

Handwritten initials/signature in the top left corner.



**COMPLETED 11/17/05 SH**  
**DRB CASE ACTION LOG (AMEND. SITE PLAN B.P.)**  
REVISED 9/28/05

**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.: 05DRB-01715 (ASBP) Project # 1002513  
Project Name: TRIANGLE REALTY CO  
Agent: Dekker Perich Sabatini Phone No.: \_\_\_\_\_

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/16/05 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.**

Project Number 1002513

SS



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

REVISED 9/28/05

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

Project Number 1002513

DRB Application No.: <u>05DRB-01715 (ASBP)</u>	Project # <u>1002513</u>
Project Name: <u>TRIANGLE REALTY CO</u>	
Agent: <u>Dekker Perich Sabatini</u>	Phone No.: _____

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/14/05 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.


CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT

#8

INTER-OFFICE MEMO

DATE: November 15, 2005

TO: Sheran Matson, DRB Chair

FROM: Catalina Lehner, Planner 

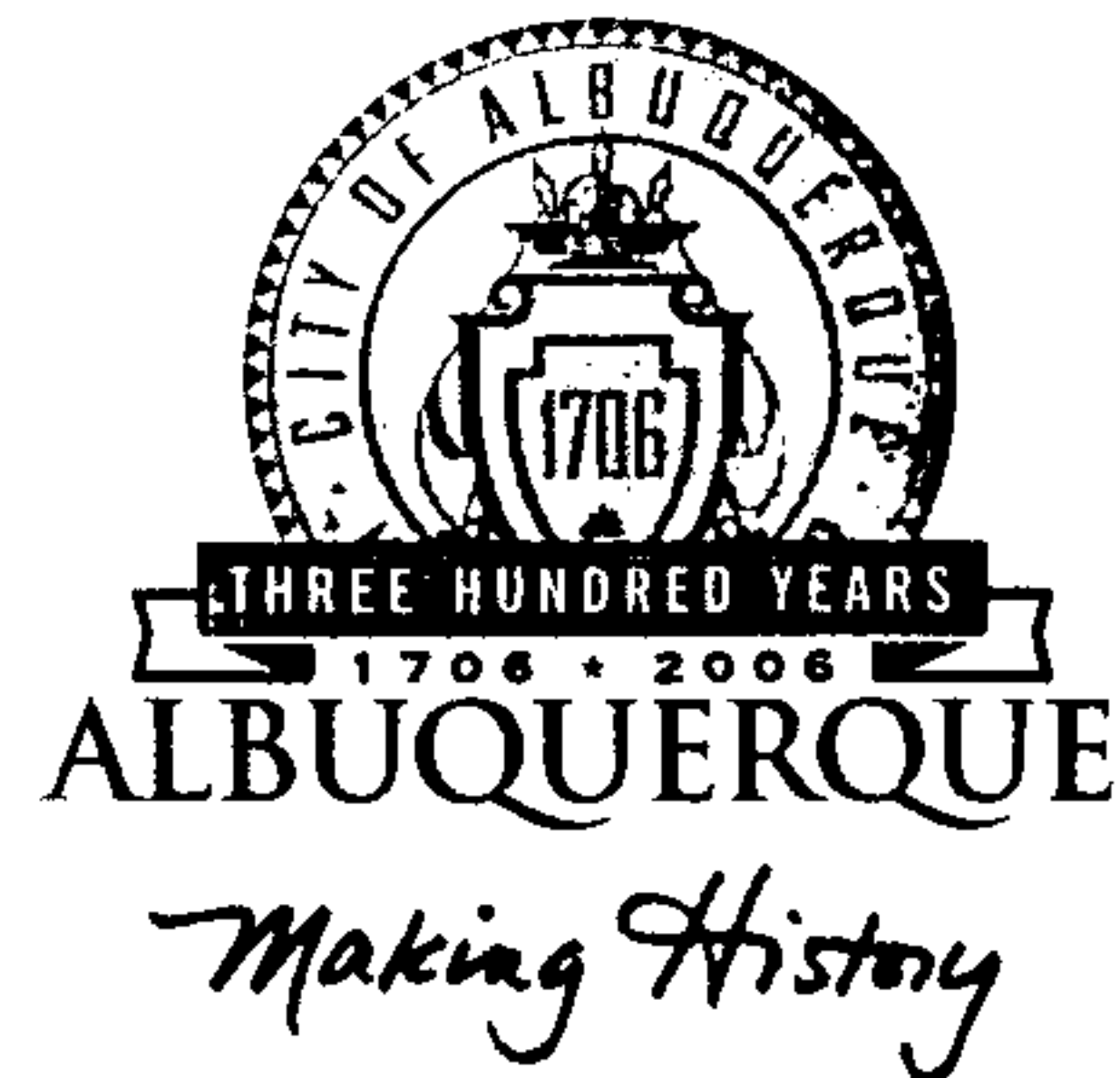
RE: Project #1002513, San Mateo Theater Complex

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On October 21, 2005, the EPC approved a Site Development Plan for Building Permit with Conditions for Tract A1A1 plat for Tracts A1A1 & A1A2, Triangle Realty, Inc.. Staff met with the agent, Kevin Kofchur of Dekker/Perich/Sabatini, on November 4, 2005 to check for compliance with the Conditions of Approval.

The Site Development Plan for Building Permit (dated November 2, 2005) satisfactorily meets the EPC conditions as elaborated in the Official Notification of Decision.

If you have any questions regarding this case, please call me at 924-3935.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002513**

**AGENDA ITEM NO: 8**

**SUBJECT:**

Site Plan for BP

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

New Mexico 87103

**RESOLUTION:**

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

www.cabq.gov

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

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

FOR:

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

**DATE:** November 16, 2005

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

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

7. **Project # 1001623**  
05DRB-01709 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01710 Minor-SiteDev Plan  
BldPermit/EPC  
05DRB-01708 Minor-Prelim&Final Plat  
Approval

MARTIN GRUMMER agent(s) for CONSTANTINE NELLOS request(s) the above action(s) for all or a portion of Tract(s) G-2A, SEVEN BAR RANCH, (to be known as **QUARTERS PLAZA OFFICE BUILDING**) zoned SU-1, located on ELLISON DR NW, between STATE HIGHWAY 528 NW and COORS BLVD NW containing approximately 7 acre(s). [REF: 01EPC-01743, 02DRB-00353] **[Russell Brito for Debbie Stover, EPC Case Planner]** *[Deferred from 11/16/05]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**
  
8. ~~**Project # 1002513**~~  
05DRB-01715 Minor-Amnd SiteDev Plan  
BldPermit

DEKKER/ PERICH/ SABATINI agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **TRIANGLE REALTY CO**, zoned C-3, located on SAN MATEO BLVD NE, between OSUNA NE and I-25 NE containing approximately 9 acre(s). [REF: V-86-148, 03EPC00318, 03DRB00739, 05EPC01390] **[Catalina Lehner, EPC Case Planner]** (E-17) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**
  
9. **Project # 1004365**  
05DRB-01717 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for KEVIN DAVIS request(s) the above action(s) for all or a portion of Tract(s) 6A, **DAIRY QUEEN @ BOSQUE PLAZA**, zoned C-1 SC, located on BOSQUE PLAZA LANE NW, between COORS BLVD NW and LA ORILLA NW containing approximately 1 acre(s). [REF: 02DRB-01925, 05DRB-01042] **[Catalina Lehner, EPC Case Planner]** (E-12) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

5. **Project # 1002196**  
05DRB-01646 Major-Vacation of Pub  
Right-of-Way  
05DRB-01647 Minor-Prelim&Final Plat  
Approval

THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 42-P1, **LOS ANTEPASADOS**, zoned SU-1 MH, located on SUNSET GARDENS SW, between CORREGIDOR ST SW and SANTA CLARA CEMETERY containing approximately 1 acre(s). [REF: 04DRB00873, 04DRB00875, 04DRB00877, 04DRB-01000, 05DRB-00610] (K-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER TO CORRECT THE DRAINAGE EASEMENT AND PLANNING FOR 15-DAY APPEAL PERIOD AND THE AGIS DXF FILE.**

6. **Project # 1004462**  
05DRB-01525 Major-Vacation of Public  
Easements  
05DRB-01524 Major-Preliminary Plat  
Approval  
05DRB-01526 Minor-Sidewalk Waiver  
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05*] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

2. **Project # 1004341**  
05DRB-01634 Major-Preliminary Plat  
Approval  
05DRB-01635 Minor-Temp Defer SDWK

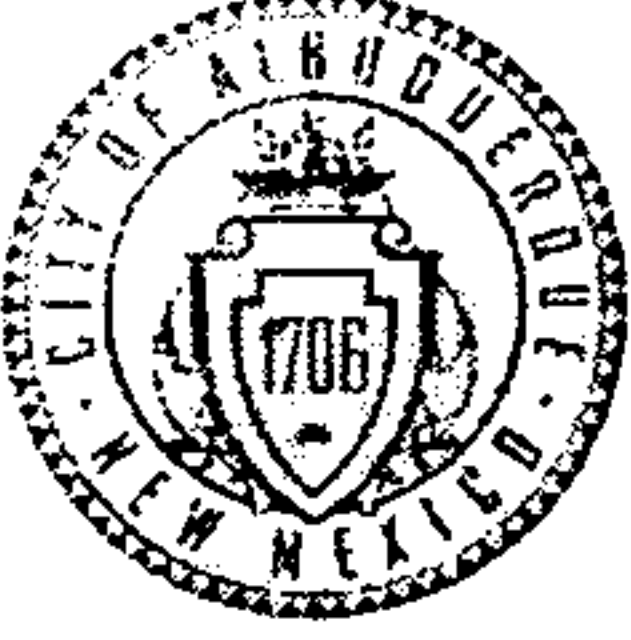
RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO SUBDIVISION**) zoned R-2 residential zone, located on 76<sup>TH</sup> STREET NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s). *[Deferred from 11/16/05]* (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

3. **Project # 1004508**  
05DRB-01630 Major-Vacation of Pub  
Right-of-Way

RICHARD MABRY agent(s) for FOUR HILLS PRIVATE COMMUNITY request(s) the above action(s) for Parcel(s) 1, Unit(s) 1-5 and Parcel(s) 2, Unit(s) 1-5, **FOUR HILLS MOBILE HOME PARK**, zoned SU-1 special use zone, located on SINGING ARROW SE, between JUAN TABO SE and WESTERN SKIES SE. (L-22) **VACATION DENIED.**

4. **Project # 1002254**  
05DRB-01642 Major-SiteDev Plan Subd  
05DRB-01643 Major-SiteDev Plan  
BldPermit

JEFF MORTENSEN & ASSOCIATES INC agent(s) for PALMER INVESTMENTS & CORTLAND WALKER CONSTRUCTION INC., request(s) the above action(s) for all or a portion of Tract(s) 2A, BUENA VISTA ESTATES, UNIT 1 (to be known as **BEEHIVE VILLAGE**) zoned SU-2 IP, located on SAN PEDRO DR NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503] *[Deferred from 11/16/05]* (C-18) **SITE PLAN FOR SUBDIVISION WAS WITHDRAWN AT THE AGENT'S REQUEST. THE SITE PLAN FOR BUILDING PERMIT WAS DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

NOVEMBER 16, 2005

9:00 A.M.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 12:20 P.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

**1. Project # 1002556**

05DRB-01636 Major-Vacation of Pub  
Right-of-Way

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) D, **PARADISE HEIGHTS, BLACK ARROYO DAM**, zoned C-2 community commercial zone, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 8 acre(s). [REF: Z-98-19, Z-97-88] [Deferred from 11/16/05] (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**



10. **Project # 1003991**  
05DRB-01716 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 4, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **RETAIL SHOPS @ SAGE MARKET PLACE**) zoned SU-1 FOR C-1 with Drive-Up Pharmacy, R-LT & C-1 (SC), located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 14 acre(s). [REF: Z-79-154, 05EPC00364, 05EPC00365, 05EPC00366, 05EPC00367, 05DRB01293, 05DRB01294] [**Stephanie Shumsky, EPC Case Planner**] (M-9) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS, CLOSURE AGREEMENT AND LAYOUT OF PARKING STALLS AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

11. **Project # 1000551**  
05DRB-01544 Minor-SiteDev Plan  
BldPermit/EPC

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 10/12/05 & 10/26/05 & 11/9/05 & 11/16/05*] (J-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

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

12. **Project # 1001789**  
05DRB-01718 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 17-28, **MONTE VISTA**, zoned CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s). [*Deferred from 11/16/05*] (K-16) **DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

13. **Project # 1003238**  
05DRB-01719 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD., CO., LLC request(s) the above action(s) for Lot(s) 12-A-P1, 13-A-P-1, 18-A-P1 thru 27-A-P1, **FLORAL MEADOWS**, zoned R-LT, located on INTERSTATE 40 NW, between RIO GRANDE BLVD NW and MONTOYA STREET NW containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156, 04EPC-00157, 04DRB-00661, 04DRB-0227, 05DRB-01489] (H-12) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1004322**  
05DRB-01712 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for AL CARABAJAL & MICHELLE LESICKA request(s) the above action(s) for the north 87 feet of Lot(s) 24 & the north half of Lot(s) 21, **LOS HERMANOS ADDITION**, zoned R-1 residential zone, located on LOS HERMANAS ST NW, between CARLTON ST NW and BELLROSE AVE NW containing approximately 2 acre(s). [REF: 05DRB 01143] (G-15) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003475**  
05DRB-01656 Minor-Final Plat Approval

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) 1, **SUNDANCE ESTATES (to be known as PARADISE VIEW SUBDIVISION)** zoned R-LT residential zone, located on PARADISE BLVD NW, between JAMES MONROE MID-SCHOOL and ST JUDE CATHOLIC CHURCH containing approximately 23 acre(s). [REF: 04DRB01694, 04DRB01695, 04DRB01696] [*Deferred from 11/2/05 for SIA*] [*Deferred from 11/9/05*] (B-1011) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR MISCELLANEOUS COMMENTS AND TO PLANNING FOR COPY OF FILED SIA AND TO RECORD.**

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

16. **Project # 1004535**  
05DRB-01703 Minor-Sketch Plat or Plan
- LA RESOLANA ARCHITECTS agent(s) for EXPLORABILITIES request(s) the above action(s) for all or a portion of Block(s) 39, Lot(s) 45 thru 52, **VALLEY VIEW ADDITION**, zoned C-1, C-2, located on COPPER AVE NE, between JACKSON ST NE and MANZANO ST NE containing approximately 1 acre(s). (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1004540**  
05DRB-01713 Minor-Sketch Plat or Plan
- WILSON & CO agent(s) for MESA VERDE & LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1, 4, 5, 6 & 19, Block(s) 5, UNIT 25, VOLCANO CLIFFS AND TRACT D OF VISTA VIEJA, UNIT 2, (to be known as **BOCA NEGRA DAM, LOTS 1-3**) zoned R-1, located on 81<sup>ST</sup> ST NW, between COMPASS DR NW and UNSER BLVD NW containing approximately 25 acre(s). (D-9/D-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project # 1004541**  
05DRB-01714 Minor-Sketch Plat or Plan
- SURV-TEK INC agent(s) for CORE REALTY HOLDINGS LLC request(s) the above action(s) for all or a portion of Tract(s) B-9J-1A, **SEVEN BAR RANCH**, zoned SU-1 FOR R-2 USES, located on NM 528 NW, between COORS BLVD NW and CIBOLA LOOP NW containing approximately 37 acre(s). [REF: DRB-94-532, Z-94-96, AA-97-35] (A-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. Approval of the Development Review Board Minutes for November 2, 2005. **THE DRB MINUTES FOR NOVEMBER 2, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:20 P.M.



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002513**

**AGENDA ITEM NO: 7**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** May 14, 2003



# DRB CASE ACTION LOG

REVISED 3/20/2003

5-29-03  
JMR

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.: 03-00739  
Project Name: TRIANGLE REALTY  
Agent: DEKKER/PERICH/SABATINI

Project # 1002513  
EPC Application No.: 03-EPC-00318  
Phone No.: 761-9700

Your request for (SDP for SUB) (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/14/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

UTILITIES: review Utility Plan and new F.H  
 Connect.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

PLANNING (Last to sign): \_\_\_\_\_

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

Project Number 1002513

8-02

Jk

can you tell me why  
you billed out card and  
yellow copy, if no  
signature, or routing, was  
being requested?!

(As it appears the submittal  
was just for dist. of 3  
Signed copies (paper) of GVP 4B/A)

RJ.

if so you may discard both and  
(3) copy blue sheet for Claire Fred's  
Registry book

5-29-03

APPLICATION NO. 03 DRB - 00739	PROJECT NO. 1002513
PROJECT NAME TRIA SANDIA FOUNDATION	ASP
EPC APPLICATION NO. 03EPC - 00318	
APPLICANT / AGENT D/P/S Chris Gunning	PHONE NO. 761-9700
ZONE ATLAS PAGE E-17	

## ONE STOP COMMENT FORM LOG

<b>TRANSPORTATION DEV (505) 924-3990</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>UTILITY DEV (505) 924-3989</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>HYDROLOGY DEV (505) 924-3986</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>PARKS AND REC (505) 768-5328</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>PLANNING (505) 924-3858</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

**(Return form with plat / site plan)**



**Cynthia  
Borrego-Archuleta**

05/09/03 04:32 PM

To: Sheran A. Matson/PLN/CABQ@COA  
cc: Fran M. Tapia/PLN/CABQ@COA, Claire A. Senova/PLN/CABQ@COA  
Subject: Project 1002513

The following is a response to your request for information regarding the above referenced project:

Condition # 7 is not applicable since the applicant is not placing any fencing along the perimeter of the project.

Condition #8 The applicant will exceed the 20 ft. height since they are planning to reuse and relocate the existing light fixtures. This is acceptable since the existing light fixtures match all the fixtures for the entire "Office Development".

Condition #9 This Condition should be met to the satisfaction of the City Public Works Department.

The applicant has meet all the remaining Conditions as approved by the EPC



7. **Project # 1002513**  
03DRB-00739 Minor-SiteDev Plan  
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **TRIANGLE REALTY CO.**, zoned C-3, located on SAN MATEO NE, between OSUNA NE and I-25 NE containing approximately 9 acre(s). [REF: 03EPC-00318, Z-85-36-1, Z-1140, V-86-148 ] [Cynthia Borrego, EPC Case Planner] (E-17) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES FOR THE REVIEW OF UTILITY PLAN AND NEW FIRE HYDRANT CONNECTION.**

8. **Project # 1002249**  
03DRB-00635 Minor-SiteDev Plan  
Subd/EPC  
03DRB-00637 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for WALMART STORES EAST, INC. request(s) the above action(s) for all or a portion of Tract(s) F1 & E1, AMERICAN SQUARE, zoned C-2 community commercial zone, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 13 acre(s). [REF: 02EPC-01475 & 02EPC-01476, 03DRB-00445 VPE] [Debbie Stover, EPC Case Planner] [Deferred from 4/30/03] (H-16) **DEFERRED AT THE AGENT'S REQUEST TO 5/21/03, TO BE HEARD WITH REPLAT REQUEST.**

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

9. **Project # 1000527**  
03DRB-00710 Minor-Ext of SIA for Temp  
Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for SUCCESS VENTURE LLC request(s) the above action(s) for all or a portion of Lot(s) 35, **CHAMISA TRAIL AT HIGH DESERT**, zoned SU-2-HD/RT, located on TRAMWAY NE, between ACADEMY RD NE and SIMMS PARK RD NE containing approximately 20 acre(s). [REF: 00440-00648] (E-23) **A ONE YEAR EXTENSION TO THE 4 YEAR AGREEMENT TO THE SIDEWALK WAS APPROVED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 5/22/03, AS IDENTIFIED ON THE MOST RECENT SIA, IS EXTENDED TO 5/22/04.**

10. **Project # 1000809**  
03DRB-00715 Minor-Prelim&Final Plat  
Approval

ALBUQUERQUE SURVEYING CO. agent(s) for JOHN SANCHEZ request(s) the above action(s) for all or a portion of Tract(s) C & Lot 8A-P1, Tract D & Lot 2A-P1, **SUNSET FARM SUBDIVISION**, zoned R-1, located on SUNSET ROAD SW, between CENTRAL AVE SW and GONZALES ROAD SW containing approximately 4 acre(s). [REF: 03-00169, 00-01295,1996,1297 & 01-01254 & 01255] (K-12) **INDEFINITELY DEFERRED AT AGENT'S REQUEST FOR FORMATION OF HOMEOWNER'S ASSOCIATION TO ASSUME OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR PRIVATE STREETS.**

11. **Project # 1001926**  
03DRB-00674 Minor-Prelim&Final Plat  
Approval

BEN PLATANIA request(s) the above action(s) for all or a portion of Lot(s) 225, TOWN OF ATRISCO GRANT **AIRPORT ADDITION**, zoned R-2 residential zone, located on the NORTH SIDE OF GLEN RIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 5 acre(s). [REF: 02DRB-00568(VRW) [HEARD UNDER PROJECT # 1000694 IN ERROR. ] [Deferred from 5/7/03] (J-10) **WITHDRAWN AT THE APPLICANT'S REQUEST. TO RE-DEFINE SUBDIVISION.**

12. **Project # 1002637**  
03DRB-00712 Minor-Preliminary Plat  
Approval

SURVEYS SOUTHWEST, LTD agent(s) for EDDY GALLINGER request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block 4, **TERRACE ADDITION**, zoned SU-2/NCR, located on LEAD AVE SE, between LOCUST AVE SE and ELM ST SE containing approximately 1 acre(s). [REF: BA-76-36, LUC-93-24, LUCC-99-24 ] (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 5/21/03 TO DETERMINE ALLEY PURPOSE.**



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

May 14, 2003

9:00 a.m.

