



COMPLETED 09/15/05 stt
DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: 05DRB-01175 (FP)
Project Name: CAS ADDITION
Agent: Bordenave Designs

Project # 1002529
Phone No.: 823-1344 480-6817

Your request for (SDP for SUB), (SDP for BR), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/3/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: *NMU signature*
plat + 300 ft match

CITY ENGINEER / AMAFCA: *OK*
~~AMAFCA signature~~

PARKS / CIP: _____

PLANNING (Last to sign): *Record Plat*
8/15/05

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

Project Number

1002529



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: 05DRB-01175 (FP)

Project # 1002529

Project Name: CAS ADDITION

Agent: Bordenave Designs

Phone No.: 823-1344

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/3/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: NMMU signature
plat + SDP match

CITY ENGINEER / AMAFCA: OK
~~AMAFCA signature~~

PARKS / CIP: _____

PLANNING (Last to sign): Record Plat
AGIS OK

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.

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

Project Number

1002529



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 3, 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: 11:15 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001926**
05DRB-01125 Major-One Year SIA

TIERRA WEST LLC agent(s) for JD HOME, INC., request(s) the above action(s) for all or a portion of Lots 1 – 34 **MUSTANG MESA**, zoned R-2, located on 72nd PL NW, between INTERSTATE 40 WEST and GLENRIO RD NW containing approximately 5 acre(s). [REF: 03DRB-01224; 03DRB-01225; 04DRB-01358; 04DRB-1393; 04DRB-01394] (J-10) **A ONE-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1004353**
05DRB-01119 Major-Preliminary Plat Approval
05DRB-01120 Minor-Temp Defer SDWK
- SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLS request(s) the above action(s) for all or a portion of Tract(s) 6, **THE TRAILS, UNIT 2**, zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 04DRB01322] [*Listed under Project #1002962 in error*] [*Deferred from 8/3/05*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**
3. **Project # 1003189**
05DRB-01127 Major-Preliminary Plat Approval
05DRB-01129 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, **TOWN OF ATRISCO GRANT**, zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). [*Deferred from 8/3/05*] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**
4. **Project # 1004177**
05DRB-01122 Major-Preliminary Plat Approval
05DRB-01124 Minor-Temp Defer SDWK
05DRB-01123 Minor-Sidewalk Waiver
- BOHANNAN HUSTON INC. agent(s) for SANDIA PROPERTIES LTD. CO. request(s) the above action(s) for TRACTS 10, 11, 12 & 13 VENTANA RANCH WEST, **(to be known as VENTANA HIGHLANDS SUBDIVISION)** zoned R-LT residential zone, located on VENTANA RIDGE RD NW and containing approximately 74 acre(s). (B-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/25/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: A PUBLIC DRAINAGE EASEMENT ON TRACT A AS WELL AS EXCLUDING TRACT A FROM THE P.U.E. AND A BLOCK LENGTH VARIANCE BE APPLIED FOR PRIOR TO FINAL PLAT. THE TEMPORARY DEFERRAL OF**

CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

5. **Project # 1004315**
05DRB-01121 Major-Vacation of
Public Easements

BOHANNAN HUSTON, INC., agent(s) for ALTURA WEST DEVELOPMENT LLC, request(s) the above action(s) for Lot(s) 33, **OXBOW BLUFF SUBDIVISION**, zoned SU-3, located on SILVERY MINOW LN NW, between WATERWILLOW LN NW and GREY HAWK LN NW. (G-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDED CONDITION: AN EXECUTED ENCROACHMENT AGREEMENT IS REQUIRED CONCURRENT WITH FINAL PLAT APPROVAL.**

6. **Project # 1003257**
05DRB-00934 Major-Vacation of
Public Easements
05DRB-00933 Major-Vacation of Pub
Right-of-Way
05DRB-00929 Major-Preliminary Plat
Approval
05DRB-00935 Minor-Sidewalk Waiver
05DRB-00936 Minor-Temp Defer
Sdwk

MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF PARADISE HEIGHTS LLC, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, PARADISE HEIGHTS, UNIT 4, Lots 9 thru 14, Block 9, PARADISE HEIGHTS, UNIT 4, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s). [REF:04DRB-00204] [Deferred from 6/29/05 &

7/20/05 & 7/27/05] (A-10) THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/2/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: OPEN SPACE ACCEPTS TRACTS F, G, H, I, J, K, N, O AND P. THE EASEMENTS FOR BOTH MCMAHON BLVD AND THE ARROYO CROSSING BE GRANTED PRIOR TO FINAL PLAT APPROVAL. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

SITE DEVELOPMENT PLANS (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 # 1001275**
05DRB-01207 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for AUTO ZONE, INC request(s) the above action(s) for all or a portion of Lot(s) 4, **LOWES SUBDIVISION**, zoned SU-1 FOR C-2 AND I-P PERMISSIVE, located on COORS BLVD NW, between ALAMEDA BLVD NW and COORS-BY-PASS NW containing approximately 2 acre(s). [REF: 05EPC00749, 01EPC00742, 01EPC00743, 01DRB00160, 01DRB01426, 01DRB01427] [Stephanie Shumsky, EPC Case Planner] (B-14) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR CHANGES ON THE LANDSCAPE PLAN.

8. **Project # 1002529**
05DRB-01216 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Lot(s) 1, CAS ADDITION (to be known as **VISTA DEL BOSQUE**) zoned SU-1 FOR O-1 PERMISSIVE USES, located on COORS BLVD NW, between WESTSIDE DRIVE NW and the CALABACILLAS ARROYO containing approximately 3 acre(s). [REF: 05EPC-00748, 04EPC-01840, 04EPC-01840, 04EPC-01843, 05DRB-00212, 05DRB-00213, 05DRB-00214] [**David Stallworth, EPC Case Planner**] (B-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO REVISE THE UTILITY PLAN FOR PUBLIC WATER/SEWER LINES. REVISE EASEMENTS AND CHECK IF SITE PLAN MATCHES UTILITY PLAN AND PLANNING FOR DAVID STALLWORTHS INITIALS.**

05DRB-01208 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART, ARCHITECT agent(s) for STERLING DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 3 and 4, Tract(s) 6-B BLACK FARMS ESTATES (to be known as **SHOPS @ WESTSIDE DRIVE NW**) zoned SU-1 FOR C-1, located on the northeast corner of COORS BLVD NW and WESTSIDE DRIVE NW and containing approximately 3 acre(s). [REF: DRB-94-495] [**David Stallworth, EPC Case Planner**] (B-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED PLANNING FOR DAVID STALLWORTHS INITIALS AND 3 COPIES OF THE SITE PLAN.**

~~05DRB-01175 Major-Final Plat~~
Approval

BORDENAVE DESIGNS agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, **CAS ADDITION, BLACK RANCH**, zoned SU-1 special use zone, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO NW containing approximately 6 acre(s). [REF: 04DRB01374, 04DRB01059, 04DRB02060, 04EPC01840, 04EPC01841, 04EPC01843, 03EPC02058, 03EPC02059, 03EPC02060, Z-93-115] [*Deferred from 7/27/05*] (B-13/B-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC SIGNATURE AND CHECK THAT PLAT AND SITE PLAN MATCH AND TO PLANNING TO RECORD.**

9. **Project # 1002944**
05DRB-00706 Minor-SiteDev Plan
Subd/EPC
05DRB-00707 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for LINDA CONTOS & JOHN HEIDRICH request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, **LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC., CURB INC. AND THE CITY OF ALBUQUERQUE**, zoned SU-1 FOR MIXED USE C-1 PERMISSIVE, located on UNSER BLVD NW, between MCMAHON DR NW and NIGHT WHISPER RD NW containing approximately 9 acre(s). [REF: Z-97-119, ZA-99-118, DRB-90-423, 04EPC-01556] [Elvira Lopez, EPC Case Planner] *(Indef deferred 5/4/05)* (A-11) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF SITE PLAN.**

- 05DRB-01214 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for LINDA CONTOS request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, **LANDS OF ZOLIN/KUNATH, TRES ESQUINAS LLC & CURB INC**, (to be known as **NORTH UNSER VET CLINIC**) zoned SU-1 special use zone, located on PINON VERDE DR NW, between WILLOW RD NW and UNSER BLVD NW containing approximately 2 acre(s). [REF: 05DRB-00706, 05DRB-00707] (A-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 24-FOOT EASEMENT AND PLANNING FOR CROSS-LOT DRAINAGE EASEMENT AND AGIS DXF FILE.**

10. **Project # 1004343**
05DRB-01213 Minor-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 22-27, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on EDITH BLVD NW, between ALAMEDA PARK DR NW and the AMAFCA DIVERSION CHANNEL containing approximately 12 acre(s). [REF: DRB-98-223] *[Deferred from 8/3/05]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

11. **Project # 1001946**
05DRB-01047 Minor-SiteDev Plan
BldPermit

DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER**, zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] *[Deferred from 6/29/05 & 7/13/05 & 7/20/05 & 7/27/05 & 8/3/05]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

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

12. **Project # 1003364**
05DRB-01210 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORP. request(s) the above action(s) for all or a portion of Tract(s) 1-A-1-A, 1-A-2-A and 1-A-3-A, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE BLVD NE, between LOUISIANA BLVD NE and HOLLY AVE NE containing approximately 4 acre(s). [REF: DRB-96-66, 04EPC-00495, 04EPC-00494] (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1004338**
05DRB-01186 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for FRANKLIN GAUER, JR & MARY DAY GAUER request(s) the above action(s) for all or a portion of Tract(s) 1-A & 1-B, **QUARTER HORSE ACRES**, zoned R-1 residential zone, located on SPUR COURT NW, between INTERSTATE 40 and MOUNTAIN ROAD NW containing approximately 1 acre(s). [REF: SP-96-189] (H-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

14. **Project # 1003606**
05DRB-01211 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for Lot(s) 509-26 509-27, 19W, 12B, Row 7, Tract(s) L and B, Town of Atrisco Grant, Unit A, Westland North Subdivision, Sundoro South, Unit 1, Painted Sky, Unit 1 (to be known as **SUNDORO SOUTH UNIT 5**, zoned SU-2 FOR RLT, located on LADERA DRIVE NW, between 94TH STREET NW and 90TH STREET NW containing approximately 23 acre(s). [REF: 04DRB-01693, 01692, 01691, 01690, 01689, 04DRB-01237] [*Deferred from 8/3/05*] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

15. **Project # 1003749**
05DRB-01185 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of ELENA GALLEGOS GRANT, UNIT 2, ACADEMY SQUARE, TRACT B (to be known as **ANCALA VILLAGE**) zoned O-1 office and institution zone, located on JUAN TABO NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 042HE01594, 05DRB00059] (F-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

16. **Project # 1003673**
05DRB-01212 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for MOCK ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-P-1, **OAKLAND SOUTH**, zoned RD 3D/UA, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA STREET NE [REF: 04DRB01637, 05DRB00029, 05DRB00028] (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003247**
05DRB-01217 Minor-Temp Defer
SDWK

QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for Lot(s) 1 & 2, CORONA DEL SOL (to be known as **VALENCIA SUBDIVISION**, zoned R-2 residential zone TOWNHOMES, located on ALAMAGORDO ST NW between COORS BLVD NW AND ST JOSEPH NW, containing approximately 1 acre(s). [REF: SV-98-52, DRB-98-18, Z-98-38, V-98-29, S-99-4] [*Listed under Project #1004347 in error*] (G-11) **INDEFINITELY DEFERRED ON A NO SHOW. LATER REQUESTED DEFERRAL TO 8/10/05.**

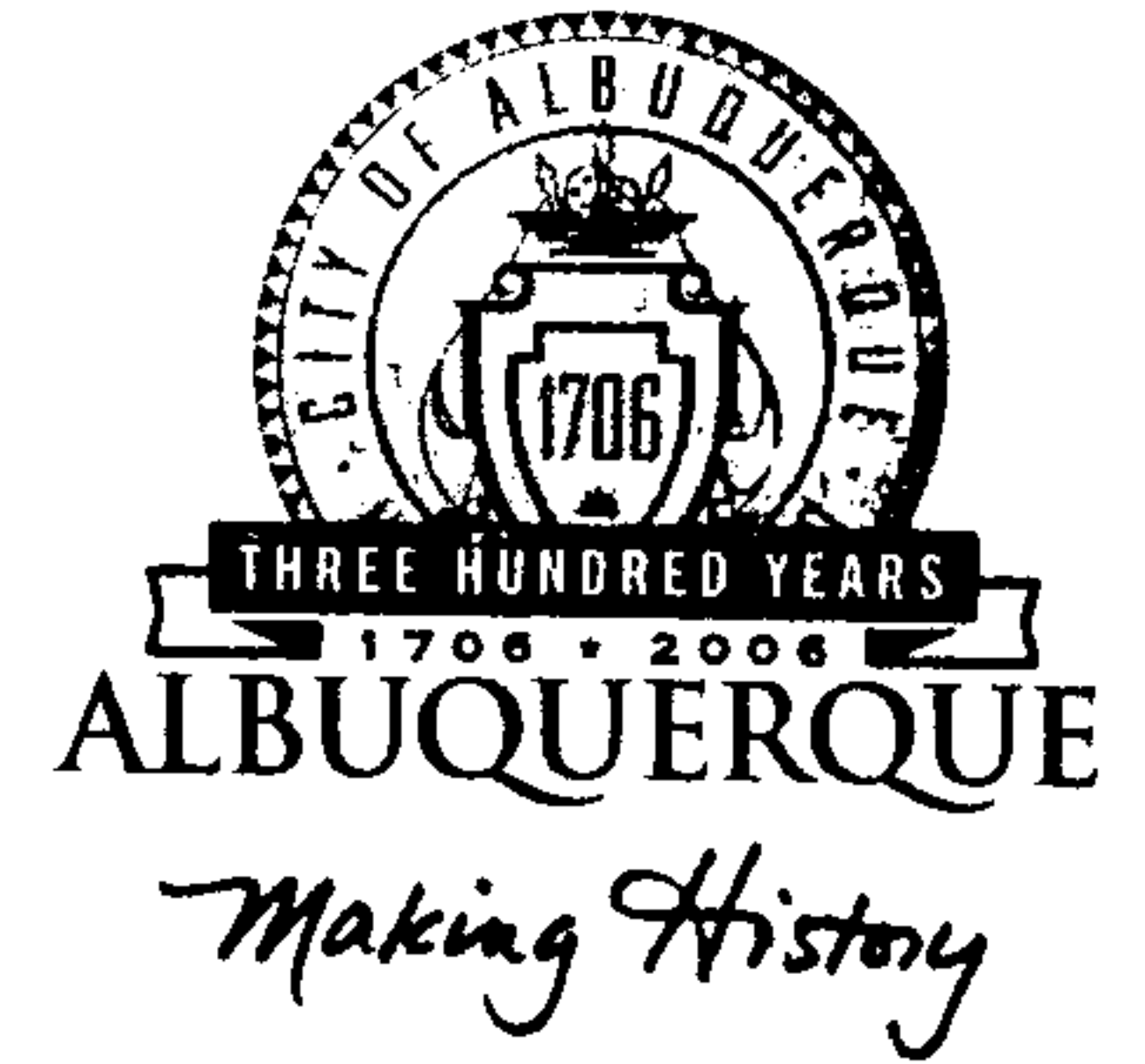
NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

THERE ARE NO SKETCH PLATS THIS WEEK. . .

18. Approval of the Development Review Board Minutes for July 13 and July 20, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR JULY 13 AND JULY 20, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002529

AGENDA ITEM NO: 8

SUBJECT:

**Final Plat
Site Plan for BP**

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

**No adverse comments regarding Site Development Plan.
Minor plat comments.**

P.O. Box 1293

RESOLUTION:

Albuquerque

APPROVED ; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

New Mexico 87103 **SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PRKS) (PLNG)**

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

www.cabq.gov

FOR:

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

DATE: August 3, 2005

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

PAID RECEIPT

APPLICANT NAME BORDENAVE DESIGN
AGENT _____
ADDRESS PO. BOX 91194
PROJECT & APP # 1002529
PROJECT NAME CAS ADDITION

\$ _____ 441032/3424000 Conflict Management Fee
\$ 50.00 441006/4983000 DRB Actions DEFERRAL
\$ _____ 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
\$ 50.00 TOTAL AMOUNT DUE

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

BORDENAVE DESIGNS
PO BOX 91194
ALBUQUERQUE, NM 87199-1194
(505) 823-1344

DATE 08/03/05 95-219-1070

PAY TO THE ORDER OF CITY OF ALBUQUERQUE City Of Albuquerque Treasury Division \$ 50.00

Fifty & 00/100

WELLS FARGO Wells Fargo Bank, N.A.
5555 Montgomery NE
Albuquerque, NM 87109
wellsfargo.com

8/3/2005 10:05AM L001LARRX
RECEIPT# 00047195 WS# 007 TRANSH 0012
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$50.00
J24 Misc

FOR _____

MP

⑈003187⑈ +⑈107002192⑈:1097512990⑈

CHANGE \$0.00

Thank You

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 27, 2005
DRB Comments**

ITEM # 12

PROJECT # 1002529

APPLICATION # 05-01175

Re: Tract 6B, CAS Addition, Black Ranch/final plat

No objection to the final plat as the SIA is recorded.

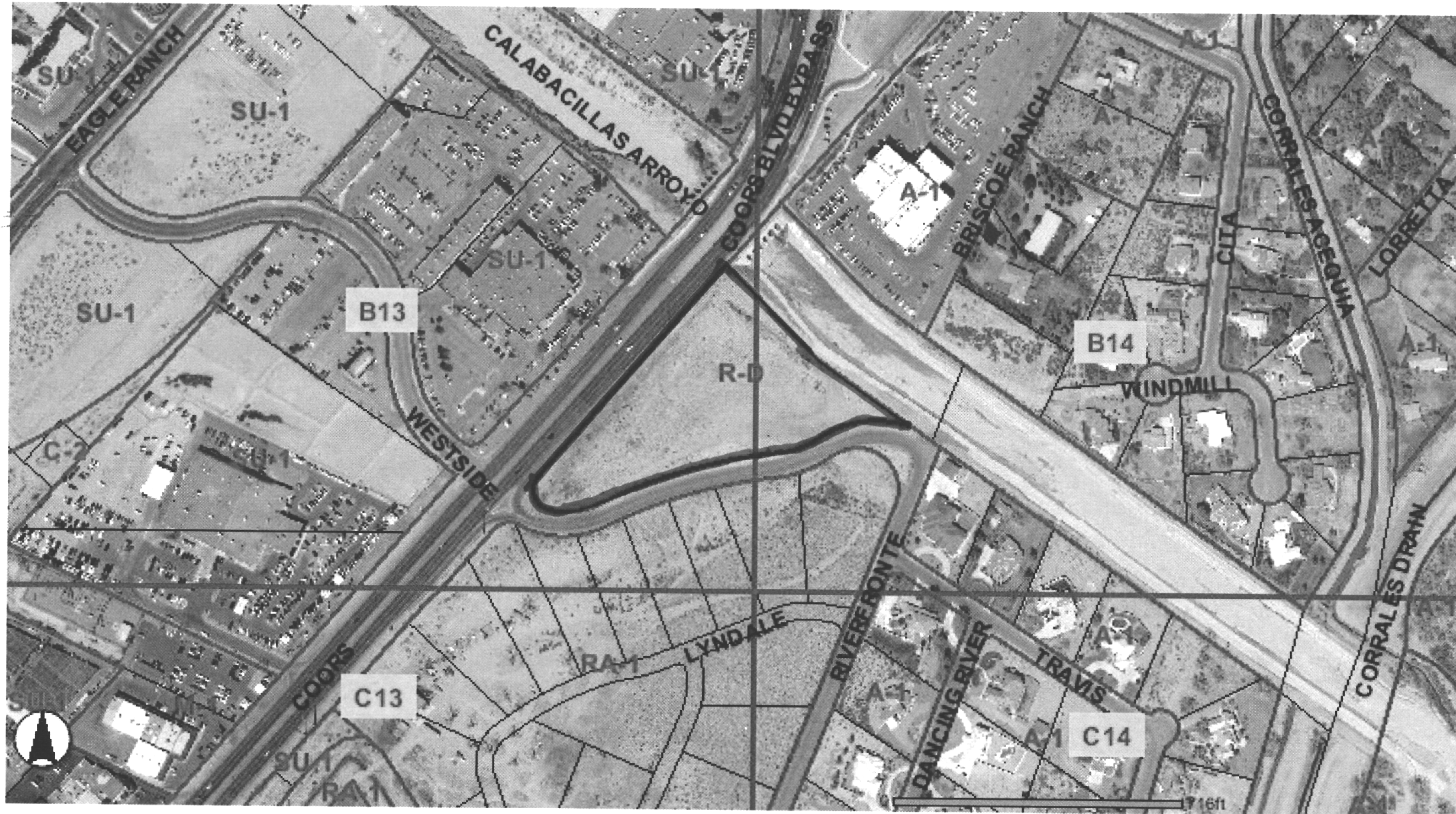
However, AGIS dxf does not appear to be approved. Planning can take delegation until it is.



Sheran Matson, AICP

DRB Chair 924-3880

Fax 924-3864 smatson@cabq.gov



2529

DXF Electronic Approval Form

DRB Project Case #:

Subdivision Name:

Surveyor:

Contact Person:

Contact Information:

DXF Received:

Hard Copy Received:

Coordinate System:



Approved

08-02-2005

Date

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

AGIS Use Only		
Copied fc 2529	to agiscov on 8/2/2005	Contact person notified on 8/2/2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 27, 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: 10:50 a.m.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1004300

05DRB-01080 Minor-SiteDev Plan
BldPermit

JIM MEDLEY, Architect AIA agent(s) for ROBERT NAVARRETTE request(s) the above action(s) for all or a portion of Lot(s) 31, 32, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2, M-1, located on EAGLE ROCK AVE NE and SAN MATEO BLVD NE containing approximately 2 acre(s). [Deferred from 7/27/05] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

2. **Project # 1004244**
05DRB-01085 Major-Vacation of Public Easements

WILSON & COMPANY agent(s) for ST. PAUL'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Lot(s) 6-13, Block(s) 19, and Lot(s) 1-11, Block(s) 18, and vacated Altez NE right-of-way, **MESA VILLAGE ADDITION**, zoned SU-1, located on CONSTITUTION AVE NE, between ERBBE ST NE and CLANCY ST NE containing approximately 4 acre(s). [REF: 05EPC-00928] (J-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-01176 Minor-Prelim&Final Plat Approval

WILSON & COMPANY agent(s) for ST. PAUL'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Lot(s) 6-13, 1-11, Block(s) 18, 19, **MESA VILLAGE ADDITION**, zoned SU-1, located on CONSTITUTION AVE NE, between ERBBE ST NE and CLANCY ST NE containing approximately 4 acre(s). [REF: 05EPC-00928] (J-20) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITY DEVELOPMENT FOR ADJUSTMENT OF EASEMENT TO INCLUDE ALL EXISTING METERS, ADD LANGUAGE FROM ORIGINAL VACATION ORDINANCE FOR RETAINED EASEMENTS AND PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD.**

3. **Project # 1003257**
05DRB-00934 Major-Vacation of Public Easements
05DRB-00933 Major-Vacation of Pub Right-of-Way
05DRB-00929 Major-Preliminary Plat Approval
05DRB-00935 Minor-Sidewalk Waiver
05DRB-00936 Minor-Temp Defer Sdwk

MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF PARADISE HEIGHTS LLC, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, PARADISE HEIGHTS, UNIT 4, Lots 9 thru 14, Block 9, PARADISE HEIGHTS, UNIT 4, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s). [REF:04DRB-00204] [Deferred from 6/29/05 & 7/20/05 & 7/27/05] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/3/05.**

4. **Project # 1004282**
05DRB-01061 Major-Preliminary Plat
Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lots(s) A-1, B-1, C-1, D-1, E-1, F-1, H-1, J-1, K-1, **ALAMOSA ADDITION**, zoned R-T residential zone, located on TRUJILLO RD SW, between 62nd ST SW and BATAAN DR SW containing approximately 2 acre(s). [Deferred from 7/20/05 & 7/27/05](K-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/11/2006.**

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 # 1003801**
05DRB-01180 Minor-SiteDev Plan
BldPermit/EPC
05DRB-01179 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 28-31, Block(s) A, **ALTURA ADDITION**, zoned SU-1 for C-1, located on CARLISLE NE, between INDIAN SCHOOL NE and CONSTITUTION NE containing approximately 1 acre(s). [REF: 04EPC01821] [David Stallworth, EPC Case Planner] (J-16) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR COMMENTS ON COMMENT SHEET AND PARKING CALCS NOTE FROM DAVID STALLWORTH AND DAVID STALLWORTH'S INITIALS ON THE PLAN AND TO UTILITIES DEVELOPMENT TO REVISE UTILITY PLAN (WATER METER LOCATION & SIZE, FIRE HYDRANT LOCATION). WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/27/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

6. **Project # 1001043**
05DRB-01182 Minor-SiteDev Plan
BldPermit/EPC

HUITT-ZOLLARS, INC agent(s) for KITTS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) A, STONEBRIDGE POINTE SUBDIVISION (to be known as **WEST BANDELIER**) zoned SU-1 FOR R-2, located on MCMAHON NW and BANDELIER DRIVE NW containing approximately 8 acre(s). [REF: 04EPC00850] [Russell Brito, EPC Case Planner] (A-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/27/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A CHANGE ON SHEET 8 - CHANGE TITLE TO WEST BANDELIER AND 3 COPIES OF THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT, NEED PLAT, GATE QUEUING, ADA STALLS AND RADII AND TO CITY ENGINEER FOR SIA.**

7. **Project # 1001946**
05DRB-01047 Minor-SiteDev Plan
BldPermit

DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER**, zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] [*Deferred from 6/29/05 & 7/13/05 & 7/20/05 & 7/27/05*] (D-18) **DEFERRED AT AGENT'S REQUEST TO 8/3/05.**

8. **Project # 1004326**
05DRB-01147 Minor-SiteDev Plan
BldPermit

INSITEWORKS agent(s) for JLM INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 14-A-2-A, **LOOP INDUSTRIAL DISTRICT, UNIT 5**, zoned SU-2 for M-1, located on JEFFERSON ST NE, between PASEO DEL NORTE NE and WILSHIRE AVE NE containing approximately 2 acre(s). [*Deferred from 7/20/05*] (C-17) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

9. **Project # 1003865**
05DRB-00521 Minor- Final Plat Approval
- FORSTBAUER SURVEYING, LLC agent(s) for PARKS CUSTOM BUILDERS INC request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 21 & 22, Block(s) 28, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on ALAMEDA BLVD NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: 05DRB00006, DRB-99-187, Z-87-42-1] [*Final Plat was Indef Deferred for SIA 4/6/05*] (C-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**
10. **Project # 1002176**
05DRB-01178 Minor-Extension of Preliminary Plat
- SURVEYS SOUTHWEST, LTD. agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) E-1, **NORTH FOUR HILLS**, zoned SU-1 special use zone, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF: Z-98-113, Z-98-54, 02DRB01306, 04DRB00526, 00960, 00961, 04DRB00962, 00963] (L-23) **WITH THE REINITIALING OF THE INFRASTRUCTURE LIST DATED 7/27/05 A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
11. **Project # 1004325**
05DRB-01146 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD, agent(s) for BILL ROBERTS request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) F, **HOLIDAY PARK, UNIT 11**, zoned C-1 neighborhood commercial zone, located on JUAN TABO BLVD NE, between COMANCHE RD NE and containing approximately 1 acre(s). [REF: Z-1761] [*Deferred from 7/20/05*] (G-21) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO COMPLETE WATER/SEWER TAPPING PERMITS AND OPEN NEW ACCOUNTS FOR TRACT F-2.**

12. ~~Project # 1002529~~
05DRB-01175 Major-Final Plat
Approval

BORDENAVE DESIGNS agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, **CAS ADDITION, BLACK RANCH**, zoned SU-1 special use zone, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO NW containing approximately 6 acre(s). [REF: 04DRB01374, 04DRB01059, 04DRB02060, 04EPC01840, 04EPC01841, 04EPC01843, 03EPC02058, 03EPC02059, 03EPC02060, Z-93-115] [Deferred from 7/27/05] (B-13/B-14) **DEFERRED AT THE AGENT'S REQUEST TO 8/3/05.**

13. **Project # 1004337**
05DRB-01177 Minor-Prelim&Final Plat
Approval

HARRIS SURVEYING agent(s) for PALM HARBOR HOMES request(s) the above action(s) for all or a portion of Lot(s) A, **BELLAMAH'S CENTRAL ADDITION**, zoned C-2 community commercial zone, located on CENTRAL AVE NE, between EUBANK BLVD NE and MORRIS NE containing approximately 3 acre(s). (L-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

14. **Project # 1000511**
05DRB-01102 Minor-Vacation of
Private Easements
05DRB-01101 Minor-Prelim&Final Plat
Approval

MIKE MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A1, A2, A3, **HERITAGE EAST, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on DE VARGAS LOOP NE, between VENTURA ST NE and GREENWOOD ST NE containing approximately 1 acre(s). [REF: DRB-94-551] (D-20) **THE VACATION OF PRIVATE EASEMENTS WILL BE WITHDRAWN BY AGENT. THE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

15. **Project # 1002739**
05DRB-01174 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOMES NEW MEXICO, INC request(s) the above action(s) for all or a portion of Tract(s) PARCEL 2-D LANDS OF RIO BRAVO PARTNERS, (to be known as **ANDERSON HEIGHTS, UNIT 1-A**) zoned R-D residential and related uses zone, developing area, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 119 acre(s). **(N-8/P-8) FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE CALCULATIONS AND PLANNING TO RECORD.**

16. **Project # 1004179**
05DRB-01181 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for JOHN PRICE request(s) the above action(s) for all or a portion of Tract(s) 82, (to be known as **ALVARADO GARDENS REPLAT, UNIT #3**) zoned RA-2 residential and agricultural zone, located on CANDELARIA RD NW, between TRELIS DR NW and GLENWOOD DR NW. [REF: DRB-94-102, 05DRB00796] **(G-12) PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK

17. Approval of the Development Review Board Minutes for June 29, 2005. **THE DRB MINUTES FOR JUNE 29, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

#12



Complete 2-17-05 B

DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00212 (SPS)

Project #: 1002529

Project Name: CAS SUBDIVISION

Agent: Consensus Planning

Phone No.: 764-9800

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOPMENT PLAN), was approved on 2/16/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____

- UTILITIES: _____
- _____
- _____
- _____

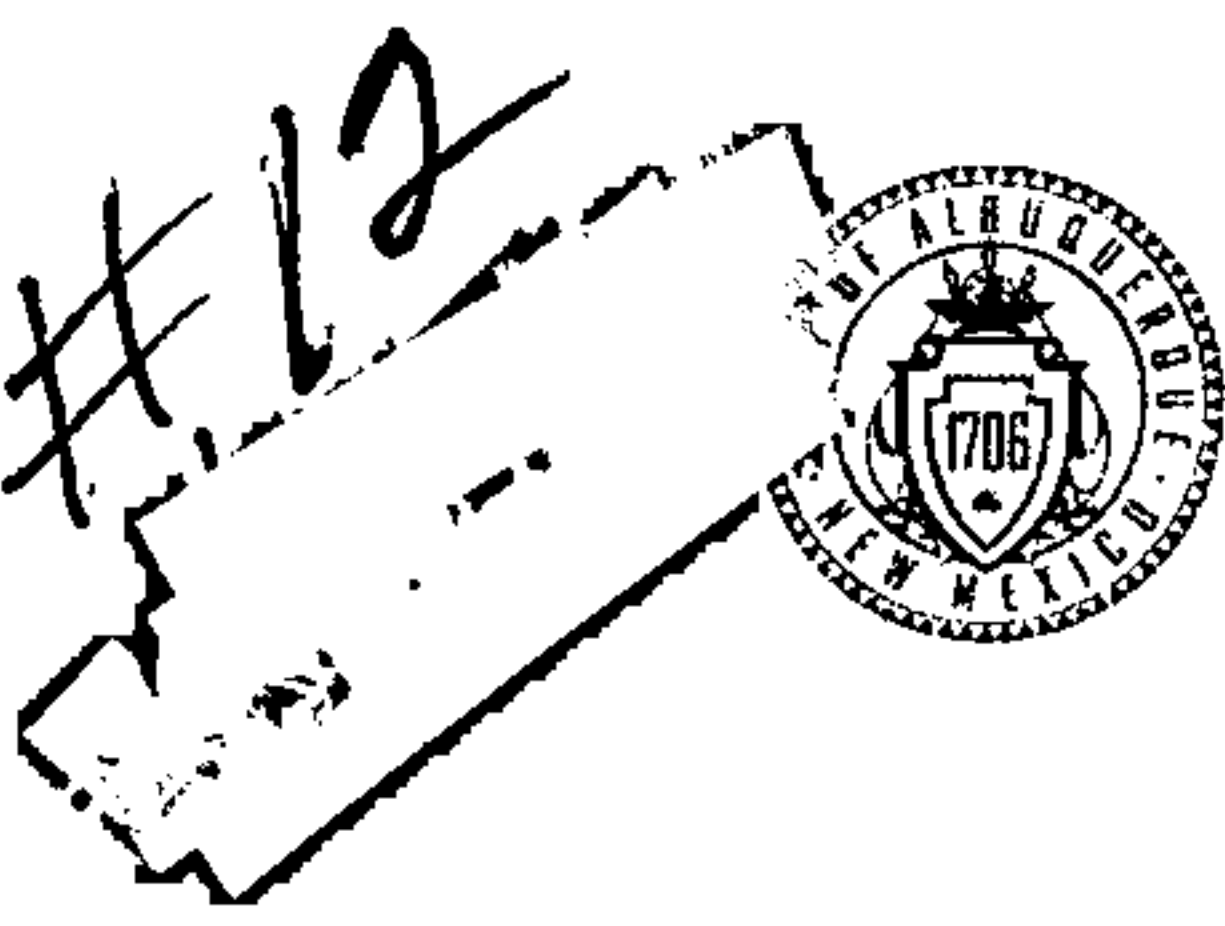
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____

- PARKS / CIP: _____
- _____
- _____
- _____

- PLANNING (Last to sign): _____
- _____
- _____
- _____

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

Project Number 1002529



Complete 2-17-05 B

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

REVISED 2/5/04

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

DRB Application No.: 05DRB-00213(SBP)

Project # 1002529

Project Name: CAS SUBDIVISION

Agent: Consensus Planning

Phone No.: 764-9800

Your request for (SDP for SUB) (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/16/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

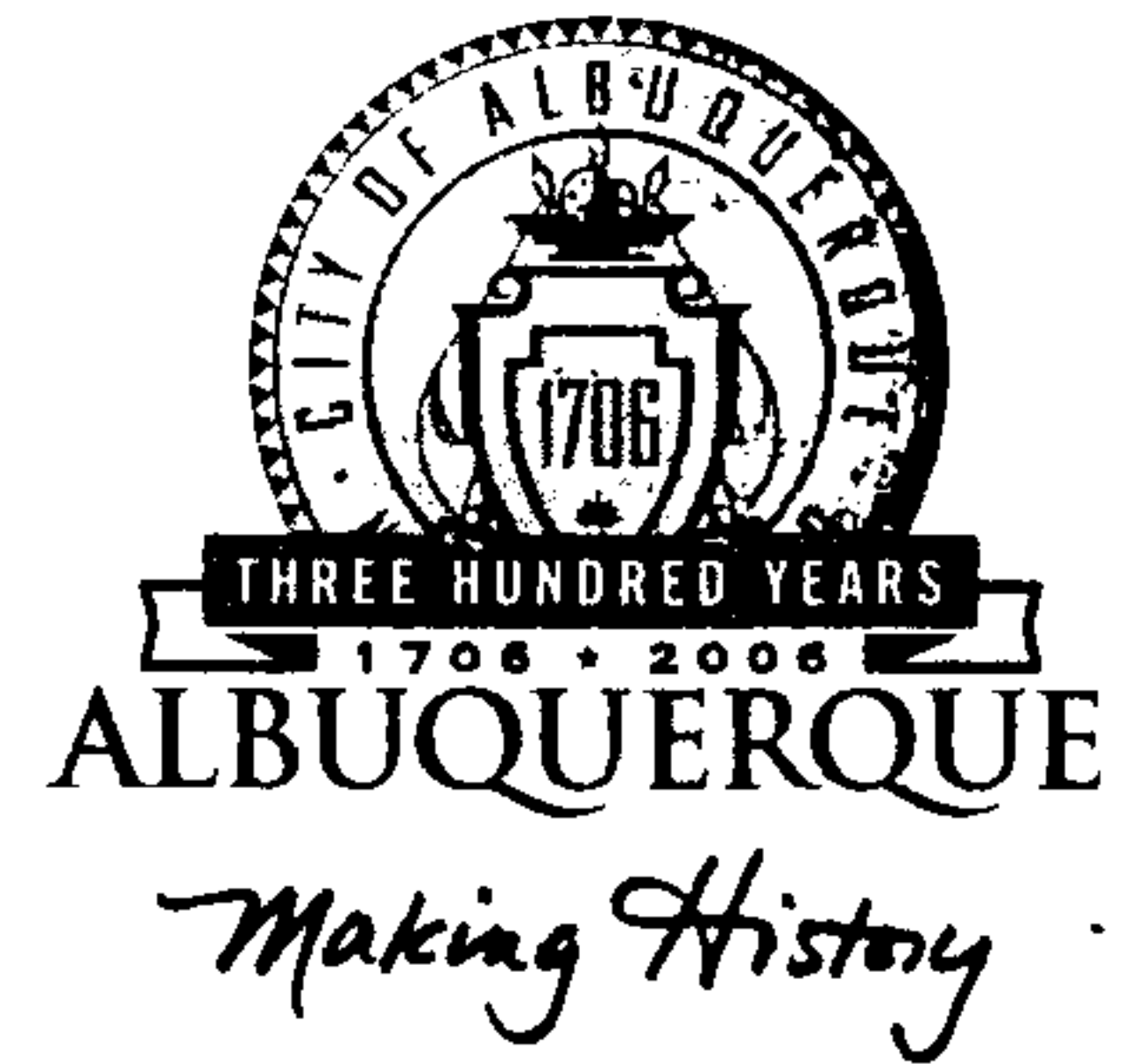
PARKS / CIP: _____

PLANNING (Last to sign): _____

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

Project Number 1002529

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002529

AGENDA ITEM NO: 12

SUBJECT:

Final Plat

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

Minor comments on plat.

