCE VACATING THE ALLEY BETWEEN LOT C-1, BLOCK 10, AND LOT 13, BLOCK 10-A,  
PRINCESS JEANNE PARK ADDITION, IMMEDIATELY EAST OF EUBANK BOULEVARD NE, AND DECLARING  
EMERGENCY.

WHEREAS there has heretofore been dedicated and conveyed to the City of Albuquerque,  
New Mexico, a certain easement for alley purposes as described below, and

WHEREAS said alley is not needed for public use except as an easement for utilities  
reserved by Section 2 hereof,

THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE, NEW  
MEXICO:

SECTION 1. The alley extending from the easterly right-of-way line of Eubank Boule-  
vard NE in a southeasterly direction a distance of 260 ft., more or less, and lying  
between Lot C-1, Block 10, and Lot 13, Block 10-A, Princess Jeanne Park Addition,  
as shown in the office of the County Clerk of Bernalillo County, New Mexico, on June 15,  
1959, and on February 26, 1959, is hereby closed and vacated, subject to easements  
reserved by Section 2 hereof.

SECTION 2. The City hereby reserves the full width of the alley as an easement for  
public utilities, whether municipally or privately owned, which may be necessary for  
public use and benefit at the present time or in the future.

SECTION 3. Immediately upon the effective date of this ordinance, the land above-  
described shall be effectively vacated, and the City of Albuquerque by this ordi-  
nance disclaims from such date any further interest therein except for easements  
reserved in Section 2 hereof.

SECTION 4. This ordinance is an emergency measure because of urgent public need and  
shall be effective immediately upon publication in full.

ADOPTED August 31, 1965  
*[Signature]*  
Chairman, City Commission, Albuquerque, N.M.

TEST: *[Signature]*, City Clerk

APPROVED AS TO FORM  
Date: 8/27/65  
*Harley A. Lanning*  
FRANK HORAN, CITY ATTORNEY

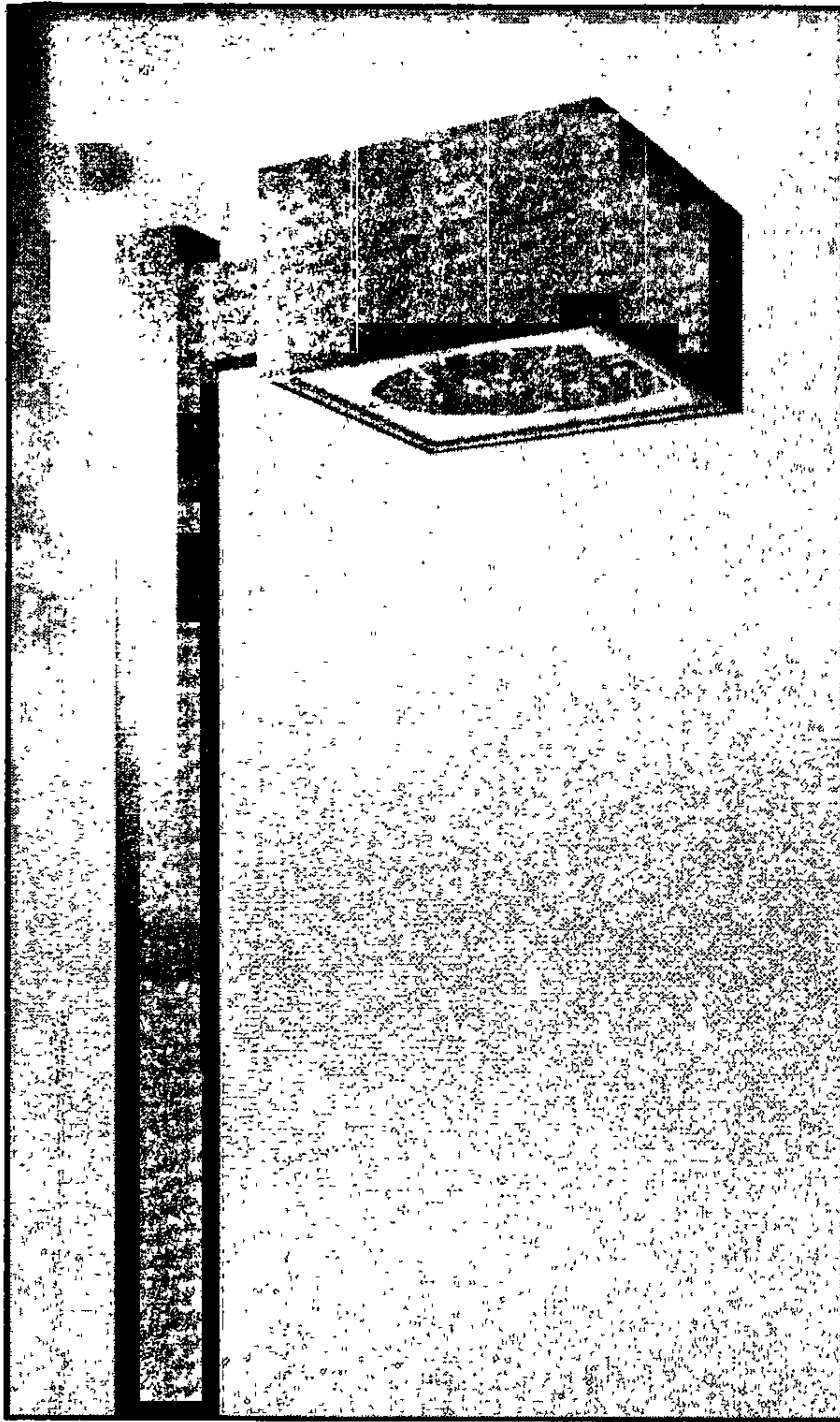
APPROVED AS TO DESCRIPTION  
Date: 8-27-65  
*William T. Stevens*  
WILLIAM T. STEVENS, CITY ENGINEER

at he is th  
NALILL  
'culation i  
'ew Mexic  
pter 167 c  
, a copy c  
the regul  
the peric  
the new  
  
the.....  
  
publicatio  
19, .....  
  
.....19.....  
  
19.....  
  
tary Pub  
  
19.....  
  
lic  
st. 17, 19



# ECOLUME

The Ecolume is a rectilinear area luminaire. The precision segmented optical systems provide required illumination levels, even illumination, wide pole spacings, and glare control. Housing is dieformed, door frame is extruded aluminum and lens is clear tempered glass. Luminaire is completely sealed and gasketed.



## Photometric Distributions:

**Vertical Lamp**  
Type V Square (QV)



**Horizontal Lamp**  
Type III (3H)





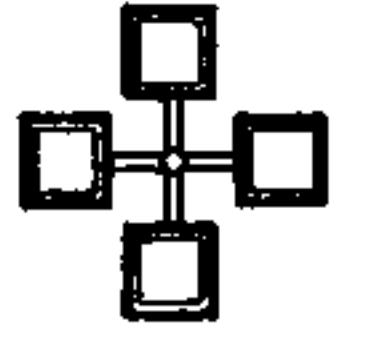
Forward Throw (F)



Type V Square (QH)



## Ordering Information:

Prefix	Size	Configuration <sup>1</sup>	Distribution	Wattage	Finishes:
EC	14 18	1  2  4 	<u>Horizontal Lamp</u> 3H = Type III F = Forward Throw QH <sup>2</sup> = Type V Square  <u>Vertical Lamp</u> QV <sup>2</sup> = Type V Square	<u>14</u> 70 HPS 100 HPS 150 HPS 100 MH <sup>3</sup> 175 MH <u>18</u> 250 HPS 250 MH 400 HPS 400 MH	BRP = Bronze Paint BLP = Black Paint WP = White Paint NP = Natural Aluminum Paint SC = Special Color Paint (Specify)

**ECA 181 - 3H - 400MH - BRP - RA - MVR 400/U**

Mounting <sup>4</sup>	Options:	Clear Lamps <sup>7</sup> (with fixtures):
A = Arm Mount W = Wall Mount P <sup>2</sup> = Yoke Mount WA = Wall Mount with Arm	PCB = Button Photocell PCT = Twistlock Photocell F = Single Fuse FF = Double Fuse (Specify 208V, 240V or 480V) HS = Internal House Side Shield LA = Less Arm RA = Radiused Arm (round pole) 480V <sup>6</sup> = 480V Primary	LU70 = 70W HPS (E-23 1/2) LU100 = 100W HPS (E23 1/2) LU150/55 = 150W HPS (E-23 1/2) LU250 = 250W HPS (E-18) LU400 = 400W HPS (E-18) M100/U/MED = 100W MH (ED-17) MVR175/U = 175W MH (E-28) MVR250/U = 250W MH (E-28) MVR400/U = 400W MH (E-37) MVR175/HOR = 175W Super MH (E-28) MS250/BU = 250W Super MH (E-28) MVR250/HOR = 250W Super MH (E-28) MVR400/HOR = 400W Super MH (E-37) MS400/BU = 400W Super MH (BT-37)
	MP = Mast Arm Fitter Poly = Polycarbonate Sag Lens ACR <sup>6</sup> = Acrylic Sag Lens AP = Adjustable Knuckle Pole Mount AT = Adjustable Knuckle Tenon Mount AW = Adjustable Knuckle Wall Mount	

**Notes:**

<sup>1</sup> ECW and ECP - always use (1)

<sup>2</sup> 18" units only

<sup>3</sup> Medium Base Lamp

<sup>4</sup> For Direct to pole mount specify LA option

<sup>5</sup> 120/208/240/277V Standard

<sup>6</sup> Supplied Standard with QV Optics

<sup>7</sup> Leave blank if lamp by others

# SPECIFICATIONS

## GENERAL DESCRIPTION:

Each EMCO Ecolume is a sharp cutoff luminaire for high intensity discharge lamps. Internal components are totally enclosed, rain tight, dust tight, and corrosion resistant. No venting of optical system or electrical components is required or permitted. Lamping requires no lifting or hinging the luminaire housing, disturbing wiring or exposing uninsulated live parts.

