



COMPLETED 11/19/07 *STH*
DRB CASE ACTION LOG (EPC SITE PLAN-SUBD)

REVISED 10/08/07

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.: 07DRB-70366 Project # 1002421
 Project Name: TOWN OF ATRISCO GRANT UNIT 6
 Agent: GARRETT SMITH LTD Phone No.: _____

Your request was approved on 11/14/07 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

- 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.
 - 3 copies of the approved site plan. Include all pages.**
 - 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.**

Created On:



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 14, 2007 9:00 AM

MEMBERS:

Sheran Matson, AICP, DRB Chair
Angela Gomez, Administrative Assistant
924-3946

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1003483**
07DRB-70324 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)
SANTOSH MODY agent(s) for BHARAT H. MODY &
CHAMPA B. MODY request(s) the above action(s) for all
or a portion of Lot(s) 17-A, Tract(s) A, **NORTH
ALBUQUERQUE ACRES Unit 2**, zoned SU2/IP, located
on SIGNAL AVE NE BETWEEN SAN PEDRO AVE NE
AND SIGNAL AVE NE containing approximately 2.74
acre(s). (C-18) **THE TWO YEAR EXTENSION OF THE
SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS
APPROVED**

2. **Project# 1004404**
07DRB-70296 VACATION OF PUBLIC
EASEMENT
07DRB-70297 BULK LAND VARIANCE
07DRB-70298 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
SURV-TEK INC agent(s) for THE TRAILS LLC request(s)
the above action(s) for all or a portion of Tract(s) 1-8, OS-
1 & OS-2, 12, **THE TRAILS Unit 3A**, zoned SU2-UR,
SU2-SRLL, SU2-SRSL, SU2, SU1, SU-VC, located on
PASEO DEL NORTE NW BETWEEN WOODMONT
AVE NW AND RAINBOW BLVD NW containing
approximately 158.67 acre(s). (C-8 & C-9) [*Deferred from
10/31/07*] **DEFERRED TO 11/21/07 AT THE AGENT'S
REQUEST.**

3. **Project# 1006902**
07DRB-70312 MAJOR - PRELIMINARY
PLAT APPROVAL
- BORDENAVE DESIGNS agent(s) for HARVEST LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) K,L,M & N, LA LUZ DEL OESTE, zoned SU1/PRD, located on COORS BLVD NW AND DELLYNNE NW AND WESTERN TRAILS NW containing approximately 7.5 acre(s). (F-11) *[Deferred from 11/7/07]* WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/14/07, AND AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 11/7/07 THE PRELIMINARY PLAT WAS APPROVED. A NOTE WAS ADDED TO INFRASTRUCTURE LIST FOR MEDIAN CLOSURE ON COORS TO BE UNDER A MODIFIED "B", WHICH IS NOT TO BE COMPLETED UNTIL THE SIGNAL AT SEVILLE AND ANDALUCIA IS COMPLETED. CONDITION OF FINAL PLAT IS TO SHOW PARKING AREAS ON PLAT.
4. **Project# 1002962**
07DRB-70326 VACATION OF PUBLIC
EASEMENT
07DRB-70327 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- HIGH MESA CONSULTING GROUP agent(s) for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS request(s) the above action(s) for all or a portion of Tract(s) 10-A, THE TRAILS, UNIT 2, zoned SU2-SRSL 26, located on NORTHWEST CORNER OF WOODMONT AVE NW AND RAINBOW BLVD NW BETWEEN PASEO DEL NORTE AND UNIVERSE BLVD containing approximately 5.1 acre(s). (C-9) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLAR COLLECTOR LANGUAGE, AGIS DXF AND FOR THE 15 DAY APPEAL PERIOD.
5. **Project# 1002776**
07DRB-70325 VACATION OF PUBLIC
EASEMENT
07DRB-70328 MAJOR - PRELIMINARY
PLAT APPROVAL
- ISAACSON AND ARFMAN PA agent(s) for KLD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, TAYLOR RANCH (to be known as TRACTS Y-2A-1-A, Y-2A-1-B, Y-2A-1-C & Y-2A-1-D), zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.16 acre(s). (D-11) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/14/07 THE PRELIMINARY PLAT WAS APPROVED. CONDITION OF FINAL PLAT IS FOR THE EXISTING WATER LINE TO BE REMOVED AND REPLACED.