P.O. Box 1293

RESOLUTION:

8/3/05

Albuquerque

APPROVED __; DENIED __; DEFERRED ; COMMENTS PROVIDED __; WITHDRAWN __

New Mexico 87103

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

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

FOR:

www.cabq.gov

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JULY 27, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 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: 11:45 a.m.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

1. **Project # 1000126**
05DRB-00099 Major-Two Year SIA
05DRB-00100 Minor-Ext of SIA for
Temp Defer SDWK

CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 2, 3, 11, 12 and 13, **SAUVIGNON, UNIT 1**, zoned R-1, located on SAN ANTONIO NE, between SKY VALLEY WAY NE and LOWELL ST NE containing approximately 16 acre(s). [REF: 02DRB00032, 03DRB00016] (E-22) **THE TWO-YEAR SIA WAS WITHDRAWN AT THE AGENT'S REQUEST. A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

2. **Project # 1003470**
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat
Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION**, KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [*Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05*] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/16/05.**

3. **Project # 1000508**
05DRB-00093 Major-Vacation of
Public Easements

TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) B1A, **TOWNE PARK PLAZA**, zoned SU-1, C-1, located on EUBANK BLVD NE, between I-40 and CHICO RD NE containing approximately 18 acre(s). [REF: Z-98-114, DRB-90-289, 00EPC01182, 02DRB01528, 02DRB01529, 02AA01605] (K-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION OF FINAL PLAT: RELOCATED WATER LINE MUST BE IN PLACE PRIOR TO FINAL PLAT APPROVAL.**

4. **Project # 1002960**
05DRB-00108 Major-Vacation of Pub
Right-of-Way
05DRB-00109 Major-Preliminary Plat
Approval
05DRB-00110 Minor-Sidewalk Waiver
05DRB-00111 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) K, SUNDORO SOUTH, UNIT 1, (to be known as **SUNDORO SOUTH, UNIT 2**, zoned SU-2 FOR RLT, located on 98TH STREET NW, between LADERA DR NW and I-40 containing approximately 6 acre(s). [REF: 04DRB01006, 04DRB01007] (J-8/J-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/16/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/16/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: PROPERTY SHALL BE EXCHANGED WITH NMDOT. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003285**
05DRB-00105 Major-Preliminary Plat Approval
05DRB-00106 Major-Vacation of Pub Right-of-Way
05DRB-00112 Minor-Sidewalk Waiver
05DRB-00107 Major-Vacation of Public Easements
05DRB-00113 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B-24 through B-28, TOWN OF ATRISCO GRANT UNIT 5 (to be known as **SUNDORO SOUTH, UNIT 6**) zoned SU-2 RLT, located on ENDEE RD NW, between 90TH STREET NW and 94TH STREET NW containing approximately 23 acre(s). [REF: 04DRB01689, 04DRB01690, 04DRB01691, 04DRB01692, 04DRB01693] [Listed under Project #1003606 in error] (J-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/16/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: SILICA AVENUE SHALL BE DEDICATED AS A 44-FOOT RIGHT-OF-WAY TO THE WESTERN BOUNDARY. VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003360**
05DRB-00115 Major-Vacation of Public Easements
05DRB-00116 Minor-Prelim&Final Plat Approval

SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) A, **JOHN ADAMS MULTIPURPOSE CENTER**, zoned SU-1 special use zone, located on GLENRIO RD NW, between 56TH ST NW and LOMA HERMOSA DR NW containing approximately 4 acre(s). [REF: ZA-77-179] (J-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND THE 15-DAY APPEAL PERIOD.**

7. **Project # 1003684**
05DRB-00118 Major-Vacation of Pub
Right-of-Way
05DRB-00121 Major-Preliminary Plat
Approval
05DRB-00119 Minor-Sidewalk Waiver
05DRB-00120 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443] [*Deferred from 2/16/05*] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

8. **Project # 1003475**
04DRB-01694 Major-Vacation of Pub
Right-of-Way
04DRB-01695 Major-Preliminary Plat
Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] [*Deferred from 12/1/04, 1/26/05 & 2/9/05 & 2/16/05*] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

9. **Project # 1001440**
05DRB-00026 Major-SiteDev Plan
BldPermit

BOB BOGAN agent(s) for RICHARD RODRIGUEZ request(s) the above action(s) for all or a portion of Tract(s) D-3A, **COORS CENTRAL NORTH PLAZA**, zoned SU-I, located on COORS BLVD NW, between BLUEWATER RD NW and CENTRAL AVE NW containing approximately 1 acre(s). [*Deferred from 2/2/05*] (K-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CORRECT WATER AND SEWER SERVICE LINE SIZES AND SHOW METER LOCATION AND SIZE AND PLANNING FOR 15-DAY APPEAL PERIOD AND COMMENTS IN FILE.**

10. **Project # 1003790**
05DRB-00085 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s). [REF:04DRB01790] *[Deferred from 2/9/05 & 2/16/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

05DRB-00158 Minor-SiteDev Plan Subd

DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] *[Deferred from 2/9/05 & 2/16/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

05DRB-00165 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] *[Deferred from 2/9/05 & 2/16/05]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

11. **Project # 1003929**
05DRB-00205 Minor-SiteDev Plan
BldPermit

SANDERS AND ASSOCIATES ARCHITECTS agent(s) for MIKE BAKER request(s) the above action(s) for all or a portion of Lot(s) 42, **ALAMEDA BUSINESS PARK**, zoned SU-2 FOR IP-EP USES, located on CALLE ALAMEDA NE, between PASEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223, PROJ-1000624] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO ADDRESS COMMENTS ON COMMENT SHEET AND TO PLANNING TO ADD ROOF LANGUAGE ON 2/11/05 LETTER ONTO SITE PLAN FOR BUILDING PERMIT AS A NOTE.**

12. ~~Project # 1002529~~ 7
05DRB-00212 Minor-SiteDev Plan
Subd/EPC
05DRB-00213 Minor-SiteDev Plan
BldPermit/EPC
05DRB-00214 Minor-Amnd Prelim Plat
Approval

CONSENSUS PLANNING agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, a partition of BLACK RANCH (to be known as **CAS SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 04EPC01840, 04EPC01841, 04EPC01843, 04DRB01060, 04DRB01059, 04DRB01374] **[Makita Hill, EPC Case Planner] (B-13/B-14) SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITION: A PUBLIC SIDEWALK EASEMENT FOR THE MEANDERING SIDEWALK NEEDS TO BE ADDED. THE AMENDED INFRASTRUCTURE LIST DATED 2/16/05 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

13. **Project # 1003646**
05DRB-00114 Minor-SiteDev Plan
BldPermit

PAULA DAL SANTO request(s) the above action(s) for all or a portion of Lot(s) 1-B-5, Block(s) 1, **VIDAS SUBDIVISION**, zoned SU-1 C-3, located on PROSPECT NE, between SAN MATEO NE and WASHINGTON NE containing approximately 19 acre(s). [REF: 04EPC01336] **[Elvira Lopez, EPC Case Planner] [Deferred from 2/2/05] (H-17) SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1000980**
05DRB-00161 Minor-Amnd SiteDev Plan
BldPermit/EPC
05DRB-00162 Minor-SiteDev Plan
Subd/EPC
05DRB-00163 Minor-SiteDev Plan
BldPermit/EPC

NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 2/9/05 & 2/16/05*] (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

05DRB-00160 Minor-Prelim&Final Plat
Approval

RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [*Deferred from 2/9/05 & 2/16/05*] (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

15. **Project # 1003764**
05DRB-00208 Minor-SiteDev Plan
BldPermit/EPC

SMPC ARCHITECTS agent(s) for HOPE EVANGELICAL FREE CHURCH request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, **HOLIDAY PARK SUBDIVISION**, zoned SU-1 Church & Related, located on JUAN TABO BLVD NE, between MANITOBA ST NE and BAJA DR NE containing approximately 4.6 acre(s). [**Stephanie Shumsky, EPC Case Planner**] (F-22) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCULATIONS AND TRANSPORTATION DEVELOPMENT FOR PARKING BUMPERS, RESCIND TCL AND 3 COPIES OF SITE PLAN FOR BUILDING PERMIT.**

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

16. **Project # 1003874**
05DRB-00199 Minor-Subd Design (DPM)
Variance
- ISAACSON & ARFMAN, PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-E, **EL RANCHO GRANDE, UNIT 16**, zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB-01892, 04DRB-00717, 05DRB-00032, 05DRB-00033, 05DRB-00034, 05DRB-00035, 05DRB-00126] (N-8) **A SUBDIVISION DESIGN VARIANCE FOR BLOCK LENGTH WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**
17. **Project # 1003932**
05DRB-00215 Minor-Prelim&Final Plat
Approval
- ISAACSON & ARFMAN PA agent(s) for TRICOR REFERENCE LABS request(s) the above action(s) for all or a portion of Tract(s) D-1-A, **GATEWAY SUBDIVISION**, zoned SU-2 FOR C-3, located on WOODWARD PL NE, between LOMAS BLVD NE and MOUNTAIN RD NE containing approximately 10 acre(s). [REF: 02DRB01516] (J-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND CHECK FOR LINEOUT NOTE.**
18. **Project # 1000849**
05DRB-00211 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST, LTD agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 61, 62 and 63, **BREEZE AT MOUNTAIN GATE**, zoned SU-1, PRD,C-1, SC, located on FOUR HILLS RD SE, between WENONAH AVE SE and SHAFFER CT SE containing approximately 1 acre(s). [REF: 03DRB-02074] (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003761**
05DRB-00210 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD agent(s) for DOUGLAS F. VAUGHAN request(s) the above action(s) for all or a portion of Lot(s) 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK NE containing approximately 2 acre(s). *[Deferred from 2/16/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

20. **Project # 1002743**
04DRB-00888 Minor-Final Plat
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s).*[REF:Z-03-01007, 03DRB00989][Final Plat was Indef Deferred for SIA 6/16/04] [Deferred from 2/9/05 & 2/16/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

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

21. **Project # 1003931**
05DRB-00209 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for THOMAS AND BETTS request(s) the above action(s) for all or a portion of Tract(s) A, **ATRISCO BUSINESS PARK, UNIT 1**, zoned SU-1 Planned Industrial Park, located on BLUEWATER RD NW, between AIRPORT DR NW and COORS BLVD NW containing approximately 40 acre(s). (J-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003928**
05DRB-00203 Minor-Sketch Plat or Plan

SURVEY'S SOUTHWEST agent(s) for JIM MOCHO request(s) the above action(s) for all or a portion of Lot(s) 16-D, **TOHATCHI ADDITION** and Lot(s) 12, Block(s) C, **J. M. MOORE REALTY CO'S 3RD ADDITION**, zoned R-1, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 2 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003930**
05DRB-00206 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FAMIE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **LANDS OF BRACKSON A. COURSON**, zoned RD, located on 64TH ST NW, between MILNE RD NE and containing approximately 4 acre(s). [REF: 03DRB-02074] (G-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for January 26, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 26, 2004 WERE APPROVED.**

ADJOURNED: 11:45 A.M.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 16, 2005

12. Project # 1002529

05DRB-00212 Minor-SiteDev Plan Subd/EPC
05DRB-00213 Minor-SiteDev Plan BldPermit/EPC
05DRB-00214 Minor-Amnd Prelim Plat Approval

CONSENSUS PLANNING agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, a partition of BLACK RANCH (to be known as **CAS SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 04EPC01840, 04EPC01841, 04EPC01843, 04DRB01060, 04DRB01059, 04DRB01374][**Makita Hill, EPC Case Planner**](B-13/B-14)

At the February 16, 2005, Development Review Board meeting, site plan for subdivision was approved and signed off by the Board. The site plan for building permit was approved and signed off by the Board.

The amended preliminary plat was approved with the following condition of final plat approval:

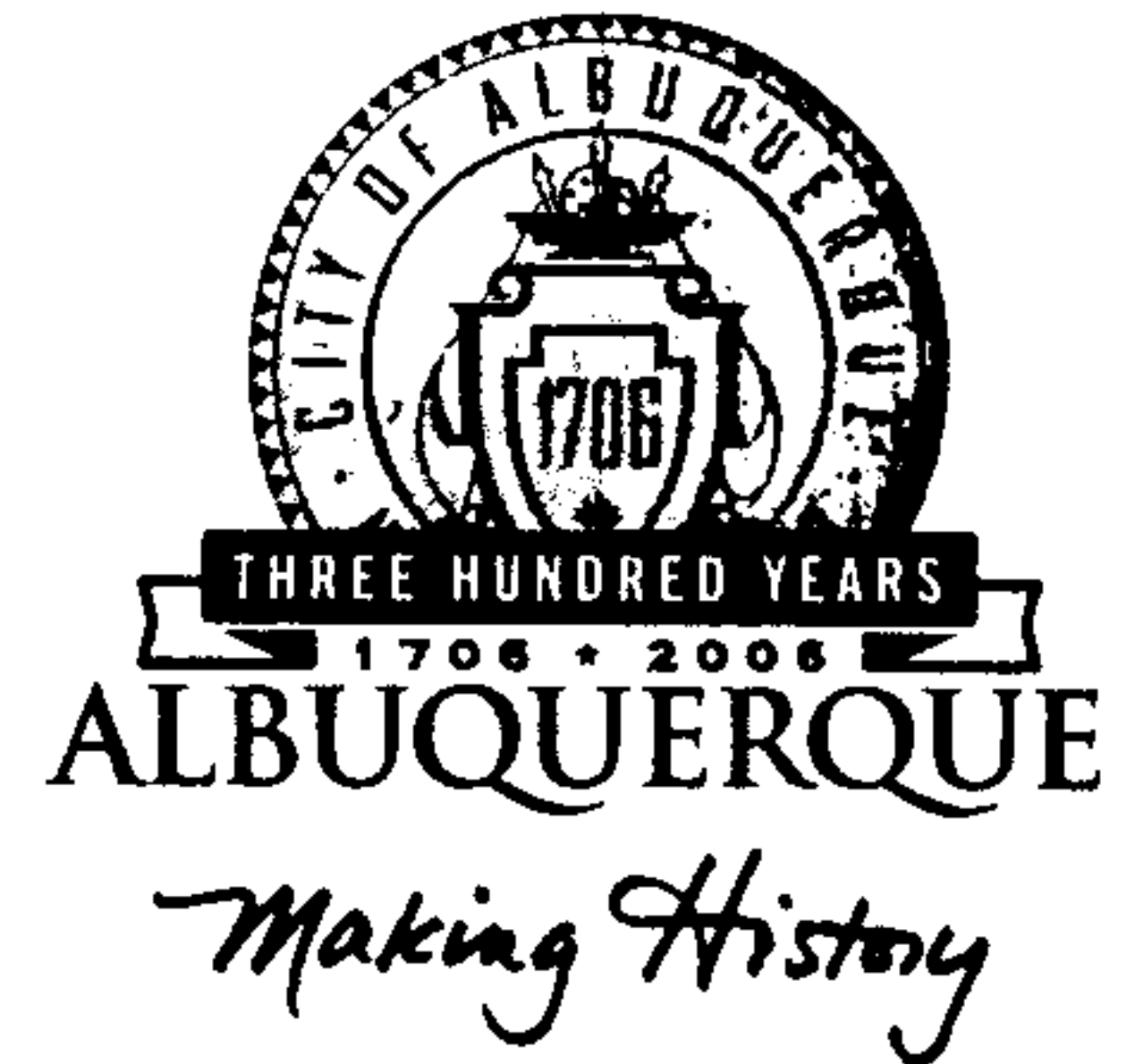
A public sidewalk easement for the meandering sidewalk needs to be added.

The amended infrastructure list dated 2/16/05 was approved. This amendment does not extend the expiration date of the already approved preliminary plat.

Sheran Matson, AICP, DRB Chair

Cc: CAS LLC, 5704 Lomas NE, 87110
Consensus Planning, 924 Park Ave SW, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002529

AGENDA ITEM NO: 12

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

Proposed drainage easement should be private and maintained by each lot owner.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 16, 2005

MEMORANDUM

To: Development Review Board
From: Makita Hill, Planner, Advance Planning Division ~~MAA~~
Date: Monday, September 13, 2004
Re: Comments on Project 1002529 05EPC 000212/00213

12

Project 1002529 05EPC-00212/00213, a request for approval of a site development plan for subdivision and building permit, was reviewed by the Environmental Planning Commission at a public hearing on January 20, 2005 (Project 1002529 04EPC-01841/01843). The EPC voted to approve this request with conditions as noted in the Official Notification of Decision. I have reviewed the revised site development plan for subdivision and revised site development plan for building permit as submitted to the DRB, and the letter from agent James Strozier dated February 8, 2005 designed to address the EPC's conditions of approval.

I have the following comments:

Pertaining to the request for approval of the amended site development plan for subdivision, EPC Condition # 3 requires the applicant to indicate compliance with policies in the Coors Corridor Sector Development Plan (CCSDP) regarding the street landscape buffer coverage standard of 50% (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3, Front Landscaped Street Yard, p. 91). The site plan for subdivision does not indicate compliance with this policy, nor does the letter from Mr. Strozier mention this element of Condition #3.

The same CCSDP policy is reiterated for EPC Condition #4 pertaining to the site development plan for building permit for consistency. The landscape plan portion of the site development plan for building permit should be revised to include a statement regarding landscape coverage for the buffer along Coors Boulevard.

All other EPC conditions pertaining to this request have been addressed in the agent's letter and are otherwise indicated on the submitted site plan. Conditions pertaining to transportation and traffic issues should be given further review by Transportation Planning staff.

Should you have any questions on these or related matters, please let me know.

XC: James Strozier, agent



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 15, 2004 9:00 a.m.
MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 10:50 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

- Project # 1003629**
04DRB-01288 Major-Vacation of Public Easements

ARMIJO SURVEYING GROUP LLC agent(s) for DONALD VASQUEZ request(s) the above action(s) for all or a portion of Lot(s) 1, **PARKSITO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on 97TH ST SW, between FIRMAN CT SW and SAN YGNACIO RD SW containing approximately 1 acre(s). [REF: DRB-96-529, S-98-83, S-97-55][*Deferred from 9/15/04*] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/22/04.**

2. **Project # 1002473**
04DRB-01258 Major-Vacation of Pub
Right-of-Way
04DRB-01254 Major-Preliminary Plat
Approval
04DRB-01257 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for D R HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 9-20 & 15-18, Block(s) 5 & 6, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, (to be known as **DESERT VISTA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 15 acre(s). [REF: 03DRB00207, 04DRB00921] *[Deferred from 9/8/04]* (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/15/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/13/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: REVISIT THE WIDTH OF WILSHIRE WITH NEW TRAFFIC DISTRIBUTION MAP SUBMITTAL. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1003237**
04DRB-01249 Major-Preliminary Plat
Approval
04DRB-01250 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS VIII, LLC request(s) the above action(s) for all or a portion of Tract(s) 431, UNIT 3, TOWN OF ATRISCO GRANT, (to be known as **TORRETTA ESTE SUBDIVISION**), zoned R-D, located on TOWER RD SW, between 86TH ST SW and 90TH ST SW containing approximately 6 acre(s). [REF: AX-93-12, Z-93-125, 04EPC00152, 04EPC 00151, 04DRB00766] *[Deferred from 9/8/04]* (L-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/145/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/23/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: REVISIT THE CONNECTION AT TUNNABORA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS, AMENDED PLANS AND MASTER DEVELOPMENT PLANS

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

4. **Project # 1002529**
04DRB-01374 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for RANDY EASTBURG, CAS, LLC request(s) the above action(s) for all or a portion of Lot(s) 2, Tract(s) 6-B, **PARTITION OF BLACK RANCH**, zoned SU-1,C-1 PERM AND AUTO SALES & STORAGE, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 2 acre(s). [REF: 04DRB01059, 04DRB01060, 03EPC02058, 03EPC02059, 03EPC02060, Z-93-115] **[Makita Hill, EPC Case Planner] (B-13) SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

5. **Project # 1003262**
04DRB-01328 Minor-Amnd SiteDev Plan
Subd

TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 30A, Block(s) 11, **NORTH ALBUQUERQUE ACRES**, zoned SU-1 for M-1, located on OAKLAND NE, between SAN MATEO NE and I-25 containing approximately 2 acre(s). [REF: 04DRB-00215, 04DRB-00216] *[Deferred from 9/8/04]* **(C-18) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

6. **Project # 1003372**
04DRB-01234 Minor-SiteDev Plan Subd

DEKKER/PERICH/SABATINI agent(s) for TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352] (The site plan for building permit was withdrawn at the agent's request.) *[Site Plan for Subdivision was deferred from 8/18/04 & 9/8/04]* **(C-18) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

7. **Project # 1003096**
04DRB-01344 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX AND STEFAN WATSON request(s) the above action(s) for all or a portion of Lot(s) 53-58, **J. M. MOORE REALTY COMPANY, UNIT 1**, zoned S-R, SAWMILL RESIDENTIAL, located on 8TH ST NW, between 8TH ST NW and MOUNTAIN RD NW containing approximately 1 acre(s). [REF: 03DRB-01901] (J-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR WATER AND SEWER SERVICE COMPLETION.**

8. **Project # 1001926**
04DRB-01335 Minor-Sidewalk Waiver
04DRB-01334 Minor-Temp Defer SDWK

MARVIN R KORTUM agent(s) for JEFF DORWART, JD HOMES request(s) the above action(s) for all or a portion of Lot(s) 225-A, **MUSTANG MESA SUBDIVISION**, TOWN OF ATRISCO GRANT, zoned R-2 residential zone, located on GLENRIO RD NW, between 72ND ST NW and 72ND PL NW containing approximately 5 acre(s). [REF: 03DRB-01225, 03DRB-00674, 04DRB-00329, 03DRB-01475] (J-10) **INDEFINITELY DEFERRED AT THE BOARD'S REQUEST.**

9. **Project # 1003654**
04DRB-01371 Minor-Prelim&Final Plat
Approval

TERRA LAND SURVEYS, LLC agent(s) for ISLAMIC CENTER OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 2-B-2 and 2-B-3, **FAIRVIEW ADDITION**, zoned C-2, located on YALE BLVD SE, between AVENIDA CESAR CHAVEZ SE and KATHRYN AVE SE containing approximately 2 acre(s). [REF: Z-78-11, ZA-82-303-1, SP-83-352] (L-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

10. **Project # 1002928**
04DRB-00718 Major-Final Plat Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS @ THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE and PASEO DEL NORTE containing approximately 20 acre(s). *[Deferred from 5/19/04 & 6/2/04]* (C-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR FEE SIMPLE LANGUAGE, N.M.U. SIGNATURE, AGIS DXF FILE AND UTILITIES SIGNATURES.**

11. **Project # 1002929**
04DRB-00719 Major-Final Plat Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **SANTA FE @ THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE and RAINBOW containing approximately 17 acre(s). *[Deferred from 5/19/04 & 6/2/04]* (C-09) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR FEE SIMPLE LANGUAGE, N.M.U. SIGNATURE, AGIS DXF FILE AND UTILITIES SIGNATURES.**

12. **Project # 1002022**
04DRB-01308 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD NW and EUCARIZ AVE. SE containing approximately 10 acre(s). [REF: 02DRB-01237, 03DRB-00424] *[Final Plat deferred from 9/1/04 & 9/8/04 & 9/15/04]* (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.**

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

13. **Project # 1003655**
04DRB-01373 Minor-Sketch Plat or Plan

DAVID A AUBE agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16 &17, Block(s) 1, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, (to be known as **DESERT RIDGE ESTATES SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on WYOMING BLVD NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1001816**
04DRB-01370 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for JOHNNY & JANE CARLTON request(s) the above action(s) for all or a portion of Lot(s) 10, 11 & 12, Block(s) 54, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-2 special neighborhood zone, HDA, located on TIJERAS AVE NW, between 9TH ST NW and 10TH ST NW containing approximately 1 acre(s). [REF: 03DRB-01640, 03DRB-01503] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1003372**
04DRB-01369 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for TIJERAS PLACE, LLC (TIMOTHY OTT) request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone, M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD. NE and INTERSTATE 25-N containing approximately 2 acre(s). [REF: DRB-96-352, S-96-44] (C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1003592**
04DRB-01368 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING, LLC agent(s) for GOLDEN SLUMBERS, INC., request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **SCHMIDER PARCEL**, zoned M-2 heavy manufacturing zone, located on CANDELARIA RD NE, between EDITH NE and I-25 containing approximately 6 acre(s). [REF: 04DRB01197] (G-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1002584**
04DRB-01375 Minor-Sketch Plat or Plan

WILSON & COMPANY agent(s) for CENTEX CONCORD, MARK KURY, ARDENT HEALTH, request(s) the above action(s) for all or a portion of Tract(s) 1-A, ST. JOSEPH WEST MESA HOSPITAL, **PARADISE HEIGHTS, UNIT 1**, zoned SU-1 HOSPITAL, located on GOLF COURSE RD NW, between MCMAHON RD NW and GOLF COURSE RD NW containing approximately 20 acre(s). [REF: Z-8-90, 03AA00579,04EPC006, 04EPC01068] (A-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for Month September 1, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR SEPTEMBER 1, 2004 WERE APPROVED.**

ADJOURNED: 10:50 A.M.

H



Completed 9/16/04
BJ

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

REVISED 2/5/04

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

DRB Application No.: **04DRB-01374 (SBP)**
Project Name: **PARTITION OF BLACK RANCH**
Agent: **Consensus Planning Inc.**

Project # **1002529**
Phone No.: **764-9801**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/15/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

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

Project Number 1002529

K



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

REVISED 2/5/04

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

DRB Application No.: <u>04DRB-01374 (SBP)</u>	Project # <u>1002529</u>
Project Name: <u>PARTITION OF BLACK RANCH</u>	
Agent: <u>Consensus Planning Inc.</u>	Phone No.: <u>764-9801</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/15/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

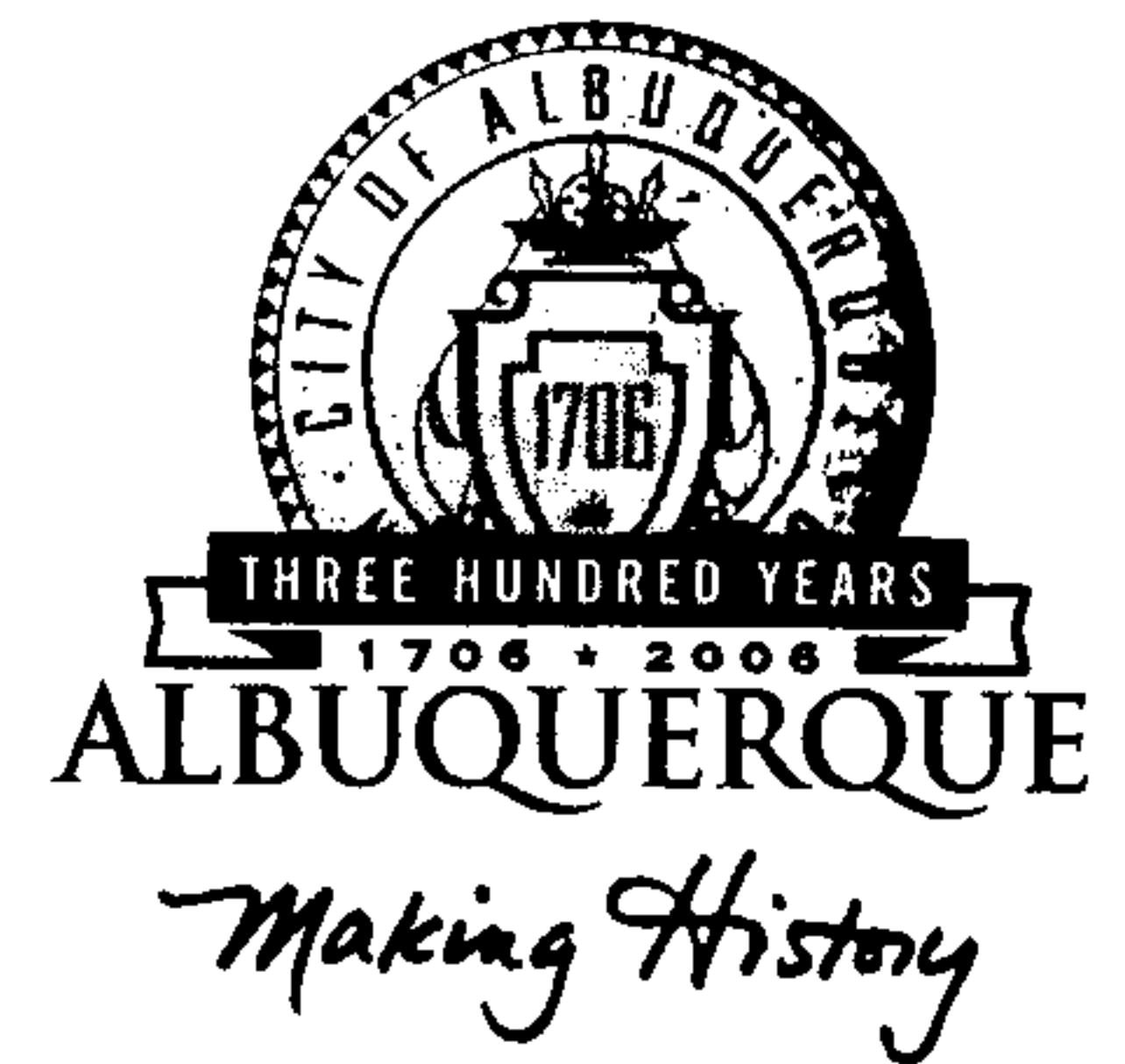
PARKS / CIP: _____

PLANNING (Last to sign): _____

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

Project Number 1002529

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002529

AGENDA ITEM NO: 4

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 15, 2004

#4

MEMORANDUM

To: Development Review Board
From: Makita Hill, Planner, Advance Planning Division ~~MA~~
Date: Monday, September 13, 2004
Re: Comments on Project 1002529 04EPC 01374

Project 1002529, a request for approval of a site development plan for building permit, was reviewed by the Environmental Planning Commission at a public hearing on January 15, 2004. The EPC voted to approve this request with conditions as noted in the Official Notification of Decision. I have reviewed the revised site development plan for building permit as submitted to the DRB, and the letter from agent James Strozier dated September 7, 2004 designed to address the EPC's conditions of approval.

All EPC conditions pertaining to this request have been addressed in the agent's letter and are otherwise indicated on the submitted site plan. Conditions pertaining to transportation and traffic issues should be given further review by Transportation Planning staff.

Should you have any questions on these or related matters, please let me know.

XC: James Strozier, agent



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 4, 2004

2. Project # 1002529

04DRB-01059 Major-Preliminary Plat Approval
04DRB-01060 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for RANDY EASTBURG, CAS, LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, Lot(s) 1 thru 5, **PARTITION OF BLACK RANCH**, zoned SU-1 special use zone for C-1, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 03EPC02058,03EPC 02059,03EPC 02060, Z- 93-115] **[Makita Hill, EPC Case Planner]** *[Deferred from 7/28/04]* (B-13)

At the August 4, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 8/4/04 and approval of the grading plan engineer stamp dated 6/30/04 the preliminary plat was approved with the following condition of final plat:

A public sidewalk easement for the meandering sidewalk needs to be added.

The site plan for subdivision was approved with final sign off delegated to Transportation Development for MRGCOG "MTB" approval for access from Coors.

If you wish to appeal this decision, you must do so by August 19, 2004 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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



**OFFICIAL NOTICE OF DECISION
PAGE 2**

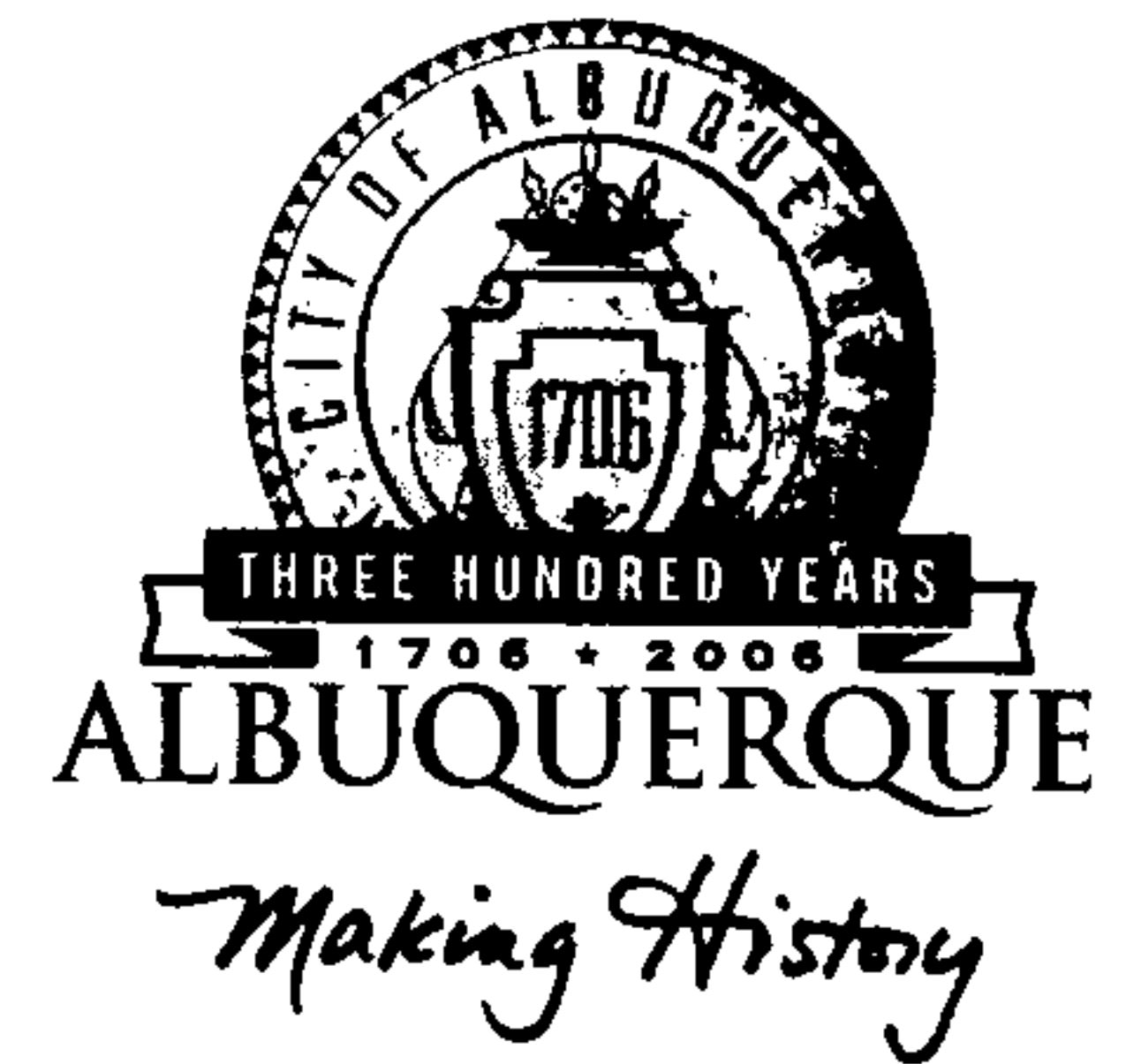
Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

A handwritten signature in cursive script that reads "Sheran Matson".

Sheran Matson, AICP, DRB Chair

Cc: Randy Eastburg, CAS LLC, 5704 Lomas NE, 87110
Consensus Planning Inc., 924 Park Ave SW, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002529

AGENDA ITEM NO: 2

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report is on file for Preliminary Plat approval.

New Mexico 87103

RESOLUTION:

signal I.L.

www.cabq.gov

APPROVED X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 4, 2004

2



Completed 8/4/04

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

BL

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

DRB Application No.: **04DRB-00952 (P&F)**

Project # **1000399**

Project Name: **LOMAS CENTER**

Agent: **Surveys Southwest Ltd.**

Phone No.: **247-4444**

Your request for (SDP for SUB), (SDP for BP), **FINAL PLATS**, (MASTER DEVELOP. PLAN), was approved on **7/14/04** by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): **15 Day appeal period**

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

Include 3 copies of the approved site plan along with the originals.
 County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required. OK

Copy of recorded plat for Planning.

Project Number

1000399

forward to:
needs Planning
signature
S.A 8/04/04



DRB CASE ACTION LOG (SITE PLAN SUBD)

REVISED 2/5/04

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

DRB Application No.: 04DRB-01060 (SPS)

Project # 1002529

Project Name: PARTITION OF BLACK RANCH

Agent: Consensus Planning

Phone No.: 764-9801

Your request for (SDP for SUB) (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/11/04 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: NEED MR GREG "MTB" APPROVAL FOR ACCESS FROM CROSS

UTILITIES: _____

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.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number 1002529

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002529 AGENDA#: 2 DATE: 8.4.04

1. Name: Jake Bordenave Address: Bordenave Design Zip: _____

2. Name: Rob Lucas Address: Consensus Plus Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

MEMORANDUM

11
11
11
11
#3

To: Development Review Board
From: Makita Hill, Planner, Advance Planning Division MLH
Date: Tuesday, July 27, 2004
Re: Comments on Project 1002529 04EPC 01059 01060

Project 1002529, a request for a site development plan for subdivision, was reviewed by the Environmental Planning Commission at a public hearing on January 15, 2004. The EPC voted to approve this request with conditions as noted in the Official Notification of Decision. I have reviewed the revised site development plan for building permit as submitted to the DRB, and the letter from agent James Strozier dated July 2, 2004 designed to address the EPC's conditions of approval.

All EPC conditions pertaining to this request have been addressed in the agent's letter and are otherwise indicated on the submitted site plan. Conditions pertaining to transportation and traffic issues should be given further review by Transportation Planning staff.

The applicant must indicate on the site plan responsibility for maintenance for all landscaping on the subject site.

Should you have any questions on these or related matters, please let me know.

XC: James Strozier, agent

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 1813
CONNECTION TEL 98425495
SUBADDRESS
CONNECTION ID
ST. TIME 07/16 14:52
USAGE T 01'11
PGS. 2
RESULT OK

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM**

TO: Consensus Planning FAX# 842-5495

PAGES (INCLUDING COVER SHEET) 2

1002529 Partition of Black Ranch
FROM: Sheran Matson, DRB Chair FAX# 924-3864 PHONE# 924-3880

7/16/04

COMMENTS:

Planning's Comments

Project # 1002529
04DRB-01059 Major-Preliminary Plat
Approval
04DRB-01060 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC agent(s) for RANDY EASTBURG, CAS, LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, Lot(s) 1 thru 5, **PARTITION OF BLACK RANCH**, zoned SU-1 special use zone for C-1, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 03EPC02058,03EPC 02059,03EPC 02060, Z- 93-115] **[Makita Hill, EPC Case Planner]** (B-13)

In the future, be sure the current zoning is listed on the preliminary plat per the Subdivision Ordinance. It should also be on the final plat.

The Subdivision Ordinance also requires additional language above the owner's signature: "Said owner warrants that he/she holds complete & indefeasible title in fee simple to the land subdivided." In the future, this language must be on the preliminary plat & also on the final plat.

The word "City" is misspelled in two places on the plat where it precedes the word "Surveyor". Please correct on the final plat.

Why are junipers included on the approved plats list? Who maintains the landscape buffer? A LMA may be required. If so, it should be listed on the Infrastructure List as well as the water meter for irrigation of the buffer.

Project # 1003417
04DRB-01056 Major-Preliminary Plat
Approval
04DRB-01057 Minor-Subd Design (DPM)
Variance
04DRB-01058 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, MOUNTAIN RIDGE SUBDIVISION (to be known as **QUIVERA ESTATES, UNIT 2**, zoned R-D residential and related uses zone, developing area, (3DU/A) located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB00671] (B-19)

The wall design is fine once it is re-submitted with the entire triangular pattern showing on the elevation. Part of it is obliterated with dimensions. Type A & B look identical? The zoning should always be listed on the preliminary & final plat per the Subdivision Ordinance.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 28, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 12:35 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 # 1000583**
04DRB-01016 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES PA agent(s) for PEGGY DASKALOS request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) B-1-A AND B-1-B, **FOOTHILLS NORTH**, zoned C-2 community commercial zone, located on LOMAS BLVD NE, between TRAMWAY BLVD NE and CUMBRES ST NE containing approximately 4 acre(s). [REF: 02DRB-01022, 04DRB-01707, 04DRB-01652, 04DRB-01618, 04DRB-00772] (K-23) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003531**
04DRB-01034 Major-Street Name Change
- AFRICAN AMERICAN ALLIANCE OF ALBUQUERQUE request(s) the above action(s) for a Street Name Change from **BASEHART AVENUE SE TO OWEN SMAULDING ROAD SE**, zoned SU-1, PDA, located on UNIVERSITY BLVD SE, between AVENIDA CESAR CHAVEZ SE and COAL AVE SE. (L-15) **DENIED.**
3. **Project # 1002529 - - -**
04DRB-01059 Major-Preliminary Plat Approval
04DRB-01060 Minor-SiteDev Plan Subd/EPC
- CONSENSUS PLANNING INC agent(s) for RANDY EASTBURG, CAS, LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, Lot(s) 1 thru 5, **PARTITION OF BLACK RANCH**, zoned SU-1 special use zone for C-1, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 03EPC02058,03EPC 02059,03EPC 02060, Z- 93-115] **[Makita Hill, EPC Case Planner]** [Deferred from 7/28/04] (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**
4. **Project # 1003417**
04DRB-01056 Major-Preliminary Plat Approval
04DRB-01057 Minor-Subd Design (DPM) Variance
04DRB-01058 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES, PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **MOUNTAIN RIDGE SUBDIVISION**), zoned R-D residential and related uses zone, developing area, (3DU/A) located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB00671] [Deferred from 7/28/04] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

5. **Project # 1001182**
04DRB-01047 Major-Vacation of Pub
Right-of-Way
04DRB-01048 Major-Vacation of
Public Easements
04DRB-01049 Major-Preliminary Plat
Approval
04DRB-01050 Minor-Sidewalk Waiver
04DRB-01051 Minor-Temp Defer
SDWK

THOMPSON ENGINEERING & CONSULTING INC.,
agent(s) for VISION DEVELOPMENT LLC request(s)
the above action(s) for all or a portion of Tract(s) B,
WESTRIDGE MOBILE HOME PARK, PHASE 2, (to
be known as **BLUEWATER POINTE SUBDIVISION**,
zoned R-LT residential zone, located on 94TH ST
NW, between BLUEWATER RD NW and AVALON
RD NW containing approximately 8 acre(s). [REF: Z-
97-58, AX-97-7, Z-99-60, 01EPC-01088, 01089,
01DRB-00505, 00506, 02DRB-00337] (*Deferred from*
7/28/04) (K-9) **DEFERRED AT THE AGENT'S**
REQUEST TO 8/4/04.

6. **Project # 1002715**
04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub
Right-of-Way
04DRB-00966 Major-Vacation of Public
Easements
04DRB-00967 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD
LIMITED PARTNERSHIP request(s) the above action(s)
for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS**
OF HORIZON CORPORATION, zoned SU-1 FOR C-1,
located on UNSER BLVD NW, between PARADISE BLVD
NW and LYONS BLVD NW containing approximately 30
acre(s). [REF: 03EPC-00918, 03EPC-00919] [*Deferred*
from 7/14/04 & 7/28/04] (B-11) **DEFERRED AT THE**
AGENT'S REQUEST TO 8/25/04.

04DRB-01061 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC agent(s) for BOULEVARD
LIMITED PARTNERSHIP request(s) the above action(s)
for all or a portion of Lot(s) 1, 2, 3, & 4, **HORIZON**
CORPORATION REPLAT OF TRACT H, zoned SU-1,
located on PARADISE BLVD NW, between LYON BLVD
NW and UNIVERSE BLVD NW containing approximately
30 acre(s). [REF: 03EPC-00918, 03EPC-00919,
04DRB00964, 00965, 00966, 00967] [**Juanita Vigil, EPC**
Case Planner] [*Deferred from 7/14/04 & 7/21/04*] (B-11)
DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.

7. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04 & 5/26/04 & 6/9/04 & 6/23/04 & 7/14/04 & 7/21/04] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 8/11/04.

8. **Project # 1002176**
04DRB-00960 Major-Preliminary Plat
Approval
04DRB-00962 Major-Vacation of Public
Easements
04DRB-00969 Minor-Vacation of Private
Easements
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, COVERED WAGON SUBDIVISION, zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526] [Deferred from 7/14/04 & 7/21/04] (L-23) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/28/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/30/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

04DRB-01071 Minor-SiteDev Plan
BldPermit/EPC
04DRB-01072 Minor-SiteDev Plan
Subd/EPC

BILL WADE, request(s) the above action(s) for all or a portion of Tract(s) E-1 and C, Block(s) 90C, Unit(s) 78, NORTH FOUR HILLS, COVERED WAGON SUBDIVISION, zoned SU-1, located on CENTRAL AVE SE between FOUR HILLS RD SE AND WATERFALL DR SE containing approximately 7 acre(s). [REF:04EPC-00162, 04DRB-000960, 00961, 00962, 00969, 02DRB-01306, 02DRB-00526] [Debbie Stover, EPC Case Planner] [Deferred from 7/14/04 & 7/21/04] (L-23) THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED AND SIGNED OFF BY THE BOARD.