## HOUSING:

The housing wrapper is one piece dieformed aluminum with an integral reinforcing spline and no welded corners. Silicone seals provide a weathertight seal at all points of material transition.

## LENS:

Mitered, extruded anodized aluminum door frame retains the optically clear, heat and impact resistant tempered flat glass in a sealed manner using hollow section, high compliance, memory retentive extruded silicone rubber. Non yellowing drop acrylic lens standard on vertical lamp luminaires. A single flush 1/4 turn captive fastener permits easy access to the luminaire.

## OPTICAL SYSTEMS:

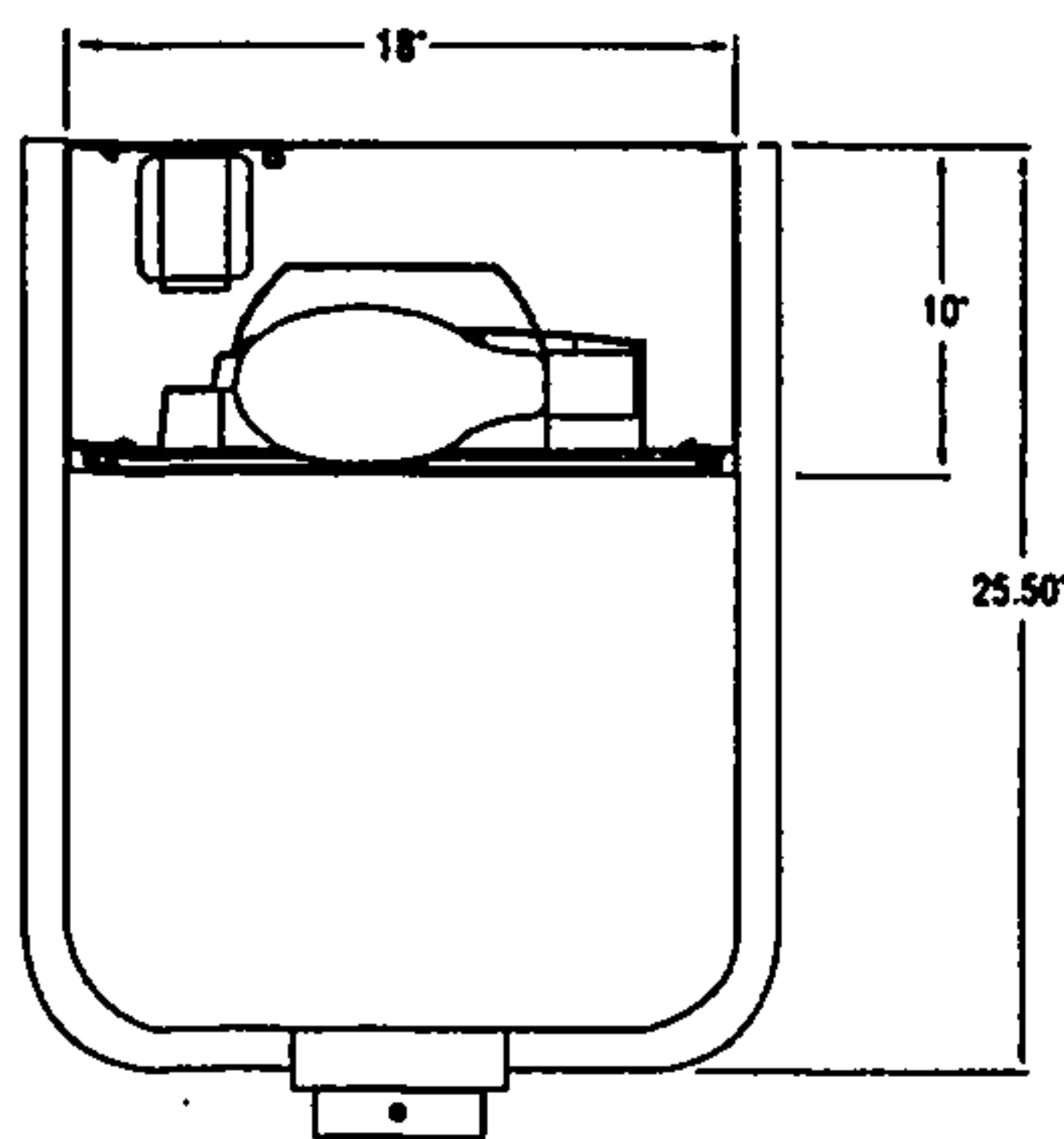
The segmented reflector system consists of 2 levels of highly specular aluminum facets precisely aligned to achieve specified photometric distribution. Entire optical system is field rotatable in 90° increments. Position oriented mogul base socket is glazed porcelain with a nickel plated screw shell. Lamp stabilizer is standard on 3H and QH 400W MH units.

## EPA'S AND WEIGHTS

Ecolume EPA (Effective Projected Area) Ft<sup>2</sup>

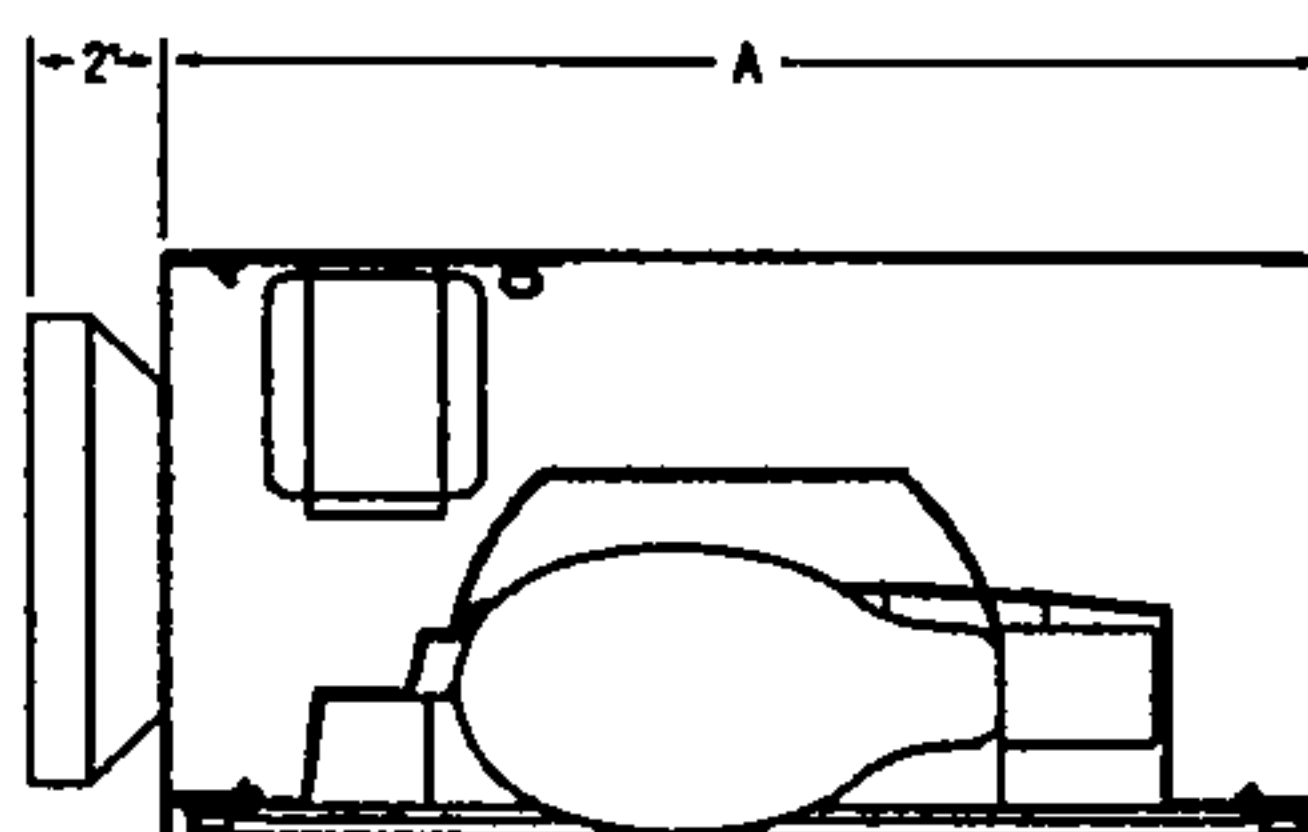
	Single Arm	Twin 18°	Quad	Single Fixture Weight
14" units	1.1	2.2	2.7	30 lbs
18" units	1.9	3.8	4.8	50 lbs