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

6. **Project# 1004772**
07DRB-70375 MINOR - SDP FOR
SUBDIVISION
07DRB-70376 MINOR - SDP FOR
BUILDING PERMIT
- 07DRB-70370 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- GEORGE RAINHART ARCHITECTS agent(s) for HOLLY SP , LLC request(s) the above action(s) for all or a portion of Lot(s) 14, **NORTH ALBUQUERQUE ACRES Unit B**, zoned SU2-M1, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO NE AND I-25 containing approximately 1.96 acre(s). (C-18)
THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR VERIFICATION THAT STRUCTURE SHOWN ON PLAN IS NOT AN UNUSED DRIVE PAD; ADD BUMPERS TO SPACES SURROUNDING LIGHT POLES; CROSS LOT ACCESS EASEMENT TRACTS A & B AND LOTS 13 & 20; IF THERE IS NOT AN EXISTING SIDEWALK ALONG HOLLY, IT MUST BE BUILT WITH PROJECT; WIDTH OF INTERNAL SIDEWALK ALONG OBSTACLES MUST BE INDICATED. SHOW PROPOSED HEAVY VEHICLE PATH AND PROVIDE AN EXHIBIT TO THAT EFFECT.
- ISAACSON & ARFMAN, PA agent(s) for HOLLY - SP, LLC request(s) the above action(s) for all or a portion of Lot(s) 14-19, Block 18, Tract A, **NORTH ALBUQUERQUE ACRES Unit B**, zoned SU2-M1, located on HOLLY AVE NE BETWEEN PASEO DEL NORTE NE AND SAN PEDRO NE containing approximately 3.7503 acre(s). (C-18) **WITH THE INFRASTRUCTURE LIST DATED 11/14/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. CONDITIONS OF FINAL PLAT ARE THAT THE PLAT REFERENCES THE EXISTING DECLARATION OF CCCR's AND CROSS EASEMENT AGREEMENT AND TO PROVIDE RECORDING INFORMATION FOR THE CROSS LOT ACCESS EASEMENTS BETWEEN LOTS 13 AND 20 AND TRACTS A & B.**
7. **Project# 1006833**
07DRB-70254 MAJOR - SDP FOR
SUBDIVISION
07DRB-70255 MAJOR - SDP FOR
BUILDING PERMIT
- GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)**, zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) [*Deferred from 10/10/07*] **DEFERRED TO 12/12/07 AT THE AGENT'S REQUEST.**

8. **Project# 1006721**
07DRB-70373 EPC/ SDP FOR
BUILDING PERMIT
07DRB-70374 EPC APPROVED SDP
FOR SUBDIVISION
- RMKM ARCHIT. FUTURE agent(s) for ALBUQUERQUE
POLICE DEPARTMENT request(s) the above action(s) for
all or a portion of Tract(s) B-9E-2-A, **SEVEN BAR
RANCH**, zoned SU1 FOR R-2, located on CIBOLA
LOOP RD NW BETWEEN ELLISON NW AND CIBOLA
LOOP NW containing approximately 3.4 acre(s). (A-13)
DEFERRED TO 11/28/07 AT THE AGENT'S REQUEST.
9. ~~Project# 1002421~~
07DRB-70366 EPC/ SDP FOR
SUBDIVISION
- GARRETT SMITH LTD agent(s) for NEW LIFE HOMES
INC request(s) the above action(s) for all or a portion of
Tract(s) 111-C, **TOWN OF ATRISCO GRANT Unit 6**,
zoned SU1-PRD/20 DU-A, located on BATAAN DR SW
BETWEEN DELIA AVE SW AND GWIN ST SW
containing approximately 3.2 acre(s). (K-10)
[EPC Planner – Anna DiMambro]
**THE SITE PLAN FOR SUBDIVISION WAS APPROVED
WITH FINAL SIGN OFF DELEGATED TO PLANNING
FOR 3 COPIES.**
10. **Project# 1006600**
07DRB-70365 EPC/ SDP FOR
BUILDING PERMIT
- GARRETT SMITH LTD agent(s) for NEW LIFE HOMES
INC request(s) the above action(s) for all or a portion of
Tract(s) 111-C, **TOWN OF ATRISCO GRANT Unit 6**,
zoned SU-1 PRD /20 DU-A, located on BATAAN DR SW
BETWEEN DELIA AVE SW AND GWIN ST SW
containing approximately 3.2 acre(s). (K-10) *[EPC
Planner – Anna DiMambro]* **DEFERRED TO 11/21/07 AT
THE AGENT'S REQUEST.**
11. **Project# 1003714**
07DRB-70364 EPC/SDP FOR BUILDING
PERMIT
- ALEXANDER FINALE agent(s) for ASSOCIATED
HOME & RV SALES, INC request(s) the above action(s)
for all or a portion of Tract(s) C-3-A, **ADOBE WELLS
SUBDIVISION**, zoned SU1 FOR IPC-2/R-2, located on
EAGLE RANCH NE BETWEEN WESTSIDE NE AND
COORS BYPASS BLVD NE containing approximately
2.29 acre(s). (B-13) *[EPC Planner – Carol Toffaleti]*
DEFERRED TO 11/21/07 AT THE AGENT'S REQUEST.

12. **Project# 1002776**
07DRB-70329 EPC/SDP FOR BUILDING
PERMIT
07DRB-70330 EPC/SDP FOR
SUBDIVISION

JUNO ARCHITECTS agent(s) for KLD ENTERPRISES LLC request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH STORAGE**, zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.12 acre(s). (D-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR THE FOLLOWING COMMENTS: ALL RADII MUST BE CALLED OUT. WHEELCHAIR RAMPS MUST BE SHOWN. ALL SIDEWALK WORK MUST BE CALLED OUT. LOCATION OF INTERNAL WHEELCHAIR RAMPS MUST BE CALLED OUT. WIDTH OF ALL ENTRANCES MUST BE DEFINED. DISTANCE FROM BACK OF CURB TO PROPERTY LINE MUST BE DEFINED ALONG HOMESTEAD CIRCLE. BUILD-NOTES WITH ALL OF THE WORK WITHIN CITY RIGHT-OF-WAY REFERRING TO THE APPROPRIATE CITY STANDARDS MUST BE PROVIDED. INDICATION OF EXISTENCE AND WIDTH OF DRIVE PADS. LENGTH AND WIDTH OF PARKING SPACES MUST BE INDICATED.**