**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.

9. **Project # 1003524**
04DRB-01012 Minor-SiteDev Plan
BldPermit
- RICK BENNETT ARCHITECTS agent(s) for WASHINGTON STREET INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 17, Tract(s) B-1-A-1, ALAMEDA BUSINESS PARK, **LANDS OF SPRINGER BUILDING MATERIALS CORP.**, zoned SU-2, IP - EP, located on VISTA ALAMEDA NW, between PASEO ALAMEDA NW and ALAMEDA PARK DR NW containing approximately 1 acre(s). *[Deferred from 7/14/04]* (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ONE- WAY SIGN, CITY STANDARD DRAWING NUMBER FOR CURB CUTS AND PARALLEL INTERIOR PARKING STALLS 22 FEET AND PLANNING FOR SIGNAGE ON BUILDING.**
10. **Project # 1003548**
04DRB-01090 Minor-SiteDev Plan
BldPermit
- JIM MEDLEY, ARCHITECT, AIA agent(s) for TERRI ULIBARRI request(s) the above action(s) for all or a portion of Tract(s) A-1, **MARIPOSA SQUARE**, zoned R-D, located on LADERA DR NW, between 72nd ST NW and MIAMI NW containing approximately 2 acre(s). [REF: DRB-95-353, V-88-95] *[Deferred from 7/21/04]* (H-10) **INDEFINITELY DEFERRED ON A NO SHOW.**

11. **Project # 1003550**
04DRB-01094 Minor-SiteDev Plan BldPermit

DORMAN / BREEN ARCHITECTS agent(s) for ALBUQUERQUE SIGN PRINT CO. request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [Indef deferred 7/21/04] (C-18) **AN INFRASTRUCTURE LIST DATED 7/28/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR LANDSCAPE LANGUAGE ON PLAN.**

12. **Project # 1000635**
04DRB-01092 Minor-SiteDev Plan
Subd/EPC
04DRB-01093 Minor-SiteDev Plan
BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for DEBARTALO DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 33-1A, 38-2-A, 38-3-A, & 27B-B-1-1, **TAYLOR RANCH**, zoned SU-1 FOR C-1 PERMISSIVE & CON USE & FULL SVC LIQUOR, located on COORS BLVD NW, between COORS BLVD NW and MONTANO NW containing approximately 5 acre(s). [REF: Z-80-2, Z-80-5, Z-85-138-48, Z-96-124, DRB-98-106] [Debbie Stover, EPC Case Planner] [Indef deferred 7/21/04] (E-12) **THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR TRAFFIC IMPACT STUDY UPDATE**

04DRB-01121 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS, INC. agent(s) for COORS & MONTANO, LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1-A, 38-2-A and 38-3-A, **TAYLOR RANCH**, zoned SU-1 special use zone, FOR C-1 USES, located on MONTANO RD NW, between COORS BLVD. NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 04DRB-01092, 01093, 03DRB-00613, 03DRB-00454, 00455] (E-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS LOT PARKING, ACCESS, DRAINAGE AND UTILITIES DEVELOPMENT FOR AGIS DXF FILE, ADD ADDITIONAL PUBLIC WATERLINE EASEMENT ON TRACT 38-2A2 FOR METER**

13. **Project # 1002584**
04DRB-01068 Minor-SiteDev Plan
BldPermit/EPC

THE DESIGN GROUP, ERIK HAGEN, agent(s) for ARDENT HEALTH SERVICES dba SANDIA HEALTH SYSTEMS, request(s) the above action(s) for all or a portion of Tract(s) 1-A, **ST JOSEPH WEST MESA HOSPITAL, PARADISE HEIGHTS**, zoned SU-1 special use zone, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and GOLF COURSE RD NW containing approximately 20 acre(s). [REF: Z-88-90, 03AA00579, 04EPC00696] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 7/14/04 & Indef deferred 7/21/04*] (A-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/28/04 THE SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

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

14. **Project # 1001096**
04DRB-01127 Minor-Extension of
Preliminary Plat

SURV-TEK, INC agent(s) for STUART HARROUN request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF LLOYD LUZES GOFF**, zoned RO-1 rural and open zone, located on EDITH BLVD NE, between TYLER RD NE and LAS COLINAS DR NE containing approximately 15 acre(s). [REF: 01410-0000-00294, DRB 96-40, 02DRB01421/03DRB01273] (E-16) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED TO SEPTEMBER 12, 2005.**

15. **Project # 1003175**
04DRB-01126 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for CURB. INC. request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, **SUNGATE SUBDIVISION**, zoned R-2 residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and MESA ARENOSA DR SW containing approximately 21 acre(s). [REF: 04DRB-00010, 04DRB-00011, 00012] (N-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1000184**
04DRB-01111 Minor-Prelim&Final Plat Approval
04DRB-01112 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) A-1-A & A-7-A, **BANNER SQUARE ADDITION**, zoned SU-2/SU-1, located on BROADWAY BLVD NE, between CENTRAL AVE NE and ARNO ST NE containing approximately 3 acre(s). [REF: 03DRB00442] (K-14) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

17. **Project # 1001763**
04DRB-01136 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for J. HOWARD MOCK, LAVA PARTNERS request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST**, zoned SU-1 FOR C-1 PERMISSIVE USES, located on 57TH ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF:DRB96-279, 02DRB00308, 309, 02DRB00856] (*Deferred from 7/28/04*) (H-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project # 1003572**
04DRB-01135 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for BRUNACINI DEVELOPMENT, ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE ST NE, between NORTH DIVERSION CHANNEL and SNAPROLL ST NE containing approximately 15 acre(s). *(Deferred from 7/28/04)* (D-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

19. **Project # 1000570**
04DRB-01139 Major-Final Plat
Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for, **PARKWAY SUBDIVISION, UNIT 10**, zoned SU-2/R-LT, located on FORTUNA RD NW, between SANDY DR NW and SHEFFIELD PL NW containing approximately 8 acre(s). [REF: 02DRB01020, 02DRB00755, 02DRB01019, 0201567, 04DRB00270] (J-9) **FINAL PLAT WAS APPROVED AND DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE.**

20. **Project # 1002861**
04DRB-01137 Major-Final Plat
Approval

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 13-16, Block(s) 46, NEW MEXICO TOWN COMPANY TOWNSITE, (to be known as **SOUTHERN UNION GAS LOFTS**) zoned SU-3 special center zone, located on 8TH ST SW, between 8TH ST SW and SILVER AVE SW containing approximately 1 acre(s). [REF: 03DRB01299] (K-13) **FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR AGIS DXF FILE.**

21. **Project # 1003495**
04DRB-01123 Minor-Prelim&Final Plat
Approval

PAUL BENNETT request(s) the above action(s) for all or a portion of Lot(s) 18 P1, **PASEO DE ESTRELLA SUBDIVISION**, zoned R-1 residential zone, located on VISTA DEL NORTE NE, between JEFFERSON NE and EDITH NE [REF: 04DRB00932] (E-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

22. **Project # 1003505**
04DRB-01124 Minor-Prelim&Final Plat
Approval

ELLIOTT SURVEYING agent(s) for ALBUQUERQUE CHRISTIAN CHILDREN'S HOME request(s) the above action(s) for all or a portion of Tract(s) A & B, **ALBUQUERQUE CHRISTIAN CHILDREN'S HOME**, zoned SU-1, located on WINTER HAVEN RD NW, between MONTANO PLAZA DR NW and MONTANO RD NW containing approximately 6 acre(s). [REF: 04DRB-00956] (E-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1003567**
04DRB-01130 Minor-Prelim&Final Plat
Approval

RHOMBUS, P. A. INC agent(s) for JOANNE NEALEY request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, **MC DONALD ACRES, UNIT 3**, zoned R-1 residential zone, located on PHOENIX AVE NW, between 11TH ST NW and 10TH ST NW containing approximately 1 acre(s). (*Deferred from 7/28/04*)(H-14) **DEFERRED TO 8/4/04.**

24. **Project # 1003570**
04DRB-01133 Minor-Prelim&Final Plat
Approval

SURVEYING CONTROL, INC agent(s) for CITY OF ALBUQUERQUE LEGAL DEPARTMENT, REAL PROPERTY, request(s) the above action(s) for all or a portion of Tract(s) B-9E, **SEVEN BAR RANCH**, zoned SU-1 special use zone, located on ELLISON DR NW, between COORS BLVD BYPASS NW and CIBOLA LOOP NW containing approximately 17 acre(s). [REF: V-89-58] (A-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC AND DRY UTILITIES SIGNATURES.**

25. **Project # 1002731**
04DRB-01004 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for KAY LAMB request(s) the above action(s) for all or a portion of Lot(s) 24-27, Block(s) 12, **ALBRIGHT-MOORE ADDITION**, zoned S-R, located on 6TH ST NW, between BELLAMAH AVE NW and KINLEY AVE NW containing approximately 1 acre(s). [REF: 03DRB-00966, 00967] [Final Plat was Indef. Deferred for SIA] (J-14) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

26. **Project # 1003571**
04DRB-01134 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 & 12-A-2, ATRISCO GRANT, **EL RANCHO GRANDE, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD SW, between AMOLE CHANNEL SW and 98TH ST SW containing approximately 36 acre(s). (N-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1003565**
04DRB-01128 Minor-Sketch Plat or
Plan

WILKS CO. agent(s) for ART GARDENSWARTZ REALTY request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 8, Unit(s) 1, **MIRAMONTES PARK**, zoned C-1 neighborhood commercial zone & C-2, located on SAN MATEO BLVD NE, between PHOENIX AVE. NE and CLAREMONT AVE. NE containing approximately 4 acre(s). [REF: ZA-88-53, (1002072)] (H-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. **Project # 1003573**
04DRB-01138 Minor-Sketch Plat or
Plan

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. **Project # 1003039**
04DRB-01077 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for SCACCIA, LLC, request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 16, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, (to be known as **WILSHIRE ESTATES**) zoned R-D residential and related uses zone, developing area, 5 DU/AC, located on VENTURA ST NE, between CORONA AVE NE and WILSHIRE AVE NE containing approximately 3 acre(s). [REF: 03DRB-01771, DRB-93-337] [Was Indef Deferred on 7/21/04] (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. **Project # 1003551**
04DRB-01095 Minor-Sketch Plat or
Plan

BRASHER & LORENZ agent(s) for NAYLOR REALTY request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 19, 20 & 21, Block(s) 11, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned RD, located on GLENDALE AVE NE, between BARSTOW AVE NE and WYOMING NE containing approximately 5 acre(s). [Was Indef Deferred on 7/21/04] (B-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. Approval of the Development Review Board Minutes for July 14, 2004. **THE DRB MINUTES FOR JULY 14, 2004 WERE APPROVED.**

ADJOURNED: 12:35 P.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002529 AGENDA#: 3 DATE: 7.28.04

1. Name: Jim Hoopes Address: Consensus Plus Zip: _____

2. Name: John Bordeaux Address: Bordeaux Design Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

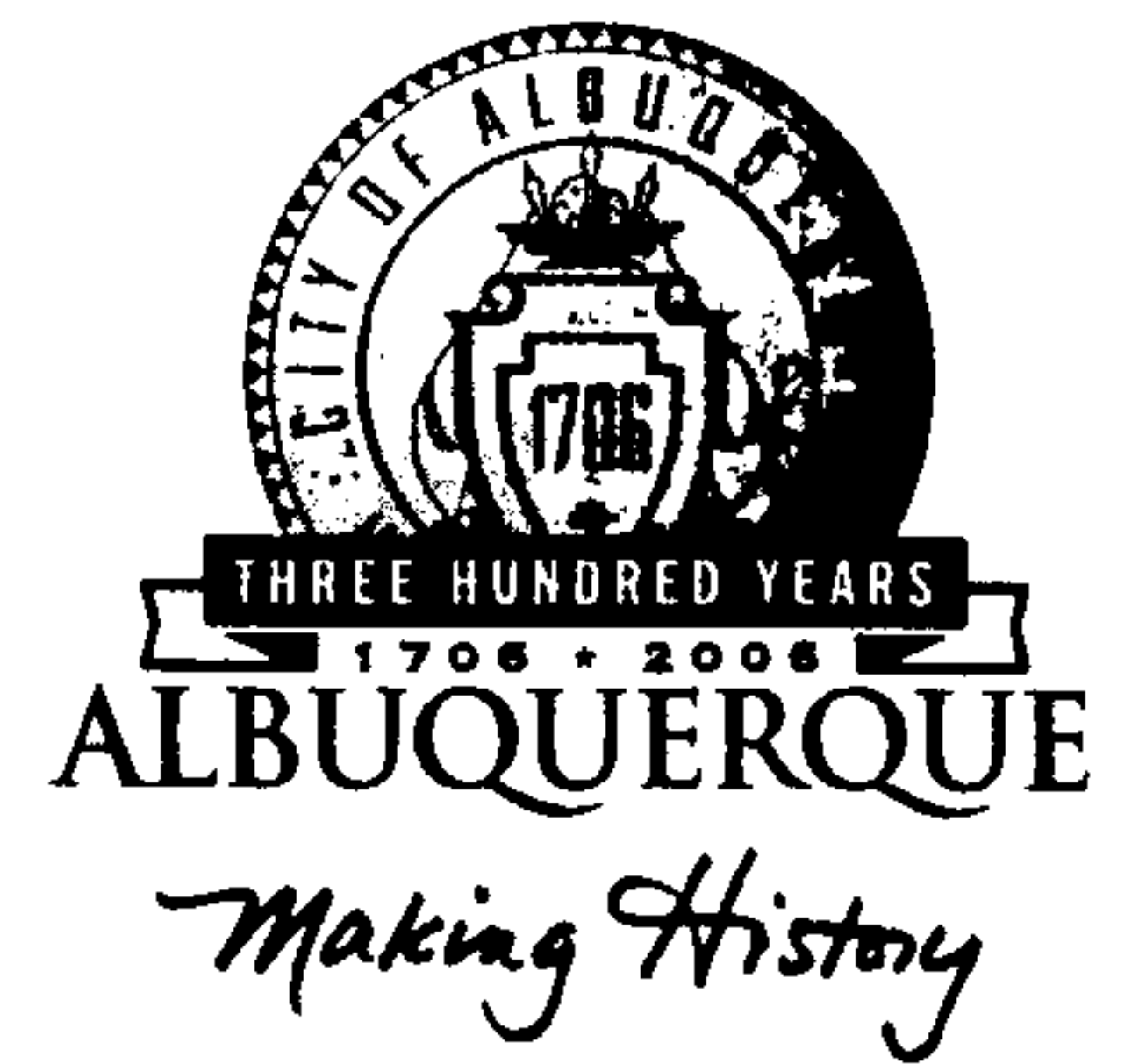
10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002529

AGENDA ITEM NO: 3

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report dated 6-30-04 is on file for Preliminary Plat approval.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED **X**; COMMENTS PROVIDED ____; WITHDRAWN

8-A-04

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 28, 2004



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 28, 2004

Project # 1002529

04DRB-01059 Major-Preliminary Plat Approval

04DRB-01060 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for RANDY EASTBURG, CAS, LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, Lot(s) 1 thru 5, **PARTITION OF BLACK RANCH**, zoned SU-1 special use zone for C-1, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 03EPC02058,03EPC 02059,03EPC 02060, Z- 93-115] **[Makita Hill, EPC Case Planner]** (B-13)

AMAFCA

No objection to requested actions. Stormwater discharge to the existing 48-inch outfall to the Calabacillas Arroyo must pass through a water quality inlet or manhole. This item should be added to the Infrastructure List. AMAFCA can provide details. AMAFCA will sign work order plans and Final Plat.

COG The Long Range Roadway System map identifies Coors Blvd as a limited access facility with a right of way of 156'. Primary Access Points including interchange access and at-grade dedicated street intersections with or without median openings are as specified in the FAABS and are subject to MTB approval. Furthermore, driveway access guidelines are described in the Coors Corridor Plan and are authorized by the City and/or County with NMDOT concurrence. The proposed primary access point at Coors Blvd and Westside Drive is not included on the LRRS map, and therefore, is subject to MTB approval. In addition, the Long Range Bikeway System map identifies this portion of Coors Blvd as having on street bike lanes, and as such, has been recognized as a requirement in the DRB conditions of approval.

Transit

No objection.

Zoning Enforcement

No comments received.

Neighborhood Coordination

Letters sent to Riverfronte Estates (R) and Paradise Hills (R) Neighborhood Assns.

APS

No comments received.

Police Department

No adverse comments.

Fire Department

All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision. Per Ray Sanchez, AFD.

PNM Electric & Gas

Approves.

Comcast

No comments received

QWEST

No comments received

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat approval.

Transportation Development

Are the 4 lanes plus bike lane in place on Coors? The infrastructure list should reflect this. Where is median in Coors? Where is the MTB approval for the access from Coors? Westside Drive should be 36' F-F from Coors to the Court. The right-of-way in this stretch may be required to be 56'. (This project should build 20' of permanent pavement.) Westside Drive can be 24' F-F from the Court to Riverfronte. (This should be coordinated with project to the south.) Call out sidewalk widths (6') on infrastructure list. Where is sidewalk on Coors? Provide x-section in relation to property line.

Parks & Recreation

No objection.

Utilities Development

Infrastructure List must be signed by NMUI. Preliminary Plat needs to show a 30' wide public water/sanitary sewer easement over lots 4 & 5.

Planning Department

In the future, be sure the current zoning is listed on the preliminary plat per the Subdivision Ordinance. It should also be on the final plat.

Planning Department

The Subdivision Ordinance also requires additional language above the owner's signature: "Said owner warrants that he/she holds complete & indefeasible title in fee simple to the land subdivided." In the future, this language must be on the preliminary plat & also on the final plat.

The word "City" is misspelled in two places on the plat where it precedes the word "Surveyor". Please correct on the final plat.

Why are junipers included on the approved plats list? Who maintains the landscape buffer? A LMA may be required. If so, it should be listed on the Infrastructure List as well as the water meter for irrigation of the buffer.

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

cc:Randy Eastburg, CAS, LLC, 5704 Lomas Blvd NE, 87110
Consensus Planning Inc., 924 Park Ave SW, 87102



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, July 28, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000583

04DRB-01016 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES PA agent(s) for PEGGY DASKALOS request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) B-1-A AND B-1-B, **FOOTHILLS NORTH**, zoned C-2 community commercial zone, located on LOMAS BLVD NE, between TRAMWAY BLVD NE and CUMBRES ST NE containing approximately 4 acre(s). [REF: 02DRB-01022, 04DRB-01707, 04DRB-01652, 04DRB-01618, 04DRB-00772] (K-23)

Project # 1003531

04DRB-01034 Major-Street Name Change

AFRICAN AMERICAN ALLIANCE OF ALBUQUERQUE request(s) the above action(s) for a Street Name Change from **BASEHART AVENUE SE TO OWEN SMAULDING ROAD SE**, zoned SU-1, PDA, located on UNIVERSITY BLVD SE, between AVENIDA CESAR CHAVEZ SE and COAL AVE SE. (L-15)

Project # 1002529

04DRB-01059 Major-Preliminary Plat Approval

04DRB-01060 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for RANDY EASTBURG, CAS, LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, Lot(s) 1 thru 5, **PARTITION OF BLACK RANCH**, zoned SU-1 special use zone for C-1, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 03EPC02058,03EPC 02059,03EPC 02060, Z- 93-115] **[Makita Hill, EPC Case Planner]** (B-13)

Project # 1003417

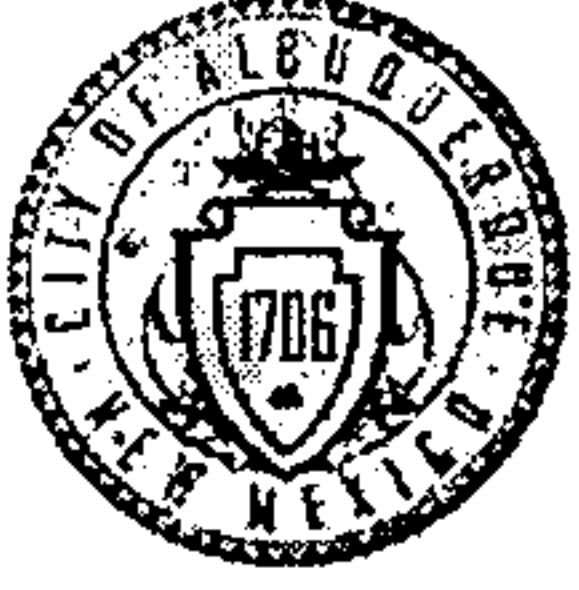
04DRB-01056 Major-Preliminary Plat Approval

04DRB-01057 Minor-Subd Design (DPM) Variance

04DRB-01058 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3, MOUNTAIN RIDGE SUBDIVISION** (to be known as **QUIVERA ESTATES, UNIT 2**), zoned R-D residential and related uses zone, developing area, (3DU/A) located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB00671] (B-19)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1001182

04DRB-01047 Major-Vacation of Pub
Right-of-Way
04DRB-01048 Major-Vacation of Public
Easements
04DRB-01049 Major-Preliminary Plat
Approval
04DRB-01050 Minor-Sidewalk Waiver
04DRB-01051 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTING INC.,
agent(s) for VISION DEVELOPMENT LLC request(s)
the above action(s) for all or a portion of Tract(s) B,
WESTRIDGE MOBILE HOME PARK, PHASE 2, (to be
known as **BLUEWATER POINTE SUBDIVISION**,
zoned R-LT residential zone, located on 94TH ST NW,
between BLUEWATER RD NW and AVALON RD NW
containing approximately 8 acre(s). [REF: Z-97-58, AX-
97-7, Z-99-60, 01EPC-01088, 01089, 01DRB-00505,
00506,02DRB-00337] (K-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this 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.


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 12, 2004.



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

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Project # 1002529

04DRB-01059 Major-Preliminary Plat

Approval

04DRB-01060 Minor-SiteDev Plan

Subd/EPC

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Project # 1003417

04DRB-01056 Major-Preliminary Plat

Approval

04DRB-01057 Minor-Subd Design (DPM)

Variance

04DRB-01058 Minor-Temp Defer SDWK

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SEE PAGE 2 . . .



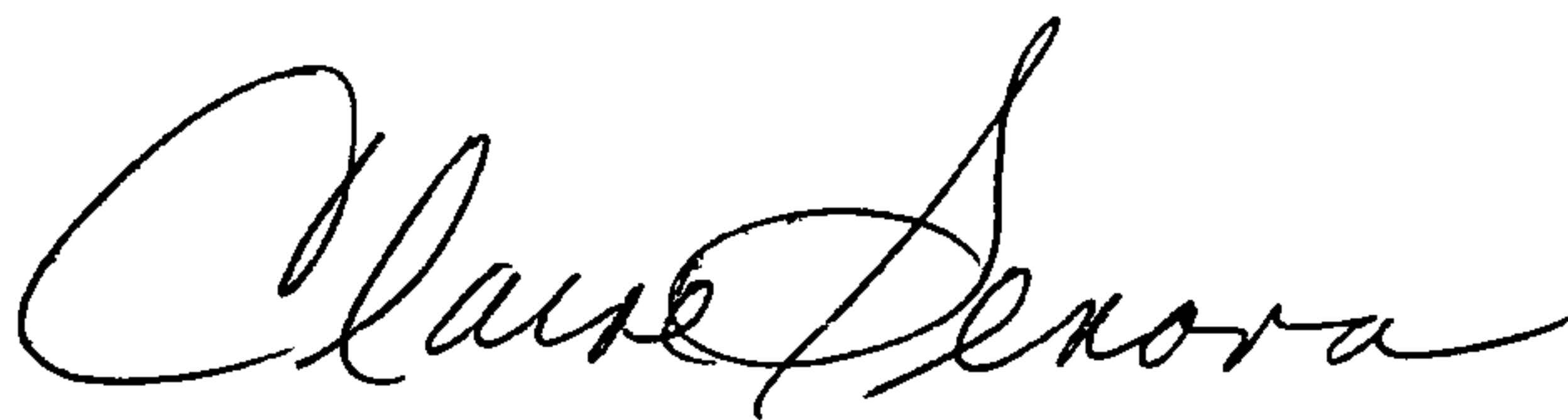
**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

PAGE 2

Project # 1001182
04DRB-01047 Major-Vacation of Pub
Right-of-Way
04DRB-01048 Major-Vacation of Public
Easements
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Approval
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for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 12, 2004.

CITY OF ALBUQUERQUE



Making History

Planning Department

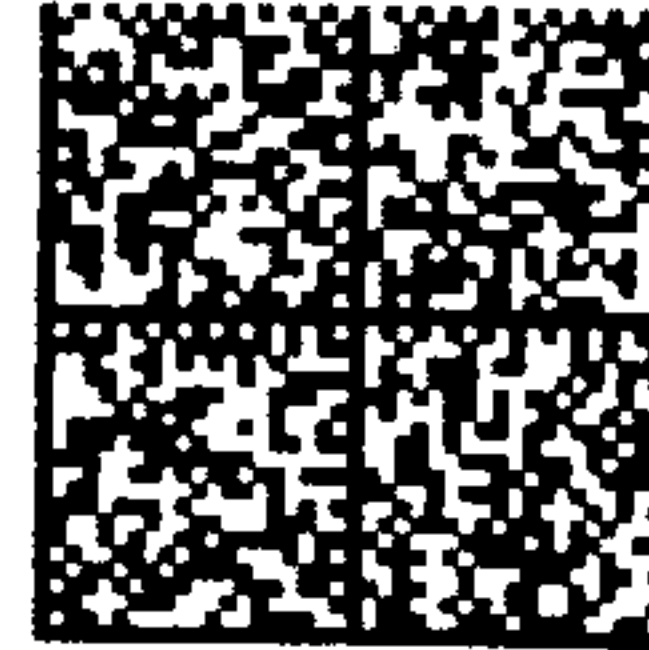
P.O. Box 1293

Albuquerque, NM 87103

*NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD*

101406404152820313

TORREZ SAMMY M & JANICE M
2113 PAJARITO RD SW
ALBUQUERQUE NM 87105



02 1A

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0004329277

JUL 12 2004

MAILED FROM ZIP CODE 87102



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1

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: JULY 28, 2004
Zone Atlas Page: B-13-Z & B-14-Z
Notification Radius: 100 Ft.

Project# 1002529
App# 04DRB-01060
App# 04DRB-01059

Cross Reference and Location:

Applicant: RANDY EASTBURG, CAS, LLC
Address: 5704 LOMAS BLVD NE
ALBUQUERQUE NM 87110

Agent: CONSENSUS PLANNING, INC
Address: 924 PARK AVE SW
ALBUQUERQUE NM 87102

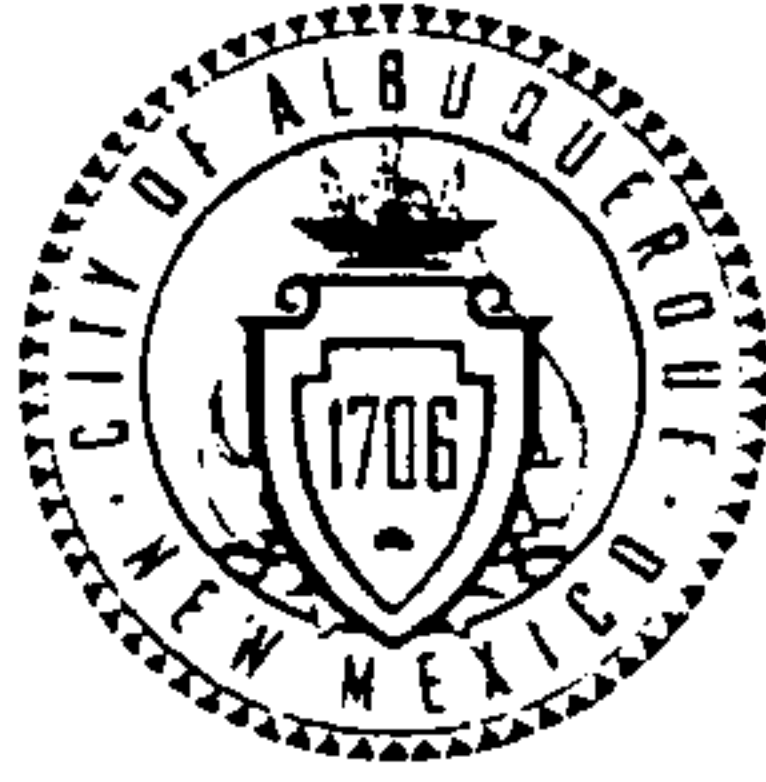
Special Instructions:

**Notice must be mailed from the
City's 15 day prior to the meeting.**

Date Mailed: JULY 9, 2004

Signature: KYLE TSETHLIKAI

101306547715240215	LEGAL: TRAC T N/A1 PLAT OF TRS N1A1 & N1A2 SEVEN BAR RANCH LAND USE: PROPERTY ADDR: 00000 COORS OWNER NAME: V T INC OWNER ADDR: 00000	MESQUITE TX	75187
101406503910930103	LEGAL: TR 1 -A P LAT OF TR 1-A WINDMILL ESTATES SUBD CONT 6 LAND USE: PROPERTY ADDR: 00000 COORS OWNER NAME: MILLER FAMILY REAL ESTATE OWNER ADDR: 05650 SOUTH STATE	ST MURRAY UT	84107
101306547006040120	LEGAL: TR 2 -B-1 REPL MAP FOR TRS 2-A & 2-B KEN JOHNS WEST LAND USE: PROPERTY ADDR: 00000 COORS OWNER NAME: UNITED CONSTRUCTORS OWNER ADDR: 07201 LOMAS	BL NE ALBUQUERQUE NM	87110
101406501806230102	LEGAL: TR 6 -A T RS 6-A, 6-B & 6-C PARTITION OF THE BLACK R LAND USE: PROPERTY ADDR: 00000 COORS OWNER NAME: AMAFCA OWNER ADDR: 02600 PROSPECT	NE ALBUQUERQUE NM	87107
101306541505540310	LEGAL: TR 1 KEN JOHNS WESTSIDE AUTO CENTER CONT 124.934 S LAND USE: PROPERTY ADDR: 00000 COORS OWNER NAME: UNITED PROPERTIES LTD CO OWNER ADDR: 07201 LOMAS	BL NE ALBUQUERQUE NM	87110
101306551503640505	LEGAL: TR 6 -B T RS 6-A, 6-B & 6-C PARTITION OF THE BLACK R LAND USE: PROPERTY ADDR: 00000 COORS OWNER NAME: BLACK A ROLF & MARY JANE OWNER ADDR: 10416 MORNING STAR	NE ALBUQUERQUE NM	87111
101406505505730115	LEGAL: TRAC T 4 PLAT OF WINDMILL ESTATES SUBD CONT 57.739 LAND USE: PROPERTY ADDR: 00000 COORS OWNER NAME: WOOD DANA C OWNER ADDR: 09842 WINDMILL	CT NW ALBUQUERQUE NM	87114
101306541202240305	LEGAL: THE NORT HERLY PORTION OF A 12 ACRE TRACT AND WELLS LAND USE: PROPERTY ADDR: 00000 COORS OWNER NAME: SPARTON SOUTHWEST INC OWNER ADDR: 04901 ROCKAWAY	BL RIO RANCHO NM	87124
101406408352820314	LEGAL: TR A OF LTS 1 THRU 28 & TR A RIVERFRONTE ESTATES (LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: A M A F C A OWNER ADDR: 02600 PROSPECT	NE ALBUQUERQUE NM	87107
101406404152820313	LEGAL: LOT 1 OF LTS 1 THRU 28 & TR A RIVERFRONTE ESTATES LAND USE: PROPERTY ADDR: 00000 TRAVIS OWNER NAME: TORREZ SAMMY M & JANICE M OWNER ADDR: 02113 PAJARITO	RD SW ALBUQUERQUE NM	87105
101306448547010206	LEGAL: TR 6 -C T RS 6-A, 6-B & 6-C PARTITION OF THE BLACK R LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: BLACK A ROLF & MARY JANE OWNER ADDR: 10416 MORNING STAR	NE ALBUQUERQUE NM	87111



City of Albuquerque

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

Date: July 2, 2004

TO CONTACT NAME: Jake Bordenave
COMPANY/AGENCY: Bordenave Designs
ADDRESS/ZIP: P.O. Box 91194
PHONE/FAX #: 823-1344 FAX 821-9105

Thank you for your inquiry of (date) requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Southeast corner of Coors and the Callabillas Arroyo, Tract GB Partition of Black Ranch zone map page(s) B-13.

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

Riverfronte Estates
Neighborhood Association
Contacts: William Morse
4409 Rio Colorado NW 87120
890-1619
Sara Trost
4419 Rio Colorado NW 87120
899-9706

Paradise Hills
Neighborhood Association
Contacts: Larry Weaver
6001 Unites Ct NW 87114
898-8640 w = 846-1511
Tom Anderson
10013 Plunkett Dr NW 87114
897-2593

See reverse side for additional Neighborhood Association Information: YES { } NO { }

Please note that according to O-92 you are required to notify each of these contact persons by CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE the Planning Department will accept your application filing. IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS. If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,
[Signature]
OFFICE OF NEIGHBORHOOD COORDINATION

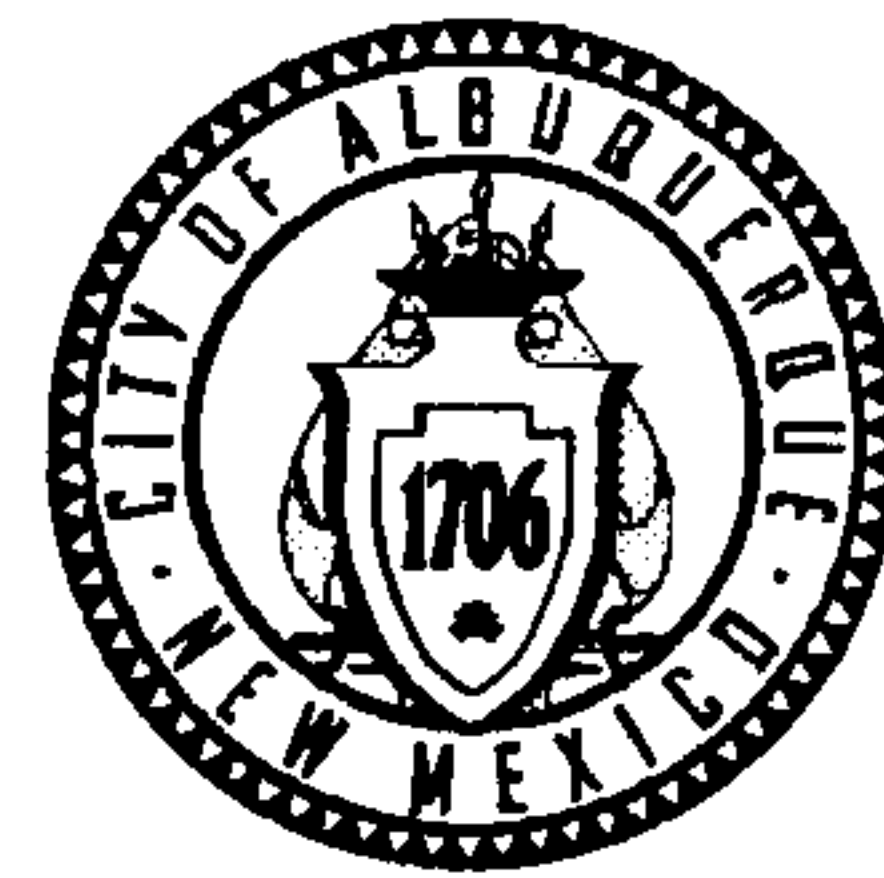
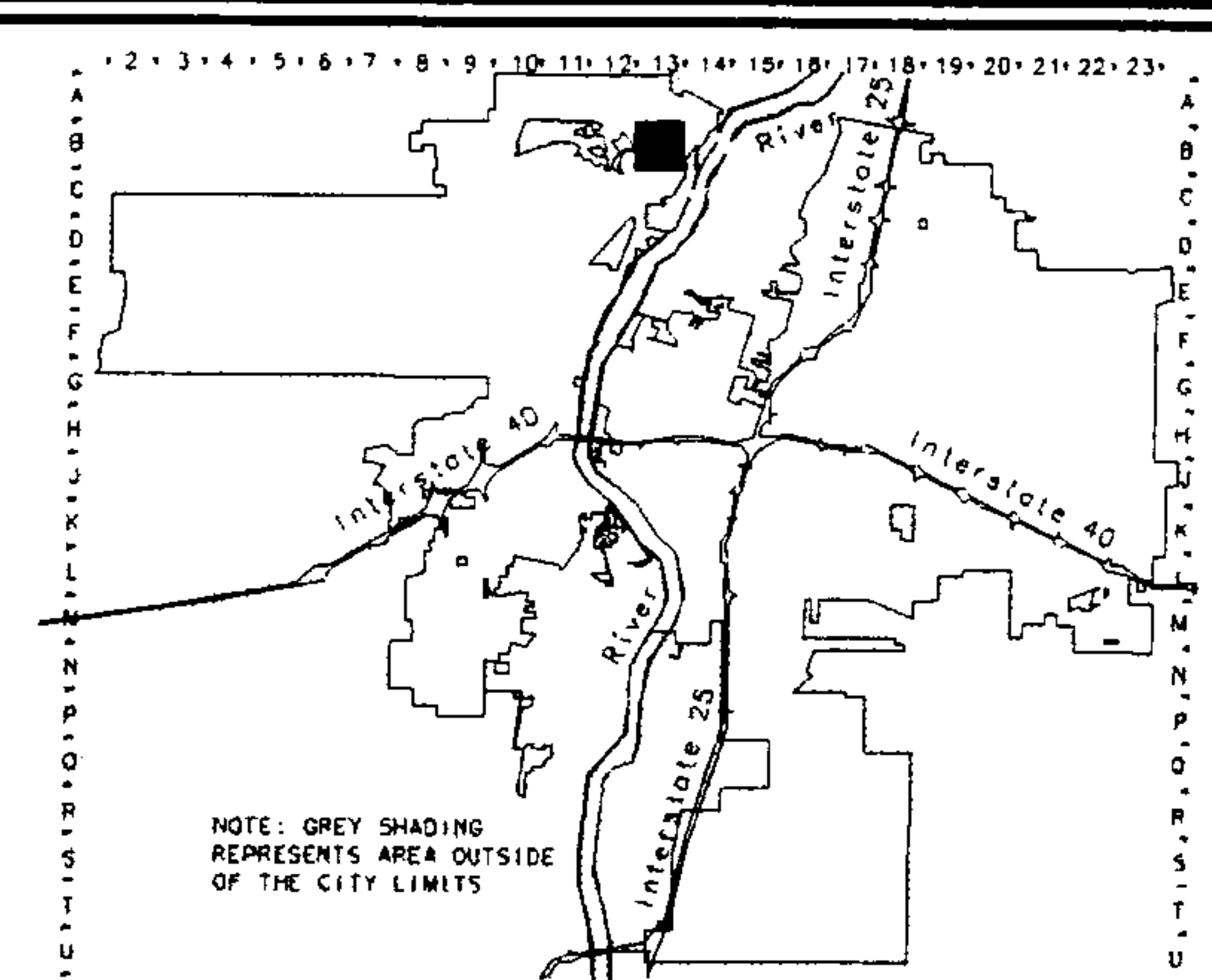
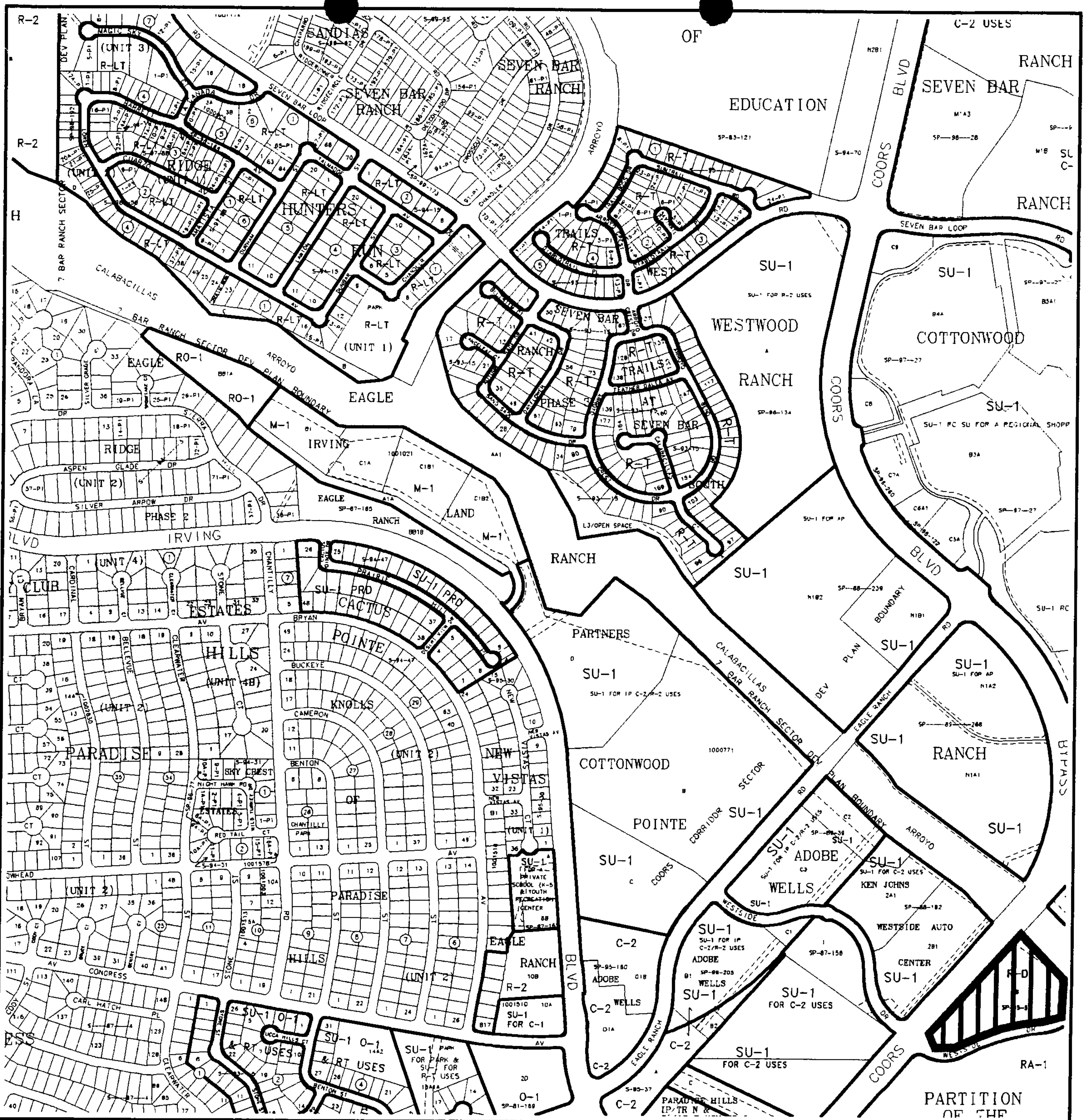
Attention: Both contacts per neighborhood association need to be notified.