### POST TOP YOKE MOUNT



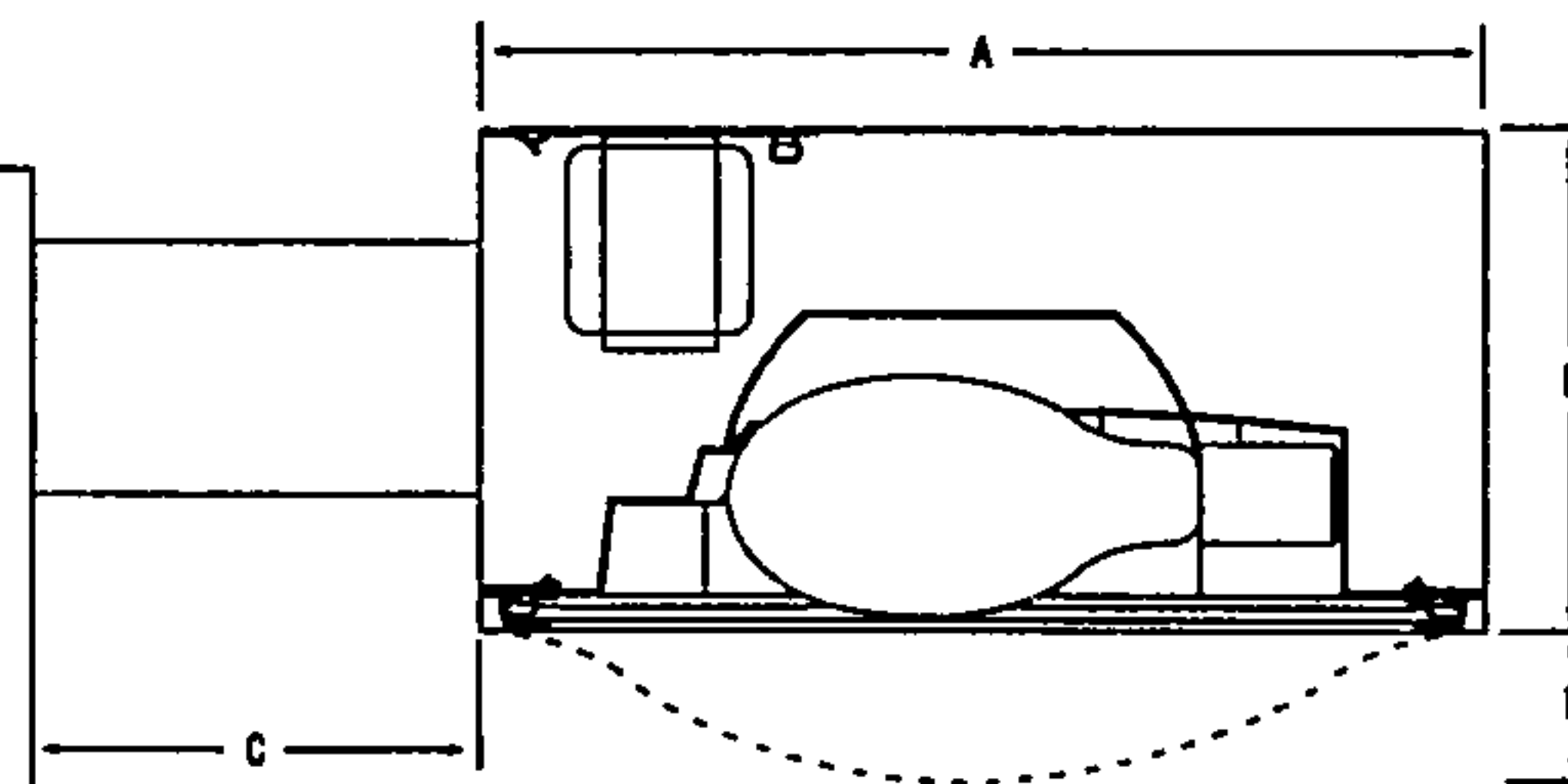
### WALL MOUNT

	ECW14	ECW18
A	14" sq	18" sq
B	7"	10"



### ARM MOUNT

	ECA14	ECA18
A	14" sq	18" sq
B	7"	10"
C Arm Length	6"	9"
D Arm Height	5"	5"
E Drop Lens	2"	4"



## ELECTRICAL:

Each high power factor ballast is the separate component type capable of providing reliable lamp starting to -20°F. The quad tap (120V/208V/240V/277V) ballast is mounted on a unitized tray and prewired with quick electrical disconnects to the supply wire and the socket assembly. Entire ballast assembly is secured within the luminaire, above the reflector system.

High Pressure Sodium ballasts operate lamps within ANSI trapezoidal limits.

Metal Halide ballasts are medium regulation auto-transformer providing ±10% power regulation with ±10% variation from rated input voltage. Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600 VAC at 150° or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher.

## FINISH:

Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermal cured polyester powder finish after fabrication.

## LABELS:

All fixtures bear UL Wet Location and IBEW labels.

EMCO reserves the right to change materials or modify the design of its product without notification.



