



Complete 1-11-05

Please call + close out. Thanks SAM

# DRB CASE ACTION LOG (PREL & FINAL PLAT)

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.: 04DRB-01703 (P&F)

Project # 1002405

Project Name: REDLANDS SHOPPING CEN.

Agent: Mark Goodwin & Associates

Phone No.: 828-2200

Project Number

1002405

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/1/04 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): *PNM signed release of easement. Not necessary see attached e-mail in file. PGM 1/10/05*

- 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 *OK*
- Copy of recorded plat for Planning.

Called for P/u 1-10-05  
released to agent 1-11-05

#2

#21



Complete 1-7-05

# DRB CASE ACTION LOG (SITE PLAN B.P.)

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.: 04DRB-01797 (SBP)  
Project Name: Redlands Shopping Center  
Agent: Rainhart Architect & Associates

Project # 1002405  
Phone No.: 884-9110

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/1/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

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

PLANNING (has to sign): 3 copies of SPBP  
Carman's comments  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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

1002405

#21



Complete 1-5-05 @pl.

File  
+ close  
out  
please

### DRB CASE ACTION LOG (SITE PLAN SUBD.)

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.: 04DRB-01795 (SPS)

Project # 1002405

Project Name: Redlands Shopping Center

Agent: Rainhart Architect & Associates

Phone No. 884-7110

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/1/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

Project Number

1002405

TRANSPORTATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

PLANNING (Last to sign): 3 copies of SPS  
\_\_\_\_\_  
\_\_\_\_\_

**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.



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

December 1, 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: 4:30 p.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**

- |   |   |
|---|---|
| <p>1. <b>Project # 1003470</b><br/>04DRB-01522 Major-Bulk Land Variance<br/>04DRB-01523 Major-Preliminary Plat Approval<br/>04DRB-01524 Minor-Temp Defer SDWK</p> | <p>WILSON &amp; COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B &amp; 2B, <b>VISTA VIEJA SUBDIVISION</b>, KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [Deferred from 11/3/04, 11/10/04 &amp; 12/1/04] (D-9) <b>DEFERRED AT THE AGENT'S REQUEST TO 1/12/05</b></p> |
|---|---|

2. **Project # 1000464**  
04DRB-01729 Major-Preliminary Plat  
Approval

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST INC request(s) the above action(s) for all or a portion of Tract(s) H6A1A, **RIVERVIEW SUBDIVISION**, zoned SU-1 IP, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 7 acre(s). [REF: Z-99-11, Z-99-17, 04DRB01226, 04AA01474] (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS.**

3. **Project # 1002315**  
04DRB-01723 Major-Vacation of  
Public Easements

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 13B, **WILDERNESS COMPOUND @ HIGH DESERT**, zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TR NE and HIGH DESERT PLACE NE containing approximately 34 acre(s). [REF: 03DRB01651] (F-23) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002702**  
04DRB-01664 Major-Vacation of  
Public Easements  
04DRB-01686 Minor-Prelim&Final Plat  
Approval

ALAN J VINCIONI Request(s) the above action(s) for all or a portion of Tract(s) 1, HUNING HIGHLANDS ADDITION (to be known as **IRON PROPERTIES**) zoned M-1 light manufacturing zone, located on BROADWAY SE AND IRON SE between COAL SE and HAZELDINE SE containing approximately 8 acre(s). [REF: 03DRB00886] [*Deferred from 12/1/04*] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

5. **Project # 1001445**  
04DRB-01681 Major-Bulk Land  
Variance

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] *[Deferred from 12/1/04]* (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

04DRB-01634 Minor-SiteDev Plan  
Subd

CONSENSUS PLANNING agent(s) for DAVE AND LORETTA GARDUNO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 5 acre(s). [REF: 03EPC001029, 01EPC0244, 02EPC00991, 03EPC00351, 03EPC00804, CITY COUNCIL BILL 0-02-16, ENACTMENT 13-2002] *[Was Indef Deferred 10/27/04]* *[Deferred from 12/1/04]* (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

04DRB-01633 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] *[Was Indef Deferred 10/27/04]* *[Deferred from 12/1/04]* (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

6. **Project # 1002779**  
04DRB-01730 Major-Preliminary Plat Approval  
04DRB-01731 Major-Vacation of Public Easements  
04DRB-01732 Minor-Temp Defer SDWK
- ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SANHIL DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Tract(s) C, A-1 & A-2, LANDS OF POLO CHAVEZ and SAN JOSE TRACTS, (to be known as **CIELO LINDO SUBDIVISION**) zoned R-1 residential zone, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 04DRB00959, 03EPC02049, 03EPC01061] *[Deferred from 12/1/04]* (M-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**
7. **Project # 1003039**  
04DRB-01675 Major-Preliminary Plat Approval  
04DRB-01676 Major-Vacation of Pub Right-of-Way  
04DRB-01677 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, 2, & 3, Block(s) 16, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3, (to be known as **WILSHIRE ESTATES**) zoned RD, located on WILSHIRE BLVD NE, between VENTURA BLVD NE and HOLBROOK BLVD NE containing approximately 3 acre(s). [REF: 04DRB01077] *[Deferred from 12/1/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**
8. **Project # 1003475**  
04DRB-01694 Major-Vacation of Pub Right-of-Way  
04DRB-01695 Major-Preliminary Plat Approval  
04DRB-01696 Minor-Temp Defer SDWK
- WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned SU-1 PRD, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] *[Deferred from 12/1/04]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/2005.**

9. **Project # 1003522**  
04DRB-01725 Major-Preliminary Plat  
Approval  
04DRB-01726 Major-SiteDev Plan  
Subd  
04DRB-01727 Minor-Subd Design  
(DPM) Variance  
04DRB-01728 Minor-Temp Defer  
SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 89 and 6, Tract(s) B2, LANDS OF JANE BATTEN, ESTATE OF EMILIANO N GUTIERREZ (to be known as **SYDNEY PLACE**), zoned RA-2, located on CANDELARIA RD NW, between INDIAN FARM LN NW and LA PLAZA DR NW containing approximately 5 acre(s). [REF: 04DRB 01002] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/3/04 THE PRELIMINARY PLAT WAS APPROVED. SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LANDSCAPE PLANS FOR OPEN SPACE TRACTS. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR LOTS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1003606**  
04DRB-01689 Major-Vacation of Pub  
Right-of-Way  
04DRB-01690 Major-Preliminary Plat  
Approval  
04DRB-01691 Minor-Sidewalk Waiver  
04DRB-01692 Minor-Temp Defer  
SDWK  
04DRB-01693 Minor-Vacation of  
Private Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Lot(s) J09-26, J09-27, 19W, 12B, Tract(s) L and B, Unit(s) A, TOWN OF ATRISCO GRANT, WESTLAND NORTH SUBDIVISION, PAINTED SKY UNIT 1, SUNDORO SOUTH UNIT 1, **SUNDORO SOUTH UNIT 5**, zoned SU-2 RLT, located on LADERA DR NW, between 94<sup>TH</sup> ST NW and 90<sup>TH</sup> ST NW containing approximately 22 acre(s). [Deferred from 12/1/04](J-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**



11. **Project # 1003752**  
04DRB-01679 Major-Vacation of  
Public Easements

SURV-TEK INC agent(s) for WELLS FARGO BANK request(s) the above action(s) for all or a portion of Tract(s) F, **MENAU DEVELOPMENT AREA**, zoned C-3, located on MENAU BLVD NE, between PRINCETON NE and VASSAR NE containing approximately 2 acre(s). (H-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

12. **Project # 1003757**  
04DRB-01688 Major-Vacation of Pub  
Right-of-Way

ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION**, located on HAINES NW, between 2<sup>ND</sup> ST NW and 3<sup>RD</sup> ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] *[Deferred from 12/1/04]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

13. **Project # 1003520**  
04DRB-01567 Major-Preliminary Plat  
Approval  
04DRB-01568 Minor-Temp Defer  
SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] *[Deferred from 11/3/04 & 12/1/04]* 04DRB-1570 WAS WITHDRAWN. (B-20) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

14. **Project # 1001273**  
04DRB-01659 Major-SiteDev Plan  
BldPermit

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 4 acre(s). [REF: Z-94-13-1] [*Deferred from 11/17/04*] (F-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

15. **Project # 1003696**  
04DRB-01654 Major-Vacation of Pub  
Right-of-Way  
04DRB-01655 Major-Preliminary Plat  
Approval  
04DRB-01656 Minor-Temp Defer  
SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION AND Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION, (to be known as **TORRENTINO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on 97<sup>TH</sup> ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF:04DRB01495] [*Deferred from 11/17/04*] (L-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT THAT P-1 DESIGNATION ON LOTS. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1003571**  
04DRB-01517 Major-Vacation of  
Public Easements  
04DRB-01518 Major-Preliminary Plat  
Approval  
04DRB-01519 Minor-Sidewalk Waiver  
04DRB-01520 Minor-Temp Defer  
SDWK

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98<sup>TH</sup> ST NW containing approximately 36 acre(s). [REF: 04DRB01134] *[Deferred from 11/3/04 & 11/10/04 & 11/17/04]* (N-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/6/04 THE PRELIMINARY PLAT WAS APPROVED. 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 ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

**SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS**

**NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.**

17. **Project # 1003782**  
04DRB-01773 Minor-SiteDev Plan  
BldPermit
- DORMAN BREEN ARCHITECTS agent(s) for THE CHAPMAN COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 12A, 12B, 13 and 14, JOURNAL CENTER 2, UNIT 2, (to be known as **MASTHEAD POINTE @ JOURNAL CENTER**, zoned IP, located on BARTLETT ST NE, between MASTHEAD ST NE and RUTLEDGE NE containing approximately 4 acre(s). [REF: DRB-95-268] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENTS, COMPACT SPACE LABELING, OFFSITE MITIGATION, ADA RAMPS AT BARTLETT AND MASTHEAD AND PLANNING FOR SCALED VICINITY MAP ON SITE PLAN, SHEET ELEVATION DRAWING OF REFUSE CONTAINER AND ENCLOSURE, REPLAT APPROVED AT DRB.**
18. **Project # 1002962**  
04DRB-01783 Minor-SiteDev Plan  
BldPermit/EPC
- BOHANNAN HUSTON INC agent(s) for NMUI request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS SUBDIVISION**, zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and RAINBOW BLVD NW containing approximately 1 acre(s). [REF: 04EPC00299, 04DRB001322, 04DRB01321, 04DRB01320, 04DRB01319, 04DRB00929, 03DRB01530, 03DRB01529, 03DRB01528, 03DRB01527] **[Russell Brito, EPC Case Planner] (C-9) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

19. **Project # 1003775**  
04DRB-01745 Minor-SiteDev Plan  
BldPermit

SCHLEGEL LEWIS ARCHITECTS agent(s) for DGM LLC request(s) the above action(s) for all or a portion of Tract(s) G-1A-1, **SEVEN BAR RANCH**, zoned SU-1 FOR C-2 USES, located on COTTONWOOD DR NW, between COTTONWOOD PARK NW and OLD AIRPORT AVE NW containing approximately 2 acre(s). [REF: Z-96-92, AA-98-138] *[Deferred from 11/17/04]* (A-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR TIS OFFSITE MITIGATION MEASURES.**

20. **Project # 1000676**  
04DRB-01798 Minor-SiteDev Plan  
Subd/EPC  
04DRB-01800 Minor-SiteDev Plan  
BldPermit/EPC

ED FITZGERALD ARCHITECTS agent(s) for MARK & JEAN BERNSTEIN request(s) the above action(s) for all or a portion of Tract(s) F-3, **LAS TIENDAS DE CORRALES CENTER**, zoned SU-1, IP, located on CORRALES RD NW, between CORRALES ACEQUIA NW and ALAMEDA BLVD NW containing approximately 3 acre(s). [REF: ZA-97-274, 04EPC01353, 04EPC01354] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 12/1/04]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

21. **Project # 1002405**

04DRB-01795 Minor-SiteDev Plan  
Subd/EPC

04DRB-01797 Minor-SiteDev Plan  
BldPermit/EPC

RAINHART ARCHITECT & ASSOCIATES agent(s) for BLAUGRUND LEE ETAL request(s) the above action(s) for all or a portion of Block(s) F1, Tract(s) A28B1, **REDLANDS SHOPPING CENTER**, zoned SU-1, C-1, located on REDLANDS NW, between COORS BLVD NW and 57<sup>TH</sup> ST NW containing approximately 2 acre(s). [REF: 04DRB01703, 03DRB00879] [**Carmen Marrone, EPC Case Planner**] (G-11) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN AND CARMEN'S COMMENTS. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN AND CARMEN'S COMMENTS.**

04DRB-01703 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOC PA agent(s) for TANGER REDLANDS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-28-B1, NORTHEAST UNIT TOWN OF ATRISCO GRANT, **REDLANDS SHOPPING CENTER**, zoned SU-1/C-1, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 5 acre(s). [REF: 03DRB00879] [*Deferred from 11/10/04*] (G-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PANNING FOR PNM SIGNED RELEASE OF EASEMENT.**

22. **Project # 1003791**  
04DRB-01799 Minor-SiteDev Plan  
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 5, **MERIDIAN BUSINESS PARK**, zoned IP industrial park zone, located on MERIDIAN PLACE NW, between SILVER CREEK RD NW and GALLATIN PL NW containing approximately 6 acre(s). [REF: Z-92-57] (K-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR COPY OF FIRE FLOW CALCULATION SHEET. NEED TO VERIFY SYSTEM CAPACITY AND TRANSPORTATION DEVELOPMENT FOR SIDEWALKS WIDTH AND MEANDERING SIDEWALKS CITY STANDARD DWG NO. 5 AND OFFSITE MITIGATION FEE.**

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

23. **Project # 1003781**  
04DRB-01768 Minor-Prelim&Final Plat  
Approval

ALBUQUERQUE SURVEYING CO., INC. agent(s) for TEAM SOUTHWEST, SPERRY VAN NESS request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A1 & 2B1, **UNIVERSITY TOWERS**, zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and I-40 containing approximately 9 acre(s). (H-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/1/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

24. **Project # 1001347**  
04DRB-01792 Minor-Prelim&Final Plat  
Approval

ALDRICH LAND SURVEYING INC agent(s) for CURB, INC request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) L, **EL RANCHO GRANDE, UNIT 8A**, zoned R-LT, located on EL PATRON RD SW, between DEL REY RD SW and SALIZA DR SW containing approximately 1 acre(s). [REF: 04DRB00057] (M-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

25. **Project # 1000635**  
04DRB-01764 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for COORS & MONTANO, LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1-A, 38-2-A and 38-3-A, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between COORS RD NW and MONTANO RD NW containing approximately 4 acre(s). [REF: 04DRB01092, 04DRB01093, 03DRB00613, 03DRB00454, 03DRB00455, 04DRB01698] (E-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.**

26. **Project # 1003497**  
04DRB-01759 Minor-Prelim&Final Plat  
Approval

GENE & DOROTHY DYER request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 20, **FAIRGROUNDS ADDITION**, zoned C-3, located on DOMINGO NE, between SAN PEDRO NE and CALIFORNIA NE containing approximately 1 acre(s). [REF: 04DRB00936] (K-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**



27. **Project # 1002632**  
04DRB-01761 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for BUILDERS INVESTMENT CO OF NM request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, PARAGON RESOURCES INC, (to be known as **SUNDANCE ESTATES**) zoned RD FOR R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and BLANDA CT NW containing approximately 122 acre(s). [REF: 03DRB01306, 03EPC006901, 04DRB00760, 04DRB00761] (B-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR GRANTING OF PUBLIC EASEMENT ON LOT 6 TO CITY OF ALBUQUERQUE, CORRECT SOUTH BOUNDARY TRACT 6, TRACT 1 ACREAGE.**

28. **Project # 1002250**  
04DRB-01770 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) A-1-B, **VENTANA TOWNHOMES @ VENTANA RANCH**, zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and VENTANA RD NW containing approximately 7 acre(s). [REF: 04DRB01314] (B-10) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

29. **Project # 1001222**  
04DRB-01772 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for NICKOLSON FAMILY LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 3-A-2, **SHELL SUBDIVISION NO. 2**, zoned C-2 community commercial zone, located on COORS BLVD NW, between ILIFF RD NW and HANOVER RD NW containing approximately 2 acre(s). [REF: 03DRB01769, 01DRB00587, 03DRB01769] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A COPY OF PRIVATE UTILITY EASEMENT (NOTE 4d) AND CALL OUT NOTE 4d ON THE PLAT AND TRANSPORTATION DEVELOPMENT FOR TIS AND CLOSURE OF DRIVE ONTO COORS (NORTH).**

30. **Project # 1003786**  
04DRB-01778 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 64 & 66, **BREEZE @ MOUNTAIN GATE**, zoned SU-1 PRD,C-1, SC, located on WENONAH AVE SE, between SHAFFER CT SE and KAYLYN DR SE containing approximately 1 acre(s). [REF: Z-91-5, Z-70-60-1, DRB-98-45] (L-23) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

31. **Project # 1001289**  
04DRB-01701 Minor-Ext of SIA for  
Temp Defer SDWK
- TIERRA WEST LLC agent(s) for K B HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 1-114, **DESERT PINE UNIT 2**, zoned RD, located on EUCARIZ AVE SW, between 94<sup>TH</sup> STREET SW and 98<sup>TH</sup> STREET SW containing approximately 16 acre(s). [REF: 01DRB00777, 02DRB01207] [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT] (L-9) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
32. **Project # 1003688**  
04DRB-01463 Minor-Prelim&Final Plat  
Approval
- SURV-TEK INC., agent(s) for JAMES BAKER, THE TRAILS LLC, LONGFORD GROUP INC., request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS**, zoned RD, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW containing approximately 6 acre(s). [Deferred from 11/17/04](C-9) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.**
33. **Project # 1003604**  
04DRB-01794 Minor-Final Plat  
Approval
- ABQ ENGINEERING agent(s) for D T LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 217, 218, 219 and 220, **MIRA MESA SUBDIVISION**, zoned R-2 residential zone, located on HANOVER RD NW, between GLENRIO RD NW and 68<sup>TH</sup> ST NW containing approximately 13 acre(s). [REF: 04DRB01233, 04DRB01452, 04DRB01453] [Deferred from 12/1/04] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/8/04.**

34. **Project # 1002506**  
04DRB-01791 Minor-Subd Design  
(DPM) Variance

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A and 12B, **PARTITION OF BLACK RANCH**, zoned RA-1 residential and agricultural zone, semi-urban area, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC00300, 03EPC00301, 04DRB00217, 04DRB00360] (C-13) **A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

35. **Project # 1002856**  
04DRB-01793 Minor-Amnd Prelim Plat  
Approval

MARK GOODWIN & ASSOCIATES agent(s) for D R HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Tract(s) 5, **MEADOWS @ ANDERSON HILLS, UNIT 3B**, zoned R-LT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH ST SW containing approximately 18 acre(s). [REF: Z-99-58,04DRB00230] (P-9) **THE AMENDED INFRASTRUCTURE LIST DATED 12/1/04 AND THE AMENDED GRADING PLAN DATED 9/23/04 WERE APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT (4-7-04).**

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

36. **Project # 1002590**  
04DRB-01769 Minor-Sketch Plat or Plan  
GND, LLC agent(s) for MICHAEL WACHOCKI request(s) the above action(s) for all or a portion of Tract(s) B-2, **LANDS OF BRACKSON A COURSON**, zoned R-D, located on 64<sup>TH</sup> ST NW, between WAYNE NW and CLEGHORN NW containing approximately 4 acre(s). [REF: Z-85-138, DRB-93-389] (G-10) **COMMENTS RECEIVED.**
37. **Project # 1003788**  
04DRB-01787 Minor-Sketch Plat or Plan  
CARLOS J TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, **TOHATCHI TRAIL TRACK ADDITION**, zoned R-1, located on MOUNTAIN RD NW and TOHATCHI TRAIL NW. (J-12) **COMMENTS RECEIVED.**
38. **Project # 1003790**  
04DRB-01790 Minor-Sketch Plat or Plan  
BOHANNAN HUSTON INC request(s) the above action(s) for all or a portion of Tract(s) H1C, **GURULE-FILBERTO**, zoned IP, located on I-25 NE, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE [REF: ZA-96-97] (B-18) **COMMENTS RECEIVED.**

39. **Project # 1001386**  
04DRB-01796 Minor-Sketch Plat or  
Plan

BERNARD LOEFFLER agent(s) for EMILIANO SAIZ request(s) the above action(s) for all or a portion of Tract(s) 22B1, **CORONA DEL SOL SUBDIVISION**, zoned SU-1 special use zone, located on SEQUOIA RD NW, between COORS BLVD NW and REDLANDS RD NW containing approximately 6 acre(s). [REF: DRB-94-68, AA-01236, 01109, AA-0300279] (G-11) **COMMENTS RECEIVED.**

40. Approval of the Development Review Board Minutes for November 10 and November 17, 2004.  
**THE DRB MINUTES FOR NOVEMBER 10 AND NOVEMBER 17, 2004 WERE APPROVED.**

ADJOURNED: 4:30 P.M.



# DRB CASE ACTION LOG (PREL & FINAL PLAT)

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.: 04DRB-01703 (P&F)

Project # 1002405

Project Name: REDLANDS SHOPPING CEN.

Agent: Mark Goodwin & Associates

Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/1/04 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): PNM signed release of easement  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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 OK
- Copy of recorded plat for Planning.

Project Number 1002405

*Handwritten marks:* #21

# 21



# DRB CASE ACTION LOG (SITE PLAN B.P.)

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.: 04DRB-01797 (SBP)  
Project Name: Redlands Shopping Center  
Agent: Rainhart Architect & Associates

Project # 1002405  
Phone No.: 884-9110

Project Number

1002405

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/1/04 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): 3 copies of SPBP  
Carman's comments  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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.**



# 21



# DRB CASE ACTION LOG (SITE PLAN SUBD.)

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.: 04DRB-01795 (SPS)  
Project Name: Redlands Shopping Center  
Agent: Rainhart Architect & Associates

Project # 1002405  
Phone No. 884-9110

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/1/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

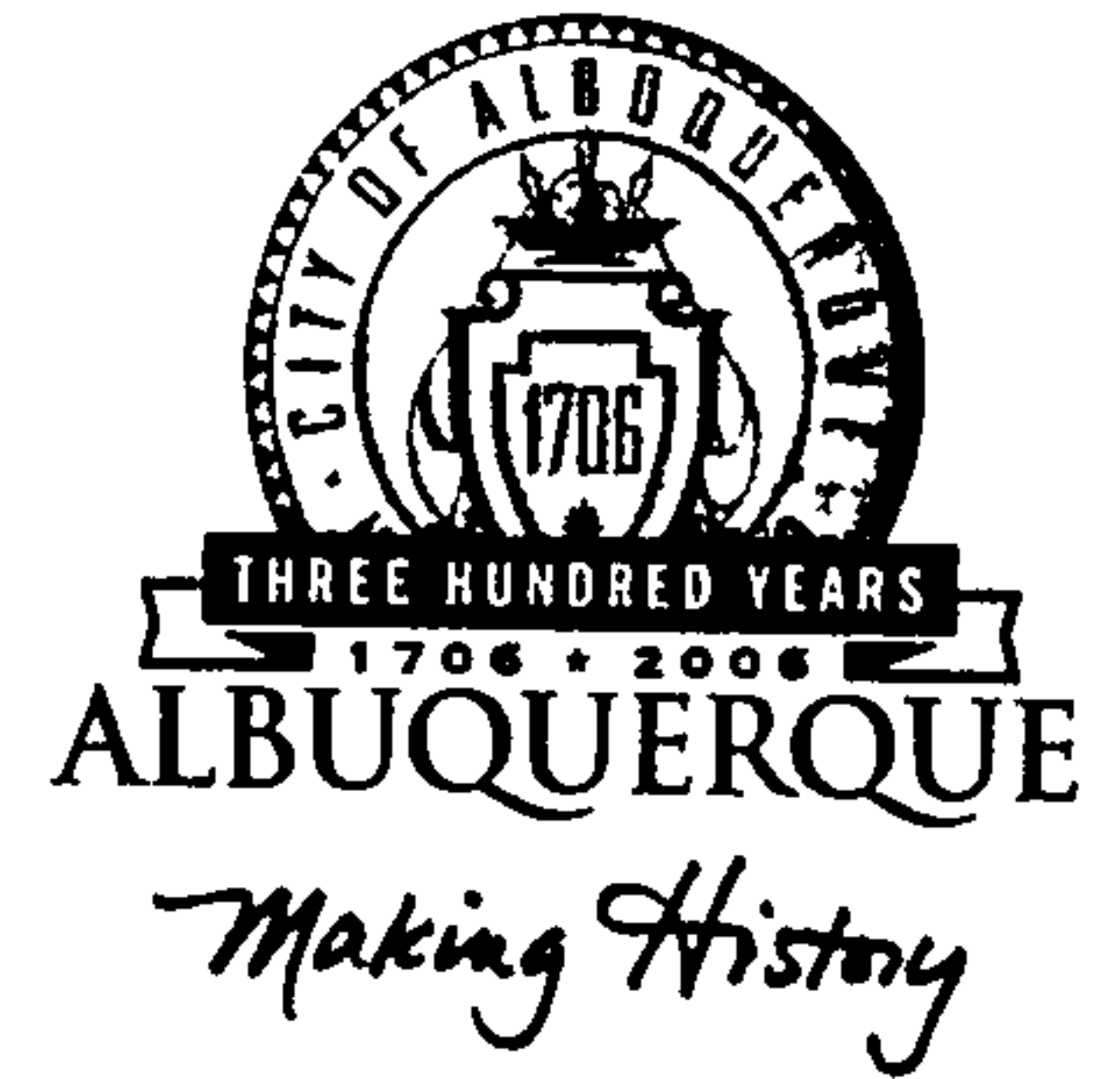
PARKS / CIP: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLANNING (Last to sign): 3 copies of SP3  
\_\_\_\_\_  
\_\_\_\_\_

- 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 1002405

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002405**

**AGENDA ITEM NO: 21**

**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 Dev. Plan     |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Cost Allocation Plan |

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

No adverse comments on plat.  
An executed Subdivision Improvements Agreement with financial guarantees is on file for Site Plan signoff.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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:** December 1, 2004

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

# 21

**INTER-OFFICE MEMO**

**November 29, 2004**

**TO:** Sheran Matson, DRB Chair  
**FROM:** Carmen Marrone, Senior Planner  
**RE:** **Project #1002405, Octopus Car Wash, Coors/Redlands NW  
Site Plan for Subdivision and Site Plan for Building Permit**

On July 15, 2004, the EPC approved a Site Plan for Subdivision and a Site Plan for Building Permit for Tract A-28-B-1, Town of Atrisco Grant, zoned SU-1 for C-1 Uses & Auto Body Repair & Painting. Both site plans were approved with conditions. The applicant proposes to subdivide the existing tract into two tracts and to construct an Octopus Car Wash on the southern tract.

The DRB submittal for site plan for subdivision meets the conditions approved by the EPC. However, the following site plan for building permit conditions still need to be addressed before DRB can sign off on the site plan:

Condition 6: The pedestrian connection from 57<sup>th</sup> Street shall be paved where they intersect with the end aisles and shall not have landscaping encroaching onto the walkway. (see landscaping plan)

Condition 11: A minimum of 5 coniferous trees should be planted in the 6' buffer strip along the southern boundary of the site to screen the southern façade from the adjacent office building.

The DRB submittal differs from the EPC submittal regarding building size and canopies. The building has been reduced from 11,118 sf to 7,270 sf and additional canopies have been added. The DRB submittal indicates 4,200 sf of canopies. This number is incorrect and does not include the canopy in front of the "order" booth. The DRB site plan shall be amended from 4200 sf of canopies to **4,800 sf** of canopies.

Also, since the square footage of canopies has more than tripled from the EPC submittal, a note should be added on the site plan regarding maintenance of the canopies to read as follows: "All canopies shall be maintained by the property owner in order to preserve the visual integrity of the site."

If you have any questions regarding this case, please call me at 924-3814.

*Gallegos*

*Comments from 11/10/04 DRB*

**DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT  
Standard Comment Sheet**

DRB- 1002405

Item No. 14

Zone Atlas G-11

DATE ON AGENDA 11-10-04

INFRASTRUCTURE REQUIRED (X) YES ( ) NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

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

<u>No.</u>	<u>Comment</u>
------------	----------------

- 1) Where is dedication of Coors Blvd. (138'??)
- 2) The existing PUE along Coors needs to be vacated.
- 3) Is the 4<sup>th</sup> lane in Coors already present? Bikelane?
- 4) How does the decel lane work with the proposed NMDOT Coors/I-40 interchange work?

**If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**November 10, 2004**

**Staff Comments**

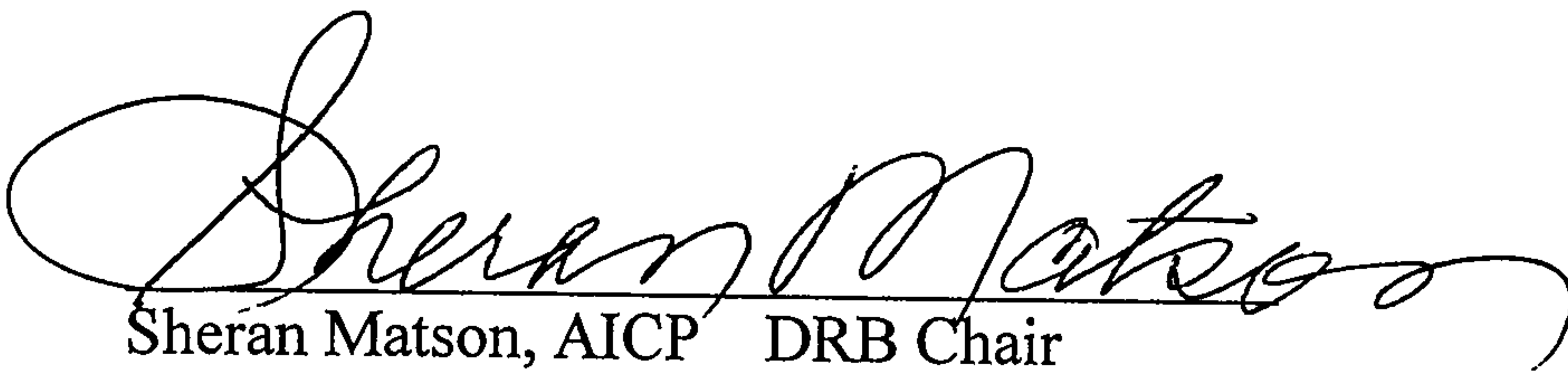
**ITEM # 14**

**PROJECT # 1002405**

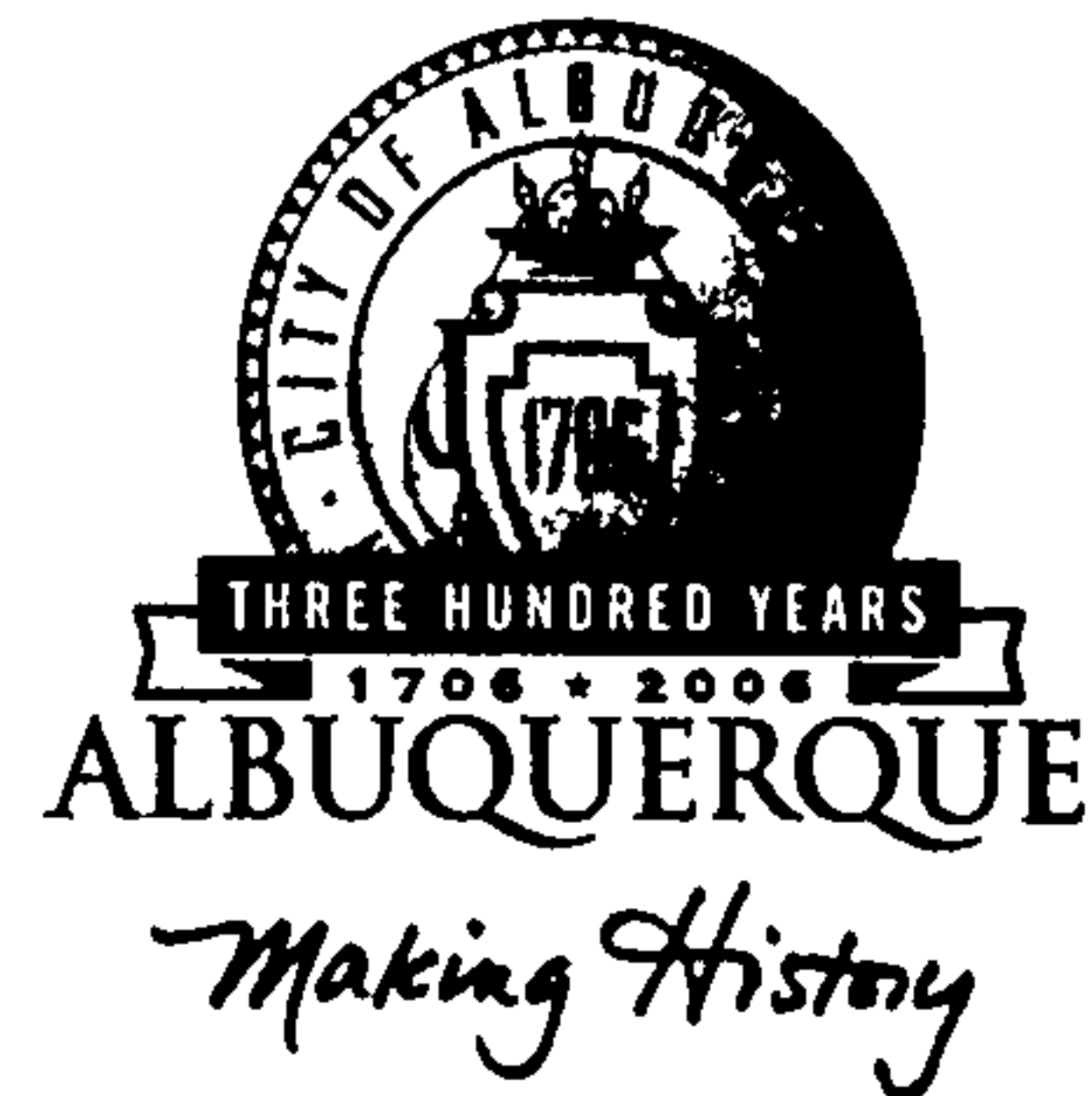
**APPLICATION # 04-01703**

**RE: Redlands Shopping Center/minor plat**

The SPBP approved last year does not agree with the current requested platting action. The SPBP shows one lot. The plat shows two lots. The SPBP must be amended before we approve the plat.