13. **Project# 1006922**
07DRB-70351 MINOR - SDP FOR
BUILDING PERMIT

CLARK CONSULTING ENGINEERS agent(s) for JOHN SCHIFFER request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block 9, Unit B, **NORTH ALBUQUERQUE ACRES Tract A**, zoned SU2-M1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND PAN AMERICAN FREEWAY NE containing approximately 2.67 acre(s). (C-18) *[Deferred from 11/7/07]* **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND FOR CITY ENVIRONMENTAL HEALTH DEPARTMENT'S SIGNATURE.**

07DRB-70347 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

TERRAMETRICS OF NEW MEXICO agent(s) for JOHN SCHIFFER request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES (to be known as Lot 27-A) Unit B**, zoned SU-1, M-1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND I-25 NE containing approximately 2.67 acre(s). (C-18) *[Deferred from 11/7/07]* **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, CITY ENVIRONMENTAL HEALTH DEPARTMENT SIGNATURE, AND TO RECORD.**

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

14. **Project# 1004851**
07DRB-70367 EXT OF MAJOR
PRELIMINARY PLAT
- HIGH MESA CONSULTING GROUP agent(s) for THE SAWMILL DEVELOPMENT CO, LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & A-3, **TRACT 2, LANDS OF MCLAIN AND TRACT A-3 LANDS OF WILLIAM ANDREW MCCORD**, zoned S-M1, located on 2000 ZEARING AVENUE NW BETWEEN RIO GRANDE NW AND 19TH ST NW containing approximately 2.57 acre(s). (H-13) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
15. **Project# 1006768**
07DRB-70371 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- DOUG SMITH SURVEYING agent(s) for MICHAEL H MUGEL request(s) the above action(s) for all or a portion of Tract(s) 29 A-1, **HEIGHTS RESERVOIR ADDITION**, zoned C-2, located on LOMAS BLVD NE BETWEEN SAN MATEO NE AND MONZANO ST NE containing approximately 3.98 acre(s). (K-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, TO RECORD PLAT, TO PROVIDE 10FT FROM FACE OF CURB ALONG SAN MATEO BLVD AND MANZANO STREET AND TO ABCWUA TO SHOW INDICATION OF CORRECT ADDRESS, WHERE THE BUILDING IS CONNECTED TO CITY WATER AND WHETHER AN EASEMENT IS NEEDED.**
16. **Project# 1006931**
07DRB-70368 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for JOSEPH LOVATO request(s) the above action(s) for all or a portion of Lot(s) 42 & 43, **REGINA ADDITION**, zoned R-1, located on BLUEWATER RD NW BETWEEN 49TH ST NW AND RINCON RD NW containing approximately 0.71 acre(s). (J-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO TRANSPORTATION FOR 20 FT RADIUS AT RIGHT-OF-WAY DEDICATION.**
17. **Project# 1006935**
07DRB-70372 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- JACKS HIGH COUNTRY INC agent(s) for BLAIRE MARTIN & BERNICE MARTIN request(s) the above action(s) for all or a portion of Lot(s) 52-A, **CAVALIER ADDITION**, zoned R-3, located on PENNSYLVANIA NE BETWEEN COPPER AVE NE AND CHICO RD NE containing approximately 0.2187 acre(s). (K-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project# 1006932**
07DRB-70369 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for CIBOLA ENERGY CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 19, 20M AND PORTION OF LOT 21, Block(s) 17, Tract(s) 345, 346 - A, **PEREA ADDITION**, zoned SU2, located on WEST CENTRAL AVE NW BETWEEN 14TH NW AND 15TH NW containing approximately 0.99 acre(s). (J-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, CHANGE ZONING TO SU2-CC, AND TO RECORD AND TO TRANSPORTATION FOR 10 FT FACE OF CURB TO PROPERTY LINE DEDICATION, 6 FT OF RIGHT-OF-WAY FOR BIKE LANE AND RECORDING INFORMATION ON DRIVE PAD ALONG CENTRAL.**

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

19. **Project# 1006926**
07DRB-70352 SKETCH PLAT REVIEW
AND COMMENT

ART MARSHALL agent(s) for MERCEDES R. MARSHALL request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block 3, **SUNSHINE ADDITION**, zoned SU2, located on EDITH BLVD SE BETWEEN SMITH SE AND ANDERSON SE containing approximately 0.33 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

20. **Project# 1006927**
07DRB-70353 SKETCH PLAT REVIEW
AND COMMENT

PLAZA SURVEYS LLC agent(s) for CHRISTINA ALVERAZ request(s) the above action(s) for all or a portion of Lot 24, Block 4, **ESPERANZA ADDITION**, zoned C-1, located on KATHRYN SE BETWEEN SAN MATEO SE AND ORTIZ SE containing approximately 0.16 acre(s). (L-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN**

21. The Development Review Board Minutes for October 3, 2007 were approved.

ADJOURNED: 11:20

November 9, 2007

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Sheran Matson, DRB Chair

FROM: Anna DiMambro, Planner ^{AD}

SUBJECT: Project # 1002421

On September 20, 2007, the Environmental Planning Commission approved Project # 1002421, case number 07EPC 40037, a request to amend a site development plan for subdivision for Lots 111B and 111C, Town of Atrisco Grant, Unit 6, located on Bataan SW between Delia Ave SW and Gwin St SW.

