

Completed 8-25-03

12



DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-00467 (SBP)
Project Name: UNM PARCELS
Agent: Lee Gamelsky Architects PC

Project # 1002402
EPC Application No.: Z-68-90, 02-01942, Z-83-33
Phone No.: 572-8865

Project Number

1002402

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/2/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING/SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION:
 Public works need to be contained within
 Public Easements or Right-of-way.

UTILITIES: Verify Sewer Account (done, completed)
 Revise Drawing to show existing Sewer Service.

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign) ~~Plat must come down initial~~

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- Copy of final plat AND a DXF File for AGIS is required.**
- Copy of recorded plat for Planning.**

12



DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-00467 (SBP)
Project Name: **UNM PARCELS**
Agent: Lee Gamelsky Architects PC

Project # **1002402**
EPC Application No.: Z-68-90, 02-01942, Z-83-33
Phone No.: **872-8865**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/2/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING/SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION:
 Public - sidewalks need to be contained within
 Public Elements or Right-of-Way.

UTILITIES: Verify Sewer Account
 Revise Drawing to show existing Sewer Service.

CITY ENGINEER / AMAFCA:

PARKS / CIP:


PLANNING (Last to sign): ~~Submit with come down initial~~

- 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: _____
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- Include 3 copies of the approved site plan along with the originals.**
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- Property Management's signature must be obtained prior to Planning Department's signature.**
- Copy of final plat AND a DXF File for AGIS is required.**
- Copy of recorded plat for Planning.**

Project Number

1002402

M E M O

Date: 1 April 2003
To: Sheran Matson, DRB Chair 
From: Russell Brito, Senior Planner
RE: Project # 1002402: 03DRB-00467 (02EPC-01942)

#12

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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002402

Item No. 12

Zone Atlas J-19

DATE ON AGENDA 4-02-03

INFRASTRUCTURE REQUIRED () YES (x) NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
	<input type="checkbox"/> Public sidewalks need to be contained within public easements or right-of-way.

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



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
 HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002402

AGENDA ITEM NO: 12

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 April 2, 2003



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 2, 2003 9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 a.m. Adjourned: 10:42 a.m.
B. Changes and/or Additions to the Agenda
C. Announcements

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001012**
03DRB-00366 Major-Two Year SIA

LARRY READ & ASSOCIATES, agent(s) for COUNTRY SIDE PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNSHINE COUNTRY – MOBILE HOME PARK II**, zoned SU-Mobile Home Park, located on BLAKE RD SW, between COORS SW and UNSER SW containing approximately 7 acre(s). [REF: DRB-98-64, 01450-00056] (N-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION APPROVED.**

2. **Project # 1001085**
03DRB-00372 Major-Two Year SIA

ANTHONY DECK request(s) the above action(s) for all or a portion of Lot(s) 16 and 17, **ROSEWOOD SUBDIVISION**, zoned R-D (15DU/A) located on BLOSSOMWOOD NW, between HANOVER NW and I-40 containing approximately 10 acre(s). [REF: 01DRB-00261, S-96-31] (J-10) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1002525**
03DRB-00367 Major-Vacation of Pub
Right-of-Way
03DRB-00368 Major-Vacation of Pub
Right-of-Way
03DRB-00369 Major-Vacation of
Public Easements
03DRB-00370 Minor-Sketch Plat or
Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORP request(s) the above action(s) for all or a portion of Lot(s) 10 – 23, Block(s) 19, **NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, VINEYARD COURT ESTATES**, zoned RD, located on CARMEL AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 14 acre(s). [REF: 02EPC-01353, 02EPC-01354, 02EPC-01355] (C-20) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

4. **Project # 1002527**
03DRB-00373 Major-SiteDev Plan
BldPermit

ABQ ENGINEERING INC agent(s) for CARLA GALLIPOLI request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 16, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU-2 / IP, located on CARMEL AVE NE, between I-25 NE and SAN PEDRO NE containing approximately 1 acre(s). [REF: Z-87-42] (C-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO VERIFY THAT THERE IS ADEQUATE ROOM FOR DELIVERY VEHICLES.**

5. **Project # 1002528**
03DRB-00374 Major-Vacation of
Public Easements

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) OS-4, **HIGH DESERT SUBDIVISION**, zoned SU-2/HD/RLT, located east of TRAMWAY NE, between GLENWOOD HILLS SUBDIVISION AND U. S. GOVERNMENT LANDS [REF: CSU-89-12, 02DRB-01860, 01652, DRB-91-343] (F-23) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITION.**

6. **Project # 1002462**
03DRB-00166 Major-Vacation of Public
Easements

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SADLER SOUTHWEST LTD. request(s) the above action(s) for all or a portion of Tract(s) 3, **MENAUL DEVELOPMENT AREA**, zoned M-1 light manufacturing zone, located on UNIVERSITY BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). [Deferred from 4/2/03] (H-15) **DEFERRED AT AGENT'S REQUEST TO 4/23/03.**