OFFICIAL NOTICE OF DECISION
PROJECT #1002529
JANUARY 15, 2004
PAGE 9 OF 10

- q. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for street bicycle lanes.
 - r. Provision for the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System.
 - s. Provision for the fourth northbound travel lane on Coors Boulevard adjacent to the subject property, consistent with the Coors Corridor Plan (see figure 6).
3. The applicant shall include mathematical calculations on the site plan to support the parking space numbers shown on the site plan for vehicles and bicycles.
 4. The applicant shall revise the Landscape plan to demonstrate compliance with the CCSDP regarding use of live organic groundcover in all planting areas (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 4, Site Landscaping, p. 93), and streetscape landscape buffers and landscape coverage within the buffer area (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3, Front Landscaped Street Yard, p. 91).
 5. Buildings on Lots 1, 3, and 4 shall be located a minimum of 35 feet and maximum of 50 feet from the Coors right-of-way. The building proposed for Lot 2 is allowed to remain in its current location due to constraints of lot configuration and grade.
 6. The applicant shall provide additional information on the site plan for all exterior building materials and their respective colors. Color information shall be provided with common names.

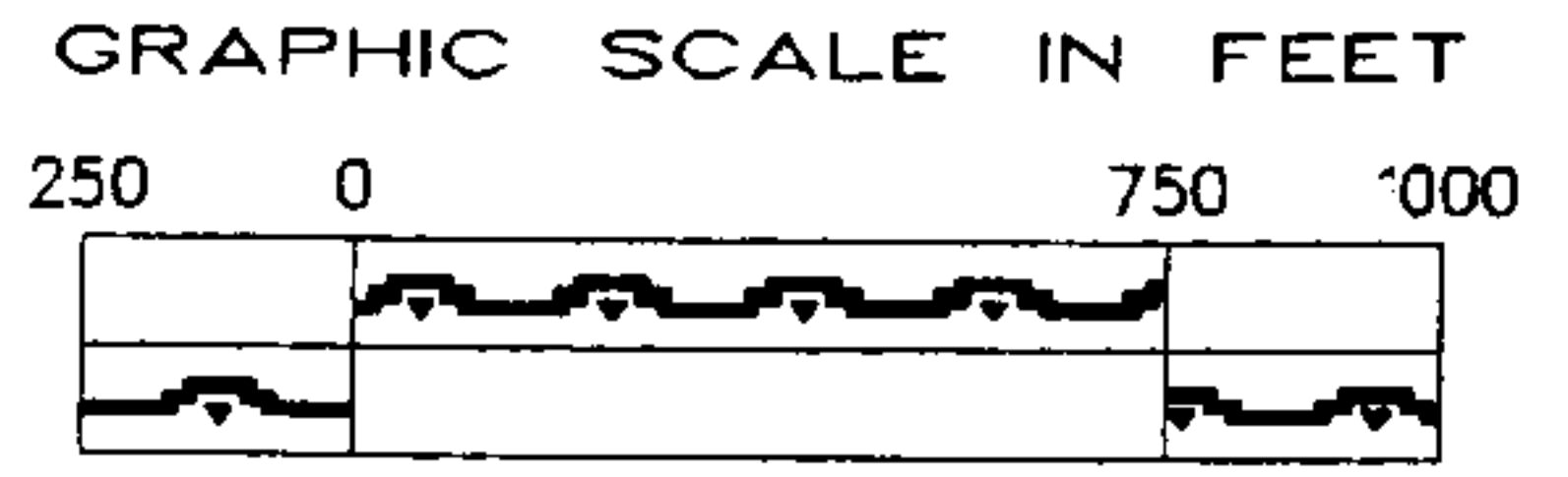
IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JANUARY 30, 2004 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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.



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

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Zone Atlas Page

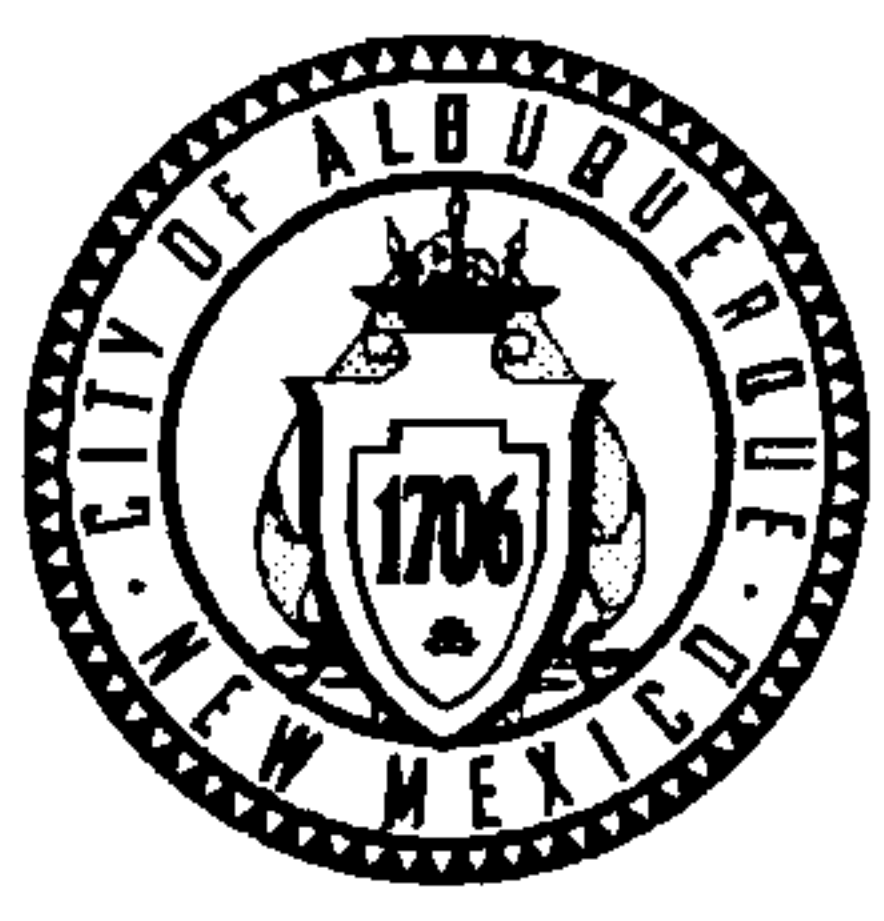
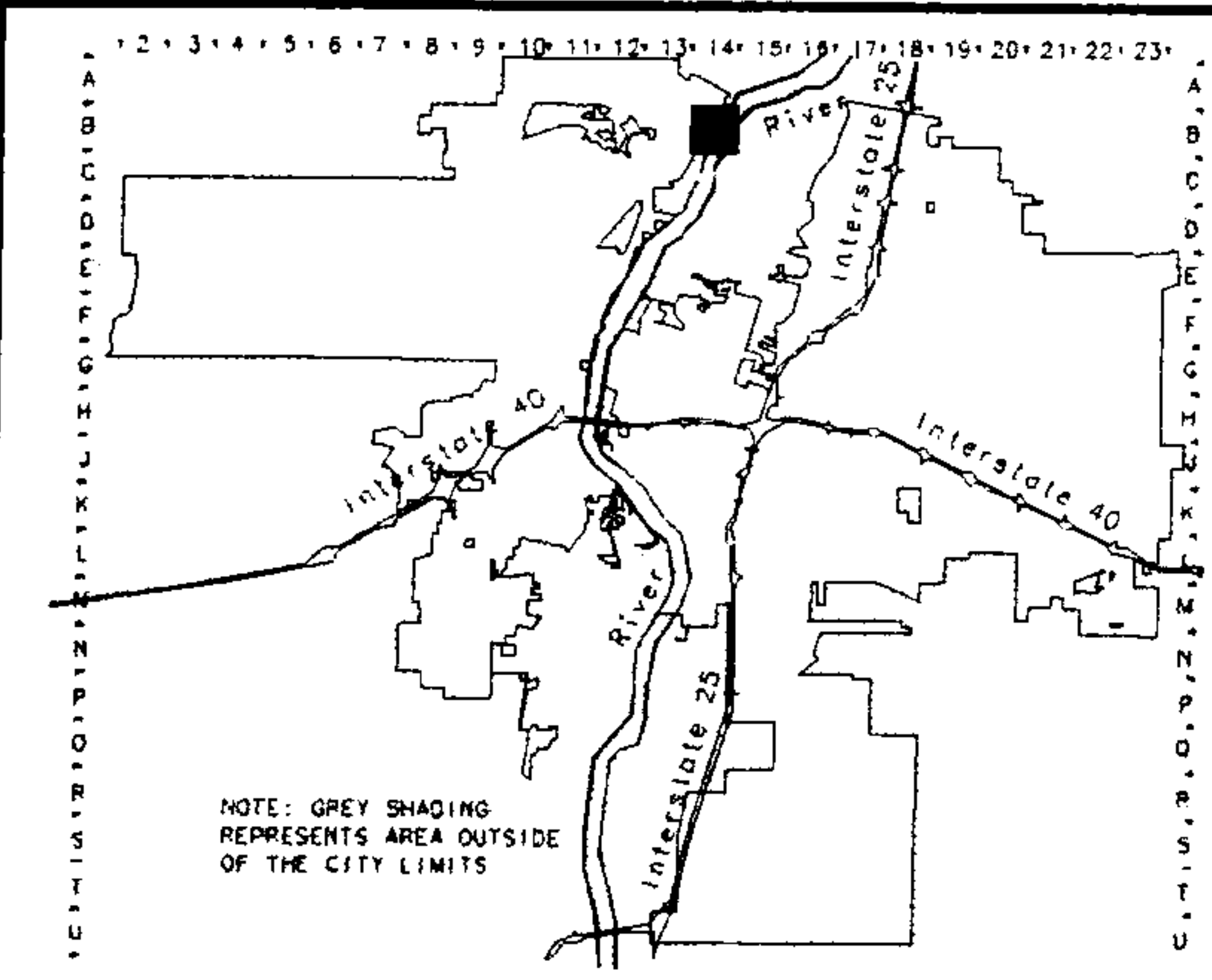
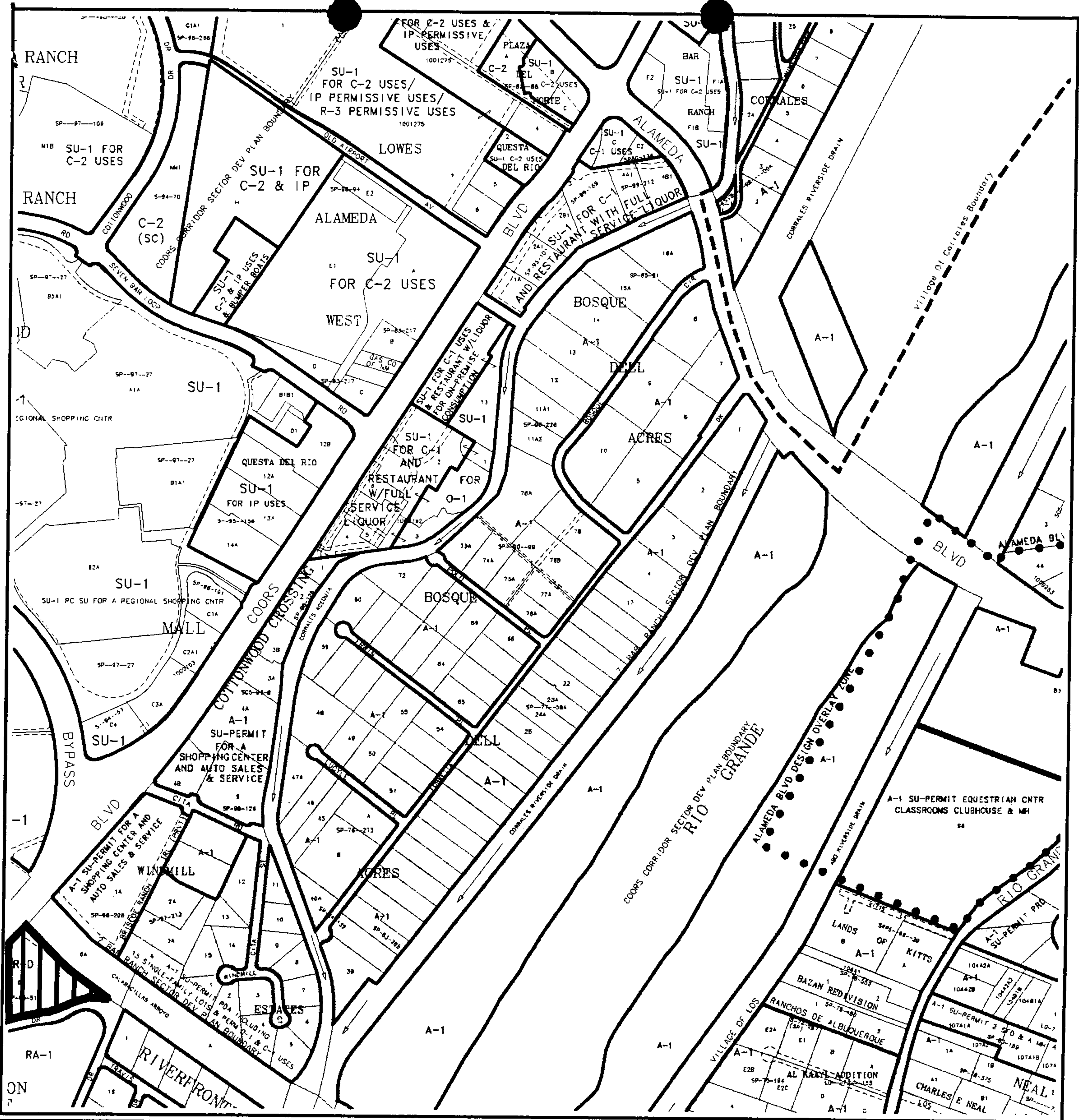
B-13-Z

Map Amended through June 02, 2004

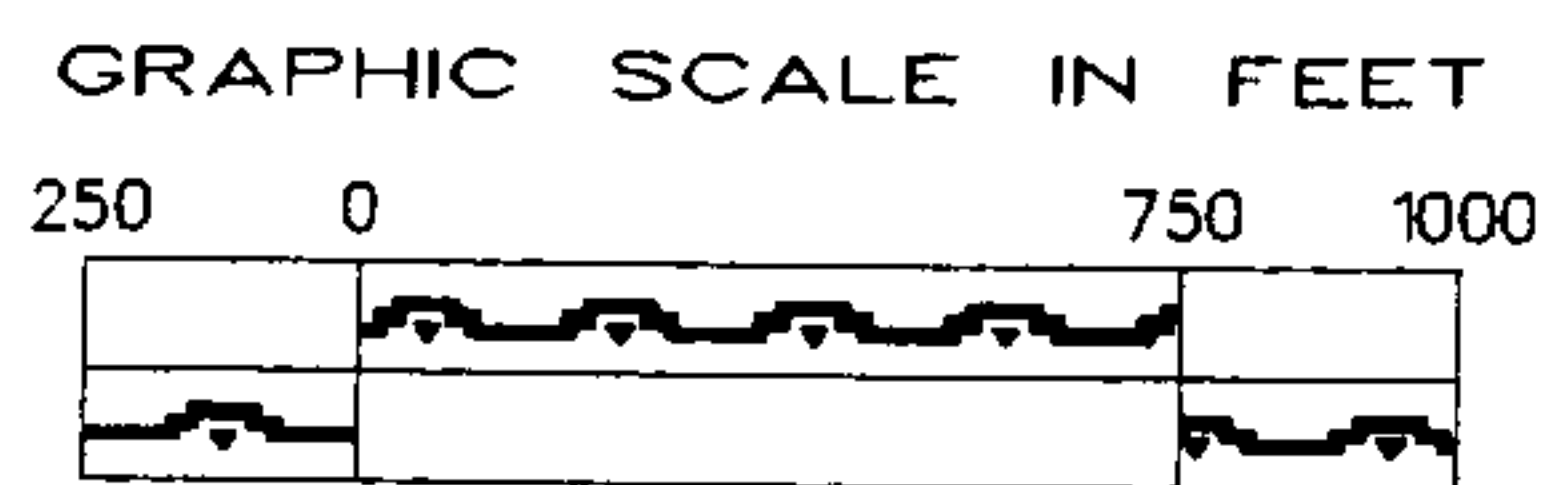
Attachment to Development Plan Review Application for Tract 6-B, Partition of Black Ranch.

Proposed Zoning

- Lot 1, SU-1 for C-1 Permissive Uses
- Lot 2, SU-1 for C-1 Permissive Uses and Auto Sales and Storage
- Lot 3, SU-1 for C-1 Permissive Uses
- Lot 4, SU-1 for C-1 Permissive Uses
- Lot 5, SU-1 for O-1 Permissive Uses



A G I S
 Albuquerque Geographic Information System
 PLANNING DEPARTMENT
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Zone Atlas Page

B-14-Z

Map Amended through June 02, 2004

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: Consensus Planning Date of request: 12/02/03 Zone atlas page(s): R-13/14

CURRENT:
Zoning R-D
Parcel Size (acres / sq.ft.) 5.6 Acres

Legal Description -
Lot or Tract # Tract 6B Block # _____
Subdivision Name Partition of Black Ranch

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: ¹ See Attachment

# of units -	<u>1</u>
Building Size -	<u>4,992</u> (sq. ft.)

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

Applicant or Representative _____ Date _____
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES NO BORDERLINE
Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES NO 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.

[Signature] 12-2-03
TRAFFIC ENGINEER DATE

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

Required TIS 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

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

Clair

Date Submitted: 07/02/04

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 8/4/04

Date Preliminary Plat Expires: 8/1/05

DRB Project No.: 1002529

DRB Application No.: 04-01059

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

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

CAS ADDITION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT GB, BLACK RANCH PARTITION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		-	STD C&G & 6' SIDEWALK (FILL with ? DIMENSIONS)	COORS BLVD	S. SUBD BDRY	NEW DECEL LANE	/	/	/
		-	"	"	NEW DECEL LANE	N. SUBD. BDRY	/	/	/
		12'	DECELERATION LANE w/ C&G & 6' SIDEWALK	COORS BLVD	BDRY LOT 2 & 3	250'S.	/	/	/
			MEDIAN ISLAND (RAISED)	WESTSIDE DR	@ COORS BLVD		/	/	/
		36' F-F	CURB & GUTTER w/ 6' SIDEWALK, MIN 20' ASPH PVMT (NEW)	NORTH SIDE WESTSIDE DR	COORS BLVD	WESTSIDE CT ^{△ private access}	/	/	/
		24' F-F	CURB & GUTTER w/ 6' SIDEWALK, MIN 20' ASPH PVMT (NEW)	NORTH SIDE WESTSIDE DR	ACCESS ESMT @ WESTSIDE DR	RIVERFRONT DR	/	/	/
		30' F-F	STD C&G w/ SIDEWALK (6') & ASPH PVMT	ACCESS ESMT WESTSIDE CT	WESTSIDE DR	COORS CUE DE SAE	/	/	/
		*8"	WATERLINE w/ FH & 5 SVC'S	ACCESS BSMT WESTSIDE CT & UTIL. ESMT	EXIST 12" WL	500' 310' S.	/	/	/
		*8"	SAS w/ 5 SVC'S & MH'S	ACCESS ESMT WESTSIDE CT & UTIL. ESMT	EXIST 30" SAS	530' 355' S.	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		10'	CONC. CHANNEL	DRAIN. ESMT LOT 5	WESTSIDE DR	EXIST DBL'D' CATCH BASIN	/	/	/
		-	TYPE A CATCH BASIN w/ 18" OUTLET PIPE	WESTSIDE DR	WESTSIDE DR	EXIST DBL'D' CATCH BASIN	/	/	/
		-	WATER QUALITY MH	EXIST 24" SD	-	-	/	/	/
		* 6"	WATERLINE	EASEMENT	COORS BLVD	NORTH-SOUTH 8" WATER LINE	/	/	/
			RAISED MEDIAN	COORS BLVD	SOUTH of WESTSIDE DR	N. PROP. BODY			
			BIKE LANE	COORS BLVD	NOTES	"			

- 1 * NEW MEXICO UTILITIES
- 2
- 3

AGENT / OWNER

JAKE BORDENAVE
NAME (print)

BORDENAVE DESIGNS
FIRM

[Signature] 07/02/04
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 02/16/05 DRB CHAIR - date
[Signature] 8/4/04 Christina Sandoval 8/4/04 09/21/05
 PARKS & GENERAL SERVICES - date

[Signature] 8/4/04
 TRANSPORTATION DEVELOPMENT - date

[Signature] 8/4/04
 UTILITY DEVELOPMENT - date

[Signature] 8/4/04
 CITY ENGINEER - date

AMAFCA - date
[Signature] 8-2-04
 NEW MEXICO UTILITIES - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
A	9-18-06	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION

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

Supplemental form S

V

P

SITE DEVELOPMENT PLAN

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

L

Supplemental form ZONING

- Annexation & Zone Establishment
Sector Plan (Phase I, II, III)
Amendment to Sector, Area, Facility or Comprehensive Plan
Zone Change
Text Amendment

Z

APPEAL / PROTEST of...

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

A

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.

APPLICANT INFORMATION:

NAME: CAS, LLC ADDRESS: 5704 LOMAS NE CITY: ALBUQUERQUE STATE NM ZIP 87110 PHONE: 268-9388 FAX: E-MAIL:
Proprietary interest in site: OWNER AGENT (if any): BORDENAVE DESIGNS ADDRESS: PO BOX 91194 CITY: ALBUQUERQUE STATE NM ZIP 87199 PHONE: 823-1344 FAX: 821-9105 E-MAIL: jakebordenave@mindspring.com

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACT 6-B Block: Unit:
Subdiv. / Addn. PARTITION OF BLACK RANCH TBK CAS ADDITION
Current Zoning: SU-1 Proposed zoning: SAME
Zone Atlas page(s): B13-B14 No. of existing lots: 1 No. of proposed lots: 4
Total area of site (acres): 5.57 AC. Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
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. 101306551503640505 MRGCD Map No. NA
LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD. NW
Between: WESTSIDE DR NW and CALABACILLAS ARROYO

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): PROJECT 1002629, 04DRB-01374, 04DRB-01059, 04DRB-02060, 04-EPC-1084, 04EPC-01841, 04EPC-0184303EPC-02058, 03EPC-02059, 03EPC-02060, Z-93-115 01840

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

SIGNATURE DATE 07/18/05
(Print) JEAN J. (JAKE) BORDENAVE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

Table with columns: INTERNAL ROUTING, Application case numbers, Action, S.F., Fees. Includes handwritten entries for case numbers (050RB, 01175), action (FP, CMF), and fees (\$20.00). Also includes hearing date (7.27.05) and project number (1002529).

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the Official D.R.B. Notice of approval
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

JEAN J. (JAKE) BORDENAVE
Applicant name (print)
[Signature] 07/18/05
Applicant signature / date

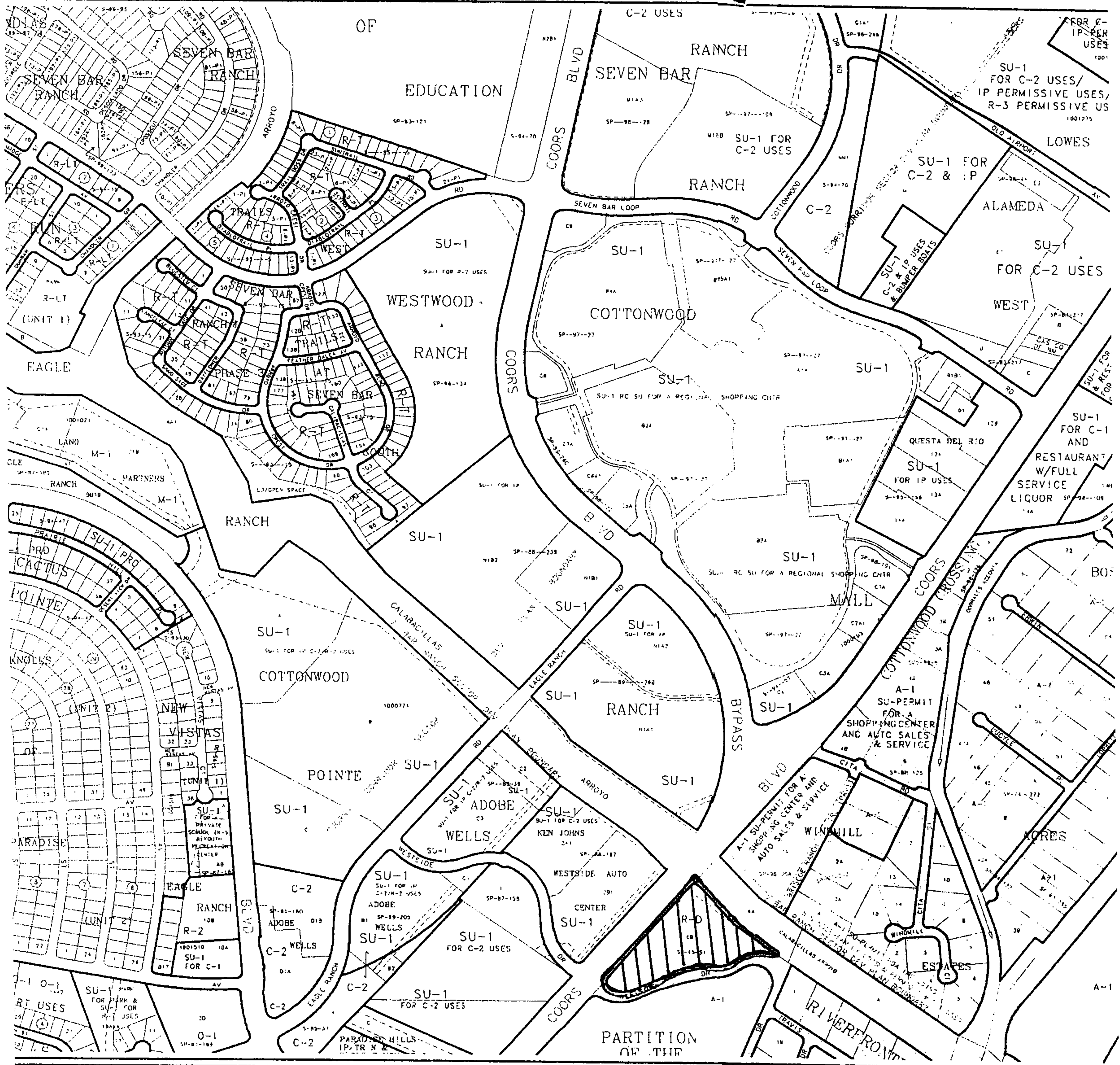


Form revised February 2003

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

Application case numbers
05 DRB - 01175
_____-_____
_____-_____

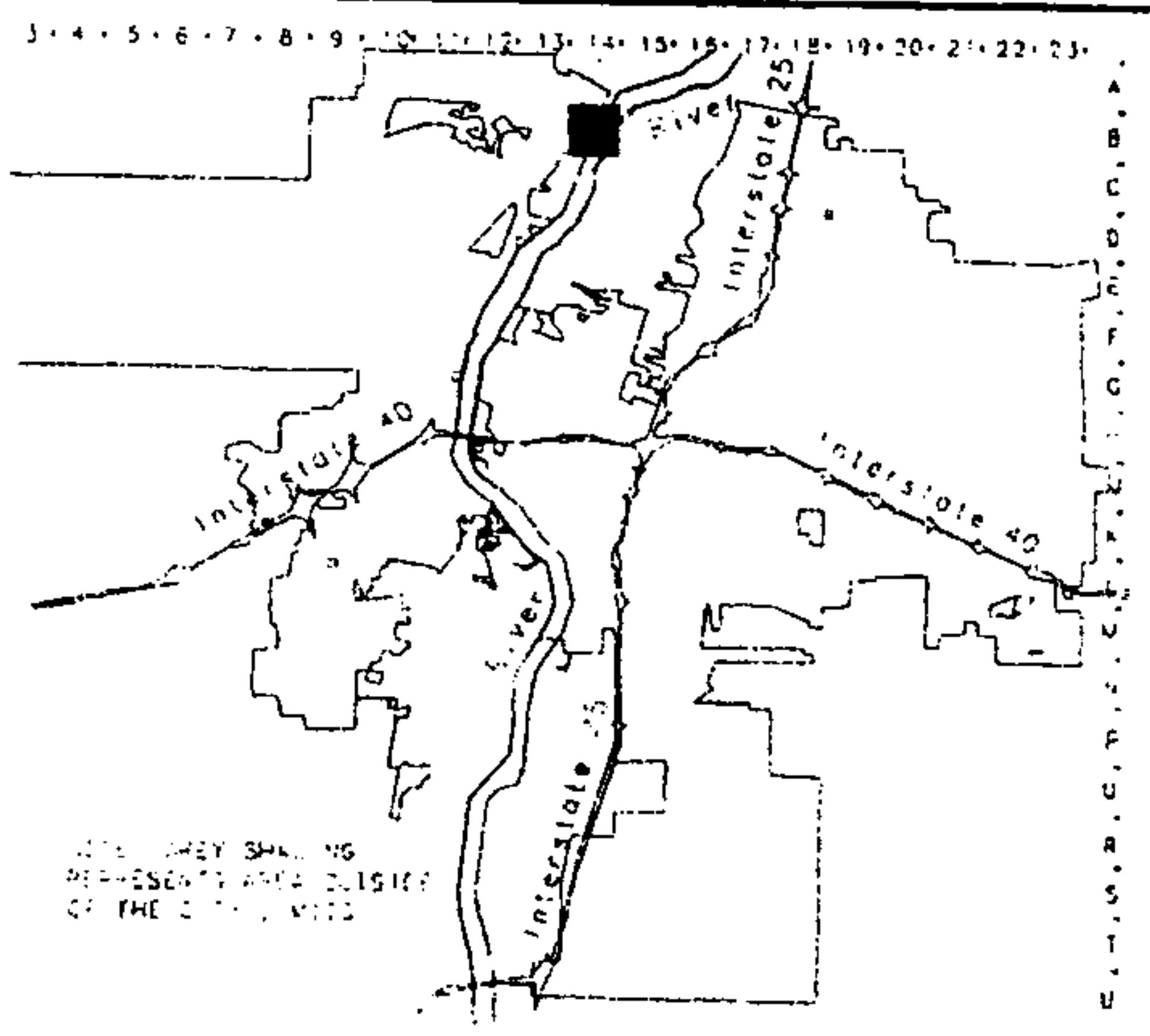
[Signature] 7/18/05
Planner signature / date
Project # 1002529



CITY OF
Albuquerque
A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page
B-13-Z
Map Amended through July 10, 2003



BORDENAVE DESIGNS
P.O. BOX 91194
ALBUQUERQUE, NM 87199-1194
(505) 823-1344, FAX (505) 821-9105

LETTER OF TRANSMITTAL

TO: CITY OF ALBUQUERQUE DRB	DATE: 07/07/05	PROJECT NO: 1002529
	PROJECT NAME: CAS ADDITION	

ATTN: CLAIRE SENOVA

TRANSMITTED:

- HEREWITH
- UNDER SEPARATE COVER VIA

FOR YOUR:

- DISTRIBUTION TO PARTIES
- REVIEW AND COMMENT
- RECORDATION
- APPROVAL
- USE
- INFORMATION
- RECORD

THE FOLLOWING:

- DRAWING(S)
- COPY OF LETTER
- SHOP DRAWING(S)
- CALCULATIONS
- SEE BELOW
- SPECIFICATIONS

COPIES	DATE	DESCRIPTION	ACTION CODE
6	05/05	SITE PLAN FOR SUBDIVISION	E1
6	07/05	FINAL PLAT	E2
1	06/05	SIA	B

ACTION CODES: A. Action indicated on item transmitted
B. No action required
C. Sign and return to this office
D. Sign and forward as directed under remarks
E. See remarks below

REMARKS:

E1-SUBMITTED BECAUSE THERE IS AN ADMINISTRATIVE AMENDMENT.
E2-REQUESTING FINAL PLAT APPROVAL.

COPIES TO: FILE	IF ENCLOSURE IS NOT AS NOTED, PLEASE NOTIFY ME
	FROM: JAKE BORDENAVE

June 6 22-05

No. of Lots: 5
Nearest Major Streets
COORS BLVD & WESTSIDE DR

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 20th day of June, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and CAS, L.L.C. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] L.L.C., whose address is 5704 LOMAS NE, ALBUQUERQUE, NM 87110 and whose telephone number is 505-268-9388, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] TRACT 6B, PORTION OF BLACK RANCH, recorded on MARCH 5, 1995 in the records of the Bernalillo County Clerk at Book 95C, pages 75 through - (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] CAS L.L.C. ("Owner").

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

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 1st day of December, 2005 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 741581.

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



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the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by BORDENAVE DESIGNS, and construction surveying of the private Improvements shall be performed by BORDENAVE DESIGNS. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by BORDENAVE DESIGNS, and inspection of the private Improvements shall be performed by BORDENAVE DESIGNS, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

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shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by VINYARD & ASSOC., and field testing of the private Improvements shall be performed by VINYARD & ASSOC., both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

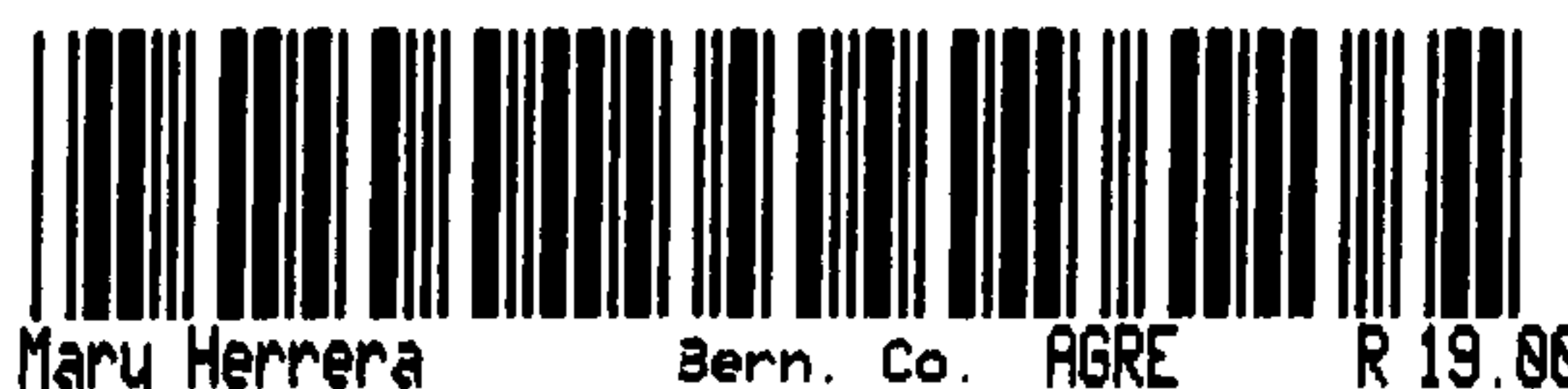
5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: LOAN RESERVE LETTER # 203B
Amount: \$ 210,258.73 Name of Financial Institution or Surety
Date City first able to call Guaranty: Dec 01, 2005
[Construction Completion Deadline]: Dec 01, 2005
If Guaranty other than a Bond, last day City able to call Guaranty is:
February 01, 2006
Additional information: _____

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.



8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

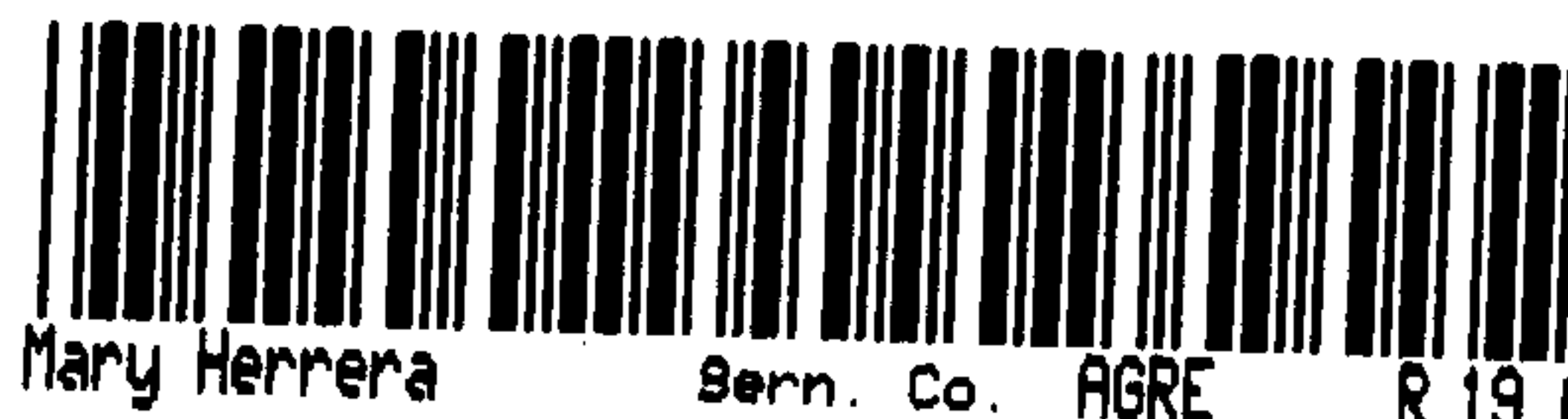
(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.



11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.



ORIGINAL

INFRASTRUCTURE LIST

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

Date Submitted: 07/02/04
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 8/14/04
Date Preliminary Plat Expires: 8/14/05
DRB Project No.: 1002529
DRB Application No.: 04-01059

CAS ADDITION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT GB, BLACK RANCH PARTITION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
	<u>741581</u>	-	<u>STD C&G & 6' SIDEWALK</u> (FILL ASPH & DRIVEWAYS)	<u>COORS BLVD</u>	<u>S. SUBD BDRY</u>	<u>NEW DECEL LANE</u>	/	/	/
		-	"	"	<u>NEW DECEL LANE</u>	<u>N. SUBD. BDRY</u>	/	/	/
		<u>12'</u>	<u>DECELERATION LANE w/ C&G & 6' SIDEWALK</u>	<u>COORS BLVD</u>	<u>BDRY LOT 2 & 3</u>	<u>250'S.</u>	/	/	/
		-	<u>MEDIAN ISLAND (RAISED)</u>	<u>WESTSIDE DR</u>	<u>@ COORS BLVD</u>		/	/	/
		<u>36' F-F</u>	<u>CURB & GUTTER w/ 6' SIDEWALK, MIN 20' ASPH PVMT (NEW)</u>	<u>NORTH SIDE WESTSIDE DR</u>	<u>COORS BLVD</u>	<u>WESTSIDE CT</u>	/	/	/
		<u>24' F-F</u>	<u>CURB & GUTTER w/ 6' SIDEWALK, MIN 20' ASPH PVMT (NEW)</u>	<u>NORTH SIDE WESTSIDE DR</u>	<u>ACCESS ESMT @ WESTSIDE DR</u>	<u>RIVERFRONT DR</u>	/	/	/
		<u>30' F-F</u>	<u>STD C&G w/ SIDEWALK (6') & ASPH PVMT</u>	<u>ACCESS ESMT WESTSIDE DR</u>	<u>WESTSIDE DR</u>	<u>CUE DE SAC</u>	/	/	/
		<u>*8"</u>	<u>WATERLINE w/ FH & 5 SVC'S</u>	<u>ACCESS BSMT WESTSIDE CT & UTIL. BSMT</u>	<u>EXIST 12" WL</u>	<u>500' 310' S.</u>	/	/	/
		<u>*8"</u>	<u>SAS w/ 5 SVC'S & MH'S</u>	<u>ACCESS BSMT WESTSIDE CT</u>	<u>EXIST 30" SAS</u>	<u>530 325' S.</u>	/	/	/

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
10'	CONC. CHANNEL	DRAIN. ESMT LOT 5	WESTSIDE DR	EXIST DBL'D' CATCH BASIN
-	TYPE A CATCH BASIN w/ 18" OUTLET PIPE	WESTSIDE DR	WESTSIDE DR	EXIST DBL'D' CATCH BASIN
-	WATER QUALITY MH	EXIST 48" SD	-	-
* 6"	WATERLINE	EASEMENT	COORS BLVD	NORTH-SOUTH 8" WATER LINE
	RAISED MEDIAN	COORS BLVD	SOUTH of WESTSIDE DR	N. PROP. BODY
	BIKE LANE	COORS BLVD	NOTES	COORS BLVD

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

- 1 * NEW MEXICO UTILITIES
- 2
- 3

AGENT / OWNER

JAKE BORDENAVE
NAME (print)

BORDENAVE DESIGNS
FIRM

[Signature] 07/02/04
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 02/16/05
DRB CHAIR - date

[Signature] 8/4/04
PARKS & GENERAL SERVICES - date

[Signature] 8/4/04
TRANSPORTATION DEVELOPMENT - date

[Signature] 8/4/04
UTILITY DEVELOPMENT - date

[Signature] 8-2-04
NEW MEXICO UTILITIES - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

FINANCIAL GUARANTY AMOUNT

09/10/2004

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

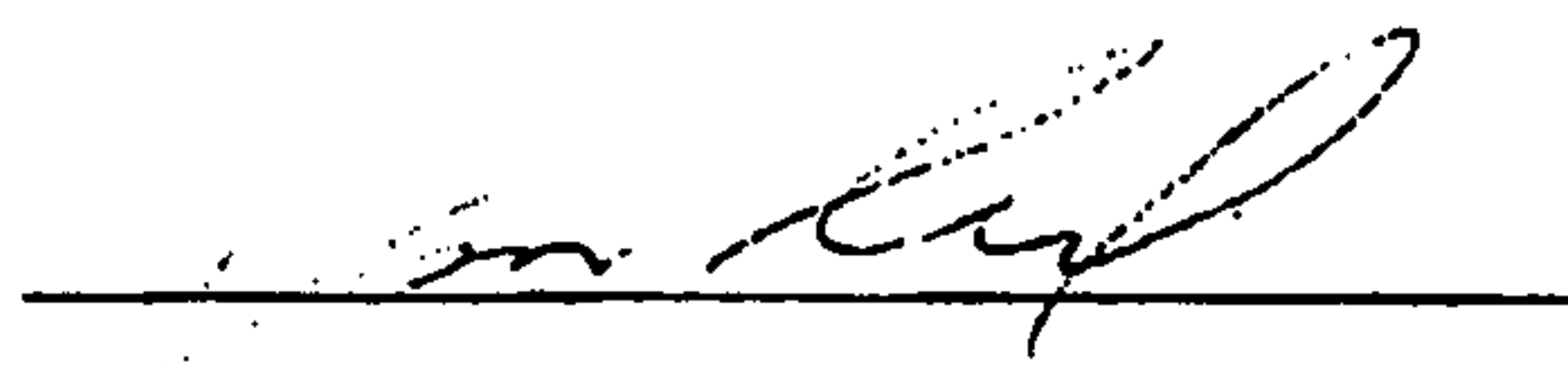
Project ID #: 741581, CAS Addition, Phase/Unit #: 1

Requested By: **Jake Bordenave, PE w/ ordenave Designs**

Approved estimate amount:		\$132,757.68
Contingency Amount:	10.00%	\$13,275.77
Subtotal:		\$146,033.45
NMGRT	6.0625%	\$8,853.28
Subtotal:		\$154,886.73
Engineering Fee	6.60%	\$10,222.52
Testing Fee	2.00%	\$3,097.73
Subtotal:		\$168,206.98
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$210,258.73</u>

APPROVAL:

DATE:



9-10-2004

Notes: 10% contingency, plans not approved. Water & SAS by NMUI and not included in this financial guaranty.



