

9



Completed 3/17/03

DRB CASE ACTION LOG

REVISED 1/16/2003

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

DRB Application No.: 03-00014 (SBP)	Project # 1002410
Project Name: CRYER PROPERTIES	EPC Application No: Z-97-121, Z-97-129
Agent: Sterling Capital Development	Phone No.: 933-0725

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/29/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

signed 1/29

UTILITIES: _____

CITY ENGINEER / AMAFCA:
 new conceptual gtd for SD relocation
 H/C ramps

PARKS / CIP: _____

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

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

Project Number 1002410

Completed
3-17-03

APPLICATION NO. 03 DRB .0004	PROJECT NO. 1002410
PROJECT NAME Cinema Center	
EPC APPLICATION NO.	
APPLICANT / AGENT Sterling Capital	PHONE NO. 933-0724
ZONE ATLAS PAGE F-17	

ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>AP</i>	DATE	DATE
<i>1-29</i>	COMMENTS:	
✓		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>PLS</i>	DATE <i>3/13/03</i>	DATE
	COMMENTS:	
✓		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BLB</i>	DATE <i>3/14/03</i>	DATE
	COMMENTS:	
✓		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>CS</i>	DATE <i>3/17/03</i>	DATE
	COMMENTS:	

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>JMM</i>	DATE <i>3/14/03</i>	DATE
	COMMENTS:	
✓		

(Return form with plat / site plan)



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

1-31-2003

9. Project # 1002410
03DRB-00014 Major-SiteDev Plan BldPermit

STERLING CAPITAL DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A-1, B-1, **CRYER PROPERTIES**, zoned SU-1 for C-3 & IP Uses, located on OFFICE BLVD NE, between PAN AMERICAN FREEWAY and OFFICE BLVD NE containing approximately 1 acre(s). [REF: Z-97-121, Z-97-129, DRB-98-31, DRB-98-38] (F-17)

At the January 29, 2003, Development Review Board meeting, the Site Plan for Building Permit was approved with final plat sign off delegated to City Engineer.

If you wish to appeal this decision, you must do so by February 13, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal; 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. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Roger Green
Acting, DRB Chair

Cc: Sterling Capital Development, 8809 Corona NE, 87122
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002410 AGENDA#: 9 DATE: 1.29.03

1. Name: Phil Steiner Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002410

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

ENGINEERING COMMENTS:

Please provide original plat.

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: January 29, 2003



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
January 29, 2003
Project # 1002410

Project # 1002410
03DRB-00014 Major-SiteDev Plan BldPermit

STERLING CAPITAL DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A-1, B-1, **CRYER PROPERTIES**, zoned SU-1 for C-3 & IP Uses, located on OFFICE BLVD NE, between PAN AMERICAN FREEWAY and OFFICE BLVD NE containing approximately 1 acre(s). [REF: Z-97-121, Z-97-129, DRB-98-31, DRB-98-38] (F-17)

AMAFCA No adverse comments.

COG No adverse comments.

Transit No comments received.

Zoning Enforcement

Compact car spaces must be 8 feet x 15 feet, standard spaces must be 8.5 feet x 20 feet. Parking areas over 150 spaces must be separated by pedestrian walkways or landscaping.

Neighborhood Coor. No Association.

APS

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Traffic volume, traffic control devices, burglaries, speeding violations, lighting issues, maintenance of landscaping, accidents in the parking lot, a higher probability of crimes during evening/weekend hours, commercial burglary, adequate security, alarm response, shoplifting, robbery.

Fire Department

Fire hydrant requirements can not be figured without construction type. All required Fire Hydrants must be shown on site plan for approval.

PNM Gas

Approves.

PNM Electric

PNM approves site plan.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

No adverse comments at this time. An approved grading and drainage plan is required for Building Permit signoff. _

Transportation Development

How are cross access easements addressed? Where are the pedestrian routes for the site as a whole? This development needs to conform to the TIS as applicable.

Parks & Recreation

No adverse comments.

Utilities Development

No adverse comments provided property remains as a single tract.

Planning Department

The sheet which is labeled "Partial Site Plan" should be re-labeled to read "Site Plan for Building Permit for Tract A-1B-1" to clearly distinguish it from the already approved Site Plan for Subdivision which included all 3 tracts & was approved by EPC in 1997.

A landscaping plan is required as part of this submittal. The scale should be 1" = 50'. Please see the DPM, Chapter 3, page 3-2, for requirements.

The elevations sheet is lacking typical dimensions for the entry canopy lighting, windows, doors, etc. Please add typical dimensions.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc: Sterling Capital Development, 8809 Corona NE, 87122



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1002207

03DRB-00006 Major-Preliminary Plat Approval
03DRB-00007 Major-Vacation of Public Easements
03DRB-00008 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORP request(s) the above action(s) for all or a portion of Lot(s) 24, 25 & 26, Block(s) 18 and Lot 27, Block 18, NORTH ALBUQUERQUE ACRES, Tract 3, Unit 3, (to be known as **VINEYARD ESTATES, UNIT 4A**, zoning is RD on all lots except RD 5DU/A for North Albuquerque Acres, Tract 3, Unit 3, Block 18, Lot 27 which is zoned various, located on CARMEL AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). (C-20)

Project # 1002271

03DRB-00002 Major-Preliminary Plat Approval
03DRB-00003 Major-Vacation of Pub Right-of-Way
03DRB-00004 Major-Vacation of Public Easements
03DRB-00005 Minor-Temp Defer SDWK

JEFF MORTENSEN ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORP. request(s) the above action(s) for all or a portion of Lot(s) 6-9 & 24-27, Block 19, Unit 3, NORTH ALBUQUERQUE ACRES, Tract 3, (to be known as **LAS VIGILS SUBDIVISION**, zoned SU-2 special neighborhood zone, R-T, located SOUTH OF CARMEL, NORTH OF HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 8 acre(s). [REF: (1001463, 02DRB-01509), 02DRB-01365, 02DRB-01391, AX-94-1, Z-94-6](C-20)

Project # 1002409

03DRB-00010 Major-Vacation of Public Easements
03DRB-00011 Minor-Prelim&Final Plat Approval

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, PARKS & RECREATION DEPT. request(s) the above action(s) for all or a portion of Lot(s) 19A & 20A, Block(s) C & 1, Tract(s) L & M, **INDIAN MESA SUBDIVISION, INDIAN REST ADDITION**, zoned R-2 residential zone, located WEST OF LAFAYETTE DR NE, between COMANCHE RD NE and AZTEC RD NE containing approximately 1 acre(s). [REF: Z-95-16, DRB-95-302] (G-16)

Project # 1002410

03DRB-00014 Major-SiteDev Plan BldPermit

STERLING CAPITAL DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A-1, B-1, **CRYER PROPERTIES**, zoned SU-1 for C-3 & IP Uses, located on OFFICE BLVD NE, between PAN AMERICAN FREEWAY and OFFICE BLVD NE containing approximately 1 acre(s). [REF: Z-97-121, Z-97-129, DRB-98-31, DRB-98-38] (F-17)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays **INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Roger Green, Acting Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 13, 2003.



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, January 29, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000187

03DRB-00013 Major-Two Year SIA

TIERRA WEST, LLC agent(s) for LOS SUENOS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-195, **LOS SUENOS, UNIT 1**, zoned R-T residential zone, located on MCMAHON BLVD NW, between PARK SOUTH PL. NW and PINON GRANDE RD NW containing approximately 41 acre(s). [REF: 00110-01234, 02DRB-01645] (A-11)

Project # 1000420

03DRB-00012 Major-Two Year SIA

TIERRA WEST, LLC agent(s) for AGB ALBUQUERQUE, LLC request(s) the above action(s) for all or a portion of Tract(s) A, B1, B2, C, D, E, F, G, H1, H2, I, J, K, L, **THE 25**, zoned IP industrial park zone, located NORTH OF JEFFERSON ST NE, between JEFFERSON ST NE and NORTH I-25 containing approximately 50 acre(s). [REF: Z-99-9, 01410-00295] (E-17/ F-17)

Project # 1001376

02DRB-01965 Major-Preliminary Plat Approval

02DRB-01966 Major-Vacation of Pub Right-of-Way

02DRB-01967 Minor-Sidewalk Waiver

02DRB-01968 Minor-Temp Defer SDWK

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

Project # 1001534

03DRB-00009 Major-Vacation of Public Easements

CLARK CONSULTING ENGINEERS agent(s) for LLAVE CONSTRUCTION INC request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES - UNIT 4A**, zoned R-1, located on VENTURA NE, between ANAHEIM NE and CARMEL NE containing approximately 2 acre(s). [REF: 01DRB-01446] (C-20)

SEE PAGE 2....

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION
PROPERTY OWNERSHIP LIST**

Meeting Date: 1-29-03

Zone Atlas Page: F-17-E

Notification Radius: 100 Ft.