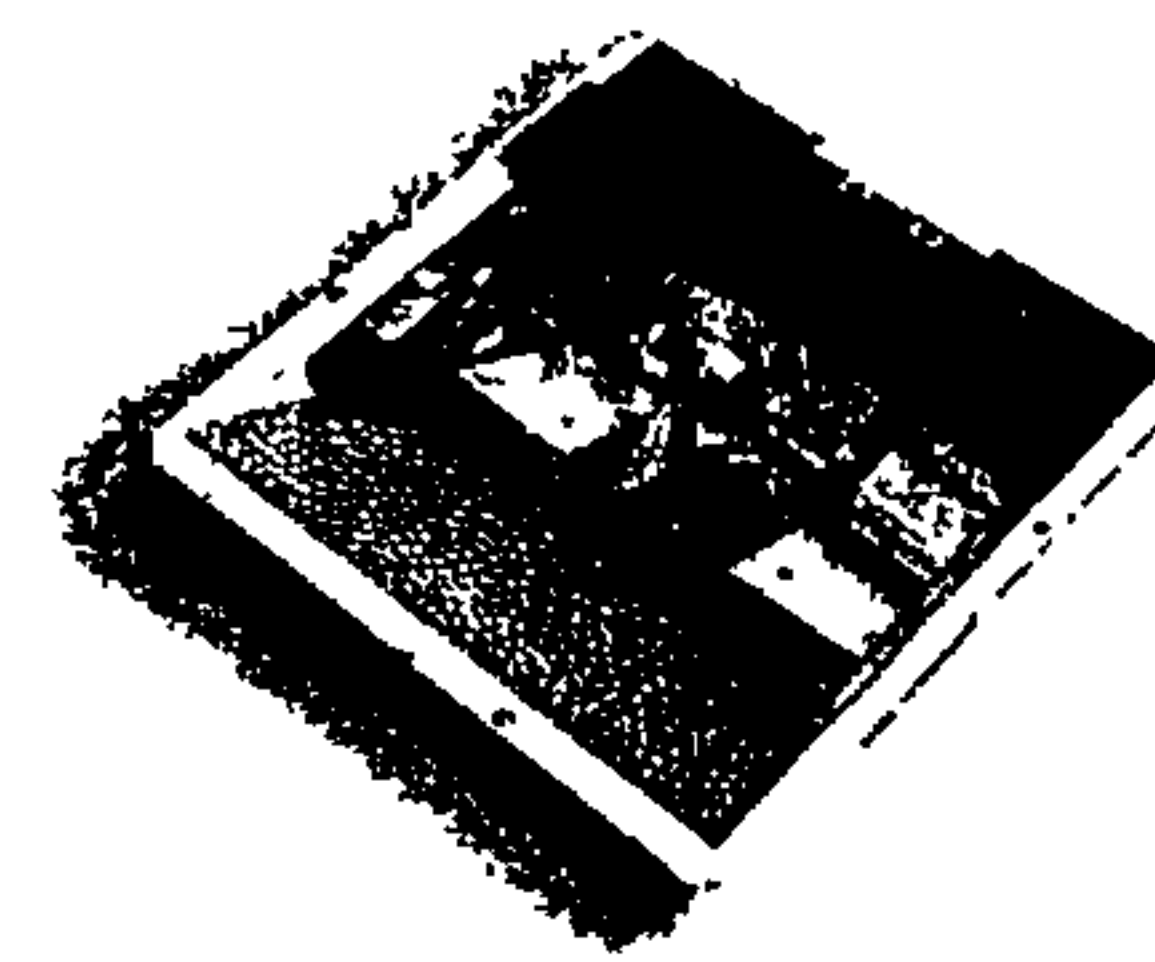
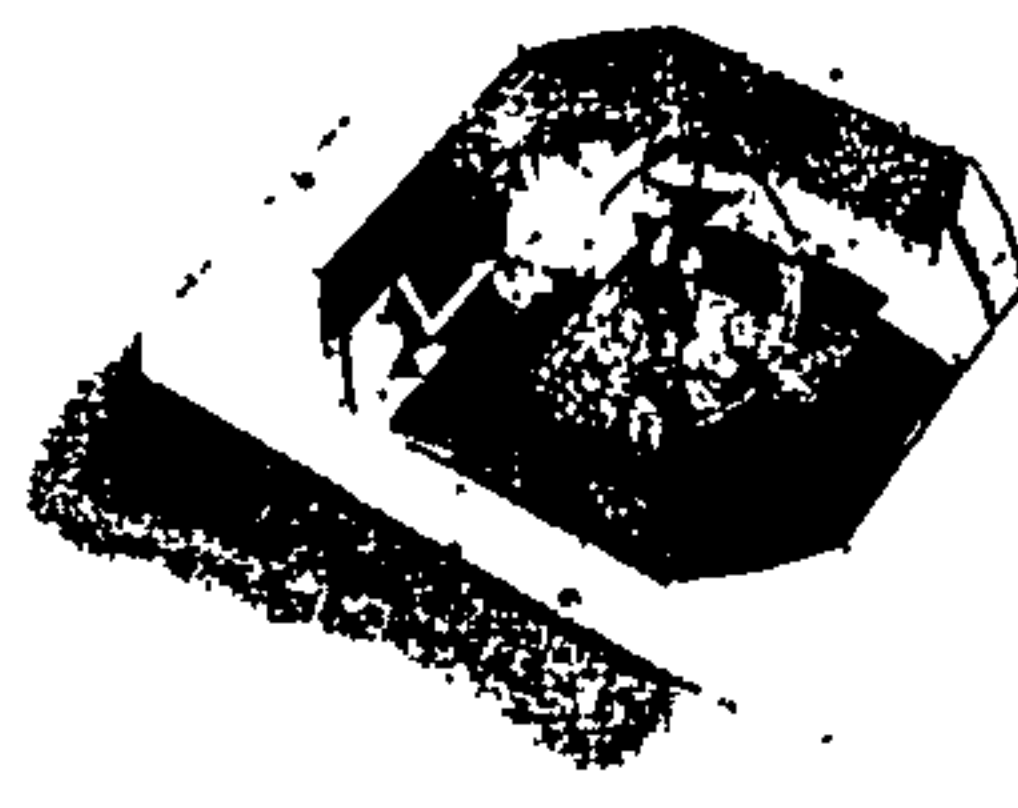
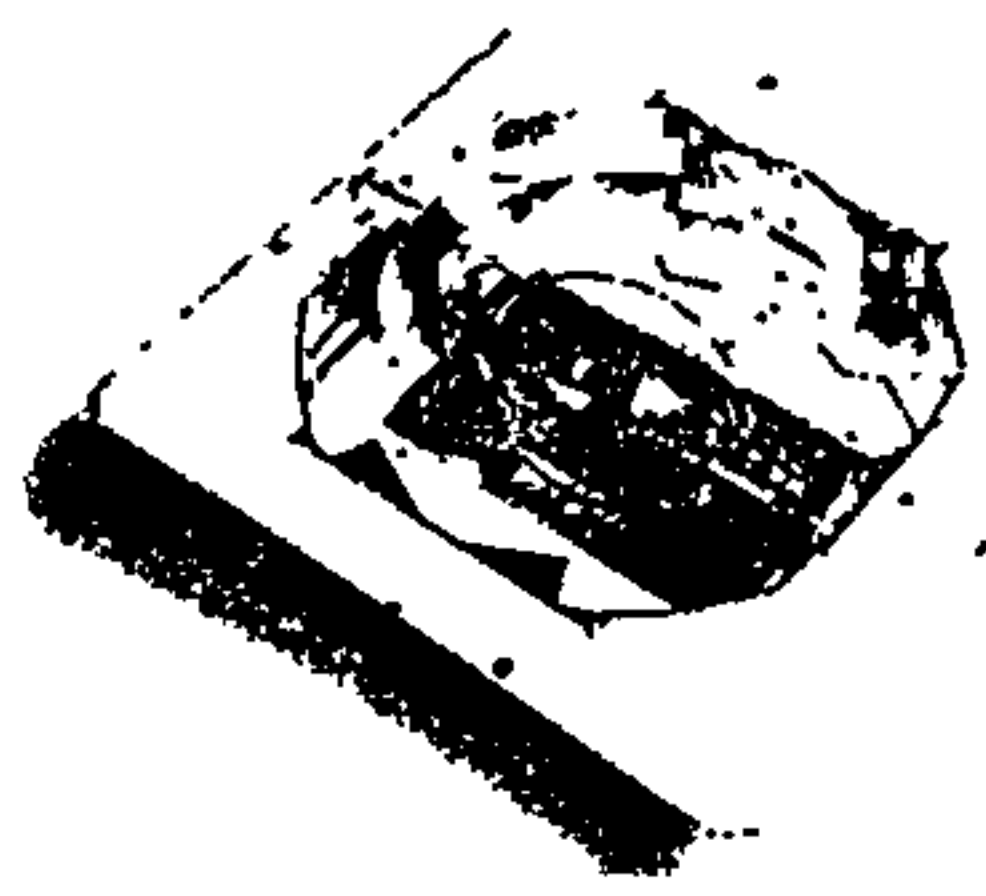
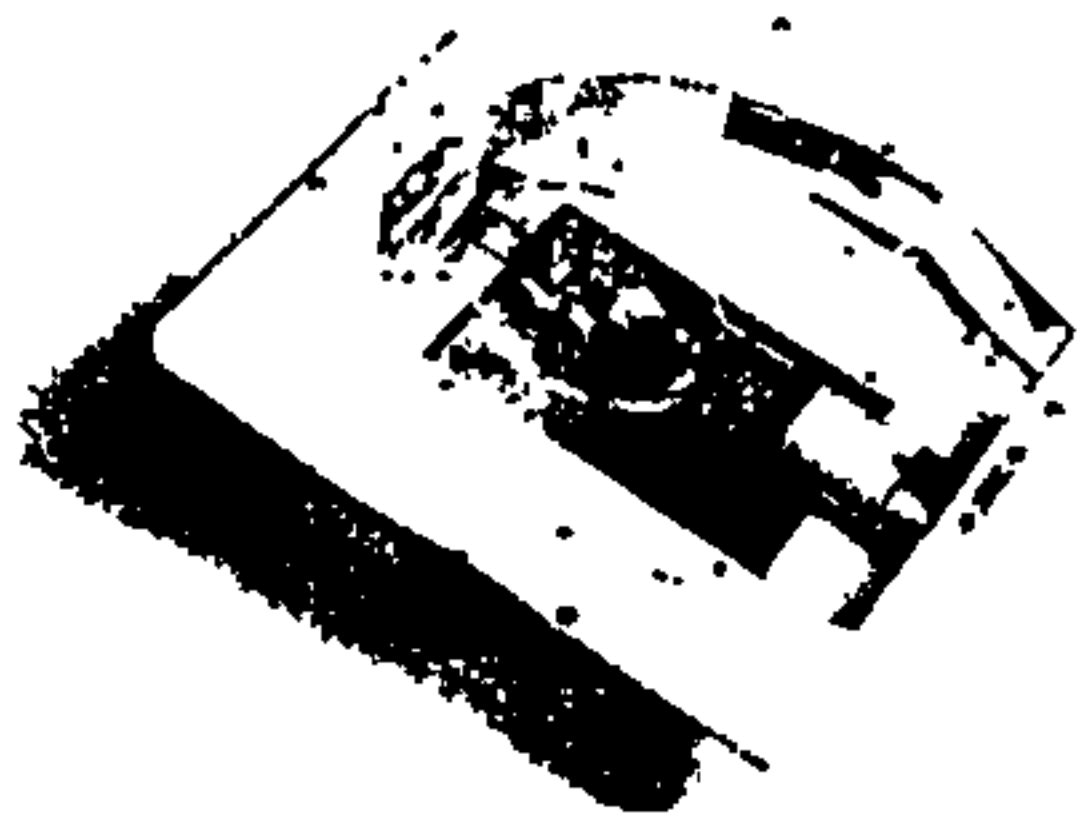
EMCO Lighting  
2661 Alvarado St.  
San Leandro, CA 94577  
800/227-0758  
510/357-6900 (California)  
FAX: 510/357-3088

In Canada:  
TOL  
640 Curé Boivin Blvd.  
Bolsbriand  
Quebec, Canada J7G 2A7  
Tel: 514/433-3216  
FAX: 514/433-9441





# OPTICS



## TYPE III (3H)

The Type III reflector system creates an efficient lighting pattern for situations that call for an asymmetric distribution — more light “street side” than “house side”.

## TYPE V Horizontal (QH)

The Type V square lighting pattern is a highly efficient way to illuminate square or grid parking patterns. Good spacings are achieved with the excellent brightness control of a horizontal lamp system.