**MEMBERS:**

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

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 12:10 P.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1000109**

03DRB-00616 Major-SiteDev Plan Subd

03DRB-00617 Major-Preliminary Plat

Approval

TIERRA WEST LLC agent(s) for FALCON RIDGE, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-4 & 30-32, Block(s) 1, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, SANDIA SUNRISE SUBDIVISION, zoned R-D residential and related uses zone, developing area, 3 DU/ AC, located on EAST OF BARSTOW ST NE, between EAGLE ROCK AVE NE and MODESTO AVE NE containing approximately 8 acre(s). [REF: DRB-99-280,00420-00037, 1460-00881,01410-01142] (C-20)

THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE PLANNING SUBJECT TO COMPLETION OF THE FOLLOWING CONDITIONS TO THE SATISFACTION OF THE PLANNING DEPARTMENT. 1) LABEL THE PAGE MARKED "SITE PLAN" AS SITE DEVELOPMENT PLAN FOR SUBDIVISION. 2) REPLACEMENT OF THE SIGNATURE BLOCK WITH THE ONE APPROVED BY DRB FOR USE ON DRB SITE PLANS IS REQUIRED. 3) CHAPTER 3 OF THE DPM REQUIRES A LANDSCAPING PLAN AS PART OF A SITE DEVELOPMENT PLAN FOR SUBDIVISION SUBMITTAL. A TYPICAL LANDSCAPE PLAN SHOWN ON THE SITE DEVELOPMENT PLAN FOR SUBDIVISION IS REQUIRED. MAXIMUM BUILDING HEIGHT INCLUDED ON THE SITE PLAN IS ALSO REQUIRED. 4) THE LA CUEVA SECTOR PLAN, PAGES 30-37 HAS DESIGN REGULATIONS (SECTION 5.4.6) TO BE FOLLOWED IN DEVELOPING THE SITE PLAN ACCORDING TO SECTION 14-16-2-14 (B) OF THE CITY ZONE CODE: THE FOLLOWING REQUIREMENTS MUST BE INCLUDED ON THE SITE PLAN. P34. BUILDING MATERIALS & COLORS, P34. PERIMETER WALLS, P35. VIEWS. A STATEMENT ON THE SITE PLAN IS SUFFICIENT TO MEET THIS REQUIREMENT. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/14/03 AND APPROVAL OF THE GRADING & DRAINAGE DATED 5/13/03 THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO THIS FINDING: 1. THIS PRELIMINARY PLAT APPROVAL AND FINAL PLAT APPROVAL AND WORK ORDER APPROVAL FOR THE SANDIA SUNRISE SUBDIVISION IS SUBJECT TO ALL THE TERMS, CONDITIONS, AND OBLIGATIONS OF SETTLEMENT AGREEMENT, RE; FALCON RIDGE LLC V. CITY OF ALBUQUERQUE ET AL; CV-2000-03050 AS APPROVED BY THE ALBUQUERQUE CITY COUNCIL ON 4/28/03 AND ENTERED AS EXHIBITS A AND B.

2. **Project # 1000635**  
03DRB-00613 Major-Vacation of Public Easements  
03DRB-00614 Major-Vacation of Public Easements  
03DRB-00615 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for FORTIS ADVISORS LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1, 38-2, 38-3, 38-4 and 27B-B1, **TAYLOR RANCH – ECKERD DRUG PLAZA**, zoned SU-1 for C-1, permissive & conditional uses, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BLVD NW containing approximately 6 acre(s). [REF: DRB-98-106, AA-99-194, 03DRB-00454, 03DRB-00455] (E-12) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT(S) B IN THE PLANNING FILE.**

3. **Project # 1002593**  
03DRB-00622 Major-Bulk Land Variance  
03DRB-00623 Major-Vacation of Public Easements  
03DRB-00624 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) X1A1A1A1, **COUNTRY MEADOWS @ VENTANA RANCH - UNIT 3**, zoned R-LT, located on IRVING BLVD NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 36 acre(s). [REF: 1001101] (B-9) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

4. **Project # 1000635**  
03DRB-00454 Major-Amnd SiteDev Plan Subd  
03DRB-00455 Major-Amnd SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for FORTIS ADVISORS LLC request(s) the above action(s) for TRACTS 38-1, 38-2, 38-3, 38-4, AND 27B-B1, **TAYLOR RANCH - ECKERD DRUG PLAZA**, zoned SU-1 FOR C-1 PERMISSIVE AND CONDITIONAL Uses, located on MONTANO RD NW between MONTANO PLAZA NW and COORS BLVD NW containing approximately 6 acre(s). [REF: DRB-98-106, AA-99-194] [Deferred from 4/23/03] [Deferred from 5/7/03] (E-12) **THE AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WERE APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR SIA.**

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

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

- 5. Project # 1002492**  
03DRB-00738 Minor-Amnd Prelim Plat  
Approval

FRED RIVERA JR., agent(s) for GRAND AVENUE PARTNERS request(s) the above action(s) for all or a portion of Lot(s) A1 & A2, Block 28, **BROWNEWELL & LAILS HIGHLAND ADDITION** zoned SU-2 / MD-1, located on TIJERAS AVE NE, between MULBERRY ST NE and CEDAR ST NE containing approximately 1 acre(s). [REF: 03DRB-00261, 03DRB-00398, DRB-99-214 ] (K-15) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**
  
- 6. Project # 1001374**  
03DRB-00740 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for RIDGEFIELD WEST LLC request(s) the above action(s) for all or a portion of Block(s) 31, Tract(s) 21A1, NORTH HERITAGE HILLS PHASE 3, ALBUQUERQUE ACRES, zoned R-LT, located on PALOMAR AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 03DRB-00666, 03DRB-00667] (D-20) **DEFERRED AT THE AGENT'S REQUEST TO 5/21/03, TO BE HEARD WITH VACATION REQUEST.**

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

13. **Project # 1001939**  
03DRB-00737 Minor-Sketch Plat or Plan
- WILSON & COMPANY, INC. agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **CIELO OESTE SUBDIVISION**, zoned R-D, located on NEAR GUNNISON PL NW, between UNSER BLVD NW and 98TH ST NW containing approximately 14 acre(s). (H-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
14. **Project # 1002631**  
03DRB-00689 Minor-Sketch Plat or Plan
- SURVEYS SOUTHWEST, LTD agent(s) for GLORIA SAIZ request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) 3, **ANDERSON ADDITION, UNIT 2**, zoned SU-2, S-R Sawmill Residential, located on 8TH ST NW, between 8TH ST NW and KINLEY AVE NW containing approximately 1 acre(s). [REF: ZA-92-327, ZA-84-397 ] (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. **Project # 1002636**  
03DRB-00708 Minor-Sketch Plat or Plan
- ROBERT. A. SIEGLITZ request(s) the above action(s) for all or a portion of Lot(s) 23B & 24, **RICE DURANES ADDITION, NO. 1**, zoned RA-2 residential and agricultural zone, located on RICE AVE NW, between RIO GRANDE BLVD NW and ARMADO RD NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1002644**  
03DRB-00736 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of **PARCEL 1, WESTLAND NORTH, and TRACT A, PARKWAY SUBDIVISION** zoned R-LT & R-D, located on LADERA BLVD NW, between 98TH ST NW and UNSER BLVD NW containing approximately 55 acre(s). (J-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1002645**  
03DRB-00741 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1B1A, **SEVILLE SUBDIVISION**, zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA BLVD NW containing approximately 27 acre(s). (A-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for April 30, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:10 P.M.





# DRB CASE ACTION LOG

REVISED 3/20/2003

7

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

Project Number

1002513

DRB Application No.: 03-00739 Project # 1002513  
 Project Name: TRIANGLE REALTY EPC Application No.: 03-EPC-00318  
 Agent: DEKKER/PERICH/SABATINI Phone No.: 761-9700

Your request for (SDP for SUB) (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/14/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- UTILITIES: review Utility Plan and new F.H  
 Connect.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_
  - Planning must record this plat. Please submit the following items:**
    - The original plat and a mylar copy for the County Clerk.
    - Tax certificate from the County Treasurer.
    - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
    - Tax printout from the County Assessor.
  - Include 3 copies of the approved site plan along with the originals.**
  - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - Property Management's signature must be obtained prior to Planning Department's signature.**
  - Copy of final plat AND a DXF File for AGIS is required.**
  - Copy of recorded plat for Planning.**



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002513

Item No. 7

Zone Atlas E-17

DATE ON AGENDA 5-14-03

INFRASTRUCTURE REQUIRED ( ) YES (x) NO

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

### TYPE OF APPROVAL REQUESTED:

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

No.	Comment

- No adverse comment.

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

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Cynthia  
Borrego-Archuleta

05/09/03 04:32 PM

To: Sheran A. Matson/PLN/CABQ@COA  
cc: Fran M. Tapia/PLN/CABQ@COA, Claire A. Senova/PLN/CABQ@COA  
Subject: Project 1002513

The following is a response to your request for information regarding the above referenced project:

Condition # 7 is not applicable since the applicant is not placing any fencing along the perimeter of the project.

Condition #8 The applicant will exceed the 20 ft. height since they are planning to reuse and relocate the existing light fixtures. This is acceptable since the existing light fixtures match all the fixtures for the entire "Office Development".

Condition #9 This Condition should be met to the satisfaction of the City Public Works Department.

The applicant has meet all the remaining Conditions as approved by the EPC

November 7, 2005



**Dekker/Perich/Sabatini**

architecture  
interiors  
planning  
engineering

Ms. Sheran Matson, AICP  
DRB Chair  
City of Albuquerque Planning Department  
600 Second Street, NW  
Albuquerque, NM 87102

Re: Amendment to Site Development Plan for San Mateo Theatre/Restaurant Complex  
Project #1002513  
Associated Case Numbers: Z-85-36-1; 03EPC-00318; 03DRB-00739; 05EPC-01390

Dear Ms. Matson:

This letter describes the several changes to the drawings for compliance to the EPC's conditions of approvals stated in the official notification dated October 21, 2005. We are submitting the revised EPC drawings for review by the DRB. The following items are the changes to the drawings clouded to distinguish between the affected areas and the unaffected areas of the submittal package.

1. The 26 parking spaces on the western side of the site have been marked with dashed lines and a keyed note "car display use only" to indicate that they will be used for vehicle display only.
2. The site plan has been corrected on the site data to indicate that there will be 27 parking spaces for staff and customers.
3. The handicap parking space on the south side of the building has been moved to the north side to provide better access to the handicap ramp leading to the entrance.
4. The note "Final landscaping layout and design to be determined upon receipt of final grading plan" on the landscaping plan has been deleted.
5. The note "Luminance of neon signage will not exceed 320 foot lamberts" was added to keyed note number 7 on the elevation sheet C-4(A).
6. The sidewalk directly in front of the eastern façade of the building was increased to 8'-0" wide.
7. The pedestrian sidewalk was extended to the west approximately 75 ft. to connect with the existing pedestrian sidewalk to the Olive Garden restaurant.
8. The note "New concrete sidewalk 6' wide; color to match existing walkway to restaurant (Olive Garden), was added to keyed notes for the site plan sheet C-1(A) and C101.

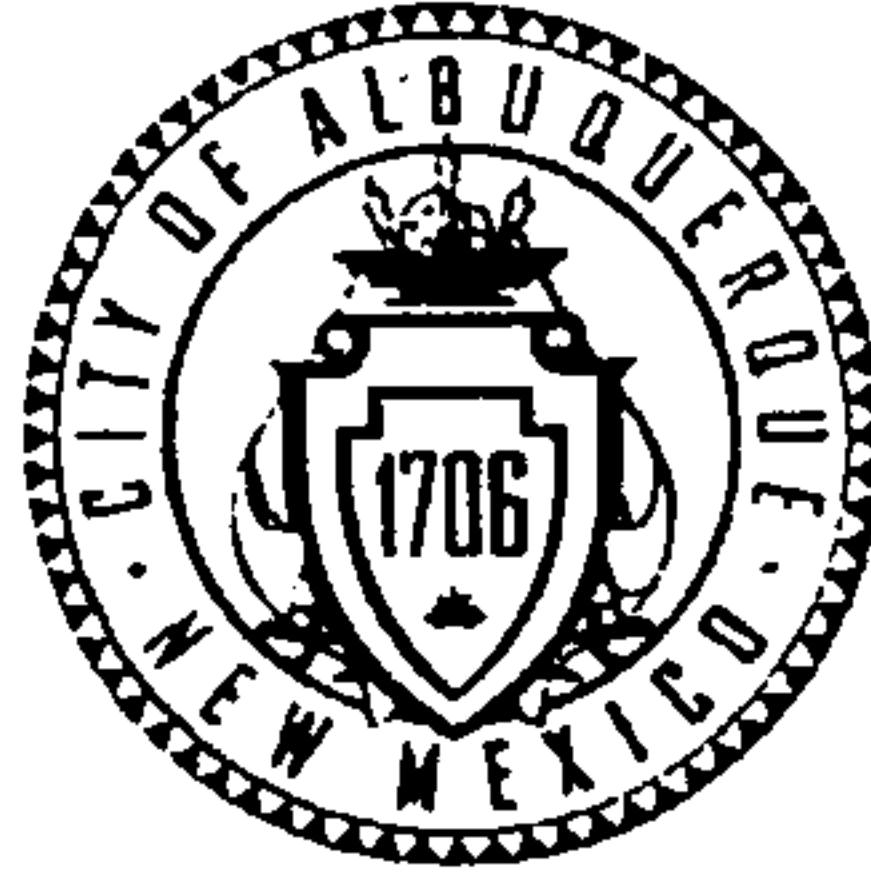
Should you have any questions or need clarification of these items of compliance, please call me at 761-9700.

Very truly yours,

**Dekker/Perich/Sabatini Ltd.**

Kevin Kofchur

CC: Pat Glennon  
File



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

Date: October 21, 2005

**OFFICIAL NOTIFICATION OF DECISION**

FILE: **Project # 1002513\***  
05EPC-01390 EPC Site Development Plan-  
Amendment to Building Permit

Sandia Foundation  
6311 San Mateo Blvd. NE  
Albuquerque, NM 87102

LEGAL DESCRIPTION: for all or a portion of  
Tract A1A1, **Triangle Realty Co.**, zoned C-3,  
located on SAN MATEO NE, between OSUNA  
NE and I-25 NE, containing approximately 9  
acres. (E-17) Catalina Lehner, Staff Planner

On October 20, 2005 the Environmental Planning Commission voted to approve Project 1002513/ 05EPC 01390, an amendment to a Site Development Plan for Building Permit for Tract A1A1, Plat for Tracts A1A1 & A1A2, zoned C-3, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This request is for approval of an amendment to a site development plan for building permit for Tract A1A1, Plat for Tracts A1A1 & A1A2, containing approximately 9 acres, located west of the intersection of San Mateo Boulevard NE and Academy Road, and known as the San Mateo Theater/Restaurant Complex.
2. The applicant proposes to construct a 2,848 square foot vehicle sales building where the vacant Madstone movie theater is currently located. Changes are proposed to only the approximately 3.2 acres consisting of the movie theater pad and vicinity.
3. The subject site is zoned C-3 for heavy commercial uses. Vehicle sales is a permissive use in the C-3 zone.
4. ~~The request furthers the following Comprehensive Plan Policies: Policy II.B.5d-neighborhood values/natural environmental conditions, Policy II.B.5j-location of new commercial development, and Policy II.B.5l-design quality/innovation. The proposed building will be located away from residential uses, in an established commercial area, and will feature a somewhat innovative design.~~

5. The request does not further the intent of Policy II.B.5a, full range of urban land uses, but does not strongly conflict with it. Another commercial use would not contribute to a full range of urban land uses. However, the request does not change the net amount of commercial uses in the area—just the type.
6. The request both supports and conflicts with Goal 7-Activity Centers. The proposed building's location in a designated activity center will strengthen economic activity in the Center. However, the request will not contribute to mixed land use and will not reduce auto travel needs.
7. The subject site lies within the Bear Canyon Arroyo Corridor. The Facility Plan for Arroyos designates the Bear Canyon Arroyo as an Urban Recreational Arroyo, for which there are no design criteria. Therefore, no design criteria in the Facility plan apply to this request.
8. A narrow, southern portion of the subject site falls within the design overlay zone of the Bear Canyon Arroyo Corridor Plan (BCACP). The rest of the site does not. BCACP design guidelines do not apply because the easement no longer exists and the affected portion of the subject site is not within the design overlay zone.
9. The submittal will comply with applicable policies and regulations with minor changes as outlined in the recommended conditions of approval.
10. There is no neighborhood or other 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 DRB sign off, the applicant must meet with the staff planner to ensure that conditions of approval are adequately addressed.
  3. The site plan for building permit shall be revised to use "bubbling" to distinguish between the affected area and the unaffected area.
- 
4. The 26 parking spaces on the subject site's western side that do not comply with Zoning Code §14-16-3-1, Off-Street Parking Regulations, shall be marked with dashed lines to indicate that they will be used exclusively for vehicle display.

OFFICIAL NOTICE OF DECISION  
OCTOBER 20, 2005  
PROJECT #1002513  
PAGE 3 OF 4

5. The site plan shall be corrected to indicate that 27 spaces (not 25) are available for staff and customers.
6. The handicap space on the building's southern side shall be relocated to the northern side to provide better access to the handicap ramp leading to the entrance.
7. The note on the landscape plan that states "final landscaping layout and design to be determined upon receipt of final grading plan" shall be deleted.
8. A note shall be added to the site plan stating that the luminance of the logo signs will not exceed the 320 footlambert threshold found in Zoning Code §14-16-3-5-D-b.
9. Per Zoning Code §14-16-3-18-C-1, sidewalks along major building façades must be a minimum 8 feet wide. The sidewalk can be 6 feet wide along the building's northern, southern and western façades, but must be 8 feet wide along the eastern façade.
10. Extend the sidewalk westward, approximately 75 feet, and relocate the crosswalk to improve pedestrian connectivity. The crosswalk shall lead directly to the landscape island adjacent to the walkway to the Olive Garden restaurant.
11. The walkway extending south from the vehicle display area shall be the same color and material as the walkway to the Olive Garden restaurant.
12. Conditions of approval from the City Engineer, Municipal Development, the Water Authority and NMDOT:
  - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - c. Site plan shall comply and be designed per DPM Standards.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY NOVEMBER 4, 2005 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  
OCTOBER 20, 2005  
PROJECT #1002513  
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,

  
Richard Dineen  
Planning Director

RD/CL/ac

cc: Dekker/Perich/Sabatini, 6801 Jefferson St. NE, Albuquerque, NM 87109  
John Clemons, Academy Acres North, 6833 Glendora Dr. NE, Albuquerque, NM 87109  
Irene Minke, Academy Acres North, 6504 Dungan NE, Albuquerque, NM 87109  
Tim Von Valen, P.O. Box 2168, Albuquerque, NM 87102  
John Hartman, Transportation

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# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### S Z ZONING & PLANNING

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

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

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

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

#### APPLICANT INFORMATION:

NAME: SANDIA FOUNDATION PHONE: (505) 242-2684  
 ADDRESS: 6311 SAN MATEO BLVD. NE FAX: (505) 246-2411  
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): DEKKER / PERICH / SABATINI PHONE: (505) 761-9700  
 ADDRESS: 6801 JEFFERSON STREET, NE FAX: (505) 761-4222  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: kevin.k@dpsabq.com

DESCRIPTION OF REQUEST: AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

Lot or Tract No. TRACTS A-1 & A-2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. TRIANGLE REALTY CO.  
 Current Zoning: C-3 Proposed zoning: NO CHANGE  
 Zone Atlas page(s): E-17 No. of existing lots: 2 No. of proposed lots: 2  
 Total area of site (acres): 9 ACRES Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 1017062472105402.11 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: SAN MATEO BLVD. NE (WEST SIDE)

Between: OSUNA, NE and I-25, NE

CASE HISTORY: Catalina Lehner EPC Case Planner  
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX #, v, s, etc.): 2-05-36-1; 2-1148; V-86-148; 03EPC-00318; 03DRB-00739; 05EPC-01390 100 2513

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

SIGNATURE [Signature] DATE 11-8-05  
 (Print) KEVIN KOEHLER \_\_\_\_\_ Applicant  Agent

#### FOR OFFICIAL USE ONLY

Form revised 4/04

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

Application case numbers

05DRB 01715

Action

ASBP  
CMF

S.F.