7. **Project # 1002138**
03DRB-00238 Major-Vacation of Pub
Right-of-Way
03DRB-00237 Minor-Prelim&Final Plat
Approval
03DRB-00239 Minor-Sidewalk Variance
03DRB-00240 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES, INC., agent(s) for SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 19, Block(s) 2, (to be known as **ABIS SUBDIVISION, NORTH ALBUQUERQUE ACRES, TRACT 2 UNIT 3**, zoned RD, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [Deferred from 3/19/03] [REF: 02DRB-01219] (C-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/2/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/5/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project # 1002379**
03DRB-00269 Major-Preliminary Plat
Approval
03DRB-00270 Major-Vacation of Pub
Right-of-Way
03DRB-00271 Major-Vacation of Pub
Right-of-Way
03DRB-00272 Major-Vacation of Pub
Right-of-Way
03DRB-00273 Major-Vacation of Pub
Right-of-Way
03DRB-00274 Minor-Vacation of Private
Easements
03DRB-00275 Minor-Vacation of Private
Easements
03DRB-00276 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-26, Block 4 and Lot(s) 35-42, Block(s) 5, UNIT 4, **PARADISE HEIGHTS, (to be known as PARADISE SKIES, UNIT 10 SUBDIVISION)** zoned R-1 residential zone, located on Rockcliff Blvd NW, south of McMahan Blvd NW containing approximatley 9 acre(s). [REF: 02-01867 (SK)] [Deferred from 4/2/03] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**

9. **Project # 1001021**
03DRB-00221 Major-Vacation of Public Easements
03DRB-00222 Minor-Prelim&Final Plat Approval

MARK GOODWIN AND ASSOCIATES, PA, agent(s) for PIERRE AMESTOY JR request(s) the above action(s) for all or a portion of Tract(s) C-1, **IRVING LAND PARTNERS**, zoned M-1 light manufacturing zone, located on Irving Blvd NW between Eagle Ranch Rd NW and Golf Course Rd NW and containing approximately 9 acre(s). [REF: V-86-65] [DEFERRED FROM 4/2/03] (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/9/03.**

10. **Project # 1002243**
03DRB-00121 Major-Preliminary Plat Approval
03DRB-00122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 463, Town of Atrisco Grant, Unit 7, (to be known as **DESERT SAGE SUBDIVISION, UNIT 3**) zoned RD (9DU/AC), located on 82ND ST SW, between SAGE RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF:02EPC01460] [DEFERRED FROM 4/2/03] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/9/03.**

11. **Project # 1000184**
03DRB-00224 Minor-Vacation of Public
Easements

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) A-7, BANNER SQUARE ADDITION (TO BE KNOWN AS **CAMPUS LOFTS**), zoned SU-1, SU-2/PUD, located on ARNO ST NE, between COPPER AVE NE and BROADWAY BLVD NE containing approximately 1 acre(s). [Deferred from 3/12/03] (K-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

03DRB-00442 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD. agent(s) for ROBERT DICKSON request(s) the above action(s) for all or a portion of Tract(s) A-7, BANNER SQUARE ADDITION, **CAMPUS LOFTS**, zoned SU-2/SU-1/PUD, located on ARNO ST NE, between COPPER AVE. NE and BROADWAY BLVD NE containing approximately 1 acre(s). [REF: 03DRB-00223/00224] [Deferred from 3/26/03] (K-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE AND THE 15-DAY APPEAL PERIOD ON THE VACATION ACTION.**

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.

12. **Project # 1002402** - - - -
03DRB-00467 Minor-SiteDev Plan
BldPermit/EPC
13. **Project # 1000074**
03DRB-00392 Minor-SiteDev Plan
Subd/EPC
03DRB-00394 Minor-SiteDev Plan
BldPermit/EPC
03DRB-00395 Minor- Prelim&Final Plat
Approval

LEE GAMELSKY ARCHITECTS PC agent(s) for CITY OF ALBUQUERQUE, Parks & Recreation Department, request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **U. N. M. PARCELS**, zoned SU-2 special neighborhood zone, R-2 and O-1, located on LOUISIANA AND CONSTITUTION NE, between LOUISIANA BLVD NE and PENNSYLVANIA NE containing approximately 12 acre(s). [REF: Z-68-90, 02EPC-01942, Z-83-33] [Juanita Vigil, EPC Case Planner] (J-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR VERIFICATION OF SEWER ACCOUNT AND FOR A REVISED UTILITY PLAN AND TRANSPORTATION DEVELOPMENT BECAUSE PUBLIC SIDEWALKS NEED TO BE CONTAINED WITHIN PUBLIC EASEMENTS OR RIGHT-OF-WAY.**

TIERRA WEST LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) H-3-A, LA REINA DEL LOS ALTOS, to be known as **KRISPY KREME @ SANDIA PLAZA**, zoned C-2 (SC), located on JUAN TABO BLVD NE, between JANE PL. NE and CANDELARIA NE containing approximately 9 acre(s). [REF: 02EPC-01478 & 01479] **[Russell Brito (for Len Malry) EPC Case Planner]** [Deferred from 3/19/03 and 3/26/03 and 4/2/03] (G-21) **DEFERRED AT THE BOARD'S REQUEST TO 4/9/03.**