App# <u>13 PRB-0014</u>
Proj# <u>1008410</u>
Other#

Cross Reference and Location: _____

Applicant: Sterling Capital Development

Address: 8809 Coronado NE, 87112

Agent: _____

Address: _____

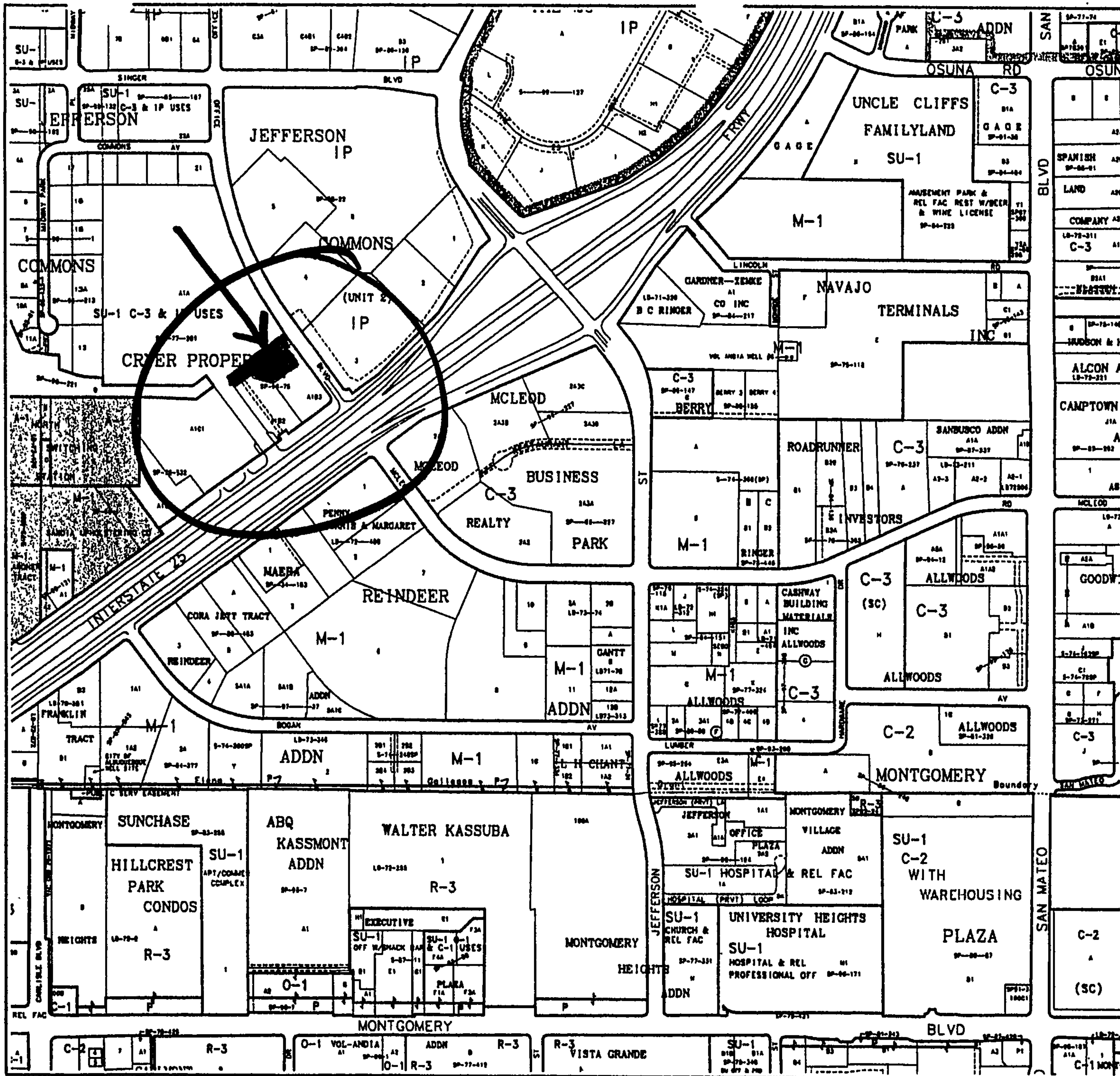
SPECIAL INSTRUCTIONS

Notices Must be mailed from the
City 15 days prior to the meeting.

Date Mailed: 1-8-03

Signature: KTse-Halkai

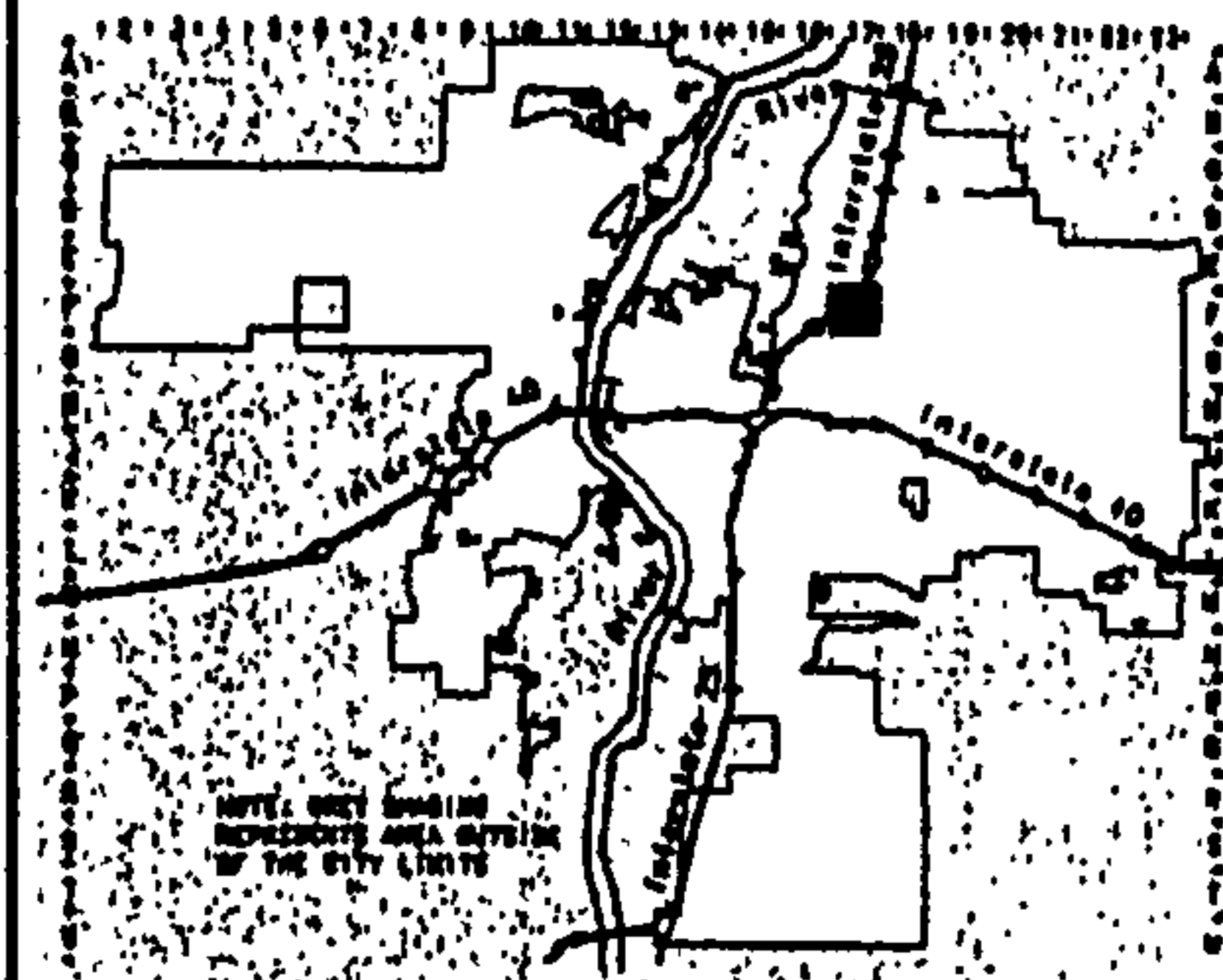
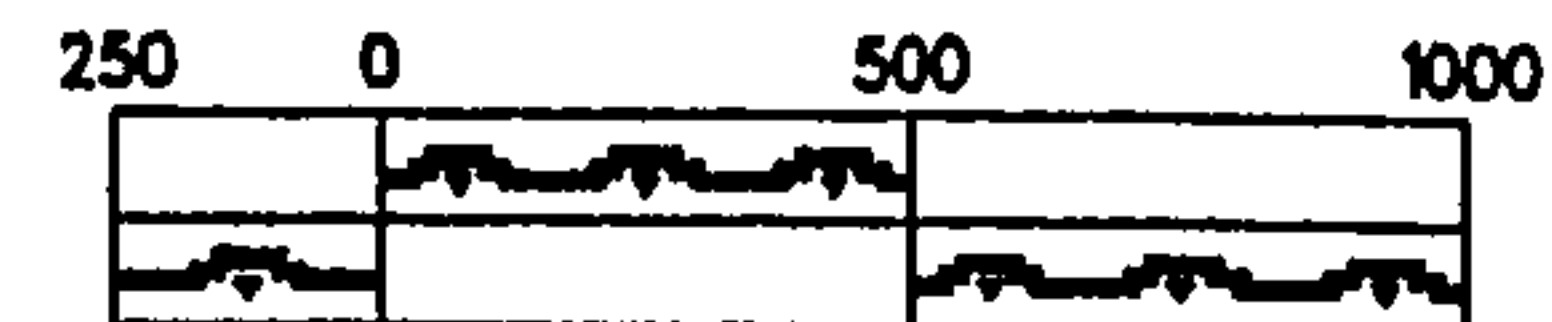
101606149938310404	LEGAL: PARCEL B AMAFCA NORTH DIVERSION CHANNEL & INLET CH LAND USE: PROPERTY ADDR: 00000 O CHAPPERALL DR NE OWNER NAME: A M A F C A OWNER ADDR: 02600 PROSPECT	NE ALBUQUERQUE	NM 87110
101706107239220110	LEGAL: TRACT A-1-A REPLAT OF TRACT A-1 OF THE CRYER PROPE LAND USE: PROPERTY ADDR: 00000 4901 PAN AMERICAN HWY NE OWNER NAME: B C H LAND COMPANY OWNER ADDR: 00150 PELICAN WAY	SAN RAFAEL	CA 94901
101706114839820203	LEGAL: LT 4 PLAT OF LOTS 1-6 JEFFERSON COMMONS II BEING A LAND USE: PROPERTY ADDR: 00000 5531 OFFICE BLYD NE OWNER NAME: PAPPAS RESTAURANTS INC C/O N T OWNER ADDR: 00000	DALLAS	TX 75380
101706117537220205	LEGAL: LT 3 PLAT OF LOTS 1-6 JEFFERSON COMMONS II BEING A LAND USE: PROPERTY ADDR: 00000 5001 PAN AMERICAN HWY NE OWNER NAME: PAPPAS RESTAURANTS INC C/O N T OWNER ADDR: 00000	DALLAS	TX 75380
101706112035520101	LEGAL: TRACT A-1B-1 PLAT OF TRACTS A-1B-1, A-1B-2 AND A-1 LAND USE: PROPERTY ADDR: 00000 4959 PAN AMERICAN HWY NE OWNER NAME: BLUE CORP PECOS LAND LMITD CO OWNER ADDR: 00000	SANTA FE	NM 87504
101706113933820103	LEGAL: TRACT A-1B-3 PLAT OF TRACTS A-1B-1, A-1B-2 AND A-1 LAND USE: PROPERTY ADDR: 00000 4949 PAN AMERICAN HWY NW OWNER NAME: TXLC N MX PROPERTIES L P OWNER ADDR: 00000	KELLER	TX 76244
101706111933220102	LEGAL: TRACT A-1B-2 PLAT OF TRACTS A-1B-1, A-1B-2 AND A-1 LAND USE: PROPERTY ADDR: 00000 4939 PAN AMERICAN HWY NE OWNER NAME: BCAL LIMITED COMPANY C/O GEORG OWNER ADDR: 00000	SANTA FE	NM 87504
101706108330920112	LEGAL: TRACT A-1C-1 EXC POR OUT TO PARCEL B VINEYARD INLET LAND USE: PROPERTY ADDR: 00000 4865 PAN AMERICAN HWY NE OWNER NAME: MOTORPLEX REAL ESTATE LTD CO OWNER ADDR: 04865 PAN AMERICAN FRWY	NE ALBUQUERQUE	NM 87109