Sheran Matson, AICP DRB Chair  
924-3880 Fax 924-3864 smatson@cabq.gov



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002405**

**AGENDA ITEM NO: 14**

**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 Dev. Plan     |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Cost Allocation Plan |

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

No adverse comments.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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:** November 10, 2004



PLANNING DEPARTMENT

**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 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.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 9:25 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

- 1. **Project # 1002092**  
04DRB-01623 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Unit(s) 1, 2 & 3, **OXBOW NORTH**, zoned SU-3 special center zone, located on COORS BLVD NW, between NAMASTE DR NW and north of ST PIUS X HIGH SCHOOL containing approximately 40 acre(s). [REF: 04DRB01159] (F-11) **A ONE-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1002464**  
04DRB-01576 Major-Vacation of Pub  
Right-of-Way

PRECISION SURVEYS INC agent(s) for UNSER VULCAN LLC request(s) the above action(s) for all or a portion of Lot(s) 6A, **SANTA FE VILLAGE, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on VULCAN RD NW, between BOGART ST NW and UNSER BLVD NW containing approximately 1 acre(s). [REF: 03DRB00191] (F-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
  
3. **Project # 1003420**  
04DRB-01508 Major-Preliminary Plat  
Approval  
04DRB-01509 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] *[Deferred from 10/27/04 & 11/17/04]* (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**
  
4. **Project # 1002051**  
03DRB-02008 Major-Preliminary Plat  
Approval  
03DRB-02009 Major-Vacation of Public  
Easements  
03DRB-02010 Minor-Vacation of Private  
Easements  
03DRB-02011 Minor-Temp Defer SDWK

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). *[Deferred from 6/9/04, 6/23/04, 8/4/04 & 9/29/04]* [REF: 02DRB-00963] (B-10) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**



5. **Project # 1003571**  
04DRB-01517 Major-Vacation of Public Easements  
04DRB-01518 Major-Preliminary Plat Approval  
04DRB-01519 Minor-Sidewalk Waiver  
04DRB-01520 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98<sup>TH</sup> ST NW containing approximately 36 acre(s). [REF: 04DRB01134] *[Deferred from 11/3/04 & 11/10/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**
6. **Project # 1003470**  
04DRB-01522 Major-Bulk Land Variance  
04DRB-01523 Major-Preliminary Plat Approval  
04DRB-01524 Minor-Temp Defer SDWK
- WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION, KASSUBA-MONTBEL LANDS**, zoned R-1 residential zone, located on 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04 & 11/10/04]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**
7. **Project # 1003705**  
04DRB-01540 Major-Vacation of Public Easements  
04DRB-01539 Minor-Sketch Plat or Plan
- FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s).[REF:V-78-38] *[Deferred from 11/3/04]* (K-15) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

8. **Project # 1003125**  
04DRB-01505 Major-Bulk Land Variance  
04DRB-01506 Minor-Prelim&Final Plat  
Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). [*Deferred from 10/27/04 & 11/3/04 & 11/10/04, NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04*] [REF: 03EPC02054](F-6/G-6) **DEFERRED TO 12/8/04.**

04DRB-01630 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506][**Chris Hyer, EPC Case Planner**] [*Deferred from 10/27/04 & 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04*] (F-5/G-6) **DEFERRED TO 12/8/04.**

**SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS**

**NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.**

9. **Project # 1003010**  
04DRB-01687 Minor-SiteDev Plan  
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HOUSING @ ALBUQUERQUE LITTLE THEATRE**, zoned SU-2 CLD, located on CENTRAL AVE SW, between LAGUNA BLVD SW and SAN PASQUALE AVE SW containing approximately 2 acre(s). [REF: 02EPC01669, 03EPC0670, 02EPC01671, 03EPC01704, 04DRB00366, 04EPC00860] [*11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04*] [**Makita Hill, EPC Case Planner**] (J-13) **DEFERRED TO 11/17/04.**

10. **Project # 1002786**  
04DRB-01635 Minor-SiteDev Plan  
BldPermit

JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s). [REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] [Deferred from 10/27/04 & 11/10/04] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

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

11. **Project # 1000633**  
04DRB-01700 Minor-Ext of SIA for Temp  
Defer SDWK

BOHANNAN HUSTON INC agent(s) for HIGH DESERT INVESTMENT INC request(s) the above action(s) for all or a portion of Lot(s) 6A-1,13, 15, 9, 11, 5, 6 and 7, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP, located on TIBURON ST NE, between MASTHEAD ST NE and WOLCOTT AVE NE [REF: 02DRB01598] (D-17) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALK WAS APPROVED.**

12. **Project # 1001289**  
04DRB-01701 Minor-Ext of SIA for Temp  
Defer SDWK

TIERRA WEST LLC agent(s) for K B HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 1-114, **DESERT PINE UNIT 2**, zoned RD, located on EUCARIZ AVE SW, between 94<sup>TH</sup> STREET SW and 98<sup>TH</sup> STREET SW containing approximately 16 acre(s). [REF: 01DRB00777, 02DRB01207] [11/10/04 *NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT*] (L-9) **INDEFINITELY DEFERRED ON A NO SHOW.**

13. **Project # 1000635**  
04DRB-01698 Minor-Vacation of Private Easements

PRECISION SURVEYS INC agent(s) for COORS & MONTANO LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1-A, 38-L-A and 38-3-A, **TAYLOR RANCH SUBDIVISION**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between COORS BLVD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 04DRB01092, 04DRB01093, 03DRB00613, 03DRB00454, 03DRB00455] (E-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1002405**  
04DRB-01703 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOC PA agent(s) for TANGER REDLANDS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-28-B1, NORTHEAST UNIT TOWN OF ATRISCO GRANT, **REDLANDS SHOPPING CENTER**, zoned SU-1/C-1, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 5 acre(s). [REF: 03DRB00879] [*Deferred from 11/10/04*] (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

15. **Project # 1002858**  
04DRB-01683 Minor-Amnd Prelim Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for **MESA @ ANDERSON HILLS, UNIT 1**, zoned R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: 04DRB01155, Z-88-58] (N-9/P-9) **THE AMENDED PRELIMINARY PLAT WAS WITHDRAWN AT THE AGENT'S REQUEST.**

16. **Project # 1003187**  
04DRB-01704 Minor-Final Plat Approval  
04DRB-01705 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 5E, LANDS OF UNM AND PARADISE VALLEY SUBDIVISION, (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1 residential zone, located on the southeast corner of GOLF COURSE RD NW and MARNA LYNN AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB00910, 04DRB01365, 04DRB01366, 04DRB001586] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-12) **DEFERRED TO 11/17/04.**

17. **Project # 1003467**  
04DRB-01706 Minor-Prelim&Final Plat Approval

WALLACE BINGHAM agent(s) for CHARLIE MOSS request(s) the above action(s) for all or a portion of Lot(s) 11, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2, located on RICE AVE NW, between I-40 and INDIAN SCHOOL NW containing approximately 1 acre(s). [REF: DRB 95-337, DRB 95-438, 04DRB00814] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/10/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/1/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

18. **Project # 1003673**  
04DRB-01637 Minor-Prelim&Final Plat Approval  
04DRB-01638 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] *[Deferred from 10/27/04 & 11/3/04, [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-20) **DEFERRED TO 11/17/04.**

19. **Project # 1002397**  
04DRB-01668 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587, 04DRB00707, 04DRB00798] *[Deferred from 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(E-12) **DEFERRED TO 11/17/04.**

20. **Project # 1003634**  
04DRB-01297 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04] [Final Plat indefinitely deferred for SIA, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(K-14) **DEFERRED TO 11/17/04.**

21. **Project # 1003668**  
04DRB-01414 Minor-Prelim&Final Plat  
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-20) **DEFERRED TO 11/17/04.**

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

22. **Project # 1003759**  
04DRB-01702 Minor-Sketch Plat or Plan
- KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173-A-1, 173-A-2, 174-A and 174-B, M.R.G.C.D. MAP 31, zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). *[INDEF. DEFERRED ON A NO SHOW 11/10/04]* (G-13) **COMMENTS RECEIVED BY THE AGENT.**
23. Approval of the Development Review Board Minutes for October 27, 2004. **DRB MINUTES FOR OCTOBER 27, 2004 WERE APPROVED.**

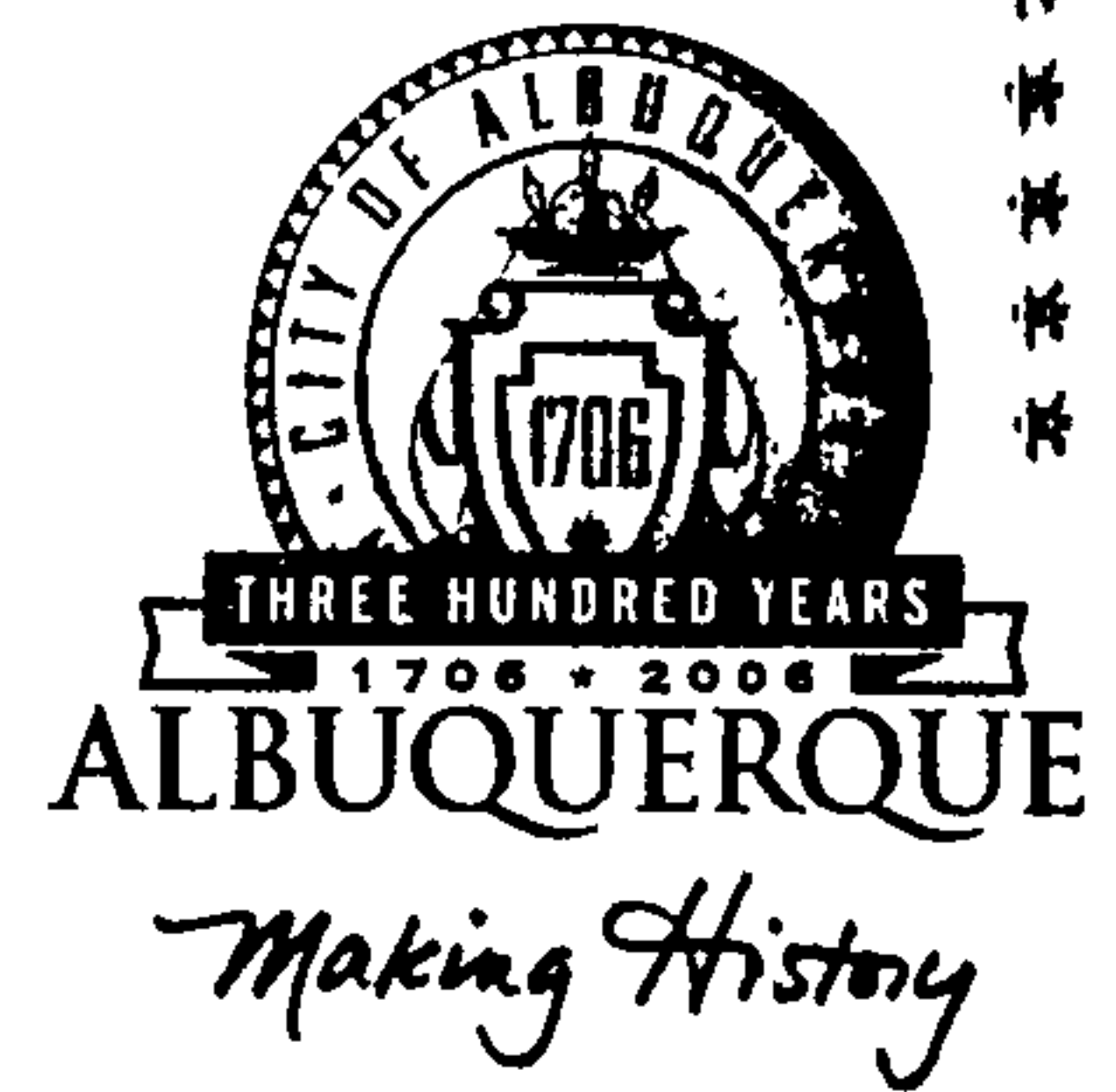
ADJOURNED: 9:25 A.M.







# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002405**

**AGENDA ITEM NO: 14**

**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 Dev. Plan     |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Cost Allocation Plan |

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

No adverse comments.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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

12-1-04

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:** November 10, 2004

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
November 10, 2004  
Staff Comments**

**ITEM # 14**

**PROJECT # 1002405**

**APPLICATION # 04-01703**

**RE: Redlands Shopping Center/minor plat**

The SPBP approved last year does not agree with the current requested platting action. The SPBP shows one lot. The plat shows two lots. The SPBP must be amended before we approve the plat.



Sheran Matson, AICP DRB Chair

924-3880 Fax 924-3864 smatson@cabq.gov

2405

### AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002405

Subdivision Name: Tracts A28B1A and A28B1B Northeast Unit, Town of Atrisco Grant

Surveyor: Timothy Aldrich

Company/Agent: Goodwin & Associates

Contact Person: Stephen Stasiewicz E-mail: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: 797-9539

DXF Received Date: 11/1/2004

Hard-Copy Date: 11/1/2004

Coordinate system:  NMSP Grid (NAD 83)  NMSP Grid (NAD 27)  Ground rotated to NMSP Grid  Other

*Stephen Stasiewicz*  
Approved

11/1/04  
Date

\*The dxf file cannot be accepted at this time for the following reason(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### AGIS Use Only

Copied cov2405 to agiscov on 11/1/2004. Contact person notified on 11/1/2004

9



Completed 2/19/04

### 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.: 03-00879 (SBP)	Project # 1002405
Project Name: TOWN OF ATRISCO GRANT NE	EPC Application No.: 02EPC-01949
Agent: John Myers	Phone No.: 247-9080

Project Number 1002405

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/4/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES:  
 Reverse Utility Plan for Sewer Service, must tie to  
 Atrisco, not Redlands.  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 SIA  
 Delivery Vehicle Route Verification of Adequacy.  
 Public Road along Coors BIUD  
 \_\_\_\_\_

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

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

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

Okay

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002405

Subdivision Name: Tracts A28B1A and A28B1B Northeast Unit, Town of Atrisco Grant

Surveyor: Timothy Aldrich

Company/Agent: Goodwin & Associates

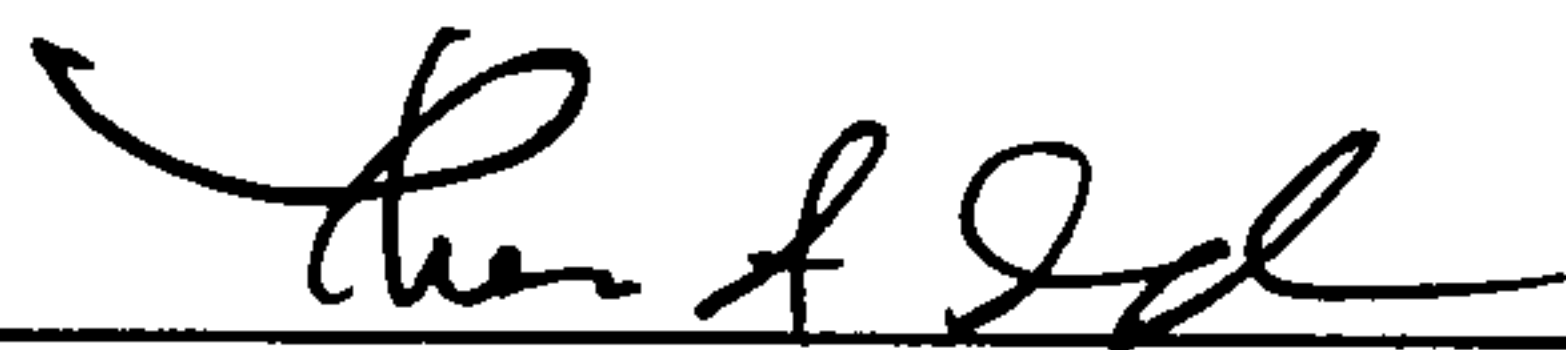
Contact Person: Stephen Stasiewicz E-mail: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: 797-9539

DXF Received Date: 11/1/2004

Hard-Copy Date: 11/1/2004

Coordinate system:  NMSP Grid (NAD 83)  NMSP Grid (NAD 27)  Ground rotated to NMSP Grid  Other



11/1/04

Approved

Date

\*The dxf file cannot be accepted at this time for the following reason(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AGIS Use Only

Copied cov2405 to agiscov on 11/1/2004. Contact person notified on 11/1/2004



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

August 6, 2003

9:00 a.m.

**MEMBERS:**

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

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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

A. Call to Order: 9:00 a.m.

Adjourned: 10:40 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 # 1000444**  
03DRB-01147 Major-Two Year SIA  
Procedure "B" Modified

CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 25, 26 AND 29 AND Tract(s) A, **STONEBRIDGE SUBDIVISION, UNIT 6**, zoned R-1 residential zone, located north of MCMAHON NW, between STONEBRIDGE DR NW AND BLACK ARROYO NW, containing approximately 36 acre(s). [REF: 00DRB-01238-42, DRB-95-358, AX-85-70, Z-85-84 (A-12) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 7/25/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS EXTENDED TO 7/25/04.**

2. **Project # 1002804**  
03DRB-01145 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC. agent(s) for MENAUL DEVELOPMENT THREE, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-C & 4, **UNCLE DOC ADDITION**, zoned C-2 community commercial zone, located on MENAUL BLVD NE, between SNOW HEIGHTS CR NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: Project #1001081] [Deferred from 8/6/03] (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 8/20/03.**

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

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

3. **Project # 1000501**  
03DRB-01280 Minor-SiteDev Plan  
Subd/EPC  
03DRB-01281 Minor-SiteDev Plan  
BldPermit/EPC

SHIVER CONSTRUCTION CO agent(s) for NEW MEXICO VIETNAMESE BUDDHIST ASSOCIATION request(s) the above action(s) for all or a portion of Lot(s) 5 6, 17 and 18, **CASAS SERENAS SUBDIVISION**, zoned SU-1 for Church, located on PENNSYLVANIA SE, between BELL AVE SE and TRUMBELL AVE SE containing approximately 1 acre(s). [REF: 00EPC-00604] [DEBBIE STOVER, EPC CASE PLANNER] (L-19) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE PROTECTION ISSUES. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE PROTECTION ISSUES.**



4. **Project # 1001567**  
03DRB-01256 Minor-Amnd SiteDev  
Plan BldPermit

BRASHER & LORENZ agent(s) for GE CAPITAL MODULAR SPACE request(s) the above action(s) for all or a portion of Tract(s) 5A1-B, **VOLCANO BUSINESS PARK**, zoned SU-1 special use zone, for C-1 & IP Uses, located on PAINTED ROCK DR NW, between OURAY RD NW and TODOS SANTOS ST NW containing approximately 11 acre(s). [REF: 01EPC-01554, 01EPC-01555, DRB--98-209, DRB-97-450, DRB-95-462, Z-80-876] [**JUANITA VIGIL, EPC CASE PLANNER**] (G-10) **DELEGATED OFF THE AGENDA 8/6/03.**

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

JOHN A. MYERS agent(s) for TANAGER- REDLANDS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-28-B1, **TOWN OF ATRISCO GRANT, NORTHEAST UNIT**, zoned SU-1 special use zone, for C-1 uses to include AUTO BODY REP. & PAINT., located on the WEST SIDE OF COORS BLVD NW, between SEQUOIA RD NW and QUAIL RD NW containing approximately 5 acre(s). [REF: 02EPC-01949] [**DEBBIE STOVER, EPC CASE PLANNER**] [*Deferred from 6/11/03, 7/9/03 & 7/16/03*] (G-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND DELIVERY VEHICLE ROUTE VERIFICATION OF ADEQUACY AND PUBLIC ROADWAY EASEMENT ALONG COORS BOULEVARD AND UTILITIES DEVELOPMENT TO REVISE UTILITY PLAN FOR SEWER SERVICE, MUST TIE TO ATRISCO NOT REDLANDS. THE INFRASTRUCTURE LIST DATED 8/6/03 WAS APPROVED.**

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

JIM MILLER - MILLER & ASSOCIATES, agent(s) for FIDELITY TRUST CO. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP industrial park zone, located on SAN MATEO BLVD NE, between SAN DIEGO AVE NE and BEVERLY HILLS AVE NE containing approximately 3 acre(s). [REF: 01ZHE-01832] [Deferred from 7/9/03 & 8/6/03] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/27/03.**

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

7. **Project # 1001038**  
03DRB-01279 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING & CONSULTING, LLC, agent(s) for HELMICK / SPRADLIN DEVELOPMENT PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 27 and 28, **LA CUEVA TIERRA SUBDIVISION**, zoned R-D, located on ROBS PL NE, between VENTURA NE and BARSTOW NE containing approximately 1 acre(s). [REF: DRB-94-436, 03DRB-00075] (C-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ACCEPTANCE OF STORM DRAIN AND CERTIFICATION OF GRADING PLAN AND ACCEPTANCE OF WORK ORDER AND PLANNING FOR AGIS DXF FILE.**

8. **Project # 1002849**  
03DRB-01272 Minor-Prelim&Final Plat  
Approval

JASON BUCKNER request(s) the above action(s) for all or a portion of Tract(s) A & B, **VAN CLEAVE ACRES**, zoned RA-2 residential and agricultural zone, located on VAN CLEAVE RD NW, between SAN YSIDRO RD NW and GRANDE RD NW containing approximately 2 acre(s). [Deferred from 8/6/03] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 8/13/03.**

9. **Project # 1001096**  
03DRB-01273 Minor-Extension of  
Preliminary Plat

D. STUART HARROUN JR agent(s) for THREE LAGOONS LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 and B-2, **LANDS OF LOZES GOFF**, zoned RO-1, located on EDITH BLVD NE, between TYLER NE and LAS COLINAS NE containing approximately 15 acre(s). [REF: 01DRB-00294, 02DRB-01421] (D-16) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS APPROVAL INCLUDES THE EXTENSION OF THE INFRASTRUCTURE LIST DATED 9/12/01.**

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

10. **Project # 1002851**  
03DRB-01278 Minor-Sketch Plat or Plan

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Tract(s) 4, **ALVARADO GARDENS - UNIT 3**, zoned R-2, located on CANDELARIA AVE NW, between RIO GRANDE BLVD NW and TRELIS NW containing approximately 2 acre(s). [REF: DRB-97-292] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. Approval of the Development Review Board Minutes for July 23, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:40 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: 1002405**

**AGENDA ITEM NO: 5**

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

**ENGINEERING COMMENTS:**

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

**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:** August 6, 2003



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

July 16, 2003

9:00 a.m.

**MEMBERS:**

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

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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

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

Adjourned: 11:05 a.m.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1000420**  
03DRB-01005 Major-Vacation of  
Public Easements

TIERRA WEST agent(s) for HARLAN FAUST request(s) the above action(s) for all or a portion of Tract(s) H1-A-1, **THE 25**, zoned IP, located on THE 25 WAY NE, between JEFFERSON ST NE and THE LANE AT 25 NE containing approximately 2 acre(s). [REF: 02DRB-01524] (F-17) **VACATION APPROVED AS SHOWN ON EXHIBIT B 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.**

2. **Project # 1000188**  
03DRB-01131 Minor-Amnd SiteDev Plan  
Subd/EPC  
03DRB-01132 Minor-Amnd SiteDev Plan  
BldPermt/EPC
- TIERRA WEST LLC agent(s) for WEST BLUFF CENTER LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **WEST BLUFF SUBDIVISION**, zoned C-2 community commercial zone, located on OURAY RD NW, between COORS BLVD NW and CORONA DR NW containing approximately 10 acre(s). [REF: 01EPC-01539, 01EPC-01540] **[RUSSELL BRITO, EPC CASE PLANNER]** (H-11) **THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
- 03DRB-01135 Minor-Amnd SiteDev Plan  
Subd/EPC  
03DRB-01136 Minor-Amnd SiteDev Plan  
BldPermt/EPC
- TIERRA WEST LLC agent(s) for WEST BLUFF CENTER LLC request(s) the above action(s) for all or a portion of Tract(s) 1, 2 and 3, **WEST BLUFF SUBDIVISION**, zoned C-2 community commercial zone, located on OURAY RD NW, between COORS BLVD NW and CORONA DR NW containing approximately 12 acre(s). [REF: 01EPC-00467, 01EPC-00304] **[RUSSELL BRITO, EPC CASE PLANNER]** (H-11) **THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
3. **Project # 1002630**  
03DRB-01114 Minor-Amnd SiteDev Plan  
BldPermt/EPC
- KEVIN GEORGES & ASSOCIATES, agent(s) for PRESBYTERIAN HEALTHCARE SERVICES, request(s) the above action(s) for all or a portion of Block(s) 25A, Tract(s) A1, **TERRACE ADDITION**, zoned SU-2 special neighborhood zone, MC, located on CEDAR ST SE, between LEAD AVE SE and COAL AVE SE containing approximately 1 acre(s). [REF: 03EPC-00688, Z-81-67, Z-79-72, Z-78-177-1, 2 & 3] **[CYNTHIA BORREGO, EPC CASE PLANNER]** (K-15) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGENT TO ATTACH ORIGINAL SITE PLAN TO THIS ONE AND VOID THE ORIGINAL ONE.**

4. **Project # 1000264**  
03DRB-01124 Minor-SiteDev Plan  
Subd/EPC  
03DRB-01125 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-01126 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for WEST BLUFF CENTER LLC & CONWAY WEST BLUFF LLC, request(s) the above action(s) for all or a portion of Tract(s) 1A,1B,1C, 2A, 3A and 3B, **CBRL SUBDIVISION**, zoned C-2 community commercial zone, located on OURAY BLVD NW, between COORS BLVD NW and CORONA DR NW containing approximately 6 acre(s). **[RUSSELL BRITO, EPC CASE PLANNER]** (H-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING BECAUSE VERTICAL DIMENSIONS OF BUILDING ARE SHOWN BUT ELEVATIONS NEED TO SHOW TYPICAL DIMENSIONS. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING BECAUSE VERTICAL DIMENSIONS OF BUILDING ARE SHOWN BUT ELEVATIONS NEED TO SHOW TYPICAL DIMENSIONS. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR DOCUMENTS FOR MAINTENANCE COVENANTS AND INTERNAL EASEMENTS FOR PRIVATE SEWER.**

- 03DRB-01129 Minor-Amnd SiteDev Plan  
Subd/EPC  
03DRB-01130 Minor-Amnd SiteDev Plan  
BldPermt/EPC

TIERRA WEST LLC agent(s) for WEST BLUFF CENTER LLC & CONWAY WEST BLUFF, request(s) the above action(s) for all or a portion of Tract(s) 1A,1B, 1C, 2A, 3A and 3B, **CBRL SUBDIVISION**, zoned C-2 community commercial zone, located on OURAY RD NW, between COORS BLVD NW and CORONA DR NW containing approximately 6 acre(s). [REF: 02EPC-01166, 02EPC-01167] **[RUSSELL BRITO, EPC CASE PLANNER]** (H-11) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LANDSCAPING NOTES AND TO CHECK FOR RUSSELL BRITO'S COMMENTS IN THE FILE.**

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

JOHN A. MYERS agent(s) for TANAGER- REDLANDS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-28-B1, **TOWN OF ATRISCO GRANT, NORTHEAST UNIT**, zoned SU-1 special use zone, for C-1 uses to include AUTO BODY REP. & PAINT., located on the WEST SIDE OF COORS BLVD NW, between SEQUOIA RD NW and QUAIL RD NW containing approximately 5 acre(s). [REF: 02EPC-01949] [DEBBIE STOVER, EPC CASE PLANNER] [*Deferred from 6/11/03, 7/9/03 & 7/16/03*] (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/6/03.**

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

CONSENSUS PLANNING, agent(s) for WEST MESA MINI STORAGE, request(s) the above action(s) for all or a portion of Tract(s) 334/SLY, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned SU-1 special use zone, OFFICE, located on the NORTHWEST CORNER OF MIAMI ST NW AND 57<sup>TH</sup> ST NW containing approximately 6 acre(s). [REF: 03EPC-00312, 03EPC-00314, 03EPC-00315] [MAKITA HILL, EPC CASE PLANNER] [*Deferred from 6/25/03 & 7/9/03*] (H-11) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO FIND OUT WHAT HAPPENED TO THE MIDDLE FIRE HYDRANT WEST OF BUILDING G. WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 7/16/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS DEFERRED TO 7/23/03.**



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

7. **Project # 1000505**  
03DRB-01121 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST, agent(s) for ALBERT GALLEGOS, requests the above action(s) for all or a portion of Lot(s) 1-A-1 & 2-A-1, Block(s) 5, **GRANT TRACT**, zoned SU-2 special neighborhood zone, Office, located on 6TH ST NW, between MOUNTAIN RD. NW and GRANITE AV. NW containing approximately 1 acre(s). [REF:03DRB-00531,ZA-00-74, DRB-99-314](J-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
8. **Project # 1001347**  
03DRB-01133 Minor-Amnd Prelim Plat  
Approval  
03DRB-01134 Minor-Final Plat Approval
- ISAACSON & ARFMAN, PA agent(s) for D. R. HORTON, INC. request(s) the above action(s) for all or a portion of Tract(s) A1, Unit(s) 3, **ALBUQUERQUE SOUTH, ELEGANTE AT EL RANCHO GRANDE – FORMERLY EL RANCHO GRANDE UNIT 7**) zoned R-LT residential zone, per RIO BRAVO SECTOR PLAN, located on VALLEY VIEW DR SW, between FLOYD AVE SW and DEL REY SW containing approximately 13 acre(s). [REF: 01-00960 & 62, 02DRB-01829, 02DRB-00764 & 65, 03DRB-00165 & 67] (M-9) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 7/16/03 THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER FOR CONNECTION OF ADJACENT RIGHT-OF-WAY LABEL. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