P(3)

Fees

\$ 50.00  
\$ 20.00

Total

\$ 70.00

Hearing date 11/16/05

Project # 1002513

Kevin Koehler 11/8/05

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

**SKETCH PLAN REVIEW AND COMMENT**

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

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

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

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

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

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

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

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

**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
- Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- Any original and/or related file numbers are listed on the cover application

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

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

KEVIN KOFLER Applicant name (print)  
[Signature] 11-8-05 Applicant signature / date

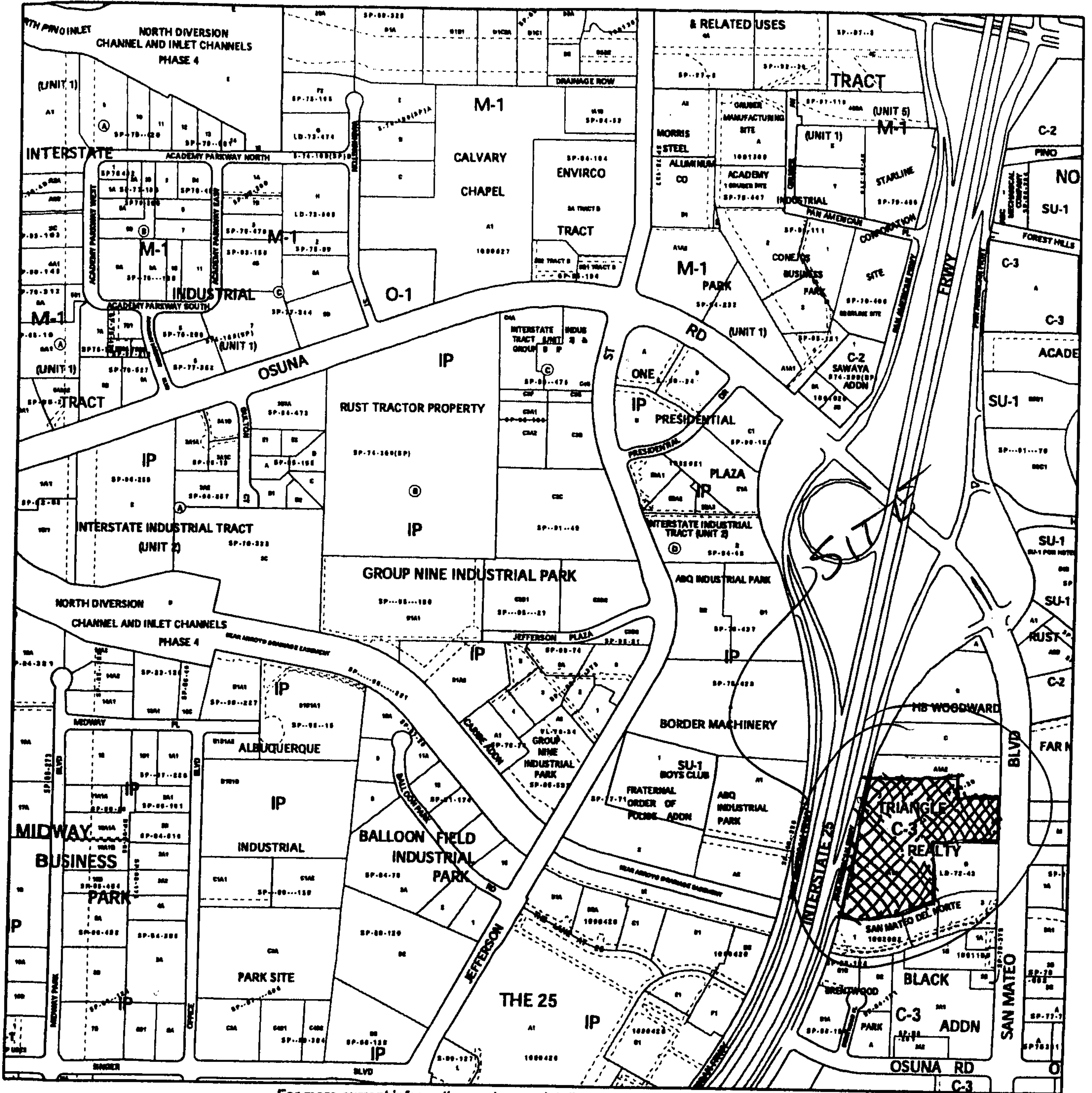


Form revised JUNE 2005

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

Application case numbers  
05DRB - 01715

[Signature] 11/8/05  
 Planner signature / date  
**Project # 1002513**



For more current information and more details visit: <http://www.cabq.gov/gis>

**AGIS**  
Albuquerque Geographic Information System

Map amended through: Apr 22, 2005

Zone Atlas Page:  
**E-17-Z**

Selected Symbols

Outside City Limits	Petroglyph Mon.
Sector Plans	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zone	Airport Noise Contours
KKKH-1 Buffer Zone	Wall Overlay Zone

0 750 1,500 Feet



**Dekker/Perich/Sabatini**

architecture  
interiors  
planning  
engineering

November 7, 2005

Ms. Sheran Matson  
DRB Chair  
City of Albuquerque Planning Department  
Plaza Del Sol – 600 2<sup>nd</sup> Street NW  
Albuquerque, New Mexico 87102

RE: Amendment to Site Development Plan for San Mateo Theatre / Restaurant Complex  
Project # 1002513  
Associated Case Numbers: Z-85-36-1, 03EPC-00318, 03DRB-00739, 05EPC-01390

Dear Ms. Matson:

On behalf of Sandia Foundation and the San Mateo Property Company, owner of the property known as “San Mateo Theatre/Restaurant Complex” located at “6301-6311-6321” San Mateo, NE; we are submitting an application for an Amended Site Development Plan for Building Permit to the Design Review Board for review and consideration.

**SITE:**

The subject property contains approximately 9 acres, and includes a theatre (formerly the Madstone), an office building and two restaurants (Bennigan’s and Olive Garden). The property is located just west of the intersection of San Mateo and Academy, NE.

**REQUEST:**

**An Amendment to the Site Development Plan for Building Permit.**

The Site Development Plan was originally approved in 1986, and amended in 2003. The original approval consisted of the theatre and two restaurant pads. The 2003 amendment added an office building which took advantage of the surplus of parking during daytime hours.

This Amendment proposes a change of use from theatre to vehicle sales, a permissive use in the C-3 zone, and retains the two restaurant pads and the office building. The total parking count remains virtually unchanged with the majority of spaces formerly used by the theatre dedicated to the display of the dealership’s vehicle inventory. The parking for the other uses on site remains unchanged. The building footprint of the dealership is considerably smaller than that of the theatre, and the balance of surface area has been distributed around the site in the form of landscaped area. The plaza area at the entry to the theatre has been retained as a landscape feature and display area. A more defined primary vehicle route through the site has been established through the reconfiguration of the parking layout and landscaped medians and end islands. Improvements have also been made to pedestrian connections between the various uses through the use of new internal sidewalks and pedestrian crossings.

The requirement for a Conceptual Grading and Drainage Plan has been waived by the City’s Hydrology Division.

Thank you for your consideration of this application. If you have any questions, please feel free to call me at 761-9700.

■■■  
6801 Jefferson NE  
Suite 100  
Albuquerque NM  
87109  
505 761.9700  
fax 761.4222  
dps@dpsabq.com



**Dekker/Perich/Sabatini**

architecture  
interiors  
planning  
engineering

Page 2  
Ms. Sheran Matson  
November 7, 2005

Sincerely,

**Dekker/Perich/Sabatini Ltd.**

Kevin Kofchur

Cc: Pat Glennon, Sandia Foundation  
File

■ ■ ■  
6801 Jefferson NE  
Suite 100  
Albuquerque NM  
87109  
505.761.9700  
fax 761.4222  
dps@dpsabq.com



# SANDIA FOUNDATION

August 31, 2005

To Whom It May Concern:

Dekker/Perich/Sabatini is hereby authorized to represent the San Mateo Property Company, owner of the parcel of land at 6311 San Mateo NE before the City of Albuquerque in its redevelopment plans for the site.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick F. Glennon', written over the word 'Sincerely'.

Patrick F. Glennon, CPM  
Executive Director

**PATRICK F. GLENNON, EXECUTIVE DIRECTOR**  
ARROYO DEL OSO PLAZA\*6211 SAN MATEO NE #100 \* ALBUQUERQUE, NM 87109  
PHONE 505-242-2684 \* FAX 505-246-2411  
**TRUSTEES**  
**JOHN PEROVICH, CHAIRMAN \* ROD PERA \* SIDNEY KLINE**  
**VADEN BALES \* GIG BRUMMEL \* MEL EAVES**

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

**I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.**

 11-8-05  
Applicant or Agent Signature / Date

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

## Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

## SHEET #1 - SITE PLAN

### A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less      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]
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Property lines (clearly identify)
- 7. Existing and proposed easements (identify each)
- 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

## B. Proposed Development

### 1. Structural

- A. Location of existing and proposed structures
- B. Square footage of each structure and building footprint (if different from total square footage)
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- N/A G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- N/A J. Elevation drawing of refuse container and enclosure, including location.

### 2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
  - 1. **Location and typical dimensions**, including handicapped spaces
  - 2. **Calculations:** spaces required: 264 provided: 68  
 Handicapped spaces required: 16 provided: 16
- B. Bicycle parking & facilities
  - 1. Bicycle racks, spaces required: 34  
 provided: 36
  - N/A 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
  - 1. Ingress and egress locations, including width and curve radii dimensions
  - 2. Drive aisle locations, including width and curve radii dimensions
  - 3. End aisle locations, including width and curve radii dimensions
- D. Pedestrian Circulation
  - 1. Location and dimensions of all sidewalks and pedestrian paths
  - 2. Location and dimension of drive aisle crossings, including paving treatment
  - 3. Location and description of amenities, including patios, benches, tables, etc.

### 3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
  - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
  - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
  - 3. Location of traffic signs and signals related to the functioning of the proposal
  - 4. Identify existing and proposed medians and median cuts
- B. Identify Alternate transportation facilities within site or adjacent to site
  - N/A 1. Bikeways and bike-related facilities
  - 2. Pedestrian trails and linkages
  - 3. Bus facilities, including routes, bays and shelters existing or required



# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

## 4. Utilities

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

## SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

SAME AS SHEET #2

- 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 (pavement, 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 type, location and size of plantings (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. Describe irrigation system
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Method for meeting Water Conservation...Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

## SHEET #3 - PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

### A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines

SEE ATTACHMENT

- WAIVED BY HYDRO -

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

- N/A 5. Existing and proposed easements
- I 6. Building footprints
- V 7. Location and detail of Retaining walls

## B. Grading Information

- N/A 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- I 2. Indicate finished floor elevation and provide spot elevations and/or contour lines (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- I 3. Identify ponding areas, erosion and sediment control facilities.
- V 4. Cross Sections  
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

## SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

### A. General Information

- ✓ A. Scale (minimum of 1/8" or as approved by Planning Staff).
- ✓ B. Bar Scale
- ✓ C. Detailed Building Elevations for each facade
  - ✓ 1. Identify facade orientation
  - ✓ 2. Dimensions of facade elements, including overall height and width
  - ✓ 3. Location, material and colors of windows, doors and framing
  - ✓ 4. Materials and "common name" colors of all building elements and structures
- N/A E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

### B. Signage

- ✓ 1. Site location(s)
- ✓ 2. Sign elevations to scale
- ✓ 3. Dimensions, including height and width
- ✓ 4. Sign face area - dimensions and square footage clearly indicated
- ✓ 5. Lighting
- ✓ 6. Materials and colors for sign face and structural elements.

*Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.*

Galles & Davis EPC  
include with submittal

**Kevin Kofchur**

---

**From:** Graeme Means [GMeans@jmainc.org]  
**Sent:** Thursday, August 25, 2005 12:33 PM  
**To:** Kevin Kofchur; reggleston@starconstruction.com  
**Subject:** FW: Request for Preliminary Grading Plan Waiver

Kevin and Ralph,  
Here is his response. Brad told me to include it with your submittal for the record and justification. Unfortunately, the formatting seems to have gone haywire when he replied. Fortunately, the desired answer is there.  
Please send me a copy of your submittal and we should get together the following week to coordinate topo, grading and utility issues. I'll stand by.

Graeme Means

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

**From:** BBingham@cabq.gov [mailto:BBingham@cabq.gov]  
**Sent:** Thursday, August 25, 2005 12:22 PM  
**To:** Graeme Means  
**Subject:** Re: Request for Preliminary Grading Plan Waiver

On an existing site with all drainage features in place such as this site, I concur with your request to waive the Preliminary plan (EPC grading plan) submittal to City Engineer and will expect your submittal in support of the Building Permit.

Bradley L Bingham, PE, CFM  
City Hydrologist  
City Floodplain Administrator  
(505) 924-3986

<p>"Graeme Means" &lt;GMeans@jmainc.org&gt;</p>	<p>08/25/2005 11:17 AM</p>	<p>To &lt;B Bi ng ha m@ ca bq .g ov &gt; cc &lt;k ev in k@ dp sa bq .c om &gt; &lt;r</p>
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To: Bradley Bingham, City Hydrologist/Alternate City Engineer

Mr. Bingham,

Pursuant to our telephone conversation earlier today, I hereby request a waiver for the Preliminary Grading Plan requirement for Site Development Plan for Building Permit for the former Madstone Theatre site located at Lot A1A1, Triangle Realty, north of the Bear Arroyo and between San Mateo Blvd NE and the NMDOT I-25 Frontage Road. In addition to the vacant theater, the site includes the Olive Garden and Bennigan's restaurants and an office building, all of which will remain.

The proposed project will demolish the existing theater building and construct a new, smaller building for a proposed used car dealership. The existing site paving will be preserved to the maximum extent possible and the existing site grading and drainage patterns will remain unchanged. The proposed floor elevation will not deviate significantly from that of the existing theater, and may actually be about 6" lower. The site will continue to drain at historic rates to the historic outfall and there will be no grading or new grade changes near any of the existing property lines. Associated site parking and circulation improvements will match existing grades and curb openings will be provided if required to avoid blocking existing drainage patterns.

As allowed by the Site Development Plan for Building Permit Checklist revised 01/10/2005, The City Engineer can waive or allow adjustments to the Preliminary Grading Plan requirements. This project will not change site grading and drainage conditions or require any new drainage infrastructure. The impact to adjacent property owners will be minimal or non-existent because there are no proposed grade changes at the property lines, and because the proposed development will be at the NW quarter of the site adjacent to NMDOT right-of-way (to the west) and adjacent to property to the north owned by Galles and Davis which is the proposed user of the improvements. I do not believe that there would be any benefit to requiring a grading plan with this submittal. A complete grading and drainage plan will be included with the building permit submittal.

Please review this request at your earliest convenience and do not hesitate to contact me if you have any questions or comments regarding this request or any other aspect of the project.

J. Graeme Means, P.E.

Principal

Jeff Mortensen & Associates, Inc.

Office: (505) 345-4250, Mobile: (505) 328-9064

FROM : DEKKER PERICH SABATINI

FAX NO. : 5057614222

Oct. 04 2005 05:10PM P2



**GALLES & DAVIS**

**CADILLAC OLDS ISUZU SUBARU**

October 3, 2005

Mr. Michael Holton  
Solid Waste Management Department  
4600 Edith NE  
Albuquerque, New Mexico 87107

Dear Mr. Holton,

This letter is to confirm that information provided by Dekker, Perich and Sabatini, concerning the project to redevelop the Madstone Theater site at 6311 San Mateo Blvd NE. The intended use of the site is a used vehicle facility adjacent to our present facility at 6401 San Mateo Blvd. N.E.

No refuse container or provision is made on the submittal. We have a compactor with large container at our present location. We have five buildings on the site and we transport all refuse to the compactor. We have found this to be the most efficient method to keep our business clean and orderly.

Our intention is to incorporate the new building into our present system for dealing with refuse. We will collect and internally transport material generated to the central location of the compactor. The waste will be collected at that location by solid waste.

As we have excess and expandable capacity with our compactor, we believe this to be an effective system for all parties. However, should we determine after completion and occupancy that an additional enclosure or receptacle is needed, we will place one on site.

Thank you very much.

Respectfully,

Lawton Davis  
President and Chief Executive Officer

CITY OF ALBUQUERQUE  
"SOLID WASTE"  
MANAGEMENT DEPARTMENT

APPROVED *M.H.*  
*10/7/05*

*ATTN: Kevin Kofchur*  
*FAX 761-4922*

# CITY OF ALBUQUERQUE

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

APPLICANT: Dekker/Perich/Sabatini DATE OF REQUEST: 9/1/05 ZONE ATLAS PAGE(S): E-17  
Chris Gunning

CURRENT:

ZONING C-3

PARCEL SIZE (AC/SQ. FT.) 9 Ac / 391,664

LEGAL DESCRIPTION:

LOT OR TRACT.# A1 & A2 BLOCK # \_\_\_\_\_

SUBDIVISION NAME Triangle Realty

REQUESTED CITY ACTION(S):

- |                |                     |                           |                     |
|----------------|---------------------|---------------------------|---------------------|
| ANNEXATION [ ] | SECTOR PLAN [ ]     | SITE DEVELOPMENT PLAN:    |                     |
| COMP. PLAN [ ] | ZONE CHANGE [ ]     | A) SUBDIVISION [ ]        | BUILDING PERMIT [ ] |
| AMENDMENT [ ]  | CONDITIONAL USE [ ] | B) BUILD'G PURPOSES [X]   | ACCESS PERMIT [ ]   |
|                |                     | C) AMENDMENT <u>↑</u> [X] | OTHER [ ]           |

PROPOSED DEVELOPMENT:

- NO CONSTRUCTION/DEVELOPMENT [ ]
- NEW CONSTRUCTION Ⓟ [ ]
- EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: <sup>1</sup>

# OF UNITS: \_\_\_\_\_

BUILDING SIZE: 3000 New (sq. ft.) Existing = 63,024 SF  
34,516 Demo Proposed = 31,508 SF

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

APPLICANT OR REPRESENTATIVE Chris Gunning DATE 9/1/05  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

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

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]  
Notes:

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.

Tony Syd 9-1-05  
TRAFFIC ENGINEER DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [ ] NO [X]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

Chris Gunning 9/1/05  
APPLICANT 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 \_\_\_\_\_

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

**PAID RECEIPT**

APPLICANT NAME

SANDIA FOUNDATION

AGENT

DEKKER / PERICH / SABATINI

ADDRESS

6801 JEFFERSON ST

PROJECT & APP #

.1002513 / 01715

PROJECT NAME

SANDIA FOUNDATION USED CAR

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions

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

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

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

\$ 70.00 TOTAL AMOUNT DUE

DUPLICATE  
City of Albuquerque  
Treasury Division

11/8/2005 11:40AM LOC: ANNX  
 RECEIPT# 00052844 US# 007 TRANSH# 0029  
 Account 441006 Fund 0110 TRSCMG  
 Activity 4983000 TRSCMG  
 Trans Amt \$70.00  
 J24 MISC \$50.00  
 CK \$70.00  
 CHANGE \$0.00

DUPLICATE  
City of Albuquerque  
Treasury Division

11/8/2005 11:21AM LOC: ANNX  
 RECEIPT# 00052843 US# 007 TRANSH# 0029  
 Account 441032 Fund 0110 TRSCMG  
 Activity 3424000 TRSCMG  
 Trans Amt \$70.00  
 J24 MISC \$20.00  
 Thank You

**DEKKER/PERICH/SABATINI, LTD** 12-92  
 6801 JEFFERSON NE SUITE 100  
 ALBUQUERQUE, NM 87109  
 (505) 761-9700  
 FED #85-0367023

**WELLS FARGO NEW MEXICO, N.A.** 0204  
 Albuquerque, NM 87103-1081  
 95-219-1070

**035602**

CHECK NO.