MAY 4, 2005

Mr. James Lewis
Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

LOAN RESERVE LETTER No. 2038

RE: Loan Reserve for CAS, L.L.C.
City of Albuquerque, Project ID# 741581
Project Name: CAS Addition
Loan Reserve Amount: Two Hundred Ten Thousand Two
Hundred Fifty Eight and 73/100 (\$210,258.73)

Dear Mr. Lewis:

This is to advise the City of Albuquerque ("City") that, at the request of CAS, L.L.C., a New Mexico Limited Liability Company ("Borrower"), First State Bank N.M., ("Financial Institution") in Albuquerque, New Mexico, commits the sum of Two Hundred Ten Thousand Two Hundred Fifty Eight and 73/100 (\$210,258.73) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires CAS, L.L.C., ("Subdivider") to provide for the installation of the improvements which must be constructed at CAS Addition, Project No.741581 Phase/Unit #1 (Project"). The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on _____ in the records of the Clerk of Bernalillo County, New Mexico, in Book Misc. _____ at pages _____ to _____, ("Agreement").

1. Reduction of Commitment. If the City Engineer, or that person's authorized designee, determines that it is appropriate to release a specified amount of the Loan Reserve as the result of the Subdivider's construction of a portion of the required infrastructure, then the City Engineer, or that person's authorized designee, may execute an "Authorization to Reduce" which will authorize the Financial Institution to release a specified amount from the Loan Reserve.

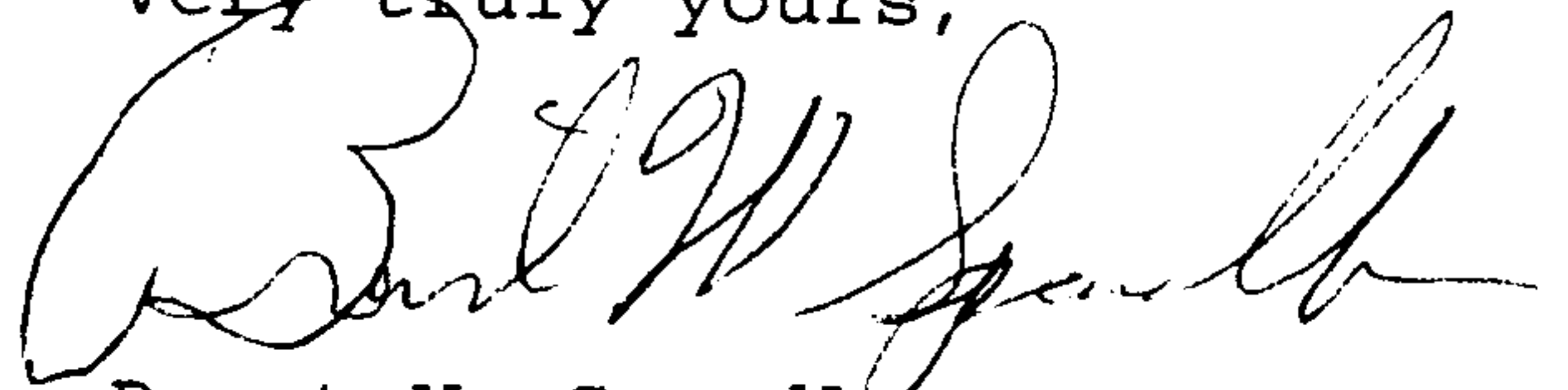
The Authorization to Reduce will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Reduce, which has been signed by the City, the Financial Institution may reduce the Loan Reserve to the Reduced Loan Reserve Balance.

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the Loan Reserve, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the Loan Reserve established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the Loan Reserve as provided in Section 4 herein.

3. Draw on Reserve. If by December 01, 2005, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between December 01, 2005, and February 1, 2006, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the Loan Reserves cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

4. Termination of Reserve. This Loan Reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:
- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
 - B. City delivery of the Demand for Payment and the Financial Institution's payment to the City of cashier's check as required in Section 3 herein; or
 - C. Expiration of the date February 1, 2006; or
 - D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.


Very truly yours,



Brent W. Spendlove,
Senior Vice President

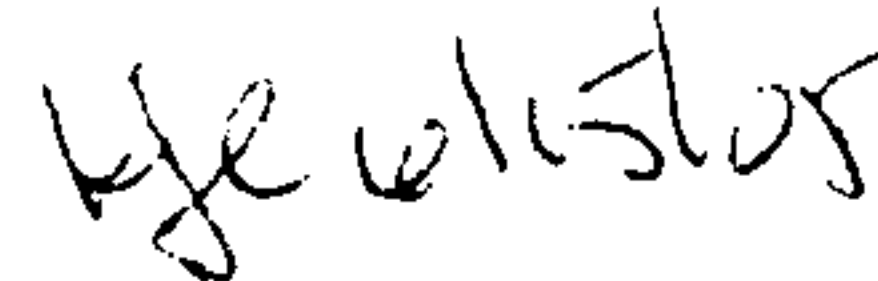
ACCEPTED:

City of Albuquerque

By: 
Chief Administrative Officer
Or authorized designee



Title: City Engineer
Dated: 6-20-05



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

PAID RECEIPT

APPLICANT NAME CAS, LLC
AGENT CASLCC
ADDRESS 5704 LOMAS NE
PROJECT & APP # 100 2529 / 05 DRB 01175
PROJECT NAME CAS Addition

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 20.⁰⁰ TOTAL AMOUNT DUE

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

DUPLICATE

City Of Albuquerque
Treasury Division

7/18/2005 3:36PM LOC: ANNX
RECEIPT# 00043359 WSH 008 TRANS# 0031
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt \$20.00
J24 Misc \$20.00
CA \$20.00
CHANGE \$0.00

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Date Submitted: 07/02/04
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 8/4/04
Date Preliminary Plat Expires: 8/1/05
DRB Project No.: 1002529
DRB Application No.: 04-01059

ORIGINAL

CAS ADDITION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
TRACT GB, BLACK RANCH PARTITION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		-	STD C&G #6' SIDEWALK (FULL W/ ? DIMENSIONS)	COORS BLVD	S. SUBD BDRY	NEW DECEL LANE	/	/	/
		-	"	"	NEW DECEL LANE	N. SUBD. BDRY	/	/	/
		12'	DECELERATION LANE w/ C&G #6' SIDEWALK	COORS BLVD	BDRY LOT 2 & 3	250'S.	/	/	/
		-	MEDIAN ISLAND (RAISED)	WESTSIDE DR	@ COORS BLVD		/	/	/
		36' F-F	CURB & GUTTER w/6' SIDEWALK, MIN 20' ASPH PVMT (NEW)	NORTH SIDE WESTSIDE DR	COORS BLVD	WESTSIDE CT	/	/	/
		24' F-F	CURB & GUTTER w/6' SIDEWALK, MIN 20' ASPH PVMT (NEW)	NORTH SIDE WESTSIDE DR	ACCESS ESMT @ WESTSIDE DR	RIVERFRONTE DR	/	/	/
		30' F-F	STD C&G w/ SIDEWALK (6') & ASPH PVMT	ACCESS ESMT WESTSIDE CT	WESTSIDE DR	CUL DE SAC	/	/	/
		*8"	WATERLINE w/ FH & 5 SVC's	ACCESS ESMT WESTSIDE CT & UTIL. ESMT	EXIST 12" WL	500' 310' S.	/	/	/
		*8"	SAS w/ 5 SVC's & MH's	ACCESS ESMT WESTSIDE CT & UTIL. ESMT	EXIST 30" SAS	530 355' S.	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
10'	CONC. CHANNEL	DRAN. ESMT LOT 5	WESTSIDE DR	EXIST DBL'D' CATCH BASIN
-	TYPE A CATCH BASIN w/ 18" OUTLET PIPE	WESTSIDE DR	WESTSIDE DR	EXIST DBL'D' CATCH BASIN
-	WATER QUALITY MH	EXIST 48" SD	-	-
* 6"	WATERLINE	EASEMENT	COORS BLVD	NORTH-SOUTH 8" WATER LINE
	RAISED MEDIAN BIKE LANE	COORS BLVD	SOUTH of WESTSIDE DR	N. PROP. BODY
	* NEW MEXICO UTILITIES	COORS BLVD	"	"

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

- 1
- 2
- 3

AGENT / OWNER

JAKE BORDENAVE
 NAME (print)
 BORDENAVE DESIGNS
 FIRM
 Signature: [Signature] 07/02/04
 SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 02/16/05
 DRB CHAIR - date

[Signature] 8/4/04
 PARKS & GENERAL SERVICES - date

[Signature] 8/4/04
 TRANSPORTATION DEVELOPMENT - date

[Signature] 8-2-04
 AMAFCA - date

[Signature] 8/4/04
 UTILITY DEVELOPMENT - date

[Signature] 8-2-04
 NEW MEXICO UTILITIES - date

[Signature] 8/4/04
 CITY ENGINEER - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S Z ZONING & PLANNING
<input checked="" type="checkbox"/> Major Subdivision action	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Minor Subdivision action	<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN (DRB Sign-off)	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input checked="" type="checkbox"/> for Subdivision Purposes	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input checked="" type="checkbox"/> for Building Permit	<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A APPEAL / PROTEST of...
STORM DRAINAGE	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	

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

APPLICANT INFORMATION:

NAME: CAS, LLC PHONE: 268-9388
 ADDRESS: 5704 Lomas NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Consensus Planning PHONE: 764-9801
 ADDRESS: 924 Park Avenue SW FAX: 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

DESCRIPTION OF REQUEST: Final Sign-Off on Site Development Plan for Subdivision and Site Development Plan for Building Permit approval for Lot 2. Amended preliminary plat

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

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

Lot or Tract No. Tract 6-B Block: _____ Unit: _____
 Subdiv. / Addn. Partition of Black Ranch (TBK AS CAS Subdivision)
 Current Zoning: R-D Proposed zoning: n/a
 Zone Atlas page(s): B-13, B-14 No. of existing lots: 1 No. of proposed lots: 5
 Total area of site (acres): 5.57 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101306551503640505 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors Boulevard NW
 Between: Westside Drive NW and Calabacillas Arroyo

CASE HISTORY: Makita Hill, EPC Case Planner
 List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): Project # 1002529
04EPC-01840, 04EPC-01841, 04EPC-01843, 04DRB01060, 04DRB01059, 04DRB01374

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

SIGNATURE [Signature] DATE 2/8/05
 (Print) James K. Strozier AICP _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>05DRB-00212</u>	_____	<u>SPS</u>	\$ <u>-0-</u>
<input type="checkbox"/> All fees have been collected	<u>05DRB-00213</u>	_____	<u>SBP</u>	\$ <u>-0-</u>
<input type="checkbox"/> All case #s are assigned	<u>05DRB-00214</u>	_____	<u>APP</u>	\$ <u>50.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	<u>CMF</u>	\$ <u>20.00</u>
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>2-16-05</u>			Total \$ <u>70.00</u>

[Signature] 2/8/05 Project # 1002529

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

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

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

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

Robert Zuccaro
Applicant name (print)
Robert Zuccaro 2/8/05
Applicant signature / date



Form revised October 2004

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

Application case numbers
05DRB - -00212
05DRB - -00213

Alma Senora 2/8/05
Planner signature / date
Project # 1002529

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- ___ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- ___ Preliminary Plat reduced to 8.5" x 11"
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Copy of previous D.R.B. approved infrastructure list
- ___ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- ___ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- ___ Design elevations & cross sections of perimeter walls **3 copies**
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ___ Property owner's and City Surveyor's signatures on the Mylar drawing
- ___ Copy of recorded SIA
- ___ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ___ Any original and/or related file numbers are listed on the cover application
- ___ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year

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

Robert Zuccaro

Applicant name (print)

Robert Zuccaro 2/8/05

Applicant signature / date



Form revised 8/04 & 1/05

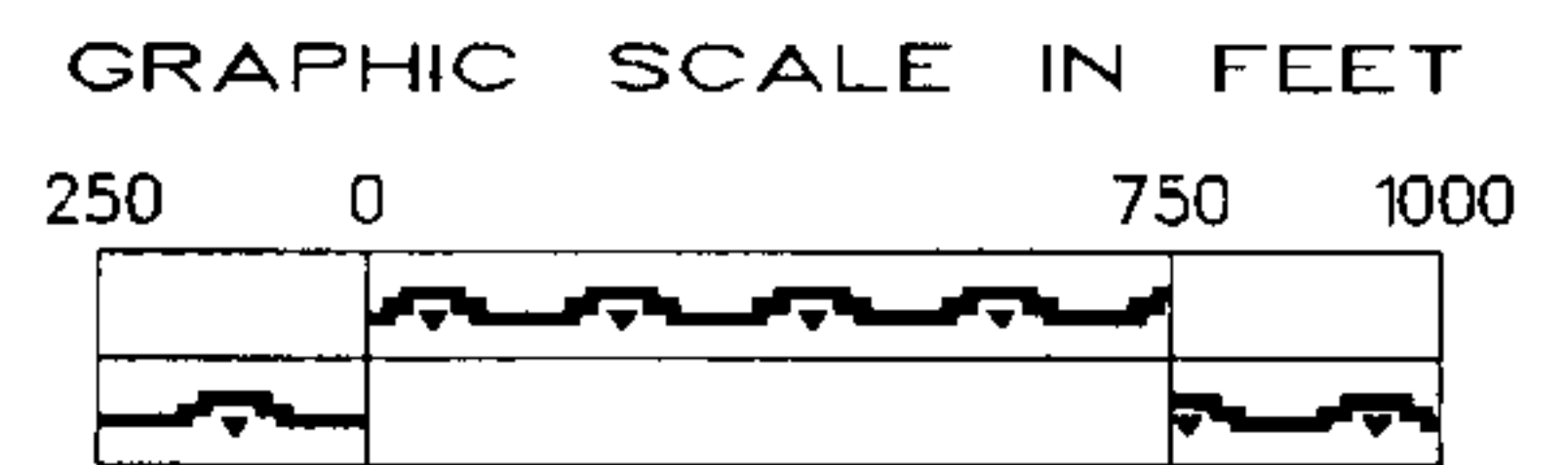
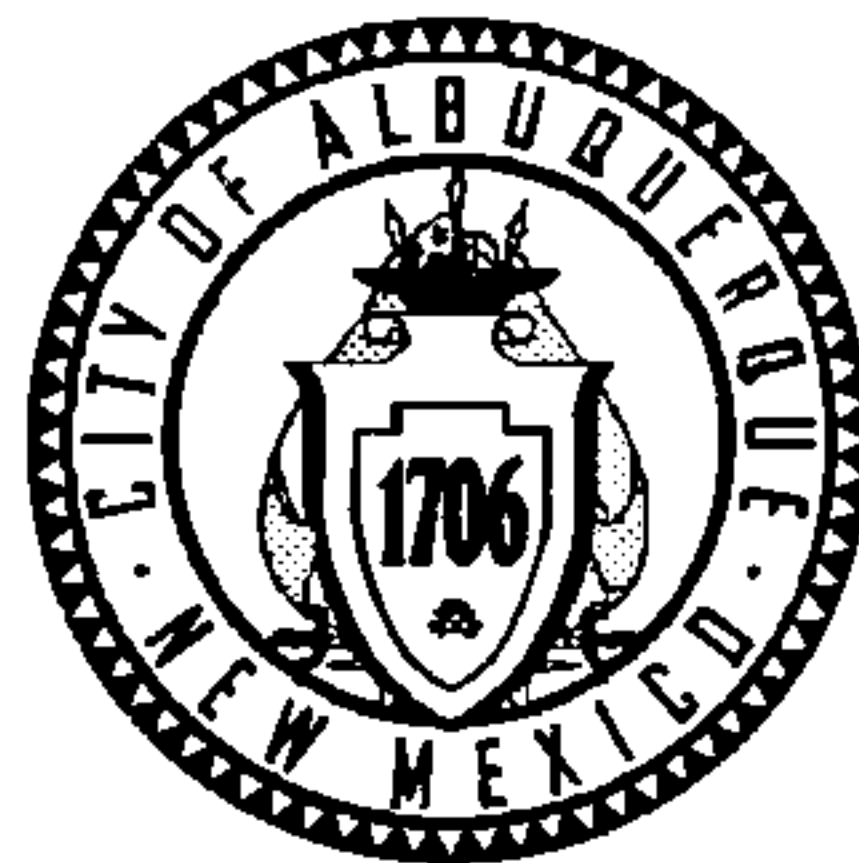
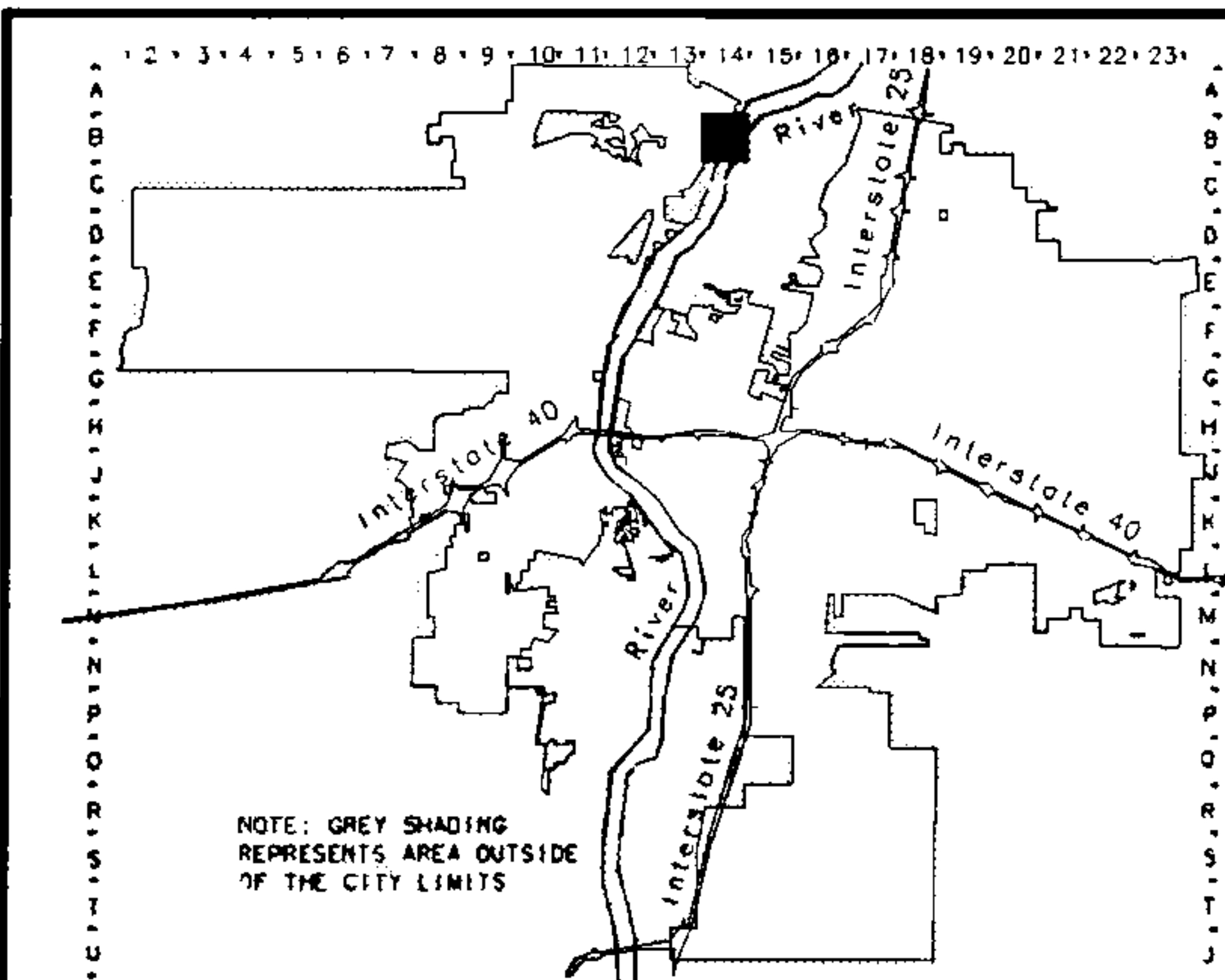
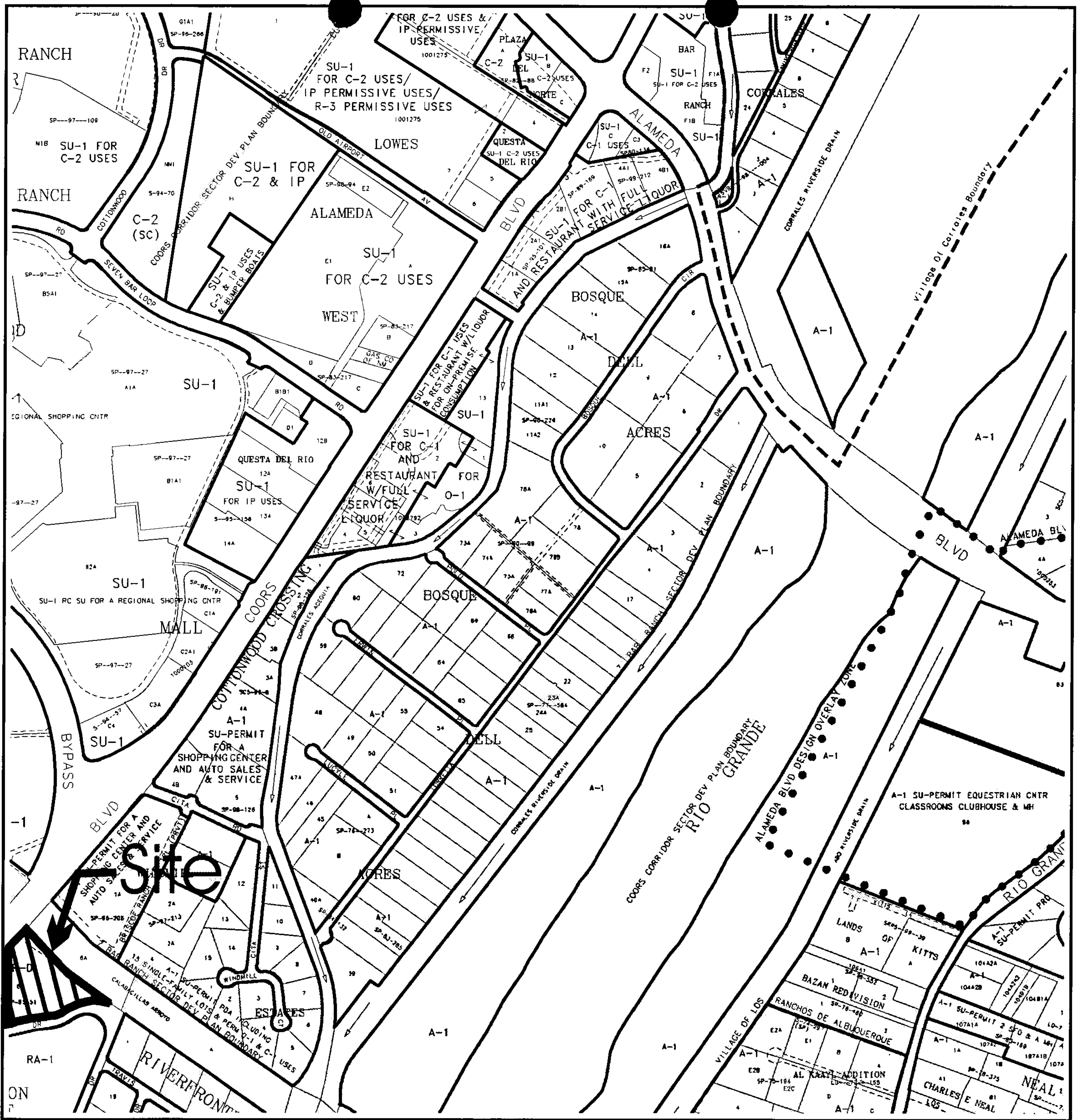
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
05 DRB - 00214

Clayton Lujan 2/8/05

Planner signature / date

Project # 1002529



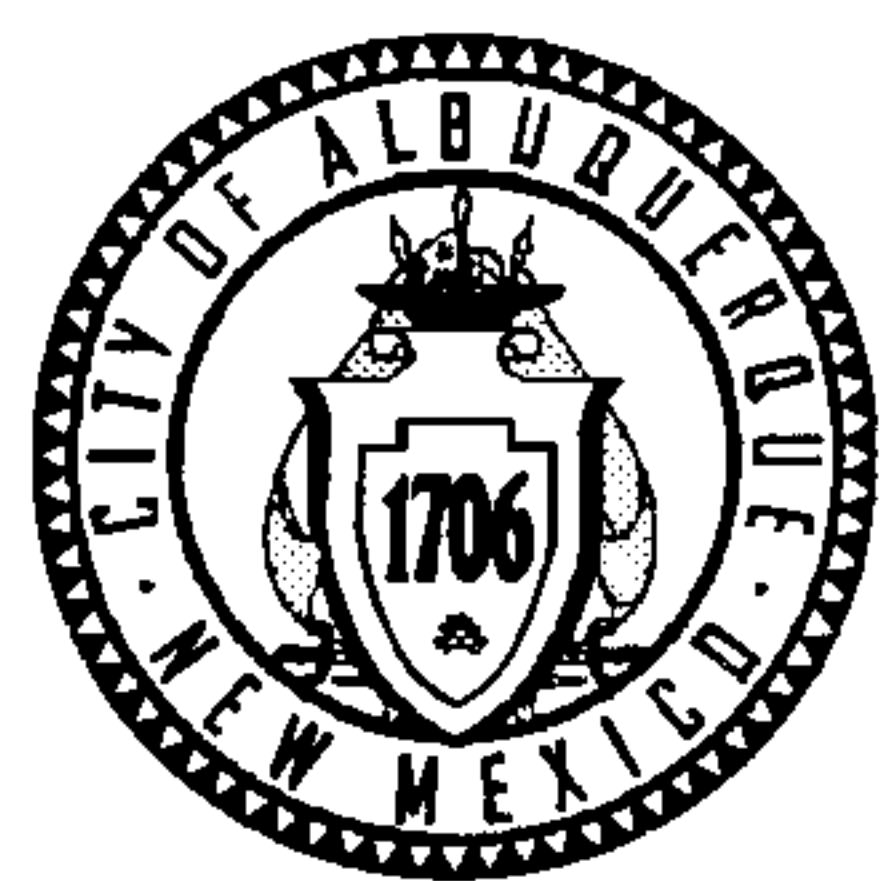
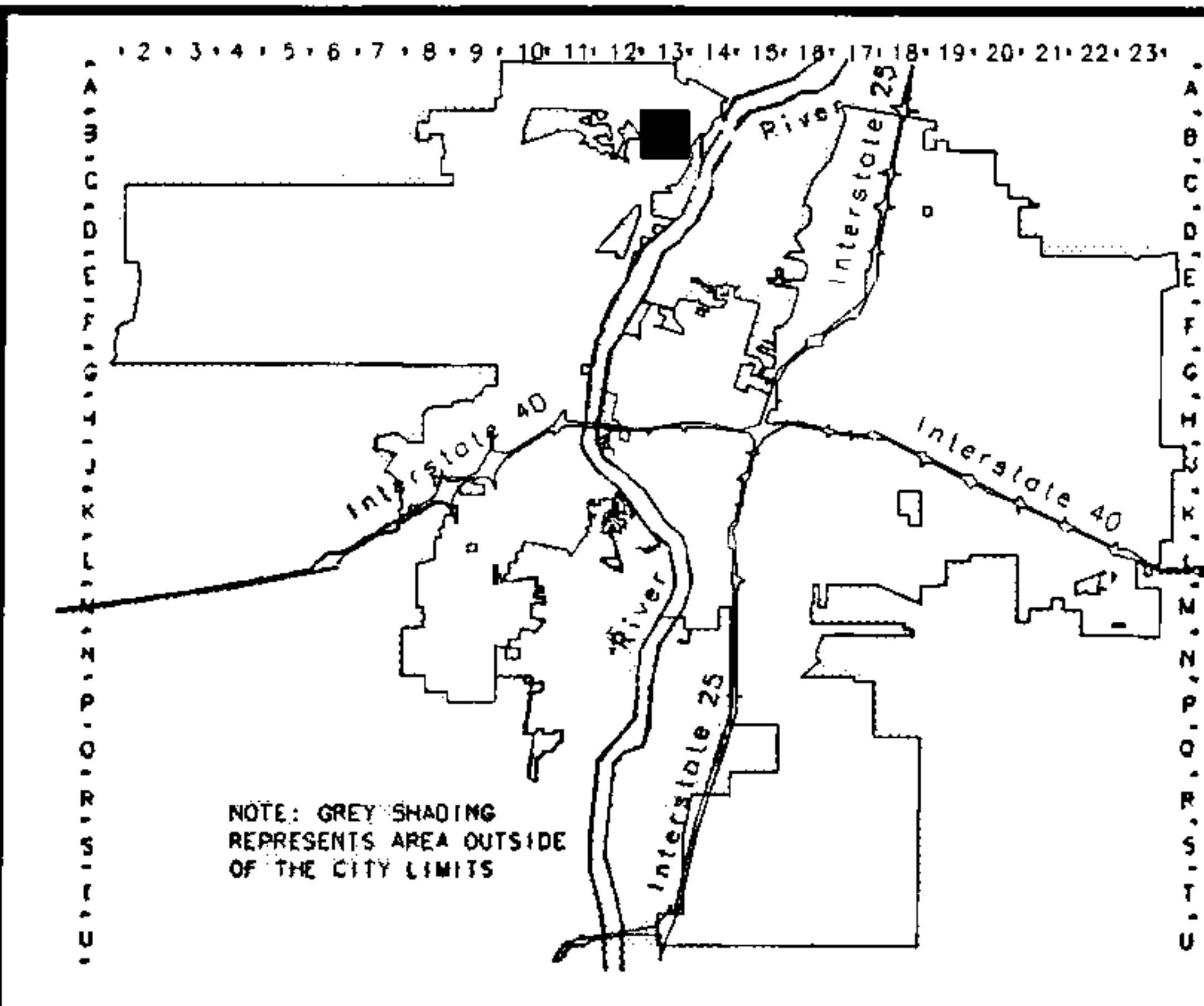
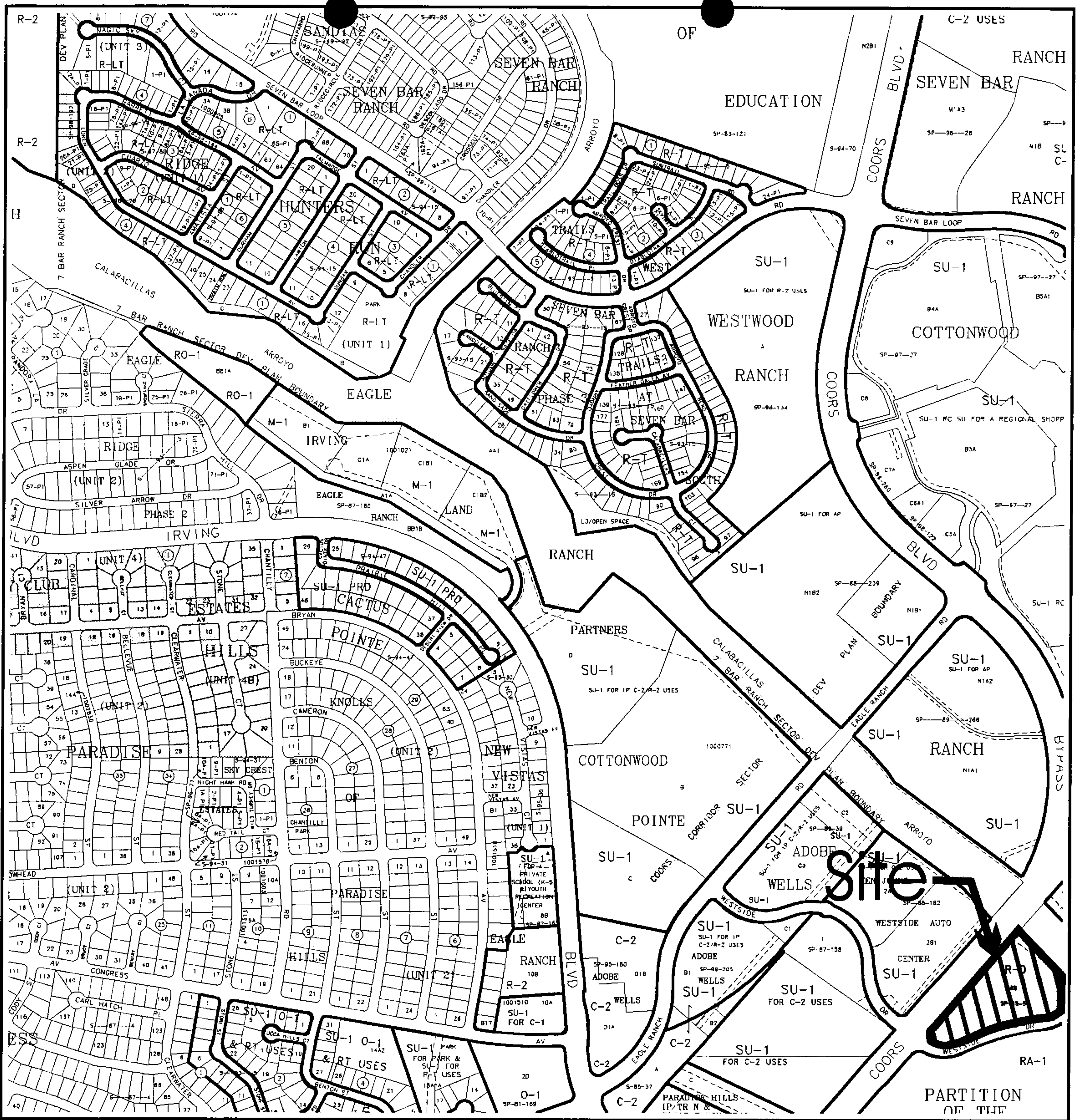
Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

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Zone Atlas Page

B-14-Z

Map Amended through June 02, 2004



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
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Zone Atlas Page
B-13-Z
Map Amended through June 02, 2004

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

PAID RECEIPT

APPLICANT NAME CAS LLC
 AGENT Consensus Planning
 ADDRESS _____
 PROJECT & APP # 1002529/05DRB 00212/0500214
05DRB 00213/
 PROJECT NAME CAS Submission

\$ 20⁰⁰ 441032/3424000 Conflict Management Fee
 \$ 50⁰⁰ 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
 \$ 70⁰⁰ TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

City Of Albuquerque
Treasury Division

2/8/2005 11:44AM LOC: ANNX
 RECEIPT# 00035801 WSH 008 TRANS# 0032
 Account 441006 Fund 0110
 Activity 4983000 TRSDMM
 Trans Amt \$70.00
 Counterreceipt.doc 6/21/04
 J24 Misc \$50.00
 VI \$70.00
 CHANGE \$0.00

2/8/2005 11:44AM LOC: ANNX
 RECEIPT# 00035800 WSH 008 TRANS# 0032
 Account 441032 Fund 0110
 Activity 3424000 TRSDMM
 Trans Amt \$70.00
 J24 Misc \$20.00

Thank You

Thank You



February 8, 2005

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Attn: DRB Member
Re: CAS Addition

This plat is intended to provide the internal configuration of 5 lots and required easements. Lot configurations and access easements are per the Site Plan for Subdivision approved by the EPC. The Site Plan for Subdivision is being submitted with this Preliminary Plat so the DRB can review them concurrently.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jean J. Bordenave', is written over a thin horizontal line.

Jean J. (Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com



February 8, 2005

Ms. Sheran Matson, DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

RE: Project # 1002529, 04EPC-01840/01841/01843

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-2801
Fax 847-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Ms. Matson:

The purpose of this letter is to demonstrate compliance with the findings and conditions set forth in the Notice of Decision dated January 21, 2005. The EPC approved a zone map amendment, site plan for subdivision, and site plan for building permit at the January 20, 2005 hearing. This request is also being submitted in conjunction with the preliminary plat. The subject property is located at the northeast corner Coors Boulevard and Westside Drive. The approved zoning for the site is SU-1 for C-1 Permissive Uses for Lots 3, 4, and 5; SU-1 for C-1 Permissive Uses and Auto Sales and Storage for Lot 2; and SU-1 for O-1 for Lot 1.

This current request is only a slight modification to a previously approved request which took place in September 2004. At this time the DRB granted final sign-off for the Site Plans and approved the preliminary plat for the site (04DRB-01374, 04DRB-01059, 04DRB-02060). The main change is the transfer of the lot designated for Auto Sales and Storage to what was previously Lot 4 and the adjustment of lot boundaries to accommodate this change. In addition, Westside Court has been eliminated as a public roadway and has been replaced by a private access driveway.

Site Development Plan for Subdivision

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.*

This letter is intended to meet this condition.

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

2. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:**
Conditions of approval for the proposed Site Development Plan for Subdivision shall include:

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

We are in agreement with this condition.

- b. *The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).*

We are in agreement with this condition. The infrastructure list (attached to the plat) is being reviewed concurrently with this request.

- c. *A TIS is required and has been submitted.*

A TIS has been submitted as required.

- d. *Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS)).*

We are in agreement with this condition and these items are addressed by the infrastructure list, which is attached to the plat being reviewed concurrently with this request.

- e. *Length of right turn deceleration lanes on Coors at Westside and site drive to be per TIS and/or DPM and/or NMDOT requirements.*

The right turn deceleration lane is per TIS, DPM, and NMDOT requirements.

- f. *Align private access road at no less than 80 degrees with Coors Blvd.
Per DPM*

The private access road is aligned at greater than 80 degrees.

- g. *Site plan shall comply and be designed per DPM Standards.*

We are in agreement with this condition.

- h. Access coordination and TIA (has been submitted) is required per NMDOT.*

We are in agreement with this condition and have coordinated with NMDOT.

- i. Platting should be a concurrent DRB action.*

Preliminary plat was submitted and is to be heard concurrently with this request.

- j. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for street bicycle lanes.*

All required lanes, including the 6 feet of right-of-way to accommodate a street bicycle lane, can be provided in the 156-foot right-of-way designated by the site plan for subdivision and preliminary plat.

- k. Provision for the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System.*

A six-foot bike lane is designated on the Site Development Plan for Subdivision and is shown as approved in previous approvals for the site in September of 2004 (04DRB-01374, 04DRB-01059, 04DRB-02060).

- l. Dedication of additional rights-of-way, as necessary, and construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).*

All required lanes can be provided in the 156-foot right-of-way designated by the site plan for subdivision and preliminary plat. Improvements to Coors Boulevard are addressed by the infrastructure list, which is attached to the plat being reviewed concurrently with this request.

- 3. The applicant shall revise the Landscape design standards in the site plan to demonstrate compliance with the CCSDP regarding use of live organic groundcover in all planting areas (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site planning and Architecture, Policy 4, Site Landscaping, P. 93), and streetscape landscape buffers and landscape coverage within the buffer area (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3, Front Landscaped Street Yard, p. 91)*

This has been addressed on the sixth and seventh bullet down under LANDSCAPE, under *Standards*, and then *Frequency of Plantings, installation and Size*.

4. *The applicant shall include a statement in the site plan for subdivision that assures that the landscaped buffer on the north side of Lot 2 will be a minimum of 6 feet in width with a minimum of four 10-foot landscape bump outs, consistent with Policy 3, Parking and Service Areas, Facility Plan for Arroyos.*

This statement has been added as note 4 on the site plan for subdivision.

5. *The applicant shall modify the design guidelines regarding maximum building height as follows: "The maximum building height for commercial and office uses shall be 26 feet and shall be in accordance with the Coors Corridor Plan view corridor restrictions".*

This has been changed in the third bullet under Architectural Standards.

6. *The applicant shall revise the site plan for subdivision to indicate a minimum front setback of 35 feet and a maximum front setback of 110 feet for Lot 2.*

This is indicated in Note 1 on the Site Development Plan for Subdivision.

Site Development Plan for Building Permit

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.*

This letter is intended to meet this condition.

2. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:**
Conditions of approval for the proposed Site Development Plan for Subdivision shall include:
 - a. *All requirements of the previous actions taken by the EPC and/or DRB must be completed and/or provided for.*

We are in agreement with this condition.

- b. *The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter,*

sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

We are in agreement with this condition. The infrastructure list (attached to the plat) is being reviewed concurrently with this request.

c. A TIS is required and has been submitted.

A TIS has been submitted as required.

d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS)).