Upon DRB approval of the site development plan for subdivision, the applicant will have satisfied all of the EPC conditions of approval.

If you should have any questions regarding this case, please do not hesitate to call me at 924-3924.

Thank you.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): GARRETT SMITH LTD. PHONE: 505.766.6968

ADDRESS: 514 CENTRAL SW FAX: 505.293.4508

CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: RJACOB@GARRETT-SMITH-LTD.COM

APPLICANT: NEW LIFE HOMES, INC. PHONE: 505.293.7553

ADDRESS: P.O. BOX 90486 FAX: 505.293-7049

CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: BOOG15@MSN.COM

Proprietary interest in site: CONTRACT PURCHASED List all owners: _____

DESCRIPTION OF REQUEST: DRB REVIEW

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

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

Lot or Tract No. 111-C Block: _____ Unit: 6

Subdiv/Addn/TBKA: TOWN OF ATLASCO GRANT

Existing Zoning: SU-1 PRD 200U-A Proposed zoning: N/A MRGCD Map No _____

Zone Atlas page(s): K-10 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_V_S_ etc.): _____

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO

No. of existing lots: 2 No. of proposed lots: N/A Total area of site (acres): 3.2

LOCATION OF PROPERTY BY STREETS: On or Near: BATAAN DR. SW

Between: DELIA AVE. SW and GUIN ST. SW

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

SIGNATURE RJACOB DATE 11/06/07

(Print) RONALD JACOB Applicant: Agent:

FOR OFFICIAL USE ONLY

- 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

Annihilation case numbers

OTPRB 70366

Action

ASPS

Form revised 4/07

SF Fees

_____ \$ 0

_____ \$ _____

_____ \$ _____

_____ \$ _____

Total

\$ 20.00

Hearing date 11/14/06

Sandy Landley 11/06/07
Planner signature / date

Project # 1002421

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 - ___ 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) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ 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) clearly outlined
 - ___ 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
 - ___ Completed Site Plan for Subdivision Checklist
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

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

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ 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) clearly outlined
 - ___ 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
 - ___ Copy of Site Plan with Fire Marshal's stamp
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

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

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - ___ 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) 6 copies
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ 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)
 - ___ List any original and/or related file numbers on the cover application

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

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)** *ADD TITLE BLOCK*
 - 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 for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - 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
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. 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.

RONALD JACOBS
 Applicant name (print)
R. Jacobs 11/06/07
 Applicant signature / date



Form revised October 2007

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

Application case numbers
 07DRB-10365
 07DRB-10367

Sandy Handley 11/06/07
 Planner signature / date
 Project # 1006600

5 November 2007

Sheran Matson, DRB Chairperson
City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

RE: Amendment to Site Development Plan for Subdivision - EPC Project # 1002421 - EPC
Case # 07EPC - 40037

Dear Ms. Matson:


This letter is to explain how the 'Conditions of Approval' of the 'Official Notification of Decision' have been met.

Condition #:

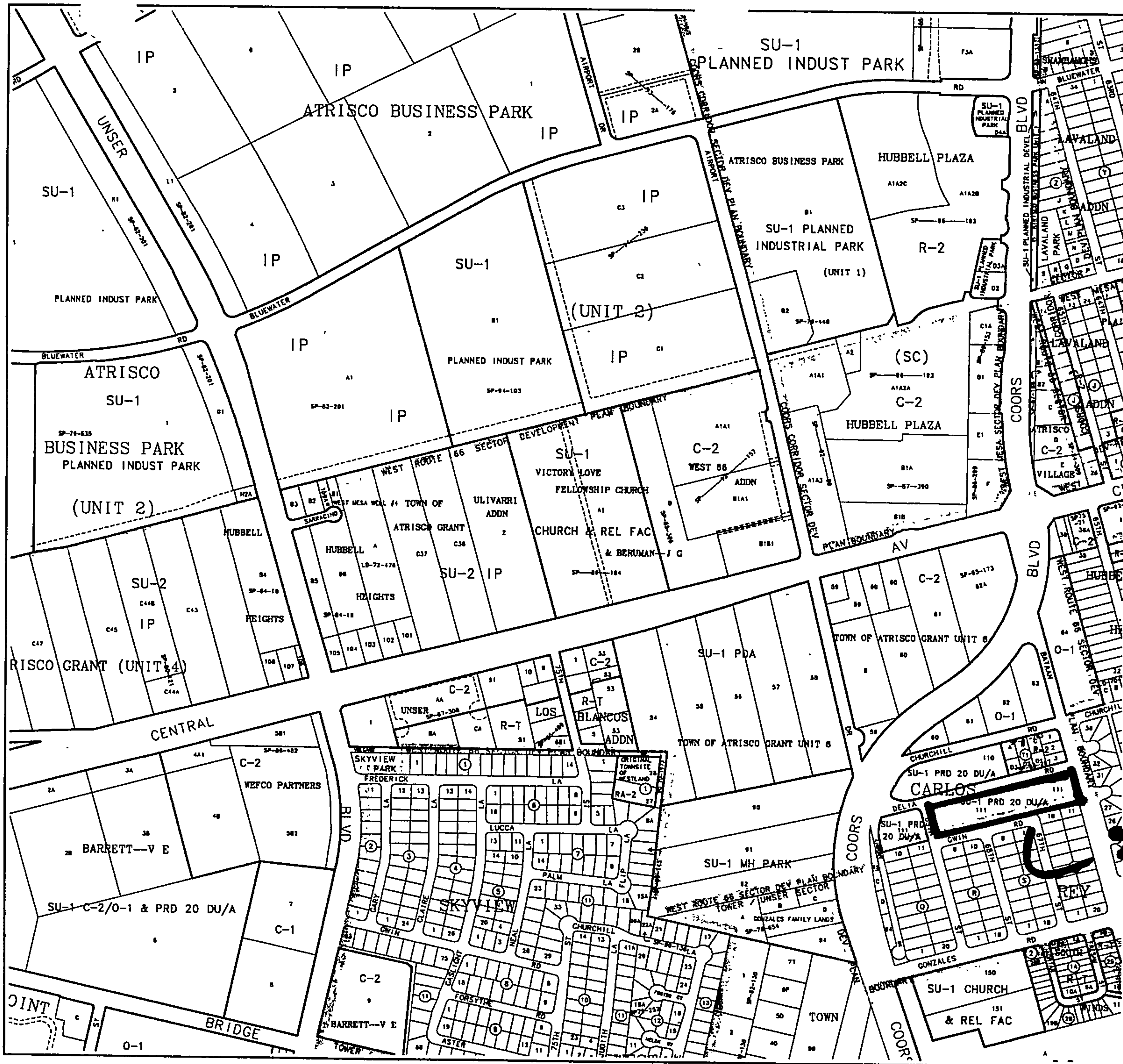
- #1 - Read and understood
- #2 - Meeting was held with Anna DiMambro on 2 November 2007.
- #3 - All the requirements of previous actions taken by the EPC and / or the DRB will be completed and / or provided for, etc..

If you have any questions, or if I can be of any assistance, please contact me at 766-6968.