## TYPE V Vertical (QV)

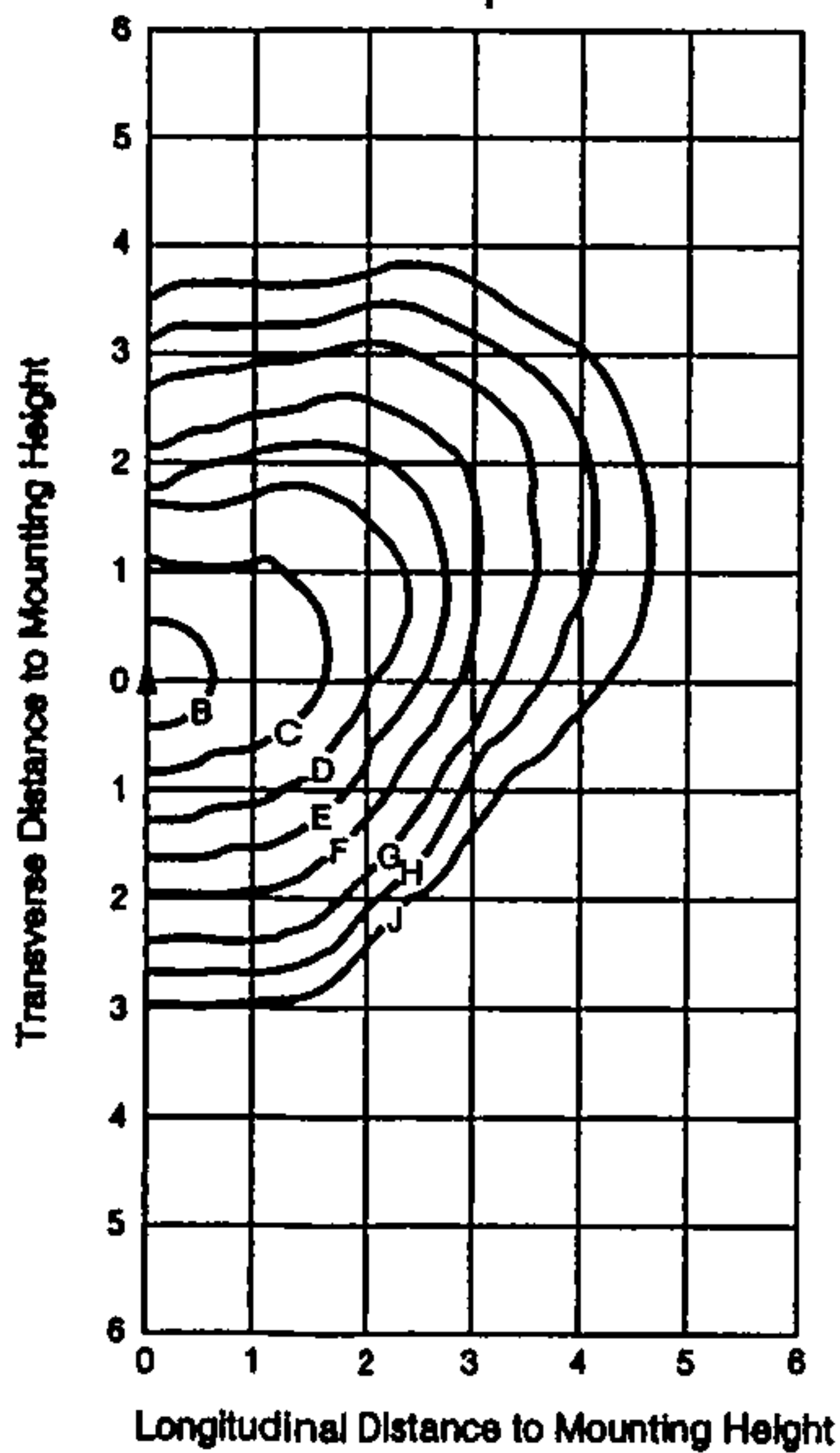
A vertical lamp position makes this the most efficient optical system available for uniform illumination of large parking areas without pattern overlap. The two-position socket offers remarkable design flexibility. The upper lamp socket position provides superior spacings while meeting IES criteria for cutoff of high angle brightness. The lower socket position creates a system for the widest spacings available while still meeting IES semi-cutoff criteria.

## Forward Throw (F)

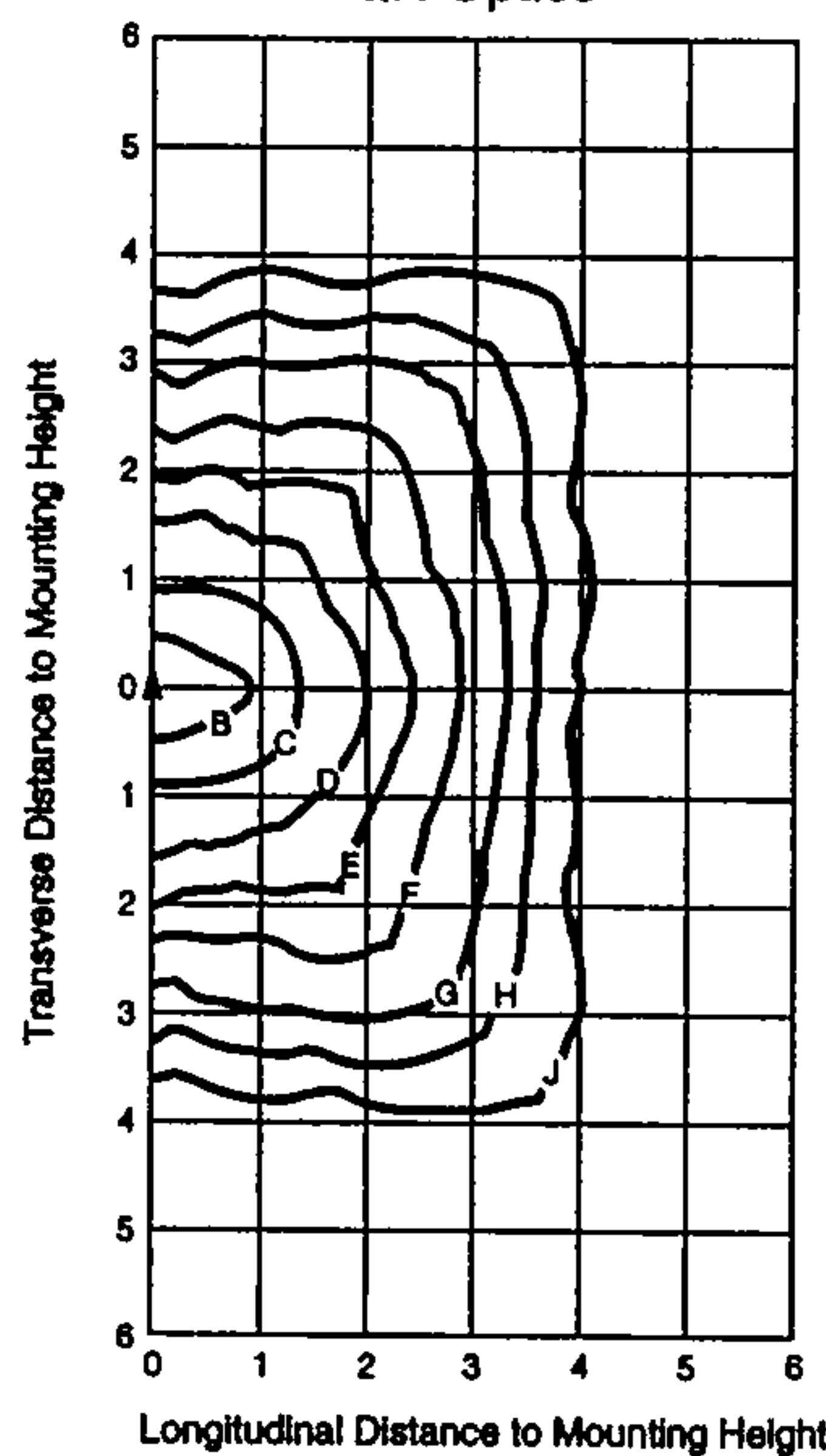
The Forward Throw reflector is suitable for applications where light is reflected sharply in one direction and backlight is minimized. Typical installations include perimeter lighting, auto dealerships and tennis courts. An adjustable internal shield can provide even greater house side cutoff.