9. **Project # 1002797**  
03DRB-01119 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST, LTD agent(s) for RAY MARES request(s) the above action(s) for all or a portion of Lot(s) T, **BERQUIST ADDITION**, zoned R-2 residential zone, located on ESTANCIA DR NW, between AVALON RD NW and CENTRAL AVE NW containing approximately 1 acre(s). (K-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND TRANSPORTATION DEVELOPMENT FOR RIGHT-OF-WAY DEDICATION.**

10. **Project # 1002799**  
03DRB-01123 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST, LTD agent(s) for BRENT DEPONTE request(s) the above action(s) for all or a portion of Tract(s) B-1-C & B-1-E, **NETHERWOOD PARK ADDITION**, zoned C-3 heavy commercial zone, located on CUTLER AVE NE, between INTERSTATE 40 NE and WASHINGTON ST NE containing approximately 3 acre(s).[REF:DRB-96-358, DRB-96-491,V-96-91] (H-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A NOTE REVISION: "EASEMENT SHOULD BE LABELED " 25 FOOT PRIVATE ACCESS AND PUBLIC UTILITY AND PUBLIC WATER AND SANITARY SEWER EASEMENT".**

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

11. **Project # 1001753**  
03DRB-01128 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA, agent(s) for MESA VERDE DEVELOPMENT CORP., request(s) the above action(s) for all or a portion of Tract(s) 1, Lot(s) 1-11 and 21-32, Block(s) 10 and 11, Unit 3, NORTH ALBUQUERQUE ACRES, **DESERT RIDGE TRAILS EAST**, zoned R-D, located east of WYOMING BLVD NE, between SAN DIEGO AVE NE and GLENDALE AVE NE, containing approximately 12 acre(s). (B-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project # 1002636**  
03DRB-01084 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for ROBERT SEIGLITZ request(s) the above action(s) for all or a portion of Lot(s) 24, **RICE'S DURANES ADDITION - UNIT 1**, zoned R-2, located on RICE AVE NW, between RIO GRANDE BLVD NW and DURANES NW containing approximately 1 acre(s). [REF: 03DRB-00708 (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1002798**  
03DRB-01122 Minor-Sketch Plat or Plan

ROBERT GARCIA agent(s) for BILLY HOLLER request(s) the above action(s) for all or a portion of Tract(s) A, **RIMA ADDITION**, Tract(s) 83A-1, **MRGCD, MAP 34** and Tract(s) A-1, **LANDS OF CONRADO GARCIA**, zoned SU-1 special use zone for PRD, C-2 & RA-2, located on the south side of CANDELARIA RD NW, between 12TH ST. NW and RIO GRANDE BLVD NW containing approximately 3 acre(s). [REF: Z-72-216] (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1002800**  
03DRB-01127 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for ASHWATER HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 12, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3, QUIVERA ESTATES**, zoned R-D residential and related uses zone, developing area, located on the west side of BARSTOW ST NE, between GLENDALE NE and MODESTO AVE NE containing approximately 14 acre(s). [REF: DRB-99-143, SV-97-27] (B-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

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

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

16. ADJOURNED: 11:05 A.M.

**MYERS, OLIVER & PRICE, P.C.**

LAWYERS  
1401 CENTRAL AVENUE, N.W.  
ALBUQUERQUE, NEW MEXICO 87104

JOHN A. MYERS  
SCOTT OLIVER\*  
CHARLES P. PRICE III  
KEVIN J. McCREADY  
HOPE MEAD WYNN

TELEPHONE:  
(505)247-9080

FACSIMILE:  
(505)247-9100

\*ALSO LICENSED IN TEXAS

e-mail: [jmyers@moplaw.com](mailto:jmyers@moplaw.com)

July 15, 2003

**Telefaxed: 934-3860 and  
Original HAND DELIVERED**  
Claire Senova, Secretary  
Development Review Board  
600 Second Street, NW  
2<sup>nd</sup> Floor, Planning Department  
Albuquerque, New Mexico 87103



Re: Project No. 1002405  
Case No. 03-DRB-00879  
Applicant: Tanager-Redlands, LLC

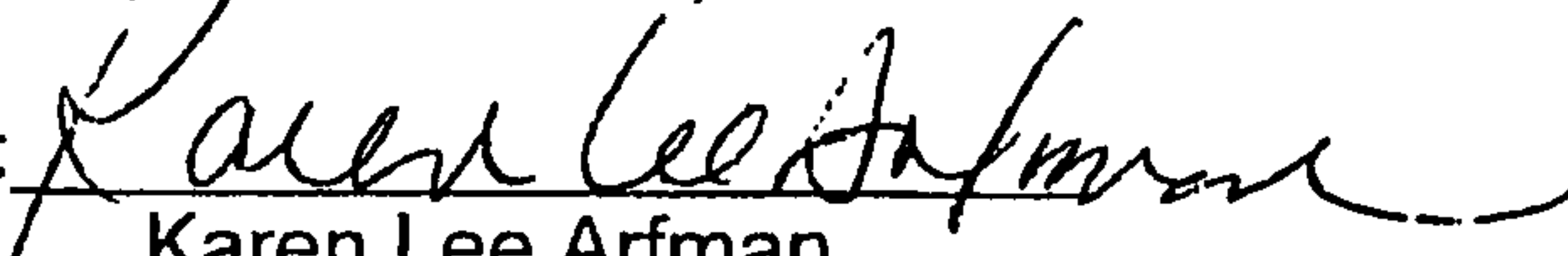
Dear Claire:

This office represents Tanager Redlands, LLC the applicant in the above-captioned matter. Tanager Redlands hereby requests a deferral of its site plan application until August 6, 2003. Tanager Redlands has been unable to resolve the traffic mitigation issues and therefore is unable to complete its infrastructure list. I enclose this firm's check in the amount of \$50.00 representing the deferral fee.

Thank you for your attention to this matter

Sincerely,

Myers, Oliver & Price, P.C.

By:   
Karen Lee Arfman  
Legal Assistant

/kla

Enclosure

cc: Lee Blaugrund (via facsimile 883-2310)  
David Kleinfeld (via facsimile 875-1642)  
Chris Gunning (via facsimile 761-4222)



**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: 1002405**

**AGENDA ITEM NO: 5**

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

**ENGINEERING COMMENTS:**

No adverse comments.

**RESOLUTION:**

8-6-03

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:** July 16, 2003



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

*Refer 7/16/03*

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002405**

**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:**

An approved Subdivision Improvements Agreement with financial guarantees is on file for Site Development Plan sign-off.

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** July 9, 2003



**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: 1002405**

**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:**

An approved Subdivision Improvements Agreement with financial guarantees is on file for Site Development Plan sign-off.

**RESOLUTION:**

7/16/03

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:** July 9, 2003



CITY OF ALBUQUERQUE

Planning Department

Development Services Division

**TO:** Sheran Matson, Chair, Development Review Board

**FROM:** Deborah L. Stover, Planner, Development Services

**DATE:** 6-10-03

**SUBJECT: EPC CONDITIONS FOR PROJECT 1002479**

The purpose of this memo is to address the itemized letter for the above referenced case:

**Site Development Plan for Building Permit**

All conditions of approval have been met, however, Condition # 16 states that the note addressing the refuse enclosure condition is Note 8, when it is placed on Sheet 1 as Note 4. There is no need to correct this error, because the condition itself has been met.

Staff defers to Transportation Development Services regarding conditions related to traffic and transportation issues.



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 11, 2003

9:00 a.m.

**MEMBERS:**

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

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

**NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.**

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

A. Call to Order: 9:00 A.M.

Adjourned: 1:30 P.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 # 1000614**  
03DRB-00783 Major-Two Year SIA

TERRY O. BROWN, P.E. agent(s) for DEVELOPMENT SERVICES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 3-12, and 21-29, Block(s) 33 & 34 Tract A, Unit B, North Albuquerque Acres, (to be known as **LA CUEVA OESTE SUBDIVISION – UNIT 4**) zoned R-D located on HOLLY AVE NE, between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 37 acre(s). [REF:DRB-95-121, DRB-97-293, 01DRB-00622] [Deferred from 6/11/03](C-18) **DEFERRED AT THE AGENT'S REQUEST TO 6/18/03.**

2. **Project # 1001226**  
**03DRB-00789 Major-One Year SIA**  
**Procedure B**

MARK GOODWIN & ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) ALL 45, **BERNARDO TRAILS - UNIT 3**, zoned R-2, located on LAS LOMITAS DR NE, between EL PUEBLO RD NE and OSUNA DR NE containing approximately 8 acre(s). [REF: 01DRB-00605, 01DRB-00606, 01DRB-00607, 02DRB-00700, 03DRB-0000173, 03DRB-00174] (D-16) **A ONE YEAR EXTENSION OF THE SIA WAS APPROVED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 6/6/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS APPROVED TO 6/6/04.**

3. **Project # 1001226**  
**03DRB-00790 Major-One Year SIA**  
**"B" Modified**

MARK GOODWIN & ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) ALL, **BERNARDO TRAILS, UNIT 1**, zoned R-2 residential zone, located on VISTA DEL NORTE DR NE, between OSUNA RD. NE and EL PUEBLO RD. NE containing approximately 19 acre(s). [REF: 01DRB-00605, 01DRB-01685, 02DRB-00700] (D-16) **A ONE YEAR EXTENSION OF THE SIA WAS APPROVED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 6/6/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS APPROVED TO 6/6/04.**

4. **Project # 1000658**  
03DRB-00786 Major-SiteDev Plan Subd  
03DRB-00787 Major-SiteDev Plan  
BldPermit

KNIGHT SEAVEY, JUD CERVENAK, agent(s) for OTOÑO PARTNERS request(s) the above action(s) for all or a portion of Tract(s) F-1-A, **LOOP INDUSTRIAL DISTRICT - UNIT 1**, zoned SU-2 M-1, located on ALAMEDA NE, between JEFFERSON NE and I-25 NE containing approximately 5 acre(s). [REF: DRB-98-30, 00DRB-00938 (P&F), ZA-00-173] (C-17) **THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING TO VERIFY IF SIDEWALK INFORMATION IS IN COMPLIANCE WITH THE ZONE CODE.**

03DRB-00808 Minor-Prelim&Final Plat  
Approval

**MARK GOODWIN & ASSOCIATES, PA**, agent(s) for OTOÑO PARTNERS request(s) the above action(s) for all or a portion of Tract(s) F-1-A, **LOOP INDUSTRIAL DISTRICT - UNIT 1**, zoned SU-2 M-1, located on ALAMEDA NE, between JEFFERSON NE and I-25 NE containing approximately 5 acre(s). [REF: DRB-98-30, 00DRB-00938 (P&F), ZA-00-173] (C-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/11/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/8/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION: AN ADEQUATE PUBLIC RIGHT-OF-WAY EASEMENT SHALL BE GRANTED FOR THE ACCESS POINT ON ALAMEDA TO THE SATISFACTION OF THE TRAFFIC ENGINEER. THIS IS TO BE DONE PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

5. **Project # 1001038**  
03DRB-00785 Major-Vacation of Public  
Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for HELMICK / SPRADLIN DEVELOPMENT PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, **LA CUEVA TIERRA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on ROBS PL NE, between VENTURA ST. NE and CARMEL AVE NE containing approximately 1 acre(s). [REF: DRB-94-436, ZA-95-43, 01DRB-00139, 01DRB-00429, 03DRB-00554] (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1002639**  
03DRB-00719 Minor-Sidewalk Waiver  
03DRB-00720 Minor-Temp Defer SDWK  
03DRB-00721 Minor-Subd Design (DPM)  
Variance  
03DRB-00722 Major-SiteDev Plan Subd  
03DRB-00717 Major-Preliminary Plat  
Approval

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Lot(s) 6-14, Block(s) 4, Tract(s) 2, North Albuquerque Acres, **TREMENTINA SUBDIVISION** zoned RD/SU-1, 7 DU/AC, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD. NE containing approximately 9 acre(s). **[Deferred from 5/28/03 AND 6/11/03]** (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/18/03.**

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

ISAACSON & ARFMAN PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQ. ACRES, **VISTA DEL AGUILA SUBDIVISION**, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). **[Deferred from 5/28/03 AND 6/11/03]** (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/25/03.**

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\*  
\*

**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.**

8. **Project # 1002405**  
03DRB-00879 Minor-SiteDev Plan  
BldPermit/EPC
- JOHN A. MYERS agent(s) for TANAGER- REDLANDS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-28-B1, **TOWN OF ATRISCO GRANT, NORTHEAST UNIT**, zoned SU-1 special use zone, for C-1 uses to include AUTO BODY REP. & PAINT., located on the WEST SIDE OF COORS BLVD NW, between SEQUOIA RD NW and QUAIL RD NW containing approximately 5 acre(s). [REF: 02EPC-01949] [DEBBIE STOVER, EPC CASE PLANNER] [Deferred from 6/11/03] (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/9/03.**

9. **Project # 1001523**  
03DRB-00899 Minor-Amnd SiteDev Plan  
Subd
- MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH STREET PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for Light Industrial, located on UNSER BLVD NW between 98TH ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: 01EPC-01405, 02DRB-00518, 03DRB-00755] [Deferred from 6/11/03] (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 7/9/03.**

10. **Project # 1002512**  
03DRB-00896 Minor-SiteDev Plan  
BldPermit/EPC

CONSENSUS PLANNING agent(s) for SOUTHWEST SELF STORAGE LLC, request(s) the above action(s) for all or a portion of Lot(s) 2, **TOWN OF ATRISCO GRANT**, zoned O-1 office and institution zone, located on the EAST SIDE OF 98TH ST SW between TOWER RD SW and SAN YGNACIO RD SW containing approximately 4 acre(s). [REF: 03EPC-00320, 03DRB-00730, 1002642 (VAC.)] **[JANET STEPHENS, EPC CASE PLANNER] (L-9) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE HYDRANT CONNECTION DETAILS.**

03DRB-00894 Minor-Prelim&Final Plat  
Approval

HARRIS SURVEYING INC agent(s) for SOUTHWEST SELF STORAGE, LLC request(s) the above action(s) for all or a portion of Tract(s) 40, **TOWN OF ATRISCO GRANT**, zoned O-1 office and institution zone, located on the EAST SIDE OF 98TH ST SW, between TOWER RD SW and SAN YGNASIO ST SW containing approximately 4 acre(s). [REF: 03DRB-00730, 03EPC-00320] (L-9) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SAD READJUSTMENT AND DXF FILE.**

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

11. **Project # 1000627**  
03DRB-00890 Minor-Prelim&Final Plat  
Approval

ISAACSON & ARFMAN PA agent(s) for CALVARY CHAPEL OF ALBUQUERQUE INC request(s) the above action(s) for all or a portion of Tract(s) A, **CALVARY CHAPEL**, zoned O-1 / M-1, located on OSUNA RD NE, between WASHINGTON ST NE and JEFFERSON NE containing approximately 20 acre(s). [REF: 03DRB-00675, 03DRB-00676, 03DRB-00677, 03DRB-00678, 03DRB-00679] (E-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

12. **Project # 1000722**  
03DRB-00889 Minor-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for FTS CONSTRUCTION, INC. request(s) the above action(s) for all or a portion of Tract(s) D-3, ALBUQUERQUE SOUTH, UNIT 1, (to be known as **SAPPHIRE ESTATES**, zoned SU-1 special use zone, R-LT, located on the WEST SIDE OF UNSER BLVD SW between SAPPHIRE ST SW and SAGE RD SW containing approximately 3 acre(s). [REF: 02DRB-01272 THRU, 02DRB-001275, 01DRB-01488, 00DRB-01086, DRB-99-220, Z-99-64] (M-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

13. **Project # 1001376**  
03DRB-00874 Minor-Amnd Prelim Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for MESA VERDE DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) 1, Block(s) 3, Lot(s) 8-25 and Block(s) 4, Lot(s) 9-23, Unit 3, NORTH ALBUQUERQUE ACRES, **DESERT RIDGE TRAILS NORTH**, zoned R-D residential and related uses zone, developing area, located on the WEST SIDE OF WYOMING BLVD NE, between BEVERLY HILLS AVE NE and FLORENCE AVE NE, containing approximately 33 acre(s). [REF: [REF: 02DRB-01363, 01965, 01966, 01967, 01968] (B-19) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED GRADING PLAN ENGINEER STAMP DATED 5/21/03 WAS APPROVED. THE AMENDED INFRASTRUCTURE LIST DATED 6/11/03 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**



14. **Project # 1002429**  
03DRB-00898 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC, agent(s) for LOS SUENOS LLC request(s) the above action(s) for all or a portion of Lot(s) 58-A-1&59-A-1, **LOS SUENOS SUBDIVISION, UNIT 1**, zoned R-T residential zone, located on NIGHT SHADOW AVE NW, between SWEET DREAMS DR NW and DREAMY WAY DR NW containing approximately 1 acre(s). [REF: 00110-01134, 02DRB-01645, 03DRB-00013, 03DRB-00082] (A-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE AND NEW MEXICO UTILITIES SIGNATURE.**

15. **Project # 1002539**  
03DRB-00532 Minor-Prelim&Final Plat  
Approval

JERRY CULAK, SURVEYOR agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, **ARIAS ACRES ADDITION**, zoned S-R, located on 15<sup>TH</sup> ST NW, between MOUNTAIN NW and BELLAMAH NW containing approximately 1 acre(s). [Deferred from 4/9/03] *[WAS INDEFINITELY DEFERRED, TO ADDRESS INFRASTRUCTURE LIST COMMENTS, AT THE AGENT'S REQUEST]* (J-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF CONCRETE ESTATE CURB.**

03DRB-00895 Minor-Sidewalk Waiver

ROSEMARY A MORIN FOR agent(s) for HABITAT FOR HUMANITY, request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, **ARIAS ACRES ADDITION**, zoned S-R, located on 15<sup>TH</sup> ST NW, between MOUNTAIN NW and BELLAMAH NW containing approximately 1 acre(s). [REF: 03DRB-00421 (SK), 03DRB-00532 (PF)] (J-13) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

16. **Project # 1002704**  
03DRB-00892 Minor-Sketch Plat or Plan
- JIM SACOMAN agent(s) for CRESTVIEW PATIO HOMES request(s) the above action(s) to dedicate Home Owner's Association Private Right-of-Way to the CITY OF ALBUQUERQUE, **CRESTVIEW PATIO HOMES**, zoned SU-1 PRD, located on OSUNA PL NE, between MOON ST NE and EUBANK BLVD NE containing approximately 12 acre(s). [REF: Z-74-6 / AX-76-4, Z-76-29] (F-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1002705**  
03DRB-00897 Minor-Sketch Plat or Plan
- LARRY READ & ASSOCIATES INC agent(s) for HACIENDAS BY THE CARLISLES request(s) the above action(s) for all or a portion of Lot(s) 17-20, Block(s) 17, NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3, (to be known as **PAISIANO COURT**) zoned R-D, 3DU/acre, located on MODESTO AVE NE, between VENTURA NE and HOLBROOK NE containing approximately 4 acre(s). (B-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project # 1002455**  
03DRB-00893 Minor-Sketch Plat or Plan
- JOE COTRUZZOLA agent(s) for J GROUP request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **J GROUP ADDITION**, zoned SU-1 for C-1, located on SAN ANTONIO RD NE, between I-25 NE and SAN PEDRO NE containing approximately 10 acre(s). [REF: 03EPC-00147, 03EPC-00148, DRB-96-452] (E-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE**
19. Approval of the Development Review Board Minutes for May 7, 14, 21 and 28, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 1:30 P.M.



**FRONT COUNTER ROUTING  
FAX FORM**

**TO:** Karen Argman

**FAX NUMBER:** \_\_\_\_\_

**SENT BY:** Clare - WRB  
Initial

**DATE:** 6.12.03

**PROJECT NO:** \_\_\_\_\_ **APPLICATION NO:** \_\_\_\_\_

\*\*\*\*\*

*These are your comments  
from WRB yesterday Thanks  
Clare*



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

*Deferred*  
7/9

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002405

Item No. 8

Zone Atlas G-11

DATE ON AGENDA 6-11-03

INFRASTRUCTURE REQUIRED (x)YES ( )NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

### TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	The off-site mitigation requirements need to be determined prior to site plan signature.
<input type="checkbox"/>	The access to this site from Redlands should line up with the existing access point on the north side of the street.
<input type="checkbox"/>	Comments on the infrastructure list.
<input type="checkbox"/>	Delivery routes need to be identified, use templates to verify these routes.
<input type="checkbox"/>	Right-of-way dedication for Coors needs to be complied with.
<input type="checkbox"/>	Is there a site plan for subdivision?

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: 1002405**

**AGENDA ITEM NO: 8**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

**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:** June 11, 2003



**FRONT COUNTER ROUTING  
FAX FORM**

TO: Karen Argman

FAX NUMBER: \_\_\_\_\_

SENT BY: Clare DRB  
Initial

DATE: 6.12.03

PROJECT NO: \_\_\_\_\_ APPLICATION NO: \_\_\_\_\_

\*\*\*\*\*

*Here are your comments  
from DRB yesterday.  
Thanks Clare*

CITY OF ALBUQUERQUE

Planning Department

Development Services Division

**TO:** Sheran Matson, Chair, Development Review Board

**FROM:** Deborah L. Stover, Planner, Development Services

**DATE:** 6-10-03

**SUBJECT:** EPC CONDITIONS FOR PROJECT ~~1002479~~

1002405

The purpose of this memo is to address the itemized letter for the above referenced case:

**Site Development Plan for Building Permit**

All conditions of approval have been met, however, Condition # 16 states that the note addressing the refuse enclosure condition is Note 8, when it is placed on Sheet 1 as Note 4. There is no need to correct this error, because the condition itself has been met.

Staff defers to Transportation Development Services regarding conditions related to traffic and transportation issues.



**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: 1002405**

**AGENDA ITEM NO: 8**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

**RESOLUTION:**

*7-9-03*

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:** June 11, 2003





# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002405

Item No. 8

Zone Atlas G-11

DATE ON AGENDA 6-11-03

INFRASTRUCTURE REQUIRED (x)YES ( )NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

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

No.	Comment
-----	---------

- The off-site mitigation requirements need to be determined prior to site plan signature.
- The access to this site from Redlands should line up with the existing access point on the north side of the street.
- Comments on the infrastructure list.
- Delivery routes need to be identified, use templates to verify these routes.
- Right-of-way dedication for Coors needs to be complied with.
- Is there a site plan for subdivision?

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**John MacKenzie**

---

**From:** RGreen@cabq.gov  
**Sent:** Friday, January 07, 2005 4:22 PM  
**To:** John MacKenzie  
**Cc:** charlie@octopuscarwash.com; fgorenz@geraldmartin.com; grainhart@gra-arch.com; joejurk@wmconnect.com; Karen Arfman; Sheran Matson (Sheran Matson); Trevor.Hatchell@cbre.com; WGallegos@cabq.gov  
**Subject:** RE: Redlands and Coors Property - 1002405

I concur. According to you, there are existing dry utilities within the easement, therefore the easement rights can not be released. I anticipate no utility conflicts now or in the future.

Roger A. Green, PE  
 Principal Engineer  
 Utility Development Section

<p>           "John MacKenzie"            &lt;John@goodwinengi            neers.com&gt;            &lt;rgreen@cabq.gov&gt;, &lt;WGallegos@cabq.gov&gt;            &lt;joejurk@wmconnect.com&gt;,            &lt;fgorenz@geraldmartin.com&gt;, "Karen Arfman"            01/07/2005 04:17            &lt;charlie@octopuscarwash.com&gt;, "Sheran Matson \ (Sheran Matson\)"            PM         </p>	<p> <b>To:</b> "Roger Green \ (Roger Green\)"  <b>cc:</b> &lt;Trevor.Hatchell@cbre.com&gt;,            &lt;grainhart@gra-arch.com&gt;,            &lt;karfman@moplaw.com&gt;,            &lt;smatson@cabq.gov&gt;  <b>Subject:</b> RE: Redlands and Coors Property -            1002405         </p>
---	--

Roger and Wilfred,

After recently discussing this situation with both of you, given that our request for a release of the easement from PNM was denied, it's understood that both of you have not objection to me not providing a PNM release of the PUE, due to the fact that it does not appear the city will need to run utilities or add lanes in the vicinity of this easement. Therefore, Wilfred, on Monday I will be routing the mylar to Sheran for final sign-off by her. Please contact me if you have any further questions.

John M. MacKenzie  
 Mark Goodwin & Associates, PA  
 505-828-2200  
 505-797-9539 fax

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### Supplemental form

### S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

### L A APPEAL / PROTEST of...

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: Blaugrund Lee Etal PHONE: \_\_\_\_\_  
 ADDRESS: 2929 Coors Blvd. NW FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_  
 AGENT (if any): Rainhart Architect & Assoc. PHONE: 884-9110 x108  
 ADDRESS: 2325 San Pedro NE FAX: 837-9877  
 CITY: Albuquerque STATE N.M. ZIP 87110 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: D.R.B. - Revisions made on building & site  
To D.R.B. with EPC comments noted

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. A28B1 Block: E1 Unit: \_\_\_\_\_  
 Subdiv. / Addn. Town of Abasco Grant Northeast Unit Redlands Shopping Center  
 Current Zoning: SU-1 C-1 with Auto Body Repair & Painting Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): G 11 No. of existing lots: 1 No. of proposed lots: \_\_\_\_\_  
 Total area of site (acres): 1.72 AC 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? \_\_\_\_\_  
 UPC No. 1011 0602150 523 0514 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Coors & Redlands NW  
 Between: Coors Blvd. and 57th St.

CASE HISTORY: Carmen Massone 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 # 1002405 04-01703, 03DRB 00879

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

SIGNATURE Michael Sibany DATE 11-11-04  
 (Print) Michael Sibany \_\_\_\_\_ Applicant  Agent

### FOR OFFICIAL USE ONLY

Form revised 4/04

#### 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  
04DRB - 01795  
04DRB - 01797

Action  
SPS  
STP

S.F.	Fees
_____	\$ <u>-0-</u>
_____	\$ <u>-0-</u>
<u>CMF</u>	\$ <u>20.00</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____
Total	\$ <u>20.00</u>

Hearing date 12-1-04

Clare Savona 11/23/04  
 Planner signature / date

Project # 1002405

**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
  - 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
  - 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
  - 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.

Michael Sofrony Applicant name (print)  
Michael Sofrony 11-12-04 Applicant signature / date

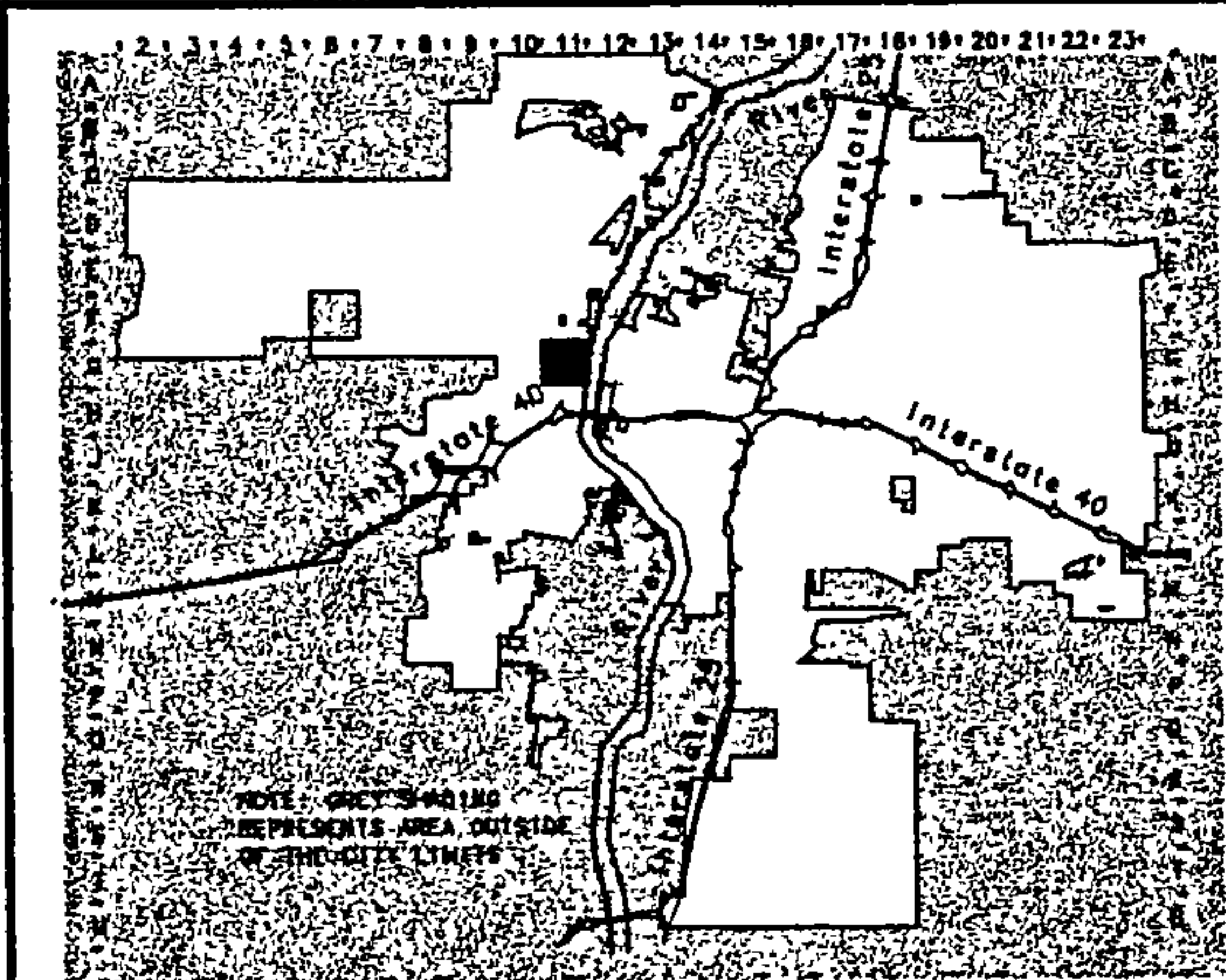
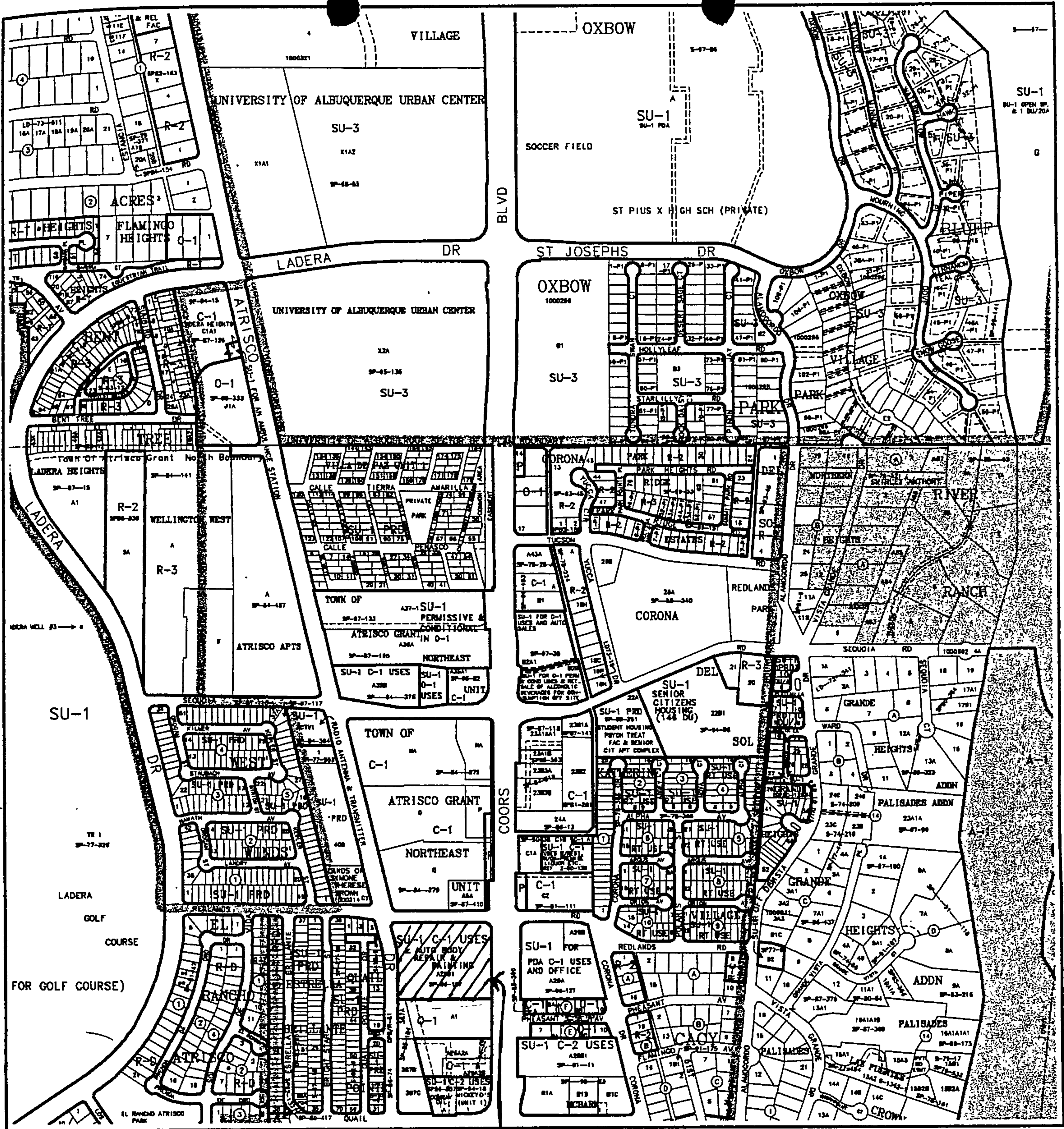


Form revised October 2004

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

Application case numbers  
 04DRB - 01795  
 04DRB - 01797

Rose Senora 11/23/04  
 Planner signature / date  
**Project # 1002405**



**SITE** →



**CITY OF ALBUQUERQUE**  
**Geographic Information System**  
**PLANNING DEPARTMENT**  
 © Copyright 2001



**Zone Atlas Page**

**G-11-Z**

Map Amended through July 19, 2001

November 15, 2004

Sheran Matson  
City of Albuquerque  
Planning Dept.  
600 2<sup>nd</sup> Street NW  
Albuquerque, N.M. 87102

Re: Administrative Amendment

Bob Paulsum:

This letter hereby requests the following revisions be made on Sheet A1 of the Octopus Carwash Site Plan for Building Permit. The square footage for the Carwash building has been reduced from 11,118 SF to 7,270 SF. This square footage is made up by the addition of the 1200 SF canopy to the west of the building, and the 1500 SF canopy to the east. This brings the building area back to 11,470 SF with the Floor to Area Ratio of .15. We have also made slight adjustments to the curbing entering the carwash to allow more flexibility with entering and exiting the building. The elevation has remained the same, only with the square footage removed from the facades. The walls of the vacuum area will now be visible, west side of building, this structure will house the vacuuming equipment and will have no roof. Finally, the detail canopy will go from the 11 foot high wall reduced to the 3' high wall surrounding the canopy to allow visibility of the work being done on the vehicles.