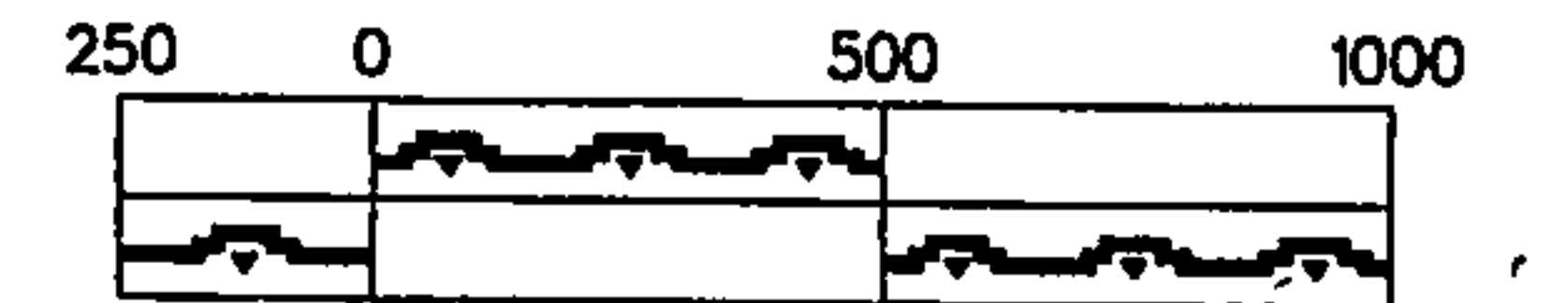
Sincerely,


Ronald Jacob
Project Manager

514 CENTRAL SW
ALBUQUERQUE
NEW MEXICO
8 7 1 0 2
505/766-6968
FAX 243-4508

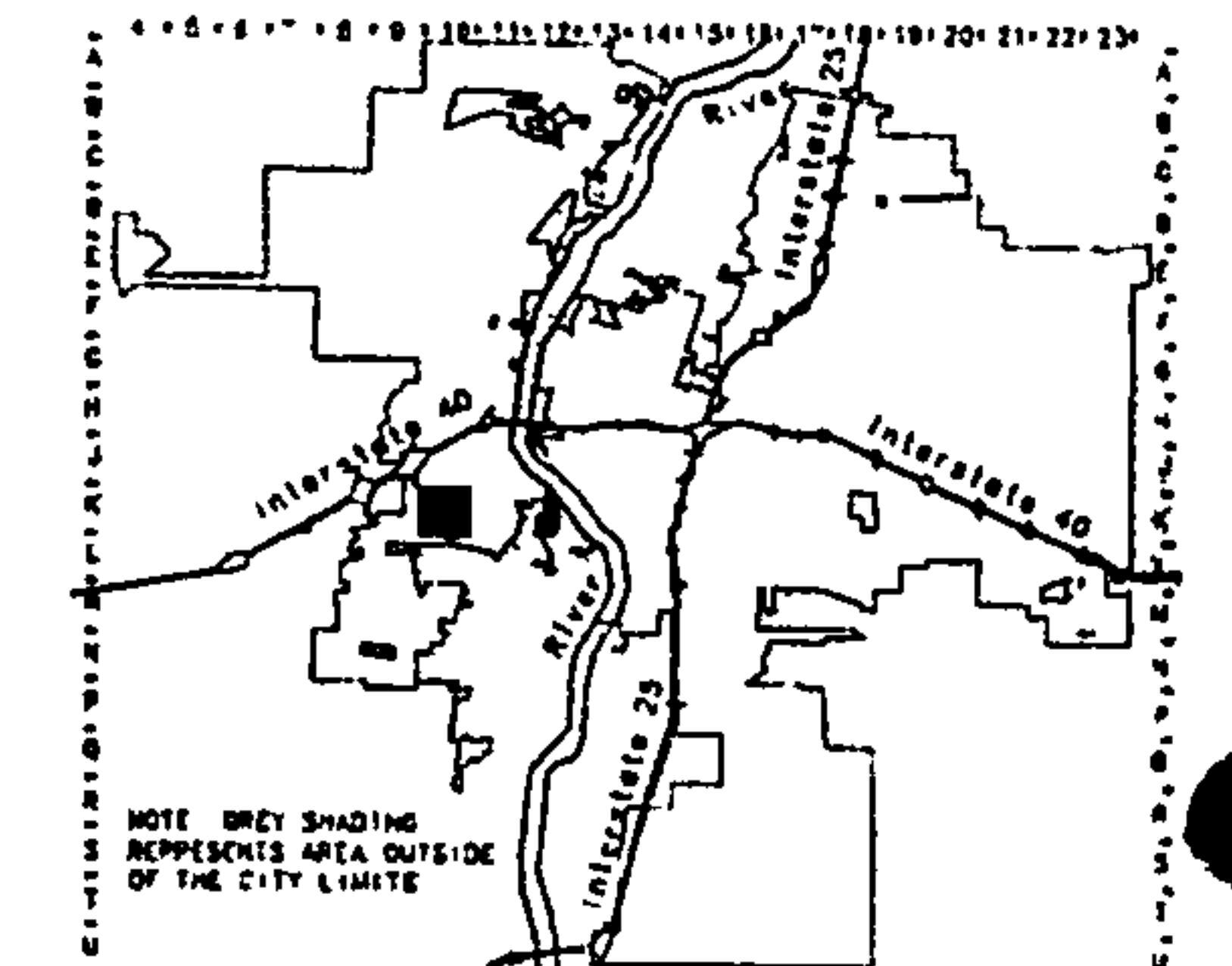


GRAPHIC SCALE IN FEET



CITY OF Albuquerque
 Geographic Information System
PLANNING DEPARTMENT
 © Copyright 1997

Map Amended through February 17, 1997



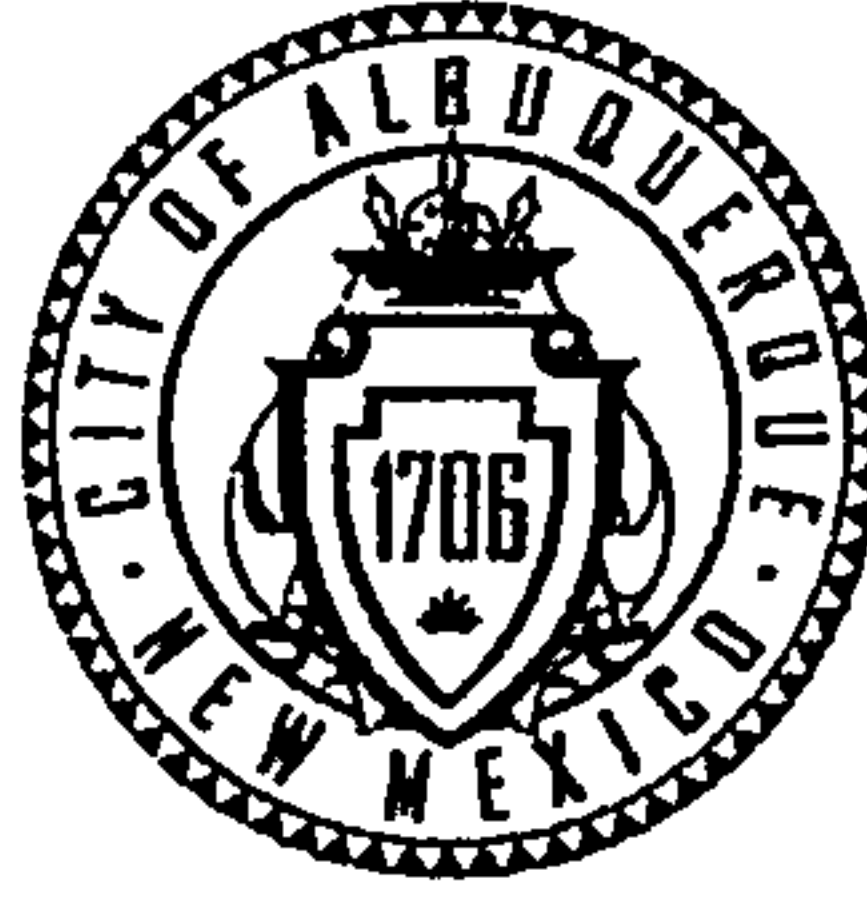
NOTE GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