# PHOTOMETRICS

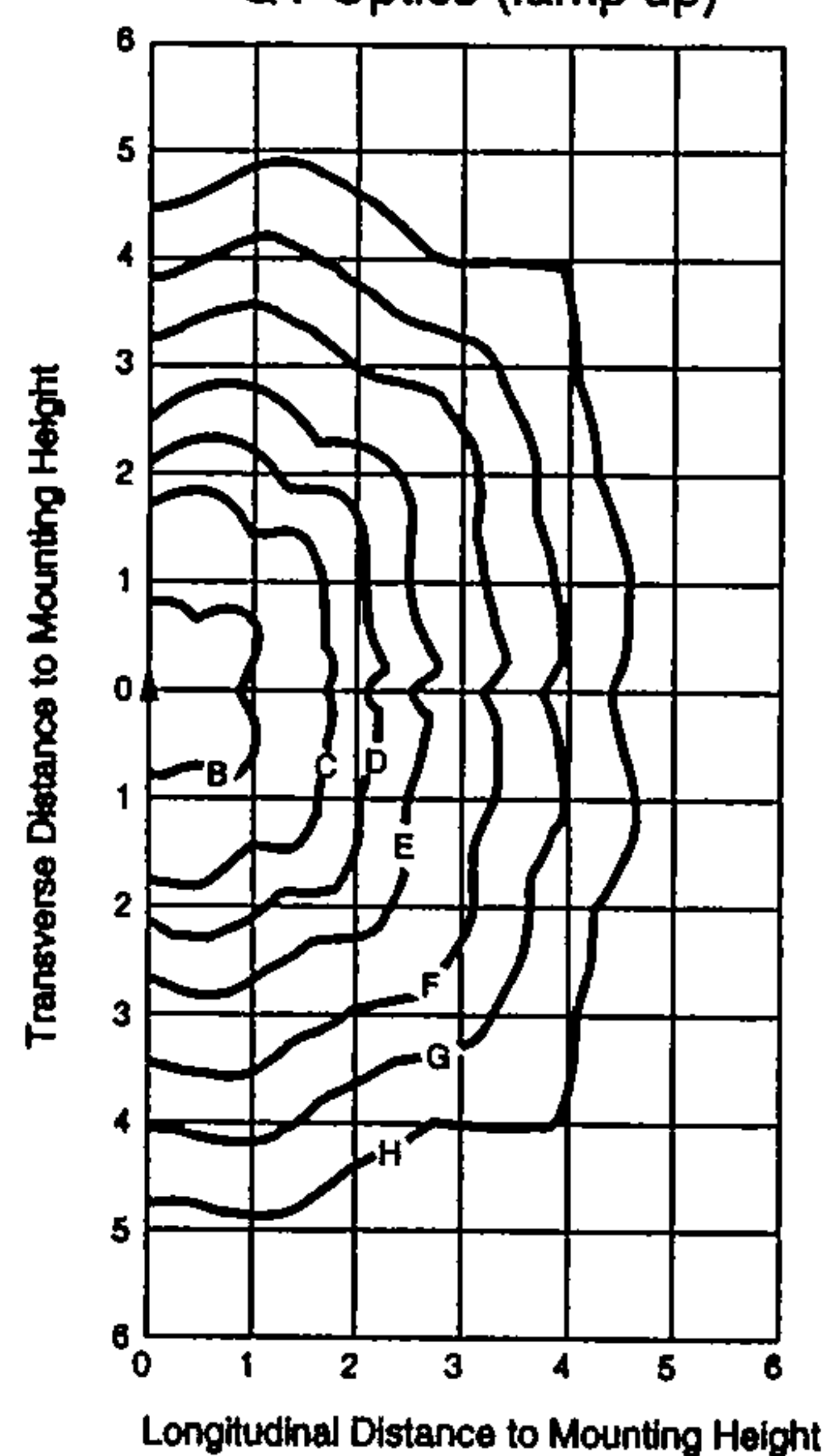
3H Optics



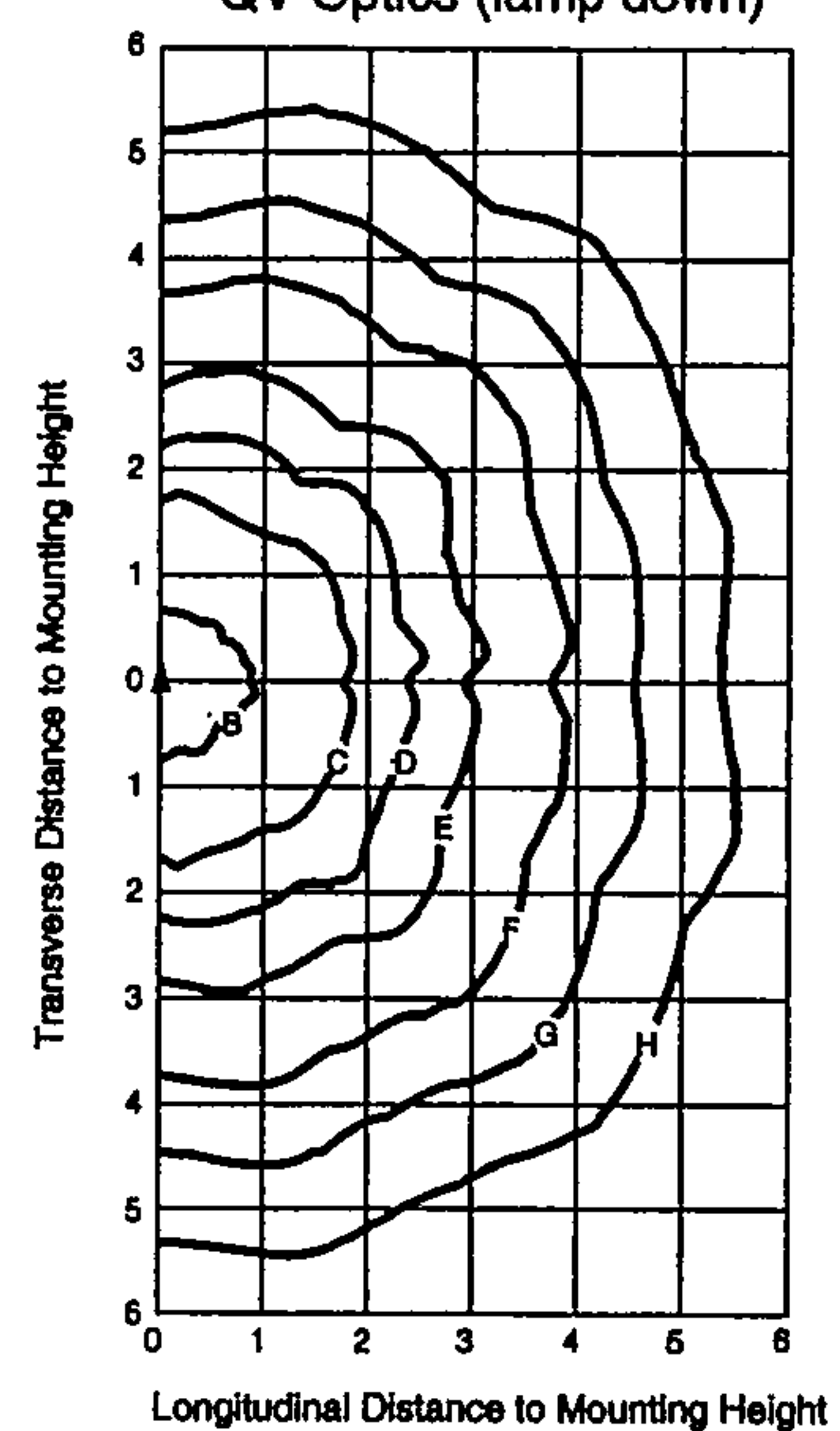
QH Optics



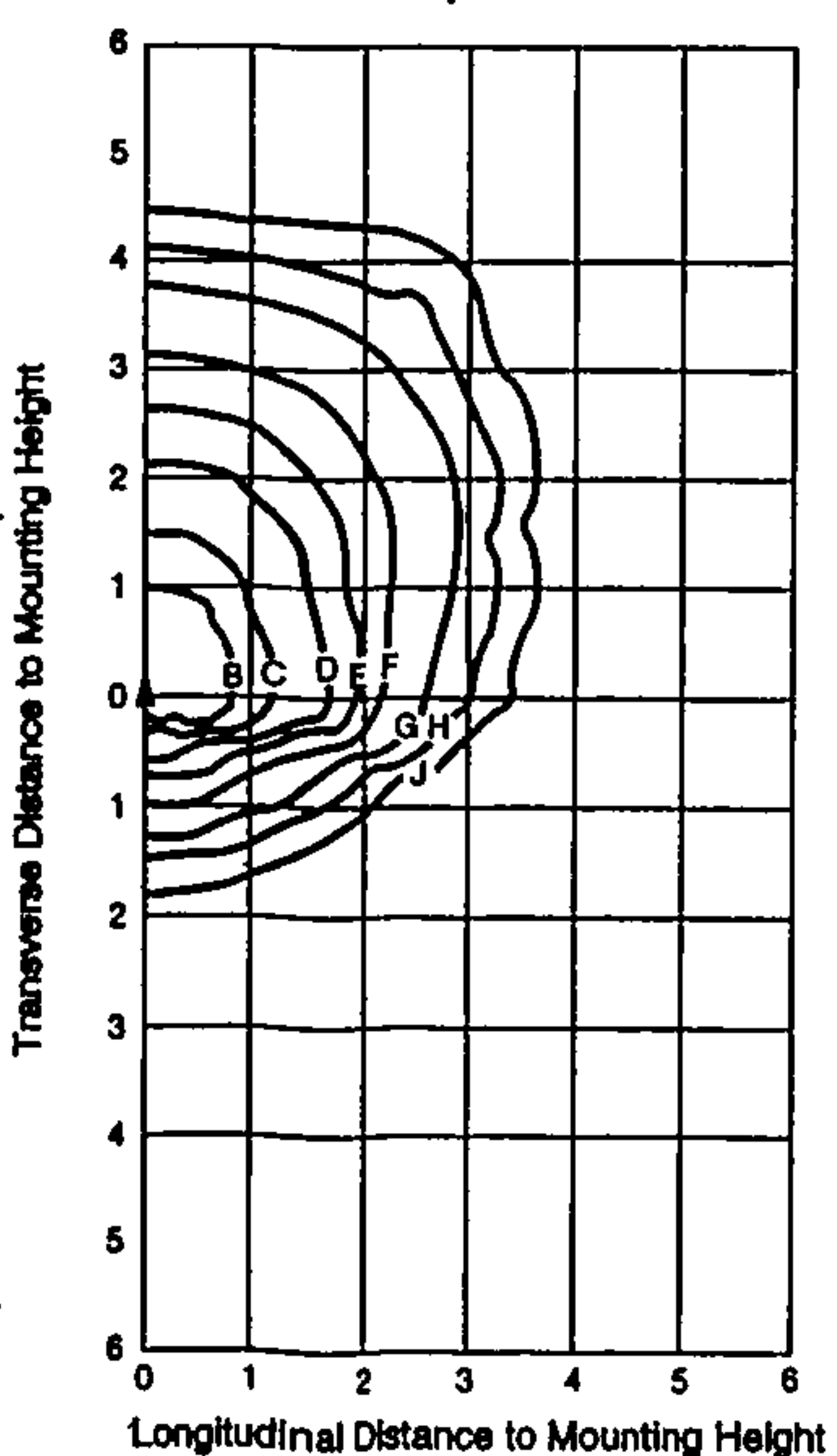
QV Optics (lamp up)



QV Optics (lamp down)



F Optics



Initial footcandles for 400W HPS units mounted on 30' poles.