CITY OF
Albuquerque
A Geographic Information System
PLANNING DEPARTMENT
© Copyright 1999



GRAPHIC SCALE IN FEET



Zone Atlas Page
F-17-Z

Map Amended through
December 20, 1999

SITE DEVELOPMENT PLAN CHECKLIST FOR BUILDING PERMITS

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Site development plan submitted will ordinarily be composed of the following plan sheets:

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading Plan
4. Building Elevations

Submitted shall be organized in the above manner. In addition, 8 1/2" by 11" reductions must be included with plan submitted. The following checklist describes the minimum information necessary for element. Applicant shall check off all items shown on the site plan or label as NA, if not applicable.

SHEET #1 - SITE PLAN

A. General Information

1. Scale

Under 1.0 acre	1" = 10'
1.0 - 5.0 acres	1" = 20'
Over 5 acres	1" = 50'
Over 20 acres	1" = 100'
Other scales as approved by staff	

2. Bar Scale

3. North Arrow

4. Scaled Vicinity Map

5. Existing structures on site and site adjacent to the proposal that impact, or are impacted by the project.

6. Property lines

7. Existing and proposed easement (identify each)

B. Proposed Development

1. Structural

A. Existing and proposed structures on the property and in the adjacent properties including privacy and retaining walls

B. Square footage of each structure

C. Proposed of each structure

D. Temporary structures, sign and other improvements

E. Wall(s), fence(s), and screening: height, length, color, and materials.
Show cross-sections for retaining walls.

F. Dimensions of all principal site elements

G. Loading facilities

H. Site lighting (height, type, and intensity)



◆◆◆
P.O. Box 258
5901 "J" Wyoming NE
Albuquerque, New Mexico 87109
Fax: 1-800-708-2667
cell: 505-933-0725

December 20th, 2002

Mr. Bob Paulsen
Division Manager
Development Services
City Of Albuquerque - Planning Dept.
600 2nd Street NW
Albuquerque, New Mexico 87102

RE: Development of Tract A-1 B-1, Cryer Subdivision, shown on Replat of Tract A-1b of the Cryer Property, Bernalillo County, New Mexico

Dear Mr. Paulsen,

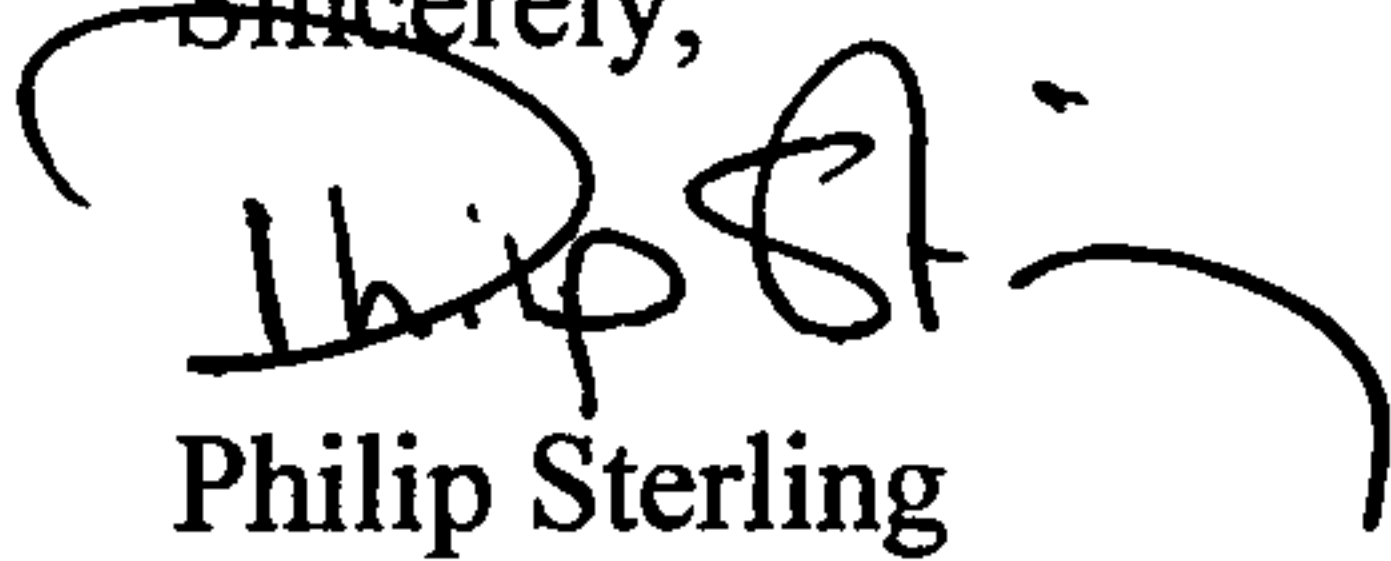
I am writing to request an informal review of the attached site plan for the above referenced property in relation to the Texas Land & Cattle Company site plan approved in 1998 (DRB-98-31). As you know the 'TLC' site plan encompassed three different users, 1) TLC, 2) Blue Corn Cafe, 3) an 18,000 sq. ft. office building. It is the office building site that we are seeking to develop into smaller retail/restaurant uses.

Our site plan (attached) proposes five in-line spaces. Our proposed site plan would require that an additional 2000 square feet be added onto the existing office building "footprint" of approximately 9000 (+/-) sq. ft. This 2000 sq. ft. "addition" would be added from the southwestern wall of the office building footprint. The net result of this addition would be the loss of six parking spaces. However, as the attached worksheet will show, the loss of six parking spaces would not result in a fall below the minimum parking requirements for restaurant uses.

Finally, I am submitting a scale model to demonstrate our desire to present a project that complements contemporary area architecture. Each store or restaurant space will be staggered and will vary in height. The exterior walls will be synthetic stucco using earth tones and light pastels. The metal roofing shall be brush-aluminum in color as will all window frames. Signage will be individual channeled letters - no box signage will be used.

It is my belief that our project conforms to the spirit of the site plan approved by the City in 1998 and that our site plan - with our addition - can be amended through administrative means rather than by a public hearing. I look forward to your comments and guidance.

Sincerely,

A handwritten signature in black ink, appearing to read "Philip Sterling". The signature is written in a cursive style with a large initial "P" and a long horizontal flourish extending to the right.

Philip Sterling

Parking Worksheet

<u>User</u>	<u>Occupancy</u>	<u>#spaces</u>
Texas Land & Cattle	298	85
Blue Corn Cafe	340	74
Sterling (new space)	332 (combined estimate)	<u>83</u>

Total spaces needed **242**

Existing Spaces **278**

Difference **+36**

Eagle's Eye Reproduction License 9736-k
This photograph for informational purpose
only. All boundaries are approximate.



**Marriott
Residence Inn**

PF Chang

15



Durry Inn

Jefferson Blvd.

Landry's

Singer Blvd.

Pappadeaux

Outback

Red Robin

Carrabba's

Office Blvd.