DATE

AMOUNT

11/08/05

\$ 70.00

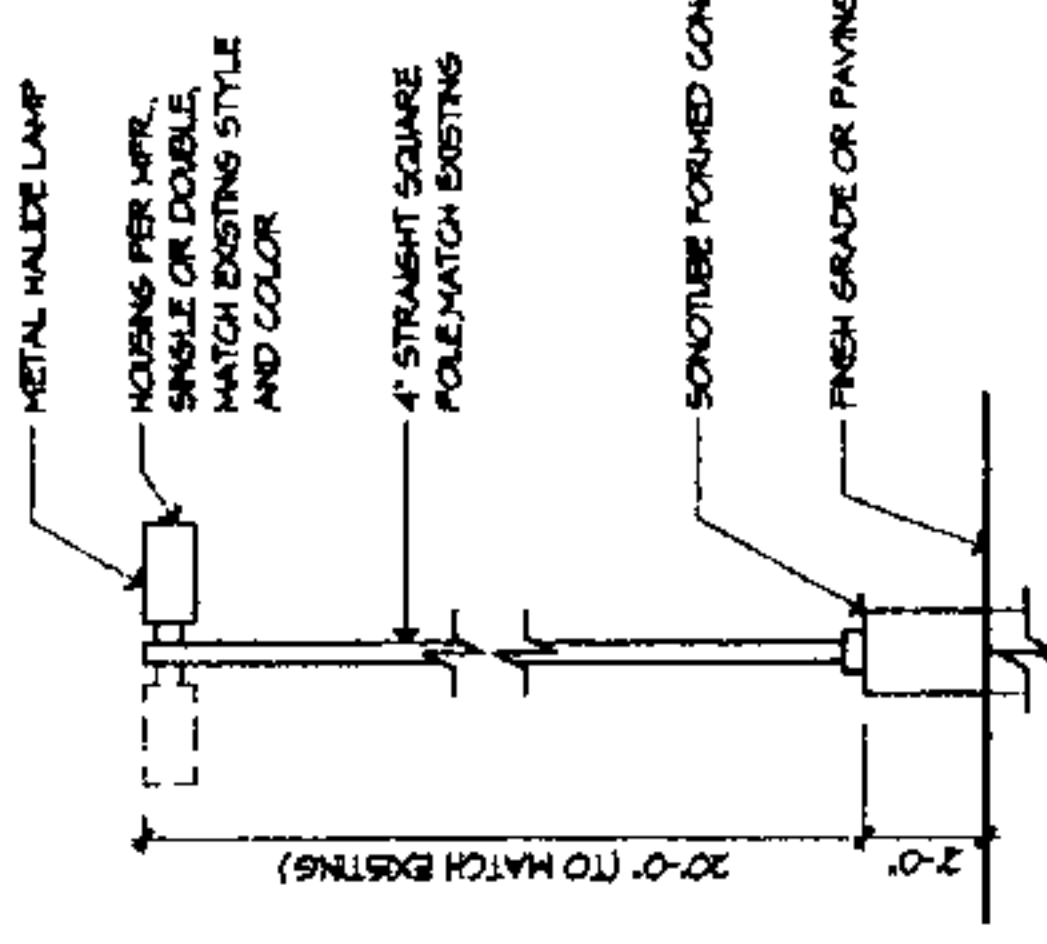
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CITY OF ALBUQUERQUE

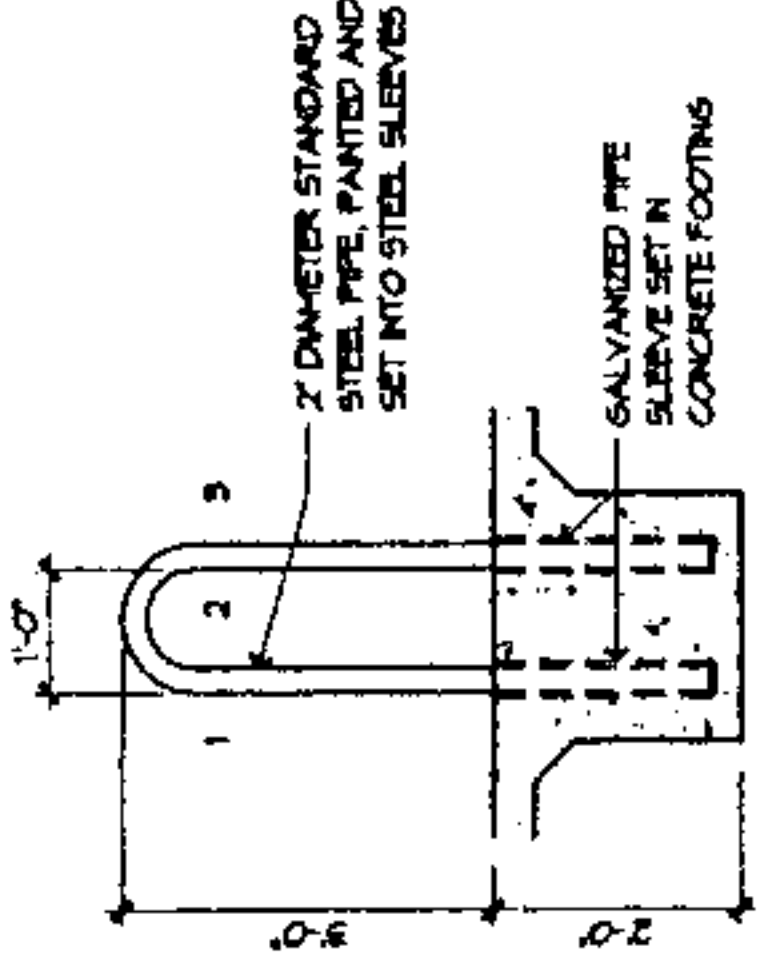
VOID AFTER 90 DAYS

⑈035602⑈ ⑈107002192⑈ ⑈1047519568⑈





A1 LIGHT POLE



A2 BIKE RACK



VICINITY MAP  
Zone Atlas Page E-17-Z

# REQUEST FOR AMENDMENT TO SITE DEVELOPMENT PLAN

## APPROVED BY DRB CASE NO. Z-85-96-1

DATED 05-21-1996 APPROVED 07-04-1996

REQUESTED REVISIONS TO SITE PLAN:  
 Δ REVISION TO PARKING AREA  
 Δ REVISION TO BUILDING AREA

**Dekker Perich Sabatini**  
 architects  
 interiors  
 planning  
 engineering

6801 JEFFERSON NE  
 Suite 100  
 Albuquerque, NM 87109  
 505 761-9700  
 fax 761-4722  
 695 681084.com

ARCHITECT

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RESTAURANT B (BENIGNATI)	1,000 SF	542 SEATS
USED CAR DEALER	3,000 SF	250 SEATS
OFFICE BUILDING	31,308 SF	240 SEATS
TOTAL		

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 BICYCLE PARKING PROVIDED: 96

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 OFFICE BUILDING 68  
 TOTAL PARKING PROVIDED 664

DRB SUBMITTAL

Sandia Foundation  
 Used Car Dealership  
 San Mateo Boulevard NE  
 Albuquerque, New Mexico

- KEYED NOTES**
- TYPICAL ISLAND CORNER RADIUS: 18'-0"
  - NEW 6" CONCRETE STANDING CURB
  - NEW 6" CONCRETE SIDEWALKS & WIDE
  - NEW TEXTURED COLORED CONCRETE CROSSWALK TO MATCH EXISTING
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### LEGEND

PROPERTY LINE  
 EXISTING TO REMAIN  
 WATER LINE PROPOSED  
 WATER LINE EXISTING  
 WASTE LINE PROPOSED  
 WASTE LINE EXISTING  
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 Site Development Plan Approval:

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Δ 1/2/2008	EPC Conditions of Approval	

TRANSPORTATION, TRANSPORTATION DIVISION	DATE

PARKS & RECREATION DEPARTMENT	DATE

UTILITIES DEVELOPMENT	DATE

CITY ENGINEER	DATE

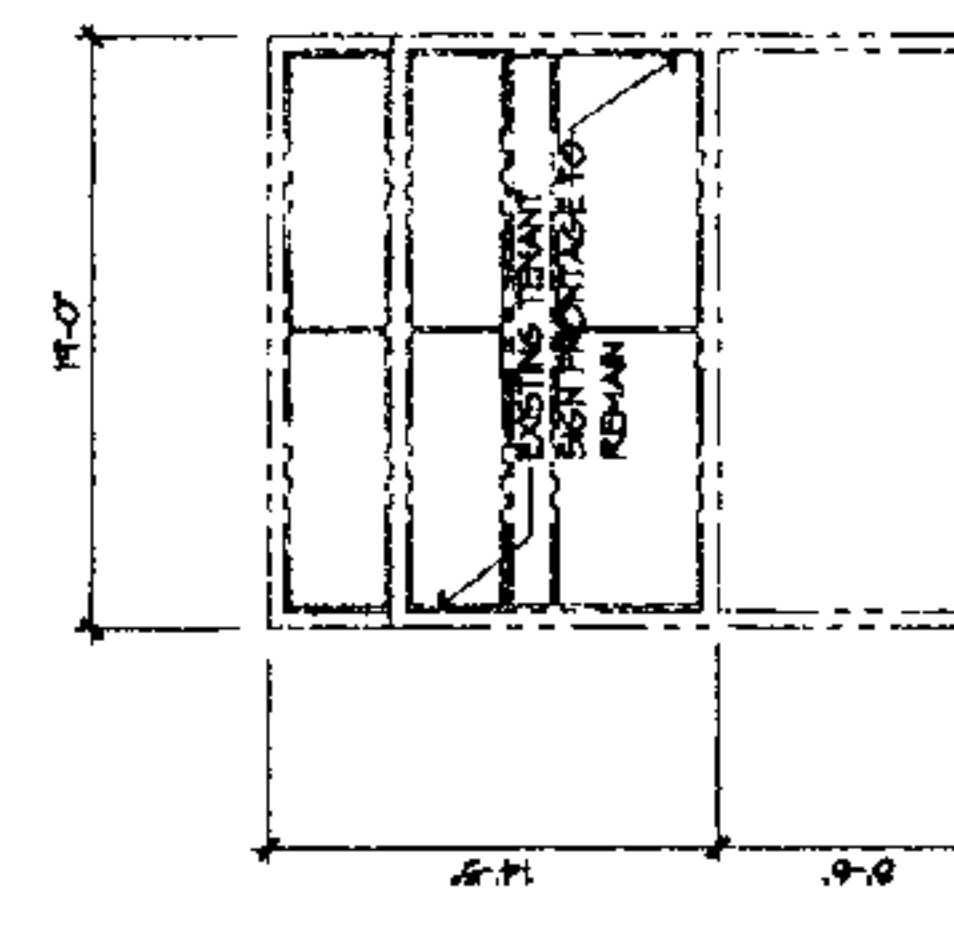
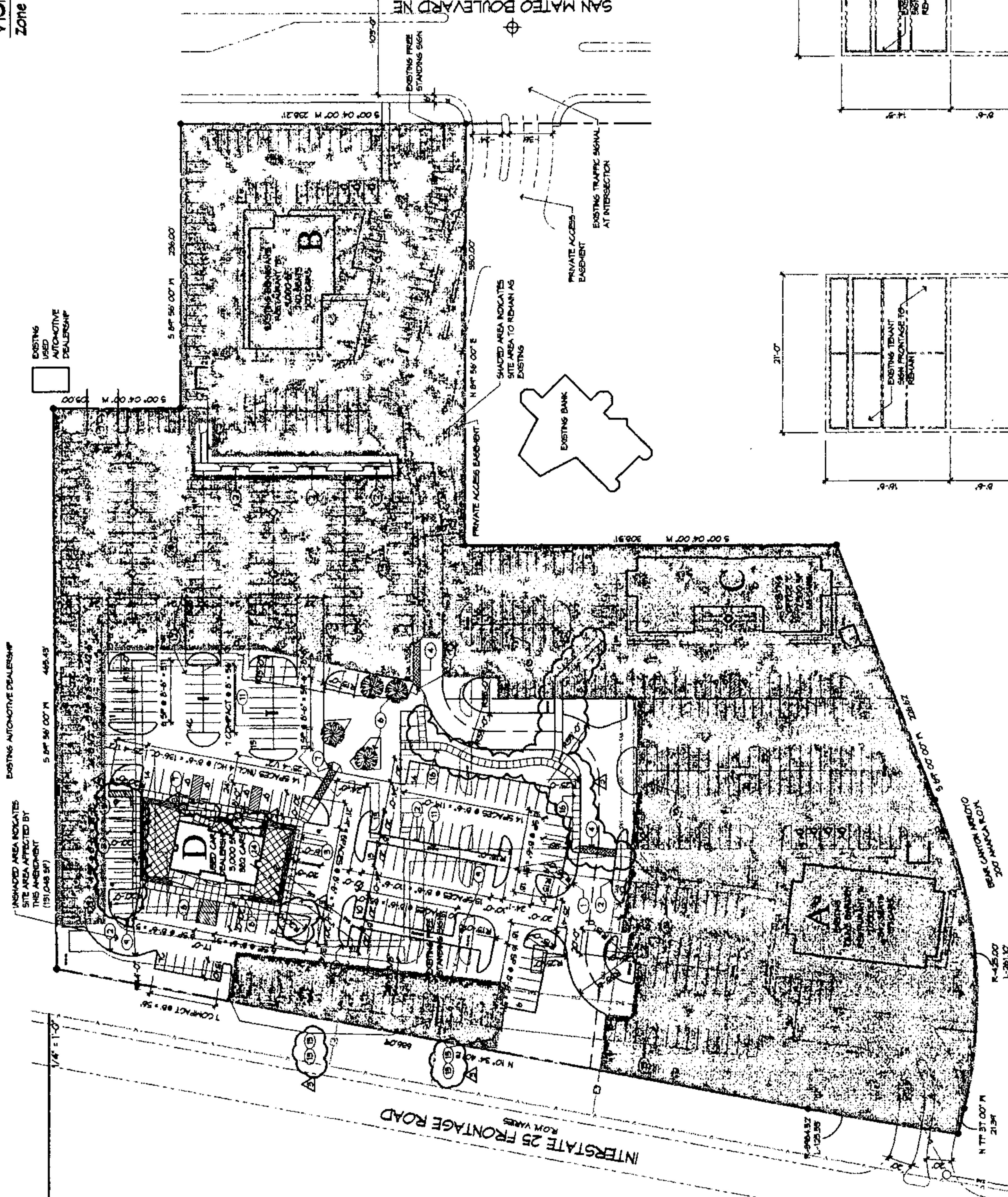
  

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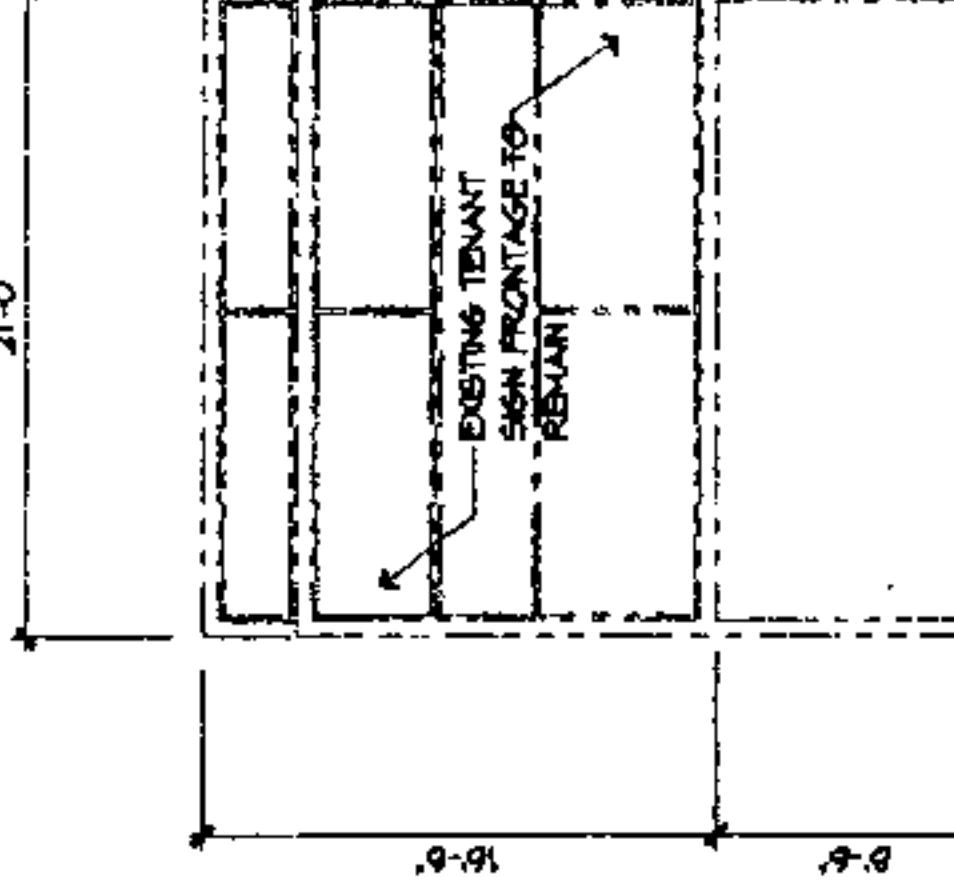
  

ENVIRONMENTAL HEALTH DEPARTMENT  
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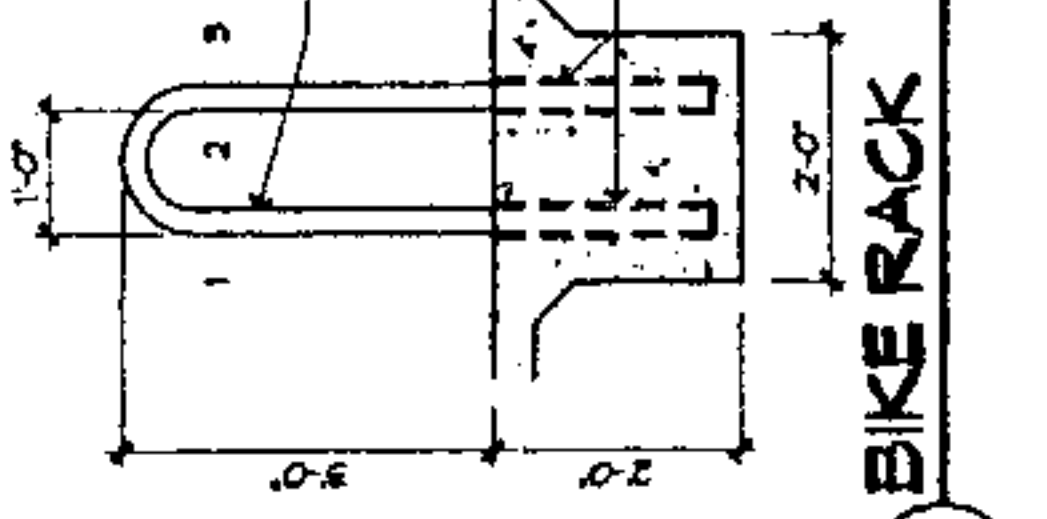
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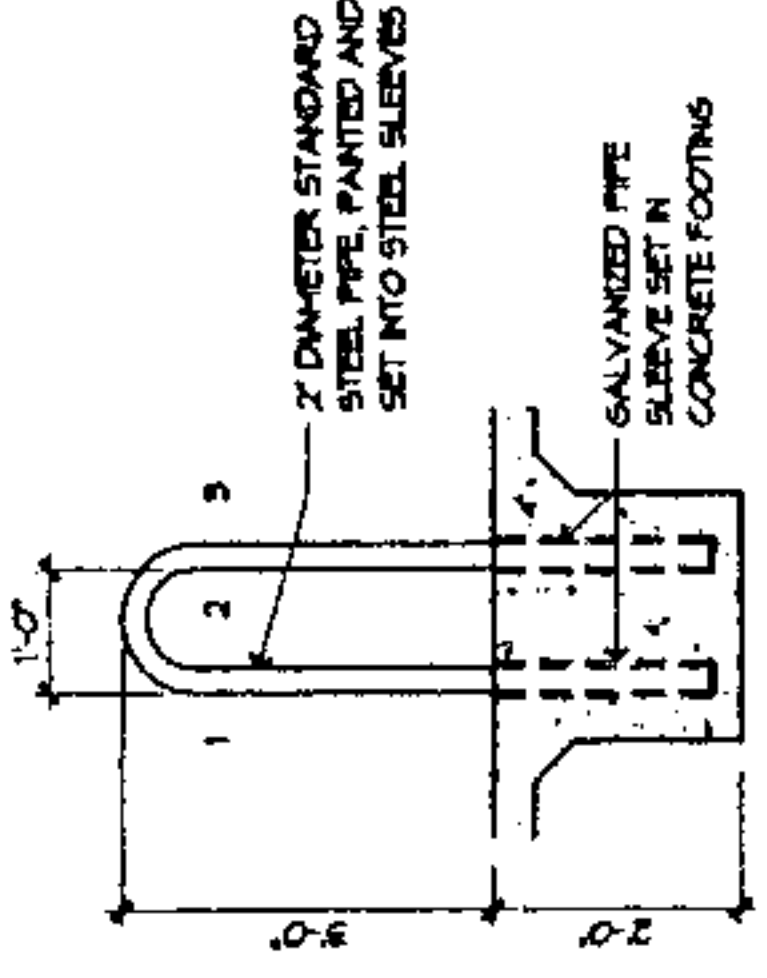
D4 SIGN ELEVATION  
FACING SAN MATEO BLVD.