LEGAL DESCRIPTION

TION
 R2E
 SEC 22

UNIFORM PROPERTY CODE
 1-010-067

K-10-Z



07-2007

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

Date: September 21, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project# 1002421**
07EPC-40037 AMEND SITE DEVELOPMENT
PLAN - SUBDVN

Newlife Homes Inc.
P.O. Box 90486
Albuq. NM 87199

LEGAL DESCRIPTION: for all or a portion of Tract 111-C, TOWN OF ATRISCO GRANT zoned SU-1 PRD 20 DU/AC located on BATAAN SW BETWEEN DELIA AVE SW AND GWIN ST SW containing approximately 3.2 acres. (K-10) Anna DiMambro, Staff Planner

On September 20, 2007 the Environmental Planning Commission voted to approve Project 1002421/07EPC 40037, a request for an amendment to a site development plan for subdivision, for Lots 111B and 111C, Town of Atrisco Grant, Unit 6, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to a site development plan for subdivision for Lots 111B and 111C, Town of Atrisco Grant, Unit 6, an approximately 3.18 acre site located on Delia Road SW between 69th Street and Bataan Drive SW. The site is zoned SU-1 for PRD 20 DU/A, and the applicant is proposing to construct a 48-unit multi-family residential development on a 2.43 acre portion of the site— a permissive use under the current zoning.
2. The applicant proposes amendments to the site development plan for subdivision that will decrease minimum distance between buildings and increase maximum building height and floor area ratio set by the existing site development plan for subdivision. Proposed minimum distance between buildings is in accordance with R-2 regulations, and maximum building height is in accordance with R-1 and R-2 regulations.

3. The proposed heights will not be out of context with the surrounding neighborhood. Surrounding zoning includes R-1, R-2, and SU-1 for PRD 20 DU/A. The R-1 zone allows structures up to 26' in height. Because the subject site is located within a Neighborhood Activity Center and because it is zoned for higher intensity residential uses, staff finds that the proposal to increase maximum building height and floor area ratio and to decrease distance between buildings for Tract 111-C is appropriate.
4. The applicant has adequately demonstrated that this request will have little or no impact on surrounding properties, zoned R-1, R-2, and SU-1 for PRD 20 DU/A.
5. This request furthers the following Comprehensive Plan policies for Developing and Established Urban Areas:
 - a. The location, intensity, and design of the proposed development respects existing neighborhood values, natural environmental conditions and carrying capacities, and scenic and other resources. Surrounding zoning designations allow a maximum height of 26', as the applicant has requested for the subject site. The proposed intensity is appropriate for a Neighborhood Center (II.B.5.d).
 - b. The applicant is proposing new growth on vacant land contiguous to existing urban facilities and services. The integrity of existing neighborhoods can be ensured through the site plan review process (II.B.5.e).
6. This request furthers the following Comprehensive Plan policies for Housing:
 - a. The applicant proposes to increase the supply of affordable housing (II.D.5.a) for households that earn less than 80% of the medium income.
 - b. Approval of this request would encourage efficiency in the development review process and reduce unnecessary construction costs while balancing short-term benefits of delivering less costly housing with long-term benefits of preserving investment in homes and protection of quality of life (II.D.5.e).
7. This request furthers the following objectives and policies of the West Side Strategic Plan:
 - a. The applicant has proposed a creative and innovative housing development for the West Side. This moderate density project is located close to the services offered at the Alamosa Multi-Service Center and is also conveniently located for access to transit (Objective 2).
 - b. The subject site has pedestrian/bicycle access to key activity areas. Parking lots, as shown on the site development plan for building permit, do not interfere with pedestrian access between buildings (Policy 1.5).
 - c. Although the applicant is requesting to increase maximum allowable height and floor area ratio, the proposed 26' maximum height will still be very accommodating to pedestrians and bicyclists (Policy 1.15)
 - d. Although the impacted elementary school and high school are currently over capacity, new requirements obligate any project that requires DRB sign-off to demonstrate that an agreement with APS has been reached (Policy 2.5).

- e. The subject site is located within a designated Neighborhood Activity Center. The use proposed for this development is part of a full range of land uses appropriate in a Neighborhood Activity Center (Policy 3.30).
8. This request is in accordance with the zoning and land use proposed for the site by the West Route 66 Sector Development Plan.
9. This request conforms to regulations of the Zoning Code, the West Side Strategic Plan, and the West Route 66 Sector Development Plan.
10. There is neighborhood opposition to this 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.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. City Engineer condition: All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY OCTOBER 5, 2007 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
SEPTEMBER 20, 2007
PROJECT #1002421
PAGE 4 OF 4

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

YOU WILL RECEIVE NOTIFICATION IF ANY 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