Sincerely,



Michael Safrany  
Ph: (505) 884- 9110 ex.108  
**George Rainhart, Architect and Associates P.C.**

## Conditions

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC conditions have been satisfied and that other applicable City requirements have been met. 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 the site plan, including before or after the DRB final sign-off, may result in forfeiture of the approvals.

2. Label the details and the keyed notes pertaining to the refuse enclosure as "Refuse Container Details" and "Refuse Container Notes".

The notes have been revised to reflect the request.

3. Correct the handicap parking notes to indicate that only one hc space will be provided. This HC parking space shall be 8.5' x 20' rather than 8' x 20' as shown.

The HC parking space has been revised to 8.5' x 20'.

4. Amend Note 5 under "Project Data" from one bicycle space to 5 bicycle spaces.

Project Data now reads 5 bicycle spaces.

5. The public sidewalks along Coors and Atrisco should reference Notes 14 and 15 accordingly.

Reference Notes have been corrected to match 4' and 6' widths.

6. A pedestrian connection shall be provided on site from Atrisco to the patio area west of the building.

The connection has been moved, now running west to 57<sup>th</sup> St.

7. Include notes regarding design and height of site lighting. Lighting shall include horizontally mounted light fixtures with light lenses that do not project below the light shield. Also, the height of the light pole shall be limited to 16' where the pole is within 100' of a residence.

Site lighting height has been revised to 20', with one 16' fixture at southwest corner of site. The note to not project lens has been added.

8. All planting areas for trees shall be a minimum of 6' x 6'

Planters have been removed, landscape area has been added.

9. The landscape plan contains a note that reads, "Final landscaping layout and design to be determined upon receipt of final grading plan". This note shall be removed since the submitted landscape plan is the final approved plan that determines the landscaping layout and design.

Note has been removed from landscape plan.

10. The east end of the north façade is decorated with 8"x8" tiles in a medium turquoise color with dark indigo and red accents. A note shall be added on the elevation plan stating that the tiles will be non-reflective.

Note "non-reflective" has been added on elevation A2.1

11. Either break up the south façade with at least one feature listed in Section 14-16-3-18.D.2 of the Zoning Code or increase the width of the buffer strip along the southern boundary to a minimum of 6' and add trees in the buffer strip to screen the blank façade from the adjacent office windows.

Six foot landscape buffer has been added along south boundary of site.

12. The canopies on the east elevation should be labeled with respect to color and material.

Note "celtic blue fabric cover" has been added to elevation A2.1

13. The proposed double pole mounted sign along Coors shall be reduced to a maximum height of 20'. In addition, the face area of this sign shall be reduced to a maximum size of 75 sf.

Sign on Note 5/A2.1 is now 20' high and 75 SF.

14. A minimum of 8 seats shall be provided in the patio area per the newly adopted design regulations in the Zoning Code (14-16-3-18). Seating may be provided in the form of benches, raised planters, ledges or similar seating features.

Two benches providing 8b seats have been added to site plan.

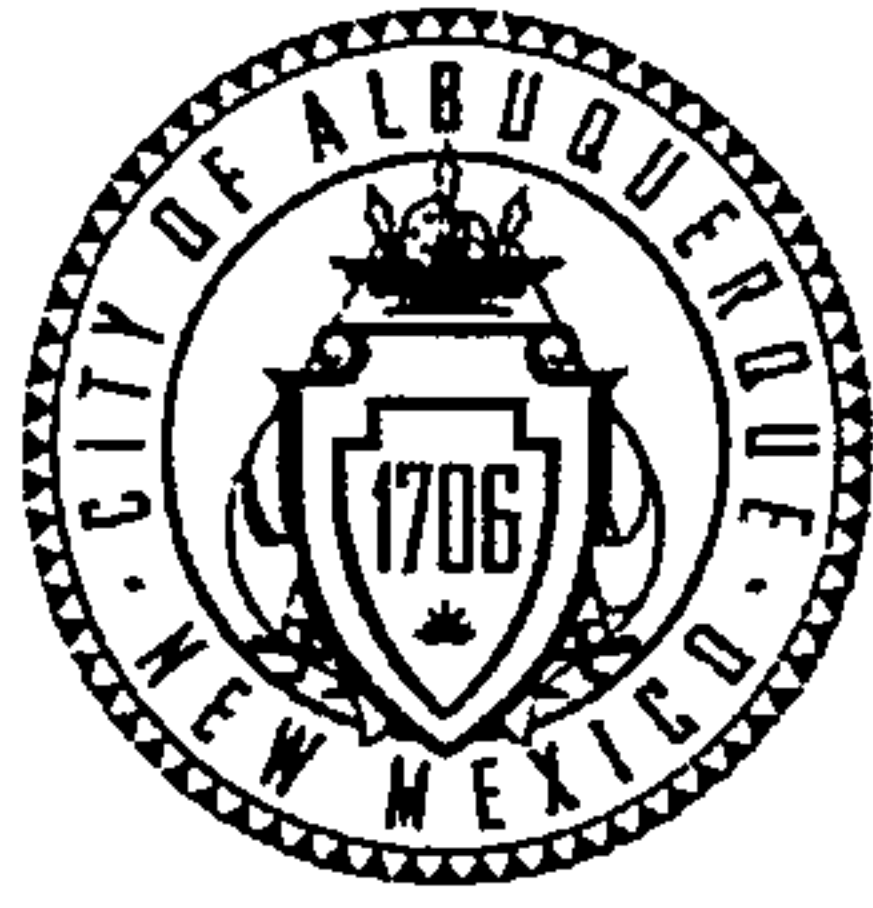
15. The submitted Site Plan for the Building Permit for Tract B-2 will supercede the previously approved Site Plan for Building Permit (02EPC 01949)

16. Conditions of approval for the proposed Site Development Plan Amendment to Subdivision and Site Development Plan Amendment to Building Permit shall include:

- a. All the requirements of pervious actions taken by the EPC and the DRB must be completed and/or provided for.



- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that may not have been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425) private entrances (std.dwg.2426) and wheel chair ramps (std.dwg.2441)
- c. Traffic Impact Study is required and has been submitted. However, provide an updated queuing analysis for this proposal
- d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- e. Provide cross access agreement between tracts.
- f. South bound right turn lane on Coors to be built per recommendations in TIS and/or DPM.
- g. All internal vehicular connections to adjacent streets will need to be constructed (full width) unless queuing analysis demonstrates otherwise.
- h. On the site plan for subdivision, the intersection of Redlands and Coors needs to be modified to reflect median closure/restrictions
- i. Site plan shall comply and be designed as per DPM standards.
- j. Platting must be concurrent DRB action
- k. Dedication of a minimum 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System.
- l. Provision for the fourth southbound travel lane on Coors Boulevard adjacent to the subject property, consistent with the Coors Corridor Plan (see figure 6)
- m. Dedication of an additional 6 feet of right-of-way along 57<sup>th</sup> street, as required by the City Engineer, to provide for on-street bicycle lanes as designated on Long Range Bikeways System.
- n. Provision for the bicycle lane along 57<sup>th</sup> Street adjacent to the subject property as designated on Long Range Bikeways System.



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

Date: July 16, 2004

**OFFICIAL NOTIFICATION OF DECISION**

FILE: **Project # 1002405 \***  
04EPC-00851 EPC Site Development Plan-  
Subdivision  
04EPC-00852 EPC Site Development Plan-  
Amendment to Building Permit

Triple JC, LLC  
5215 San Mateo NE  
Albuq. NM 871

LEGAL DESCRIPTION: for all or a portion of Block F-1, Tracts A-1-28-B-1, **Town of Atrisco Grant**, zoned SU-1 C-1 Uses & Auto Body Repair & Painting, located on REDLANDS ROAD NW, between COORS BLVD. NW and ATRISCO DR. NW, containing approximately 2 acres. (G-11) Carmen Marrone, Staff Planner

On July 15, 2004 the Environmental Planning Commission voted to approve Project 1002405/ 04EPC 00851 a site plan for subdivision, for Tract A-28-B-1, Town of Atrisco Grant, Northeast Unit, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for a site plan for subdivision for Tract A-28-B-1, Town of Atrisco Grant, Northeast Unit, located at the southwest corner of Coors and Redlands Road NW. The site is approximately 5 acres in size and is zoned SU-1 for C-1 Uses & Auto Body Repair & Painting.
2. A site plan for building permit was approved by the EPC on February 20, 2003 (02EPC-01949) and proposed four retail buildings and one restaurant on Tract A-28-B-1. The applicant proposes to subdivide this tract into two tracts, Tract B1, (2.85 acres) and Tract B2, (1.72 acres) and to replace two of the previously-approved retail buildings on Tract B2 with a car wash.
3. The subject site falls within the area designated Established Urban per the *Comprehensive Plan*. The request complies with several land use policies under this designation particularly policies that call for new growth to be located in areas where vacant land is contiguous to existing urban services and where the integrity of existing neighborhoods can be ensured.

**received**  
7/21/04

4. The subject request is supported by the general goals of the *West Side Strategic Plan* to locate employment uses on the West Side, reduce vehicle trip distances, and decrease commuter demand across the Rio Grande.
5. The subject site is within the *Coors Boulevard Community Activity Center* as identified in the *West Side Strategic Plan*. The subject request supports the recommendation contained on page 98 of the *WSSP* to limit new retail development in the *Coors Boulevard Community Activity Center* and to focus on other types of activities.
6. The subject is located within the *Coors Corridor Plan* which provides detailed design guidelines and regulations for development along Coors Boulevard. The subject request complies with the policies contained in the *Coors Corridor Plan* because the layout of the site is compatible with existing development and is particularly sensitive to the existing residential development to the west by locating the bulk of the outdoor activity along Coors rather than along Atrisco Drive (General Policy A.3).

#### CONDITIONS:

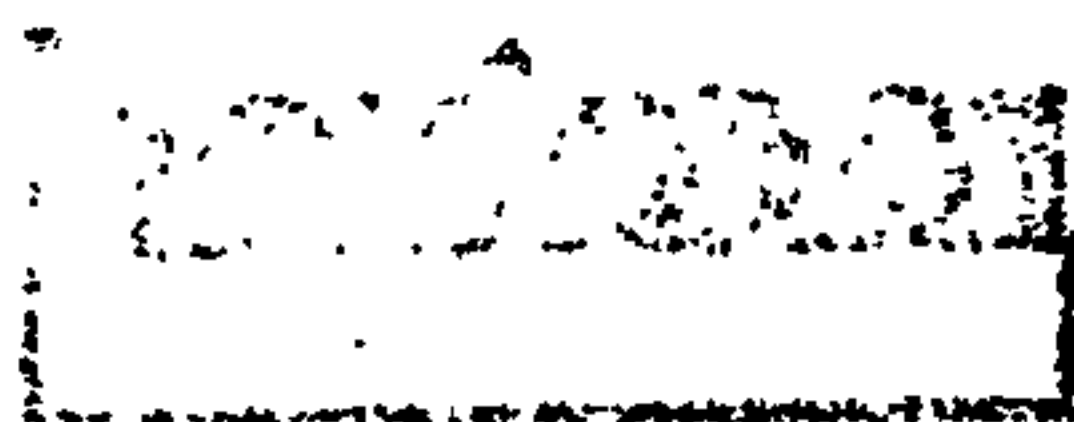
1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The submitted Site Plan for Subdivision will supercede the previously approved Site Plan for Building Permit (02EPC 01949).

---

On July 15, 2004 the Environmental Planning Commission voted to approve Project 1002405/04EPC 00852, an amendment to a site plan for building permit, for Tract A-28-B-1, Town of Atrisco Grant, Northeast Unit, based on the following Findings and subject to the following Conditions:

#### FINDINGS:

1. This is a request for an amendment to a site plan for building permit for Tract A-28-B-1, Town of Atrisco Grant, Northeast Unit, located at the southwest corner of Coors and Redlands Road NW. The site is approximately 5 acres in size and is zoned SU-1 for C-1 Uses & Auto Body Repair & Painting.



2. The original site plan for building permit was approved by the EPC on February 20, 2003 (02EPC-01949) and proposed four retail buildings and one restaurant on Tract A-28-B-1. The applicant proposes to subdivide this tract into two tracts, Tract B1, (2.85 acres) and Tract B2, (1.72 acres) and to replace two of the previously-approved retail buildings on Tract B2 with a car wash.
3. The subject site falls within the area designated Established Urban per the *Comprehensive Plan*. The request complies with several land use policies under this designation particularly policies that call for new growth to be located in areas where vacant land is contiguous to existing urban services and where the integrity of existing neighborhoods can be ensured.
4. The request is also supported by the general goals of the *West Side Strategic Plan* to locate employment uses on the West Side, reduce vehicle trip distances, and decrease commuter demand across the Rio Grande.
5. The subject site is within the *Coors Boulevard Community Activity Center* as identified in the *West Side Strategic Plan*. The subject request supports the recommendation contained on page 98 of the *WSSP* to limit new retail development in the *Coors Boulevard Community Activity Center* and to focus on other types of activities.
6. The subject is located within the *Coors Corridor Plan* which provides detailed design guidelines and regulations for development along Coors Boulevard. With a few adjustments, the amended site plan for building permit will comply with the *Coors Corridor Plan*.
7. A facilitated meeting was held on May 17, 2004 between the Board members of the West Bluff Neighborhood Association and the applicant. There were no objections raised by the neighborhood association regarding the subject request.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. 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.

OFFICIAL NOTICE OF DECISION

JULY 15, 2004

PROJECT #1002405

PAGE 4 OF 6

2. Label the details and the keyed notes pertaining to the refuse enclosure as "Refuse Container Details" and "Refuse Container Notes".
3. Correct the handicap parking notes to indicate that only one hc space will be provided. This hc parking space shall be 8.5' x 20' rather than 8'x 20' as shown.
4. Amend Note 5 under "Project Data" from one bicycle space to 5 bicycle spaces.
5. The public sidewalks along Coors and Atrisco should reference Notes 14 and 15 accordingly.
6. A pedestrian connection shall be provided on site from Atrisco to the patio area west of the building.
7. Include notes regarding design and height of site lighting. Lighting shall include horizontally-mounted light fixtures with light lenses that do not project below the light shield. Also, the height of the light pole shall be limited to 16' where the pole is within 100' of a residence.
8. All planting areas for trees shall be a minimum of 6'x 6'.
9. The landscape plan contains a note that reads, "Final landscaping layout and design to be determined upon receipt of final grading plan." This note shall be removed since the submitted landscape plan is the final approved plan that determines the landscaping layout and design.
10. The east end of the north façade is decorated with 8"x 8" tiles in a medium turquoise color with dark indigo and red accents. A note shall be added on the elevation plan stating that the tiles will be non-reflective.
11. Either break up the south façade with at least one feature listed in *Section 14-16-3-18.D.2* of the Zoning Code or increase the width of the buffer strip along the southern boundary to a minimum of 6' and add trees in the buffer strip to screen the blank façade from the adjacent office windows.
12. The canopies on the east elevation should be labeled with respect to color and material.
13. The proposed double pole mounted sign along Coors shall be reduced to a maximum height of 20'. In addition, the face area of this sign shall be reduced to a maximum size of 75 sf.
14. A minimum of 8 seats shall be provided in the patio area per the newly adopted design regulations in the Zoning Code (§14-16-3-18). Seating may be provided in the form of benches, raised planters, ledges or similar seating features. Each seat shall be a minimum of 24" in width and 15" in height.

OFFICIAL NOTICE OF DECISION

JULY 15, 2004

PROJECT #1002405

PAGE 5 OF 6

15. The submitted Site Plan for Building Permit for Tract B-2 will supercede the previously approved Site Plan for Building Permit (02EPC 01949).
16. Conditions of approval for the proposed Site Development Plan Amendment to Subdivision and Site Development Plan Amendment to Building Permit shall include:
  - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - c. Traffic Impact Study is required and has been submitted. However, provide an updated queuing analysis for this proposal.
  - d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
  - e. Provide cross access agreement between tracts.
  - f. Southbound right turn lane on Coors to be built per recommendations in TIS and/or DPM.
  - g. All internal vehicular connections to adjacent streets will need to be constructed (full width) unless queuing analysis demonstrates otherwise.
  - h. On the site plan for subdivision, the intersection of Redlands and Coors needs to be modified to reflect median closure/restrictions.
  - i. Site plan shall comply and be designed per DPM Standards.
  - j. Platting must be a concurrent DRB action
  - k. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System.
  - l. Provision for the fourth southbound travel lane on Coors Boulevard adjacent to the subject property, consistent with the Coors Corridor Plan (see figure 6).
  - m. Dedication of an additional 6 feet of right-of-way along 57<sup>th</sup> Street, as required by the City Engineer, to provide for on-street bicycle lanes as designated on Long Range Bikeways System.
  - n. Provision for the bicycle lane along 57<sup>th</sup> Street adjacent to the subject property as designated on Long Range Bikeways System.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JULY 30, 2004** 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. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.


OFFICIAL NOTICE OF DECISION  
JULY 15, 2004  
PROJECT #1002405  
PAGE 6 OF 6

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).

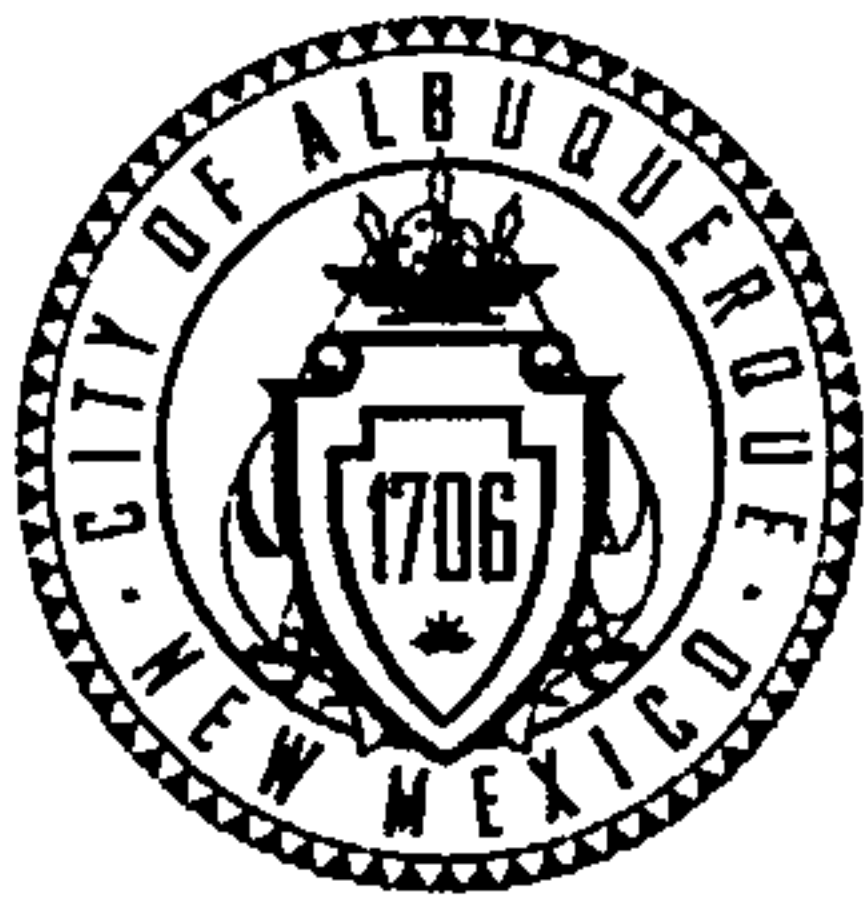
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

  
Richard Dineen  
Planning Director

RD/CM/ac

cc: George Rainhart Architect & Assoc., 2325 San Pedro NE, Suite 2-B, Albuquerque, NM 87110  
John Landman, West Bluff, 2236 Ana Ct. NW, Albuquerque, NM 87120  
Dr. Joe Valles, West Bluff, 5020 Grande Vista Ct. NW, Albuquerque, NM 87120



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

Date: July 16, 2004

**OFFICIAL NOTIFICATION OF DECISION**

FILE: **Project # 1002405 \***  
04EPC-00851 EPC Site Development Plan-  
Subdivision  
04EPC-00852 EPC Site Development Plan-  
Amendment to Building Permit

Triple JC, LLC  
5215 San Mateo NE  
Albuq. NM 871

LEGAL DESCRIPTION: for all or a portion of Block F-1, Tracts A-1-28-B-1, **Town of Atrisco Grant**, zoned SU-1 C-1 Uses & Auto Body Repair & Painting, located on REDLANDS ROAD NW, between COORS BLVD. NW and ATRISCO DR. NW, containing approximately 2 acres. (G-11) Carmen Marrone, Staff Planner

On July 15, 2004 the Environmental Planning Commission voted to approve Project 1002405/ 04EPC 00851 a site plan for subdivision, for Tract A-28-B-1, Town of Atrisco Grant, Northeast Unit, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for a site plan for subdivision for Tract A-28-B-1, Town of Atrisco Grant, Northeast Unit, located at the southwest corner of Coors and Redlands Road NW. The site is approximately 5 acres in size and is zoned SU-1 for C-1 Uses & Auto Body Repair & Painting.
2. A site plan for building permit was approved by the EPC on February 20, 2003 (02EPC-01949) and proposed four retail buildings and one restaurant on Tract A-28-B-1. The applicant proposes to subdivide this tract into two tracts, Tract B1, (2.85 acres) and Tract B2, (1.72 acres) and to replace two of the previously-approved retail buildings on Tract B2 with a car wash.
3. The subject site falls within the area designated Established Urban per the *Comprehensive Plan*. The request complies with several land use policies under this designation particularly policies that call for new growth to be located in areas where vacant land is contiguous to existing urban services and where the integrity of existing neighborhoods can be ensured.

**received**  
7/21/04



OFFICIAL NOTICE OF DECISION  
JULY 15, 2004  
PROJECT #1002405  
PAGE 2 OF 6

4. The subject request is supported by the general goals of the *West Side Strategic Plan* to locate employment uses on the West Side, reduce vehicle trip distances, and decrease commuter demand across the Rio Grande.
5. The subject site is within the *Coors Boulevard Community Activity Center* as identified in the *West Side Strategic Plan*. The subject request supports the recommendation contained on page 98 of the *WSSP* to limit new retail development in the *Coors Boulevard Community Activity Center* and to focus on other types of activities.
6. The subject is located within the *Coors Corridor Plan* which provides detailed design guidelines and regulations for development along Coors Boulevard. The subject request complies with the policies contained in the *Coors Corridor Plan* because the layout of the site is compatible with existing development and is particularly sensitive to the existing residential development to the west by locating the bulk of the outdoor activity along Coors rather than along Atrisco Drive (General Policy A.3).

**CONDITIONS:**

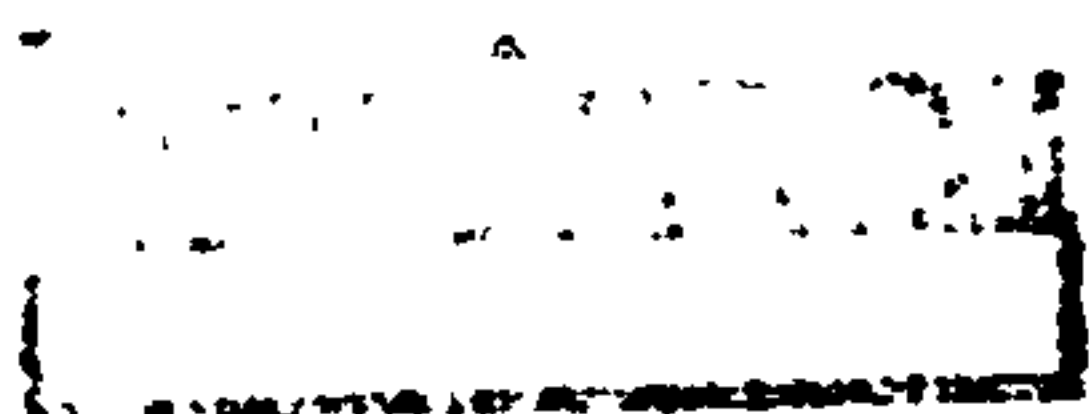
1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The submitted Site Plan for Subdivision will supercede the previously approved Site Plan for Building Permit (02EPC 01949).

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On July 15, 2004 the Environmental Planning Commission voted to approve Project 1002405/04EPC 00852, an amendment to a site plan for building permit, for Tract A-28-B-1, Town of Atrisco Grant, Northeast Unit, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for an amendment to a site plan for building permit for Tract A-28-B-1, Town of Atrisco Grant, Northeast Unit, located at the southwest corner of Coors and Redlands Road NW. The site is approximately 5 acres in size and is zoned SU-1 for C-1 Uses & Auto Body Repair & Painting.



2. The original site plan for building permit was approved by the EPC on February 20, 2003 (02EPC-01949) and proposed four retail buildings and one restaurant on Tract A-28-B-1. The applicant proposes to subdivide this tract into two tracts, Tract B1, (2.85 acres) and Tract B2, (1.72 acres) and to replace two of the previously-approved retail buildings on Tract B2 with a car wash.
3. The subject site falls within the area designated Established Urban per the *Comprehensive Plan*. The request complies with several land use policies under this designation particularly policies that call for new growth to be located in areas where vacant land is contiguous to existing urban services and where the integrity of existing neighborhoods can be ensured.
4. The request is also supported by the general goals of the *West Side Strategic Plan* to locate employment uses on the West Side, reduce vehicle trip distances, and decrease commuter demand across the Rio Grande.
5. The subject site is within the *Coors Boulevard Community Activity Center* as identified in the *West Side Strategic Plan*. The subject request supports the recommendation contained on page 98 of the *WSSP* to limit new retail development in the *Coors Boulevard Community Activity Center* and to focus on other types of activities.
6. The subject is located within the *Coors Corridor Plan* which provides detailed design guidelines and regulations for development along Coors Boulevard. With a few adjustments, the amended site plan for building permit will comply with the *Coors Corridor Plan*.
7. A facilitated meeting was held on May 17, 2004 between the Board members of the West Bluff Neighborhood Association and the applicant. There were no objections raised by the neighborhood association regarding the subject request.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. 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.

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JULY 15, 2004

PROJECT #1002405

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2. Label the details and the keyed notes pertaining to the refuse enclosure as "Refuse Container Details" and "Refuse Container Notes".
3. Correct the handicap parking notes to indicate that only one hc space will be provided. This hc parking space shall be 8.5' x 20' rather than 8'x 20' as shown.
4. Amend Note 5 under "Project Data" from one bicycle space to 5 bicycle spaces.
5. The public sidewalks along Coors and Atrisco should reference Notes 14 and 15 accordingly.
6. A pedestrian connection shall be provided on site from Atrisco to the patio area west of the building.
7. Include notes regarding design and height of site lighting. Lighting shall include horizontally-mounted light fixtures with light lenses that do not project below the light shield. Also, the height of the light pole shall be limited to 16' where the pole is within 100' of a residence.
8. All planting areas for trees shall be a minimum of 6'x 6'.
9. The landscape plan contains a note that reads, "Final landscaping layout and design to be determined upon receipt of final grading plan." This note shall be removed since the submitted landscape plan is the final approved plan that determines the landscaping layout and design.
10. The east end of the north façade is decorated with 8"x 8" tiles in a medium turquoise color with dark indigo and red accents. A note shall be added on the elevation plan stating that the tiles will be non-reflective.
11. Either break up the south façade with at least one feature listed in *Section 14-16-3-18.D.2* of the Zoning Code or increase the width of the buffer strip along the southern boundary to a minimum of 6' and add trees in the buffer strip to screen the blank façade from the adjacent office windows.
12. The canopies on the east elevation should be labeled with respect to color and material.
13. The proposed double pole mounted sign along Coors shall be reduced to a maximum height of 20'. In addition, the face area of this sign shall be reduced to a maximum size of 75 sf.
14. A minimum of 8 seats shall be provided in the patio area per the newly adopted design regulations in the Zoning Code (§14-16-3-18). Seating may be provided in the form of benches, raised planters, ledges or similar seating features. Each seat shall be a minimum of 24" in width and 15" in height.

OFFICIAL NOTICE OF DECISION

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PROJECT #1002405

PAGE 5 OF 6

15. The submitted Site Plan for Building Permit for Tract B-2 will supercede the previously approved Site Plan for Building Permit (02EPC 01949).
16. Conditions of approval for the proposed Site Development Plan Amendment to Subdivision and Site Development Plan Amendment to Building Permit shall include:
  - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - c. Traffic Impact Study is required and has been submitted. However, provide an updated queuing analysis for this proposal.
  - d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
  - e. Provide cross access agreement between tracts.
  - f. Southbound right turn lane on Coors to be built per recommendations in TIS and/or DPM.
  - g. All internal vehicular connections to adjacent streets will need to be constructed (full width) unless queuing analysis demonstrates otherwise.
  - h. On the site plan for subdivision, the intersection of Redlands and Coors needs to be modified to reflect median closure/restrictions.
  - i. Site plan shall comply and be designed per DPM Standards.
  - j. Platting must be a concurrent DRB action
  - k. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System.
  - l. Provision for the fourth southbound travel lane on Coors Boulevard adjacent to the subject property, consistent with the Coors Corridor Plan (see figure 6).
  - m. Dedication of an additional 6 feet of right-of-way along 57<sup>th</sup> Street, as required by the City Engineer, to provide for on-street bicycle lanes as designated on Long Range Bikeways System.
  - n. Provision for the bicycle lane along 57<sup>th</sup> Street adjacent to the subject property as designated on Long Range Bikeways System.