Curve	F.C. Value
B	5.00
C	2.50
D	1.00
E	0.50
F	0.25
G	0.10
H	0.05
J	0.025

Pole Height (Feet) Factor

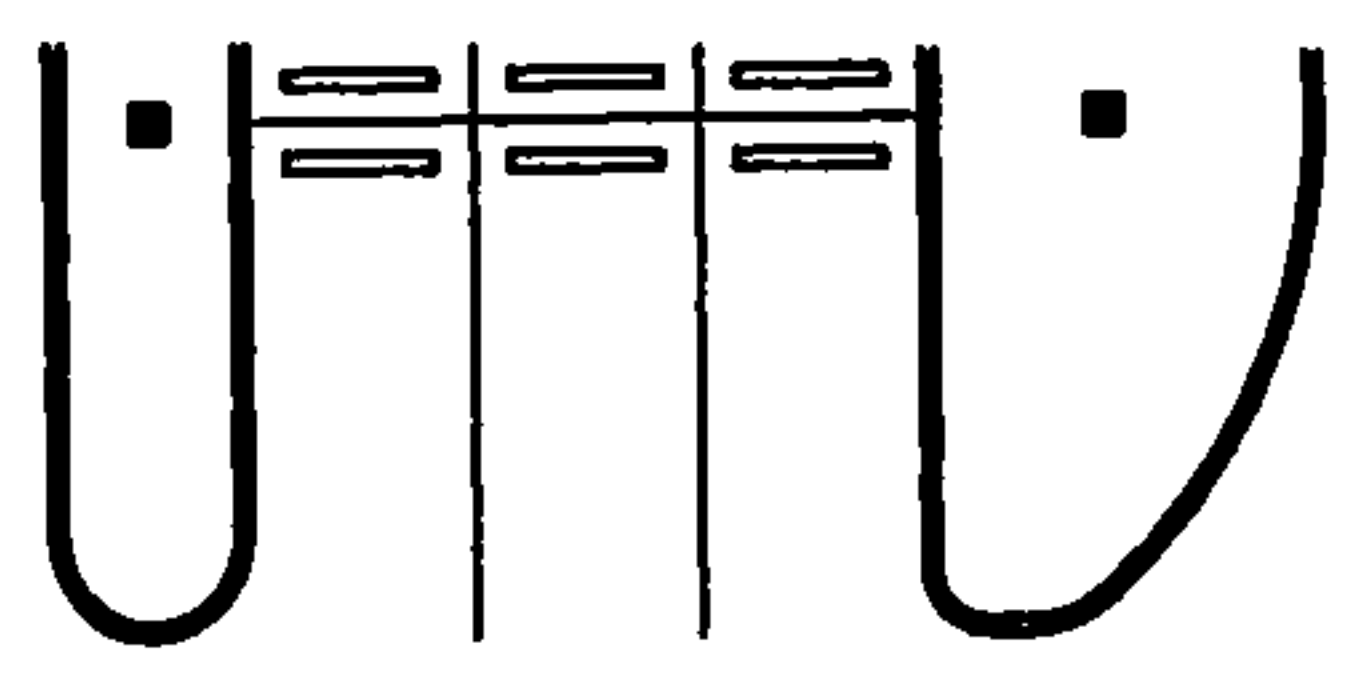
10	9.00
12	6.25
14	4.59
16	3.52
18	2.78
20	2.25
25	1.44
35	0.73
39	0.59

Lamp Factor Table

Lamp	Factor
150HPS	0.32
250HPS	0.58
400HPS	1.00
175SMH	0.30
250SMH	0.46
400SMH	0.80

## Footcandle multipliers for Other Conditions

- For other mounting heights, multiply the values of footcandles shown by the pole height factor in table above.
- For multiple mounts with beam patterns oriented parallel, multiply F.C. by number of heads per pole.
- For combination of above, multiply factors together to produce a single multiplier.  
Example: Two heads on 39' pole =  $2 \times 0.59 = 1.18$  Total F.C. Multiplier.
- For approximate F.C. levels, the lamp factors shown at right may be multiplied by the 400W HPS value.  
Example: 250W HPS Type III at curve C =  $.58 \times 2.50 = 1.45$  F.C.



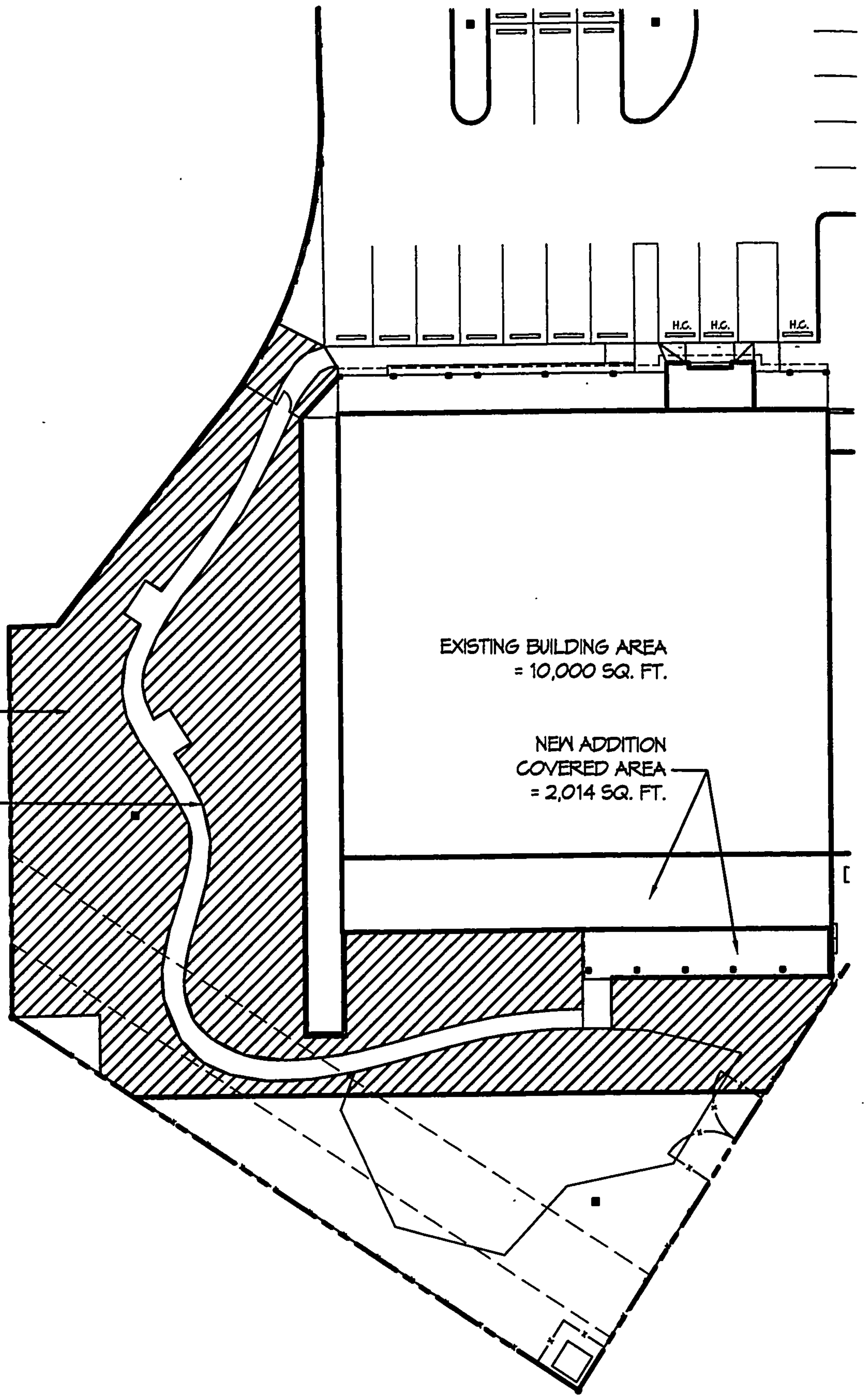
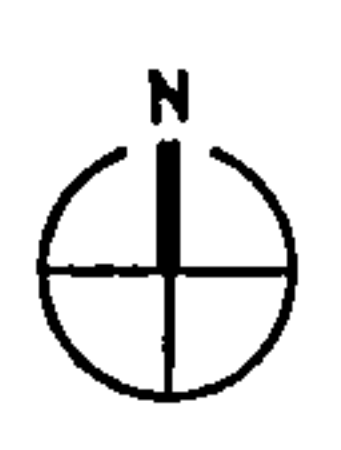
AREA OF NON-PERMEABLE  
PAVING TO BE REMOVED  
AND REPLACED WITH  
PERMEABLE LANDSCAPE  
= 9,900 SQ. FT.

AREA OF NON-PERMEABLE  
PAVING TO BE ADDED  
= 1,145 SQ. FT.

NET INCREASE IN  
PERMEABLE AREA  
9,900 SQ. FT.  
- 1,145 SQ. FT.  
= 8,755 SQ. FT.

EXISTING BUILDING AREA  
= 10,000 SQ. FT.

NEW ADDITION  
COVERED AREA  
= 2,014 SQ. FT.