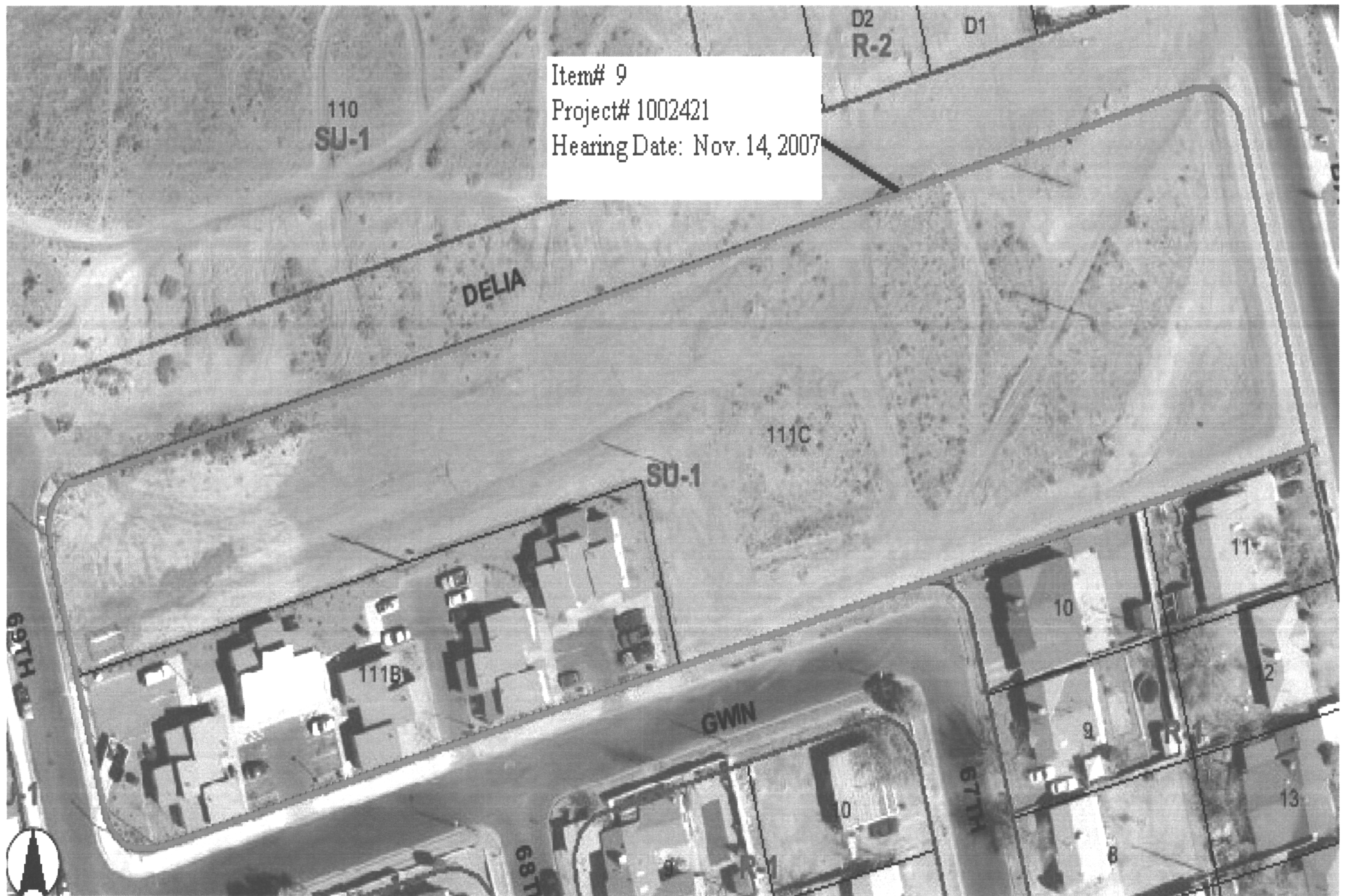
Sincerely,



for Richard Dineen
Planning Director

RD/AD/ac

cc: Garrett Smith Ltd., 514 Central SW, Albuquerque, NM 87102
Jeanette Baca, Alamosa NA, 901 Field SW, Albuquerque, NM 87121
Miguel Maestas, Alamosa NA, 6013 Sunset Gardens SW, Albuquerque, NM 87121
Klarisa Pena, 6525 Sunset Gardens SW, Albuquerque, NM 87121
Robert Hall, 409 Bataan SW, Albuquerque, NM 87121
Mark & Katrina Owensby, 424 Broadway SE, #6, Albuquerque, NM 87102
Dana Lowrie, 330 Airport Dr. SW, #9, Albuquerque, NM 87121
Mary Arenas, 330 Airport Dr. SW, #8, Albuquerque, NM 87121
Margaret Dawdy, 330 Airport Dr. SW, #18, Albuquerque, NM 87121
Naomi Garcia, 6801 Gwin SW, #29, Albuquerque, NM 87121
Ted Gallegoes, 6317 Dennison Rd. SW, Albuquerque, NM 87121
Maria MacLennan, 139 Madison NE, Albuquerque, NM 87108
Pat Parkison, 139 Madison NE, Albuquerque, NM 87018
Jeanette & Chris Baca, 901 Field SW, Albuquerque, NM 87121
Gregory Cozart, 6801 Gwin Rd. SW, #20, Albuquerque, NM 87121
Denise Hicks, 6801 Gwin Rd. SW, #31, Albuquerque, NM 87121
David Dufrane, 139 Madison NE, Albuquerque, NM 87108



Item# 9
Project# 1002421
Hearing Date: Nov. 14, 2007

110
SU-1

D2
R-2

D1

DELIA

111C

SU-1

68TH

111B

GWIN

10

11

12

9

67TH

13



68TH

10

8