**Texas Land
& Cattle**

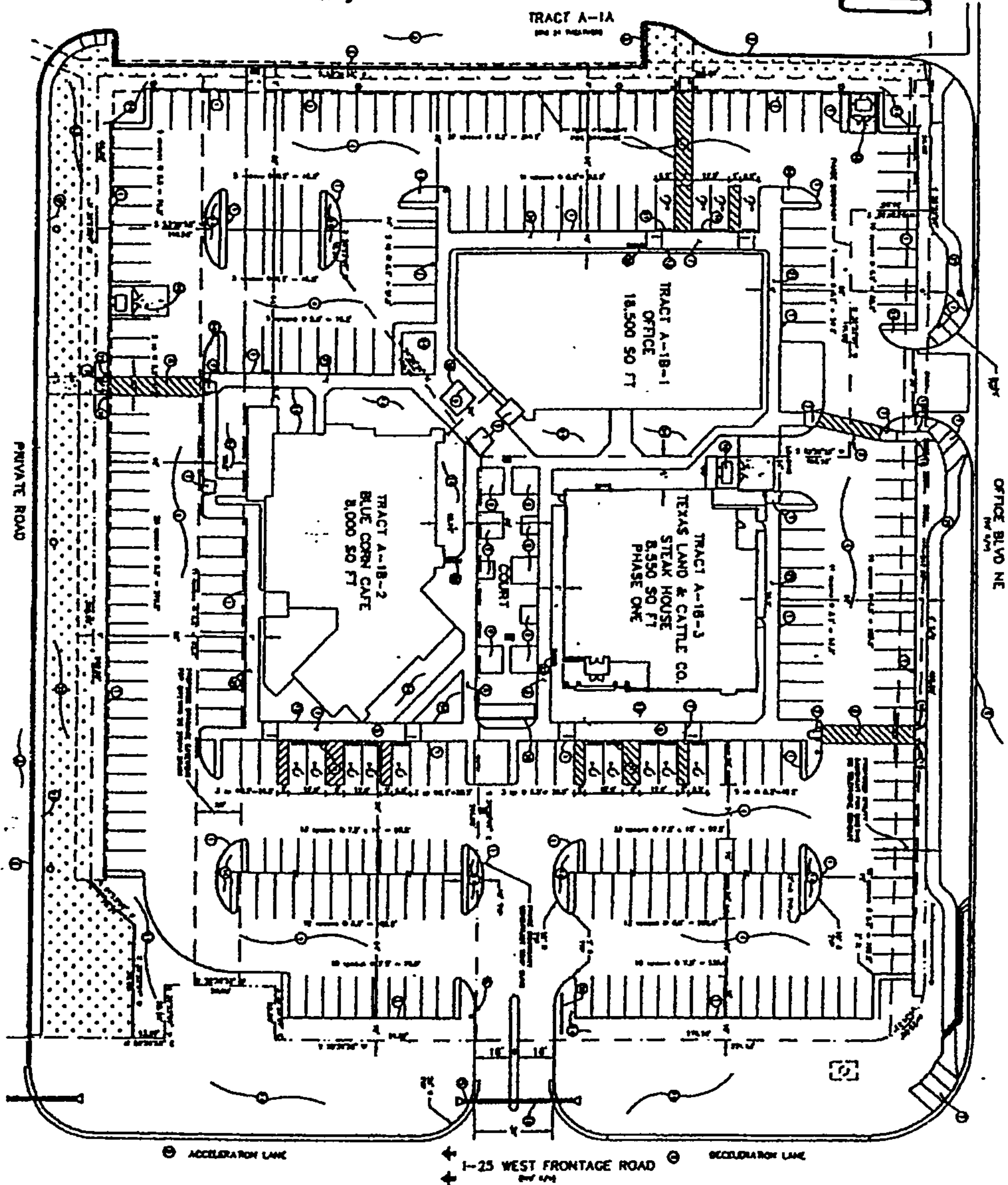
Site

Blue Corn

**Century Rio
24 Theater**



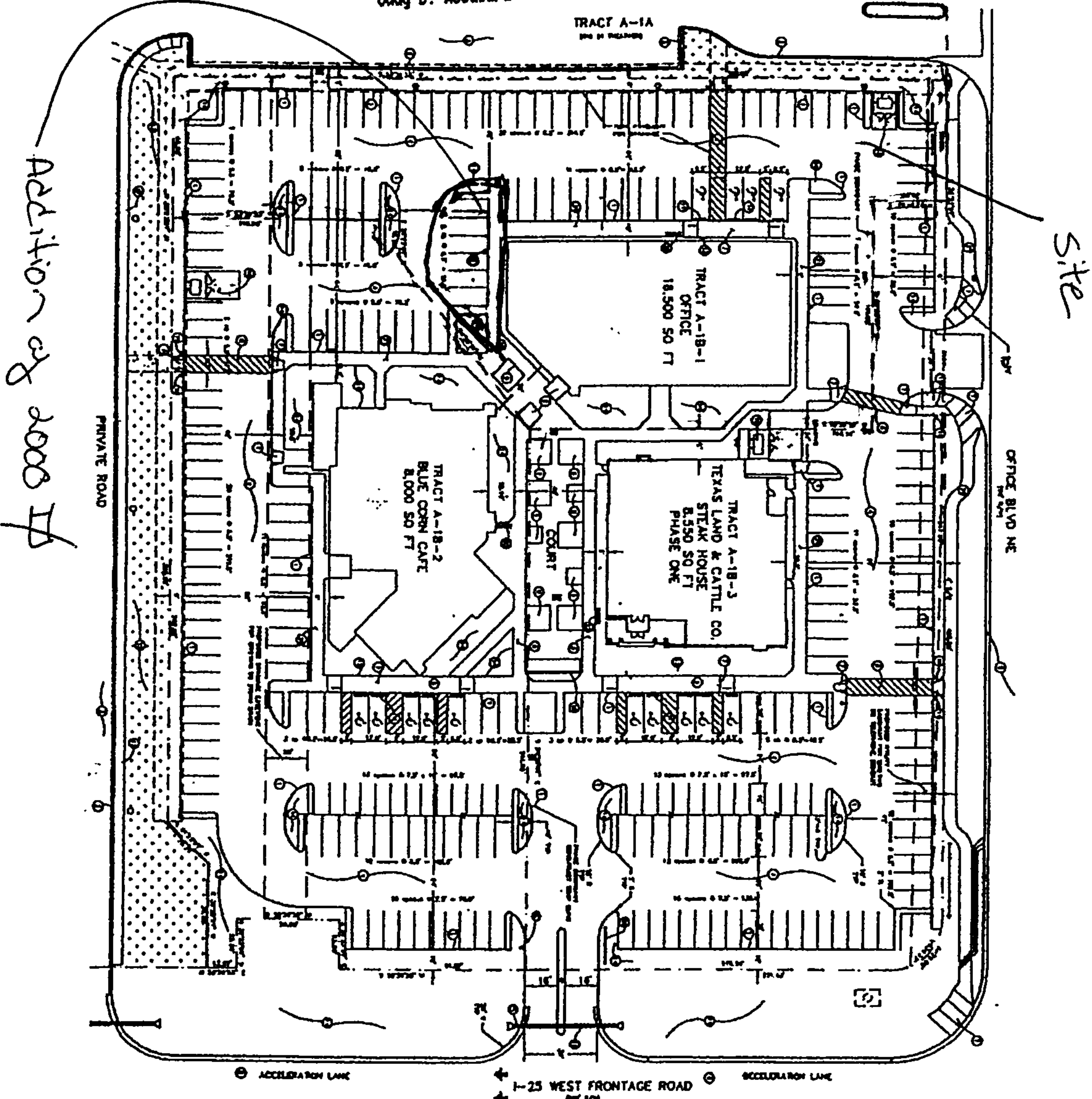
Judy D. Woodward Bern. Co. AGRE R 21.00



<p>PROPERTY: TEXAS LAND & CATTLE COMPANY PROJECT: STEAK HOUSE ADDRESS: 11100 WEST FRONTAGE ROAD, FORT WORTH, TEXAS 76116</p>	<p>DATE: 04/17/98 DRAWN BY: JUDY D. WOODWARD CHECKED BY: [Signature]</p>	<p>SCALE: 1" = 200'</p>	<p>PROJECT NO. 98-001</p>	<p>DATE: 04/17/98</p>	<p>PROJECT NO. 98-001</p>
<p>SITE PLAN FOR BUILDING PERMIT</p>			<p>TEXAS LAND & CATTLE COMPANY STEAK HOUSE ADDRESS: 11100</p>		
<p>BLI BRASHER & LORENZ, INC. Consulting Engineers 2001 San Pedro de Aranda 1, Suite 200 Houston, Texas 77058 0716 PH 282-6200 FAX 282-6200</p>			<p>BLI</p>		

FYHIDIT D

[Handwritten signature]



<p>REVISIONS</p> <p>NO. DATE BY</p> <p>1 08/15/08 JLD</p> <p>2 08/15/08 JLD</p> <p>3 08/15/08 JLD</p> <p>4 08/15/08 JLD</p> <p>5 08/15/08 JLD</p> <p>6 08/15/08 JLD</p> <p>7 08/15/08 JLD</p> <p>8 08/15/08 JLD</p> <p>9 08/15/08 JLD</p> <p>10 08/15/08 JLD</p>	<p>NOTES:</p> <p>1. ALL DIMENSIONS ARE IN FEET AND INCHES.</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p> <p>3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.</p> <p>4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.</p> <p>5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.</p> <p>6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.</p> <p>7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.</p> <p>8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.</p> <p>9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.</p> <p>10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.</p>	<p>LEGEND:</p> <p>1. EXISTING</p> <p>2. PROPOSED</p> <p>3. REMOVED</p> <p>4. ADJUSTED</p> <p>5. UNDEVELOPED</p> <p>6. UNIMPROVED</p> <p>7. UNIMPROVED</p> <p>8. UNIMPROVED</p> <p>9. UNIMPROVED</p> <p>10. UNIMPROVED</p>	<p>PROPOSED:</p> <p>1. EXISTING</p> <p>2. PROPOSED</p> <p>3. REMOVED</p> <p>4. ADJUSTED</p> <p>5. UNDEVELOPED</p> <p>6. UNIMPROVED</p> <p>7. UNIMPROVED</p> <p>8. UNIMPROVED</p> <p>9. UNIMPROVED</p> <p>10. UNIMPROVED</p>
--	---	--	--

1" = 20'