D3 SIGN ELEVATION  
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A1 LIGHT POLE



A2 BIKE RACK



VICINITY MAP  
Zone Atlas Page E-17-Z

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 Δ REVISION TO BUILDING AREA

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 architects  
 interiors  
 planning  
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 Suite 100  
 Albuquerque, NM 87109  
 505 761-9700  
 fax 761-4722  
 695 681084.com

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DRB SUBMITTAL

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 Used Car Dealership  
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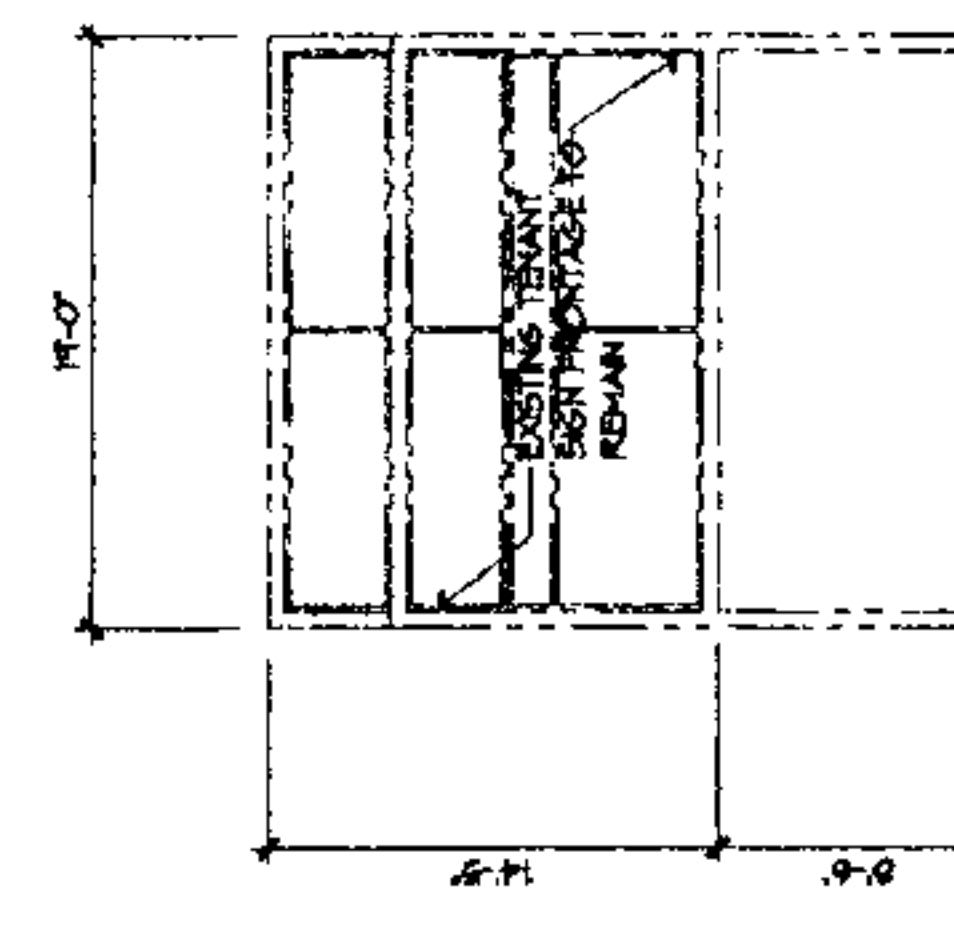
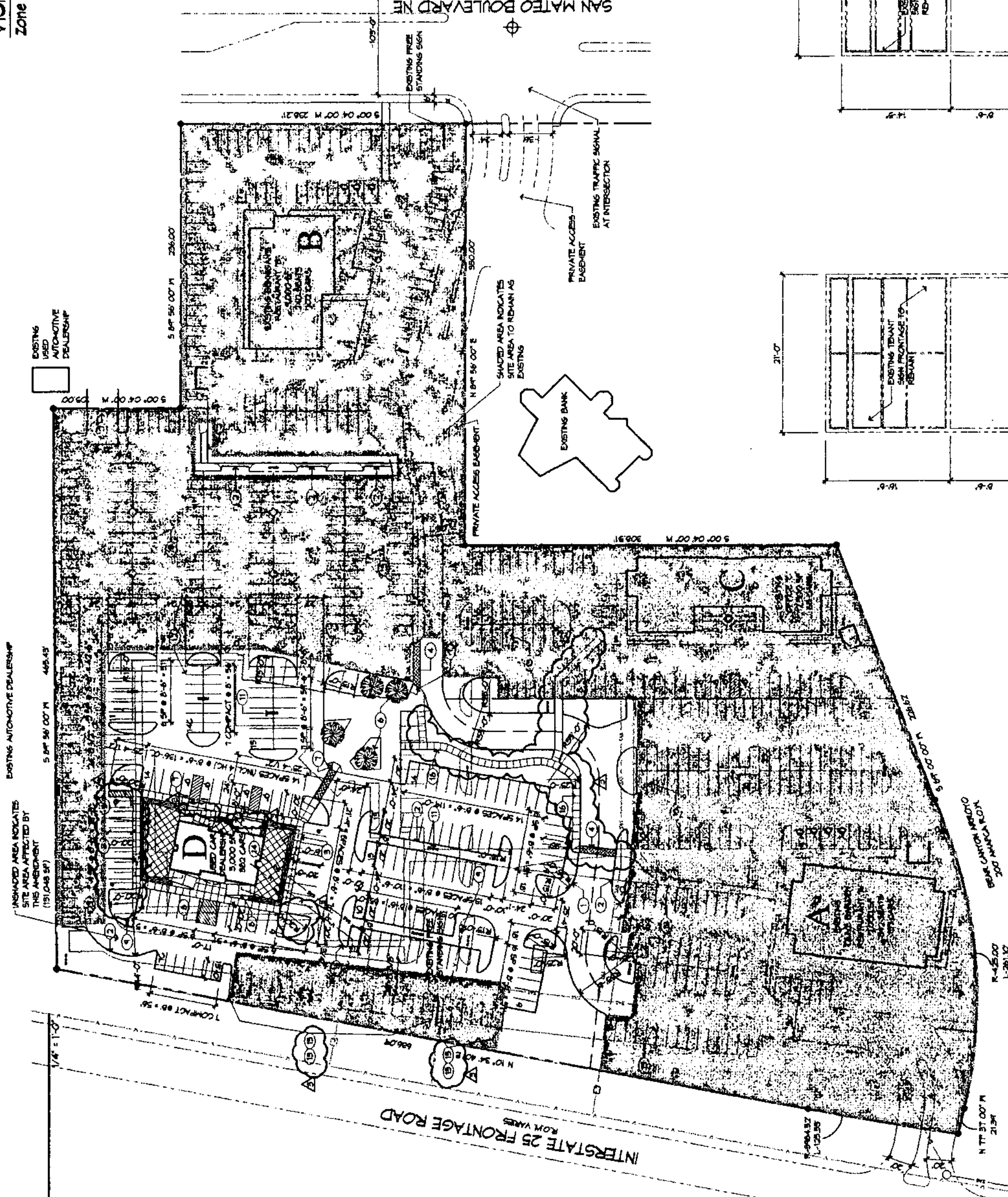
  

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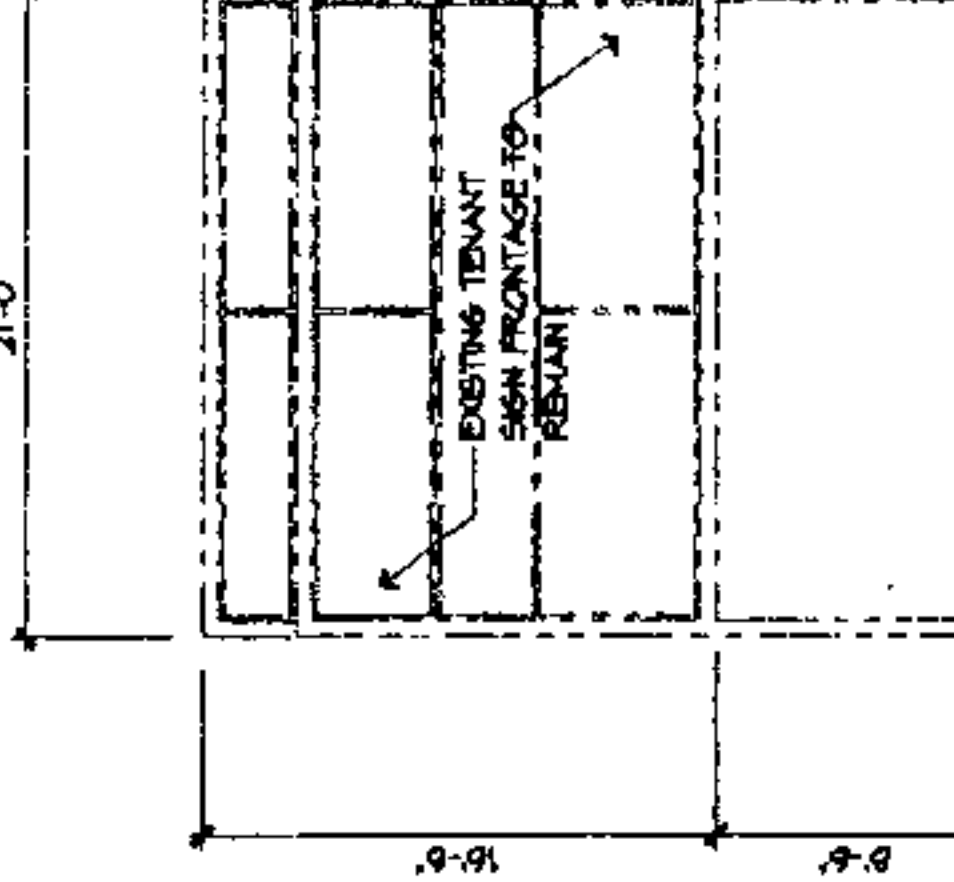
  

ENVIRONMENTAL HEALTH DEPARTMENT  
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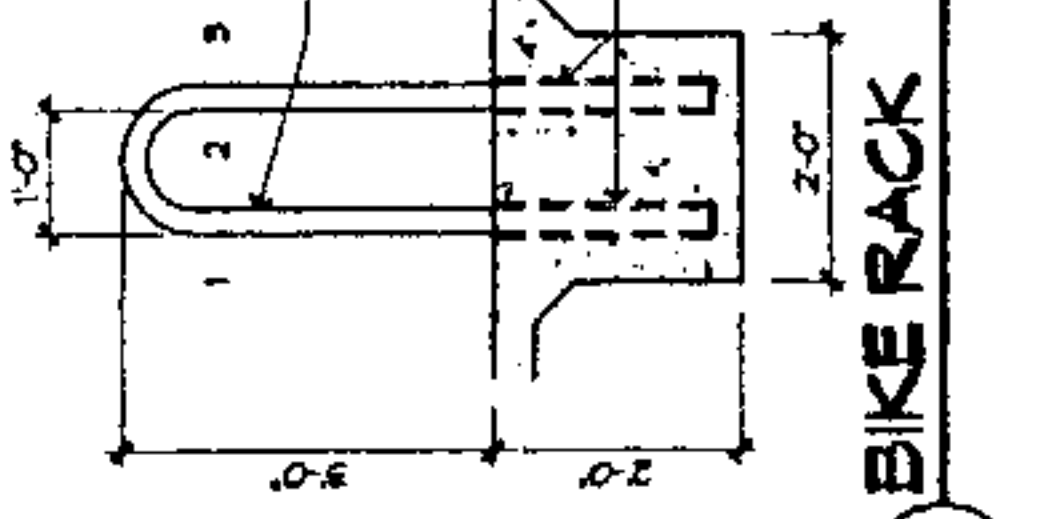
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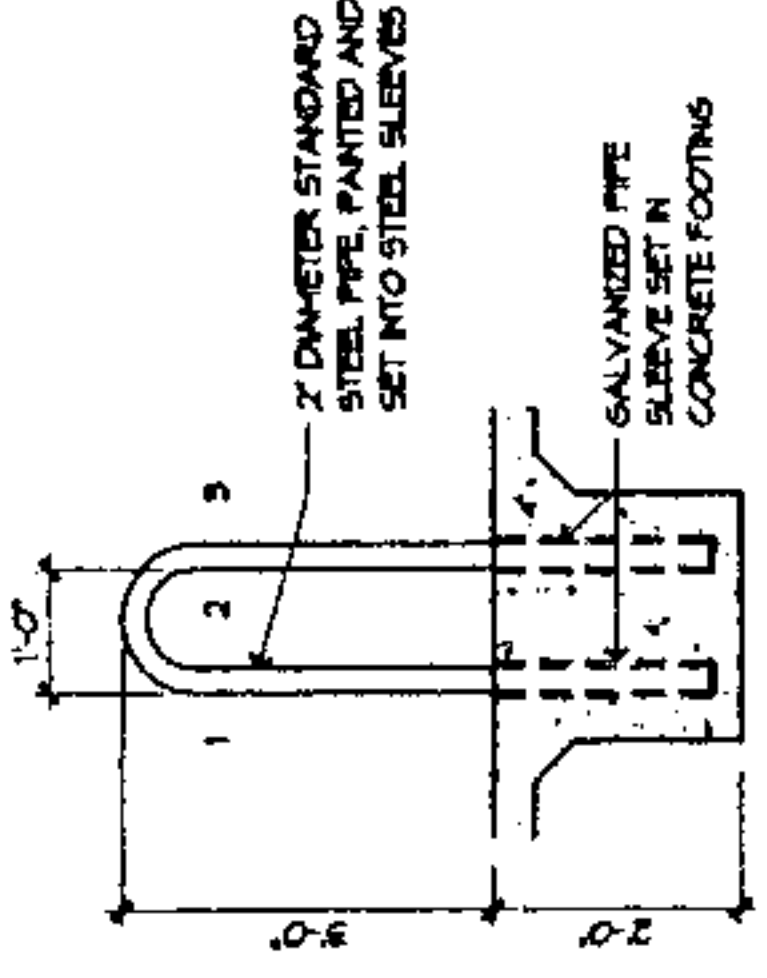
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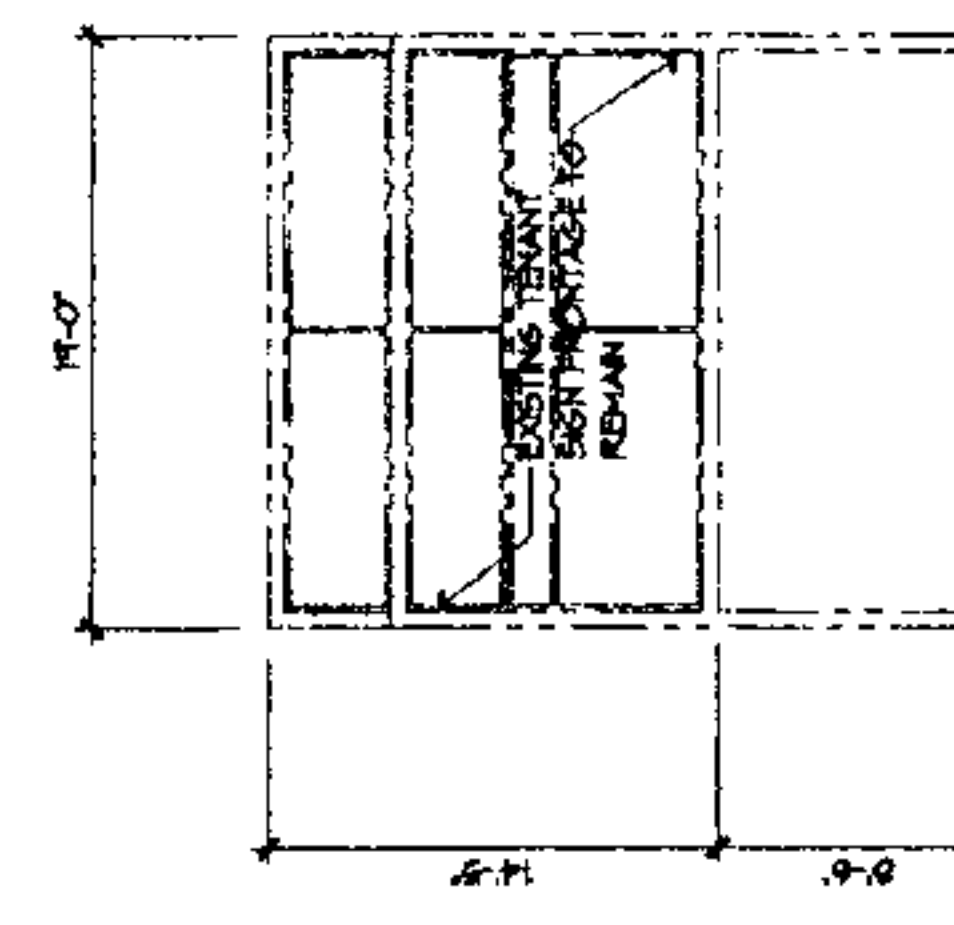
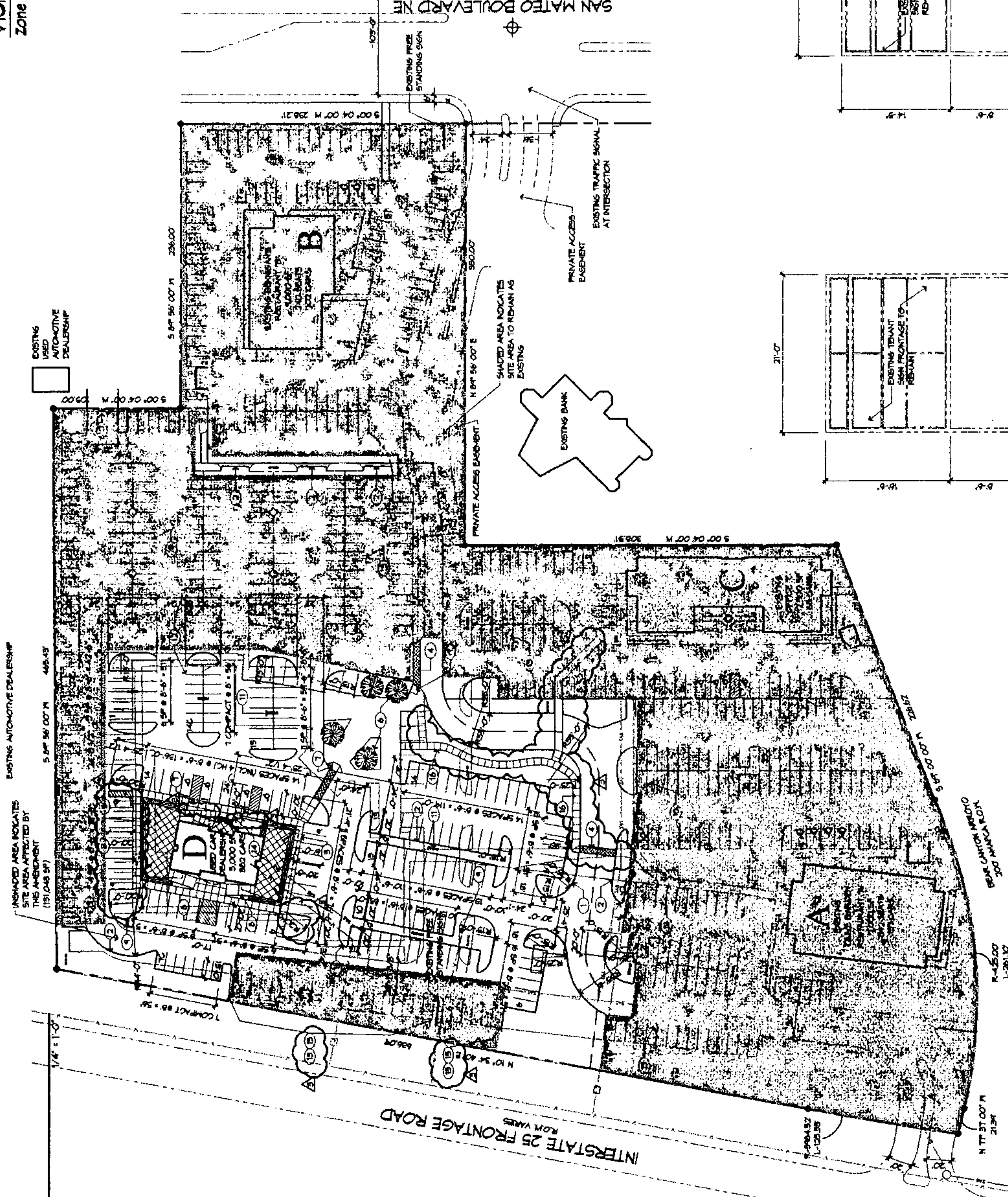
  