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OFFICIAL NOTICE OF DECISION  
JULY 15, 2004  
PROJECT #1002405  
PAGE 6 OF 6

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.

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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,

  
Richard Dineen  
Planning Director

RD/CM/ac

cc: George Rainhart Architect & Assoc., 2325 San Pedro NE, Suite 2-B, Albuquerque, NM 87110  
John Landman, West Bluff, 2236 Ana Ct. NW, Albuquerque, NM 87120  
Dr. Joe Valles, West Bluff, 5020 Grande Vista Ct. NW, Albuquerque, NM 87120

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

\*\*\*

PAID RECEIPT

APPLICANT NAME Blauguard Lee Etal  
AGENT Ranbost Architect  
ADDRESS \_\_\_\_\_  
PROJECT & APP # 1002405 / 04DRB 01795 / 04DRB 01797  
PROJECT NAME Redlands Shopping Center

\$ 20.00 441032/3424000 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

\$ 20.00 TOTAL AMOUNT DUE

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

City Of Albuquerque  
Treasury Division

11/23/2004 11:25AM LOC: ANH  
X  
RECEIPT# 00035130 WSH 007 TRANSH 0011  
Account 441032 Fund 0110  
Activity 3424000 TRSLJS  
Trans Amt \$20.00  
J24 Misc. \$20.00  
VI \$20.00  
CHANGE \$0.00

Thank You



"John MacKenzie"  
<John@goodwinengineers.com>

11/09/04 10:39 AM

To: <SMatson@cabq.gov>, <RGreen@cabq.gov>, <BBingham@cabq.gov>, <cmsandoval@cabq.gov>, <RDourte@cabq.gov>, <WGallegos@cabq.gov>  
cc: "Mike Safrany \ (Mike Safrany\)" <msafrany@gra-arch.com>  
Subject: RE: Item No. 14 for Tomorrow (1002405)

Sheran,

It's my understanding that the site plan went through a new EPC hearing process and final sign off is delegated to you. The architect, Mike Safrany of George Rainhart's office, should respond if this is not the case.

John M. MacKenzie  
Mark Goodwin & Associates, PA  
505-828-2200  
505-797-9539 fax

-----Original Message-----

From: SMatson@cabq.gov [mailto:SMatson@cabq.gov]  
Sent: Tuesday, November 09, 2004 10:23 AM  
To: John MacKenzie; RGreen@cabq.gov; BBingham@cabq.gov; cmsandoval@cabq.gov; RDourte@cabq.gov; WGallegos@cabq.gov  
Subject: Re: Item No. 14 for Tomorrow (1002405)

John

Since the site plan was originally approved by EPC, the architect will need to submit an AA to Development Services for their approval. This will take 3 to 4 weeks from the time of submittal. DRB cannot approve changes to an EPC approved site plan, minor though it may be.

Sheran

"John MacKenzie"

<John@goodwinengineers.com>  
\ (Sheran Matson\)" <smatson@cabq.gov>  
.  
\ (Roger Green\)" <rgreen@cabq.gov>, <WGallegos@cabq.gov>, <BBingham@cabq.gov>,  
"Claire Senova \ (Claire Senova\)" <csenova@cabq.gov>,  
11/09/04 09:10 AM "Christina Sandoval  
\ (Christina Sandoval\)" <cmsandoval@cabq.gov>, "Karen Arfman"  
<karfman@moplaw.com>, "Mike Safrany \ (Mike Safrany\)"

<msafrany@gra-arch.com>

Subject: Item No. 14 for

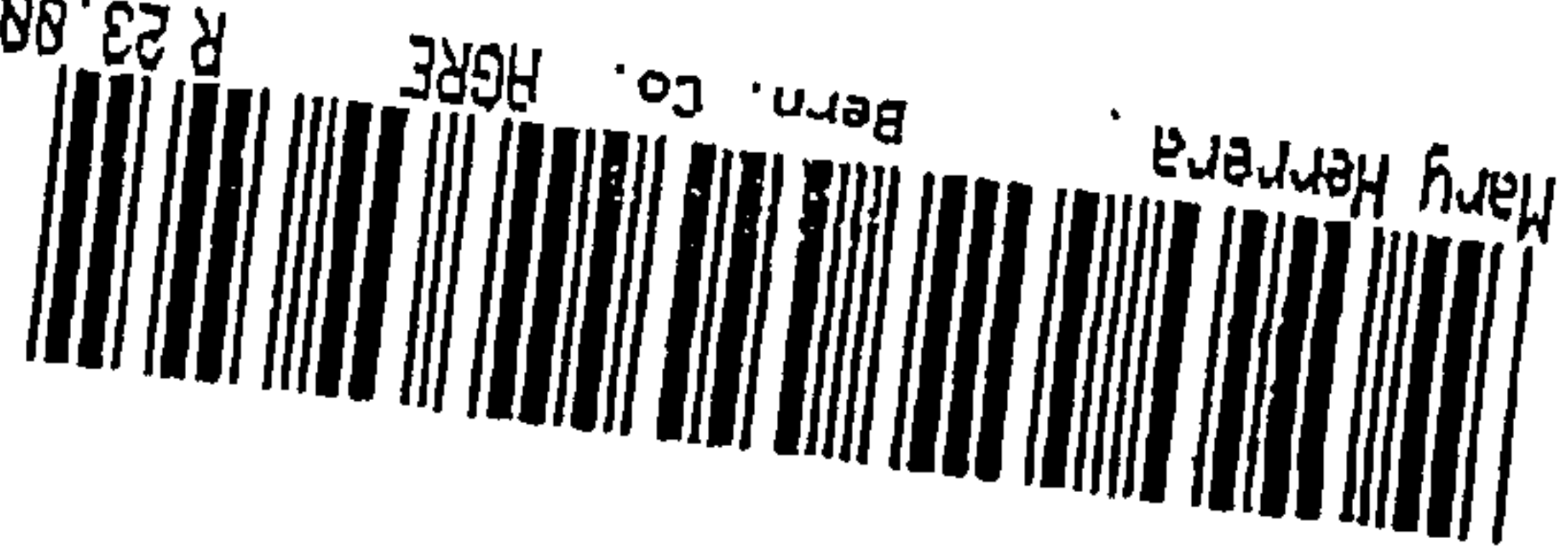
Tomorrow (1002405)

I will be requesting a two week deferral of this, so the architect can revise and submit his site plan. A letter will be sent.

John M. MacKenzie  
Mark Goodwin & Associates, PA  
505-828-2200  
505-797-9539 fax



20032225212  
6889258  
Page: 7 of 8  
12/23/2003 02:21P  
BK-A78 Pg-5726



Current DRC **02041**  
Project Number

FIGURE 12  
INFRASTRUCTURE LIST

EXHIBIT "A"  
REQUIRED INFRASTRUCTURE LIST

DATE SUBMITTED **8/6/03**  
DATE SITE PLAN APPROVED **8/6/03**  
DATE PRELIMINARY PERM APPROVED **N/A**  
DATE PRELIMINARY PERM EXEMPT **N/A**  
DRB PROJECT NO: **10022405**  
DRB APPLICATION NO: **03 DRB 00879**

TO SUBMISSION APPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Rollanda Shopping Center  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION  
Tract A-28-B1 and A-28-B2, NE 1/4, Town of Aliceo Grant

Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process under the review of the construction drawings, if the DRC Chair determines that additional items and/or information items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantees. Likewise, if the DRC Chair determines that superfluous or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantee. All such revisions require approval by the DRC Chair, the City Department and the applicant. If such approvals are obtained, those revisions to the listing will be incorporated automatically. In addition, any infrastructure items which are directly constructed which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project completion and close out by the City.

SIA Sequence #	COA DRC Project #	Size
1		12'
2		14'

Type of Improvement	Location	From	To
TRANSPORTATION Arterial Pymt	Coors Blvd.	Redonda	S. end of PL
Drain Lanes Gravel SW			
DRAINAGE			
PUBLIC RCP SD	Coors Blvd.	South PL	Redonda Rd.

Private Inspector	City Inspector	City Civil Engineer
1	1	1

1. ~~Grading, Draining and other infrastructure items to be constructed.~~
2. ~~Water / Sewer / Gas / Telephone / Cable TV, Fire Hydrants as depicted on site plan.~~
3. ~~Storm drain infrastructure to include traps and manholes.~~

39368.00 Cash payment for off-site traffic  
with sign - Modified procedure

AGENT / OWNER  
DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

John M. Mackenzie, PE  
NAME (print)

*Sharon M. Nelson*  
BRG CHAIR - date **8-06-03**  
PARKS & GENERAL SERVICES - date **8/6/03**

MARK GOODWIN & ASSOCIATES  
FIRM

*Mark Goodwin*  
SIGNATURE - date **8-29-03**

*R. E. Beate*  
TRANSPORTATION DEVELOPMENT - date **8/6/03**  
*Brook L. Brown*  
UTILITY DEVELOPMENT - date **8/6/03**  
CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	ORG CHAIR	URBAN DEPARTMENT	AGENT OWNER

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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: Tanger Redlands, LLC PHONE: 883-2015

ADDRESS: PO Box 3685 FAX: \_\_\_\_\_

CITY: Albuquerque STATE NM ZIP 87190 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Owner List all owners:

AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: john@goodwinengineers.com

**DESCRIPTION OF REQUEST:** Minor Subdivision: Redlands Retail; Preliminary / Final Plat Approval

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

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

Lot or Tract No. Tract A-28-B1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. Northeast Unit Town of Atrisco Grant Redlands Shopping Center

Current Zoning: SU-1 / C-1 Proposed zoning: Same

Zone Atlas page(s): G-11 No. of existing lots: 1 No. of proposed lots: 2

Total area of site (acres): 4.8 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

Within city limits? X Yes. No \_\_\_\_\_, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No

UPC No. 101106021505230514 MRGCD Map No. \_\_\_\_\_

**LOCATION OF PROPERTY BY STREETS: On or Near:** Redlands Road

Between: Coors Boulevard and Atrisco Drive

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1002405; 03DRB00879

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

SIGNATURE John M. MacKenzie DATE 11/1/04

(Print) John M. MacKenzie, PE \_\_\_ Applicant X Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<table border="0"> <tr> <th>Application case numbers</th> <th>Action</th> <th>S.F.</th> <th>Fees</th> </tr> <tr> <td><u>04DRB - 01703</u></td> <td><u>PE, F</u></td> <td><u>563</u></td> <td><u>\$ 285.00</u></td> </tr> <tr> <td>_____</td> <td><u>CMF</u></td> <td>_____</td> <td><u>\$ 20.00</u></td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>\$ _____</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>\$ _____</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>\$ _____</td> </tr> <tr> <td colspan="3">Total</td> <td><u>\$ 305.00</u></td> </tr> </table>	Application case numbers	Action	S.F.	Fees	<u>04DRB - 01703</u>	<u>PE, F</u>	<u>563</u>	<u>\$ 285.00</u>	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>	_____	_____	_____	\$ _____	_____	_____	_____	\$ _____	_____	_____	_____	\$ _____	Total			<u>\$ 305.00</u>
Application case numbers	Action	S.F.	Fees																										
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_____	_____	_____	\$ _____																										
Total			<u>\$ 305.00</u>																										

Hearing date 11-10-04

[Signature] 11-2-04  
Planner signature / date

Project # 1002405

**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- 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
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

**Extensions are not reviewed through internal routing.**  
Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- <sup>NA</sup> Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (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
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** *Pending*

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
  - 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
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

John M. MacKenzie, PE  
Applicant name (print)  
John M. MacKenzie 11/1/04  
Applicant signature / date

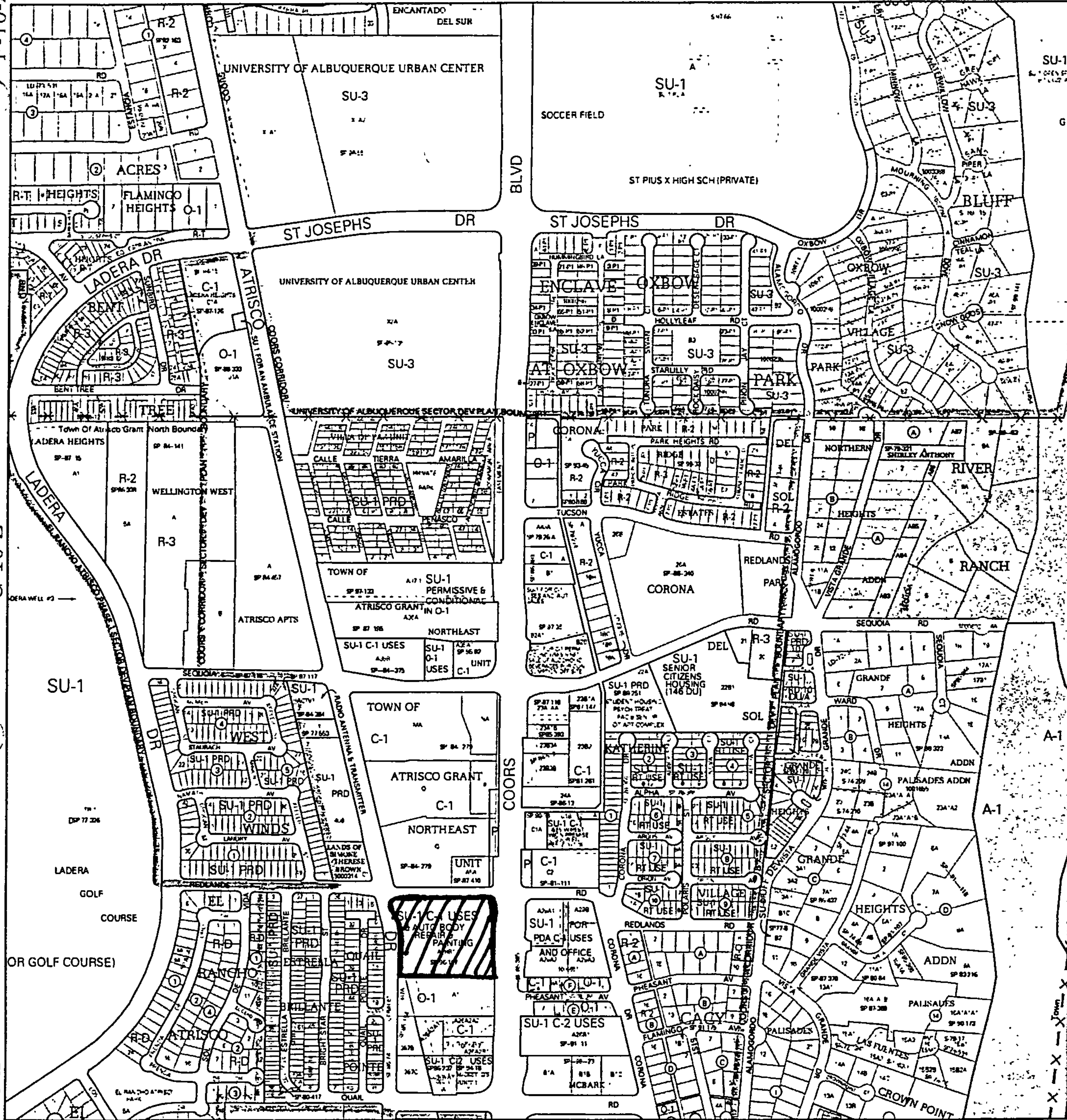


Form revised 3/03, 8/03 and 11/03

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

Application case numbers  
04DRB -01703  
\_\_\_\_\_-\_\_\_\_\_  
\_\_\_\_\_-\_\_\_\_\_

[Signature] 11-2-04  
Planner signature / date  
**Project #** 100 2405

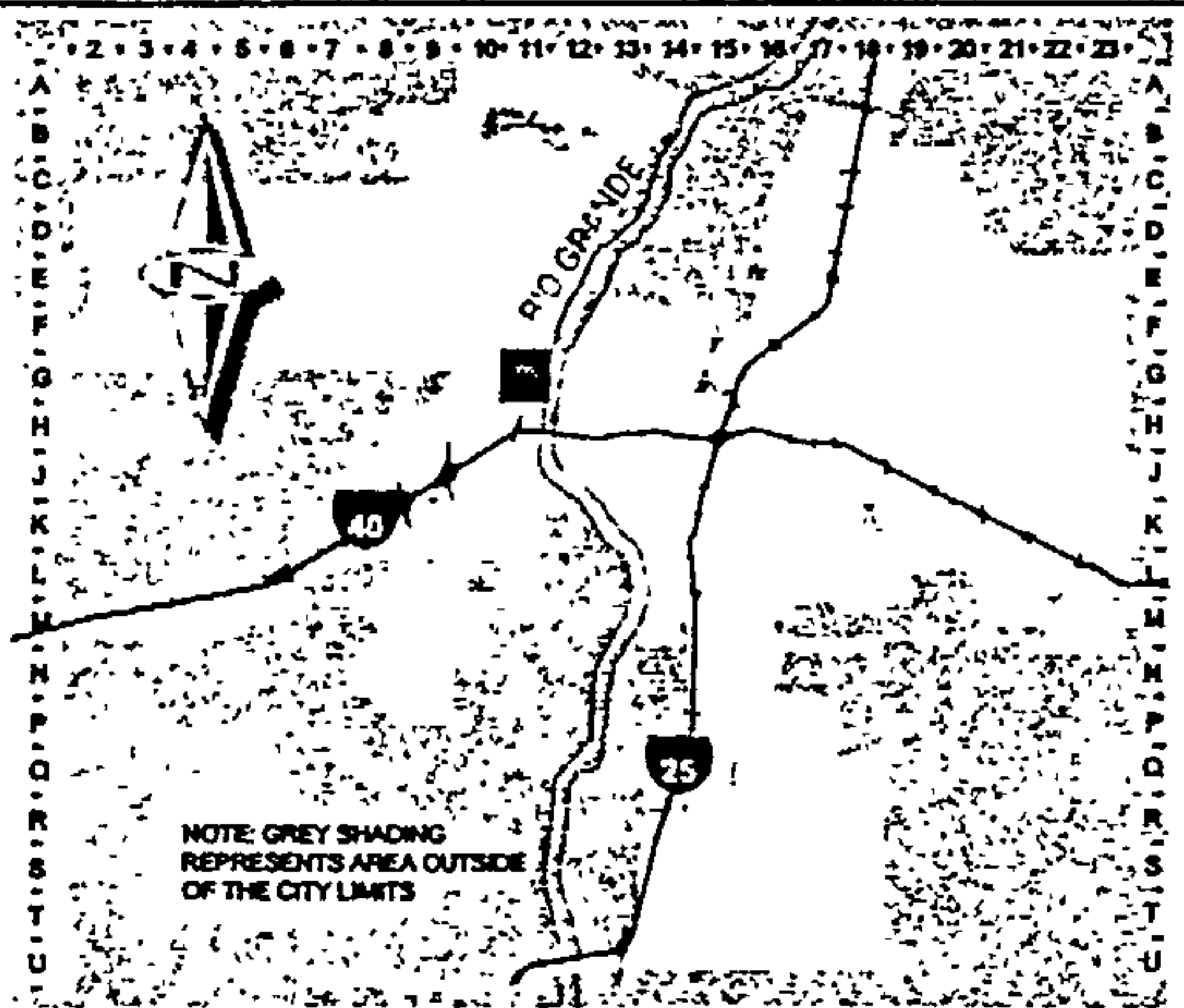
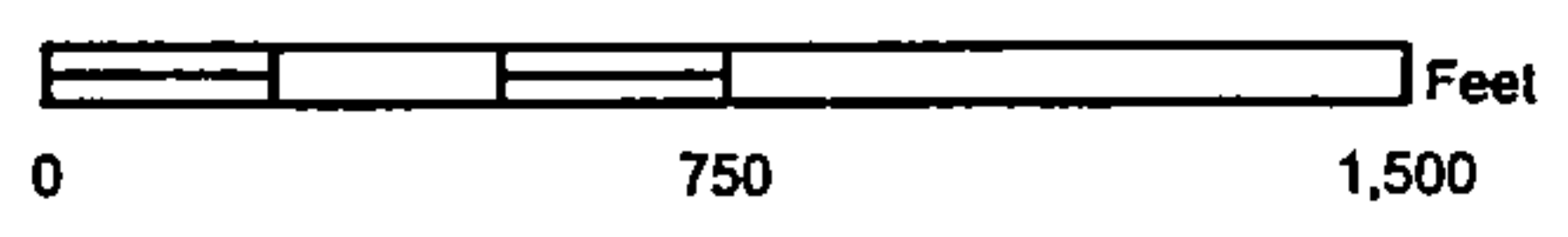


Zone Atlas Page: **G-11-Z**

Map amended through: Aug 06, 2004

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



**CITY OF ALBUQUERQUE**  
 THREE HUNDRED YEARS  
 1706 - 2006  
**ALBUQUERQUE**  
*Hacienda Historia*  
**AGIS**  
 Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
 © Copyright 2004



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

**November 1, 2004**

**Ms. Sheran Matson  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103**

**Re: Subdivision of Tract A-28-B1, Northeast Unit, Town of Atrisco Grant (Proj. # 1002405)**

**Dear Ms. Matson:**

***This letter accompanies our application for preliminary plat approval of the referenced property. The reason for this request is to be in compliance with the EPC-approved Site Development Plan (building and subdivision) that will be reviewed at DRB with this plat.***

***Utilities are proposed to be private. Internal traffic circulation will be facilitated by the granting of reciprocal private access easements to each property owner. Reciprocal easements will also be used to convey runoff across the site to public drainage facilities within Coors Blvd.***

***A site development plan and associated infrastructure list was previously approved last year. With this proposed plat and new development plan we hope to be able to use the already-approved Subdivision Improvement Agreement as it now exists. The approved infrastructure list is attached for your reference.***

***Please contact me if I can be of further assistance.***

***Sincerely,***

**MARK GOODWIN & ASSOCIATES, PA**

**John M. MacKenzie, PE  
Vice President**

**JMM/sr**

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

**PAID RECEIPT**

APPLICANT NAME TANGER Redlands.  
 AGENT Mark Goodwin  
 ADDRESS PO Box 90606  
 PROJECT & APP # 1002405/04DRB 01703  
 PROJECT NAME Northeast Unit Town of Aliso Court

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 285.00 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

\$ 305.00 TOTAL AMOUNT DUE

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

11/2/2004  
 RECEIPT# 00034020  
 Account 441032  
 Activity 4424000  
 Trans Amt  
 J24 MISC

1054

**MANAGER REDLANDS, LLC**  
 605-883-2015  
 PO BOX 3685  
 ALBUQUERQUE, NM 87190

\*\*\*DUPLICATE\*\*\* 85-660/1070  
 DATE: Oct 4 2004  
 Treasury Division

PAY TO THE ORDER OF City of Albuquerque \$ 305.00  
Three Hundred Five dollars & 00/100

11:04AM  
 RECEIVED 00034020 WSP OV/ -TRA  
 Account 441006 Fund 0110  
 Activity 4983000 TRSLJS  
 Trans Amt \$305.00  
 J24 MISC \$285.00  
 CK \$0.00

MP

FOR Filing Fee

⑈001054⑈ +⑈107006606⑈ 7827217588⑈

Thank You

D. Mark Goodwin and Associates, P.A.  
Consulting Engineers

P.O. Box 90606 ❖ Albuquerque, NM 87199  
(505) 828-2200 ❖ (505) 797-9539 fax  
e-mail: dm@swcp.com

LETTER OF TRANSMITTAL

TO: Roger Green  
DRB - One Stop  
\_\_\_\_\_

Date: February 5, 2004

RE: Redlands Shopping Center (Proj ~~1002405~~)

We are sending:

Site Plan for BP (Original and 3 Copies)

Blue Sheet

Copy of SIA

For your approval     For your information

As you requested     For a Statement

Request for Bid     Pre-Design Meeting

NOTES: Roger, Please see Utility Plan for the corrections you need. Please forward to Brad for his sign-off.

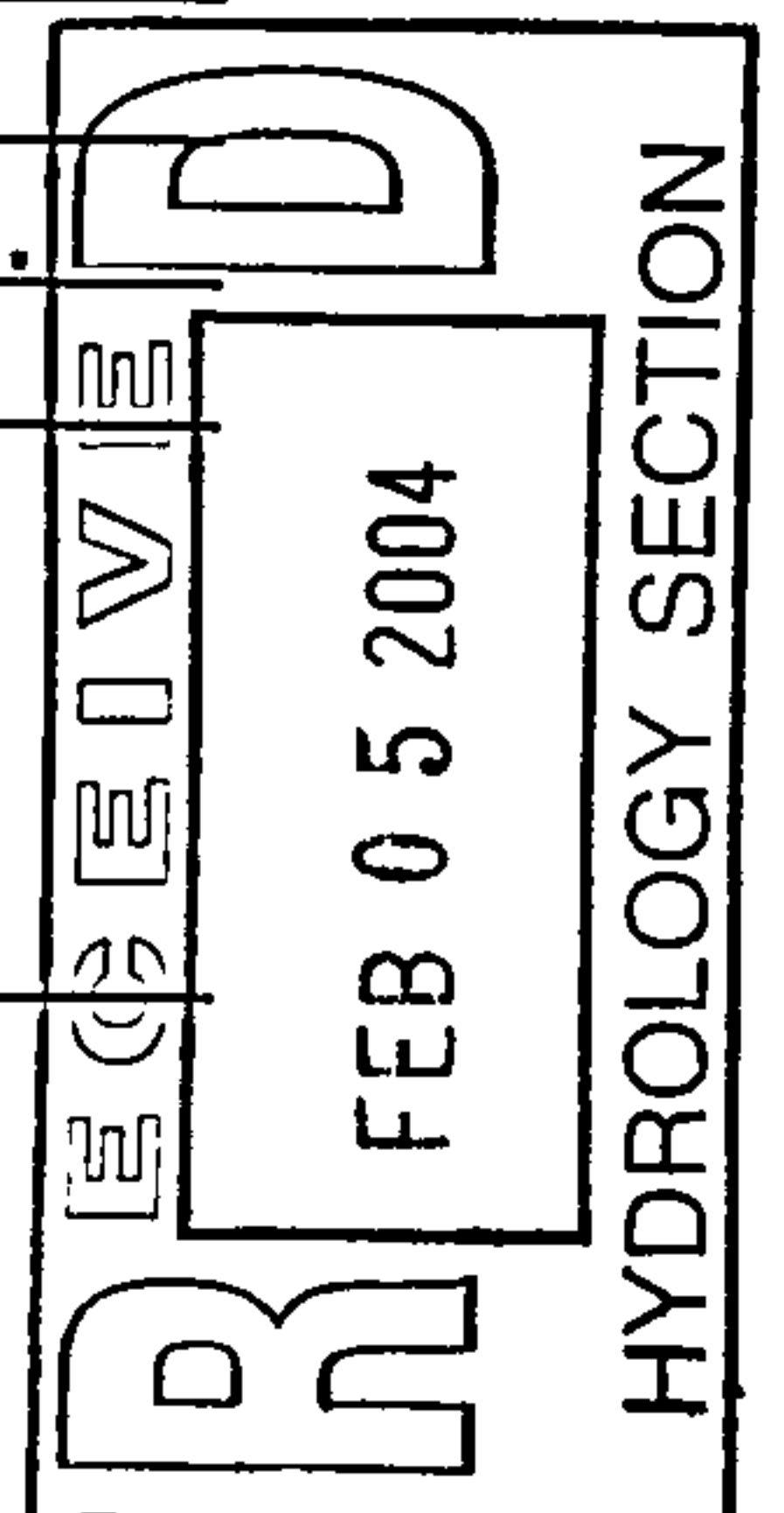
Brad, the SIA (attached) has been filed and I understand that the deliver route issue has been addressed by Pete Butterfield at Dekker, Perich, Sabitini. The roadway easement along Coors has already been granted.

Call me or Pete Butterfield if there are any outstanding issues that remain.

Project Engineer \_\_\_\_\_

SIGNED: \_\_\_\_\_

*John Mackenzie*



Proj. # 1002

FILE

COPY

No. of Lots: \_\_\_\_\_  
Nearest Major Streets  
Redlands & Coors

FIGURE 12

**SUBDIVISION IMPROVEMENTS  
AGREEMENT-PUBLIC AND/OR PRIVATE  
(Procedure B)**

Redlands Shopping Center

723581

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 14<sup>th</sup> day of December, 2003, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Lee S. Blaugrund, a single man (Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] individual, whose address is PO Box 3685, Albuquerque, NM 87190 and whose telephone number is (505) 883-2015, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract A-28-B1, NE Unit, Town of Atrisco Grant, recorded on May 3, 1996 in the records of the Bernalillo County Clerk at Book 96C, pages 181 through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Linda Blaugrund Alongi Revocable Trust UTA; L. Alongi Family Trust; and Clifford Earl Blaugrund and Nancy Dreyer Blaugrund Revocable Trust UTA ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Redlands Shopping Center describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 20th day of March, 2004 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 723581.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless





311-003

EASEMENT

912103

This grant of Easement, between LEE S. BLAUGRUND, a single man; CLIFFORD EARL BLAUGRUND and NANCY DREYER BLAUGRUND, as Co-Trustees of the Clifford Earl Blaugrund and Nancy Dreyer Blaugrund Revocable Trust Agreement dated February 12, 1998, as amended by First Amendment dated November 20, 2001, FBO of Clifford Earl Blaugrund; CLIFF E. BLAUGRUND and LEE S. BLAUGRUND as Co-Trustees of the L. Alongi Family Trust II, and LINDA BLAUGRUND ALONGI as Trustee of the Linda Blaugrund Alongi Revocable Trust UTA dated August 24, 1994 (together "Grantor"), whose address is c/o Lee S. Blaugrund, American Home Furnishing, 3535 Menaul Blvd., NE, Albuquerque, New Mexico 87107 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico, and is entered into as of the date Grantor signs this Easement.

1. Recital. Grantor is the owner of certain real property located at Coors Blvd and Redlands Road in Bernalillo County, New Mexico (the "Property").

2. Grant of Easement. The Grantor grants to the City an exclusive, permanent easement for roadway and public utility purposes as shown on Exhibit A attached hereto ("Property"), together with the right of the City to enter upon the property at any time for the inspection, installation, maintenance, repair or modification of the improvements and the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of the easement.

3. Warranty. Grantor covenants and warrants that it is the owner in fee simple of the of the Property and that is has a good lawful right to convey the Property or any part thereof, that the Property is free from all encumbrances except encumbrances of record and taxes due and owing the Treasurer of Bernalillo County, and that the Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

4. Binding on Grantor's Property. The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

Witness my hand and seal this 15<sup>th</sup> day of August, 2003.

APPROVED:

[Signature] 9-02-03  
City Engineer

5/21/07  
4/23/03

[Signature]  
Lee S. Blaugrund, individually, and as Co-Trustee of the L. Alongi Family Trust II



*Clifford Earl Blaugrund*

Clifford Earl Blaugrund, Co-Trustee of the Clifford Earl Blaugrund and Nancy Dreyer Blaugrund Revocable Trust Agreement dated February 12, 1998, as amended by First Amendment dated November 20, 2001 FBO of Clifford Earl Blaugrund, and as Co-Trustee of the L. Alongi Family Trust, II

*Nancy Dreyer Blaugrund*

Nancy Dreyer Blaugrund, Co-Trustee of the Clifford Earl Blaugrund and Nancy Dreyer Blaugrund Revocable Trust Agreement dated February 12, 1998, as amended by First Amendment dated November 20, 2001 FBO of Clifford Earl Blaugrund

*Linda Blaugrund Alongi*

Linda Blaugrund Alongi, as Co-Trustee of the Linda Blaugrund Alongi Revocable Trust UTA dated August 24, 1994

STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on August 15, 2003, by Lee S. Blaugrund, individually, and as Co-Trustee of the L. Alongi Family Trust II.