F-112

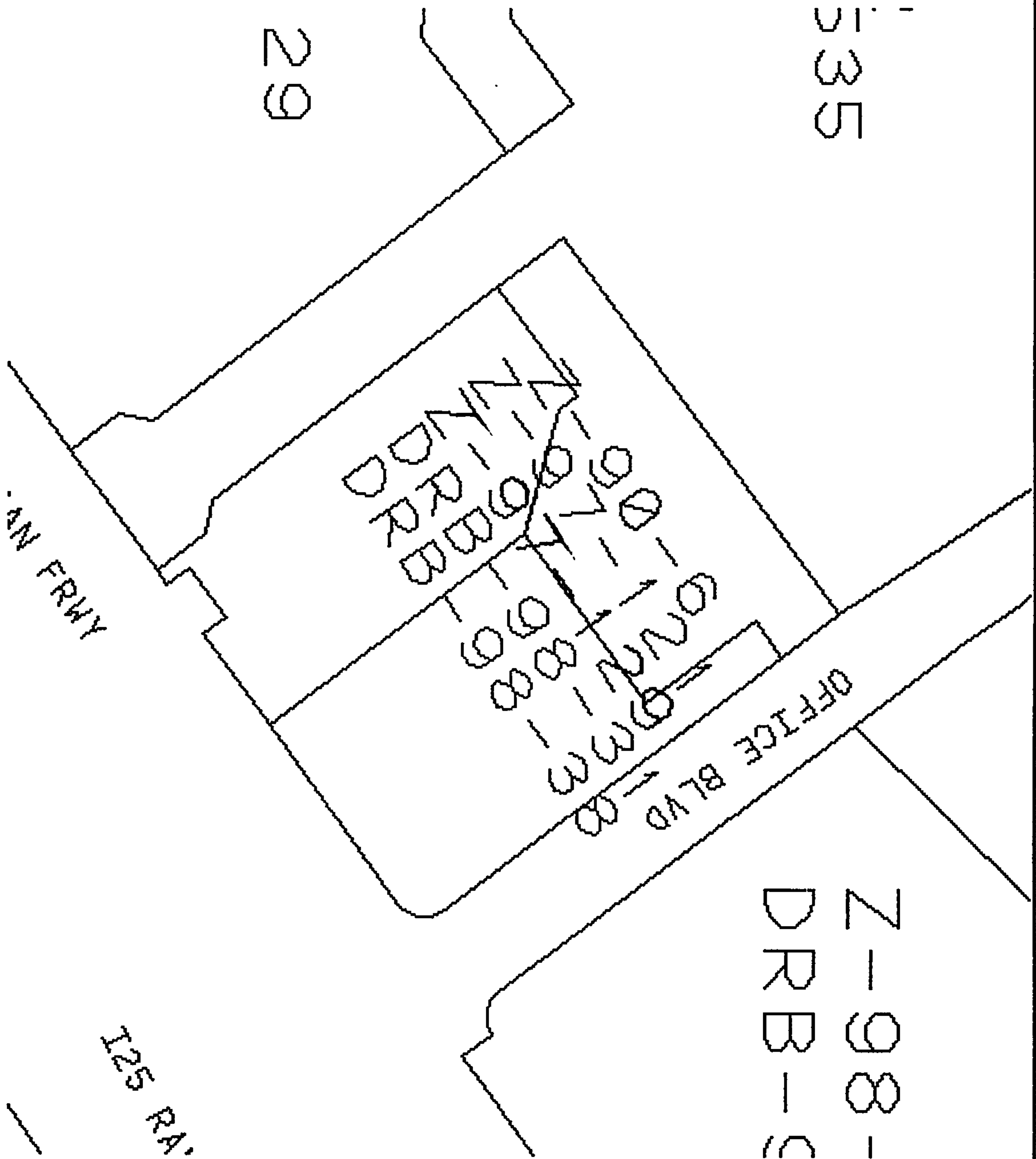
<p>PROJECT NO. C-1</p>	<p>SITE PLAN FOR BUILDING PERMIT</p>	<p>★ TEXAS LAND & CATTLE COMPANY ★</p> <p>STEAK HOUSE</p> <p>ARLINGTON, TEXAS</p>	<p>BLI BRASHER & LORENZ, INC.</p> <p>Consulting Engineers</p> <p>1901 East Parker Rd. Suite 200</p> <p>Plano, Texas 75075</p> <p>Ph: 972-420-1100 Fax: 972-420-1101</p>
------------------------	--------------------------------------	---	--

FYHIDIT D

Plan/Zoom

x,y: 3,78937,2,68209
dx,dy: -1,72244,-0,29528

dist: 1,74757



Sheran
Call w/
#3346



Mailing Address: P.O. Box 1293
Street Address: 600 2nd St. NW
Albuquerque, NM 87103
Fax: 505-924-3339
Phone: 505-924-3860

Planning Department

Fax Transmittal Cover Sheet

TO: Phillip Sterling

Company: _____

Fax No.: 1-800-708-2667

Telephone: 933-0725

From: Bob Paulsen

Division: Administration / Advance Planning / Development Services

Telephone: 505-924-3860

Total No. Of Pages (Including Cover Page) 5

COMMENTS: As per your inquiry, LOT C development plans require DRB approval of a site plan for building permit. An advertised hearing is required. See condition 4, page 2 of the attached Notice of Decision.

②

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

Date: December 31, 1997

**AMENDED OFFICIAL NOTIFICATION OF
DECISION**

Texas Land & Cattle Company
5950 Cedar Springs Rd.
Dallas, TX, 75235

FILE: Z-97-121

LEGAL DESCRIPTION: For Tract A-1B, Cryer
Property Addition, zoned SU-1 for C-3 and IP,
located on West Pan American Freeway NE,
between Office Boulevard NE and Commerce Drive
NE, containing approximately 3.69 acres. (F-17)
Bob Paulsen, Staff Planner (**DEFERRED FROM
NOVEMBER 20, 1997**)

On December 18, 1997, the Environmental Planning Commission voted to approve Z-97-121, a site development plan for subdivision, based on the following Findings and subject to the following Conditions

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for a 3.69-acre site that is zoned SU-1 for C-3 and IP Uses and is located on the west side of the west I-25 frontage road adjacent to the south side of Office Boulevard NE.
2. Division of this site into three parcels is proposed; the site plan for subdivision is the controlling document for the division of this site and for the integrated development of the three parcels.
3. A commercial/entertainment-oriented node of activity is developing within the vicinity of the subject site; strong pedestrian and related non-vehicular connections between existing and future uses along with innovative yet compatible design will ensure that applicable *Comprehensive Plan* policies are met.
4. Modifications are required to ensure that this plan is in conformance with applicable City plans and policies.

CONDITIONS:

1. Circulation and parking provisions must be to the satisfaction of the Traffic Engineer prior to final DRB sign-off.

AMENDED OFFICIAL NOTICE OF DECISION

DECEMBER 18, 1997

Z-97-121

PAGE 2

2. The location and arrangement of the refuse containers must be approved by the Refuse Division prior to final DRB sign-off.
3. A fourth crossing shall link the court area with Tract A-1A to the west (Rio 24 Theater) to promote non-vehicular travel. Pedestrian crossings shall include special paving treatment which is at least 6-feet in width and clearly delineates the crossing. The sidewalks adjacent to the front of all buildings shall be at least 8 feet wide.
4. The development of the Office Building on Tract C shall integrate architecturally with the approved plans for Lots A and B. Common features, materials, shapes and colors shall serve to blend this building with the two adjacent restaurants. Approval of plans for Lot C shall be delegated to the DRB with a 30-day advertised hearing.
5. Hardscape features as detailed on Sheet L-1B (including pillar/light poles, directional sign and a seat wall/planter) along with other decorative walls, freestanding 20-foot high light poles and bicycle racks shall be adequately detailed in terms of colors and materials which complement on-site building colors and complement the colors used in the adjacent Rio 24 Theater complex; these details shall be provided and approved by the Planning Department staff prior to final DRB sign-off.
6. A freestanding sign of 225 square feet for all three parcels that is a monument sign, the balance of building mounted signage is limited to 15 percent of the facade area; internally-illuminated building-mounted sign panels are not permitted.
7. Shade trees placed on 30-foot centers shall be provided along the northwest and southwest property line buffer strips to improve shading and buffering for the site.

On December 18, 1997, the Environmental Planning Commission voted to approve Z-97-121, site plan for building permit based upon the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for the proposed 1.21-acre Lot A within Tract A-1B of the Cryer Property located along the west I-25 frontage road south of Office Boulevard.
2. A 8,550 square foot restaurant building is proposed for this site.
3. This site is within a developing commercial/entertainment node; strong pedestrian connections between existing and future uses are appropriate as is innovative yet contextually compatible design. Provision of these features will insure conformance with applicable *Comprehensive Plan* policies.
4. With modifications the submitted site plan can meet applicable plans, policies and development standards.

CONDITIONS:

1. Building materials, colors and dimensions shall be provided, including window and door framing and metal awnings. The majority of the cedar siding and chink log veneer shall be replaced with stucco which is colored to complement the beige proposed for the Blue Corn Cafe building and the colors used in the Rio 24 Theater complex as per the elevations submitted during the EPC hearing.
2. Access, circulation and parking must be to the satisfaction of the Traffic Engineer prior to final DRB sign-off. Pedestrian crossings shall include special paving treatment which is at least 6-feet in width and clearly delineates the crossing.
3. One freestanding sign for all three buildings shall be limited to 225 square feet in size; the sign shall be a monument-type sign. Building-mounted signage shall be limited to 15% of the facade area. The applicant shall provide appropriate detailing and area calculations to verify compliance prior to final DRB sign-off.
4. Concerns of AMAFCA and the City Hydrology Office shall be satisfied prior to final DRB sign-off.
5. This site plan shall comply with the conditions of approval for the site plan for subdivision relating to pedestrian amenities and hardscape features and all other pertinent matters.