We are in agreement with this condition and these items are addressed by the infrastructure list, which is attached to the plat being reviewed concurrently with this request.

e. Length of right turn deceleration lanes on Coors at Westside and site drive to be per TIS and/or DPM and/or NMDOT requirements.

The right turn deceleration lane is per TIS, DPM, and NMDOT requirements.

*f. Align private access road at no less than 80 degrees with Coors Blvd.
Per DPM*

The private access road is aligned at greater than 80 degrees.

g. Site plan shall comply and be designed per DPM Standards.

We are in agreement with this condition.

h. Access coordination and TIA (has been submitted) is required per NMDOT.

We are in agreement with this condition and have coordinated with NMDOT.

i. Platting should be a concurrent DRB action.

Preliminary plat was submitted and is to be heard concurrently with this request.

- j. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for street bicycle lanes.*

All required lanes, including the 6 feet of right-of-way to accommodate a street bicycle lane, can be provided in the 156-foot right-of-way designated by the site plan for subdivision and preliminary plat.

- k. Provision for the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System.*

A six-foot bike lane is designated on the Site Development Plan for Subdivision and is shown as approved in previous approvals for the site in September of 2004 (04DRB-01374, 04DRB-01059, 04DRB-02060).

- l. Dedication of additional rights-of-way, as necessary, and construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).*

All required lanes can be provided in the 156-foot right-of-way designated by the site plan for subdivision and preliminary plat. Improvements to Coors Boulevard are addressed by the infrastructure list, which is attached to the plat being reviewed concurrently with this request.

- 3. The applicant shall include mathematical calculations on the site plan to support the parking space numbers shown on the site plan for vehicles and bicycles.*

Mathematical calculations are included on the site plan.

- 4. The applicant shall revise the Landscape design standards in the site plan to demonstrate compliance with the CCSDP regarding use of live organic groundcover in all planting areas (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site planning and Architecture, Policy 4, Site Landscaping, P. 93), and streetscape landscape buffers and landscape coverage within the buffer area (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3, Front Landscaped Street Yard, p. 91)*

This has been addressed on the sixth and seventh bullet down under LANDSCAPE, under *Standards*, and then *Frequency of Plantings, installation and Size*.

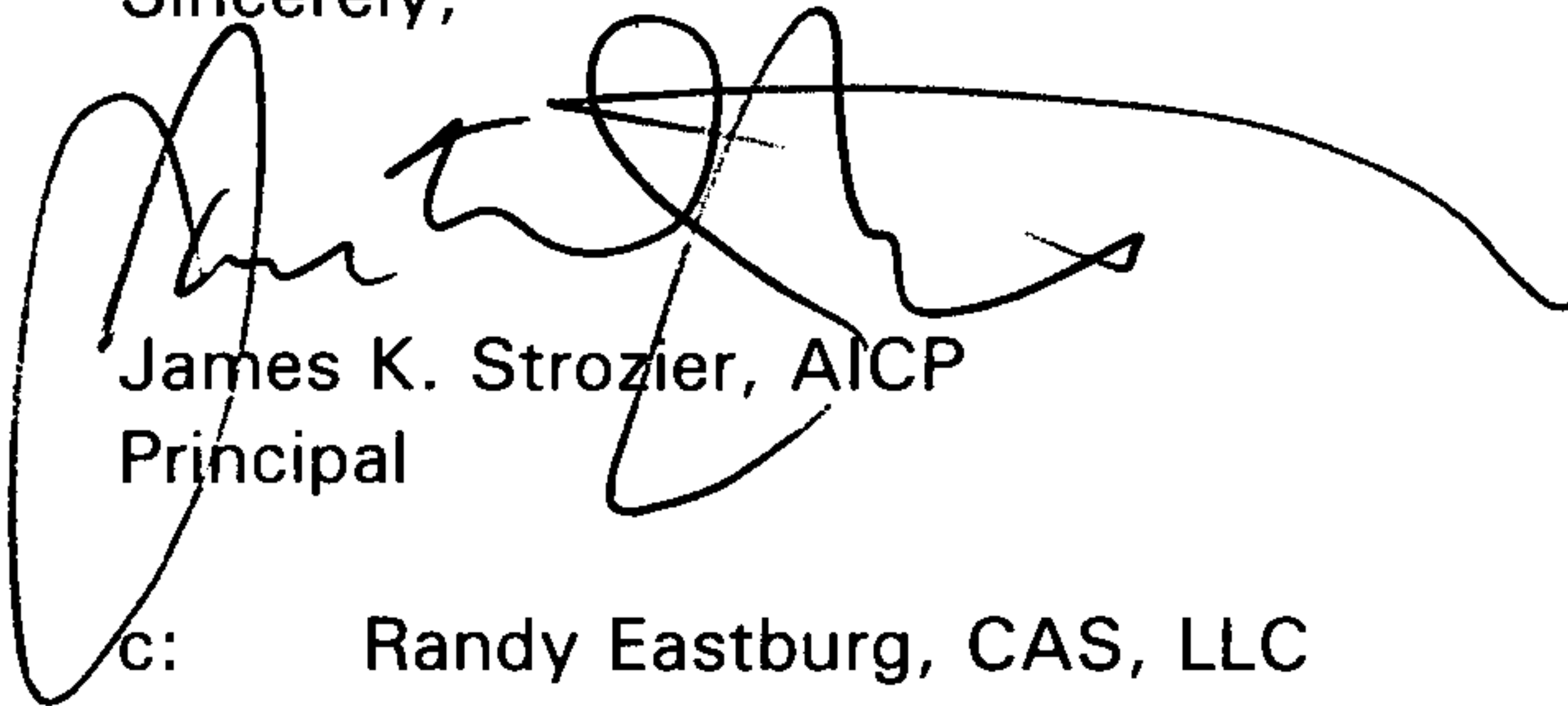
- 5. The applicant shall move the proposed building consistent with the 35-foot minimum front setback and 110-foot maximum front setback as*

stipulated for the site development plan for subdivision setback standards for Lot 2.

The building is setback 110-feet in the Site Development Plan for Building Permit.

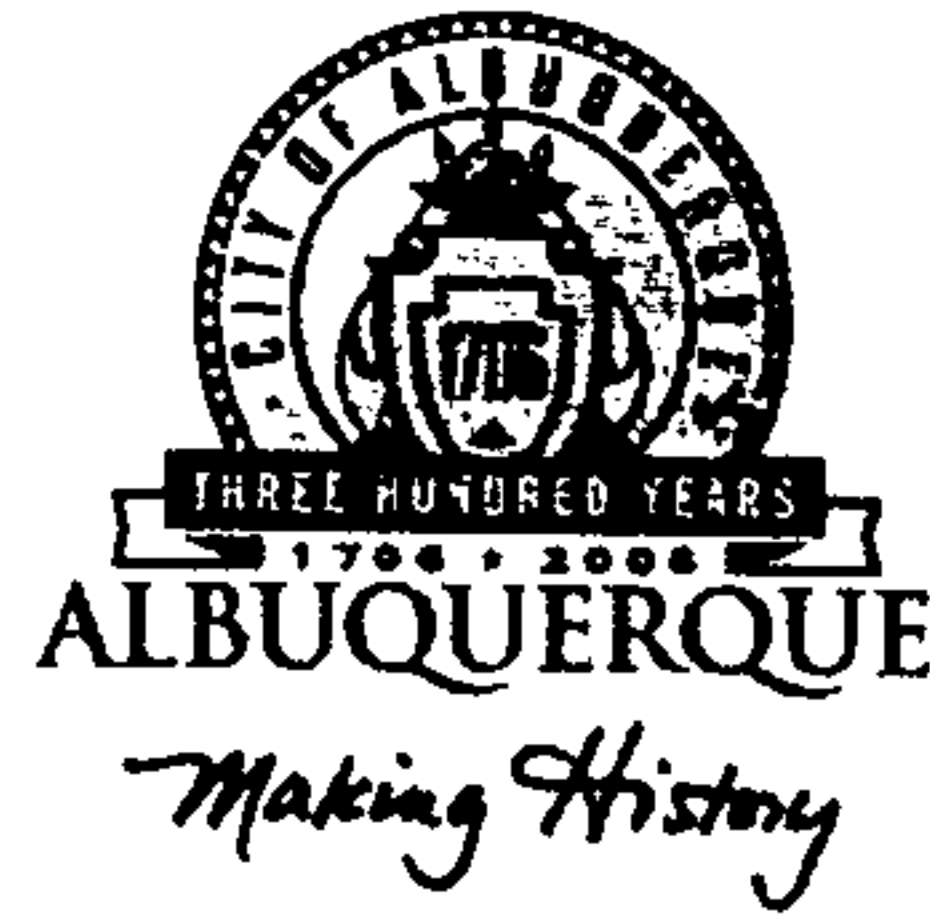
Given the information and material contained in this letter and submittal, we respectfully request that you approve of the Site Development Plan for Subdivision and Site Development Plan for Building Permit. Please feel free to contact me if you have any questions or require any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'James K. Strozier', with a long horizontal flourish extending to the right.

James K. Strozier, AICP
Principal

c: Randy Eastburg, CAS, LLC
Tom Reilly, CAS, LLC
Jake Bordenave, Bordenave Designs
Nevin Harwick, Harwick Transportation Group



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

Date: January 21, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002529***
04EPC-01840 EPC Site Development Plan-
Subdivision
04EPC-01841 EPC Site Development Plan-
Building Permit
04EPC-01843 Zone Map Amendment

Randy Eastburg, CAS
5704 Lomas NE
Albuq. NM 87110

LEGAL DESCRIPTION: for all or a portion of Tracts 6-B Lot 1 to SU-1 for O-1 Permissive Uses; Lot 2 to SU-1 for C-1 Permissive Uses and Auto Sales and Storage; Lots 3-5 to SU-1 for C-1 Permissive Uses, **Partition of Black Ranch**, zoned RD, located on COORS BLVD. NW, between WESTSIDE DR. NW and CALABACILLAS ARROYO, containing approximately 6 acres. (B-13) Makita Hill, Staff Planner

On January 20, 2005 the Environmental Planning Commission voted to approve Project 1002529/ 04EPC-01840, a request for a request for a zone map amendment from RD to SU-1 for C-1 Permissive Uses, SU-1 for C-1 Permissive Uses and Auto Sales and Storage, and SU-1 for O-1 Permissive Uses, for Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo, based on the preceding Findings and subject to the following Conditions of Approval.

FINDINGS:

1. This is a request for a zone map amendment from RD to SU-1 for C-1 Permissive Uses, SU-1 for C-1 Permissive Uses and Auto Sales and Storage, and SU-1 for O-1 Permissive Uses, for Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo. The site contains approximately 5.6 acres and is currently vacant.

2. A site development plan for subdivision accompanies this request, which proposes to divide the tract into 5 lots. The proposed SU-1 zoning for these lots is as follows:
 - Lot 1: SU-1 for O-1 Permissive Uses
 - Lot 2: SU-1 for C-1 Permissive Uses and Auto Sales and Storage
 - Lot 3: SU-1 for C-1 Permissive Uses
 - Lot 4: SU-1 for C-1 Permissive Uses
 - Lot 5: SU-1 for C-1 Permissive Uses
3. The request is also accompanied by a site development plan for building permit intended to facilitate development of an auto sales and service center on Lot 2.
4. The request for a zone map amendment for the above stated SU-1 zoning categories is consistent with the Developing Urban policies of the Comprehensive Plan. As the subject site is at a higher geographic elevation than surrounding residential areas, the request will likely have minimal land-use related impacts on these areas (Policy d). The request is proposed on a site that is also vacant and can be served by adjacent utilities (Policy e), and the site is within an area surrounded by existing commercial zoning and development (Policy j).
5. The request is also consistent with policies in the West Side Strategic Plan (WSSP). The subject site is located in the Seven Bar Ranch Community area. The Cottonwood Mall is designated as a Regional Center in the WSSP. Policy 3.2 of the Seven Bar Ranch area of the WSSP states as follows: "Multifamily development and nonresidential development are appropriate in or near the Regional Center..." (WSSP p. 51). The request will facilitate nonresidential development near the Cottonwood Mall Regional Center.
6. The Coors Corridor Sector Development Plan (CCSDP) designates the subject site for residential development. There is currently a significant amount of commercial development along Coors that is inconsistent with the CCSDP designation.
7. The applicant has demonstrated compliance with this request and the requirements of R-270-1980. As changed conditions in the area have been demonstrated by the applicant, the request meets the requirements of R-270-1980 Section D.(2). As such, the applicant has demonstrated that the existing zoning is inappropriate for the subject site as the request is consistent with policies in the Comprehensive Plan and WSSP, meeting the requirements of R-270-1980 Section D.(3). The consistency of the request with policies in the Comprehensive Plan and the West Side Strategic Plan meets the requirements of R-270-1980 Section C.
8. The Riverfront Estates Neighborhood Association has been notified regarding this request, and is in support of the request. There is no known opposition to this request.

CONDITION:

1. The site shall be replatted to create lot lines that correspond to zoning line boundaries.
-

On January 20, 2005 the Environmental Planning Commission voted to approve Project 1002529/04EPC-01841, a request for approval of a site development plan for subdivision for Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo. The site contains approximately 5.6 acres and is currently vacant.
2. The purpose of the request is to divide the subject site into 5 lots.
3. A request for a zone map amendment accompanies this request. The proposed SU-1 zoning for these lots is as follows:
 - Lot 1: SU-1 for O-1 Permissive Uses
 - Lot 2: SU-1 for C-1 Permissive Uses and Auto Sales and Storage
 - Lot 3: SU-1 for C-1 Permissive Uses
 - Lot 4: SU-1 for C-1 Permissive Uses
 - Lot 5: SU-1 for C-1 Permissive Uses
4. The request is also accompanied by a request for approval of a site development plan for building permit intended to facilitate development of an auto sales and service center on Lot 2.
5. The request is generally consistent with the Developing Urban policies of the Comprehensive Plan. As the subject site is at a higher geographic elevation than surrounding residential areas, the request will likely have minimal land-use related impacts on these areas (Policy d). The request is proposed on a site that is also vacant and can be served by adjacent utilities (Policy e), and the site is within an area surrounded by existing commercial zoning and development (Policy j). Modifications to proposed access points to the subject site from Westside Drive are needed in order to insure minimal impacts to existing traffic in the area (Policies i and k), as recommended by the Public Works Department, Transportation Planning Division.
6. The Calabacillas Arroyo is a designated Major Open Space Arroyo in the Facility Plan for Arroyos (FPA). Lot 2 of the proposed subdivision borders the arroyo on the lot's north side. Policy 3, Parking and Service Areas, addresses landscaping setbacks from the arroyo right-of-way. The 20-foot landscape buffer standard in Policy 3 is applicable to the site.

7. The request is consistent with policies in the West Side Strategic Plan (WSSP). The subject site is located in the Seven Bar Ranch Community area. The Cottonwood Mall is designated as a Regional Center in the WSSP. Policy 3.2 of the Seven Bar Ranch area of the WSSP states as follows: "Multifamily development and nonresidential development are appropriate in or near the Regional Center..." (WSSP p. 51). The request will facilitate commercial and office development near the Cottonwood Mall Regional Center.
8. The Coors Corridor Sector Development Plan (CCSDP) designates the subject site for residential development. There is currently a significant amount of commercial development along Coors that is inconsistent with the CCSDP designation.
9. The CCSDP contains policies regarding use of live organic groundcover in all planting areas (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 4, Site Landscaping, p. 93). The CCSDP also contains policies that call for a 35-foot wide landscape buffer in the front setback area along Coors, and 50% of the buffer area is to be landscaped (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3, Front Landscaped Street Yard, p. 91). The Landscape design standards in the site plan should be revised to reflect compliance with these policies.
10. The contents and scale of the proposed site plan for subdivision is consistent with the definition of a site development plan for subdivision as defined in Section 14-16-1-5, Definitions, of the City Zoning Code.
11. The site plan for subdivision's design guidelines indicate a maximum building height for commercial and office development of 32 feet. This should be changed to 26 feet as permitted under the City's C-1 and O-1 zones.
12. The Riverfront Estates Neighborhood Association has been notified regarding this request, and is in support of the request. There is no known 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. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:**

Conditions of approval for the proposed Site Development Plan for Subdivision shall include:

- 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 building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. A TI is required and has been submitted.
 - d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS)).
 - e. Length of right turn deceleration lanes on Coors at Westside and site drive to be per TIS and/or DPM and/or NMDOT requirements.
 - f. Align private access road at no less than 80 degrees with Coors Blvd. per DPM.
 - g. Site plan shall comply and be designed per DPM Standards.
 - h. Access coordination and TIA (has been submitted) is required per NMDOT.
 - i. Platting must be a concurrent DRB action.
 - j. Dedication of an additional 6 feet of right-of-way along Coors Boulevard, as required by the City Engineer, to provide for on-street bicycle lanes.
 - k. Construction of the bicycle lane, along Coors Boulevard and adjacent to the subject property, as designated on Long Range Bikeways System.
 - l. Dedication of additional rights-of-way, as necessary, and construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).
3. The applicant shall revise the Landscape design standards in the site plan to indicate live organic groundcover in all planting areas (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 4, Site Landscaping, p. 93), and demonstrate compliance with the 50% street buffer area landscape coverage policy as established in the CCSDP (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3, Front Landscaped Street Yard, p. 91).
4. The applicant shall include a statement in the site plan for subdivision that assures that the landscaped buffer on the north side of Lot 2 will be a minimum of 6 feet in width with a minimum of four 10-foot landscape bumpouts, consistent with Policy 3, Parking and Service Areas, Facility Plan for Arroyos.

5. The applicant shall modify the design guidelines regarding maximum building height as follows:
"The maximum building height for commercial and office uses shall be 26 feet and shall be in accordance with the Coors Corridor Plan view corridor restrictions.
6. The applicant shall revise the site plan for subdivision to indicate a minimum front setback of 35 feet and a maximum front setback of 110 feet for Lot 2.

On January 20, 2005 the Environmental Planning Commission voted to approve Project 1002529/04EPC-01843, a request for approval of a site development plan for building permit for lot 2 of Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for Lot 2 of Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo. The site contains approximately 5.6 acres and is currently vacant.
2. The purpose of this request is to facilitate development of an auto sales and storage center.
3. A request for approval of a site development plan for subdivision accompanies this request. The purpose of the request for site development plan for subdivision is to divide the subject site into 5 lots.
4. A request for a zone map amendment accompanies this request. The proposed SU-1 zoning for these lots is as follows:
Lot 1: SU-1 for O-1 Permissive Uses
Lot 2: SU-1 for C-1 Permissive Uses and Auto Sales and Storage
Lot 3: SU-1 for C-1 Permissive Uses
Lot 4: SU-1 for C-1 Permissive Uses
Lot 5: SU-1 for C-1 Permissive Uses
5. The request is generally consistent with the Developing Urban policies of the Comprehensive Plan. As the subject site is at a higher geographic elevation than surrounding residential areas, the request will likely have minimal land-use related impacts on these areas (Policy d). The request is proposed on a site that is also vacant and can be served by adjacent utilities (Policy e), and the site is within an area surrounded by existing commercial zoning and development (Policy j). The proposed auto sales and storage building illustrates a quality design (Policy l), and a low profile that maintains scenic views in the area (Policy m). Modifications to proposed access points to the subject site from Westside Drive are needed in order to insure minimal impacts to existing traffic in the area (Policies i and k), as recommended by the Public Works Department, Transportation Planning Division.

6. The request is consistent with policies in the West Side Strategic Plan (WSSP). The subject site is located in the Seven Bar Ranch Community area. The Cottonwood Mall is designated as a Regional Center in the WSSP. Policy 3.2 of the Seven Bar Ranch area of the WSSP states as follows: "Multifamily development and nonresidential development are appropriate in or near the Regional Center..." (WSSP p. 51). The request will facilitate development of an auto sales and storage center near the Cottonwood Mall Regional Center.
7. The WSSP also contains design guidelines that call for the location of "...commercial developments for transit accessibility with buildings directly adjacent to street frontages and parking at the rear or sides of the property..." (WSSP, p. 172). Modifications to the building layout will be needed in order for the request to be in full compliance with these policies.
8. The Coors Corridor Sector Development Plan (CCSDP) designates the subject site for residential development. There is currently a significant amount of commercial development along Coors that is inconsistent with the CCSDP designation.
9. The location of the building is not consistent with policies in the Centers and Corridors component of the Comprehensive Plan regarding street entrances to corridor buildings (Policy A, Corridor Policies, p. II-82, 83). The building location is also not consistent with policies in the WSSP and CCSDP that call for a frontage orientation of buildings (WSSP, Design Guidelines, p. 172; CCSDP, Issue 4, Visual Impressions and Urban Design Overlay Zone, b. Site Planning and Architecture, Policy 6, Commercial Sites, p. 96). The applicant should move the proposed building to a location closer to the Coors frontage that is consistent with these policies and meets with City planning staff approval.
10. The CCSDP requires live organic groundcover in all planting areas (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 4, Site Landscaping, p. 93). The CCSDP also contains policies that call for a 35-foot wide landscape buffer in the front setback area along Coors, and 50% of the buffer area is to be landscaped (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3, Front Landscaped Street Yard, p. 91). The Landscape plan should be modified to reflect compliance with these policies.
11. Off-street parking information shown on the site plan suggests that the parking requirements for the proposed use can be met, however mathematical calculations for the parking requirements are not included. The applicant should include mathematical calculations to support the parking space numbers shown on the site plan for vehicles and bicycles.
12. The Riverfront Estates Neighborhood Association has been notified regarding this request, and is in support of the request. There is no known 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. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:**
Conditions of approval for the proposed Site Development Plan for Building Permit shall include:
 - 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 building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. A TI is required and has been submitted.
 - d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS)).
 - e. Length of right turn deceleration lanes on Coors at Westside and site drive to be per TIS and/or DPM and/or NMDOT requirements.
 - f. Align private access road at no less than 80 degrees with Coors Blvd. per DPM.
 - g. Site plan shall comply and be designed per DPM Standards.
 - h. Access coordination and TIA (has been submitted) is required per NMDOT.
 - i. Platting must be a concurrent DRB action.
 - j. Dedication of an additional 6 feet of right-of-way along Coors Boulevard, as required by the City Engineer, to provide for on-street bicycle lanes.
 - k. Construction of the bicycle lane, along Coors Boulevard and adjacent to the subject property, as designated on Long Range Bikeways System.
 - l. Dedication of additional rights-of-way, as necessary, and construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).
3. The applicant shall include mathematical calculations on the site plan to support the parking space numbers shown on the site plan for vehicles and bicycles.


4. The applicant shall revise the Landscape design standards in the site plan to indicate live organic groundcover in all planting areas (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 4, Site Landscaping, p. 93), and demonstrate compliance with the 50% street buffer area landscape coverage policy as established in the CCSDP (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3, Front Landscaped Street Yard, p. 91).
5. The applicant shall move the proposed building consistent with the 35-foot minimum front setback and 110-foot maximum front setback as stipulated for the site development plan for subdivision setback standards for Lot 2.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY FEBRUARY 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.

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

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

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

Sincerely,

For Richard Dineen
Planning Director

RD/MH/ac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102
Robert Ponto, 9505 Dancing River NW, Albuquerque, NM 87114

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

___ Major Subdivision action

___ Minor Subdivision action

___ Vacation **V**

___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN (DRB Final Sign-Off)

___ ...for Subdivision Purposes

X ...for Building Permit

___ IP Master Development Plan

___ Cert. of Appropriateness (LUCC) **L**

ZONING & PLANNING Supplemental form **Z**

___ 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)

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

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

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

APPLICANT INFORMATION:

NAME: Randy Eastburg, CAS, LLC _____ PHONE: 268-9388 _____

ADDRESS: 5704 Lomas NE _____ FAX: _____

CITY: Albuquerque _____ STATE NM ZIP 87110 _____ E-MAIL: _____

Proprietary interest in site: Owner _____ List all owners: _____

AGENT (if any): Consensus Planning, Inc. _____ PHONE: 764-9801 _____

ADDRESS: 924 Park Ave. SW _____ FAX: 842-5495 _____

CITY: Albuquerque _____ STATE NM ZIP 87102 _____ E-MAIL: cp@consensusplanning.com _____

DESCRIPTION OF REQUEST: DRB Final Sign-Off of Site Development Plan for Building Permit _____

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

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

Lot or Tract No. Lot 2, Tact 6-B _____ Block: _____ Unit: _____

Subdiv. / Addn. Partition of Black Ranch _____

Current Zoning: SU-1, C-1 Perm, and Auto Sales and Storage Proposed zoning: N/A _____

Zone Atlas page(s): B-13, B-14 _____ No. of existing lots: 1 _____ No. of proposed lots: N/A _____

Total area of site (acres): 1.2 _____ Density if applicable: dwellings per gross acre: N/A _____ dwellings per net acre: _____

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

UPC No. 101306551503640505 _____ MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Coors Boulevard NW _____

Between: Westside Drive NW _____ and _____ the Calabacillas Arroyo _____

CASE HISTORY: Maketa Hill, EPC Case Planner

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Project # 1002529

04DRB-01059, 04DRB-01060, 03EPC-02058, 03EPC-02059, 03EPC-02060, Z-93-115 _____

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

SIGNATURE _____ DATE 9/7/04 _____

(Print) James K. Strozier, AICP _____ Applicant ___X___ Agent

FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	04DRB - 01374	3BP	P(3)	\$ 0
<input type="checkbox"/> All fees have been collected				\$
<input type="checkbox"/> All case #s are assigned				\$
<input type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date Sept, 15 th 04			Total \$ 20.00

James K. Strozier 9/7/04
Planner signature / date

Project # 1002529

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

SKETCH PLAN REVIEW AND COMMENT

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

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

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

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

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

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

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

James K. Strozier
 Applicant name (print)
[Signature] 9/17/04
 Applicant signature / date

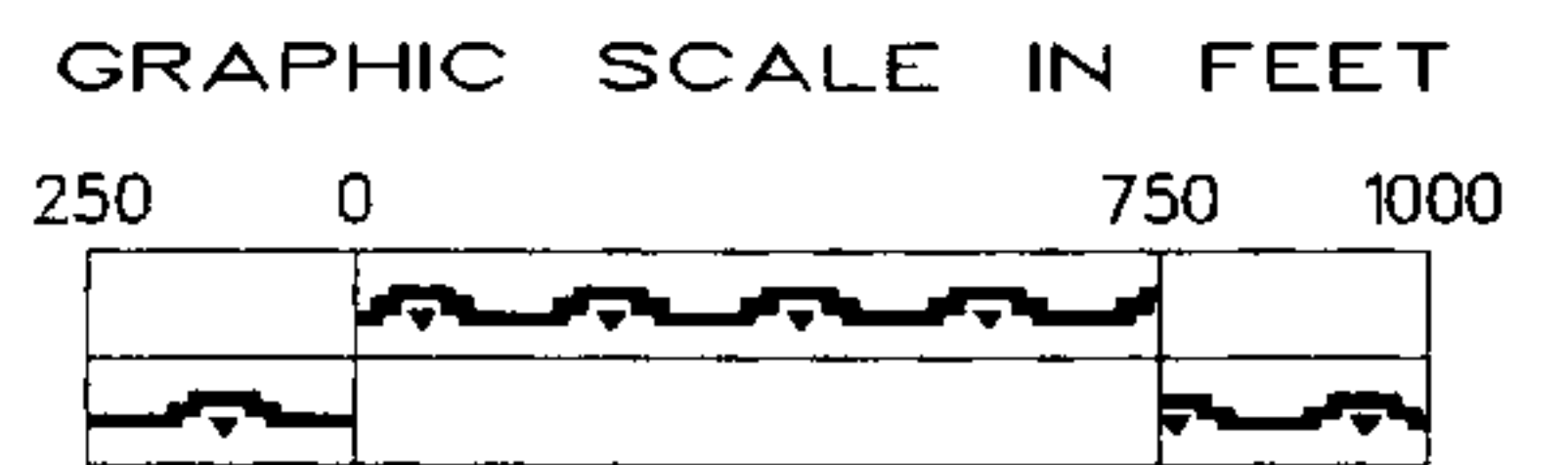
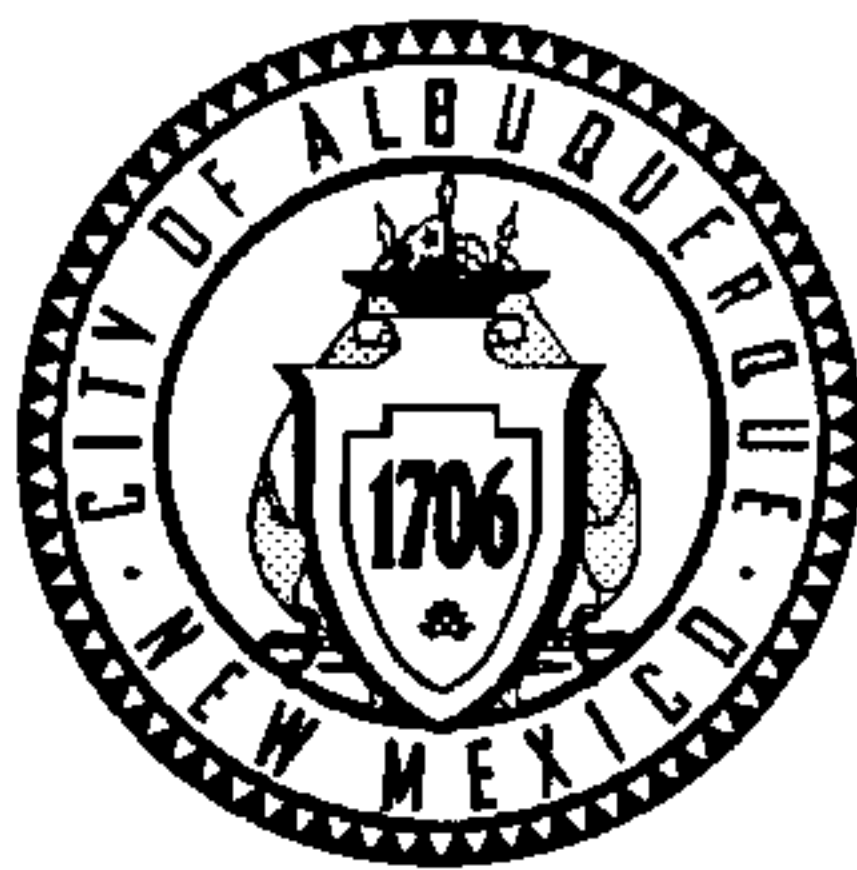
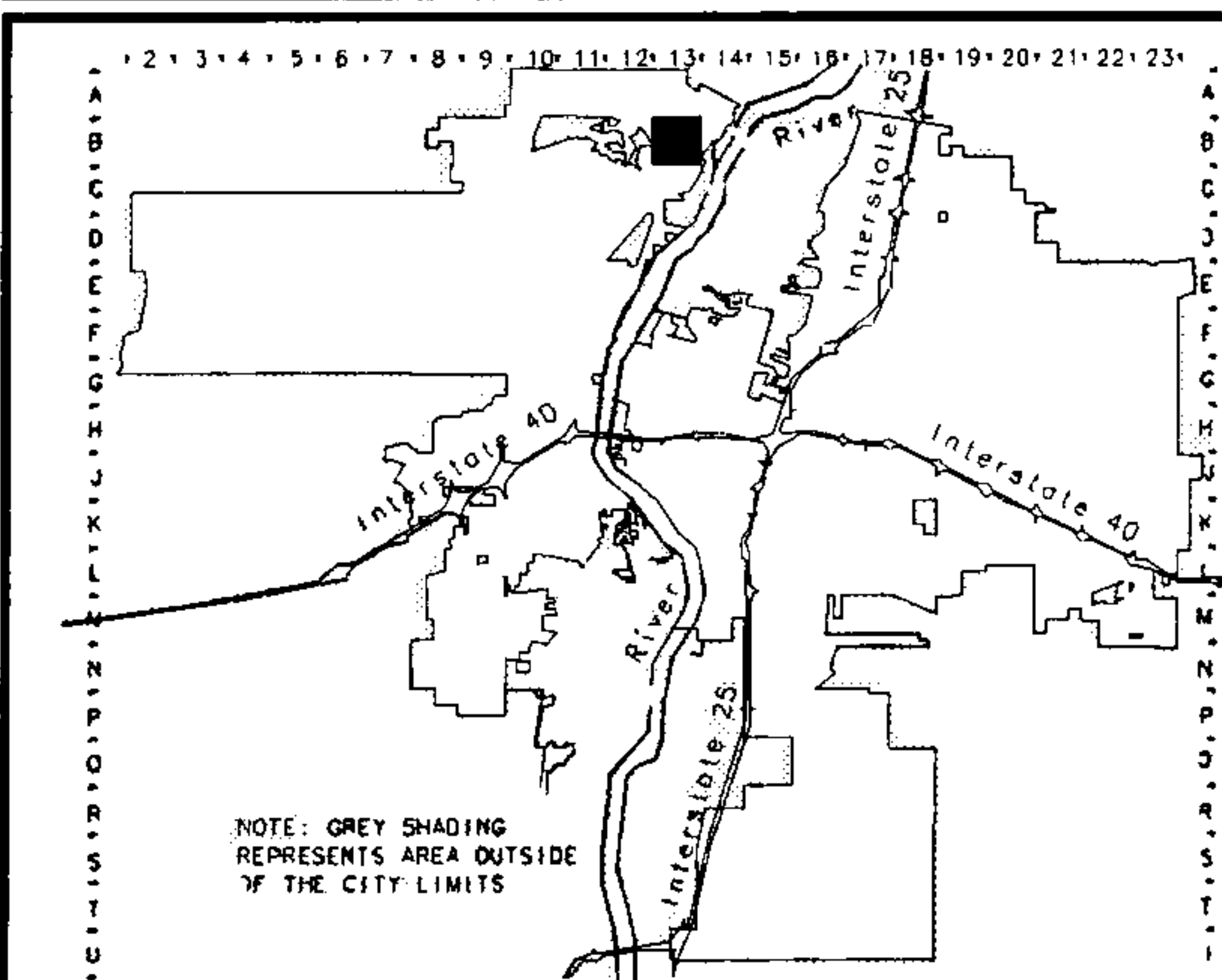
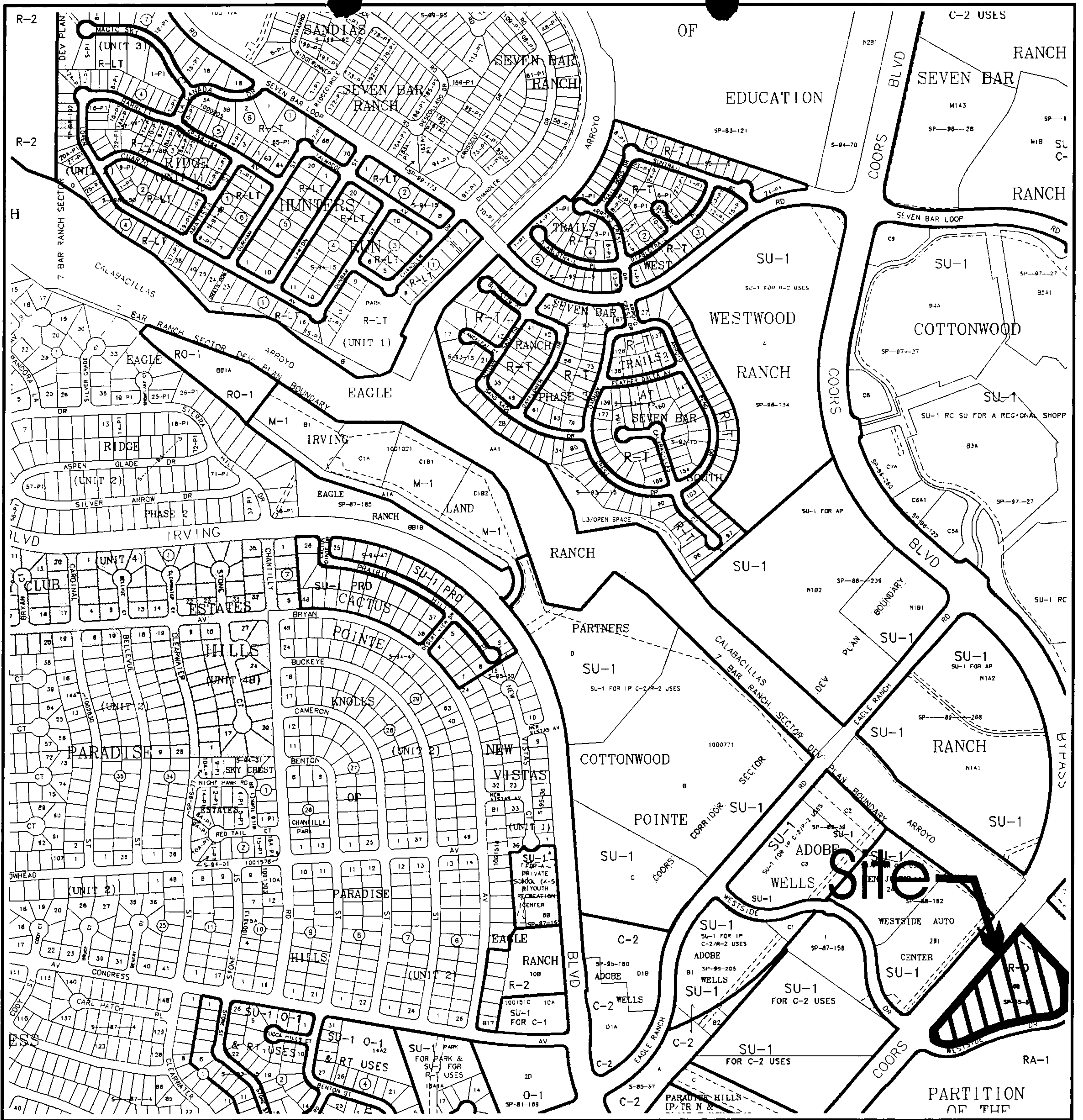