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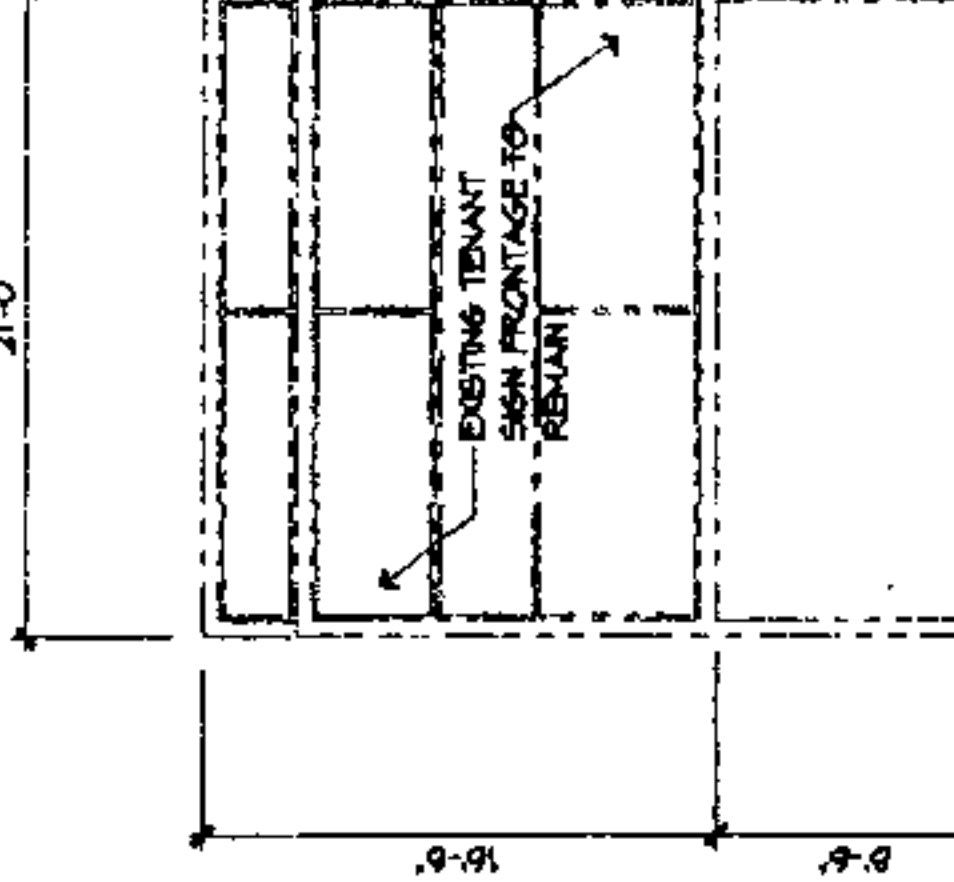
  

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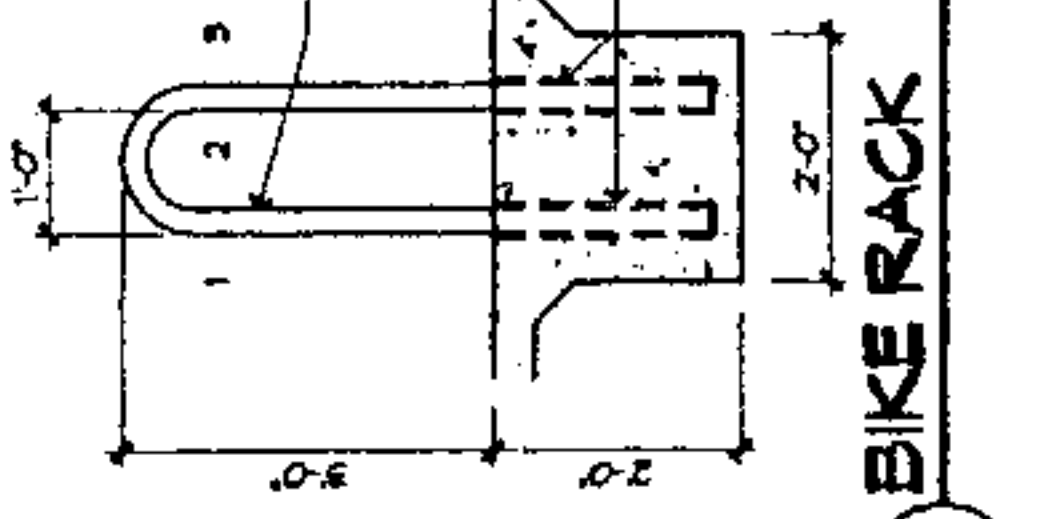
DATE



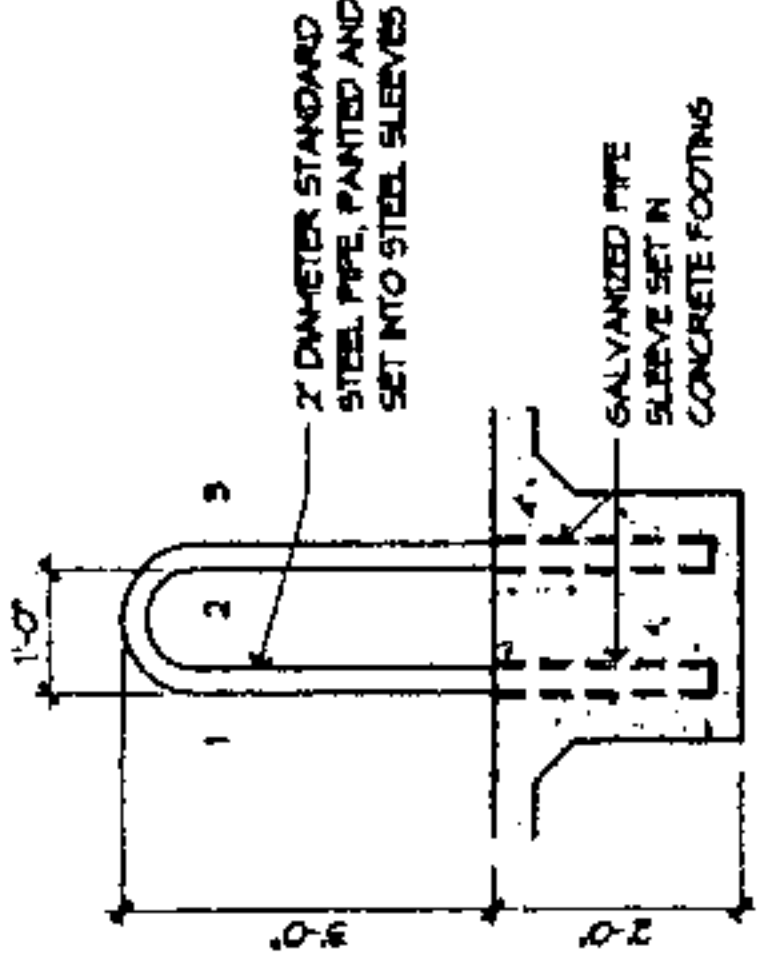
D4 SIGN ELEVATION  
FACING SAN MATEO BLVD.



D3 SIGN ELEVATION  
FACING FRONTAGE ROAD



A1 LIGHT POLE



A2 BIKE RACK



VICINITY MAP  
Zone Atlas Page E-17-Z

# REQUEST FOR AMENDMENT TO SITE DEVELOPMENT PLAN

## APPROVED BY DRB CASE NO. Z-85-96-1

DATED 05-21-1996 APPROVED 07-04-1996

REQUESTED REVISIONS TO SITE PLAN:  
 Δ REVISION TO PARKING AREA  
 Δ REVISION TO BUILDING AREA

**Dekker Perich Sabatini**  
 architects  
 interiors  
 planning  
 engineering

6801 JEFFERSON NE  
 Suite 100  
 Albuquerque, NM 87109  
 505 761-9700  
 fax 761-4722  
 695 681084.com

ARCHITECT

### SITE DATA

ZONE ATLAS MAP NUMBER: E-17-Z  
 SITE AREA: 59,664 SQUARE FEET (APPROX) 1.4 ACRES  
 SITE AREA AFFECTED BY THIS PLAN: 181,048 SF, APPROX 38.0% OF SITE  
 PRESENT ZONING: C-3

BUILDING AREA	APPROVED	ACTUAL/FREE
RESTAURANT A (OLIVE GARDEN)	1,000 SF	500 SEATS
RESTAURANT B (BENIGNATI)	1,000 SF	542 SEATS
USED CAR DEALER	3,000 SF	250 SEATS
OFFICE BUILDING	31,308 SF	240 SEATS
TOTAL		

PARKING REQUIRED:	PER CURRENT CODE
RESTAURANT A (OLIVE GARDEN)	342 / 5 = 114
RESTAURANT B (BENIGNATI)	240 / 3 = 80
USED CAR DEALER	3,000 SF / 200 = 15
OFFICE BUILDING	1,664 SF / 200 = 8
TOTAL PARKING REQUIRED	4,844 SF / 300 = 16

TOTAL HANDICAP PARKING REQUIRED PER ZONE CODE: 684 SPACES = 16  
 TOTAL HANDICAP PROVIDED: 684/200 = 34  
 BICYCLE PARKING PROVIDED: 96

PARKING PROVIDED:  
 RESTAURANT A (OLIVE GARDEN) 197  
 RESTAURANT B (BENIGNATI) 102  
 USED CAR DEALER CUSTOMER / STAFF SPACES 21  
 VEHICLE DISPLAY SPACES 55  
 OFFICE BUILDING 68  
 TOTAL PARKING PROVIDED 664

DRB SUBMITTAL

Sandia Foundation  
 Used Car Dealership  
 San Mateo Boulevard NE  
 Albuquerque, New Mexico

- KEYED NOTES**
- TYPICAL ISLAND CORNER RADIUS: 18'-0"
  - NEW 6" CONCRETE STANDING CURB
  - NEW 6" CONCRETE SIDEWALKS & WIDE
  - NEW TEXTURED COLORED CONCRETE CROSSWALK TO MATCH EXISTING
  - NEW COLORED DISPLAY AREA WITH PATTERNED CONCRETE CHECK
  - NEW HANDICAP PARKING SPACES TO MATCH EXISTING
  - HANDICAP RAMP PER CITY OPEN STANDARDS
  - CONCRETE VEHICLE RAMP
  - EXISTING FIRE HYDRANT TO REMAIN
  - NEW CONCRETE DRIVE CONNECTING TO EXISTING USED CAR DISPLAY AREA
  - NEW CONCRETE DRIVE FROM LOT 1 AND 2 TO NEW DRIVE
  - EXISTING PAVEMENT TO REMAIN
  - EXISTING PARKING SPACES TO REMAIN
  - BIKE RACK, SEE DETAIL AS THIS SHEET AND SITE DATA FOR QUANTITY
  - CAR DISPLAY USE ONLY
  - NEW CONCRETE SIDEWALK & PAVED COLOR TO MATCH EXISTING PAUNTOY TO RESTAURANT (OLIVE GARDEN)

### LEGEND

PROPERTY LINE  
 EXISTING TO REMAIN  
 WATER LINE PROPOSED  
 WATER LINE EXISTING  
 WASTE LINE PROPOSED  
 WASTE LINE EXISTING  
 NEW CURBS  
 EXISTING TO BE REMOVED

PROJECT NUMBER: 1002513  
 APPLICATION NUMBER:  
 Site Development Plan Approval:

THIS SITE DEVELOPMENT PLAN IS CONCURRENT WITH THE SPECIFIC WATER USE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON [DATE], AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE, NOTIFICATION OF DECISION HAVE BEEN COMPLETED WITH:

REVISIONS	DATE	DESCRIPTION OF APPROVAL
Δ 1/2/2008	EPC Conditions of Approval	

TRANSPORTATION, TRANSPORTATION DIVISION	DATE

PARKS & RECREATION DEPARTMENT	DATE

UTILITIES DEVELOPMENT	DATE

**PLANT LEGEND**

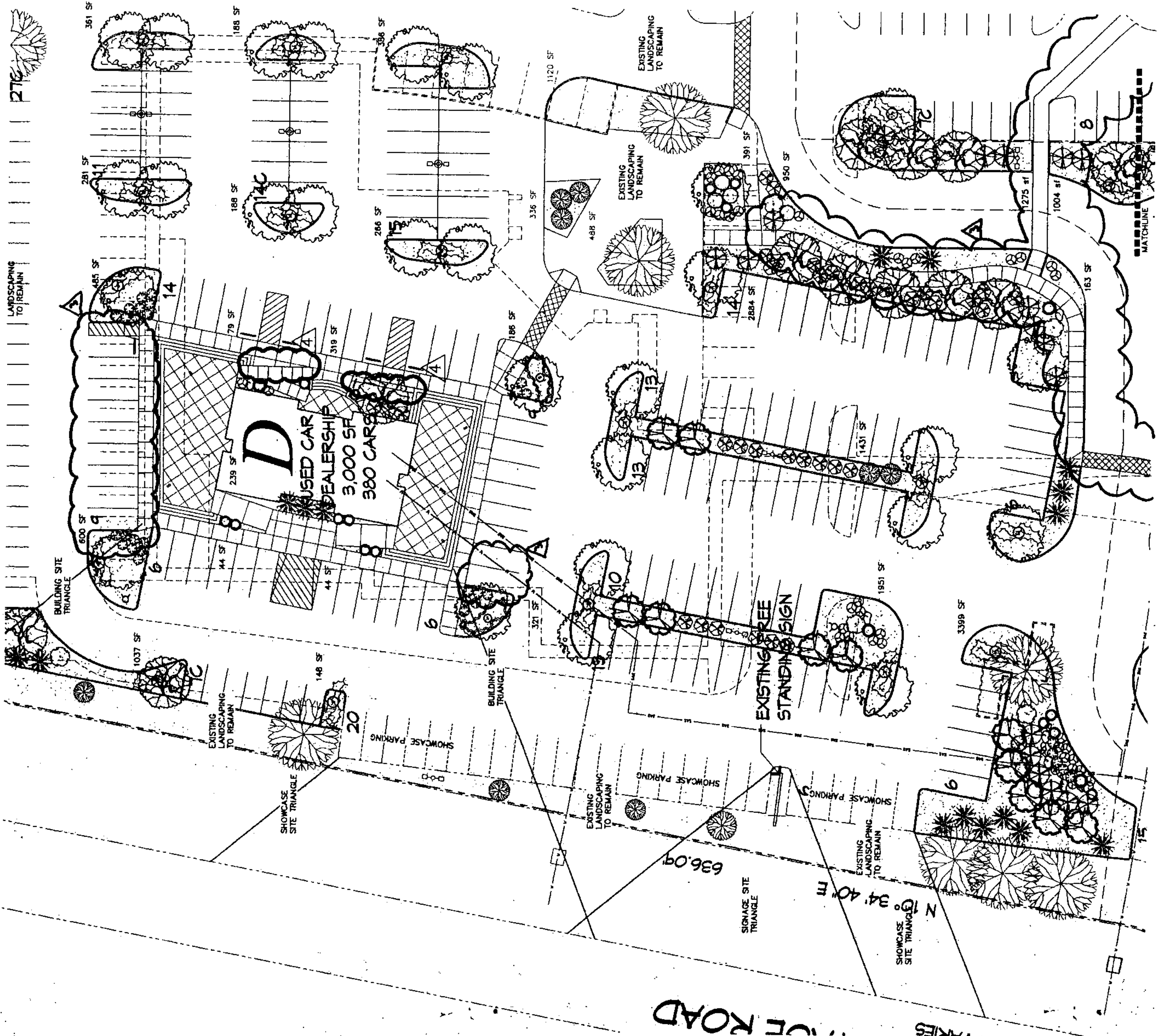
- EXISTING TREE
- STYCAMORE (M) 28  
Platanus spp.  
2" Cal.
- REDBUD (M) 13  
2" Cal. spp.
- PURPLE-LEAF PLUM (M) 11  
Prunus spp.  
1 1/2" Cal.
- MUGO PINE (M) 4  
5 Gal. mugo
- PAMPAS GRASS (M) 19  
Pennisetum purpurifera  
5 Gal. 9sf
- RED TIP PHOTINIA (M) 18  
Photinia 100sf
- BUTTERFLY BUSH (M) 11  
Buddleia 100sf  
5 Gal.
- MANDARINA (M) 9  
Nandina domestica  
5 Gal. 25sf
- INDIAN HAWTHORN (M) 35  
Raphiolepis indica  
5 Gal. 36sf
- ROSEMARY (M) 15  
Rosmarinus officinalis  
2 Gal. 9sf
- LAVENDER (M) 31  
Lavandula angustifolia  
1 Gal. 9sf
- WILDFLOWER 35  
1 Gal. 4sf
- TAM JUNPER (M) 40  
Juniperus 200sf  
5 Gal. 200sf  
Symbol indicates 2 plants
- GREYLEAF COTONEASTER (M) 6  
Cotoneaster buxifolius  
5 Gal. 9sf  
Symbol indicates 3 plants
- BOULDERS 14
- 6"X8" MOWCURE
- SANTA FE BROWN GRAVEL  
WITH FILTER FABRIC
- EXISTING LANDSCAPING  
TO REMAIN

**LANDSCAPE NOTES:**  
 Landscape maintenance shall be the responsibility of the Property Owner.  
 It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping Ordinance. Approval of this plan does not constitute or imply any action from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.  
 Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping Ordinance. In general, water conservation principles will be followed in design and installation.  
 Plant beds shall achieve 75% live ground cover at maturity.  
 Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

**IRRIGATION NOTES:**  
 New irrigation to be tied in to existing system. The existing system is assumed to be in good working order. If not a time and material basis shall apply.  
 Irrigation shall be a complete underground system with Trees to receive (3) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.  
 Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.  
 Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.  
 Location of controller to be field determined and power source for controller to be provided by others.  
 Irrigation maintenance shall be the responsibility of the Property Owner.  
 Water and Power source shall be the responsibility of the Developer/Builder.