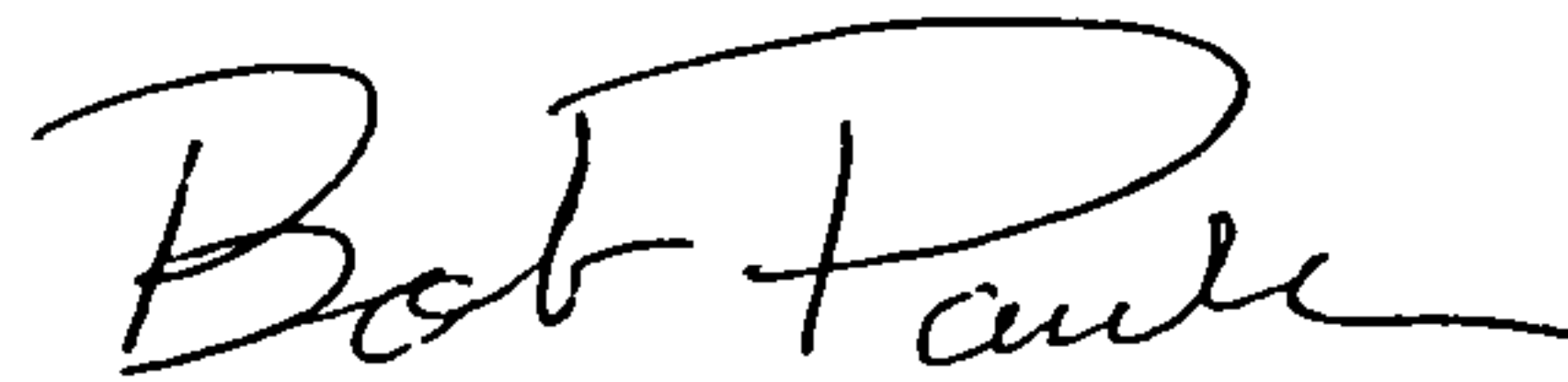
IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY JANUARY 2, 1997 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

OFFICIAL NOTICE OF DECISION
DECEMBER 18, 1997
Z-97-121
PAGE 4

Sincerely,

A handwritten signature in cursive script that reads "Bob Paul".

~~FOR~~ Fabrizio Bertolotti
Acting Planning Director

RNS/BP/ac

cc: Brasher & Lorenz Inc., 2201 San Pedro NE, Bldg. Ste. 210, Albuquerque, NM 87110
John Myers, 6400 Uptown NE, Albuquerque, NM

Project # 1002410
03DRB-00014 Major-SiteDev Plan BldPermit

STERLING CAPITAL DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A-1, B-1, **CRYER PROPERTIES**, zoned SU-1 for C-3 & IP Uses, located on OFFICE BLVD NE, between PAN AMERICAN FREEWAY and OFFICE BLVD NE containing approximately 1 acre(s). [REF: Z-97-121, Z-97-129, DRB-98-31, DRB-98-38] (F-17)

*Called Phillip
+ 1/23/03
my comment
B. Permitt
Clearly delineate
portion applicable
to this SDP for BP*

The sheet which is labeled "Partial Site Plan" should be re-labeled to read "Site Plan for Building Permit for Tract A-1B-1" to clearly distinguish it from the already approved Site Plan for Subdivision which included all 3 tracts & was approved by EPC in 1997.

A landscaping plan is required as part of this submittal. The scale should be 1" = 50'. Please see the DPM, Chapter 3, page 3-2, for requirements.

The elevations sheet is lacking typical dimensions for the entry canopy lighting, windows, doors, etc. Please add typical dimensions.

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays **INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Roger Green, Acting Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 13, 2003.

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION

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

Supplemental form **S**

V

P

L

Supplemental form **Z**

ZONING

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

Z

SITE DEVELOPMENT PLAN

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

APPEAL / PROTEST of...

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

A

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

APPLICANT INFORMATION:

NAME: Sterling Capital Development

ADDRESS: 8809 Corona NE

CITY: Albuquerque

Proprietary interest in site: owner

AGENT (if any): _____

ADDRESS: _____

CITY: _____

STATE NM

ZIP 87122

STATE _____

ZIP _____

PHONE: 505-933-0725

FAX: 1-800-708-2667

E-MAIL: philipsterling@aol.com

PHONE: _____

FAX: _____

E-MAIL: _____

DESCRIPTION OF REQUEST: Site Plan Development of Strip Center Development

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-1 B-1

Block: _____

Unit: _____

Subdiv. / Addn. Cryer Property

Current Zoning: SU-1 for C-3 & IP Uses

Proposed zoning: same

Zone Atlas page(s): F-17

No. of existing lots: 1

No. of proposed lots: 1

Total area of site (acres): 1 acre

Density if applicable: dwellings per gross acre: _____

dwellings per net acre: _____

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.)

Within 1000FT of a landfill? no

UPC No. 101706112035520101

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Office Blvd.

Between: Pan American

and Office Blvd.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): Z-97-121, Z-97-129, DRB-98-31, DRB-98-38

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

SIGNATURE

Philip Sterling

DATE 1/2/03

(Print) Philip Sterling

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

INTERNAL ROUTING

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

Application case numbers

03023 - 00014

Action

SPBP

S.F.

1(2)

Fees

\$ 385.00

\$ _____

\$ _____

\$ _____

\$ 75.00

Total

\$ 460.00

Hearing date Jan. 29, 2003

Paul Candia
Planner signature / date

Project #

1002410

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the 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) **24** copies for DRB public hearings
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
 - 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - 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
- D. R. B. hearings are approximately ONE MONTH after the 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) **24** copies for DRB public hearings
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24** copies for DRB public hearings
 - 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the 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.

Philip Sterling
Applicant name (print)