Form revised September 2001

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

Application case numbers
04083 - 01374
 _____ - _____
 _____ - _____

[Signature] 9/17/04
 Planner signature / date
Project # 1002529



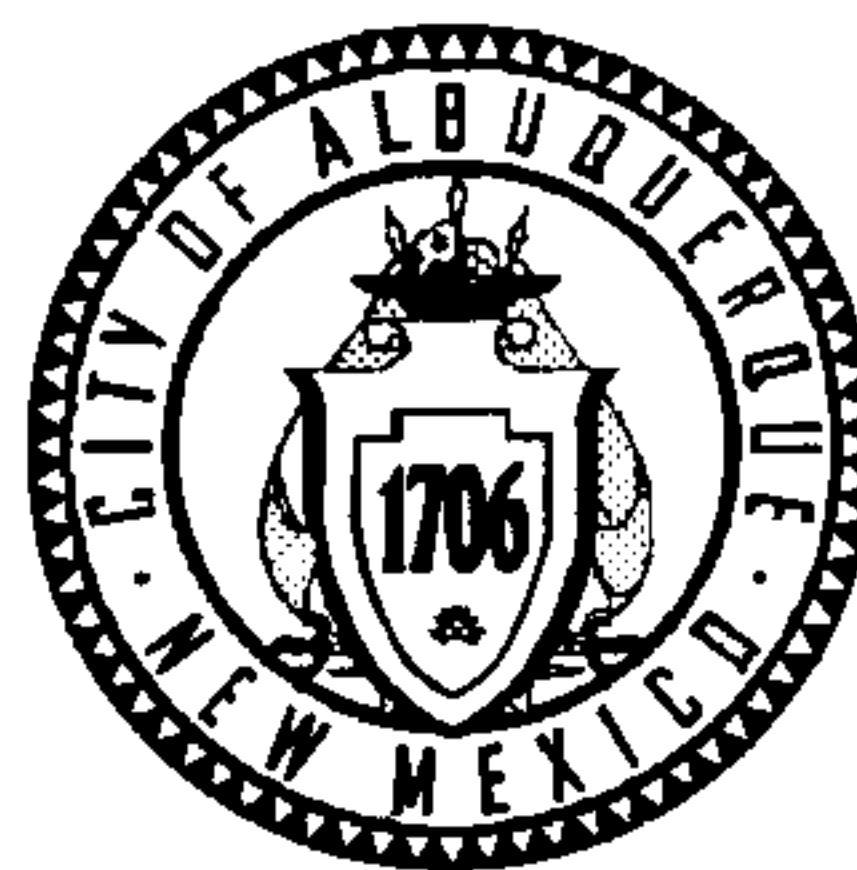
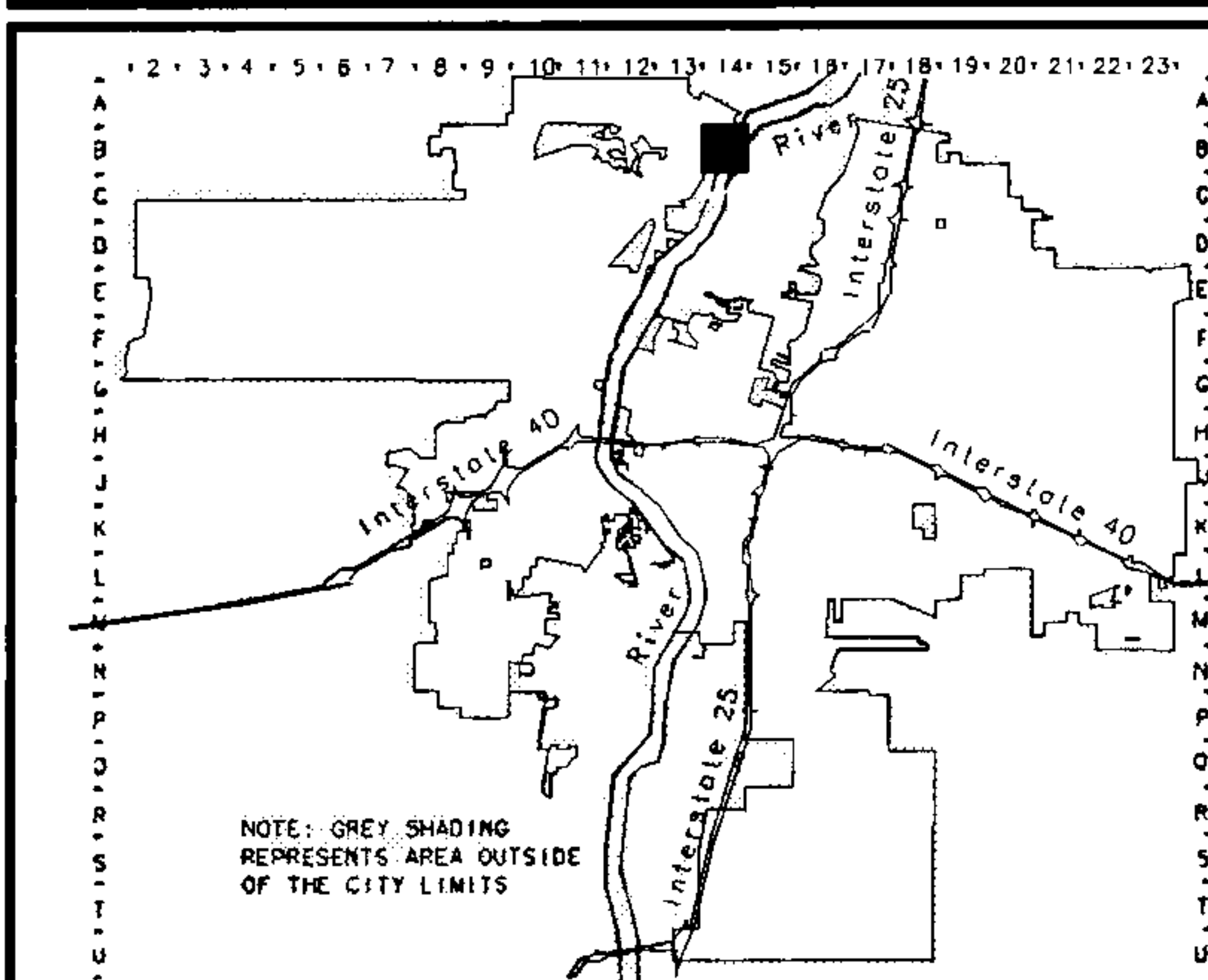
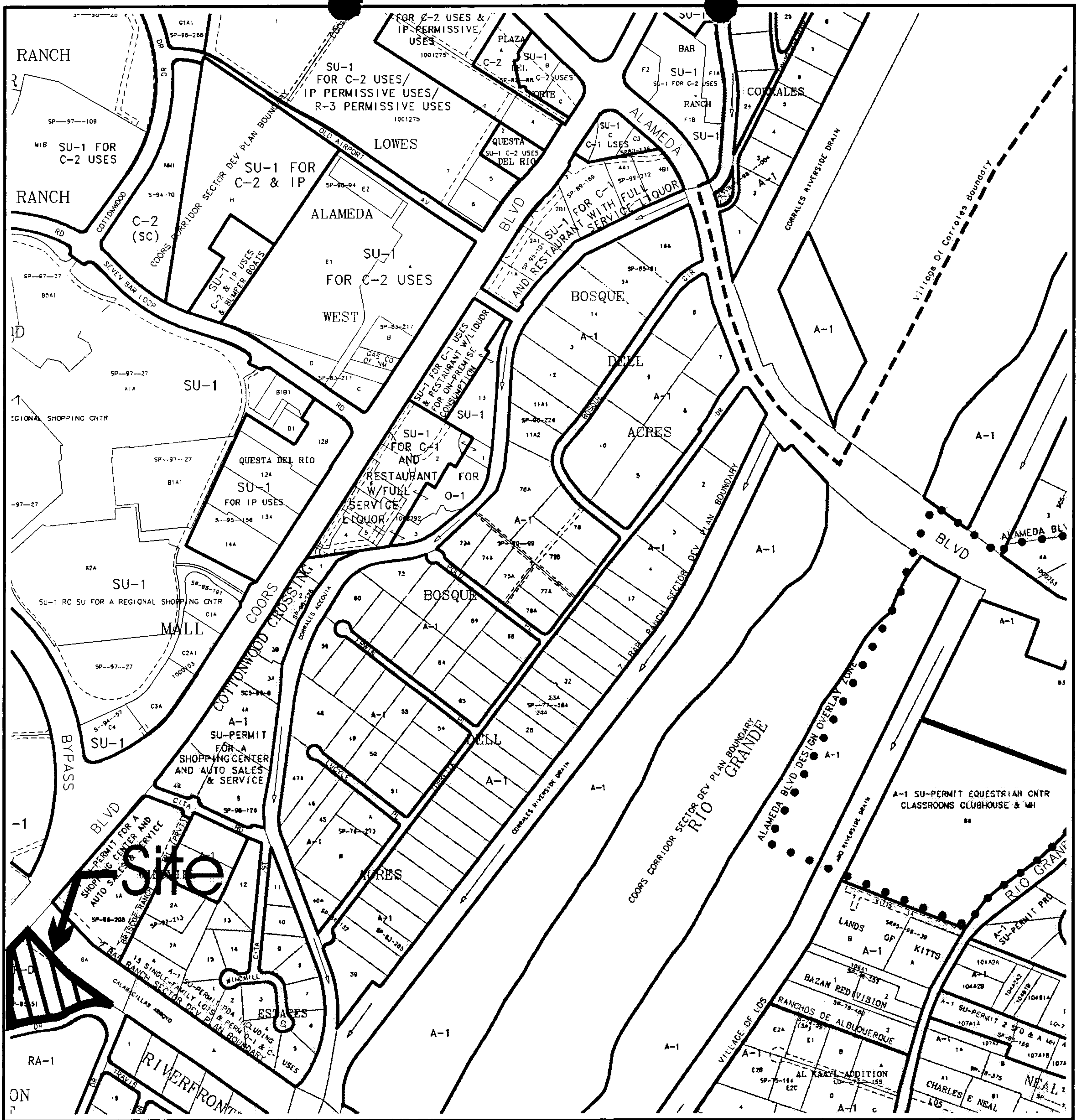
Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

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Zone Atlas Page

B-13-Z

Map Amended through June 02, 2004



Albuquerque Geographic Information System
 PLANNING DEPARTMENT

© Copyright 2004

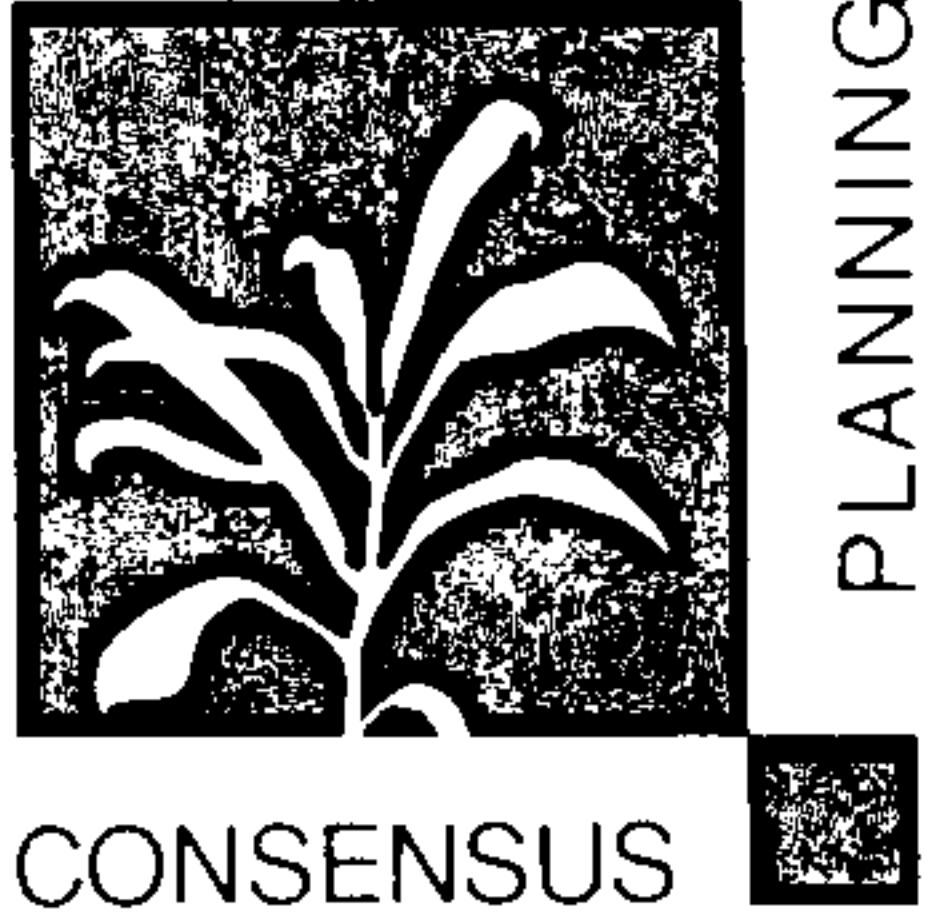
GRAPHIC SCALE IN FEET



Zone Atlas Page

B-14-Z

Map Amended through June 02, 2004



September 7, 2004

Ms. Sheran Matson, DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

RE: Project # 1002529, 03EPC-02059/59/60

Dear Ms. Matson:

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to demonstrate compliance with the findings and conditions set forth in the Notice of Decision dated January 16, 2004, in regard to final sign-off of the Site Development Plan for Building Permit only. The EPC approved a zone map amendment, Site Development Plan for Subdivision, and Site Development Plan for Building Permit at the January 15, 2004 hearing. The request for final sign-off of the Site Development Plan for Subdivision and preliminary plat approval were submitted July 1, 2004 (04DRB-01059/01060). The subject property is located at the northeast corner Coors Boulevard and Westside Drive. The approved zoning for the site is SU-1 for C-1 Permissive Uses for Lots 1, 3, and 4; SU-1 for C-1 Permissive Uses and Auto Sales and Storage for Lot 2; and SU-1 for O-1 for Lot 5.

This submittal is consistent with the findings and conditions approved by the EPC. The following section demonstrates compliance with the attached Notice of Decision.

EPC Conditions of Approval

- 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.*

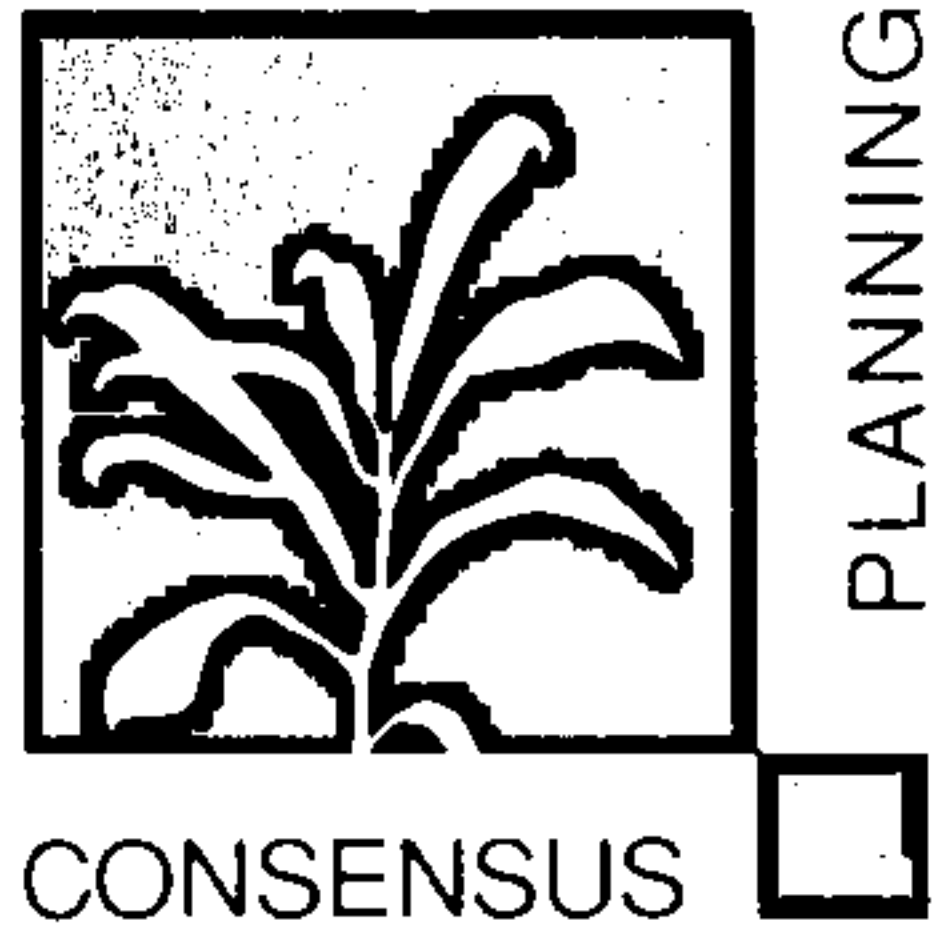
This letter is intended to meet this condition.

- 2. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:
Conditions of approval for the proposed Site Development Plan for Subdivision shall include:*

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development*

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozler, AICP
Christopher J. Green, ASLA



plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for.

We are in agreement with this condition. The infrastructure list is being reviewed as part of request 04DRB-01059/01060, the preliminary plat and final sign-off for the Site Development Plan for Subdivision.

- b. The Developer is responsible for a permanent signing and striping plan for the intersection of Westside Drive and Riverfronte Drive.*

We are in agreement with this condition. These items are addressed by the infrastructure list, which is being reviewed as part of request 04DRB-01059/01060, the preliminary plat and final sign-off for the Site Development Plan for Subdivision.

- c. Traffic Impact Study is required and has been submitted.*

The Traffic Impact Study has been submitted and off-site mitigation measures have been included on the infrastructure list. The infrastructure list is being reviewed as part of request 04DRB-01059/01060, the preliminary plat and final sign-off for the Site Development Plan for Subdivision.

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

We are in agreement with this condition, see item C above.

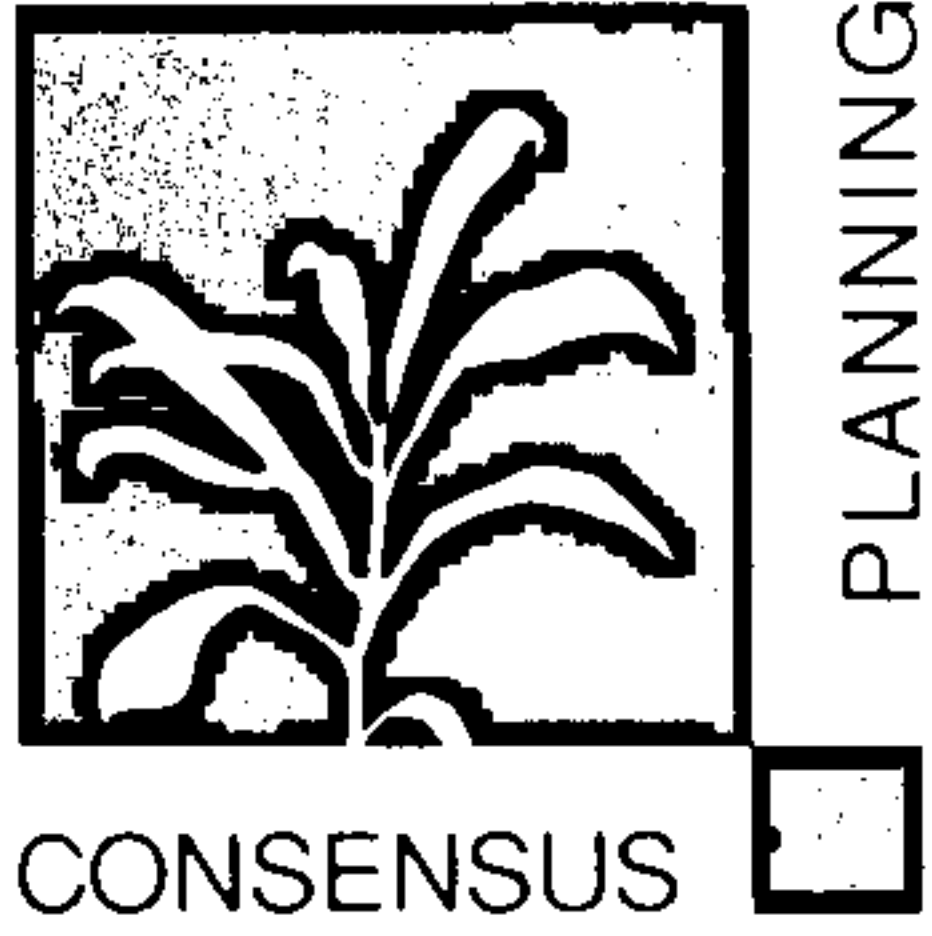
- e. Provide cross access between tract satisfactory to the Traffic Engineer.*

A shared driveway is provided between Lots 2 and 3. No other cross access is required for the development. Westside Court will provide access to all of the lots.

- f. Site shall comply and be designed per DPM standards.*

We are in agreement with this condition.

- g. Access to lot one from Westside Ct. is not permitted, as shown on Site Plan, based on the lack of storage, queuing and stacking requirements, site distance requirements and DPM requirements. Alternate access to Lot 1 from Westside Court may be considered satisfactory to the Traffic Engineer.*



Access to Lot 1 has been revised and designed to meet DPM standards.

- h. Access to Coors Blvd. Requires New Mexico Department of Transportation approval.*

New Mexico Department of Transportation driveway permit is required and approval will be obtained before the new driveway access is built.

- i. Provide striping and channelization on Westside Drive to Westside Court.*

This is indicated on the site plan for subdivision.

- j. Access to the building from the private access easement, as shown on the CAS Site Development Plan, is not permitted if its for servicing customer vehicles (i.e. a full service department that may require long queue lengths).*

The proposed service bays are not open to the public, and are for internal staff use only.

- k. Delete western most parking space, along boundary of lot 1, to maintain 24' drive aisle. Provide end caps to parking rows.*

This area is designated for vehicle display and will not be open for public parking. The parking space lines in this area are for illustrative purposes only. The twenty-five required public parking spaces are located around the perimeter of the proposed building.

- l. Driveway number 3, to be located across from proposed driveway to CAS Auto Sales (see CAS Site Development Plan) per DPM.*

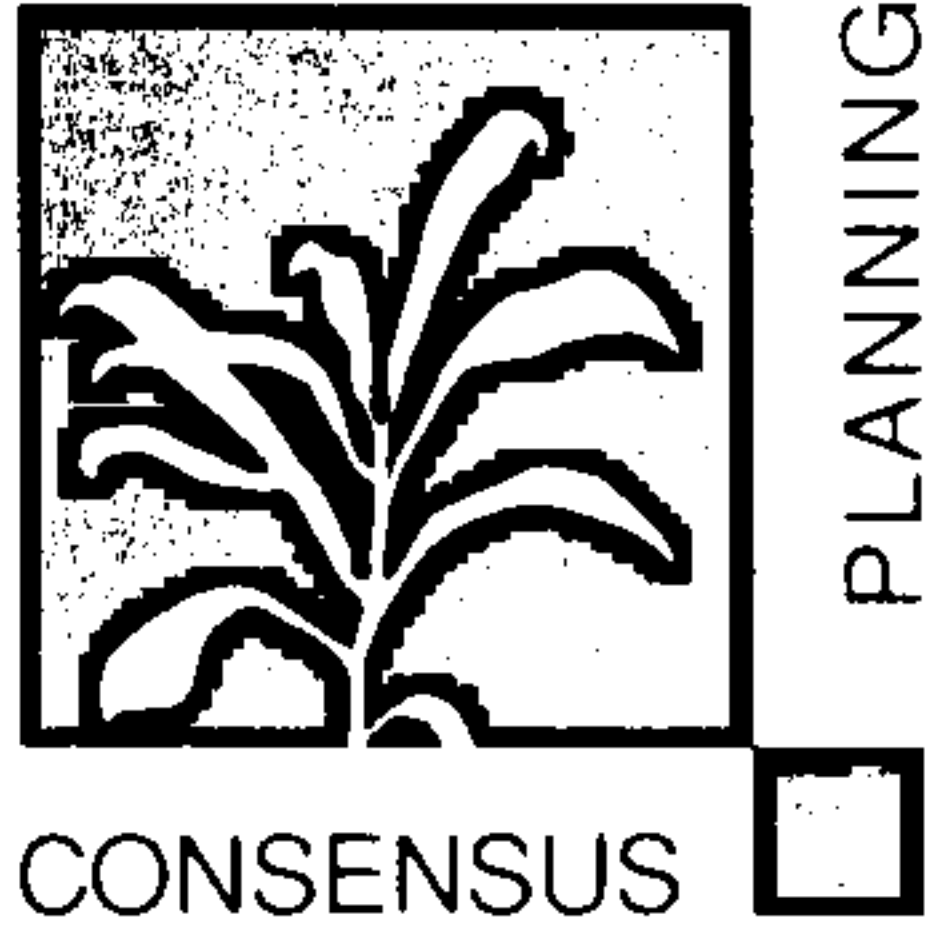
The site plan has been changed to show this driveway across from the proposed CAS Auto Sales driveway.

- m. Provide information on truck circulation (i.e. vehicle transport trucks).*

Vehicle transport trucks will not be used to deliver vehicles to the CAS Auto site. Vehicles will be delivered to another site for servicing before being driven individually to the CAS Auto site.

- n. Right turn deceleration lane is required at both Westside Drive (as required in the Coors Corridor Plan, policy 5) and proposed private access easement from Coors Blvd.*

We are in agreement with this condition and this is provided by the Site Plan for Subdivision.



- o. Approval of the proposed left-in access from Coors Boulevard to Westside Drive by the Metropolitan Transportation Board (MTB) of the Mid-Region Council of Governments is required. Provide raised median, channelization, signing and striping, per Coors Corridor Plan, at Westside Dr. and Coors Blvd. If this action is approved.*

A resolution has been sent to MRCOG for an amendment to the Coors Corridor Plan and we are waiting for an MTB hearing date. If approved, we are in agreement with the above condition regarding a raised median, channelization, signing and striping.

- p. Platting should be a concurrent-DRB action.*

✓ The request for final sign-off of the Site Development Plan for Subdivision and preliminary plat approval were submitted July 1, 2004 (04DRB-01059/01060).

- q. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for street bicycle lanes.*

All required lanes, including the 6 feet of right-of-way to accommodate a street bicycle lane, can be provided in the 156-foot right-of-way designated by the site plan for subdivision and preliminary plat.

- r. Provision for the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System.*

A six-foot bike lane is designated on the Site Development Plan for Subdivision.

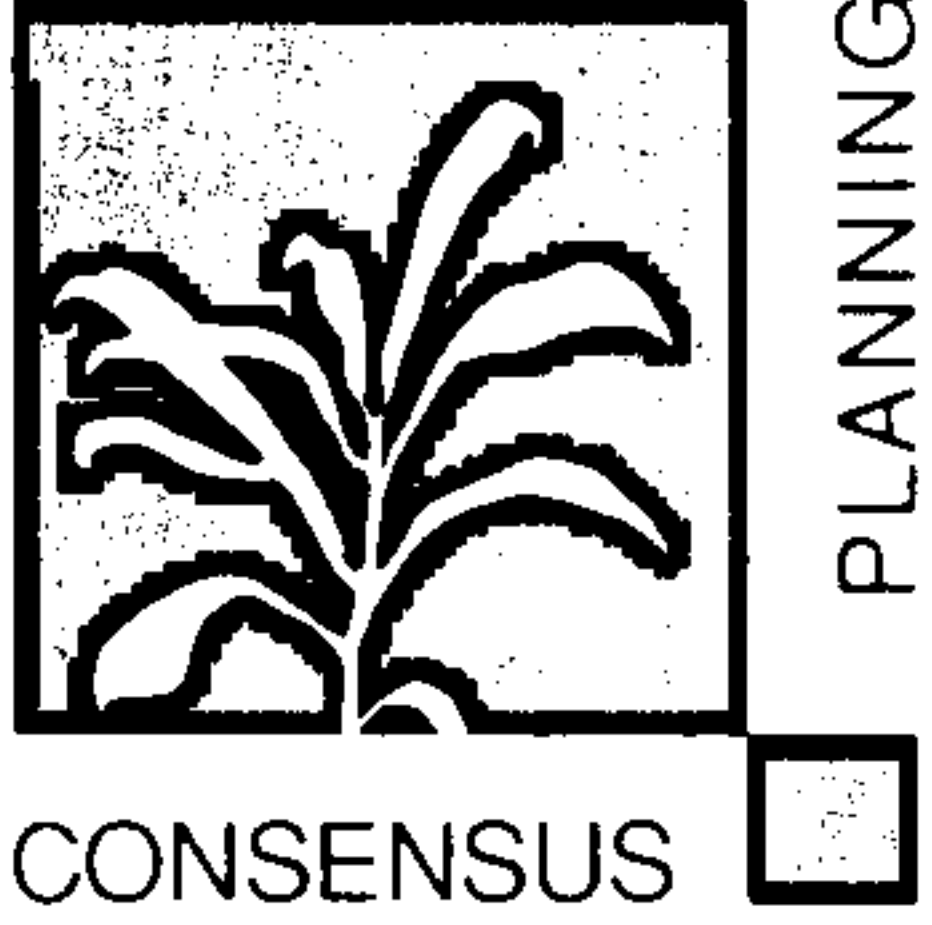
- s. Provision for the fourth northbound travel lane on Coors Boulevard adjacent to the subject property, consistent with the Coors Corridor Plan (see figure 6).*

The fourth northbound travel lane on Coors Boulevard exists and is accommodated in the 156-foot right-of-way designated by the preliminary plat and Site Development Plan for Subdivision.

- 3. The applicant shall include mathematical calculations on the site plan to support the parking space numbers shown on the site plan for vehicles and bicycles.*

More specific calculations have been added to the site plan under Site Data.

- 4. The applicant shall revise the landscape plan to demonstrate compliance with the CCSDP regarding use of live organic groundcover in all planting areas (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site planning and Architecture, Policy 4, Site Landscaping, P. 93), and*



streetscape landscape buffers and landscape coverage within the buffer area (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3, Front Landscaped Street Yard, p. 91)

Compliance is specified in notes 1 and 2 on the landscape plan. This has also been addressed in the Design Guidelines (see Site Development Plan for Subdivision submittal 04DRB-01060) on the sixth and seventh bullet down under LANDSCAPE, under *Standards*, and then *Frequency of Plantings, installation and Size*.

5. *Buildings on Lots 1, 3, and 4 shall be located a minimum of 35 feet and maximum of 50 feet from the Coors right-of way. The building proposed for Lot 2 is allowed to remain in its current location due to constraints of lot configuration and grade.*

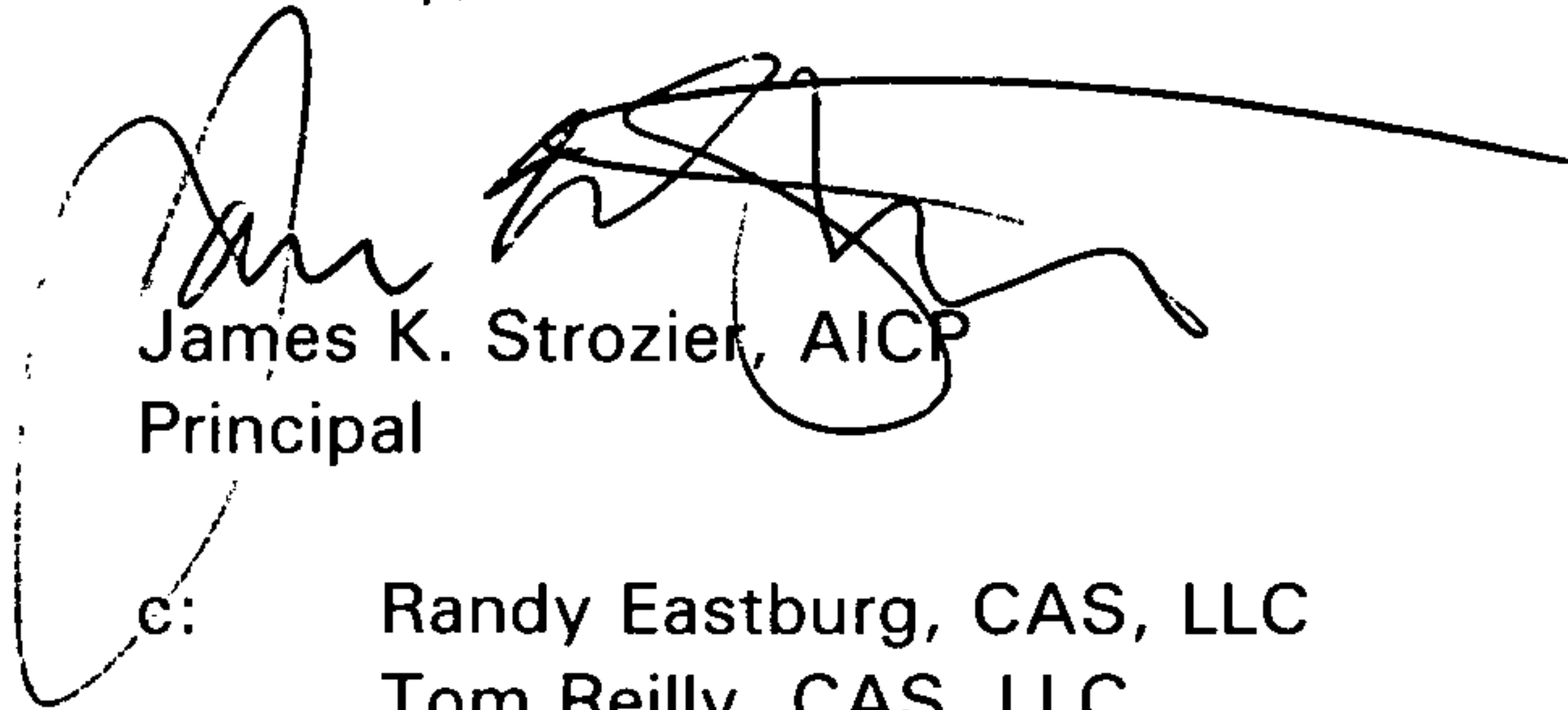
This is indicated as Note 1 on the Site Development Plan for Subdivision and is noted under SETBACKS on the Design Guidelines, sheet #2.

6. *The applicant shall provide additional information on the site plan for all exterior building materials and their respective colors. Color information shall be provided with common names.*

The materials and colors are noted and labeled on the building elevations sheets. Additional labels have been added.

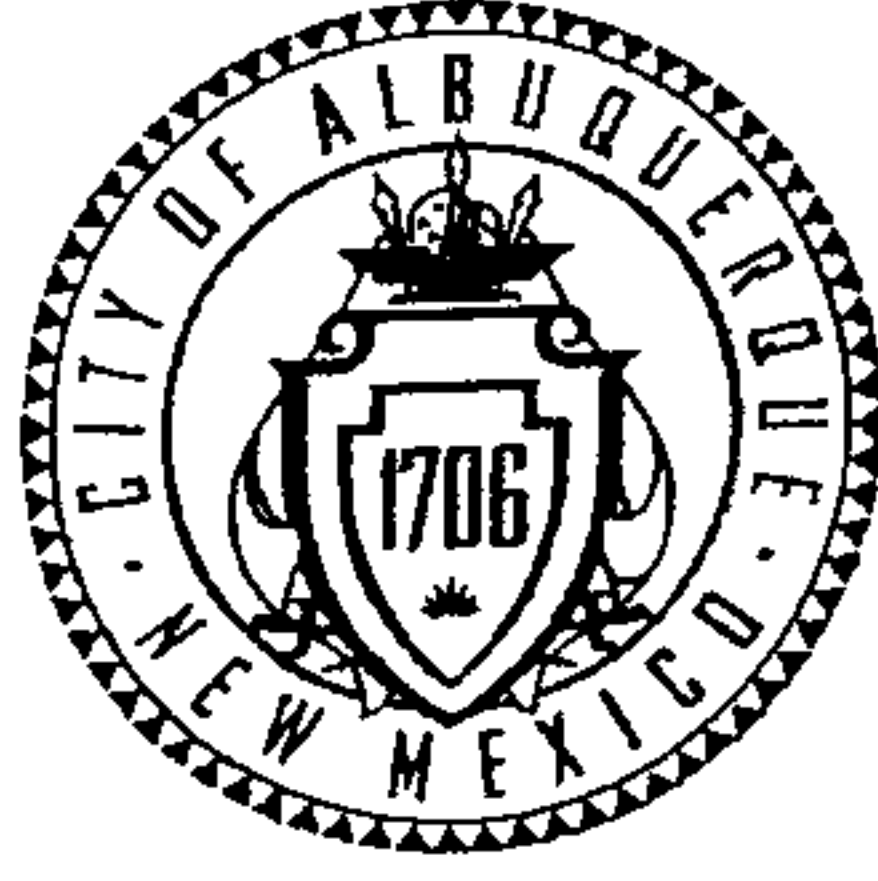
Given the information and material contained in this letter and submittal, we respectfully request that you approve the site plan for subdivision. Please feel free to contact me if you have any questions or require any additional information.

Sincerely,



James K. Strozier, AICP
Principal

c: Randy Eastburg, CAS, LLC
Tom Reilly, CAS, LLC
Jake Bordenave, Bordenave Designs
Bob Ponto



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

Date: January 16, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002529***

03EPC-02058 Zone Map Amendment

03EPC-02059 EPC Site Development Plan-
Subdivision

03EPC-02060 EPC Site Development Plan-
Amendment to Building Permit

Randy Eastburg, CAS
5704 Lomas NE
Albuq. NM 87110

LEGAL DESCRIPTION: for all or a portion of Tracts 6-B and for Lots 1, 3, 4, from RD to SU-1 for C-1 Permissive Uses and for Lot 2 from RD to SU-1 for C-1 Permissive Uses and Auto Sales and Storage and also for Lot 5 from RD to to SU-1 for O-1 Permissive Uses, **Black Ranch Partition**, and a site plan for subdivision for all the above and site plan for building permit for Lot 2 only, located on COORS BLVD. NW, between WESTSIDE DR. NW and THE CALABACILLAS ARROYO, containing approximately 6 acres. (B-13) Makita Hill, Staff Planner

On January 15, 2004 the Environmental Planning Commission voted to approve Project 1002529/ 03EPC-02058, a request for a request for a zone map amendment from RD to SU-1 for C-1 Permissive Uses, SU-1 for C-1 Permissive Uses and Auto Sales and Storage, and SU-1 for O-1 Permissive Uses, for Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from RD to SU-1 for C-1 Permissive Uses, SU-1 f Permissive Uses and Auto Sales and Storage, and SU-1 for O-1 Permissive Uses, for Tract 6-B Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW Calabacillas Arroyo. The site contains approximately 5.6 acres and is currently vacant.

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2. A site development plan for subdivision accompanies this request, which proposes to divide the tract into 5 lots. The proposed SU-1 zoning for these lots is as follows:
Lot 1: SU-1 for C-1 Permissive Uses
Lot 2: SU-1 for C-1 Permissive Uses and Auto Sales and Storage
Lot 3: SU-1 for C-1 Permissive Uses
Lot 4: SU-1 for C-1 Permissive Uses
Lot 5: SU-1 for O-1 Permissive Uses
 3. The request is also accompanied by a site development plan for building permit intended to facilitate development of an auto sales and service center on Lot 2.
 4. The request for a zone map amendment for the above stated SU-1 zoning categories is consistent with the Developing Urban policies of the Comprehensive Plan. As the subject site is at a higher geographic elevation than surrounding residential areas, the request will likely have minimal land-use related impacts on these areas (Policy d). The request is proposed on a site that is also vacant and can be served by adjacent utilities (Policy e), and the site is within an area surrounded by existing commercial zoning and development (Policy j).
 5. The request is also consistent with policies in the West Side Strategic Plan (WSSP). The subject site is located in the Seven Bar Ranch Community area. The Cottonwood Mall is designated as a Regional Center in the WSSP. Policy 3.2 of the Seven Bar Ranch area of the WSSP states as follows: "Multifamily development and nonresidential development are appropriate in or near the Regional Center." (WSSP p. 51). The request will facilitate nonresidential development near the Cottonwood Mall Regional Center.
 6. The Coors Corridor Sector Development Plan (CCSDP) designates the subject site for residential development. There is currently a significant amount of commercial development along Coors that is inconsistent with the CCSDP designation.
 7. The applicant has demonstrated compliance with this request and the requirements of R-270-1980. As changed conditions in the area have been demonstrated by the applicant, the request meets the requirements of R-270-1980 Section D.(2). As such, the applicant has demonstrated that the existing zoning is inappropriate for the subject site as the request is consistent with policies in the Comprehensive Plan and WSSP, meeting the requirements of R-270-1980 Section D.(3). The consistency of the request with policies in the Comprehensive Plan and the West Side Strategic Plan meets the requirements of R-270-1980 Section C.
 8. The Riverfront Estates Neighborhood Association has been notified regarding this request, and is in support of the request. There is no known opposition to this request.
-

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On January 15, 2004 the Environmental Planning Commission voted to approve Project 1002529/ 03EPC-02059, a request for approval of a site development plan for subdivision for Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo. The site contains approximately 5.6 acres and is currently vacant.
2. The purpose of the request is to divide the subject site into 5 lots.
3. A request for a zone map amendment accompanies this request. The proposed SU-1 zoning for these lots is as follows:
 - Lot 1: SU-1 for C-1 Permissive Uses
 - Lot 2: SU-1 for C-1 Permissive Uses and Auto Sales and Storage
 - Lot 3: SU-1 for C-1 Permissive Uses
 - Lot 4: SU-1 for C-1 Permissive Uses
 - Lot 5: SU-1 for O-1 Permissive Uses
4. The request is also accompanied by a request for approval of a site development plan for building permit intended to facilitate development of an auto sales and service center on Lot 2.
5. The request is generally consistent with the Developing Urban policies of the Comprehensive Plan. As the subject site is at a higher geographic elevation than surrounding residential areas, the request will likely have minimal land-use related impacts on these areas (Policy d). The request is proposed on a site that is also vacant and can be served by adjacent utilities (Policy e), and the site is within an area surrounded by existing commercial zoning and development (Policy j). Modifications to proposed access points to the subject site from Westside Drive are needed in order to insure minimal impacts to existing traffic in the area (Policies i and k), as recommended by the Public Works Department, Transportation Planning Division.
6. The request is consistent with policies in the West Side Strategic Plan (WSSP). The subject site is located in the Seven Bar Ranch Community area. The Cottonwood Mall is designated as a Regional Center in the WSSP. Policy 3.2 of the Seven Bar Ranch area of the WSSP states as follows: "Multifamily development and nonresidential development are appropriate in or near the Regional Center." (WSSP p. 51). The request will facilitate commercial and office development near the Cottonwood Mall Regional Center.

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7. The Coors Corridor Sector Development Plan (CCSDP) designates the subject site for residential development. There is currently a significant amount of commercial development along Coors that is inconsistent with the CCSDP designation.
8. The CCSDP requires live organic groundcover in all planting areas (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 4, Site Landscaping, p. 93). The CCSDP also contains policies that call for a 35-foot wide landscape buffer in the front setback area along Coors, and 50% of the buffer area is to be landscaped (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3, Front Landscaped Street Yard, p. 91). The Landscape design standards in the site plan should be revised to reflect compliance with these policies.
9. The contents and scale of the proposed site plan for subdivision is consistent with the definition of a site development plan for subdivision as defined in Section 14-16-1-5, Definitions, of the City Zoning Code.
10. The site plan for subdivision's design guidelines indicate a maximum building height for commercial and office development of 32 feet. This should be changed to 26 feet as permitted under the City's C-1 and O-1 zones.
11. The Lighting design standards contain a statement that sets the maximum height of a light pole within 100 feet of a residential zone to be 24 feet. This statement must be revised to reflect the 16-foot maximum height allowance for light poles within 100 feet of a residential zone as established in Section 14-16-3-9(F), Area Lighting Regulations, of the City Zoning Code.
12. The proposed lot 2 shown on the site plan indicates SU-1 for C-2 Permissive Uses and Auto Sales and Storage. The C-2 heading must be changed to C-1 to be consistent with the applicant's zone map amendment request.
13. The Riverfront Estates Neighborhood Association has been notified regarding this request, and is in support of the request. There is no known 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. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:

Conditions of approval for the proposed Site Development Plan for Subdivision shall include:

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for.
- b. The Developer is responsible for a permanent signing and striping plan for the intersection of Westside Dr. and Riverfronte Dr.
- c. Traffic Impact Study is required and has been submitted.
- d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- e. Provide cross access between tract satisfactory to the Traffic Engineer.
- f. Site shall comply and be designed per DPM Standards.
- g. Access to lot one from Westside Ct. is not permitted, as shown on Site Plan, based on the lack of storage, queuing and stacking requirements, site distance requirements and DPM requirements. Alternate access to Lot 1 from Westside Court may be considered satisfactory to the Traffic Engineer.
- h. Access to Coors Blvd. requires New Mexico Department of Transportation approval.
- i. Provide striping and channelization on Westside Dr. to Westside Ct.
- j. Access to the building from the private access easement, as shown on the Cas Site Development Plan, is not permitted if its for servicing customer vehicles (i.e. a full service department that may require long queue lengths).
- k. Delete western most parking space, along boundary of lot 1, to maintain 24' drive aisle. Provide end caps to parking rows.
- l. Driveway number 3, to be located across from proposed driveway to CAS Auto Sales (see Cas Site Development Plan) per DPM.
- m. Provide information on truck circulation (i.e. vehicle transport trucks). (text) (continue as needed).
- n. Right turn deceleration lane is required at both Westside Drive (as required in the Coors Corridor Plan, policy 5) and proposed private access easement from Coors Blvd.
- o. Approval of the proposed left-in access from Coors Boulevard to Westside Drive by the Metropolitan Transportation Board (MTB) of the Mid-Region Council of Governments is required. Provide raised median, channelization, signing and striping, per Coors Corridor Plan, at Westside Dr. and Coors Blvd. if this action is approved.
- p. Platting should be a concurrent DRB action.
- q. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for street bicycle lanes.
- r. Provision for the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System.
- s. Provision for the fourth northbound travel lane on Coors Boulevard adjacent to the subject property, consistent with the Coors Corridor Plan (see figure 6).