*Penny D. Conroy*  
Notary Public

My commission expires:  
February 12, 2007

STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on August 15, 2003, by Clifford Earl Blaugrund, Co-Trustee of the Clifford Earl Blaugrund and Nancy Dreyer Blaugrund Revocable Trust Agreement dated February 12, 1998, as amended by First Amendment dated November 20, 2001 FBO of Clifford Earl Blaugrund, and as Co-Trustee of the L. Alongi Family Trust, II.

*Nancy D. Conner*  
Notary Public

My commission expires:

*February 12, 2007*

STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on August 15, 2003, by Nancy Dreyer Blaugrund, Co-Trustee of the Clifford Earl Blaugrund and Nancy Dreyer Blaugrund Revocable Trust Agreement dated February 12, 1998, as amended by First Amendment dated November 20, 2001 FBO of Clifford Earl Blaugrund.

*Nancy D. Conner*  
Notary Public

My commission expires:

*February 12, 2007*



2003159333  
594241  
Page: 3 of 5  
09/05/2003 11:37A  
Bk-A63 Fg-9048

STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALILLO )

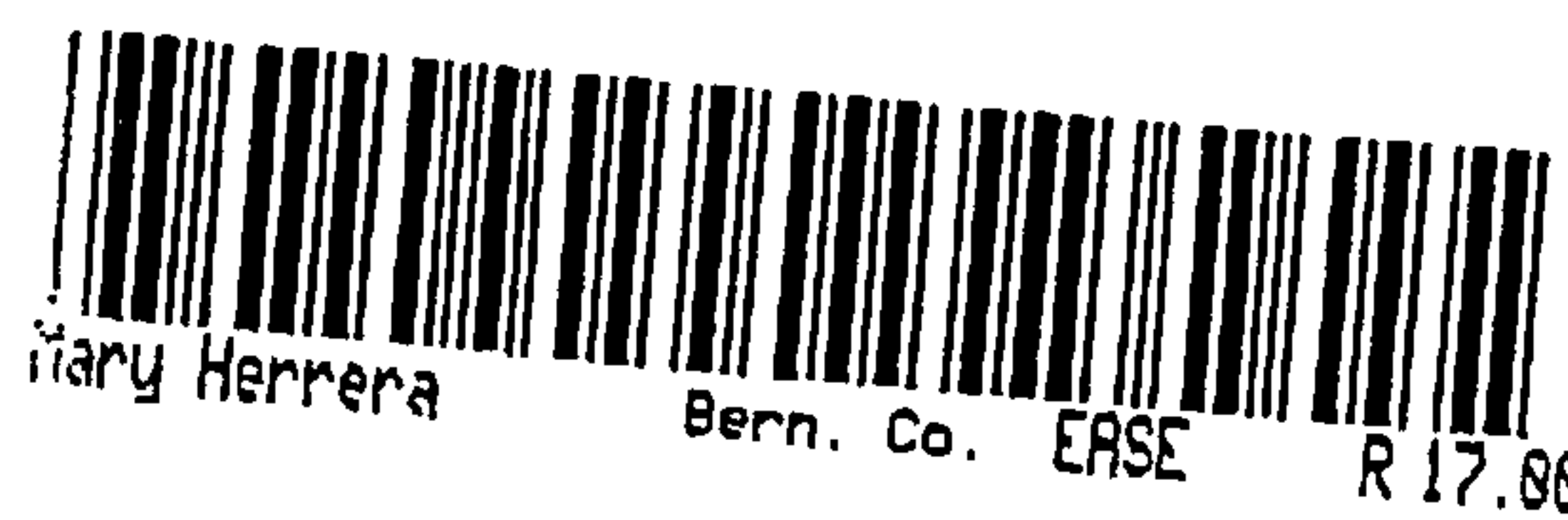
This instrument was acknowledged before me on August 15, 2003, by Linda Blaugrund Alongi, as Co-Trustee of the Linda Blaugrund Alongi Revocable Trust UTA dated August 24, 1994.

*Pamela D. Conner*  
Notary Public

My commission expires:

*February 13, 2007*

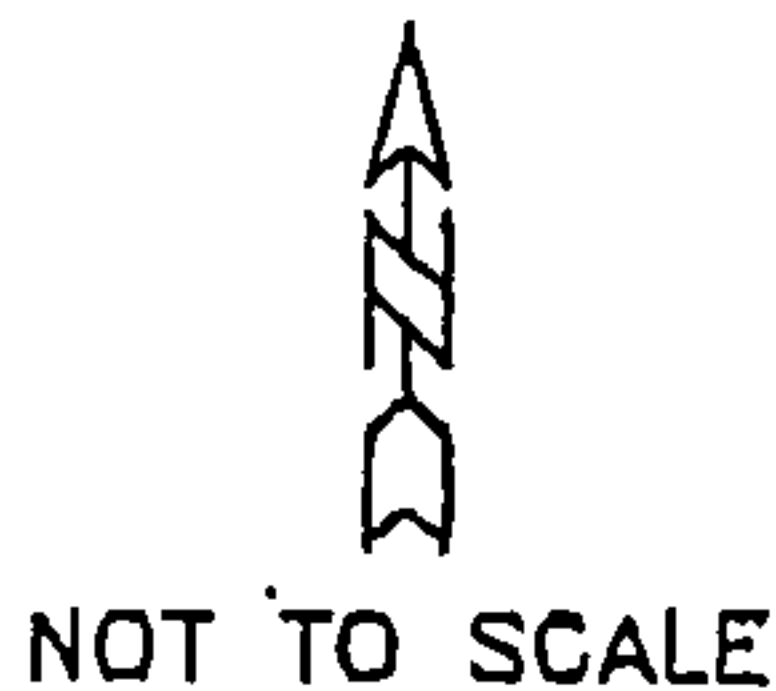
HTANAGER\Redlands Shopping Center\Team Retail Sales\Legal\City Easement.doc  
8/6/03



2003159383  
5942411  
Page: 4 of 5  
09/05/2003 11:37A  
Bk-A63 Pg-9048

EXHIBIT A

EXHIBIT FOR  
PUBLIC DECEL LANE EASEMENT



CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	19.31'	36°52'12"	30.00'	10.00'	N18°14'31"W	18.97'
C2	19.31'	36°52'12"	30.00'	10.00'	N18°14'31"W	18.97'
C3	15.04'	28°43'03"	30.00'	7.68'	N14°33'06"E	14.88'
C4	15.04'	28°43'03"	30.00'	7.88'	N14°33'06"E	14.88'
C5	16.73'	16°55'43"	56.62'	8.43'	N08°39'26"E	16.67'
C6	14.77'	16°55'43"	50.00'	7.44'	N08°39'26"E	14.72'

LINE	DIRECTION	DISTANCE
L1	N00°11'35"E	39.20'
L2	N00°11'35"E	120.35'
L3	S00°11'35"W	255.42'

DESCRIPTION

A Public Decel Lane Easement within the Town of Atrisco Grant, projected Section 2, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being within TRACT A-28-B1, NORTHEAST UNIT, TOWN OF ATRISCO GRANT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 3, 1996 in Volume 96C, Folio 181 and being more particularly described as follows:

BEGINNING at the most southerly point of the herein described Easement from whence the Albuquerque Control Survey Monument "12-H11" bears S 09°07'09" E, 835.42 feet;

THENCE 19.31 feet along a curve to the left, whose radius is 30.00 feet through a central angle of 36°52'12" and whose chord bears N 18°14'31" W, 18.97 feet to a point of reverse curvature;

THENCE 19.31 feet along a curve to the right, whose radius is 30.00 feet through a central angle of 36°52'12" and whose chord bears N 18°14'31" W, 18.97 feet to a point of tangency;

THENCE N 00°11'35" E, 39.20 feet to a point of curvature;

THENCE 15.04 feet along a curve to the right, whose radius is 30.00 feet through a central angle of 28°43'03" and whose chord bears N 14°33'06" E, 14.88 feet to a point of reverse curvature;

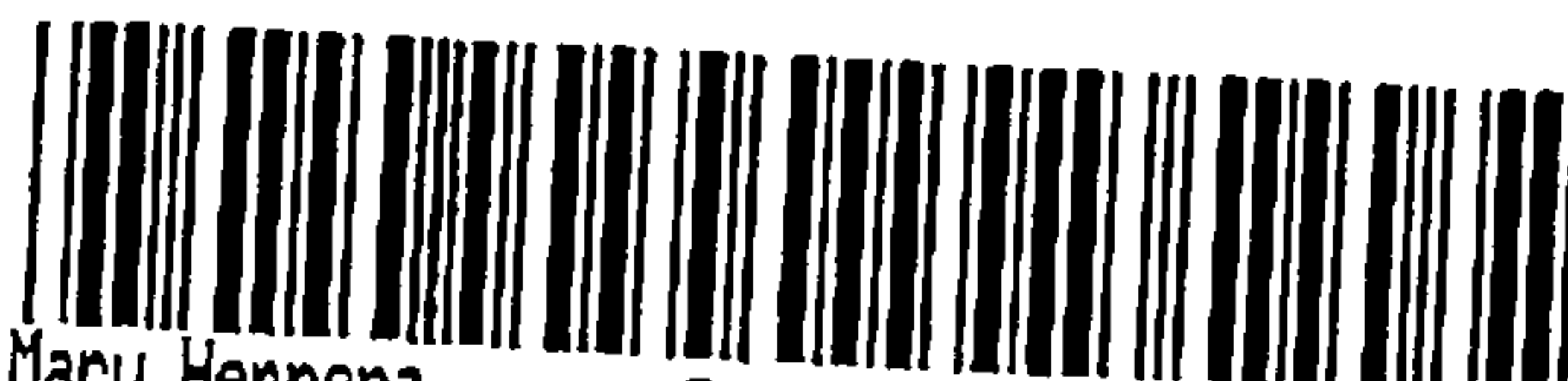
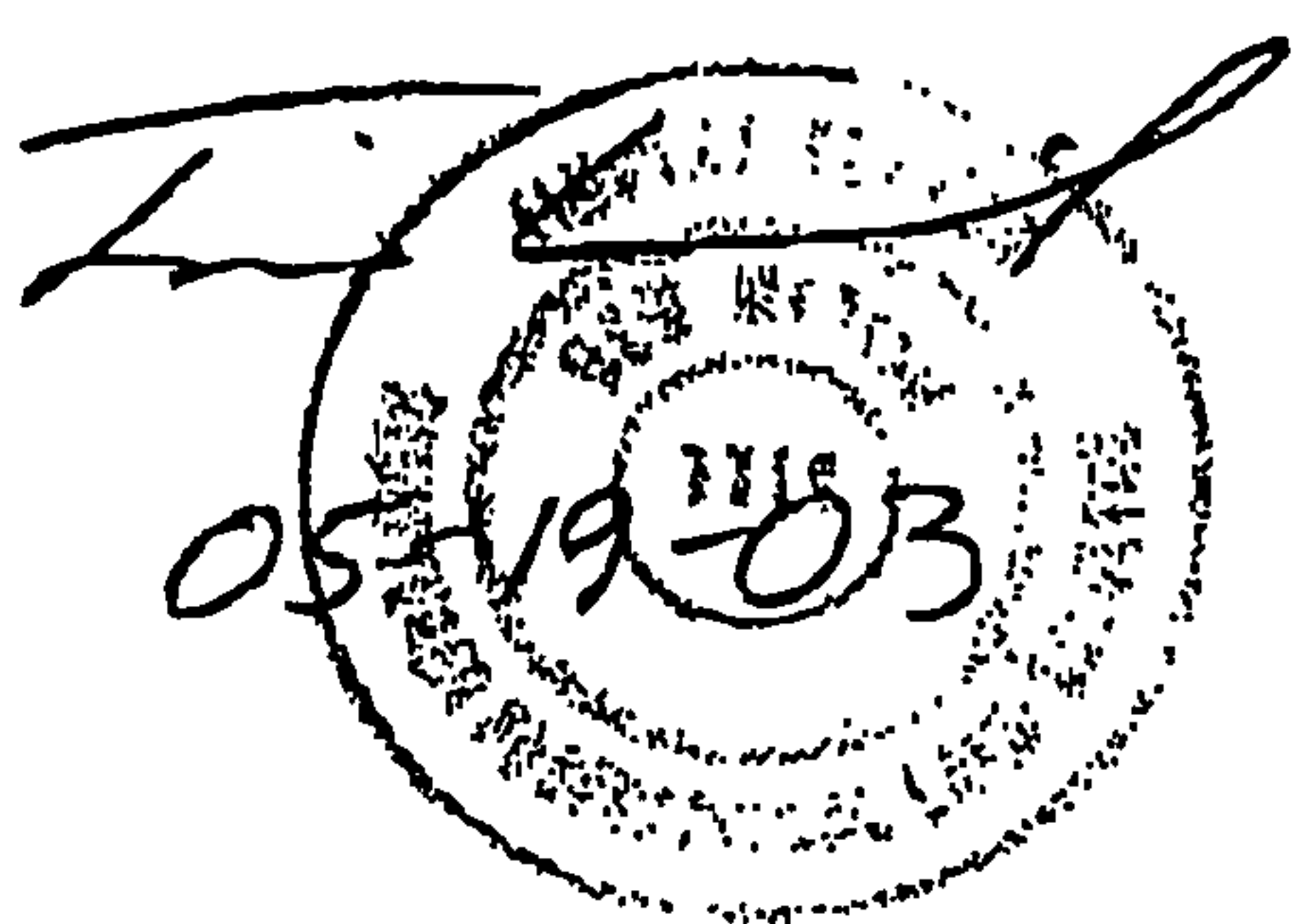
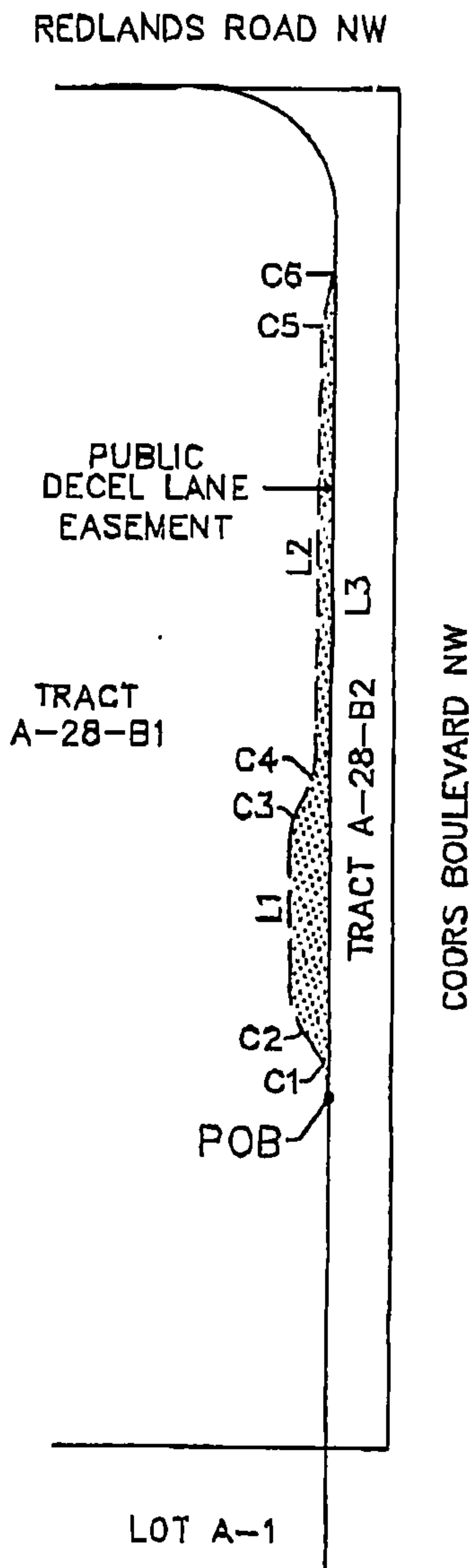
THENCE 15.04 feet along a curve to the left, whose radius is 30.00 feet through a central angle of 28°43'03" and whose chord bears N 14°33'06" E, 14.88 feet to a point of tangency;

THENCE N 00°11'35" E, 120.35 feet to a point of curvature;

THENCE 16.73 feet along a curve to the right, whose radius is 56.62 feet through a central angle of 16°55'43" and whose chord bears N 08°39'26" E, 16.67 feet to a point of reverse curvature;

THENCE 14.77 feet along a curve to the left, whose radius is 50.00 feet through a central angle of 16°55'43" and whose chord bears N 08°39'26" E, 14.72 feet to a point on tangent;

THENCE S 00°11'35" W, 255.42 feet to the point of beginning and containing 0.0357 acres more or less.



Current DRC Project Number: 02041

FIGURE 12 ORIGINAL

Date Submitted 8/6/03  
 Date Site Plan Approved 8/6/03  
 Date Preliminary Plat Approved NA  
 Date Preliminary Plat Expires N/A  
 DRB Project No: 1002405  
 DRB Application No: 03 DR-B00879

Claire

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

Redlands Shopping Center  
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN  
Tract A-28-B1 and A-28-B2, NE Unit, Town of Atrisco Grant  
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantees. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		12'	TRANSPORTATION Arterial Pvmt. Decel Lane 6' conc. SW	Coors Blvd	Redlands	S end of PL	/	/	/
		18"	DRAINAGE Public RCP SD	Coors Blvd.	South PL Midpoint of site	Redlands Rd	/	/	/

\$39,368.00 cash payment for off-site traffic mitigation - modified procedure 'c'

- Grading & Drainage Plan Certification Required before release of financial guarantee
- Water / SAS Infrastructure to include valves, fittings, Firehydrants as depicted on site plan.
- Storm drain infrastructure to include inlets and manholes

AGENT / OWNER

John M. MacKenzie, PE  
 NAME (print)

MARK GOODWIN & ASSOCIATES  
 FIRM

*John M. MacKenzie*  
 SIGNATURE - date

4-29-03  
 MAXIMUM TIME ALLOWED TO CONSTRUCT  
 THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: 8-06-03

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*Sheran Matson* 8/6/03 DRB CHAIR - date  
*Christina Landoval* 8/6/03 PARKS & GENERAL SERVICES - date

*K. D. Dente* 8-06-03 TRANSPORTATION DEVELOPMENT - date  
 AMAFCA - date

*Roger D. Dente* 8/6/03 UTILITY DEVELOPMENT - date  
 - date

*Brad L. Bihan* CITY ENGINEER - date  
 - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

ONE STOP SHOP ••• FRONT COUNTER  
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)  
LAND DEVELOPMENT COORDINATION SECTION (LDC)  
Plaza Del Sol - 2nd & 4<sup>TH</sup> Floor West - 600 2nd St NW 87102  
Front Counter Main Number (505) 924-3858 or 924-3895  
Main Fax (505) 924-3864

### PAID RECEIPT

APPLICANT NAME

TAMAGER REDLANDS

AGENT

MYERS OLIVER & PRICE P.C.

ADDRESS

PROJECT NO.

1002405

APPLICATION NO.

03DRB-00879

\$ 50<sup>00</sup> 441006 / 4983000 (DRB Cases)

\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ \_\_\_\_\_ 441018 / 4971000 (Notification)

\$ 50<sup>00</sup> Total amount due

MYERS, OLIVER & PRICE, P.C.

OPERATING ACCOUNT 01-91  
1401 CENTRAL AVE., N.W.  
ALBUQUERQUE, NEW MEXICO 87104  
(505) 247-9080

Memo:

WELLS FARGO BANK NEW MEXICO, N.A.  
WWW.WELLSFARGO.COM

95-219/1070

CHECK NO.

7982

**PAY**  
TO THE  
ORDER  
OF

Fifty and 00/100 Dollars  
City of Albuquerque  
Albuquerque, NM 87103

7982

DATE  
Jul 15, 2003

AMOUNT  
\*\*\*\*\*\$50.00

\*\*\*DUPLICATE\*\*\*  
City of Albuquerque  
Treasury Division

07/15/2003 AUTHORIZED SIGNATURE: AINA

RECEIPT# 00012520 USE# 008 TRNCH# 0021

ACCOUNT 441006 Fund 0110

Trans Amt \$50.00  
24 Misc \$50.00  
CH: \$0.00  
CHANGE: 10/28/02 \$0.00

**MYERS, OLIVER & PRICE, P.C.**

LAWYERS  
1401 CENTRAL AVENUE, N.W.  
ALBUQUERQUE, NEW MEXICO 87104

JOHN A. MYERS  
SCOTT OLIVER\*  
CHARLES P. PRICE III  
KEVIN J. McCREADY  
HOPE MEAD WYNN

TELEPHONE  
(505)247-9080

FACSIMILE  
(505)247-9109

\*ALSO LICENSED IN TEXAS

*e-mail: jmyers@moplaw.com*

July 15, 2003

**Telefaxed: 934-3860 and  
Original HAND DELIVERED**

Claire Senova, Secretary  
Development Review Board  
600 Second Street, NW  
2<sup>nd</sup> Floor, Planning Department  
Albuquerque, New Mexico 87103

Re: Project No. 1002405  
Case No. 03-DRB-00879  
Applicant: Tanager-Redlands, LLC

Dear Claire:

This office represents Tanager Redlands, LLC the applicant in the above-captioned matter. Tanager Redlands hereby requests a deferral of its site plan application until August 6, 2003. Tanager Redlands has been unable to resolve the traffic mitigation issues and therefore is unable to complete its infrastructure list. I enclose this firm's check in the amount of \$50.00 representing the deferral fee.

Thank you for your attention to this matter

Sincerely,

Myers, Oliver & Price, P.C.

By: 

Karen Lee Arfman  
Legal Assistant

/kla

Enclosure

cc: Lee Blaugrund (via facsimile 883-2310)  
David Kleinfeld (via facsimile 875-1642)  
Chris Gunning (via facsimile 761-4222)

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MYERS, OLIVER & PRICE, P.C.  
1401 Central Ave. NW  
Albuquerque, New Mexico 87104  
(505) 247-9080  
e-mail: [jmyers@moplaw.com](mailto:jmyers@moplaw.com)

#5

**TELECOPY COVER SHEET**

DATE SENT: July 15, 2003

TO: <u>Deborah L. Stover</u>	TELECOPIER NUMBER: <u>924-3864</u>
<u>Sheran Matson</u>	TELECOPIER NUMBER <u>924-3864</u>
<u>Cynthia Borrego</u>	TELECOPIER NUMBER <u>924-3864</u>
<u>Chris Gunning</u>	TELECOPIER NUMBER <u>761-4222</u>
<u>Lee Blaugrund</u>	TELECOPIER NUMBER <u>883-2310</u>
<u>Linda Davis</u>	TELECOPIER NUMBER <u>837-4994</u>

FROM: John A. Myers, Esq.

TELECOPY NO: (505) 247-9109 CLIENT/MATTER NO. 4

ENCLOSURE: \_\_\_\_\_

TOTAL NUMBER OF PAGES SENT INCLUDING COVER SHEET: 32.33

COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_

**NOTICE OF CONFIDENTIALITY**

This facsimile transmission and any documents or other instruments accompanying it may contain confidential information belonging to Myers, Oliver & Price, or any of its clients, all of which are protected by the attorney-client privilege. The information is intended only for the use of the individual or entity named above. If you have inadvertently received this transmission in error, or otherwise, and are not the intended recipient, please take notice that any disclosure, copying, distributing, communicating or other action on your part in reliance upon, or otherwise involving any party of this transmission, is strictly prohibited. If you have received this transmission in error, please immediately notify Myers, Oliver & Price by telephone to arrange for the return of all documents and other instruments accompanying this transmission.

**MYERS, OLIVER & PRICE, P.C.**

LAWYERS  
1401 CENTRAL AVENUE, N.W.  
ALBUQUERQUE, NEW MEXICO 87104

JOHN A. MYERS  
SCOTT OLIVER\*  
CHARLES P. PRICE III  
KEVIN J. McCREADY  
HOPE MEAD WYNN

TELEPHONE  
(505)247-9080

FACSIMILE  
(505)247-9105

\*ALSO LICENSED IN TEXAS

*e-mail: [jmyers@moplaw.com](mailto:jmyers@moplaw.com)*

July 15, 2003

**Via Facsimile 924-3864**

Deborah L. Stover, Planner  
Planning Department  
City of Albuquerque  
P. O. Box 1293  
Albuquerque, New Mexico 87103

Re: Southwest Corner of Coors and Redlands NW/Project No. 1002405/02  
EPC-01949/03 DRB-00879

Dear Debbie:

This office represents Tanager Redlands, LLC the applicant in the above-referenced planning case. In February 2003, the Environmental Planning Commission ("EPC") approved a site development plan for a building for this project. This matter is presently pending before the Development Review Board ("DRB") for final sign-off.

The property owner has contracted to sell this property to a developer, who desires to make certain amendments to the plan. I am enclosing a copy of the proposed revised plan. It appears that the revisions to the plan would be eligible for an administrative amendment in that the configuration of the buildings is generally the same, the building square footage has not increased, but is decreased, the vehicular circulation is similar and the revisions are not contrary to any written requirements of the EPC. Would you agree?

Assuming that the changes can be approved administratively, could we go ahead and make the revisions prior to final DRB sign-off rather than completing the sign-off on the original plan and then pursuing an administrative amendment? Your advice on this issue would be greatly appreciated, as would the opinions of Sheran and Cynthia.

*Deborah L. Stover*  
*Page 2 of 2*  
*July 15, 2003*

I look forward to hearing from you.

Sincerely,

Myers, Oliver & Price, P.C.

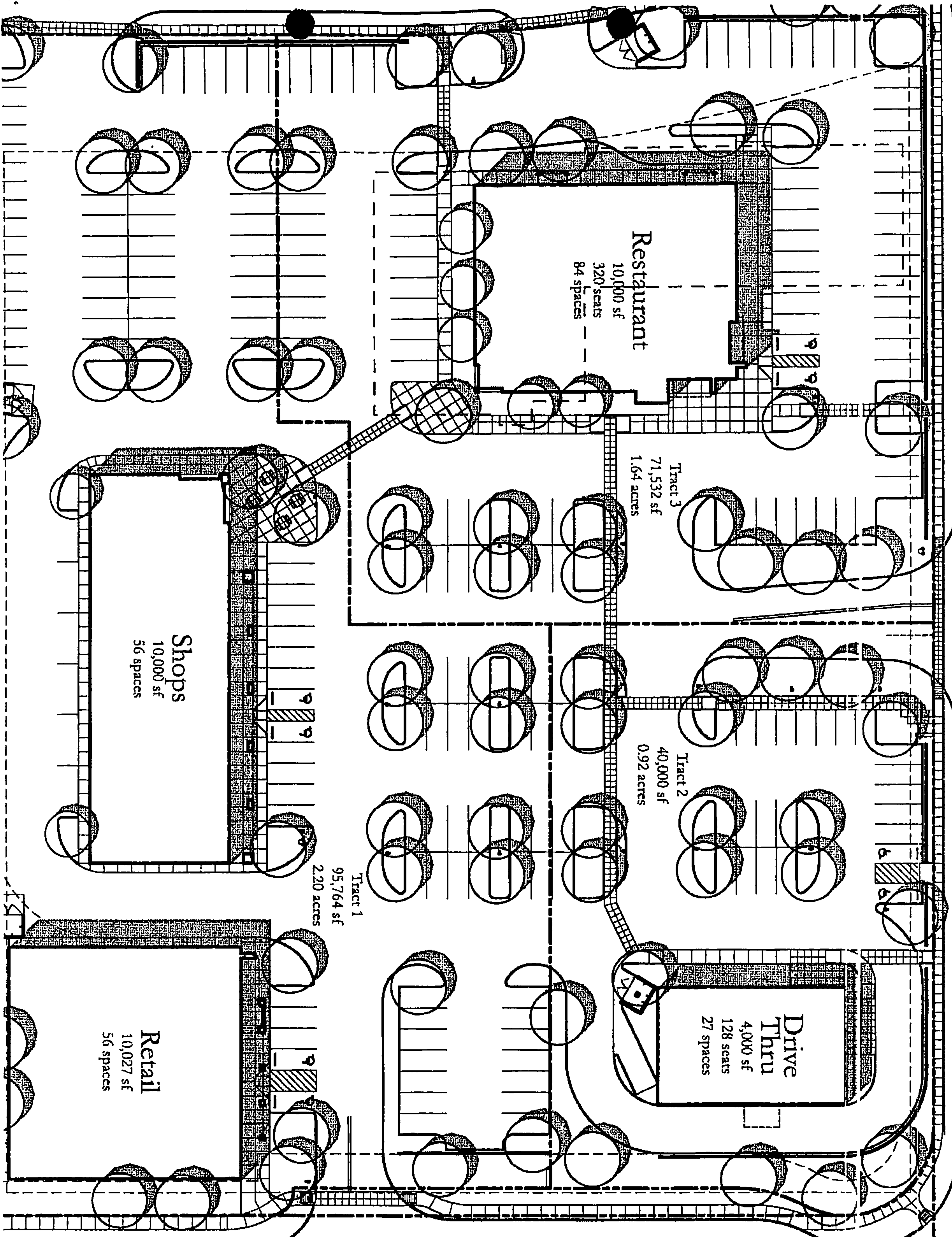
By: \_\_\_\_\_

  
John A. Myers

JAM/ck  
Enclosure

cc: Sheran Matson, DRB Chair (via facsimile 924-3864)  
Cynthia Borrego (via facsimile 924-3864)  
Chris Gunning (via facsimile 761-4222)  
Lee Blaugrund (via facsimile 883-2310)  
Linda Davis (via facsimile 837-4994)

\\Mopserver\HITANAGER\Redlands Shopping Center\Letters\Ltr to D Stover.doc



Restaurant  
10,000 sf  
320 seats  
84 spaces

Tract 3  
71,532 sf  
1.64 acres

Shops  
10,000 sf  
56 spaces

Tract 2  
40,000 sf  
0.92 acres

Tract 1  
95,764 sf  
2.20 acres

Drive Thru  
4,000 sf  
128 seats  
27 spaces

Retail  
10,027 sf  
56 spaces

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

RECEPTION OK

TX/RX NO	6453	
CONNECTION TEL		5052479109
SUBADDRESS		
CONNECTION ID	MYERS OLIVER & P	
ST. TIME	07/15 15:51	
USAGE T	02'51	
PGS.	4	
RESULT	OK	

**MYERS, OLIVER & PRICE, P.C.**

LAWYERS  
1401 CENTRAL AVENUE, N.W.  
ALBUQUERQUE, NEW MEXICO 87104

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SCOTT OLIVER\*  
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HOPE MEAD WYNN

TELEPHONE  
(505)247-9080

FACSIMILE  
(505)247-9109

\*ALSO LICENSED IN TEXAS

*e-mail: jmyers@moplaw.com*

July 8, 2003

**HAND DELIVERED**

Claire Senova, Secretary  
Development Review Board  
600 Second Street, NW  
2<sup>nd</sup> Floor, Planning Department  
Albuquerque, New Mexico 87103

Re: Project No. 1002405  
Case No. 03-DRB-00879  
Applicant: Tanager-Redlands, LLC

Dear Claire:

This office represents Tanager Redlands, LLC the applicant in the above-captioned matter. Tanager Redlands hereby requests a deferral of its site plan application until July 16, 2003. Tanager Redlands has been unable to resolve the traffic mitigation issues and therefore is unable to complete its infrastructure list.

Thank you for attention to this matter

Sincerely,

Myers, Oliver & Price, P.C.