S:\04019 Barrett House\Drawings\04019\_A-SP.dwg, 03/01/2004 11:42:56 AM, darrm



**Dekker/Perich/Sabatini**

6801 Jefferson NE  
Suite 100  
Albuquerque, NM 87109

architecture  
interiors  
planning  
engineering

505 761-9700  
fax 761-4222  
dps@dpsabq.com

		<b>Permeable Area Increase Site Plan</b>	
<b>BARRETT HOUSE</b>  10300 Constitution Ave. NE Albuquerque, New Mexico		DRAWN BY	SCALE not to scale
		REVIEWED BY	<b>Sketch 1</b>  OF
		DATE ISSUED	
		PROJECT NO.	





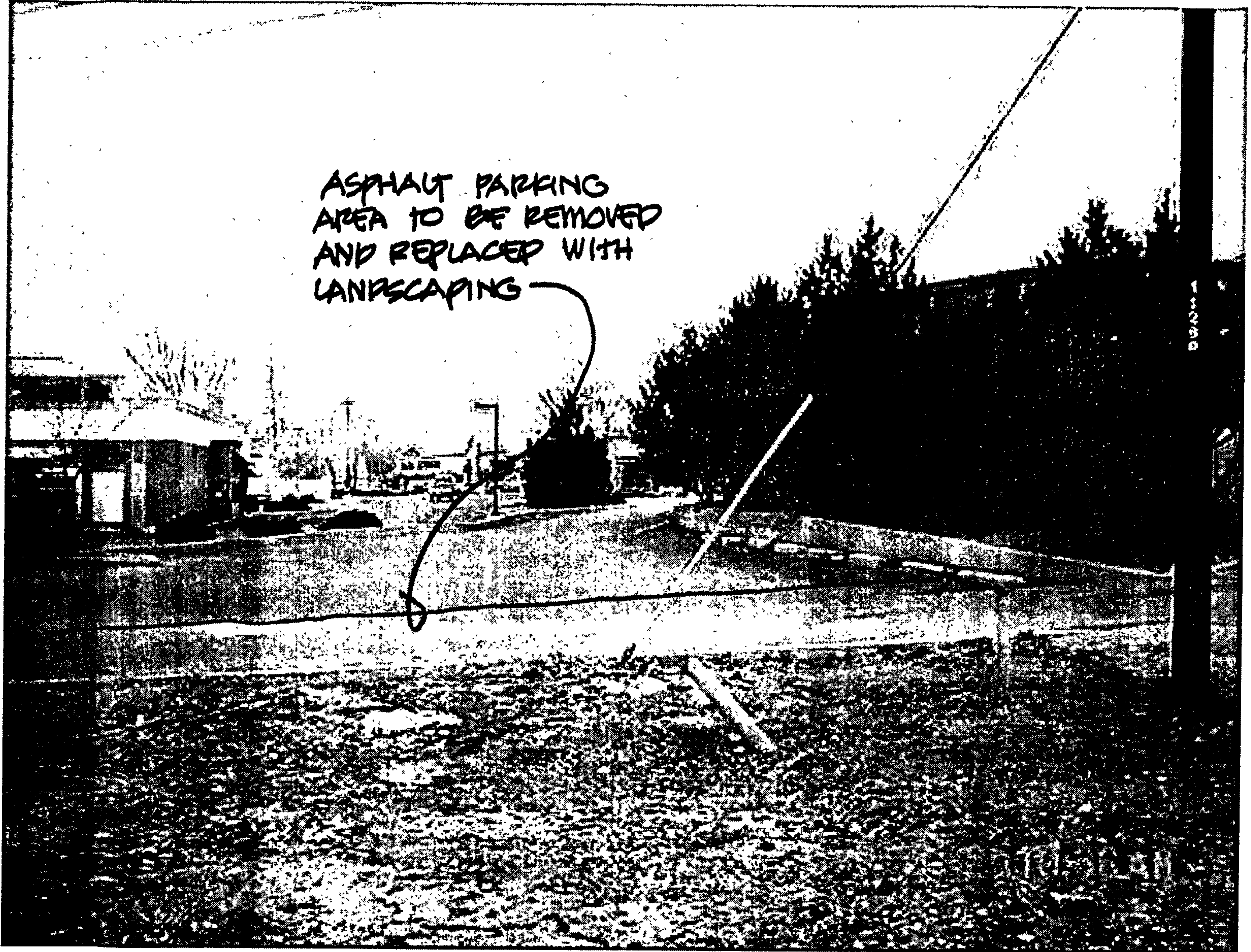




EXISTING SIDEWALK - VIEW TO EAST

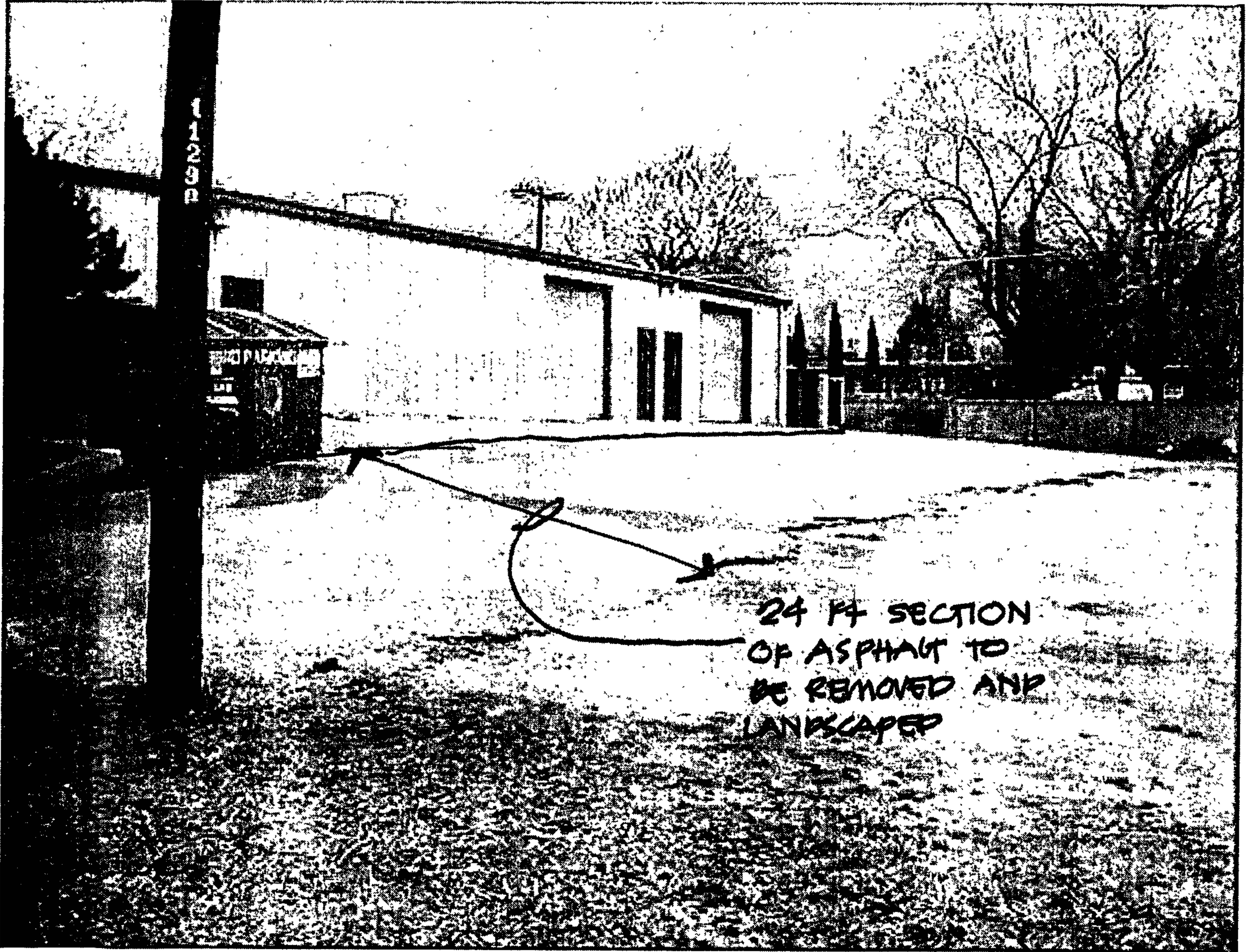


ASPHALT PARKING  
AREA TO BE REMOVED  
AND REPLACED WITH  
LANDSCAPING



EXISTING PAVING TO BE REMOVED. VIEW TO NORTH





EXISTING PAVING TO BE REMOVED - VIEW TO NE



ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services

PAID RECEIPT

APPLICANT NAME The Barrett Foundation  
AGENT Daniel K. Monk-Dekker/Perich/Sabatini  
ADDRESS 6801 Jefferson NE Ste 100  
PROJECT & APP # 1002333, 04DRB-00209  
PROJECT NAME Princess Jeanne Park Addn

\$ 20 469099/4916000 Conflict Management Fee

\$ \_\_\_\_\_ 441006/4983000 DRB Actions

\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ \_\_\_\_\_ 441018/4971000 Public Notification

\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

\$ 20 TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

02/17/2004 8:19AM LOC: ANNX  
RECEIPT# 00020369 WSH 007 TRANSH 0002  
Account 469099 Fund 0110  
Activity 4916000 TRSLJS  
Trans Amt \$20.00  
J24 Misc \$20.00  
CK \$20.00  
CHANGE \$0.00