Philip Sterling
Applicant signature / date



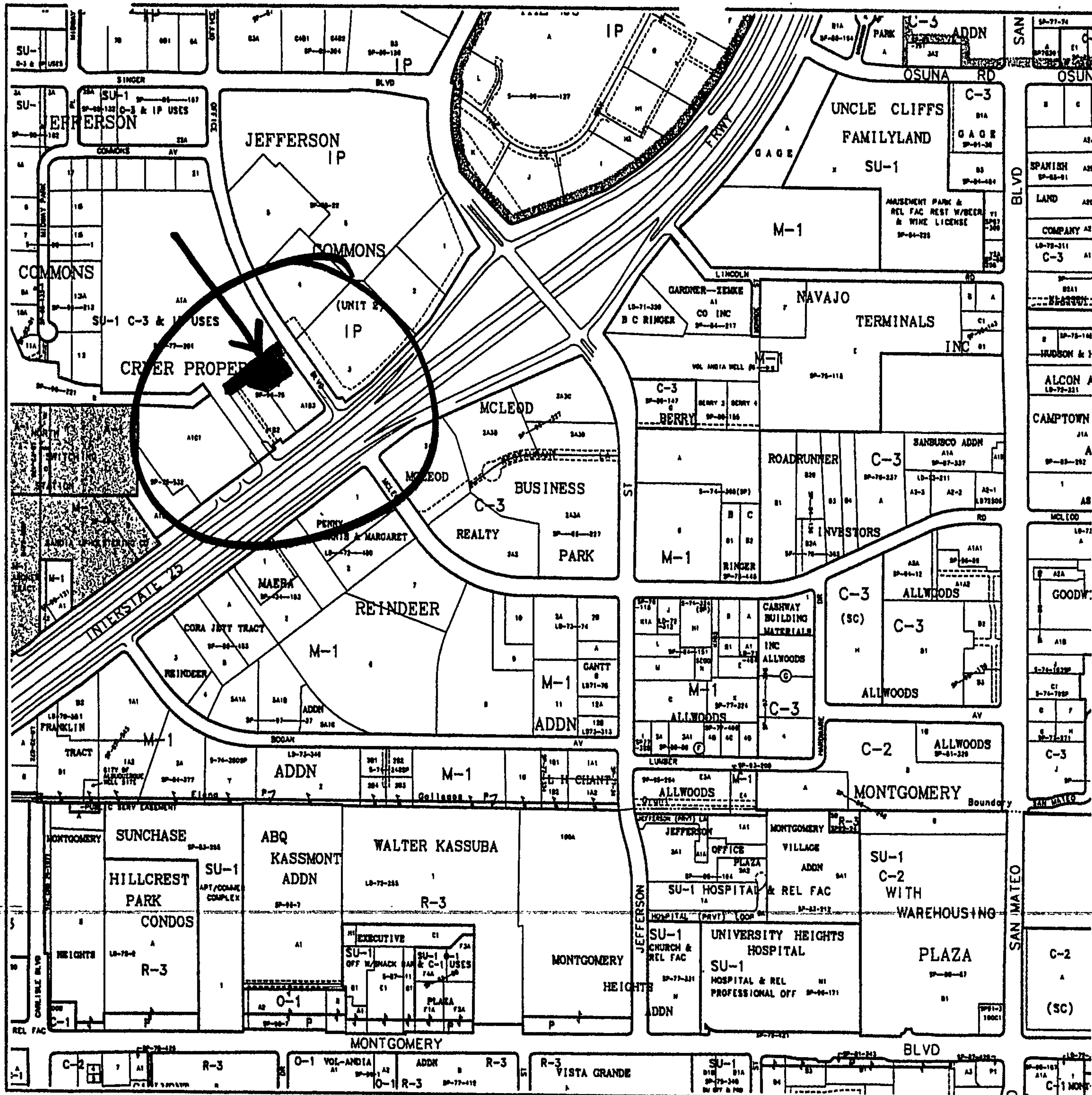
Form revised September 2001

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

Application case numbers
0302B - - 00014

Paul Rander 1/3/03
 Planner signature / date

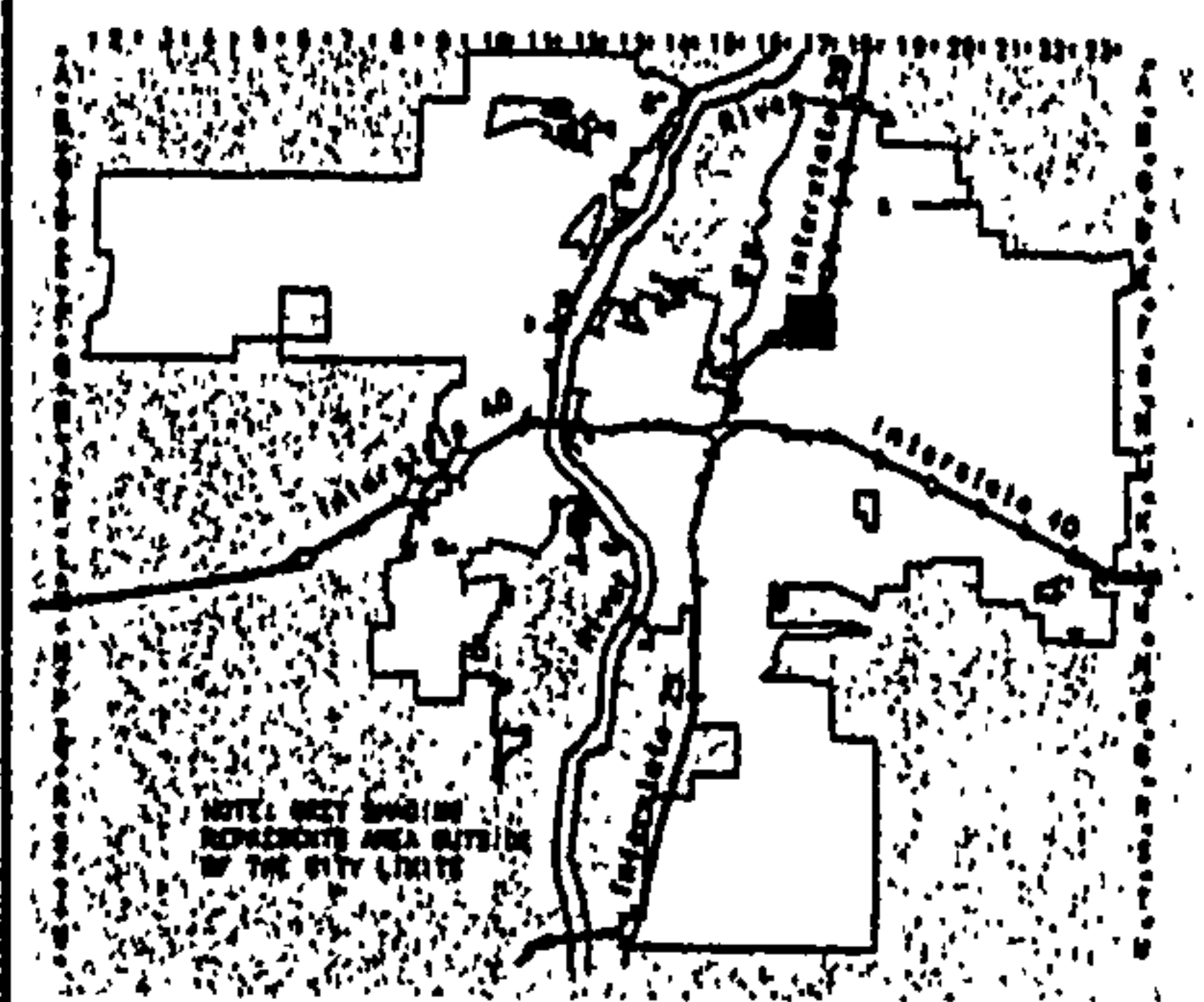
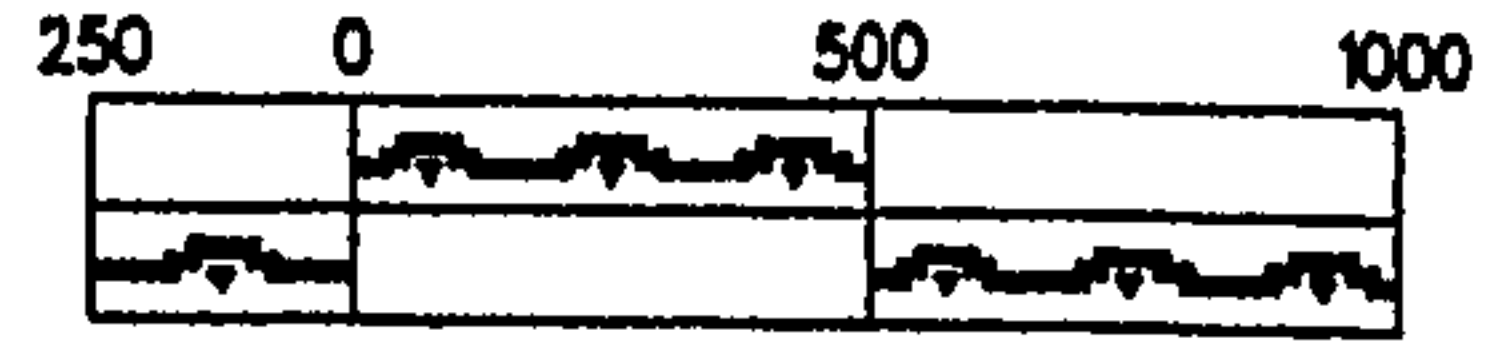
Project # 1002410



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 1999



GRAPHIC SCALE IN FEET



Zone Atlas Page
F-17-Z

Map Amended through
December 20, 1999

SITE DEVELOPMENT PLAN CHECKLIST FOR BUILDING PERMITS

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Site development plan submitted will ordinarily be composed of the following plan sheets:

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading Plan
4. Building Elevations

Submitted shall be organized in the above manner. In addition, 8 1/2" by 11" reductions must be included with plan submitted. The following checklist describes the minimum information necessary for element. Applicant shall check off all items shown on the site plan or label as NA, if not applicable.

SHEET #1 - SITE PLAN

A. General Information

1. Scale

Under 1.0 acre	1" = 10'
1.0 - 5.0 acres	1" = 20'
Over 5 acres	1" = 50'
Over 20 acres	1" = 100'
Other scales as approved by staff	

2. Bar Scale

3. North Arrow

4. Scaled Vicinity Map

5. Existing structures on site and site adjacent to the proposal that impact, or are impacted by the project.

6. Property lines

7. Existing and proposed easement (identify each)

B. Proposed Development

1. Structural

A. Existing and proposed structures on the property and in the adjacent properties including privacy and retaining walls

B. Square footage of each structure

C. Proposed of each structure

D. Temporary structures, sign and other improvements

E. Wall(s), fence(s), and screening: height, length, color, and materials.
Show cross-sections for retaining walls.

F. Dimensions of all principal site elements

G. Loading facilities

H. Site lighting (height, type, and intensity)

2. Non-Structural and Parking

- A. Parking design with spaces numbered per aisle and totaled.
- 1. Location
 - 2. Arrangements
 - 3. Dimensions
 - 4. Turning spaces
 - 5. Drives
 - 6. Aisles
 - 7. Ingress
 - 8. Egress
 - 9. Number of spaces required: _____
Provided: _____
 - 10. Handicapped parking, spaces required: _____
Provided: _____
- B. Bicycle racks, spaces required: _____
Provided: _____
- C. Refuse container and enclosure, if applicable.

C. Street and Circulation

- 1. Identification and location of public or private streets and alleys with proper name, existing and proposed width dimensions.
- 2. Curve radii
- 3. Right-of-Way width
- 4. Pavement width, flow line to flow line including medians and median cuts.
- 5. Sidewalk widths and locations, existing and proposed.
- 6. Rail spurs, if applicable
- 7. Location of traffic signs and signals related to the functioning of the proposal.
- 8. Bikeways
- 9. Bus facilities, including bays and shelters where required.
- 10. Curb cut size and type.
- 11. Provisions for non-auto transportation, including transit and bicycle related improvements and pedestrian linkage.

D. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

E. Phasing

- 1. Proposed phasing of improvements and provision for interim facilities. Information on future phasing should be included, if applicable.

SHEET #2 - LANDSCAPING PLAN

If appropriate maybe shown on sheet #1, site plan with the approval of planning staff.
See article 6-1-1-1 at all water conservation/water waste and maintenance statement.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.).
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
 - C. Ponding areas either for drainage or landscaping/recreational use.
- 7. Identify nature, location and size of shrubbery and trees (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Irrigation System
- 9. Planting Beds
- 10. Turf Area - only 20% of landscaped area can be high water turf, in square feet and percentage.
- 11. Responsibility for maintenance
- 12. Statement of Water Waste, etc.
- 13. Landscaped area requirement, in square feet and percent: _____
- 14. Landscaped area provided, in square and percent: _____

N/A

SHEET #3 - GRADING PLAN

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required).
- 5. Property Lines
- 6. Existing and proposed easements
- 7. Proposed contours and/or spot elevations
- 8. Retaining walls

B. Proposal

- 1. Grading submittals, ponding areas, erosion and sediment control facilities:
 - A. Conceptual grading and drainage plan
 - B. Drainage plan (maybe required for other submittals)
 - C. Drainage Report (maybe required for other submittals)
- A. Cross Sections
Provide cross section for all perimeter property lines at the point of the greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point

B. **Spot Elevation**
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.

C. **Grade Changes**
Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

SHEET #4 - BUILDING AND STRUCTURES OF ELEVATIONS TO SCALE

A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff).
- 2. Bar Scale
- 3. Facade orientation (elevation of all sides of the buildings)
- 4. Dimension, to scale if not shown in plan including overall height and width, and dimensions of major facade elements.
- 5. Location materials and colors of windows and building entrances
- 6. Materials and colors of buildings and structures

B. Signage

- 1. Elevations
 - 2. Location
 - 3. Height and width
 - 4. Sign face area
 - 5. Lighting
 - 6. Materials and Colors
 - 7. Additional information including, renderings, perspective drawings may be submitted.
- NA
- A. Samples
 - 1 Presentation Models
 - 2. Photos

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: Sterling Capital Dev. Date of request: 1/2/03 Zone atlas page(s): F-17

CURRENT: Zoning SU-1 for C-3&IP Legal Description - Lot or Tract # A-1B-1 Block # _____
Parcel Size (acres / sq.ft.) 1 acre Subdivision Name Cryer Property

REQUESTED CITY ACTION(S):

Annexation	[]	Sector Plan	[]	Site Development Plan:	Building Permit	[X]
Comp. Plan		Zone Change	[]	a) Subdivision	Access Permit	[]
Amendment	[]	Conditional Use	[]	b) Build'g Purposes	Other	[]
				c) Amendment		[]

PROPOSED DEVELOPMENT:

No construction / development [X]
New Construction []
Expansion of existing development []

GENERAL DESCRIPTION OF ACTION:

of units - 5
Building Size - 11,400 (sq. ft.) OFFICE BLDG.