By:

  
Karen Lee Arfman  
Legal Assistant

/kla

Enclosure

cc: Lee Blaugrund (via facsimile 883-2310)  
David Kleinfeld (via facsimile 875-1642)  
Chris Gunning (via facsimile 761-4222)

H:\TANAGER\Redlands Shopping Center\Letters\Ltr to Senova doc

# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

NAME: <u>Tanager-Redlands, LLC</u>	PHONE: <u>505-883-2015</u>
ADDRESS: <u>c/o P.O. Box 3685</u>	FAX: <u>505-883-2310</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87190</u>	E-MAIL: _____
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>John A. Myers</u>	PHONE: <u>505-247-9080</u>
ADDRESS: <u>1401 Central Avenue, NW</u>	FAX: <u>505-247-9109</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87104</u>	E-MAIL: <u>jmyers@moplaw.com</u>

**DESCRIPTION OF REQUEST:** Final sign-off of Site Development Plan 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 A-28-B1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. Town of Atrisco Grant - Northeast Unit

Current Zoning: SU-1 for C-1 Uses to include auto body Proposed zoning: N/A

Zone Atlas page(s): G-11-Z No. of existing lots: 1 No. of proposed lots: N/A

Total area of site (acres): 4.8 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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. 1-011-060-215-052-30514 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Southwest corner of Coors Blvd. & Redlands Road  
Between: Sequoia Road and Quail Road

**CASE HISTORY:** Debbie Storer, 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.): 02 EPC 01949/Project No. 1002405

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

**SIGNATURE** \_\_\_\_\_

DATE 5/30/03  
April 22, 2003

(Print) John A. Myers

Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 200

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03DRB-00879</u>	<u>EBP</u>	<u>P</u>	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>JUNE 11<sup>th</sup> 03</u>			\$ <u>0</u>

Planner 5/29/03  
Planner signature / date

Project # 1002405

**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.

John A. Myers 5/30/03  
Applicant name (print)

[Signature] 5/30/03  
Applicant signature / date



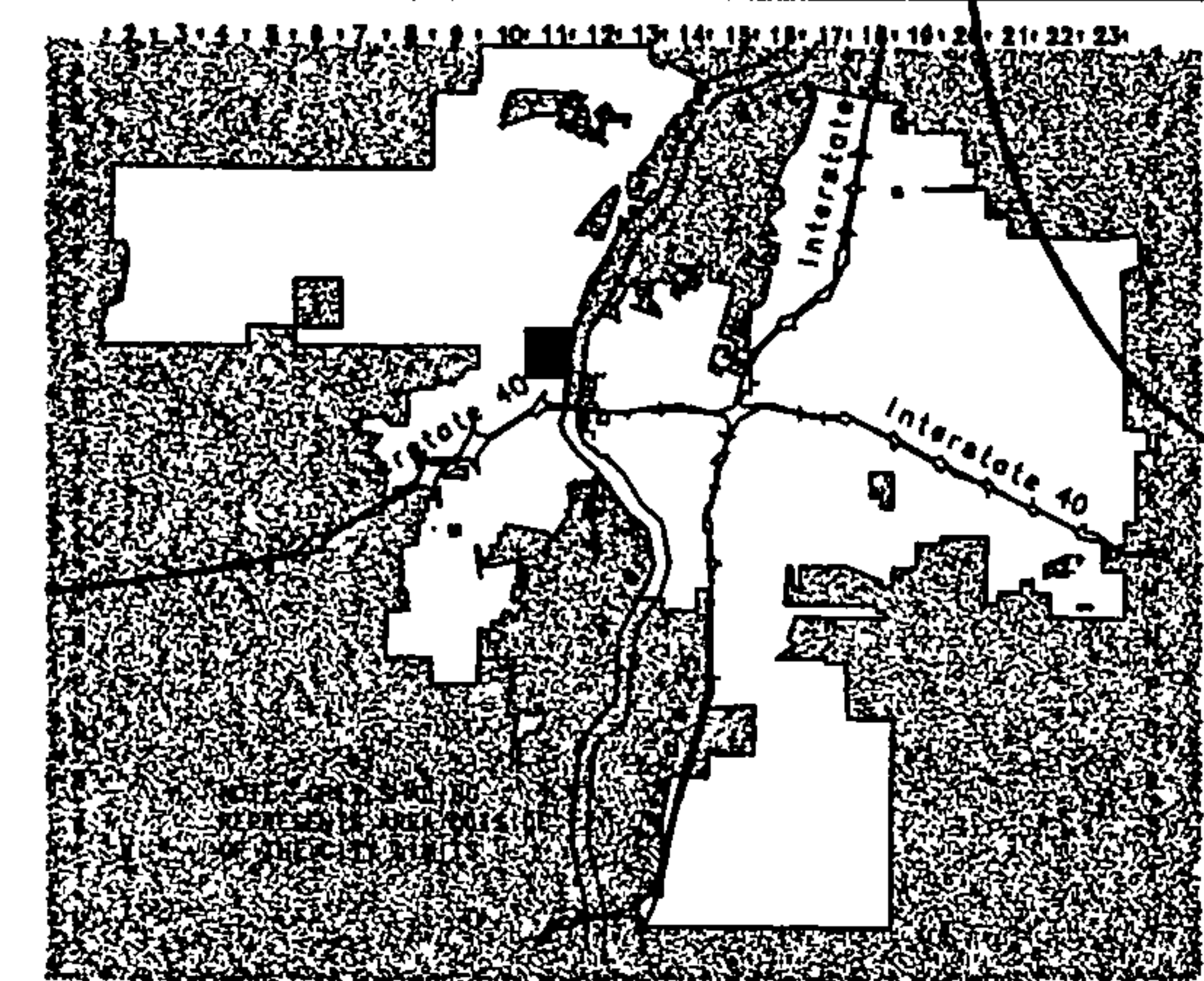
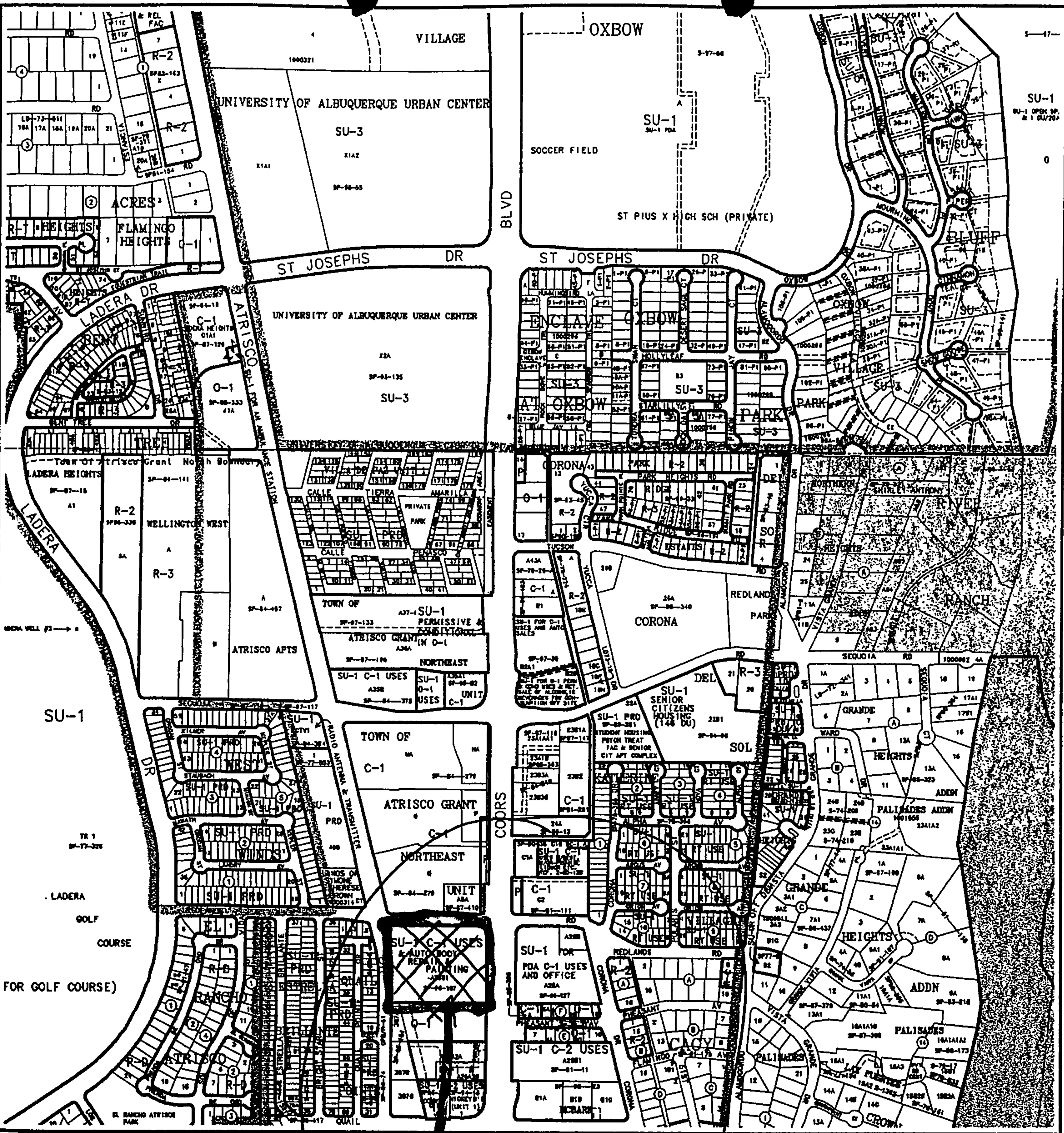
Form revised September 2001

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
03 DRB- -00979

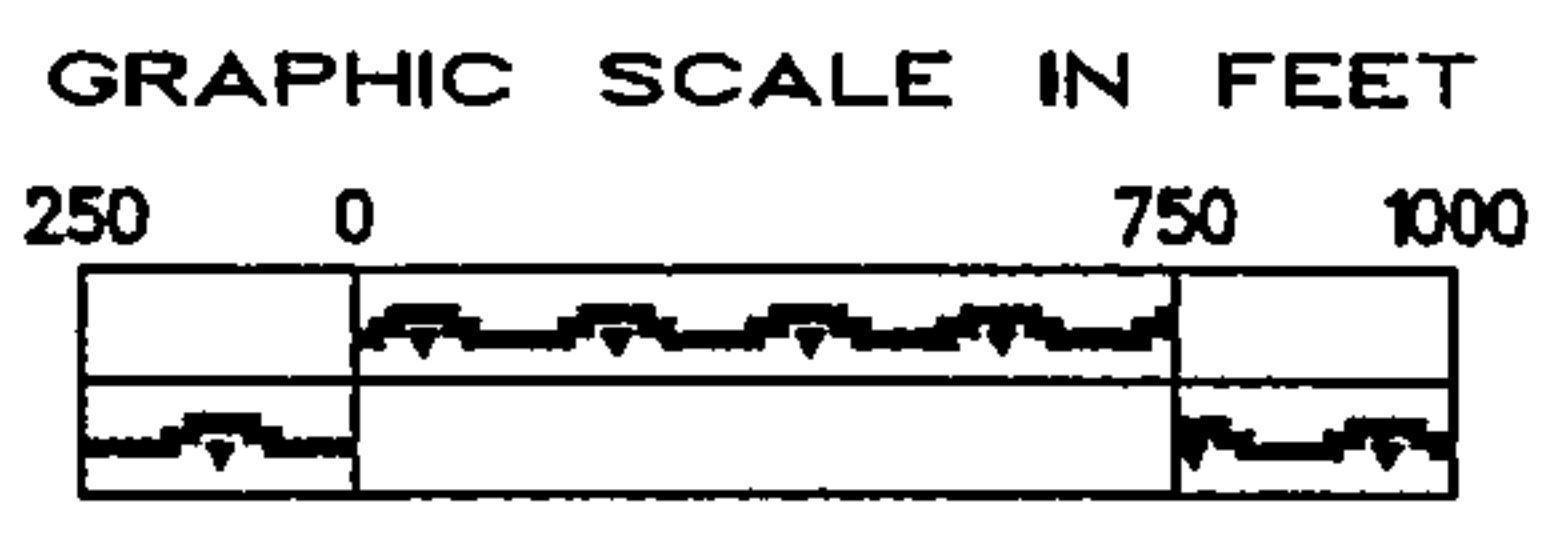
[Signature] 5/29/03  
Planner signature / date

**Project # 1002405**





CITY OF  
Albuquerque  
Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2003



Zone Atlas Page

**G-11-Z**

Map Amended through January 21, 2003

April 22, 2003

**Hand Delivered**


City of Albuquerque  
Planning Department  
Development Review Board  
600 Second Street, NW  
2<sup>nd</sup> Floor  
Albuquerque, New Mexico 87103

Re: Coors and Redlands  
Tract A-28-B1, Town of Atrisco Grant, Northeast Unit

Ladies and Gentlemen:

The undersigned is the owner of the above referenced property, the subject of an amendment to a site development plan for building purposes. Myers, Oliver & Price, P.C. (John A. Myers) is hereby authorized to act as agent in the application to the Development Review Board for final sign-off of the amendment to the site development plan for building purposes. Myers, Oliver & Price is further authorized to remain as the agent through any appeals process, if any.

TANAGER-REDLANDS, L.L.C., a New  
Mexico limited liability company

By:   
Lee S. Blaugrund,  
Managing Member

May 29, 2003

Development Review Board  
City of Albuquerque  
600 First Street, NW  
Albuquerque, New Mexico

Re: EPC No. 02EPC-01949 Project No. 1002405

This letter is submitted to the DRB along with the Application for Final Sign-off of Site Plan. The EPC Conditions as set out in the Official Notification dated February 21, 2003, are listed below along with explanations as to how each condition was met. There have been no unauthorized changes to the site plan.

**Condition No. 2:**

**The site shall be reconfigured so that the 10,000 square foot retail building at the southern portion of the site, not the parking spaces, is adjacent to the planting buffer and is emphasized on Coors Boulevard, as per the Coors Corridor Plan (*Policy 6*).**

The 10,000 sf building and the adjacent building have been relocated to the east to be adjacent to Coors Blvd. The parking formerly east of said building has been relocated to the west end.

**Condition No. 3:**

**A central plaza or similar open space with shade and seating shall be provided in the site. This element of the plan shall be built concurrently with the first stage of construction of the project. A minimum of one patio area with tables and seating shall be added to the site plan. This area shall be shaded either with trees or shade structure elements. The square footage of the plaza shall be called out on the site plan as well as the landscape plan as 250 square-foot minimum.**

A central plaza meeting the condition has been located at the northwest corner of the 8600 square foot building.

**Condition No. 4:**

**The same 6-foot wide, concrete or brick pedestrian crossings shown within the rest of the site plan shall be provided at the access points along Atrisco Drive. These shall be added to the site plan.**

Pedestrian crossings have been added at the access points along Atrisco Drive.

**Condition No. 5:**

**Additional textured concrete pedestrian crossings shall be added at points where a sidewalk meets the asphalt parking area.**

An additional textured concrete pedestrian crossing has been added from Atrisco Drive to the southwest corner of the 9300 sf building.

**Condition No. 6:**

**A detail of the proposed bicycle racks shall be provided.**

A bike rack detail has been added to sheet 6.

**Condition No. 7:**

**The note on the landscape plan stating that 'the final landscape layout and design will be determined upon receipt of the final grading plan' shall be removed from the landscape plan.**

The note stating 'the final landscape layout and design will be determined upon receipt of the final grading plan' on the Landscape Plan has been removed.

**Condition No. 8:**

**The street trees are called out as Ash *or* Honey Locust. This shall be revised to say Ash *and* Honey Locust to ensure diversity and survival of the trees.**

The Landscape Plan has been revised to state that both Ash and Honey Locust will be used.

**Condition No. 9:**

**The landscape buffer shall be consistently 15-feet in width along the entire frontage of the property along Coors Boulevard.**

The landscape buffer is now consistently 15' along the entire frontage along Coors Blvd.

**Condition No. 10:**

**All planting beds shall be called out as to square footage and all planting beds 36 square feet or larger in size shall be planted with a mature minimum coverage of 75% living material. This shall be added to the landscape plan prior to final DRB sign-off.**

All planting beds have been called out as to square footage and all planting beds 36 sf or larger show planting with a mature coverage of 75% or greater.

**Condition No. 11:**

**The south and west elevations of the buildings shall be articulated with pedestrian height lighting, columns, trellises, glass block, or metal awnings spaced a minimum of every 30-feet. Elements such as the columns and trellises shall be added every 30 feet on these sides of the buildings.**

The south and west elevations have been modified to show additional pilasters and portals as required.

**Condition No. 12:**

**Low walls, 2½ to 3 feet high, shall be used to screen parking areas from the street. The wall shall be integrated with building colors and materials.**

Low walls have been added to the edges of all parking areas per the condition.

**Condition No. 13:**

**The loading area at the northwest corner of the site should be screened by walls and covers that are architecturally integrated with the building in design, colors and materials.**

The area on the northwest corner is not a loading area. It is an employee parking area. Therefore, low walls have been added per condition 12 above.

**Condition No. 14:**

**The top of all rooftop equipment shall be below the top of parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the roof color of the predominant building color. All ground-mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.**

A note has been added that all rooftop equipment and ground mounted equipment will be screened per the condition. See note 33 on sheet 1.

**Condition No. 15:**

**Any ATM's shall be architecturally integrated with building design.**

A note has been added requiring ATM's to be architecturally integrated with the building design. See note 34 on sheet 1.

**Condition No. 16:**

**The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.**

Note 8 on sheet 1 has been revised to describe the design of the refuse enclosures per the requirements of this condition.

**Condition No. 17:**

**A note on the plan shall state that the monument sign will meet the requirements of the Coors Corridor Plan by having a sign face no larger than 75 square feet in size.**

Note 9 on sheet 1 has been modified to limit the monument signs per this condition.

**Condition No. 18:**

**Drive-through facilities shall be shaded with architecturally integrated canopies.**

Note 3 on sheet 1 has been modified to require that drive thru facilities be architecturally integrated.

**Condition No. 19:**

**Conditions of Public Works and City Engineer:**

**a. All the requirements of previous actions taken by the EPC and the DRB must be completed and provided for.**

?

**b. Provide EPC/DRB approved Site Plan. If not provided, all site access points are subject to narrowing and re-alignment.**

?

**c. 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.**

A proposed infrastructure list is attached.

- d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.**

Negotiations are pending.

- e. Site shall comply and be designed per DPM Standards. Check parking space dimensions/requirements with current City Zoning Code.**

The site has been designed to comply with DPM Standards.

- f. The utility plan shows an unacceptable mix of public and private utilities. It must be modified per the availability statement of July 8, 1999. There will be no public water or sanitary sewer lines on site.**

The utility plan has been revised to cure this objection, a copy of which is included with this submittal.

- g. An approved conceptual grading and drainage plan is on file for Site Plan sign-off by the City Engineer.**

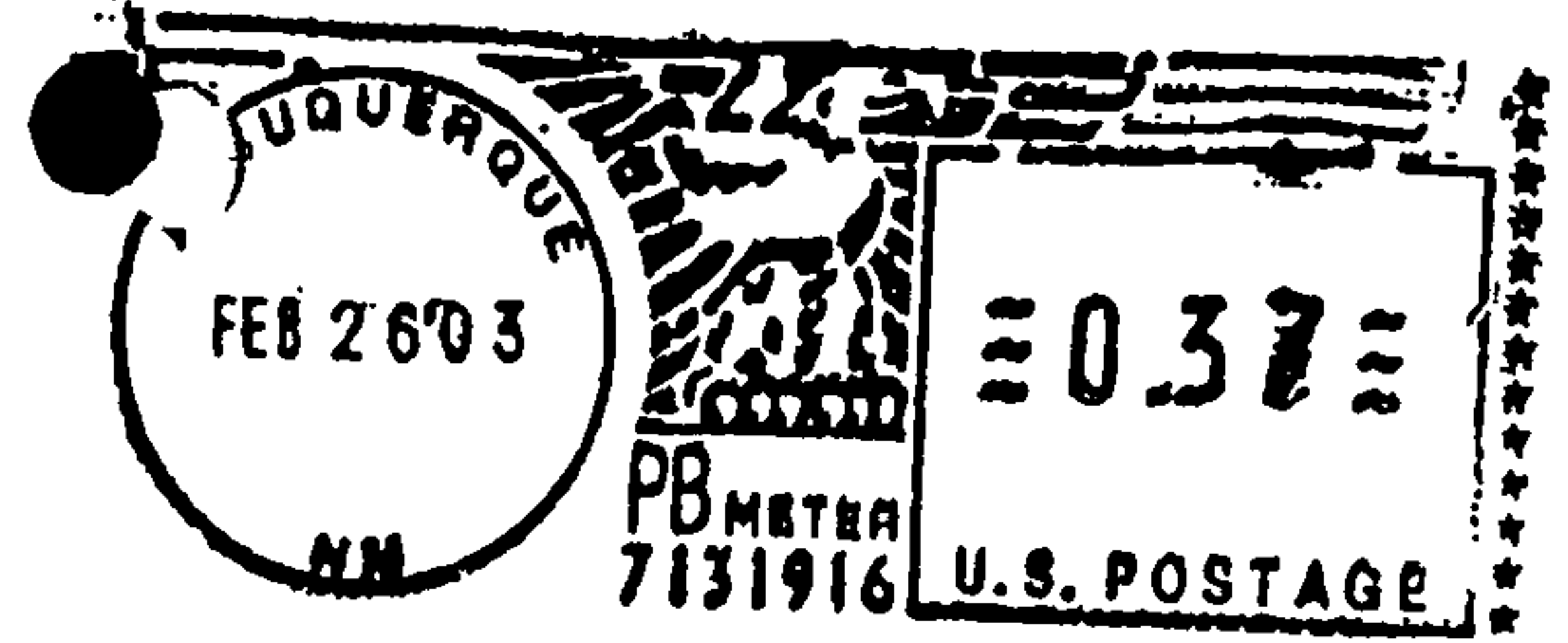
A revised conceptual drainage and grading plan has been prepared and submitted to hydrology for review.

- h. Dedication of 78 feet of right-of-way from the centerline of Coors Boulevard, a principal arterial as designated on the Long Range Roadway System.**

This right-of-way was dedicated by plat in 1996.

- i. Dedication of an additional twelve (12) feet of right-of-way on Coors Boulevard as required by the City Engineer, to provide for a right turn lane to an unnamed driveway required to accommodate high volumes of traffic, consistent with the Coors Corridor Plan.**

This will be granted to the City by a paper easement, a copy of which is included with this submittal.



*Received 2-25-2003*

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 # 1002405**  
02EPC-01949 EPC Site Development Plan  
-Amendment to Building Permit

Tanager Redlands LLC  
c/o P.O. Box 3685  
Albuq. NM 87190

**LEGAL DESCRIPTION:** for all or a portion of Tract(s) A-28-B1, Town of Atrisco Grant-Northeast Unit, zoned SU-1 for C-1 Uses to include auto body, located on SOUTHWEST CORNER OF COORS & REDLANDS NW, between SEQUOIA ROAD NW and QUAIL ROAD NW, containing approximately 5 acre(s). (G-11) Deborah Stover, Staff Planner

On February 20, 2003 the Environmental Planning Commission voted to approve Project 1002405/02 EPC 01949, a request for site development plan for building permit, for Tract A-28-B1, Town of Atrisco Grant, Northeast Unit, zoned SU-1 for C-1 Uses to include Auto Body, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request to amend a site development plan for building permit for a 4.8-acre site located directly adjacent on the south of Redlands Road NW between Atrisco Drive on the west and Coors Boulevard on the east.
2. The request will conform with the policies of the Comprehensive Plan after compliance with the Conditions of Approval: the location, intensity and design of new development respect existing neighborhood values and zoning (Policy 5d), is new growth, which is accommodated through development in an area where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured (Policy 5e). Also, as an employment and service use, it is appropriate that this development be located to complement residential areas and sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments (Policy 5i).



OFFICIAL NOTICE OF DECISION  
FEBRUARY 20, 2003  
PROJECT #1002405  
PAGE 2

3. The request will conform with the policies of the Comprehensive Plan after compliance with the Conditions of Approval: where new commercial development occurs, it should generally be located in existing commercially zoned areas (Policy 5j). This request is in an area that is zoned for commercial uses. In addition, this site is on land adjacent to arterial streets and planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods should be protected in transportation planning and operations (Policy 5k).
4. The request will conform with the Comprehensive Plan regarding the Centers and Corridors policies after compliance with the Conditions of Approval: The ideal Community Activity Center has parcels and buildings scaled to pedestrians, small enough to encourage parking once and walking to more than one destination. Seating and shade along pedestrian routes also promote walking and informal gathering.
5. The subject site is located in the Coors/I-40 Village Community Activity Center within the *Albuquerque/Bernalillo County Comprehensive Plan*. Access to the Community Activity Center should be very accessible by automobile, as well as the pedestrian. This Center is located on minor and major arterial streets and should provide a main hub connecting to the transit system. The interior of the center should be very accommodating to the pedestrian, even within the predominantly off-street parking areas.
6. The subject site is located on an *Albuquerque/Bernalillo County Comprehensive Plan* Enhancement Transit Corridor as well as the Coors/I-40 Village Community Activity Center. The Goal for Activity Centers is to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit / paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs. (*Section II.B.6.4 Transportation and Transit*).
7. The subject site is located within the *West Side Strategic Plan* Ladera Community. The *West Side Strategic Plan* is a Rank 2 Plan and its provisions are mandatory except where they conflict with existing zoning (R-01-278, Enactment No. 35-2002, Section 3) The location of the subject site and its uses is on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. (Policy 3.23)
8. The Design Guidelines of the *West Side Strategic Plan* (Policy 4.6) will be met by the submittal after compliance with the Conditions of Approval.

OFFICIAL NOTICE OF DECISION  
FEBRUARY 20, 2003  
PROJECT #1002405  
PAGE 3

9. The subject site is located within the *Coors Corridor Plan* boundaries. The submittal does not meet the plan requirement of cluster design for development of commercial structures (Policy 7, Cluster Design).
10. The submittal will meet the *Coors Corridor Plan* requirement of a front landscaped street yard that is 15-feet wide, with a minimum of 50% of the area landscaped with live material which will visually screen and buffer parking development behind the street yard (*Policy 3, front landscaped street yard*), after compliance with the Conditions of Approval.
11. The submittal appears to meet the minimum requirement of the *Coors Corridor Plan* that 20% of the parking lot is to be landscaped (*Policy 5, b.1., off-street parking*).
12. As per the *Coors Corridor Plan*, commercial sites, such as shopping centers, should be designed so that a portion of the building or buildings is located near the street perimeter and relates to the streetscape area along Coors Boulevard (*Policy 6*). The site plan will be in compliance with this policy after the Conditions of Approval are met.
13. This request will be sufficient with some modifications to the site plan.
14. In both square footage and proposed use this site development plan presents a more neighborhood friendly plan than the previously approved site development plan.
15. The approval of this plan will make any previously approved site plans null and void.
16. The developer is willing to encourage the Transportation Planning Office of the City to take a global look at the area when negotiating with the developer regarding traffic mitigation extractions related to this project.

**CONDITIONS:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The site shall be reconfigured so that the 10,000 square foot retail building at the southern portion of the site, not the parking spaces, is adjacent to the planting buffer and is emphasized on Coors Boulevard, as per the *Coors Corridor Plan (Policy 6)*.

3. A central plaza or similar open space with shade and seating shall be provided in the site. This element of the plan shall be built concurrently with the first stage of construction of the project. A minimum of one patio area with tables and seating shall be added to the site plan. This area shall be shaded either with trees or shade structure elements. The square footage of the plaza shall be called out on the site plan as well as the landscape plan as 250 square-foot minimum.
4. The same 6-foot wide, concrete or brick pedestrian crossings shown within the rest of the site plan shall be provided at the access points along Atrisco Drive. These shall be added to the site plan.
5. Additional textured concrete pedestrian crossings shall be added at points where a sidewalk meets the asphalt parking area.
6. A detail of the proposed bicycle racks shall be provided.
7. The note on the landscape plan stating that 'the final landscape layout and design will be determined upon receipt of the final grading plan' shall be removed from the landscape plan.
8. The street trees are called out as Ash or Honey Locust. This shall be revised to say Ash and Honey Locust to ensure diversity and survival of the trees.
9. The landscape buffer shall be consistently 15-feet in width along the entire frontage of the property along Coors Boulevard.
10. All planting beds shall be called out as to square footage and all planting beds 36 square feet or larger in size shall be planted with a mature minimum coverage of 75% living material. This shall be added to the landscape plan prior to final DRB sign-off.
11. The south and west elevations of the buildings shall be articulated with pedestrian height lighting, columns, trellises, glass block, or metal awnings spaced a minimum of every 30-feet. Elements such as the columns and trellises shall be added every 30 feet on these sides of the buildings.
12. Low walls, 2 ½ to 3 feet high, shall be used to screen parking areas from the street. The wall shall be integrated with building colors and materials.
13. The loading area at the northwest corner of the site should be screened by walls and covers that are architecturally integrated with the building in design, colors and materials.

14. The top of all rooftop equipment shall be below the top of parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the roof color of the predominant building color. All ground-mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.
15. Any ATM's shall be architecturally integrated with building design.
16. The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
17. A note on the plan shall state that the monument sign will meet the requirements of the Coors Corridor Plan by having a sign face no larger than 75 square feet in size.
18. Drive-through facilities shall be shaded with architecturally integrated canopies.
19. Conditions of Public Works and City Engineer:
  - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
  - b. Provide EPC/DRB approved Site Plan. If not provided, all site access points are subject to narrowing and re-alignment.
  - c. 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.
  - d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
  - e. Site shall comply and be designed per DPM Standards. Check parking space dimensions/requirements with current City Zoning Code.
  - f. The utility plan shows an unacceptable mix of public and private utilities. It must be modified per the availability statement of July 8, 1999. There will be no public water or sanitary sewer lines on site.
  - g. An approved conceptual grading and drainage plan is on file for Site Plan sign-off by the City Engineer.
  - h. Dedication of 78 feet of right-of-way from the centerline of Coors Boulevard, a principal arterial as designated on the Long Range Roadway System.
  - i. Dedication of an additional twelve (12) feet of right-of-way on Coors Boulevard as required by the City Engineer, to provide for a right turn lane to an unnamed driveway required to accommodate high volumes of traffic, consistent with the Coors Corridor Plan.

OFFICIAL NOTICE OF DECISION  
FEBRUARY 20, 2003  
PROJECT #1002405  
PAGE 6

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.

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).