14. **Project # 1002331**
03DRB-00265 Minor-SiteDev Plan
Subd/EPC
03DRB-00263 Minor-SiteDev Plan
BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for AMERICAN SOCIETY OF RADIOLOGIC TECHNOLOGISTS request(s) the above action(s) for all or a portion of Tract(s) A1, A2, A3, **CHANT PROPERTY ADDITION**, zoned SU-1 Industrial Development, located on CENTRAL AVE SE EAST OF CARMELLA DR SE, containing approximately 10 acre(s). [REF: 02EPC-01689, 02EPC-01686] [Deferred from 3/19/03 and 3/26/03] [Russell Brito, EPC Case Planner] (L-23) **INDEFINITELY DEFERRED ON A NO SHOW.**

03DRB-00400 Minor- Prel & Final Plat

SURVEYS SOUTHWEST LTD., agent(s) for JOHN PADILLA, request(s) the above action(s) for all or a portion of Tract(s) A-1, A-2 and A-3, **CHANT PROPERTY ADDITION**, zoned SU-1 Industrial Development, located on N.M. State Highway 333, containing approximately 10 acre(s). [REF: DRB-97-109, 02EPC-01689, 02EPC-01686, 03DRB-00263 & 00265] [Deferred from 3/19/03 and 3/26/03] (L-23) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

15. **Project # 1001871**
03DRB-00475 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA, agent(s) for RANDALL HOMES LLC request(s) the above action(s) for all or a portion of Lot(s) 28 & 29, Block(s) 12, (to be known as **DESERT HIGHLANDS @ LA CUEVA SUBDIVISION**, NORTH ALBUQUERQUE ACRES TRACT 1, UNIT 3, zoned RD (3 DU/Ac) located on MODESTO AVE NE between WYOMING BLVD NE and BARSTOW ST NE containing approximately 3 acre(s). (C-19) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002560**
03DRB-00477 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for HECTOR ALVAREZ request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 6, **CASAS SERENAS SUBDIVISION**, zoned RT, located on BELL SE, between TENNESSEE ST SE and TEXAS ST SE containing approximately 1 acre(s). [REF: ZA-87-338] (L-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR DXF FILE.**

17. **Project # 1001463**
03DRB-00479 Major-Final Plat
Approval

CLARK CONSULTING ENGINEERS agent(s) for LLAVE CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 1-5 & 6A, Block(s) 19, Tract(s) 3, Unit 3, North Albuquerque Acres (to be known as **VENTURA VILLAGE** , zoned R-D residential and related uses zone, developing area, located on VENTURA NE between HOLLY NE and VENTURA NE containing approximately 5 acre(s). [REF: 01460-01291, 01494, 02EPC00148, 02EPC10058] [Deferred from 4/2/03, agent not present.] (C-20) **DEFERRED TO 4/9/03.**

18. **Project # 1001534**
02DRB-01931 Minor-Prelim&Final Plat
Approval

CLARK CONSULTING ENGINEERS agent(s) for LLAVE CONSTRUCTION, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT 4A**, zoned RD residential zone, located on the eastside of VENTURA ST NE, between ANAHEIM AVE NE and CARMEL AVE NE containing approximately 2 acre(s). [REF: 01DRB-01446] [Deferred from 1/8/03] [Final Plat was Indefinitely Deferred] [Deferred from 4/2/03 agent was not present.] (C-20) **DEFERRED TO 4/9/03.**

19. **Project # 1002321**
03DRB-00478 Major-Final Plat
Approval

BOHANNAN HUSTON INC, agent(s) for TIBURON INVESTMENT CO request(s) the above action(s) for all or a portion of Tract(s) 8A-1, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP industrial park zone, located on WYOMING NE, between MASTHEAD NE and RUTLEDGE RD NE containing approximately 52 acre(s). [REF: 00410-01191] [Heard in error under Project #1000633 on 4/2/03, correct Project # is 1002321] (D-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR AN ADEQUATE SANITARY SEWER EASEMENT AND PLANNING FOR THE DXF FILE AND AMAFCA'S SIGNATURE.**

20. **Project # 1001934**
02DRB-01864 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC., agent(s) for WILLIAM RIORDAN request(s) the above action(s) for all or a portion of Lot(s) 4, **ALVARADO GARDENS - UNIT 1**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between MATTHEW NW and CAMPBELL NW containing approximately 3 acre(s). [DEFERRED FROM 12/18/02] [Final plat was indefinitely deferred for the SIA] [Deferred from 4/2/03 agent was not present] (G-12) **DEFERRED TO 4/9/03.**



Supplemental form

SUBDIVISION **S**

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

SITE DEVELOPMENT PLAN **P**

___ ...for Subdivision Purposes
 ...for Building Permit (EPC Approved)
 ___ IP Master Development Plan
 ___ Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING **Z**

___ Annexation & Zone Establishment
 ___ Sector Plan
 ___ Zone Change
 ___ Text Amendment

APPEAL / PROTEST of... **A**

___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: City of ALBUQUERQUE Parks & Recreation Dept PHONE: 768-4326
 ADDRESS: 1801 4th St N.W. FAX: 768-5305
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): LEE GAMESKY ARCHITECTS P.C. PHONE: 842-8865
 ADDRESS: 2412 miles rd SE. FAX: 842-1693
 CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: Lga@swcp.com

DESCRIPTION OF REQUEST: DRB APPROVAL FOR SITE Development Plan Approval FOR BUILDING PERMIT (FINAL SIGN OFF FOR EPC APPROVED S.D.P.)