**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA	39813	square feet
TOTAL NEW BUILDINGS AREA	2040	square feet
TOTAL EXISTING BUILDINGS AREA	24852	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	37213	square feet
LANDSCAPE REQUIREMENT	15%	square feet
TOTAL LANDSCAPE REQUIREMENT	55816	square feet
TOTAL NEW BED PROVIDED	19620	square feet
GROUND COVER REQ.	15%	square feet
TOTAL GROUND COVER REQUIREMENT	14003	square feet
TOTAL GROUND COVER PROVIDED	15065	square feet
TOTAL NEW SOD AREA	0	square feet
TOTAL EXISTING LANDSCAPE AREA	58500	square feet
TOTAL LANDSCAPE PROVIDED	73041	square feet



**The Hilltop**  
 LANDSCAPE ARCHITECTS & CONTRACTORS  
 Cont. Lic. #28458  
 7909 Edith N.E.  
 Albuquerque, NM 87184  
 Ph. (505) 898-9690  
 Fax (505) 898-7737  
 cjhanson@hilltoplandscaping.com

GRAPHIC SCALE  
 20 10 0 10 20  
 SCALE: 1"=20'



**Dekker  
Perich  
Sabatini**

6801 Jefferson Rd  
Suite 100  
Albuquerque, NM 87109  
505 761-3700  
fax 761-4222  
dps@dpsebg.com

ARCHITECT

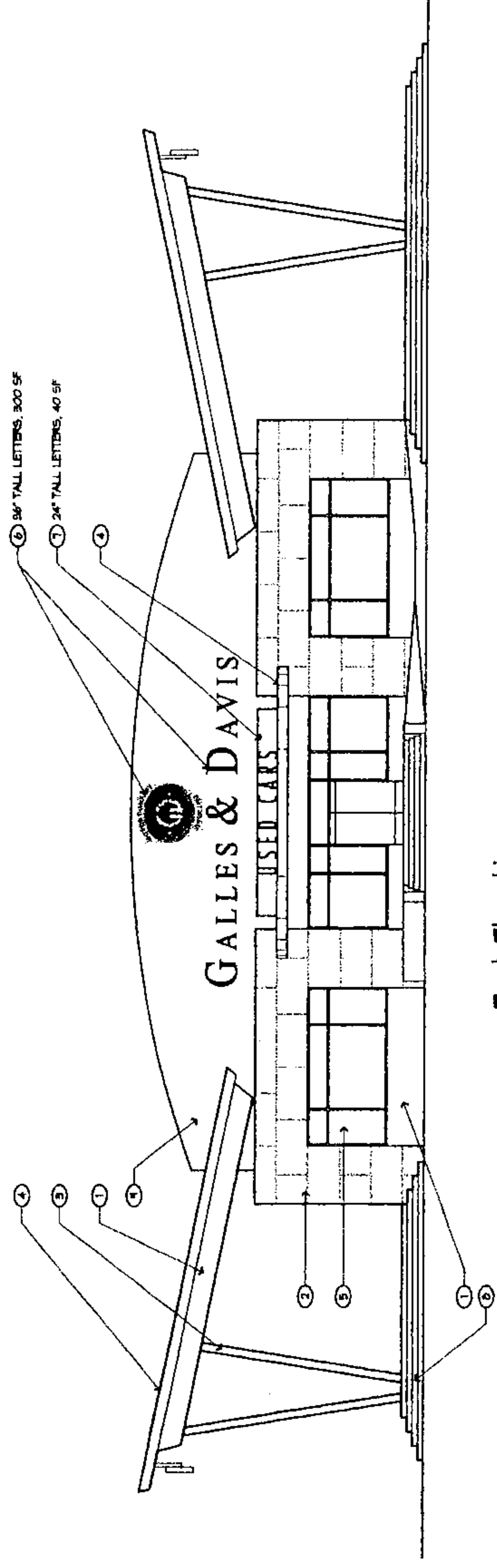
ENGINEER

**DRB  
SUBMITTAL**

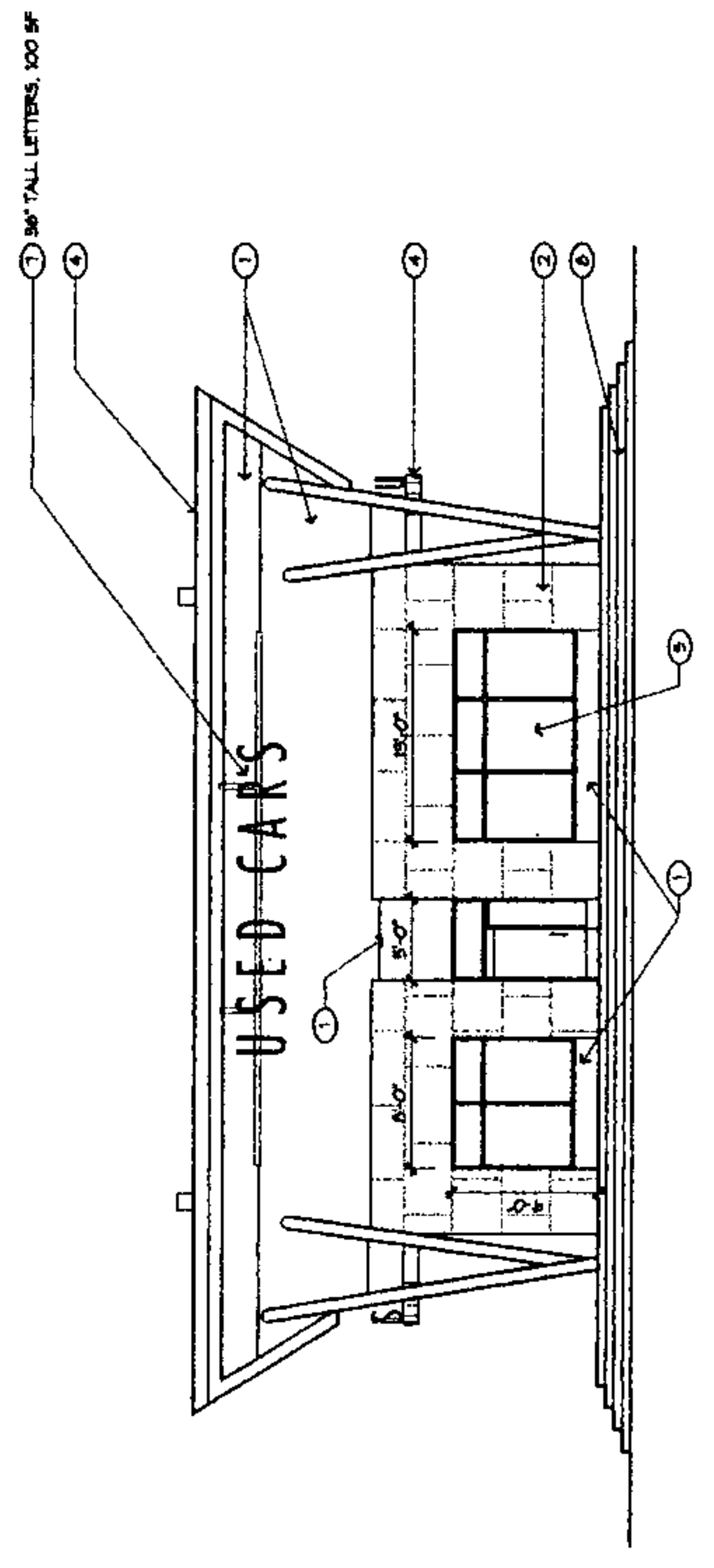
PROJECT

**KEYED NOTES**

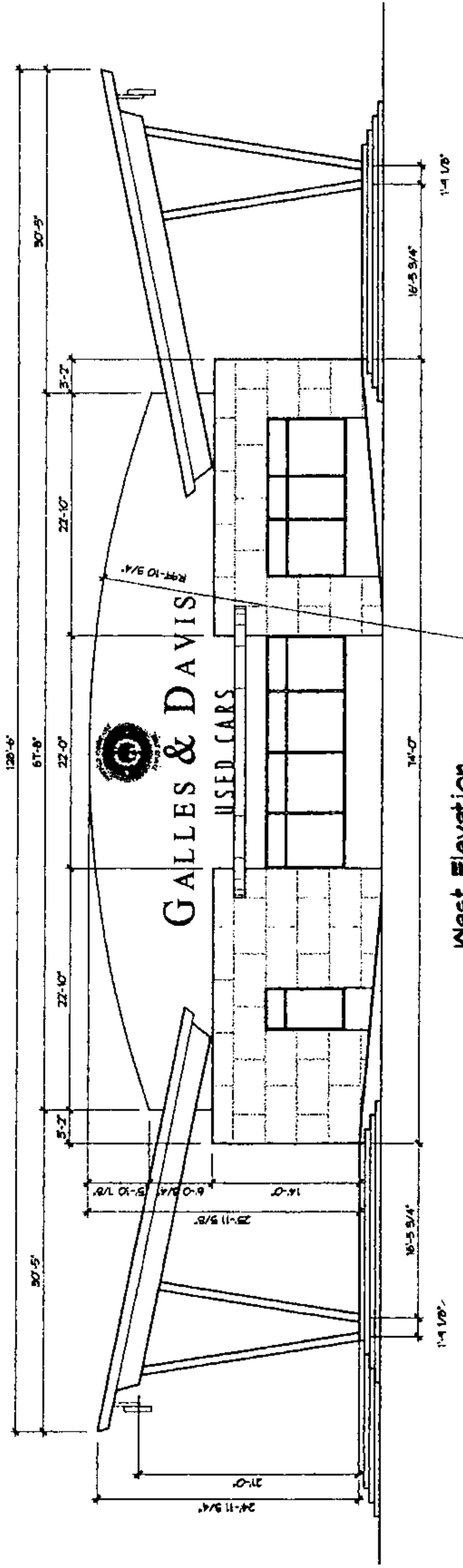
1. STUCCO COLOR 1. OFF-WHITE
2. STUCCO COLOR 3. CREAM Limestone
3. STEEL PIPE COLUMNS WHITE
4. ALUMINUM STOREFRONT PAINTED WITH CLEAR GLASS
5. ALUMINUM STOREFRONT AND NAME PAINTED ON STUCCO AND LIT WITH ROOF MOUNTED LIGHTS. LOGO & STORE LETTERS 36" TALL
6. ALUMINUM CHANNEL LETTERS, OPEN WITH EXPOSED COLORED REGR. FOOT CASTER
7. ALUMINUM CHANNEL LETTERS, OPEN WITH EXPOSED COLORED REGR. FOOT CASTER
8. CONCRETE STEPS AND RAMPS
9. RECLAIMED GREEN STUCCO COLOR 1
10. POLYMETAL DOORS, PAINTED WHITE



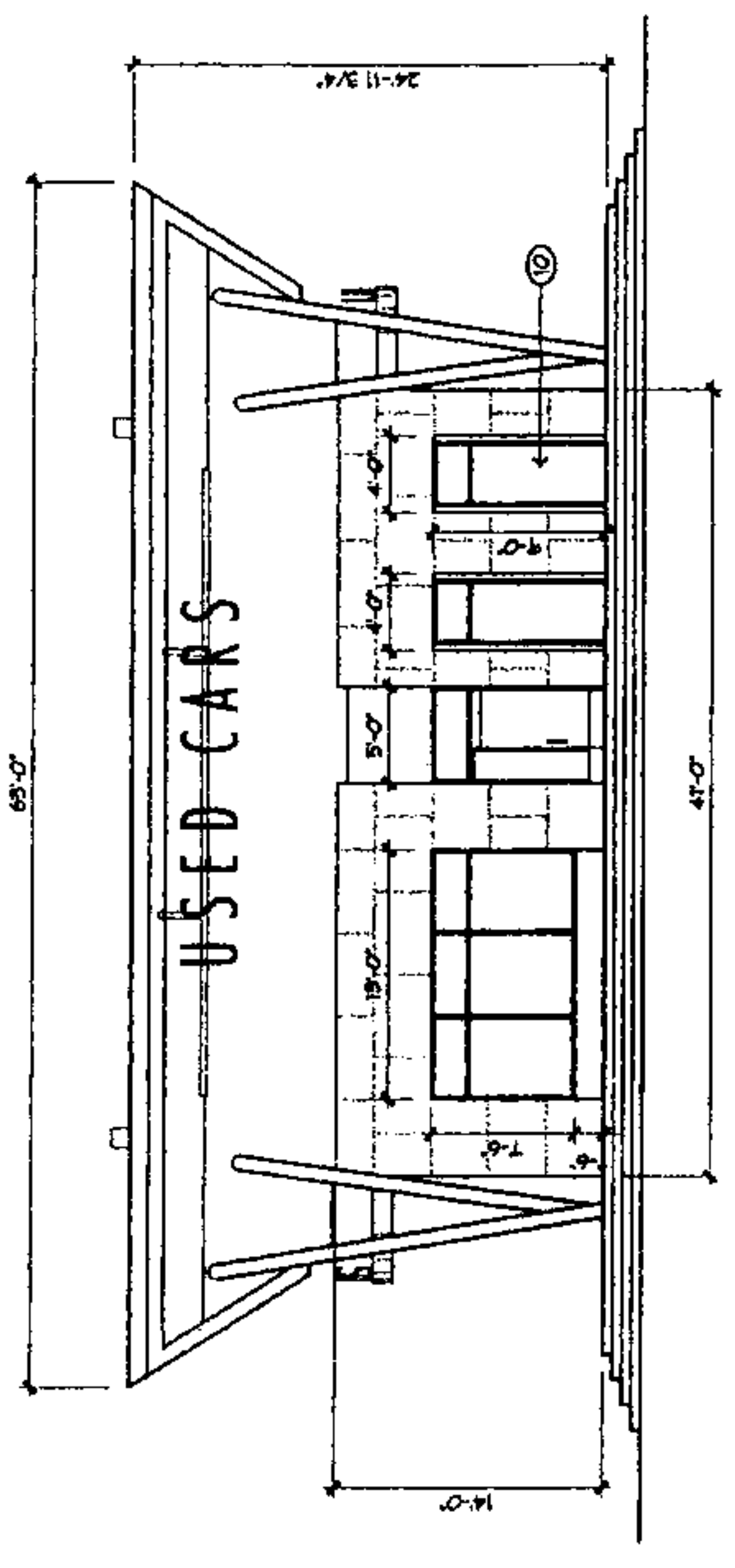
**East Elevation**  
DIMENSIONS SIM. TO WEST ELEVATION 1/8" = 1'-0"



**South Elevation**  
DIMENSIONS SIM. TO NORTH ELEVATION 1/8" = 1'-0"



**West Elevation**  
NOTES SIM. TO EAST ELEVATION 1/8" = 1'-0"



**North Elevation**  
NOTES SIM. TO SOUTH ELEVATION 1/8" = 1'-0"

Sandia Foundation  
Used Car Dealership  
San Mateo Boulevard NE  
Albuquerque, New Mexico

REVISIONS

1	11/2/09	RFC Comments of Approval
2		
3		
4		

DRAWN BY	KC, BC, CRG
REVIEWED BY	CRG
DATE	04/01/09
PROJECT NO.	CR09B
DRAWING NAME	ELEVATIONS



SHEET NO. **C-4(A)**



Correct

Signature

Black will

be on Original

mylar

# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

Supplemental form

**S**

**V**

**P**

**L**

Supplemental form

**ZONING**

**Z**

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

**APPEAL / PROTEST of...**

**A**

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

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

**APPLICANT INFORMATION:**

NAME: Sandia Foundation  
 ADDRESS: 700 Lomas Blvd., NE Suite 204  
 CITY: Albuquerque  
 Proprietary interest in site: Owner  
 AGENT (if any): Dekker/Perich/Sabatini  
 ADDRESS: 6801 Jefferson Street, NE  
 CITY: Albuquerque

STATE NM ZIP 87102  
 STATE NM ZIP 87109

PHONE: 505-242-2684  
 FAX: 505-246-2411  
 E-MAIL: pglennon@msn.com  
 PHONE: 505-761-9700  
 FAX: 505-761-4222  
 E-MAIL: chrisg@dpsabq.com

**DESCRIPTION OF REQUEST:** DRB approval of Amendment to Site Development Plan for Building Permit (see attached letter)

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. Tracts A-1 & A-2 Block: ? Unit: ?  
 Subdiv. / Addn. Triangle Realty Co.  
 Current Zoning: C-3 Proposed zoning: No change  
 Zone Atlas page(s): E-17 No. of **existing** lots: 2 No. of **proposed** lots: 2  
 Total area of site (acres): 9 acres Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No  
 UPC No. 101706247210540211 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: San Mateo, NE (west side)  
 Between: Osuna, NE and I-25, NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): Z-85-36-1, Z-1140, V-86-148 03EPC-00318

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 10/16/2002

**SIGNATURE**

*Christopher R. Gunning*

DATE 5/6/2003

(Print) Christopher R. Gunning, AIA, Principal, Dekker/Perich/ Sabatini, Ltd

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

03DRB - 00739  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Action

SBP(F)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

S.F.

P(3)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Fees

\$ 0  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Hearing date May 14<sup>th</sup> 03

Total  
\$ 0

*Christopher R. Gunning*  
 Planner signature / date

Project # 1002513

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

**SKETCH PLAN REVIEW AND COMMENT**

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
  - Solid Waste Management Department signature on Site Plan
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - Blue-line copy of Site Plan with Fire Marshal's stamp
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
  - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
  - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
  - Infrastructure List, if relevant to the site plan *CR6*
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

Chris Gunning  
Applicant name (print)  
almmgunning  
Applicant signature / date  
5/6/03

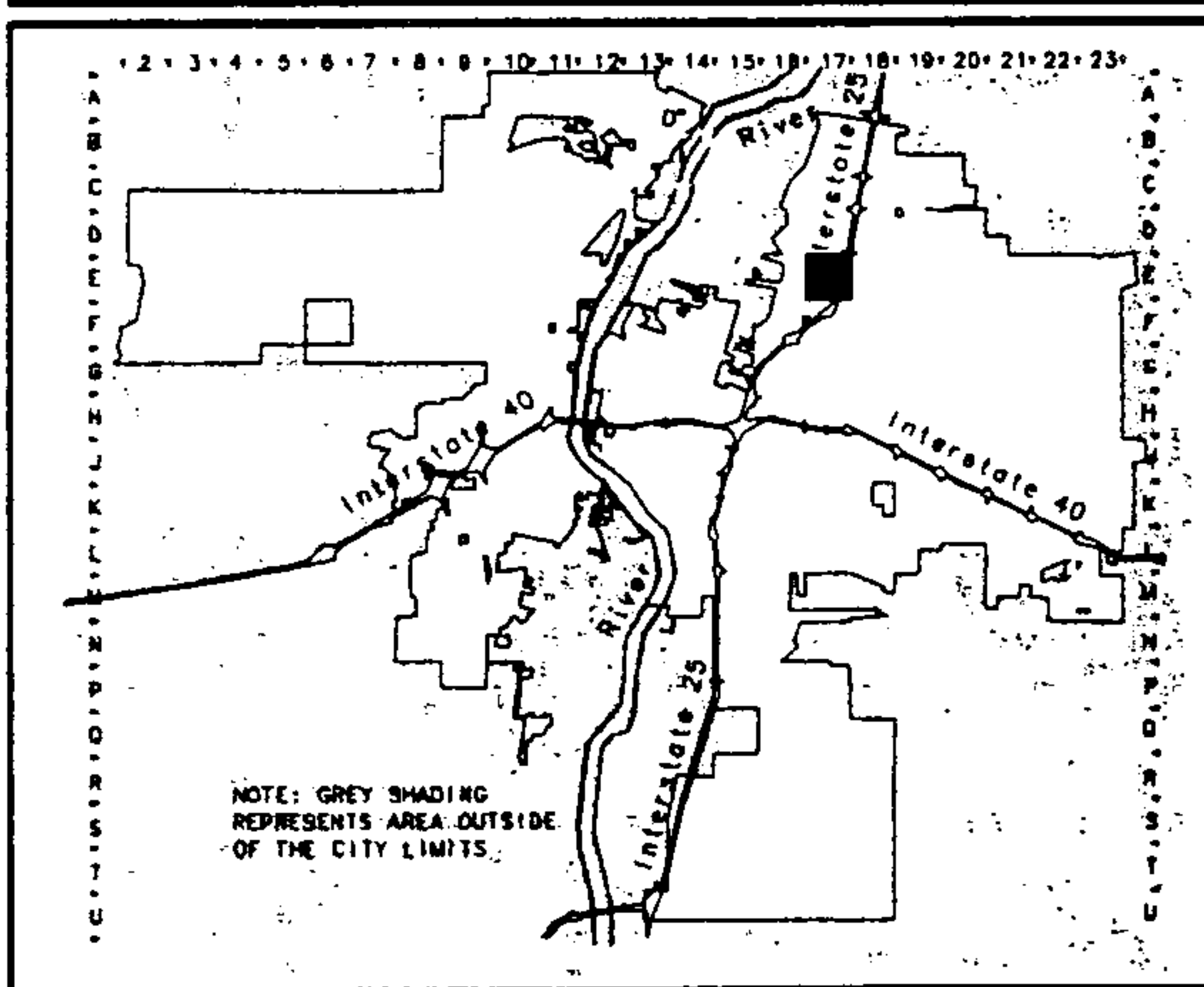
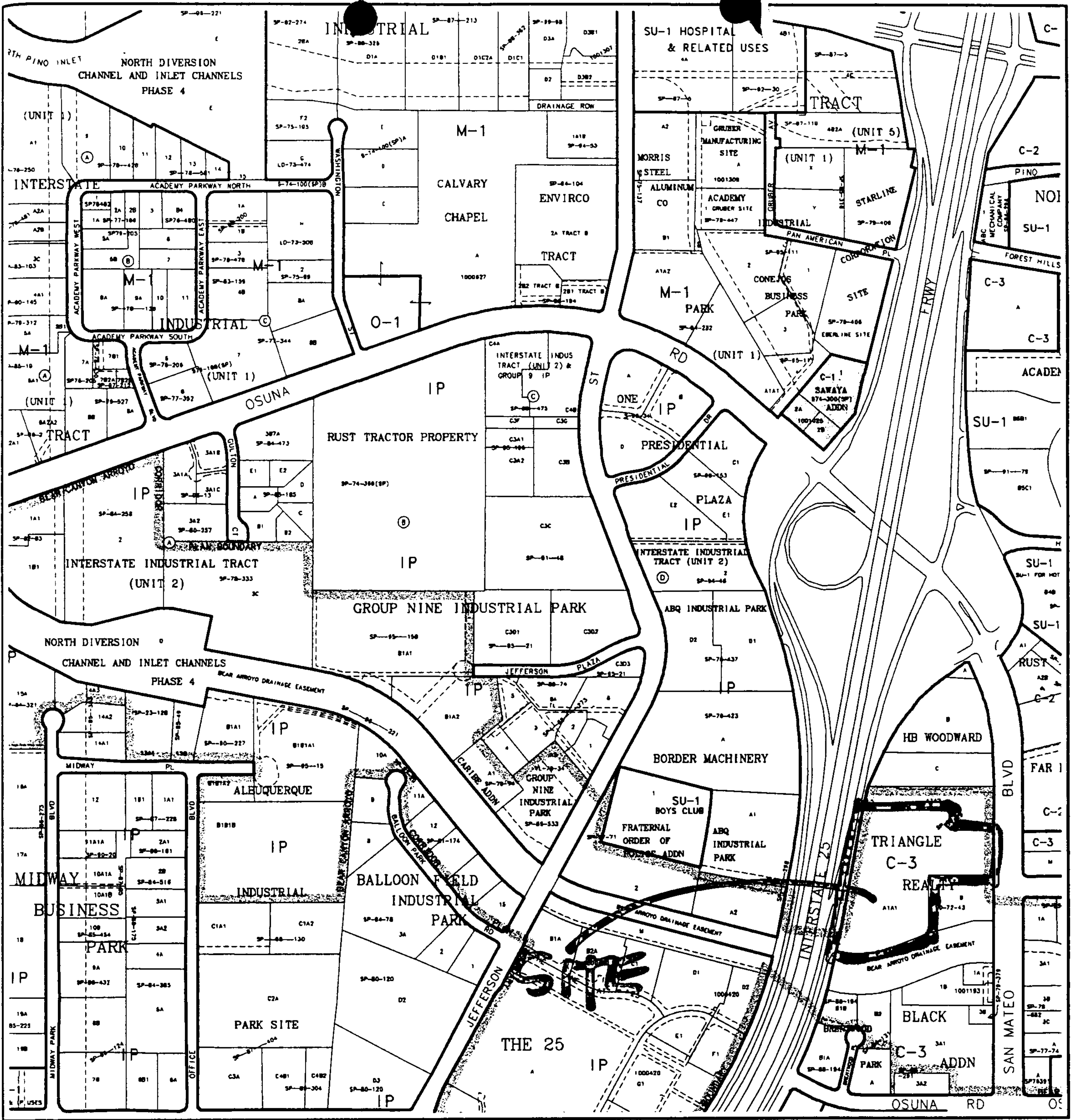