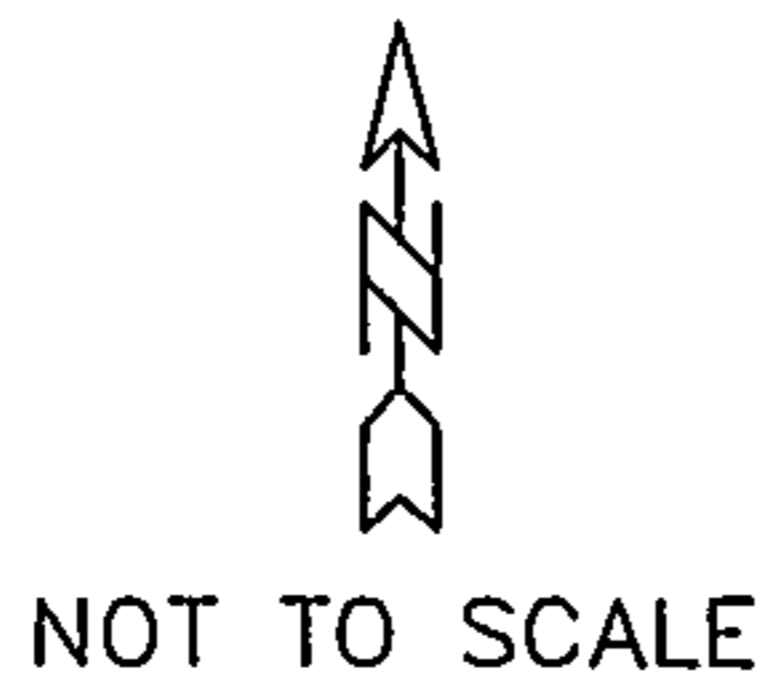
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,  
  
For Victor J. Chavez  
Planning Director

VJC/DS/ac

cc: John Myers, 1401 Central Ave. NW, Albuquerque, NM 87104  
John Landman, West Bluff NA, 2236 Ana Ct. NW, Albuquerque, NM 87120  
Robert Anwye, West Bluff NA, 4909 Pasio del Rey NW, Albuquerque, NM 87120

# EXHIBIT FOR PUBLIC DECEL LANE EASEMENT



CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	19.31'	36°52'12"	30.00'	10.00'	N18°14'31"W	18.97'
C2	19.31'	36°52'12"	30.00'	10.00'	N18°14'31"W	18.97'
C3	15.04'	28°43'03"	30.00'	7.68'	N14°33'06"E	14.88'
C4	15.04'	28°43'03"	30.00'	7.68'	N14°33'06"E	14.88'
C5	16.73'	16°55'43"	56.62'	8.43'	N08°39'26"E	16.67'
C6	14.77'	16°55'43"	50.00'	7.44'	N08°39'26"E	14.72'

LINE	DIRECTION	DISTANCE
L1	N00°11'35"E	39.20'
L2	N00°11'35"E	120.35'
L3	S00°11'35"W	255.42'

## DESCRIPTION

A Public Decel Lane Easement within the Town of Atrisco Grant, projected Section 2, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being within TRACT A-28-B1, NORTHEAST UNIT, TOWN OF ATRISCO GRANT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 3, 1996 in Volume 96C, Folio 181 and being more particularly described as follows:

BEGINNING at the most southerly point of the herein described Easement from whence the Albuquerque Control Survey Monument "12-H11" bears S 09°07'09" E, 835.42 feet;

THENCE 19.31 feet along a curve to the left, whose radius is 30.00 feet through a central angle of 36°52'12" and whose chord bears N 18°14'31" W, 18.97 feet to a point of reverse curvature;

THENCE 19.31 feet along a curve to the right, whose radius is 30.00 feet through a central angle of 36°52'12" and whose chord bears N 18°14'31" W, 18.97 feet to a point of tangency;

THENCE N 00°11'35" E, 39.20 feet to a point of curvature;

THENCE 15.04 feet along a curve to the right, whose radius is 30.00 feet through a central angle of 28°43'03" and whose chord bears N 14°33'06" E, 14.88 feet to a point of reverse curvature;

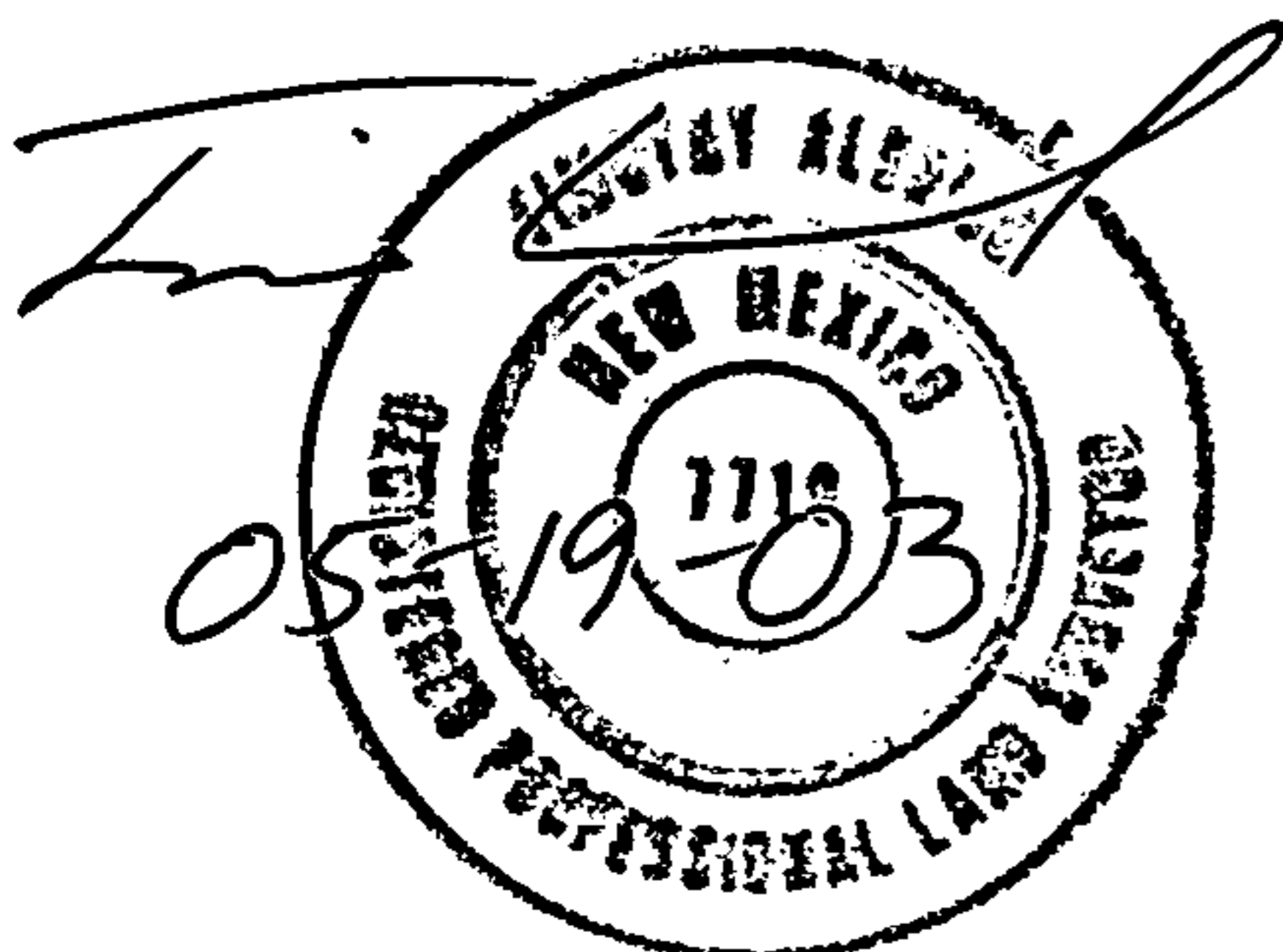
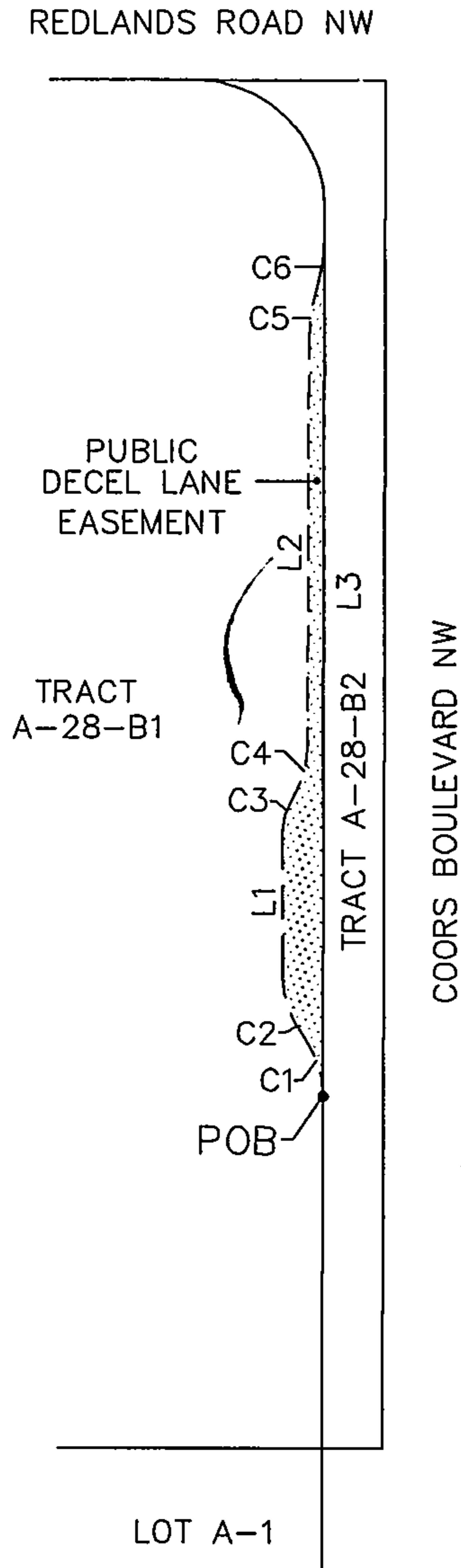
THENCE 15.04 feet along a curve to the left, whose radius is 30.00 feet through a central angle of 28°43'03" and whose chord bears N 14°33'06" E, 14.88 feet to a point of tangency;

THENCE N 00°11'35" E, 120.35 feet to a point of curvature;

THENCE 16.73 feet along a curve to the right, whose radius is 56.62 feet through a central angle of 16°55'43" and whose chord bears N 08°39'26" E, 16.67 feet to a point of reverse curvature;

THENCE 14.77 feet along a curve to the left, whose radius is 50.00 feet through a central angle of 16°55'43" and whose chord bears N 08°39'26" E, 14.72 feet to a point on tangent;

THENCE S 00°11'35" W, 255.42 feet to the point of beginning and containing 0.0357 acres more or less.



\*\*\*

ONE STOP SHOP ••• FRONT COUNTER  
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)  
LAND DEVELOPMENT COORDINATION SECTION (LDC)  
Plaza Del Sol - 2nd & 4<sup>TH</sup> Floor West - 600 2nd St NW 87102  
Front Counter Main Number (505) 924-3858 or 924-3895  
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME

John Myers

AGENT

John Myers

ADDRESS

\_\_\_\_\_

PROJECT NO.

1002405

APPLICATION NO.

\_\_\_\_\_

\$ 110<sup>00</sup> 441006 / 4983000 (DRB Cases)

\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ \_\_\_\_\_ 441018 / 4971000 (Notification)

\$ 110<sup>00</sup> Total amount due

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

06/16/2003 2:27PM LOC: ANNX  
RECEIPT# 00008366 WSH 006 TRANS# 0034  
Account 441006 Fund 0110  
Activity 0498300 TRSLJS  
Trans Amt \$110.00  
J24 Misc \$110.00  
CK \$110.00

Vertical text on the right margin, possibly a page number or reference code.

**MYERS, OLIVER & PRICE, P.C.**

LAWYERS  
1401 CENTRAL AVENUE, N.W.  
ALBUQUERQUE, NEW MEXICO 87104

JOHN A. MYERS  
SCOTT OLIVER\*  
CHARLES P. PRICE III  
KEVIN J. McCREADY  
HOPE MEAD WYNN

TELEPHONE  
(505)247-9080

FACSIMILE  
(505)247-9109

\*ALSO LICENSED IN TEXAS

e-mail: [jmyers@moplaw.com](mailto:jmyers@moplaw.com)

June 10, 2003

Via Facsimile 924-3864

Claire Senova, Secretary  
Development Review Board  
600 Second Street, NW  
2<sup>nd</sup> Floor, Planning Department  
Albuquerque, New Mexico 87103

Re: Project No. 1002405  
Case No. 03-DRB-00879  
Applicant: Tanager-Redlands, LLC

Dear Claire:

This office represents Tanager Redlands, LLC the applicant in the above-captioned matter. Tanager Redlands hereby requests a deferral of its site plan application until July 9, 2003. Tanager Redlands has been unable to resolve the traffic mitigation issues and therefore is unable to complete its infrastructure list.

Thank you for attention to this matter

Sincerely,

Myers, Oliver & Price, P.C.

By:   
John A. Myers

JAM/ck

cc: Lee Blaugrund (via facsimile 883-2310)  
David Kleinfeld (via facsimile 875-1642)  
Chris Gunning (via facsimile 761-4222)

H:\TANAGER\Redlands Shopping Center\Letters\Ltr to Senova.doc



MYERS, OLIVER & PRICE, P.C.  
1401 Central Ave. NW  
Albuquerque, New Mexico 87104  
(505) 247-9080  
e-mail: [jmyers@moplaw.com](mailto:jmyers@moplaw.com)

**TELECOPY COVER SHEET**

DATE SENT: June 10, 2003

TO: <u>Claire Senova</u>	TELECOPIER NUMBER: <u>924-3864</u>
<u>Lee Blaugrund</u>	TELECOPIER NUMBER <u>883-2310</u>
<u>David Kleinfeld</u>	TELECOPIER NUMBER <u>875-1642</u>
<u>Chris Gunning</u>	TELECOPIER NUMBER <u>761-4222</u>

FROM: John A. Myers, Esq.

TELECOPY NO: (505) 247-9109 CLIENT/MATTER NO. 32.33

ENCLOSURE: \_\_\_\_\_

TOTAL NUMBER OF PAGES SENT INCLUDING COVER SHEET: 2

COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted \_\_\_\_\_  
Date Site Plan Approved \_\_\_\_\_  
Date Preliminary Plat Approved \_\_\_\_\_  
Date Preliminary Plat Expires \_\_\_\_\_  
DRB Project No. 1002405  
DRB Application No.: \_\_\_\_\_

**INFRASTRUCTURE LIST**

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

**ORIGINAL**

Redlands Shopping Center  
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**  
Tract A-28-B1 and A-28-B2, NE Unit, Town of Atrisco Grant  
**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	12'	<b>TRANSPORTATION</b> Arterial Pvmt. Decel Lane 6' conc. SW	Coors Blvd	Redlands	S. end of PL	/	/	/
<input type="text"/>	<input type="text"/>	18"	<b>DRAINAGE</b> Public RCP SD	Coors Blvd.	<u>SOUTH PL</u> Midpoint of site	Redlands Rd	/	/	/

- 1 Grading & Drainage Plan Certification Required before release of financial guarantee
- 2 Water / SAS Infrastructure to include valves, fittings, Firehydrants as depicted on site plan
- 3 Storm drain Infrastructure to include inlets and manholes

**AGENT / OWNER** **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

John M. MacKenzie, PE  
NAME (print)

MARK GOODWIN & ASSOCIATES  
FIRM

*John M. MacKenzie*  
SIGNATURE - date

4-29-03

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: \_\_\_\_\_

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

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

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

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

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

\_\_\_\_\_  
- date

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

\_\_\_\_\_  
- date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

**MYERS, OLIVER & PRICE, P.C.**  
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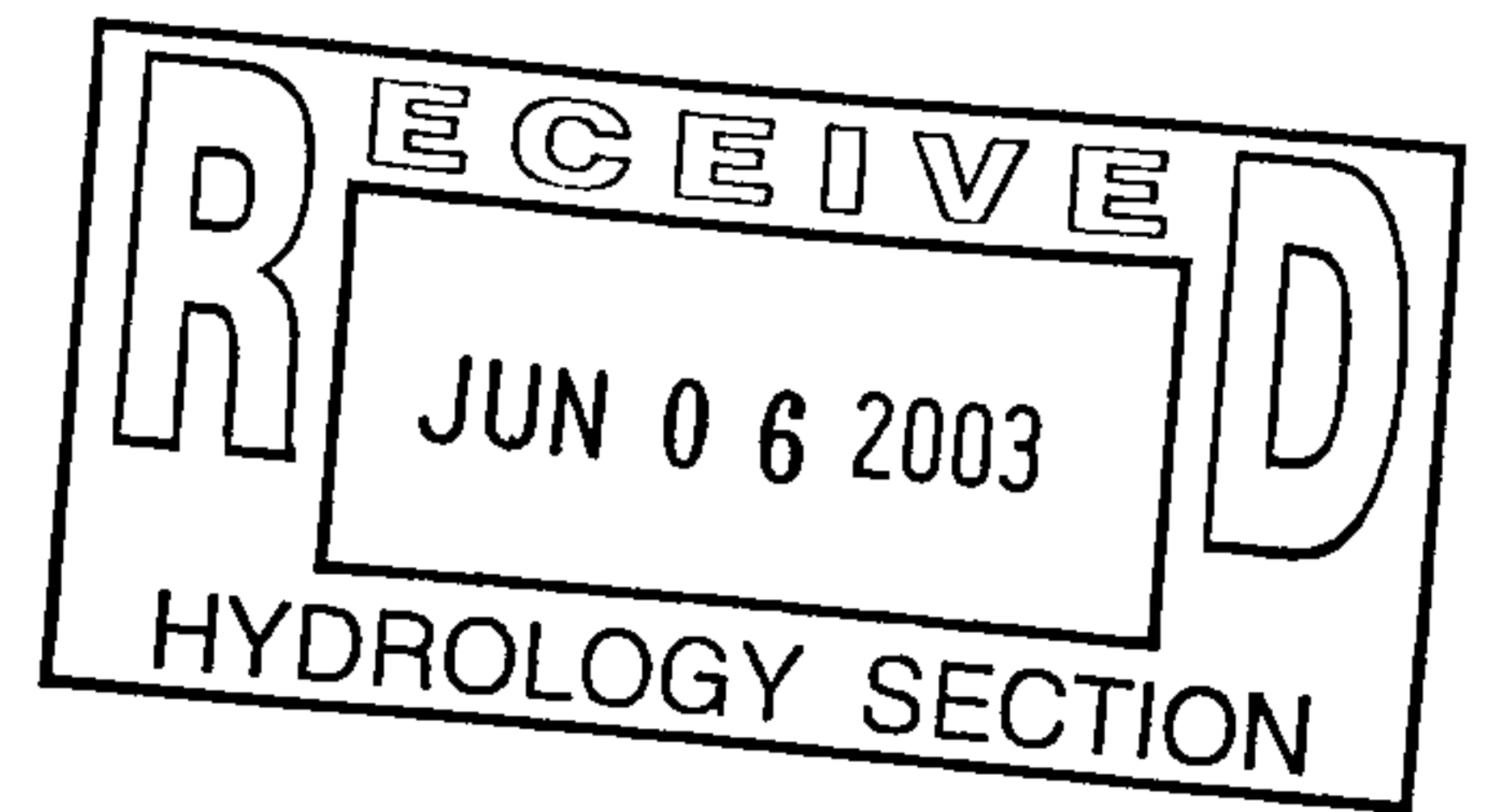
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June 6, 2003

**Hand Delivered**

Claire Senova, Secretary  
Development Review Board  
600 Second Street, NW  
2<sup>nd</sup> Floor, Planning Dept.  
Albuquerque, New Mexico 87103

RE: Project No. 1002405  
Case No. 03-DRB-00879  
Applicant: Tanager-Redlands, LLC



Dear Claire:

This office represents Tanager-Redlands, LLC, the applicant for the above referenced project. On May 30, 2003, this firm, on behalf of Tanager-Redlands, LLC, filed an Application for final sign of a site development plan for building permit. As part of the application, this office submitted a letter explaining how each EPC condition has been met.

After conversations with Tony Loyd, we are submitting with this letter a revised letter of explanation revising the explanation of Condition No. 19, and attaching a copy of the January 20, 2000 EPC minutes to the letter of explanation.

Would you please attach the enclosed letter of explanation and the EPC minutes of January 20, 2000 to the application.

Thank you and please call if you have questions.

Very truly yours,  
MYERS, OLIVER & PRICE, P.C.

By:   
Karen Lee Arfman  
Legal Assistant

Enclosure

/kla

cc w/enc.: Mr. Lee Blaugrund (Telefaxed)  
Mr. Chris Gunning (Telefaxed)

June 3, 2003

Development Review Board  
City of Albuquerque  
600 First Street, NW  
Albuquerque, New Mexico

Re: EPC No. 02EPC-01949 Project No. 1002405

This letter is submitted to the DRB along with the Application for Final Sign-off of Site Plan. The EPC Conditions as set out in the Official Notification dated February 21, 2003, are listed below along with explanations as to how each condition was met. There have been no unauthorized changes to the site plan.

**Condition No. 2:**

**The site shall be reconfigured so that the 10,000 square foot retail building at the southern portion of the site, not the parking spaces, is adjacent to the planting buffer and is emphasized on Coors Boulevard, as per the Coors Corridor Plan (*Policy 6*).**

The 10,000 sf building and the adjacent building have been relocated to the east to be adjacent to Coors Blvd. The parking formerly east of said building has been relocated to the west end.

**Condition No. 3:**

**A central plaza or similar open space with shade and seating shall be provided in the site. This element of the plan shall be built concurrently with the first stage of construction of the project. A minimum of one patio area with tables and seating shall be added to the site plan. This area shall be shaded either with trees or shade structure elements. The square footage of the plaza shall be called out on the site plan as well as the landscape plan as 250 square-foot minimum.**

A central plaza meeting the condition has been located at the northwest corner of the 8600 square foot building.

**Condition No. 4:**

**The same 6-foot wide, concrete or brick pedestrian crossings shown within the rest of the site plan shall be provided at the access points along Atrisco Drive. These shall be added to the site plan.**

Pedestrian crossings have been added at the access points along Atrisco Drive.

**Condition No. 5:**

**Additional textured concrete pedestrian crossings shall be added at points where a sidewalk meets the asphalt parking area.**

An additional textured concrete pedestrian crossing has been added from Atrisco Drive to the southwest corner of the 9300 sf building.

**Condition No. 6:**

**A detail of the proposed bicycle racks shall be provided.**

A bike rack detail has been added to sheet 6.

**Condition No. 7:**

**The note on the landscape plan stating that 'the final landscape layout and design will be determined upon receipt of the final grading plan' shall be removed from the landscape plan.**

The note stating 'the final landscape layout and design will be determined upon receipt of the final grading plan' on the Landscape Plan has been removed.

**Condition No. 8:**

**The street trees are called out as Ash *or* Honey Locust. This shall be revised to say Ash *and* Honey Locust to ensure diversity and survival of the trees.**

The Landscape Plan has been revised to state that both Ash and Honey Locust will be used.

**Condition No. 9:**

**The landscape buffer shall be consistently 15-feet in width along the entire frontage of the property along Coors Boulevard.**

The landscape buffer is now consistently 15' along the entire frontage along Coors Blvd.

**Condition No. 10:**

**All planting beds shall be called out as to square footage and all planting beds 36 square feet or larger in size shall be planted with a mature minimum coverage of 75% living material. This shall be added to the landscape plan prior to final DRB sign-off.**

All planting beds have been called out as to square footage and all planting beds 36 sf or larger show planting with a mature coverage of 75% or greater.

**Condition No. 11:**

**The south and west elevations of the buildings shall be articulated with pedestrian height lighting, columns, trellises, glass block, or metal awnings spaced a minimum of every 30-feet. Elements such as the columns and trellises shall be added every 30 feet on these sides of the buildings.**

The south and west elevations have been modified to show additional pilasters and portals as required.

**Condition No. 12:**

**Low walls, 2½ to 3 feet high, shall be used to screen parking areas from the street. The wall shall be integrated with building colors and materials.**

Low walls have been added to the edges of all parking areas per the condition.

**Condition No. 13:**

**The loading area at the northwest corner of the site should be screened by walls and covers that are architecturally integrated with the building in design, colors and materials.**

The area on the northwest corner is not a loading area. It is an employee parking area. Therefore, low walls have been added per condition 12 above.

**Condition No. 14:**

**The top of all rooftop equipment shall be below the top of parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the roof color of the predominant building color. All ground-mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.**

A note has been added that all rooftop equipment and ground mounted equipment will be screened per the condition. See note 33 on sheet 1.

**Condition No. 15:**

**Any ATM's shall be architecturally integrated with building design.**

A note has been added requiring ATM's to be architecturally integrated with the building design. See note 34 on sheet 1.

**Condition No. 16:**

**The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.**

Note 8 on sheet 1 has been revised to describe the design of the refuse enclosures per the requirements of this condition.

**Condition No. 17:**

**A note on the plan shall state that the monument sign will meet the requirements of the Coors Corridor Plan by having a sign face no larger than 75 square feet in size.**

Note 9 on sheet 1 has been modified to limit the monument signs per this condition.

**Condition No. 18:**

**Drive-through facilities shall be shaded with architecturally integrated canopies.**

Note 3 on sheet 1 has been modified to require that drive thru facilities be architecturally integrated.

**Condition No. 19:**

**Conditions of Public Works and City Engineer:**

- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and provided for.**

All the requirements of the previous EPC Action with respect to Condition 2(A-K) have been met. A copy of the January 20, 2000 EPC minutes which include the conditions of the EPC for Z-99-94 is attached for reference.

- b. Provide EPC/DRB approved Site Plan. If not provided, all site access points are subject to narrowing and re-alignment.**

To be discussed at the DRB meeting with a transportation representative, if necessary.

- c. 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.**

A proposed infrastructure list is attached.

- d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.**

Negotiations are pending.

- e. Site shall comply and be designed per DPM Standards. Check parking space dimensions/requirements with current City Zoning Code.**

The site has been designed to comply with DPM Standards.

- f. The utility plan shows an unacceptable mix of public and private utilities. It must be modified per the availability statement of July 8, 1999. There will be no public water or sanitary sewer lines on site.**

The utility plan has been revised to cure this objection, a copy of which is included with this submittal.

- g. An approved conceptual grading and drainage plan is on file for Site Plan sign-off by the City Engineer.**

A revised conceptual drainage and grading plan has been prepared and submitted to hydrology for review.

- h. Dedication of 78 feet of right-of-way from the centerline of Coors Boulevard, a principal arterial as designated on the Long Range Roadway System.**

This right-of-way was dedicated by plat in 1996.

- i. Dedication of an additional twelve (12) feet of right-of-way on Coors Boulevard as required by the City Engineer, to provide for a right turn lane to an unnamed driveway required to accommodate high volumes of traffic, consistent with the Coors Corridor Plan.**

This will be granted to the City by a paper easement, a copy of which is included with this submittal.



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8. Z-99/94 Mark J. Berent, agent for JMT Properties, Inc., requests approval of Zone Map Amendment from SU-1 C-1 Uses to SU-1 C-1 Uses plus Auto Body Painting and Repair, and a site development plan for building permit for Tract A-28-B1, Town of Atrisco Grant, zoned SU-1 for C-1 Uses, located on the SW corner of Coors Boulevard & Redlands Road between Sequoia Road and Quail Road, containing approximately 4.82 acres. (G-11) Russell Brito and Elisa Paster, Staff Planners (**APPROVED WITH CONDITIONS.**)

**STAFF PRESENT:**

Elisa Paster, Planning Department

**PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:**

Mark Berent, 3700 Osuna NE

**PERSON PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:**

Ursula Richards, 2415 Tompiro NW

MS. PASTER: Reiterated comments made in the staff report in which approval was recommended for both the zone map amendment and site plan for building permit.

**FINAL ACTION TAKEN**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Z-99-94, a zone map amendment from SU-1 for C-1 Uses to SU-1 for C-1 Uses to Include Auto Body Repairing and Painting for Tract A-28-B1, Town of Atrisco Grant, based on the following Findings.

**FINDINGS:**

1. This is a request for approval of a zone map amendment from SU-1 for C-1 to SU-1 to C-1 Uses to include Auto Body Repairing and Painting on a 4.8 acre vacant site located adjacent on the south of Redlands Road NW and extending between Atrisco Drive on the west and Coors Boulevard on the east more particularly described as Tract A28B1, Town of Atrisco, Northeast Unit.
2. The current zoning allows both permissive and conditional C-1 uses with site plan control by the Planning Commission. Auto Body Repairing and Painting is first by the Comprehensive Zoning Code in the C-2 zone.
3. This request is in compliance with the *Comprehensive Plan* by proposing to locate a use with an intensity that is not intrusive to existing neighborhoods; and by proposing to site a service use that will reduce vehicles miles traveled by locating a large number of auto-oriented uses in one area.

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4. The site layout is generally consistent with the design guidelines of the *Coors Corridor Plan*. Issue 4, Policies 5(b) and 6(b) indicate that a portion of the building should be directly adjacent to street frontages. The buildings on the east end of the site (fast food mart/ gas station, fuel pump canopy) are not separated from the street by parking.
5. The proposed orientation of the garages will not be detrimental to the single-family residential uses located directly across Atrisco Drive. Another reason that the uses will not be intrusive to the neighborhood is that the peak hours of operation of the paint and body shops are from 8 am to 5 pm. That is, those uses which are closest to the residences will not be operating during evening and night hours.
6. The proposed architecture is compatible with the surrounding development. The elevations have been revised so they do not represent generic franchise architecture.
7. A preliminary AQIA and TIS have been completed for this request. Though changes may occur prior to DRB final sign-off, the required form has been signed by the Environmental Health and Public Works Departments.
8. The gas station canopy does not integrate with the center; it is generic and it should be architecturally integrated.
9. Elevations in excess of 100 feet that are unarticulated should be avoided.
10. The elevations of the kiosks are not indicated and should be shown.

**CONDITIONS:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal indicating how the site plan has been modified to meet each of the EPC conditions.
2. The following conditions shall be met to the satisfaction of the Public Works Department prior to DRB sign-off.
  - A. A TIS has been performed for this request. The implementation of and/or monetary contributions for mitigation measures as required by the *TIS negotiations* between the developer and the City must be completed prior to DRB sign-off.
  - B. Compliance with the policies of the Coors Corridor Plan and the Westside Strategic Plan.
  - C. Dedication of rights-of-way and construction of improvements for Coors Boulevard, Redlands Road, and Atrisco / 57th Street as required by the Traffic Engineer. Dedication of rights-of-way and construction of street improvements must comply with the DPM standards.

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13. The Texaco gas canopy shall be modified to integrate to the general building architecture. A full pitched matching tiled roof shall be provided, and no illuminated band shall be allowed.
14. Shade canopies shall be provided at a minimum 4 foot offset with matching tile roofs above all garage doors to break up long articulated elevation facades.
15. Architecturally integrated canopy roofs, canopies or roofs shall be provided at all drive thrus to provide shade.
16. All fixtures shall be cut off and fully shielded so there is no fugitive light at property lines. The maximum height of light standards within 100 feet of the west property line shall be 16 feet.
17. All entry facades pedestrian ways shall be a minimum of 15 feet in width with portals, canopies, or shade trees in 5 x 5 planters of 23 feet on center and shall have a clear 6 foot continuous path way.
18. Signage shall be restricted to 6 % of the building facade to which it is applied. Maximum letter height shall be 2 feet.
19. Parking provided on the site shall be the minimum is the maximum as indicated in the building code. Excess parking shall be converted to patio or landscape area for pedestrian ways.
20. Within the 6 foot landscape strip along the south property line the applicant shall provide a mix of shade trees and evergreens at an average of 25 feet on center.
21. Along the west property line in the parking area the applicant shall add a minimum of 2 parking islands with a maximum space of 4 parking spaces in between. The parking islands shall be 8 feet in width and shade trees shall be provided in the islands.
22. The kiosks design shall be architecturally integrated and submitted at DRB.
23. Shade trees shall be provided along all pedestrian ways at an average of 25 feet on center in 5 x 5 planters. Add a 5 foot minimum landscape buffer north of the kiosks along the pedestrian way.
24. All end aisles at parking shall be a minimum 10 feet and landscaped.

MOVED BY COMMISSIONER JOHNSON  
SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED UNANIMOUSLY

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- D. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
  - E. Location of walls, fences and signs must meet the clear sight distance requirements.
  - F. Provision of adequate pedestrian circulation with handicapped features within the subdivision and to the adjacent streets.
  - G. The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
  - H. Site grades must accommodate handicapped features and ADA requirements for pedestrian access and circulation .
  - I. Provision of street trees and landscaping on Coors Boulevard and Atrisco / 57th Street.
  - J. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
  - K. Coordination with the Transit Department with regard to location of required bus facilities, with direct bicycle and pedestrian access, on the adjacent streets.
3. Bike racks, with a minimum of four spaces, shall be provided at every building.
  4. The elevations of the buildings and signage shall include all colors, materials, and dimensions.
  5. ADA compliant parking shall be located adjacent to buildings.
  6. Pedestrian crossings that are a minimum width of 6-feet which are clearly demarcated with slightly raised and/or textured paving shall be provided where pedestrian paths cross vehicular entrances and drive-aisles.
  7. Perimeter walls shall comply with the Planning Department's Guidelines for perimeter walls.
  8. No generic franchise building elevations or canopies is permitted.
  9. No plastic or vinyl building panels or illuminated vans awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
  10. No unconcealed, freestanding wireless telecommunications facilities shall be permitted; antennas shall be integrated into the building architecture.
  11. All HVAC and mechanical equipment shall be architecturally integrated and screened from view (including from above).
  12. Lighting under canopies shall be concealed within the canopy. No fixtures shall extend below the bottom of the canopy.