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. A,B,C Block: _____ Unit: _____
 Subdiv. / Addn. A PORTION OF U.N.M. PARCELS A,B,C, Bernalillo County
 Current Zoning: SU-2/R-2/O-1 Proposed zoning: NO CHANGE
 Zone Atlas page(s): J-19 No. of existing lots: - No. of proposed lots: SAME
 Total area of site (acres): 12.224 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 (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. 101905805328520112 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: N.E. CORNER LOUISIANA & CONSTITUTION NE
 Between: LOUISIANA BLVD. NE and PENNSYLVANIA BLVD NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 2-68-90
2-83-33, EPC 02 - 01942 Project # 1002402

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

SIGNATURE Lee Gamesky DATE 17 MARCH 2003
 (Print) LEE GAMESKY ___ Applicant: Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

INTERNAL ROUTING

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

Application case numbers	Action	S.F.	Fees
<u>03 DRB - 00467</u>	<u>SBP</u>		\$ <u>0</u>
_____	_____		\$ _____
_____	_____		\$ _____
_____	_____		\$ _____
_____	_____		\$ _____
Hearing date <u>April 2nd 03</u>			Total \$ <u>0</u>

B. B. B. 3/21/03
 Planner signature / date

Project # 1002402

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. *See Attached Letter*
- Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision) *ON ORIGINAL*
- 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 *(Already in Place) LGA DR*
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development) *(EXISTING) LGA DR*
- Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision) *ON ORIGINAL LGA DR*
- 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.

LOE GAMELSKY
Agent for Applicant name (print)
Loe Gamelsky
Applicant signature / date
19 March 2003



Form revised September 2001

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

Application case numbers
03DRB - 00467

Boberbert 3/21/03
Planner signature / date

Project # 1002402

19 March 2003

Ms. Sheran Matson
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

HAND DELIVERED

RE: Request for D.R.B. Final Sign Off for E.P.C. Approved S.D.P. for Building Permit.
02-EPC-01942 EPC Site Development Plan – Building Permit
Property located at NE corner Louisiana and Constitution NE

Dear Ms. Matson and DRB Members:

This letter is to support our Request for DRB Final sign-off. The Site Development Plan for Building Permit was approved at EPC and has been delegated to DRB for approval.

All EPC Conditions for approval have been met and the Site Plan has been modified to meet those conditions. Specifically the Conditions have been met accordingly:

Items 2

- a. The parking calculations are included on the cover sheet.
- b. Asphalt paving is indicated on the Site Plan.
- c. Parking bumpers have been added on the east side of the building. The sidewalk has been widened by 4'-0" on the south side.
- d. Landscape screening along Constitution south of the parking area has been added.
- e. The walkways are 4'-0" minimum at the internal sidewalks and 6'-0" wide elsewhere. The sidewalk along the east side of the building is 4'-0" wide along with parking bumpers added per EPC comments.
- f. A pedestrian walkway is indicated from Constitution to the building entry.

Items 3a, b, c: The Landscape Plan has been revised to include the exact plant symbols, legend and plant locations, along with a listing, and specification on water usage.

Items 4

- a. The colors are indicated on the Drawings.
- b. The window types and color are indicated on the Drawings.
- c. A notation addressing the sign regulations have been added.

Item 5: A notation addressing the compliance of the Public address system has been added.