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative [Signature] Date 1/3/03
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []

PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

THRESHOLDS MET? YES [] NO [X] Mitigating reasons for not requiring TIS: Previously studied: []

Notes: < 15K for RETAIL
< 51K for OFFICE

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature]
TRAFFIC ENGINEER

1-2-03
DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [] NO [] BORDERLINE []

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [] NO [] Mitigating reasons for not requiring AQIA: Previously studied: []

Notes: Per Zone Code - 14-16.3-14 [Signature] 1/2/03

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

ENVIRONMENTAL HEALTH

DATE

Required TIS and / or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	ENVIRONMENTAL HEALTH	DATE



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: January 3, 2003

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on January 3, 2003
(date)

TO CONTACT NAME: Philip Sterling
COMPANY/AGENCY: Sterling Capital Development
ADDRESS/ZIP: 8809 Corona NE 87122
PHONE/FAX #: 933-0725 / 708-2667

Contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Tract A-1B1, Cuyler Subdivision, shown on replat of Tract A-1b of Cuyler Property.
zone map page(s) F-17.

Our records indicate that as of 1-3-03, there were **no Recognized**
(date)
Neighborhood Associations in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION



P.O. Box 258
5901 "J" Wyoming NE
Albuquerque, New Mexico 87109
Fax: 1-800-708-2667
cell: 505-933-0725

January 2nd, 2002

Development Services
City Of Albuquerque - Planning Dept.
600 2nd Street NW
Albuquerque, New Mexico 87102

**RE: Development of Tract A-1 B-1, Cryer Subdivision, shown on Replat of Tract A-1b
of the Cryer Property, Bernalillo County, New Mexico**

To whom it may concern,

As the owner of the above referenced property, I am submitting the attached site plan for DRB approval. This tract was specifically included in the site plan submittal by the Texas Land & Cattle Company in 1998 (DRB-98-31). The 'TLC' site plan encompassed three different users, Tract "A" is TLC, Tract "B" is Blue Corn Cafe and Tract "C" was to be an 18,000 sq. ft. office building. It is Tract "C" that I am seeking to develop into smaller retail/restaurant uses. On December 18, 1997 the Environmental Planning Commission approved the attached site development plan and "conditioned" the development of the "office building site" as follows:

4. The development of the Office Building on Tract C shall integrate architecturally with the approved plans for Lots A and B. Common features, materials, shapes and colors shall serve to blend this building with the two adjacent restaurants. Approval of plans shall be delegated to the DRB with a 30-day advertised hearing.

All of the site improvements have been constructed on Tracts A, B and C, in accordance with DRB-98-31. All utilities are on site, and all driveways, curb and gutters, parking areas, landscaping and parking lot lighting are in place. Only the footprint of the office building, as outlined in the TLC submittal, is left to develop. Our site plan (attached) proposes six in-line spaces, totaling approximately 11,637 square feet. The property is zoned SU-1 for C-3 and IP uses.

Our intent is to present a project that complements contemporary architecture of the surrounding area.. Each store or restaurant space will be staggered and will vary in height.

The exterior walls will be synthetic stucco using earth tones. Accent colors will be borrowed from the buildings on Tract A and B. The metal roofing shall be brush-aluminum in color (to match Tract B) , as will all window frames. Signage will be individual channeled letters - no panel signage will be used.

It is my belief that our project conforms to the spirit of the site plan approved by the City in 1998 and that this project will be an architectural asset to the area.

Sincerely,

A handwritten signature in black ink, appearing to read "Philip Sterling". The signature is fluid and cursive, with a large loop at the beginning and a long, sweeping tail.

Philip Sterling
STERLING CAPITAL
DEVELOPMENT

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

Date: December 31, 1997

**AMENDED OFFICIAL NOTIFICATION OF
DECISION**

Texas Land & Cattle Company
5950 Cedar Springs Rd.
Dallas, TX, 75235

FILE: Z-97-121

LEGAL DESCRIPTION: For Tract A-1B, Cryer
Property Addition, zoned SU-1 for C-3 and IP,
located on West Pan American Freeway NE,
between Office Boulevard NE and Commerce Drive
NE, containing approximately 3.69 acres. (F-17)
Bob Paulsen, Staff Planner (**DEFERRED FROM
NOVEMBER 20, 1997**)

On December 18, 1997, the Environmental Planning Commission voted to approve Z-97-121, a site development plan for subdivision, based on the following Findings and subject to the following Conditions

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for a 3.69-acre site that is zoned SU-1 for C-3 and IP Uses and is located on the west side of the west I-25 frontage road adjacent to the south side of Office Boulevard NE.
2. Division of this site into three parcels is proposed; the site plan for subdivision is the controlling document for the division of this site and for the integrated development of the three parcels.
3. A commercial/entertainment-oriented node of activity is developing within the vicinity of the subject site; strong pedestrian and related non-vehicular connections between existing and future uses along with innovative yet compatible design will ensure that applicable *Comprehensive Plan* policies are met.
4. Modifications are required to ensure that this plan is in conformance with applicable City plans and policies.

CONDITIONS:

1. Circulation and parking provisions must be to the satisfaction of the Traffic Engineer prior to final DRB sign-off.

AMENDED OFFICIAL NOTICE OF DECISION
DECEMBER 18, 1997
Z-97-121
PAGE 2

2. The location and arrangement of the refuse containers must be approved by the Refuse Division prior to final DRB sign-off.
3. A fourth crossing shall link the court area with Tract A-1A to the west (Rio 24 Theater) to promote non-vehicular travel. Pedestrian crossings shall include special paving treatment which is at least 6-feet in width and clearly delineates the crossing. The sidewalks adjacent to the front of all buildings shall be at least 8 feet wide.
- * 4. The development of the Office Building on Tract C shall integrate architecturally with the approved plans for Lots A and B. Common features, materials, shapes and colors shall serve to blend this building with the two adjacent restaurants. Approval of plans for Lot C shall be delegated to the DRB with a 30-day advertised hearing.
5. Hardscape features as detailed on Sheet L-1B (including pillar/light poles, directional sign and a seat wall/planter) along with other decorative walls, freestanding 20-foot high light poles and bicycle racks shall be adequately detailed in terms of colors and materials which complement on-site building colors and complement the colors used in the adjacent Rio 24 Theater complex; these details shall be provided and approved by the Planning Department staff prior to final DRB sign-off.
6. A freestanding sign of 225 square feet for all three parcels that is a monument sign, the balance of building mounted signage is limited to 15 percent of the facade area; internally-illuminated building-mounted sign panels are not permitted.
7. Shade trees placed on 30-foot centers shall be provided along the northwest and southwest property line buffer strips to improve shading and buffering for the site.

On December 18, 1997, the Environmental Planning Commission voted to approve Z-97-121, site plan for building permit based upon the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for the proposed 1.21-acre Lot A within Tract A-1B of the Cryer Property located along the west I-25 frontage road south of Office Boulevard.
2. A 8,550 square foot restaurant building is proposed for this site.
3. This site is within a developing commercial/entertainment node; strong pedestrian connections between existing and future uses are appropriate as is innovative yet contextually compatible design. Provision of these features will insure conformance with applicable *Comprehensive Plan* policies.
4. With modifications the submitted site plan can meet applicable plans, policies and development standards.

**AMENDED OFFICIAL NOTICE OF DECISION
DECEMBER 18, 1997
Z-97-121
PAGE 3**

CONDITIONS:

1. Building materials, colors and dimensions shall be provided, including window and door framing and metal awnings. The majority of the cedar siding and chink log veneer shall be replaced with stucco which is colored to complement the beige proposed for the Blue Corn Cafe building and the colors used in the Rio 24 Theater complex as per the elevations submitted during the EPC hearing.
2. Access, circulation and parking must be to the satisfaction of the Traffic Engineer prior to final DRB sign-off. Pedestrian crossings shall include special paving treatment which is at least 6-feet in width and clearly delineates the crossing.
3. One freestanding sign for all three buildings shall be limited to 225 square feet in size; the sign shall be a monument-type sign. Building-mounted signage shall be limited to 15% of the facade area. The applicant shall provide appropriate detailing and area calculations to verify compliance prior to final DRB sign-off.
4. Concerns of AMAFCA and the City Hydrology Office shall be satisfied prior to final DRB sign-off.
5. This site plan shall comply with the conditions of approval for the site plan for subdivision relating to pedestrian amenities and hardscape features and all other pertinent matters.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY JANUARY 2, 1997 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 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).

© Eagle's Eye Reproduction License 9736-k
This photograph for informational purpose
only. All boundaries are approximate.



**Marriott
Residence Inn**

PF Chang



Durry Inn

Jefferson Blvd.

Landry's

Singer Blvd.

Pappadeaux

Outback

Red Robin

Carrabba's

Office Blvd.

**Texas Land
& Cattle**

Site

Blue Corn

**Century Rio
24 Theater**



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 & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

City Of Albuquerque
Treasury Division

LOC: ANN

12:15PM

01/03/2003

X

RECEIPT# 00002277 WS# 006 TRANSH 0012
Account 441018 Fund ***
Activity 4971000 TRSKDM
Trans Amt \$460.00
J24 Misc \$75.00
CK \$460.00
CHANGE \$0.00

PAID RECEIPT

APPLICANT NAME

Stelling Capital Deal

AGENT

ADDRESS

8809 Corona NE

PROJECT NO.

1002410

APPLICATION NO.

03DRB 00014

\$ 385⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ 75⁰⁰ 441018 / 4971000 (Notification)

\$ 460⁰⁰ **Total amount due**

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

01/03/2003 12:14PM LOC: ANN
X
RECEIPT# 00002276 WS# 006 TRANSH 0012
Account 441006 Fund 0110
Activity 4983000 TRSKDM
Trans Amt \$460.00
J24 Misc 10/28/02 \$385.00

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staple are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 1/14/03 To 1/29/03.

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet

[Signature] (Applicant or Agent), 1/3/03 (Date)

I issued 2 signs for this application, 1/3/03 (Date), [Signature] (Staff Member)