Form revised September 2001

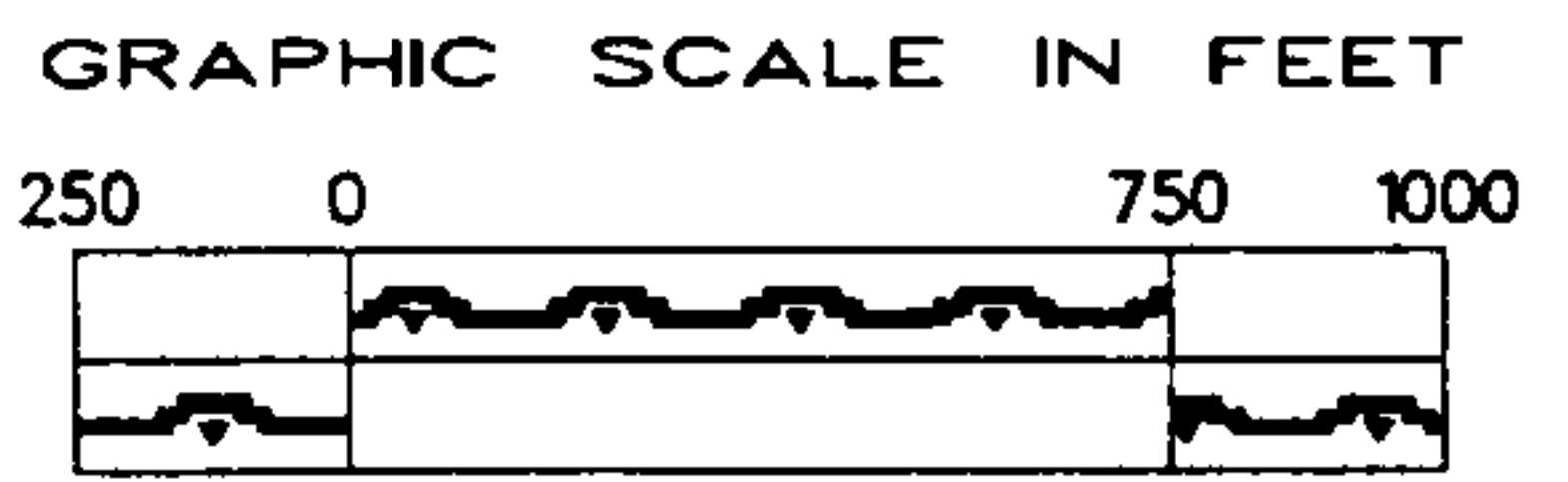
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
03DRB - - - - - 00739

Robert 5-06-03  
Planner signature / date  
**Project #** 1002513



CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2002

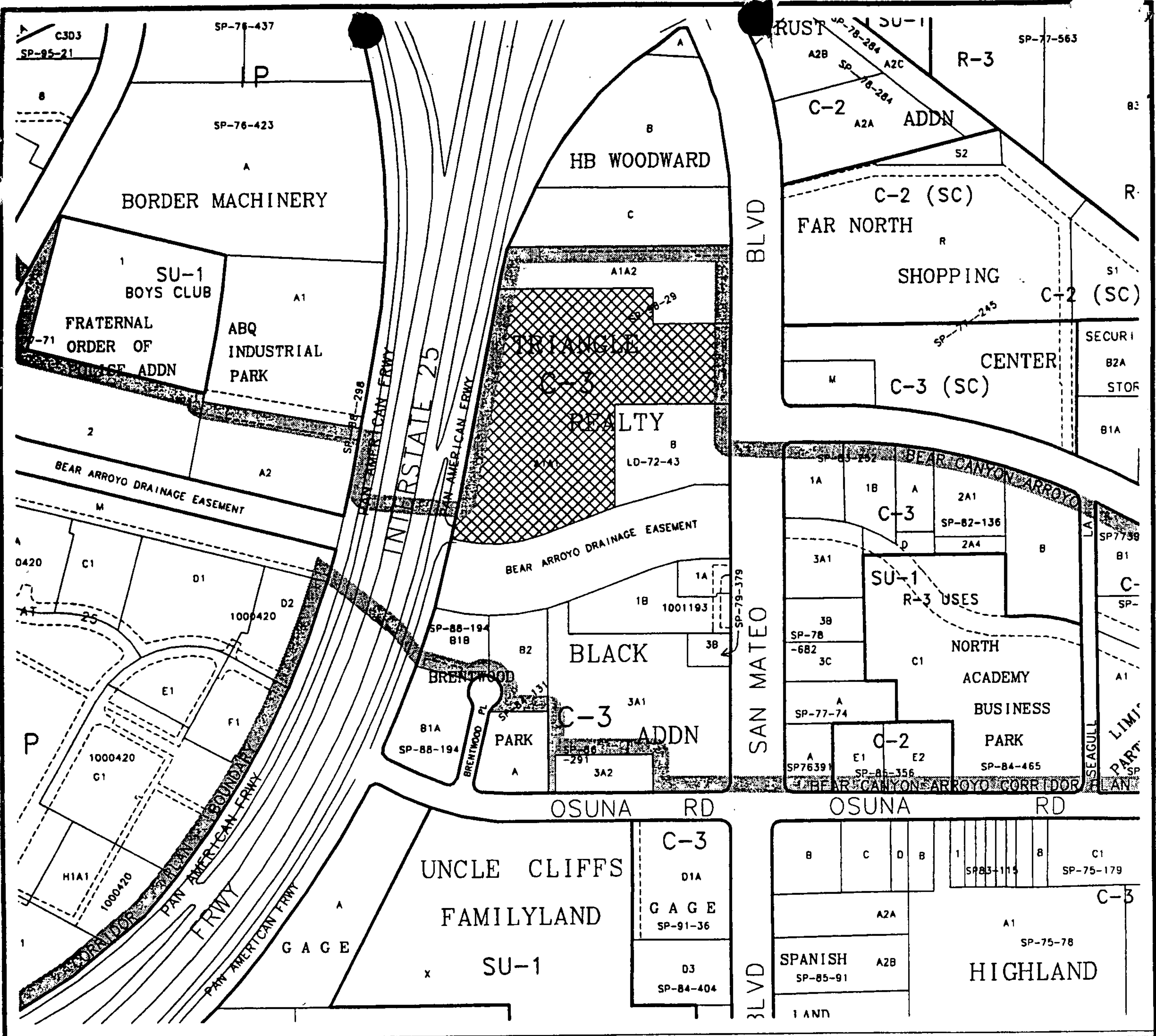


Zone Atlas Page

E-17-Z

Map Amended through April 03, 2002





**ZONING MAP**



Scale 1" = 430'

PROJECT NO. <b>1002513</b>
HEARING DATE <b>4-17-03</b>
MAP NO. <b>E-17</b>
ADDITIONAL CASE NUMBER(S) <b>03EPC-00318</b>

Note: Shaded area indicates County Not to Scale

May 6, 2003

Ms. Sheran Matson, AICP  
DRB Chair  
City of Albuquerque Planning Department  
600 Second Street, NW  
Albuquerque, New Mexico 87102



**Dekker/Perich/Sabatini**

architecture  
interiors  
planning  
engineering

Re: Sandia Foundation Office Building  
Project # 1002513; EPC 03EPC-00318

Dear Ms. Matson:

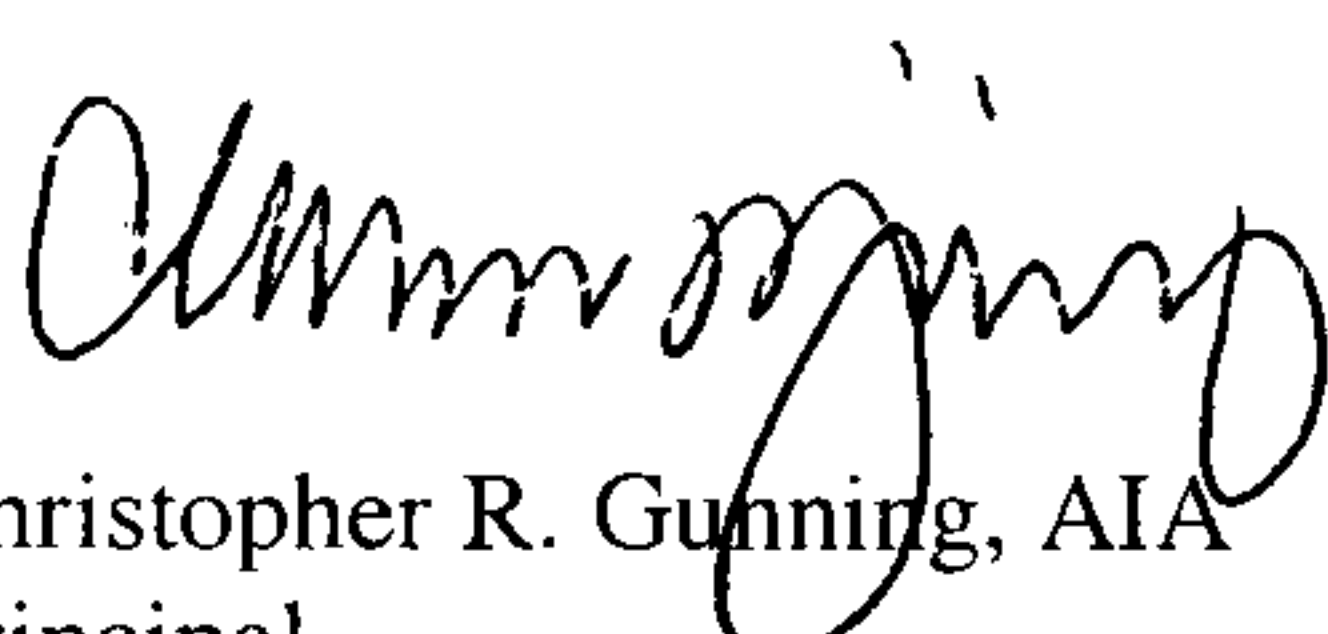
With this letter, we are transmitting the revised EPC drawings for review by the DRB. The following narrative describes changes to the drawings for compliance with the EPC's conditions of approval as stated in the Official Notification of Decision dated April 18, 2003.

1. This letter describing changes to the drawings addresses condition 1.
2. A pedestrian path of textured and colored concrete has been added through the existing parking area to the existing restaurant to the west.
3. The Landscaping Plan has been modified to provide vegetative material that will attain 75% minimum coverage at maturity in planting areas over 36 square feet. In addition, area calculations have been added to the Landscaping Plan to show the square footage of planting beds.
4. The location and number of trees has been verified to conform to the requirements of this condition. At least one tree is provided for every ten parking spaces, and no parking space is more than 100' from a tree.
5. Twenty lineal feet of seating has been added to the forecourt of the building to comply with this condition.
6. Signage details have been revised to show modifications to the existing signs as well as proposed new building signage. Signage meets the requirement of the C-3 zone.
7. No new fencing is proposed in this Site Development Plan. Security for the building will be provided through a monitored electronic security system.
8. No new parking lot light fixtures are proposed with this Site Development Plan. Two existing light fixtures are being relocated to conform to the new site layout.
9. To the best of our knowledge, there are no outstanding actions required by previous planning approvals for this property, and the site complies with DPM Standards and the current COA Zoning Code. The utility connections are shown on the site plan with separate connections to public lines at the Frontage Road.
10. The required accessible trail connection has been provided, although the trail does not yet exist. A meeting to coordinate with Parks & Recreation is scheduled and will be completed prior to the DRB hearing.
11. A detail of the refuse enclosure meeting the requirements of this condition has been added to the drawings.
12. A fire flow statement has been obtained from the Fire Department and the required copy of a site plan with the Fire Department's stamp has been provided.
13. The east elevation has been altered to include a change in window pattern and color at the central 20' wide panel. The color matches the color used as a wainscot for the remainder of the building.

Should you have any questions or need clarification of these statements of compliance, please call me at 761-9700.

Sincerely,

**Dekker/Perich/Sabatini Ltd.**

  
Christopher R. Gunning, AIA  
Principal

Cc: Pat Glennon  
file

■■■  
6801 Jefferson NE  
Suite 100  
Albuquerque NM  
87109  
505 761.9700  
fax 761.4222  
dps@dpsabq.com



Chris &  
**RECEIVED**

APR 24 2003

Dekker/Perich/Sabatini

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

Date: April 18, 2003

### OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002513**  
03EPC-00318 EPC Site Development Plan-  
Amendment to Building Permit

Sandia Foundation  
700 Lomas Blvd. NE, Ste. 204  
Albuq. NM 87102

LEGAL DESCRIPTION: for all or a portion of Tract(s) A-1 & A-2, **Triangle Realty Co.**, zoned C-3, located on SAN MATEO NE, between OSUNA NE and I-25 NE, containing approximately 9 acre(s).  
(E-17) Cynthia Borrego, Staff Planner

On April 17, 2003, the Environmental Planning Commission voted to approve Project 1002513, a Site Development Plan for Building Permit, for Tr. A-1 and A-2, located on the West side of San Mateo between Osuna and I-25, based on the following Findings and subject to the following Conditions:

#### FINDINGS:

1. This is a request for a site development plan for building permit for Tr. A-1 and A-2, located on the West side of San Mateo between Osuna and I-25 NE. The site plan proposes a new pad site and a 12,508 square foot office building.
2. The request is for new growth in an area where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured (*Established Urban Policy e*).
3. This request is generally in conformance with the goals and polices of the *Comprehensive Plan*, specifically, by locating a commercial use within an existing commercially zoned area and by improving the quality of the visual environment. Site landscaping and building façade treatments will blend with the surrounding area (*Established Urban Policies j and m*).
4. This request is in conformance with Policy i of the *Comprehensive Plan* by locating employment and service uses to complement residential areas and by placing them to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

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5. This request is in conformance with Established Urban Policy j of the *Comprehensive Plan* by proposing a location, intensity, and design of new development that shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.
6. The subject site is located on land adjacent to arterial streets and has been planned to minimize harmful effects of traffic. In this way, the livability and safety of established residential neighborhoods is protected by transportation planning and operations (*Established Urban Policy k*).
7. The subject site is located in a designated "Activity Center", according to the Albuquerque Comprehensive Plan.
8. The proposed infill office development would support the goals of Resolution 91-1998 (R-70).
9. The proposed development does not conflict with the policies of "The Bear Canyon Arroyo Corridor Plan", first adopted in June 1991.
10. There was no neighborhood opposition received for this request.

**CONDITIONS:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. New pedestrian crossings from the office building to the restaurant to the west shall be designed using textured material. This material shall be material other than asphalt. This material shall be clearly stated on the site plan.
3. Landscape regulations require that 75% of landscape areas over 36 square feet in size must be covered with living, vegetative material. Planting beds shall obtain 75% coverage of living vegetation at time of maturity. Additional low water use shrubs, groundcovers and flowers shall be added to the planting beds to ensure this coverage. This condition shall apply only to new construction within the clouded area shown on the Site Development Plan.

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4. The site plan shall provide shade trees in the parking lot areas. Trees should be provided at a rate of 1 for every 10 parking spaces to provide shade. No parking space shall be more than 100 feet from a tree trunk. This requirement shall apply only to new construction within the clouded area shown on the Site Development Plan.
5. A minimum of 20 linear feet of seating shall be provided in the general area of the principal building entry.
6. The exact details and materials of the signage shall be noted on the site development plan and shall comply with the C-3 Zone.
7. The type, height, material and color of any fencing proposed for the site shall be noted on the site plan. No chainlink, razor wire or plastic/vinyl fencing is permitted. Details of security for the building shall also be provided prior to final plan sign off.
8. New light fixtures shall be a maximum of 20-feet high. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cut-off type to prevent fugitive light. No light source shall be visible from the site perimeter.
9. The applicant shall meet the following Public Works Conditions:  
**Transportation Development:**
  - All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
  - Site shall comply and be designed per DPM Standards and current COA Zoning Code.**Utility Development:**
  - Domestic water and fire protection will require separate connections to public lines in either San Mateo or the Frontage road.
10. The site plan should show an ADA accessible paved connection from the south end of the site to the Bear Arroyo Trail. This connection shall be similar in width and style to other pedestrian connections within the site. The applicant should coordinate this trail connection with the City of Albuquerque, Parks & Recreation Department.
11. The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque and chain link gates are not allowed. A detail showing the proposed refuse enclosure location shall be provided on the site plan, and coordinated with SWMD staff.

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12. The Fire Department states any new additions will require a fire flow statement prior to DRB approval.
13. The east elevation shall be altered to vary the window pattern in the central 20 foot panel from the other panels and to vary the finish or color within the central 20 foot panel.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MAY 2, 2003 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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

Sincerely,

  
Victor J. Chavez  
Planning Director

VJC/CB/ac

cc: Dekker Perich Sabatini, 6801 Jefferson NE, Ste 100, Albuquerque, NM 87109  
Irene Minke, Academy Acres North, 6504 Dungan NE, Albuquerque, NM 87109  
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