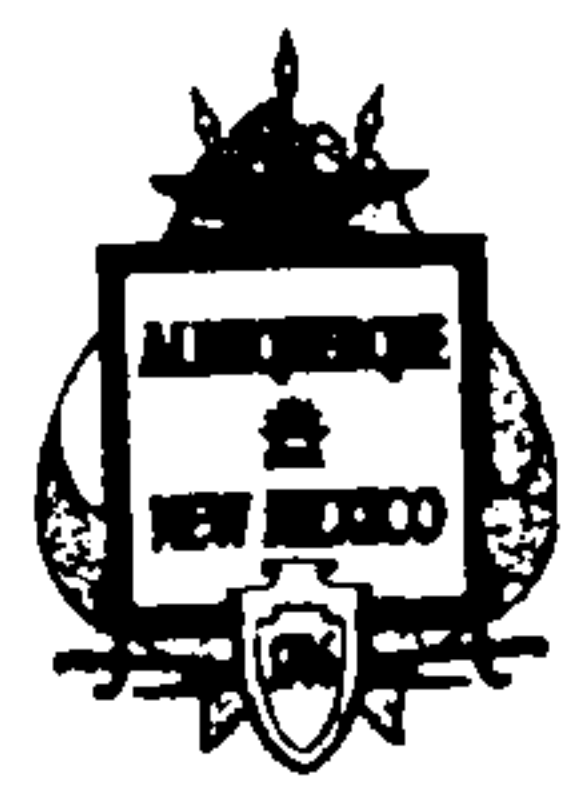
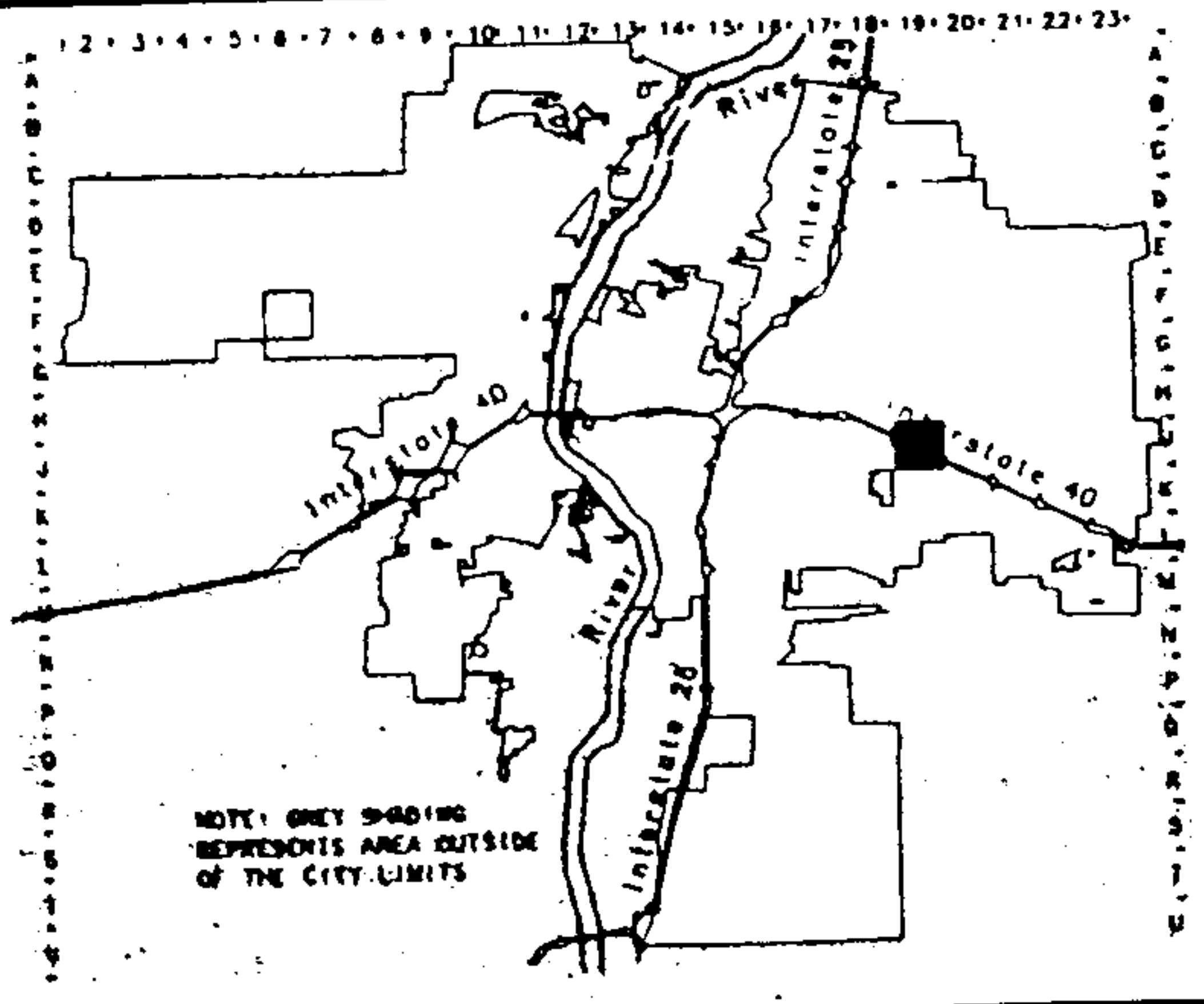
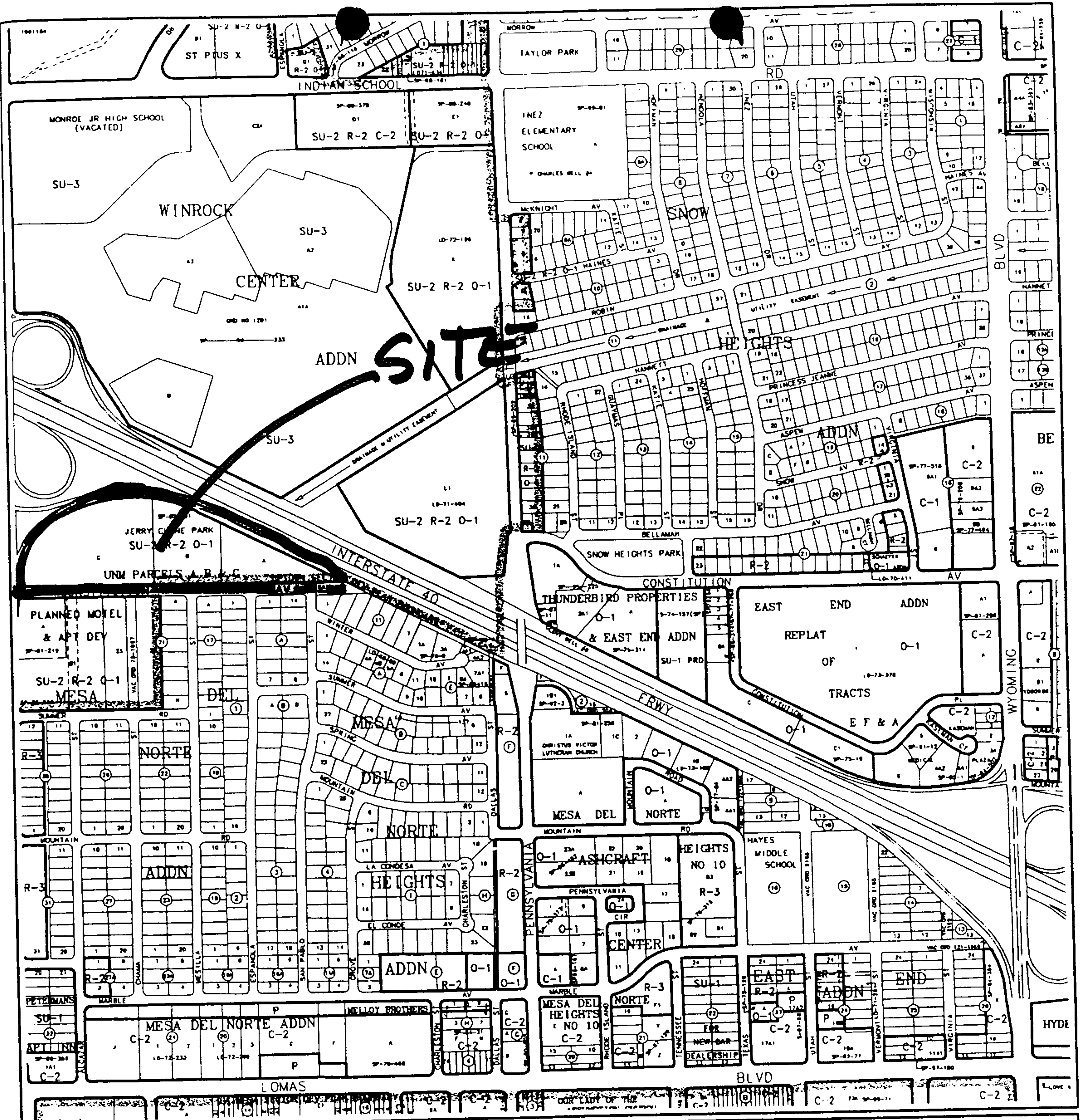
Item 6: A 4'-0" wide path paved with crusher fines connecting the north end of the existing sidewalk to the jogging path on the north side has been added.

In summary, we believe all conditions of the EPC have been met. If you have any questions or comments please feel free to contact me.

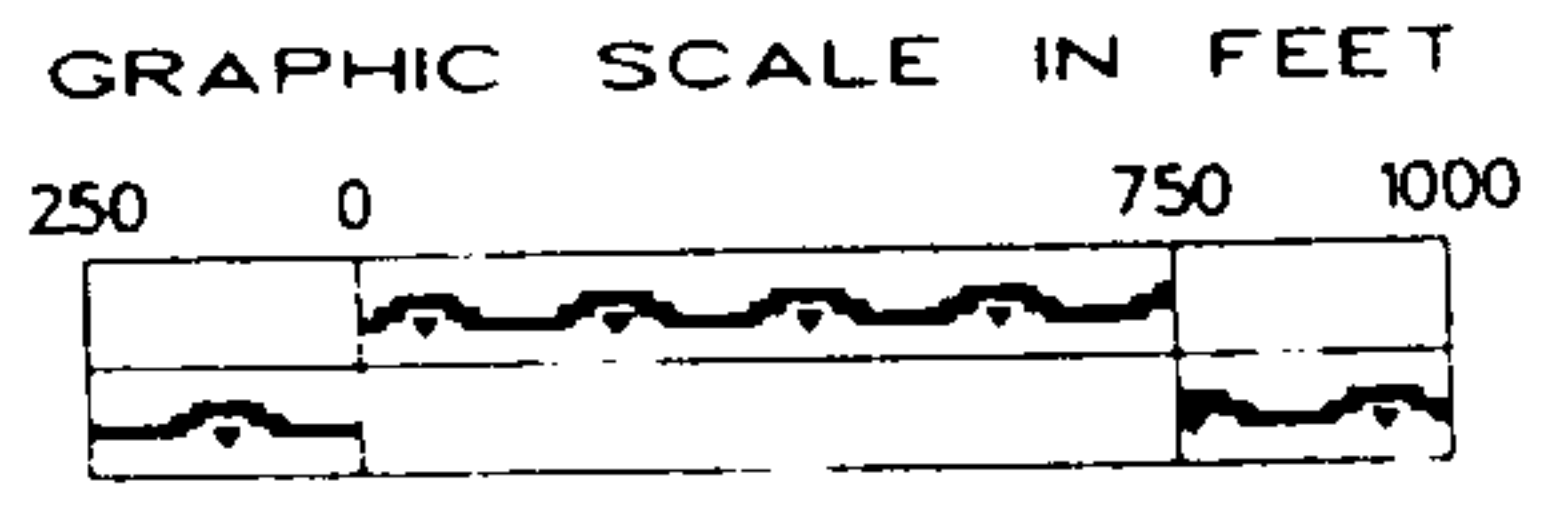
Sincerely,


Lee Gamelsky, AIA

Cc: Deborah Hilyard, Parks & Rec.



CITY OF
Albuquerque
A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2001



Zone Atlas Page
J-19-Z
Map Amended through July 19, 2001



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 3, 2003

Roni Booth
ABQ Engineering, Inc.
1631 Eubank NE, Suite C
Albuquerque, New Mexico 87112

RE: Grading and Drainage Plan for Tennis Service Center @ Jerry Cline (J19-D26)
Dated January 2, 2003

Dear Mr. Booth:

The above referenced drainage plan received January 2, 2003 is approved for grading permit. The engineer will submit grading certification per the DPM to Hydrology upon completion of the project.

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

Sincerely,

Carlos A. Montoya
City Floodplain Administrator

==== THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER ====



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

Date: February 21, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002402**
02EPC-01942 EPC Site Development Plan
-Building Permit

City of Albuquerque
Parks & Recreation Dept.
1801 4th St. NW
Albuq. NM 87102

LEGAL DESCRIPTION: for all or a portion of Parcel(s) A, B & C, a **Summary Plat showing UNM parcels 'A', 'B', 'C' zoned SU-2/R-2/O-1 located on LOUISIANA NE, between CONSTITUTION NE and INTERSTATE 40, containing approximately 13 acre(s). (J-19),** Juanita Vigil, Staff Planner

On February 20, 2003 the Environmental Planning Commission voted to approve Project 1002402/02EPC 01942, a Site Development Plan for Building Permit for Lots A, B & C, A portion of summary plat showing UNM Parcels A, B & C, located at 7001 Constitution NE, zoned SU-2 R-2/O-1 and containing approximately 12 acres, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for Lots A, B & C, A Portion of Summary Plat showing UNM Parcels A, B & C, located at 7001 Constitution NE, zoned SU-2 R-2/O-1 and containing approximately 12 acres. The site currently maintains a Tennis Service Center with 12 tennis courts, green open space, an internal bike lane and a playground. The site is a public park, known as Jerry Cline Park that is owned and operated by the Parks and Recreation Department of the City of Albuquerque.
2. The applicant is proposing to construct a 4,210 square foot Tennis Service Center that will contain space for offices, meeting rooms, and locker rooms. A 1,030 square foot outdoor covered patio is also proposed as part of the Tennis Service Center. The applicant is also proposing to make site improvements that will include paving of additional off-street parking spaces, additional freestanding light fixtures, refuse container and a public address system.

OFFICIAL NOTICE OF DECISION
FEBRUARY 20, 2003
PROJECT #1002402
PAGE 2

3. The Zoning Enforcement Officer has determined that the proposed tennis service center is permissive within the existing SU-2 R-2 O-1 zone.
4. The submittal meets Policy 51, Established Urban Area of the *Comprehensive Plan* that encourages quality and innovation in design in all new development and is appropriate to the plan area.
5. The submittal meets Goal 6 of the *Uptown Sector Development Plan* that encourages sites to create facilities that are highly visible, convenient, safe and attractive to transit, bicycle, and pedestrians.
6. The request, with minor amendments, meets the definition of a site development plan for building permit as defined in the Comprehensive City Zoning in Section 14-16-1-5.
7. A letter from the Winrock South Neighborhood Association has been provided that expresses concern regarding the location of the proposed Tennis Service Center and the problems that have generated from the use of the residential streets as parking areas.
8. The project has a great deal of community support.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Parking:
 - a. The applicant shall clearly specify the method of calculation used to determine the amount of off-street parking spaces required.
 - b. The submittal shall specify the type of paving to be used for the proposed expanded parking area.
 - c. The submittal shall show parking bumpers or wider sidewalks to maintain a minimum 4 foot clear width sidewalk to the south and to the east of the building.
 - d. The submittal shall contain a screening along Constitution for off-street parking as required in Section 14-16-3-1(E)(4) of the *Comprehensive City Zoning Code*.
 - e. The applicant shall ensure that all new internal pedestrian walkways are at least 6' wide except for within the fenced area where they may be 4 foot wide.

- f. The submittal shall contain a pedestrian walkway from the principal customer entrance to the street sidewalk along Constitution NE.
3. Landscaping:
 - a. The landscape plan shall clearly specify the correlation between the proposed plant symbols and the proposed plant species to help determine compliance of this plan.
 - b. The applicant shall provide a listing on the landscape plan all the types of plants to be used, including those plants that are exist on the site.
 - c. The landscape plan shall contain specification on water usage for all the types of plants proposed to determine compliance of the *Water Conservation Landscaping and Water Waste Ordinance*. The applicant, where possible shall use low to medium-use water species to remain in compliance with the *Water Conservation Landscaping and Water Waste Ordinance*.
4. Architecture/Signs:
 - a. The colors proposed on the architectural features shall be identified with general colors, such as brown, beige or red, as opposed to "cottonwood", "golden rod" or "buff" for future reference.
 - b. The type and color and width of all windows proposed shall be specified on the submittal.
 - c. The applicant shall provide a notation on the submittal that states, "All signs shall be regulated as in O-1 zone of the Comprehensive City Zoning Code and the Uptown Sector Development Plan.
5. The submittal shall contain a notation that ensures that the proposed public address system will be in compliance with Section 9-9-4 of the Noise Ordinance.
6. The site plan shall indicate a minimum 4 foot wide path paved with crusher fines connecting the north end of the concrete sidewalk along the east side of the building to the jogging path along the north perimeter of the property.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MARCH 7, 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
FEBRUARY 20, 2003
PROJECT #1002402
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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,


Victor J. Chavez
Planning Director

VJC/JV/ac

cc: Lee Gamelsky Architects PC, 2412 Miles Road SE, Albuquerque, NM 87106
Bill Sterchi, Alvarado Park N.A., 5607 Princess Jeanne NE, Albuquerque, NM 87110
Lynn Tabor, Alvarado Park N.A., 1804 Alvarado Drive NE, Albuquerque, NM 87110
Carolyn Johnson, Classic Uptown N.A., 2700 Espanola NE, Albuquerque, NM 87110
Theodore G. Kryloff, Classic Uptown N.A., 2809 Sa Pablo NE, Albuquerque, NM 87110
Bob Bruno, Inez N.A., 7721 Apache NE, Albuquerque, NM 87110
Richard P. Huber, Inez N.A., 7807 Prospect NE, Albuquerque, NM 87110
Julie Jones, Jerry Cline Park N.A., 7625 Winter Avenue NE, Albuquerque, NM 87110

OFFICIAL NOTICE OF DECISION

FEBRUARY 20, 2003

PROJECT #1002402

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Jeff Paul, Jerry Cline Park N.A., 1000 Grove Street NE, Albuquerque, NM 87110
Bob Day, Quigley Park N.A., 2924 Cagua Drive NE, Albuquerque, NM 87110
Maureen Maher, Quigley Park N.A., 2935 Cardenas Drive NE, Albuquerque, NM 87110
Joyce Mortimer, Snow Heights N.A., 1702 Vermont NE, Albuquerque, NM 87110
Rick Paul, Snow Heights N.A., 8411 Haines NE, Albuquerque, NM 87110
R. Shelton Weeks, Uptown Association, 2100 Louisiana NE, Suite 51, Albuquerque, NM 87110
Tom Joule, Uptown Association, 6501 Americas Parkway NE, Albuquerque, NM 87110
Richard Peterson, Winrock South N.A., 1112 San Pedro NE, #309, Albuquerque, NM 87110
John Kinney, Winrock South N.A., 1112 San Pedro NE, #309, Albuquerque, NM 87110
Virginia Emmett, Zuni N.A., 7517 Leah Drive NE, Albuquerque, NM 87110
Nick Wees, Zuni N.A., 2314 Espanola NE, Albuquerque, NM 87110
Valorie Vigil, New Kimo NA, 2408 Madiera NE, Albuquerque, NM 87110
Mark Trujillo, New Kimo NA, 5507 Euclid NE, Albuquerque, NM 87110
Virginia Kinney, 1112 San Pedro NE, #309, Albuquerque, NM 87110
Janet Saiers, 1622 Propps NE, Albuquerque, NM 87112
Lynn Begay, 5700 Papaya Pl. NE, Albuquerque, NM 87111
Jackie Tommelein, 7512 Republic Dr. SE, Albuquerque, NM 87109
Harry Harahop, 5300 Eubank NE, Albuquerque, NM 87111
Dwight Brocklehurst, 9500 Prospect Ave. NE, Albuquerque, NM 87112
Gil Jaramillo, P.O. Box 66346, Albuquerque, NM 87193
Sang Pak, 5818 Jones Pl. NW, Albuquerque, NM 87120
Sue Jollensten, 8508 Sonoma Valley Dr. NE, Albuquerque, NM 87122
Sam Sandoval, 2913 Florida NE, Albuquerque, NM 87110