3. The applicant shall revise the Landscape design standards in the site plan to demonstrate compliance with the CCSDP regarding use of live organic groundcover in all planting areas (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 4, Site Landscaping, p. 93), and streetscape landscape buffers and landscape coverage within the buffer area (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3, Front Landscaped Street Yard, p. 91).
4. The applicant shall modify the maximum building height standard under the site plan for subdivision's design guidelines from 32 feet to 26 feet as permitted under the City's C-1 and O-1 zones.
5. The applicant shall modify the Lighting design standards for the maximum height of a light pole from 24 feet within 100 feet of a residential zone to 16-feet within 100 feet of a residential zone to be in compliance with Section 14-16-3-9(F), Area Lighting Regulations, of the City Zoning Code.
6. The proposed lot 2 shown on the site plan indicates SU-1 for C-2 Permissive Uses and Auto Sales and Storage. The applicant shall change the C-2 heading to C-1 to be consistent with the applicant's zone map amendment request.
7. Buildings on Lots 1, 3, and 4 shall be located a minimum of 35 feet and maximum of 50 feet from the Coors right-of-way. The building proposed for Lot 2 is allowed to remain in its current location due to constraints of lot configuration and grade.

On January 15, 2004 the Environmental Planning Commission voted to approve Project 1002529/ 03EPC-02060, a request for approval of a site development plan for building permit for lot 2 of Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for lot 2 of Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo. The site contains approximately 5.6 acres and is currently vacant.
2. The purpose of this request is to facilitate development of an auto sales and storage center.
3. A request for approval of a site development plan for subdivision accompanies this request. The purpose of the request is to divide the subject site into 5 lots.

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4. A request for a zone map amendment accompanies this request. The proposed SU-1 zoning for these lots is as follows:
 - Lot 1: SU-1 for C-1 Permissive Uses
 - Lot 2: SU-1 for C-1 Permissive Uses and Auto Sales and Storage
 - Lot 3: SU-1 for C-1 Permissive Uses
 - Lot 4: SU-1 for C-1 Permissive Uses
 - Lot 5: SU-1 for O-1 Permissive Uses
5. The request is generally consistent with the Developing Urban policies of the Comprehensive Plan. As the subject site is at a higher geographic elevation than surrounding residential areas, the request will likely have minimal land-use related impacts on these areas (Policy d). The request is proposed on a site that is also vacant and can be served by adjacent utilities (Policy e), and the site is within an area surrounded by existing commercial zoning and development (Policy j). The proposed auto sales and storage building illustrates a quality design (Policy l), and a low profile that maintains scenic views in the area (Policy m). Modifications to proposed access points to the subject site from Westside Drive are needed in order to insure minimal impacts to existing traffic in the area (Policies i and k), as recommended by the Public Works Department, Transportation Planning Division.
6. The request is consistent with policies in the West Side Strategic Plan (WSSP). The subject site is located in the Seven Bar Ranch Community area. The Cottonwood Mall is designated as a Regional Center in the WSSP. Policy 3.2 of the Seven Bar Ranch area of the WSSP states as follows: "Multifamily development and nonresidential development are appropriate in or near the Regional Center." (WSSP p. 51). The request will facilitate development of an auto sales and storage center near the Cottonwood Mall Regional Center.
7. The WSSP also contains design guidelines that call for the location of "commercial developments for transit accessibility with buildings directly adjacent to street frontages and parking at the rear or sides of the property." (WSSP, p. 172). Modifications to the building layout will be needed in order for the request to be in full compliance with these policies.
8. The Coors Corridor Sector Development Plan (CCSDP) designates the subject site for residential development. There is currently a significant amount of commercial development along Coors that is inconsistent with the CCSDP designation.
9. The location of the building is not consistent with policies in the Centers and Corridors component of the Comprehensive Plan regarding street entrances to corridor buildings (Policy A, Corridor Policies, p. II-82, 83). The building location is also not consistent with policies in the WSSP and CCSDP that call for a frontage orientation of buildings (WSSP, Design Guidelines, p. 172; CCSDP, Issue 4, Visual Impressions and Urban Design Overlay Zone, b. Site Planning and Architecture, Policy 6, Commercial Sites, p. 96). The applicant should move the proposed building to a location closer to the Coors frontage that is consistent with these policies and meets with City planning staff approval.

10. The CCSDP requires live organic groundcover in all planting areas (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 4, Site Landscaping, p. 93). The CCSDP also contains policies that call for a 35-foot wide landscape buffer in the front setback area along Coors, and 50% of the buffer area is to be landscaped (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3, Front Landscaped Street Yard, p. 91). The Landscape plan should be modified to reflect compliance with these policies.
11. The light poles shown on the site plan are indicated as being 16 feet in height. This is consistent with the 16-foot maximum height allowance for light poles within 100 feet of a residential zone as established in Section 14-16-3-9(F), Area Lighting Regulations, of the City Zoning Code.
12. Off-street parking information shown on the site plan suggests that the parking requirements for the proposed use can be met, however mathematical calculations for the parking requirements are not included. The applicant must include mathematical calculations to support the parking space numbers shown on the site plan for vehicles and bicycles.
13. Additional information is needed on the site plan for all exterior building materials, and their respective colors. Color information shall be provided with common names.
14. A sign for the proposed auto sales and storage center has been indicated on the site plan, located along Coors at the southwest corner of the lot 2. Elevations and dimensions of the sign are not included in the site plan. The site development plan for subdivision that accompanies this request includes design standards for signage that propose one free-standing sign limited to a maximum sign area of 50 square feet, a maximum sign height of 6 feet, and a maximum height for individual sign letters of 3 feet. These standards are consistent with policies on Signage in the CCSDP (Issue 4, Visual Impressions and Urban Design Overlay Zone, d. Signage, p. 112-115 as amended). The proposed signage standards are in compliance with CCSDP policies. The applicant must include elevations, dimensions, materials, colors, and lighting source information for the signage for the site on the site plan, and demonstrate compliance with CCSDP policies.
15. The Riverfront Estates Neighborhood Association has been notified regarding this request, and is in support of the request. There is no known 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. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:**

Conditions of approval for the proposed Site Development Plan for Building Permit shall include:

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for.
- b. The Developer is responsible for a permanent signing and striping plan for the intersection of Westside Dr. and Riverfronte Dr.
- c. Traffic Impact Study is required and has been submitted.
- d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- e. Provide cross access between tract satisfactory to the Traffic Engineer.
- f. Site shall comply and be designed per DPM Standards.
- g. Access to lot one from Westside Ct. is not permitted, as shown on Site Plan, based on the lack of storage, queuing and stacking requirements, site distance requirements and DPM requirements. Alternate access to Lot 1 from Westside Court may be considered satisfactory to the Traffic Engineer.
- h. Access to Coors Blvd. requires New Mexico Department of Transportation approval.
- i. Provide striping and channelization on Westside Dr. to Westside Ct.
- j. Access to the building from the private access easement, as shown on the Cas Site Development Plan, is not permitted if its for servicing customer vehicles (i.e. a full service department that may require long queue lengths).
- k. Delete western most parking space, along boundary of lot 1, to maintain 24' drive aisle. Provide end caps to parking rows.
- l. Driveway number 3, to be located across from proposed driveway to CAS Auto Sales (see Cas Site Development Plan) per DPM.
- m. Provide information on truck circulation (i.e. vehicle transport trucks). (text) (continue as needed).
- n. Right turn deceleration lane is required at both Westside Drive (as required in the Coors Corridor Plan, policy 5) and proposed private access easement from Coors Blvd.
- o. Approval of the proposed left-in access from Coors Boulevard to Westside Drive by the Metropolitan Transportation Board (MTB) of the Mid-Region Council of Governments is required. Provide raised median, channelization, signing and striping, per Coors Corridor Plan, at Westside Dr. and Coors Blvd. if this action is approved.
- p. Platting should be a concurrent DRB action.

OFFICIAL NOTICE OF DECISION
PROJECT #1002529
JANUARY 15, 2004
PAGE 9 OF 10

- q. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for street bicycle lanes.
 - r. Provision for the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System.
 - s. Provision for the fourth northbound travel lane on Coors Boulevard adjacent to the subject property, consistent with the Coors Corridor Plan (see figure 6).
3. The applicant shall include mathematical calculations on the site plan to support the parking space numbers shown on the site plan for vehicles and bicycles.
 4. The applicant shall revise the Landscape plan to demonstrate compliance with the CCSDP regarding use of live organic groundcover in all planting areas (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 4, Site Landscaping, p. 93), and streetscape landscape buffers and landscape coverage within the buffer area (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3, Front Landscaped Street Yard, p. 91).
 5. Buildings on Lots 1, 3, and 4 shall be located a minimum of 35 feet and maximum of 50 feet from the Coors right-of-way. The building proposed for Lot 2 is allowed to remain in its current location due to constraints of lot configuration and grade.
 6. The applicant shall provide additional information on the site plan for all exterior building materials and their respective colors. Color information shall be provided with common names.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JANUARY 30, 2004 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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.

**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W, 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER B-13

REFERRAL # _____

SITE ADDRESS _____

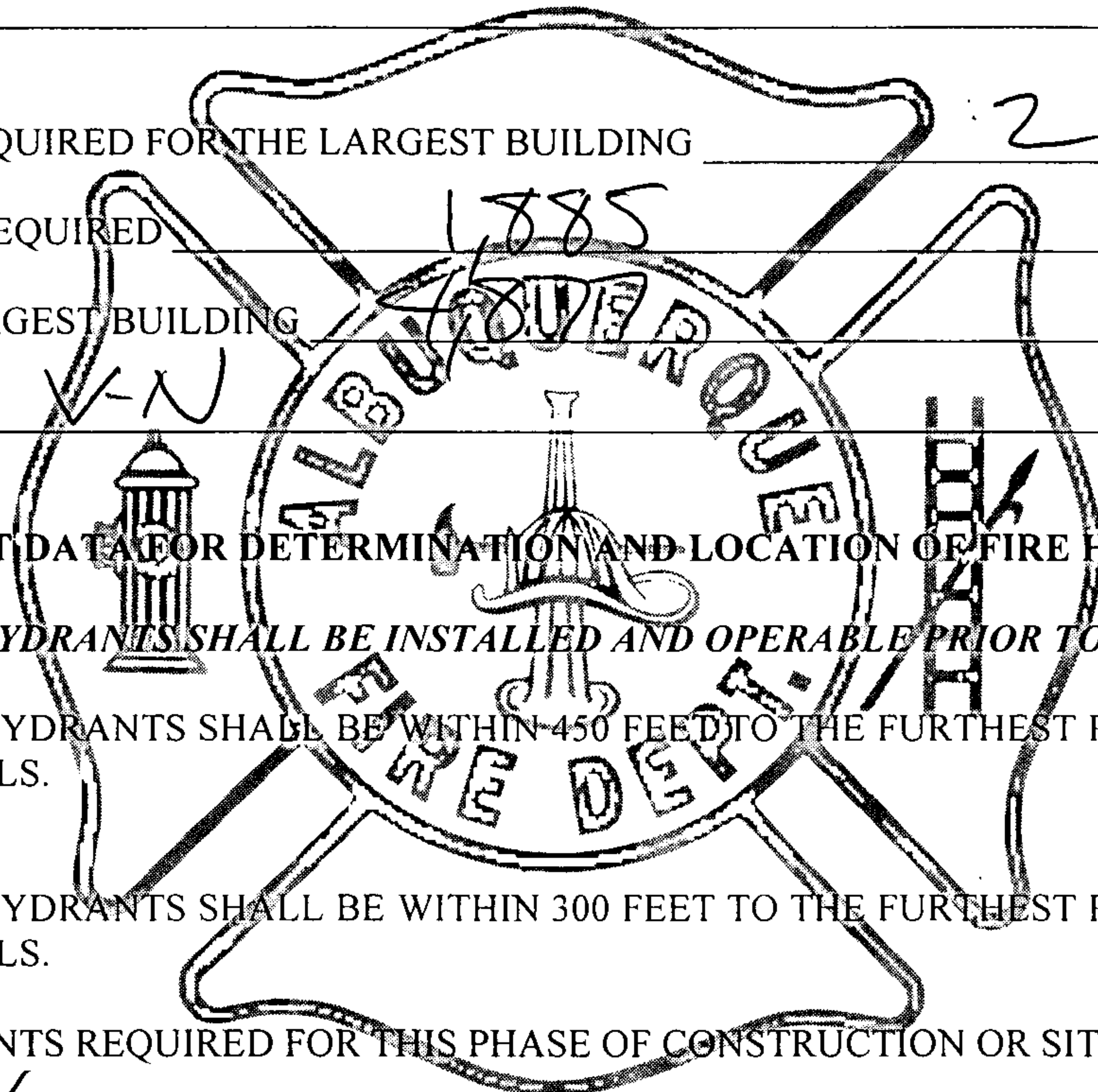
LEGAL DESCRIPTION: SUBJECT TRACT LOT 2 CAS ADDITION

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 2

INSTANTANEOUS FLOW REQUIRED _____

SQUARE FOOTAGE - LARGEST BUILDING _____

TYPE CONSTRUCTION V-N



PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

- ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.
- ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 2

DATE: 9-7-04

FIRE DEPARTMENT INSPECTOR: [Signature]

RECEIVED BY: [Signature] TELEPHONE: 823-1344

NOTES:

1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS.
2. DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.

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

PAID RECEIPT

APPLICANT NAME RANDY EASTBURG ^{CAS} LLC
AGENT CONSENSUS PLANNING
ADDRESS 924 PARK AV. SW.
PROJECT & APP # 1002529 040PB-01374
PROJECT NAME CAS AUTO SALES

\$ 20.00 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 20.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

9/7/2004 11:58AM LOC: ANNX
RECEIPT# 00030995 WS# 007 TRANS# 0018
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt \$20.00
J24 Misc \$20.00
VI \$20.00
CHANGE \$0.00

Claire

Date Submitted: 07/02/04

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 8/4/04

Date Preliminary Plat Expires: 8/1/05

DRB Project No.: 1002529

DRB Application No.: 04-01059

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

CAS ADDITION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT GB, BLACK RANCH PARTITION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		-	STD C&G #6' SIDEWALK	COORS BLVD	S. SUBD BDRY	NEW DECEL LANE	/	/	/
		-	"	"	NEW DECEL LANE	N. SUBD. BDRY	/	/	/
		12'	DECELERATION LANE w/ C&G #6' SIDEWALK	COORS BLVD	BDRY LOT 2&3	250'S.	/	/	/
		-	MEDIAN ISLAND (RAISED)	WESTSIDE DR	@ COORS BLVD		/	/	/
		36' F-F	CURB & GUTTER w/6' SIDEWALK, MIN 20' ASPH PVMT (NEW)	NORTH SIDE WESTSIDE DR	COORS BLVD	WESTSIDE CT	/	/	/
		24' F-F	CURB & GUTTER w/6' SIDEWALK, MIN 20' ASPH PVMT (NEW)	NORTH SIDE WESTSIDE DR	WESTSIDE CT	RIVERFRONTED DR	/	/	/
		36' F-F	STD C&G w/SIDEWALK (6') & ASPH PVMT	WESTSIDE CT	WESTSIDE DR	CUE DE SAC	/	/	/
		*8"	WATERLINE w/ FH & 5 SVC'S	WESTSIDE CT	EXIST 12" WL	310'S.	/	/	/
		*8"	SAS w/ 5 SVC'S & MH'S	WESTSIDE CT	EXIST 30" SAS	335'S	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
10'	CONC. CHANNEL	DRAIN. ESMT LOT 5	WESTSIDE DR	EXIST DBL'D' CATCH BASIN
-	TYPE A CATCH BASIN w/ 18" OUTLET PIPE	WESTSIDE DR	WESTSIDE DR	EXIST DBL'D' CATCH BASIN
-	WATER QUALITY MH	EXIST 48"SD	-	-
* 6"	WATERLINE	EASEMENT	COORS BLVD	WESTSIDE CT

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

NOTES

- 1 * NEW MEXICO UTILITIES
- 2
- 3

AGENT / OWNER

JAKE BORDENAVE
NAME (print)

BORDENAVE DESIGNS
FIRM

[Signature] 07/02/04
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 8/4/04
DRB CHAIR - date

[Signature] 8/4/04
PARKS & GENERAL SERVICES - date

[Signature] 8/4/04
TRANSPORTATION DEVELOPMENT - date

[Signature] 8/4/04
UTILITY DEVELOPMENT - date

[Signature] 8/4/04
CITY ENGINEER - date

AMAFCA - date

[Signature] 8-2-04
NEW MEXICO UTILITIES - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form **S**

- 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 **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)

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

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

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

APPLICANT INFORMATION:

NAME: Randy Eastburg, CAS, LLC _____ PHONE: 268-9388 _____
 ADDRESS: 5704 Lomas NE _____ FAX: _____
 CITY: Albuquerque _____ STATE NM ZIP 87110 _____ E-MAIL: _____
 Proprietary interest in site: Owner _____ List all owners: _____
 AGENT (if any): Consensus Planning, Inc. _____ PHONE: 764-9801 _____
 ADDRESS: 924 Park Ave. SW _____ FAX: 842-5495 _____
 CITY: Albuquerque _____ STATE NM ZIP 87102 _____ E-MAIL: cp@consensusplanning.com _____

DESCRIPTION OF REQUEST: DRB Final Sign-Off of Site Development Plan for Subdivision, Preliminary Plat

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

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

Lot or Tract No. Tract 6-B _____ Block: _____ Unit: _____
 Subdiv. / Addn. Partition of Black Ranch _____
 Current Zoning: See Attached Sheet _____ Proposed zoning: _____
 Zone Atlas page(s): B-13, B-14 _____ No. of existing lots: 1 _____ No. of proposed lots: 5 _____
 Total area of site (acres): 5.6 _____ Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No Yes
 UPC No. 101306551503640505 _____ MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors Boulevard NW _____
 Between: Westside Drive NW _____ and _____ the Calabacillas Arroyo _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): Project # 1002529
 03EPC-02058, 03EPC-02059, 03EPC-02060, Z-93-115

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

SIGNATURE _____ DATE 7-1-04
 (Print) James K. Strozier, AICP _____ Applicant Agent

FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	04DRB - 01060	SPB		\$ 0
<input type="checkbox"/> All fees have been collected		CMF		\$ 20.00
<input type="checkbox"/> All case #s are assigned	04DRB - 01059	PP		\$ 640.00
<input type="checkbox"/> AGIS copy has been sent		Pub. notice		\$ 75.00
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ 735.00

Hearing date July 28, 2004
 July 2, 2004
 Planner Signature / date _____ Project # 1002529

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 *See Plat Submittal*
- 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.

James K. Strozier, AICP
Applicant name (print)
[Signature] 7-1-04
Applicant signature / date



Form revised September 2001

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

Application case numbers
04 DRB - 01059
04 DRB 01060
- -

[Signature] 7-2-04
Planner signature / date
Project # 1002529

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A Bulk Land Variance requires application on **FORM-V** in addition to application for subdivision on **FORM-S-3**.

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Proposed Infrastructure List.
- 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
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- 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
- Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- 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
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. **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.

BORDENAVE DESIGNS
 Applicant name (print)
[Signature] 07/02/04
 Applicant signature / date



Form revised April 2003

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

Application case numbers
 04DRB - 01059
 04DRB - 01060

[Signature] 7-2-04
 Planner signature / date
Project # 1002529

Attachment to Development Plan Review Application for Tract 6-B, Partition of Black Ranch.

Proposed Zoning

- Lot 1, SU-1 for C-1 Permissive Uses
- Lot 2, SU-1 for C-1 Permissive Uses and Auto Sales and Storage
- Lot 3, SU-1 for C-1 Permissive Uses
- Lot 4, SU-1 for C-1 Permissive Uses
- Lot 5, SU-1 for O-1 Permissive Uses

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: Consensus Planning Date of request: 12/02/03 Zone atlas page(s): B-13/14

CURRENT:

Zoning R-D

Legal Description -

Lot or Tract # Tract 6B Block #

Parcel Size (acres / sq.ft.) 5.6 Acres

Subdivision Name Partition of Black Ranch

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: ' See Attachment

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

of units - 1
 Building Size - 4,992 (sq. ft.)

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

Applicant or Representative _____ Date _____
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

THRESHOLDS MET? YES [X] NO [] 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.

[Signature] 12-2-03
TRAFFIC ENGINEER DATE

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

Required TIS 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

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



November 13, 2003

Ms Rita Guetschow
RHOMBUS P.A., INC.
2620 San Mateo NE, Suite B
Albuquerque, NM 87110

Re: Tract 6-B of the Partition of the Black Ranch

Dear Ms Guetschow:

New Mexico Utilities, Inc., will be able to provide water and wastewater service to the above referenced site located in Albuquerque, New Mexico, County of Bernalillo, subject to the rules and regulations of the New Mexico Public Regulation Commission and the tariffs and policies of New Mexico Utilities, Inc.

Sincerely,
New Mexico Utilities, Inc.

A handwritten signature in black ink, appearing to read "Bob Gay", is written over the typed name.

Bob Gay
Vice President

7002 3000 0005 6749 5926

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$4.42

ALBUQUERQUE NM 87103
 2004
 USPS

Sent To: Larry Weaver
 Street, Apt. No.,
 or PO Box No. 6009 Unitas Ct NW
 City, State, ZIP+4 Alb NM 87114

PS Form 3800, April 2002 See Reverse for Instructions



PLANNING

CONSENSUS

July 2, 2004

Ms. Sheran Matson, DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

RE: Project # 1002529, 03EPC-02058/59/60

Dear Ms. Matson:

The purpose of this letter is to demonstrate compliance with the findings and conditions set forth in the Notice of Decision dated January 16, 2004. The EPC approved a zone map amendment, site plan for subdivision, and site plan for building permit at the January 15, 2004 hearing. This request for final sign-off covers the Site Development Plan for Subdivision and is being submitted in conjunction with the preliminary plat. We will be submitting the Site Development Plan for Building Permit at a later date. The subject property is located at the northeast corner Coors Boulevard and Westside Drive. The approved zoning for the site is SU-1 for C-1 Permissive Uses for Lots 1, 3, and 4; SU-1 for C-1 Permissive Uses and Auto Sales and Storage for Lot 2; and SU-1 for O-1 for Lot 5.

EPC Conditions of Approval

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.*

This letter is intended to meet this condition.

2. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:**
Conditions of approval for the proposed Site Development Plan for Subdivision shall include:
 - a. *The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter,*

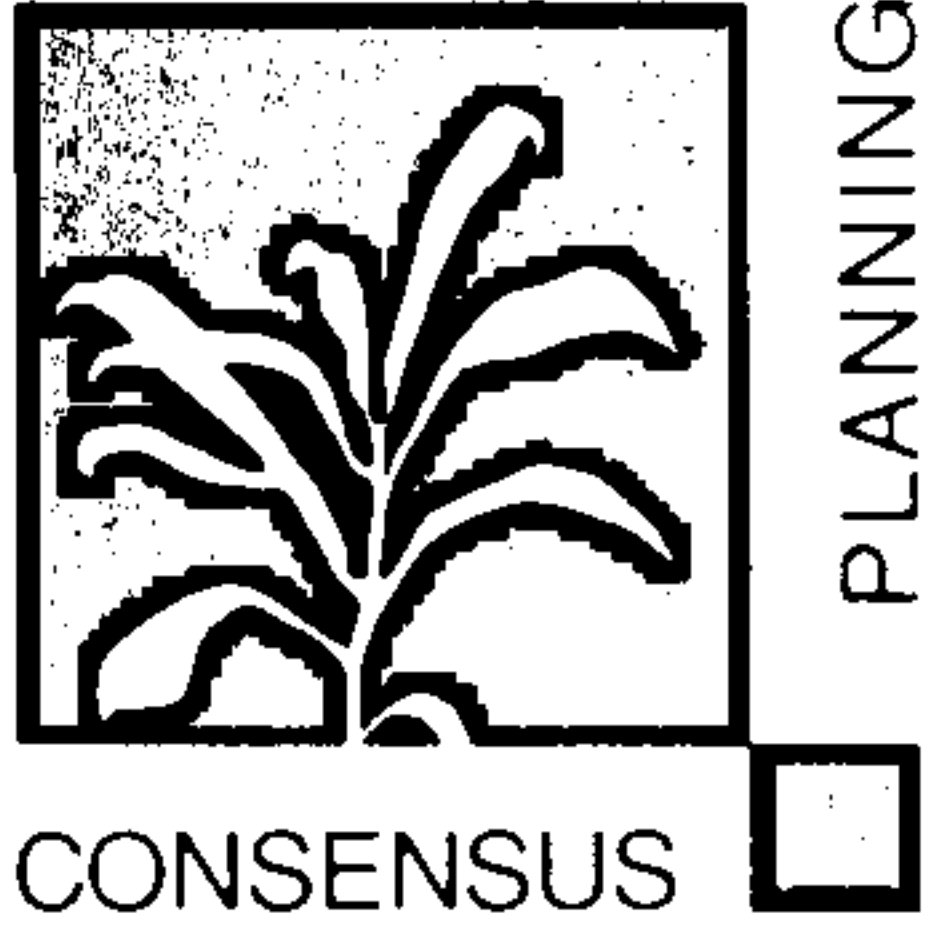
PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
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cp@consensusplanning.com
www.consensusplanning.com



sidewalk and ADA accessible ramps that have not already been provided for.

We are in agreement with this condition. The infrastructure list (attached to the plat) is being reviewed concurrently with this request.

- b. The Developer is responsible for a permanent signing and striping plan for the intersection of Westside Drive and Riverfronte Drive.*

We are in agreement with this condition and these items are addressed by the infrastructure list, which is attached to the plat being reviewed concurrently with this request.

- c. Traffic Impact Study is required and has been submitted.*

The Traffic Impact Study has been submitted and off-site mitigation measures have been included on the infrastructure list, which is attached to the plat being reviewed concurrently with this request.

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

We are in agreement with this condition, see item C above.

- e. Provide cross access between tract satisfactory to the Traffic Engineer.*

A shared driveway is provided between Lots 2 and 3. No other cross access is required for the development. Westside Court will provide access to all of the lots.

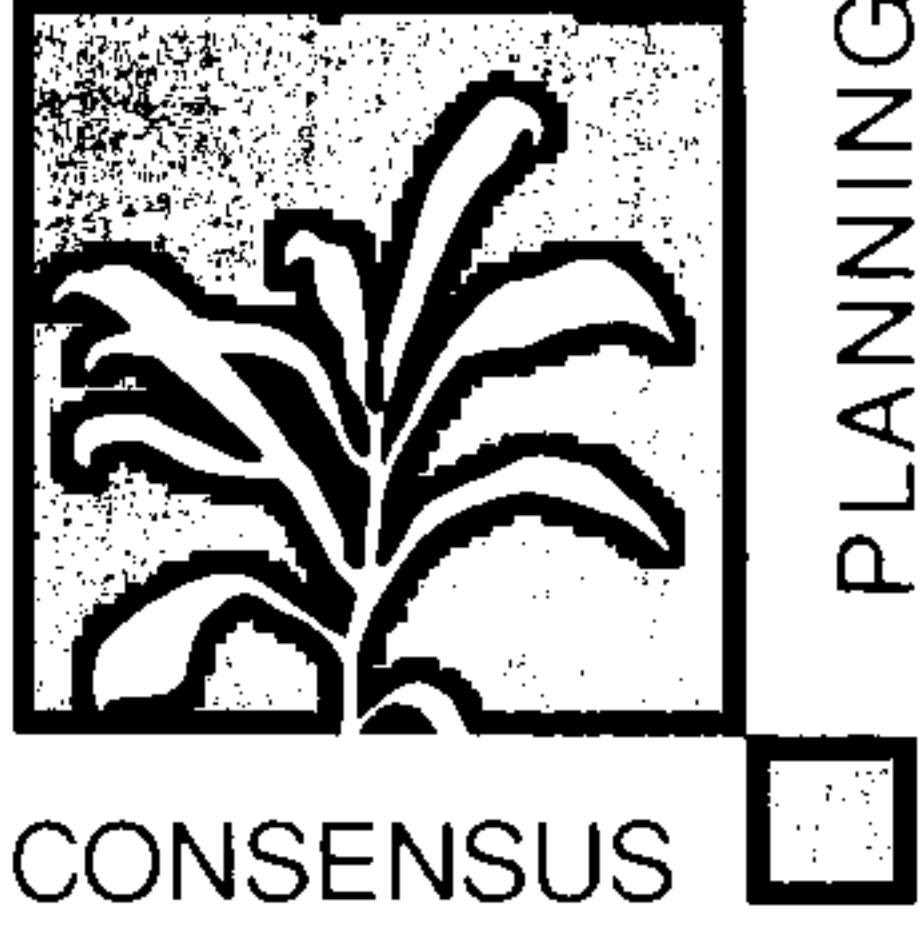
- f. Site shall comply and be designed per DPM standards.*

We are in agreement with this condition.

- g. Access to lot one from Westside Ct. is not permitted, as shown on Site Plan, based on the lack of storage, queuing and stacking requirements, site distance requirements and DPM requirements. Alternate access to Lot 1 from Westside Court may be considered satisfactory to the Traffic Engineer.*

Access to Lot 1 has been revised and designed to meet DPM standards. This condition no longer applies.

- h. Access to Coors Blvd. Requires New Mexico Department of Transportation approval.*



New Mexico Department of Transportation driveway permit is required and approval will be obtained before the new driveway access is built.

- i. Provide striping and channelization on Westside Drive to Westside Court.*

This is indicated on the site plan.

- j. Access to the building from the private access easement, as shown on the CAS Site Development Plan, is not permitted if its for servicing customer vehicles (i.e. a full service department that may require long queue lengths).*

This shall be addressed at the time of final sign-off for the Site Development Plan for Building Permit. The proposed service bays are not open to the public, and are for internal staff use only.

- k. Delete western most parking space, along boundary of lot 1, to maintain 24' drive aisle. Provide end caps to parking rows.*

This will be addressed at the time of final sign-off for the Site Development Plan for Building Permit.

- l. Driveway number 3, to be located across from proposed driveway to CAS Auto Sales (see CAS Site Development Plan) per DPM.*

This shall be addressed at the time of final sign-off for the Site Development Plan for Building Permit.

- m. Provide information on truck circulation (i.e. vehicle transport trucks).*

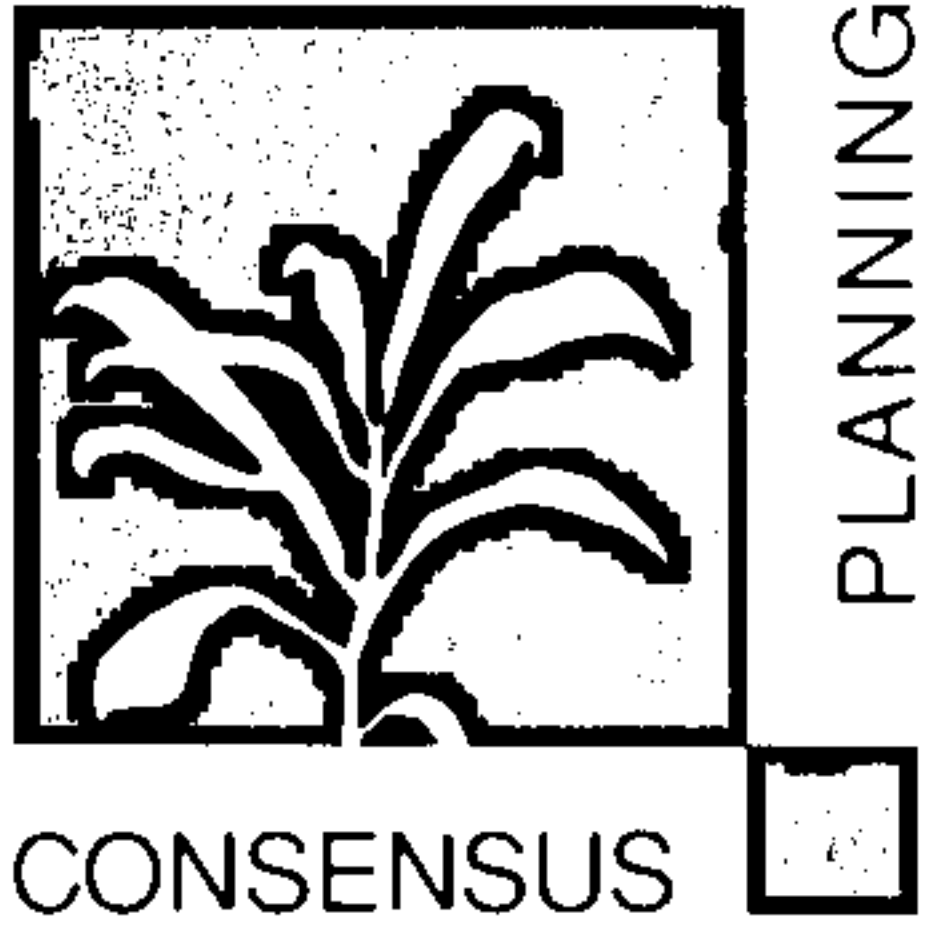
Vehicle transport trucks will not be used to deliver vehicles to the CAS Auto site. Vehicles will be delivered to another site for servicing before being driven individually to the CAS Auto site.

- n. Right turn deceleration lane is required at both Westside Drive (as required in the Coors Corridor Plan, policy 5) and proposed private access easement from Coors Blvd.*

We are in agreement with this condition.

- o. Approval of the proposed left-in access from Coors Boulevard to Westside Drive by the Metropolitan Transportation Board (MTB) of the Mid-Region Council of Governments is required. Provide raised median, channelization, signing and striping, per Coors Corridor Plan, at Westside Dr. and Coors Blvd. If this action is approved.*

We are in agreement with this condition.



- p. Platting should be a concurrent DRB action.*

Preliminary plat was submitted and is to be heard concurrently with this request.

- q. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for street bicycle lanes.*

All required lanes, including the 6 feet of right-of-way to accommodate a street bicycle lane, can be provided in the 156-foot right-of-way designated by the site plan for subdivision and preliminary plat.

- r. Provision for the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System.*

A six-foot bike lane is designated on the Site Development Plan for Subdivision.

- s. Provision for the fourth northbound travel lane on Coors Boulevard adjacent to the subject property, consistent with the Coors Corridor Plan (see figure 6).*

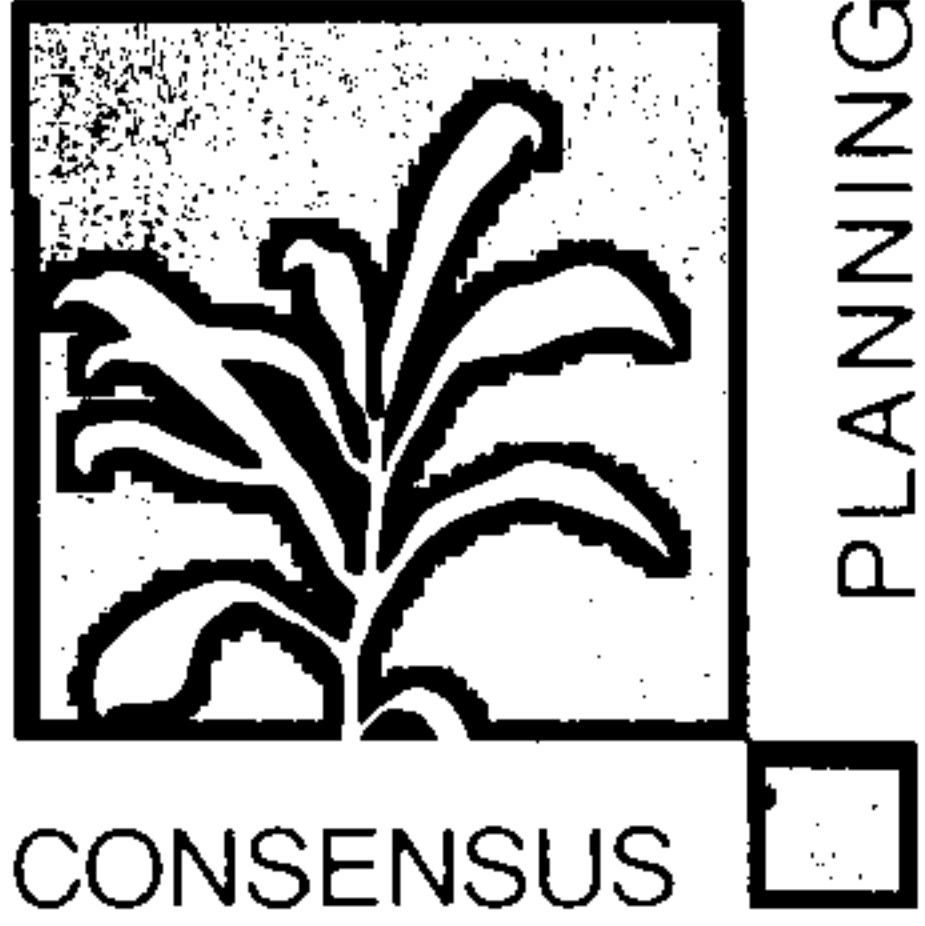
The fourth northbound travel lane on Coors Boulevard is existing and is accommodated in the 156-foot right-of-way designated by the preliminary plat and Site Development Plan for Subdivision.

3. *The applicant shall revise the Landscape design standards in the site plan to demonstrate compliance with the CCSDP regarding use of live organic groundcover in all planting areas (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site planning and Architecture, Policy 4, Site Landscaping, P. 93), and streetscape landscape buffers and landscape coverage within the buffer area (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3, Front Landscaped Street Yard, p. 91)*

This has been addressed on the sixth and seventh bullet down under LANDSCAPE, under *Standards*, and then *Frequency of Plantings, installation and Size*.

4. *The applicant shall modify the maximum building height standards under the site plan for subdivision's design guidelines from 32 feet to 26 feet as permitted under the City's C-1 and O-1 zones.*

This has been changed on the third bullet down under SITE PLANNING/ ARCHITECTURE, under *Architectural* and then *Standards* on the Design Guidelines, sheet #2.



5. *The applicant shall modify the Lighting design standards for the maximum height of a light from 24 feet within 100 feet of a residential zone to 16-feet within 100 feet a residential zone to be in compliance with Section 14-16-3-9 (F), Area Lighting Regulations, of the City Zoning Code.*

This has been changed on the sixth bullet down under LIGHTING on the Design Guidelines, sheet #2.

6. *The proposed lot 2 shown on the site plan indicates SU-1 for C-2 Permissive Uses and Auto Sales and Storage. The applicant shall change the C-2 heading to C-1 to be consistent with the applicant's zone map amendment request.*

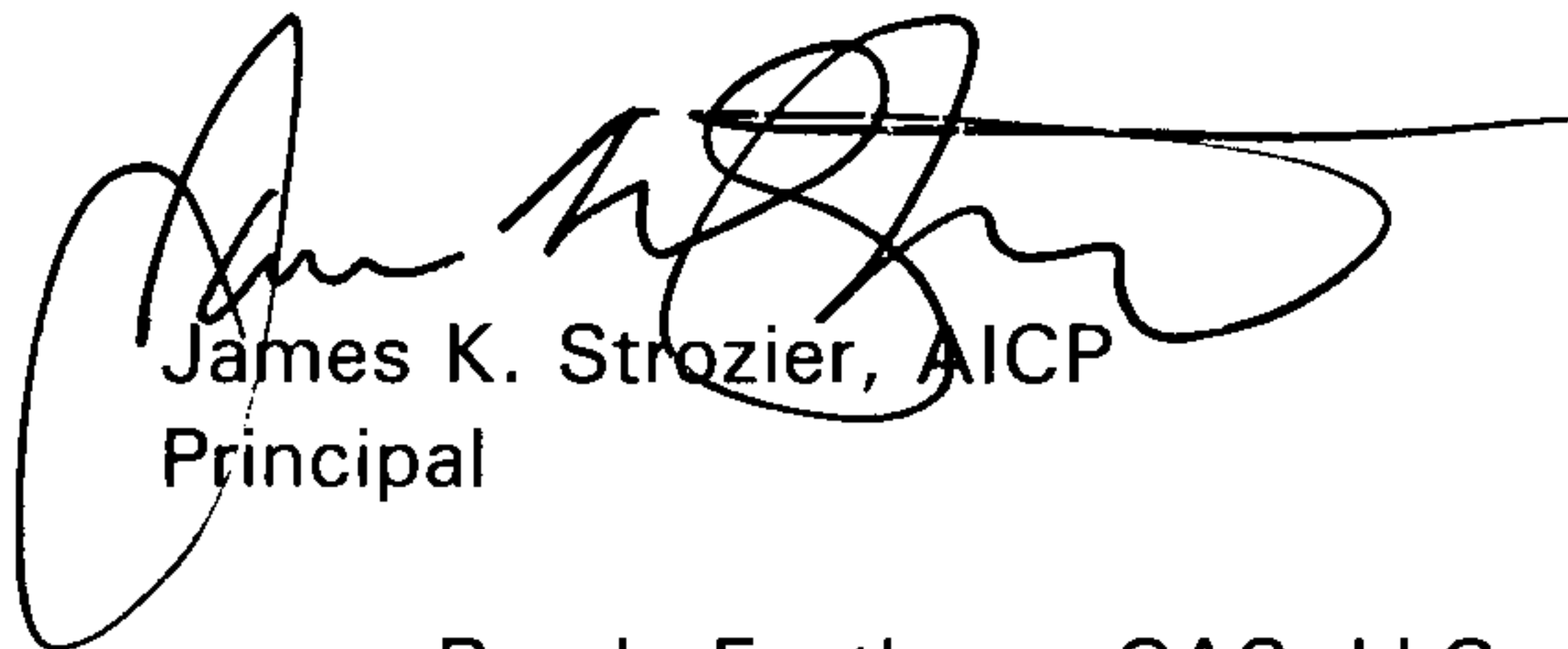
This has been changed on the Site Plan for Subdivision, sheet #1.

7. *Buildings on Lots 1, 3, and 4 shall be located a minimum of 35 feet and maximum of 50 feet from the Coors right-of way. The building proposed for Lot 2 is allowed to remain in its current location due to constraints of lot configuration and grade.*

This is indicated as Note 1 on the Site Development Plan for Subdivision and is noted under SETBACKS on the Design Guidelines, sheet #2.

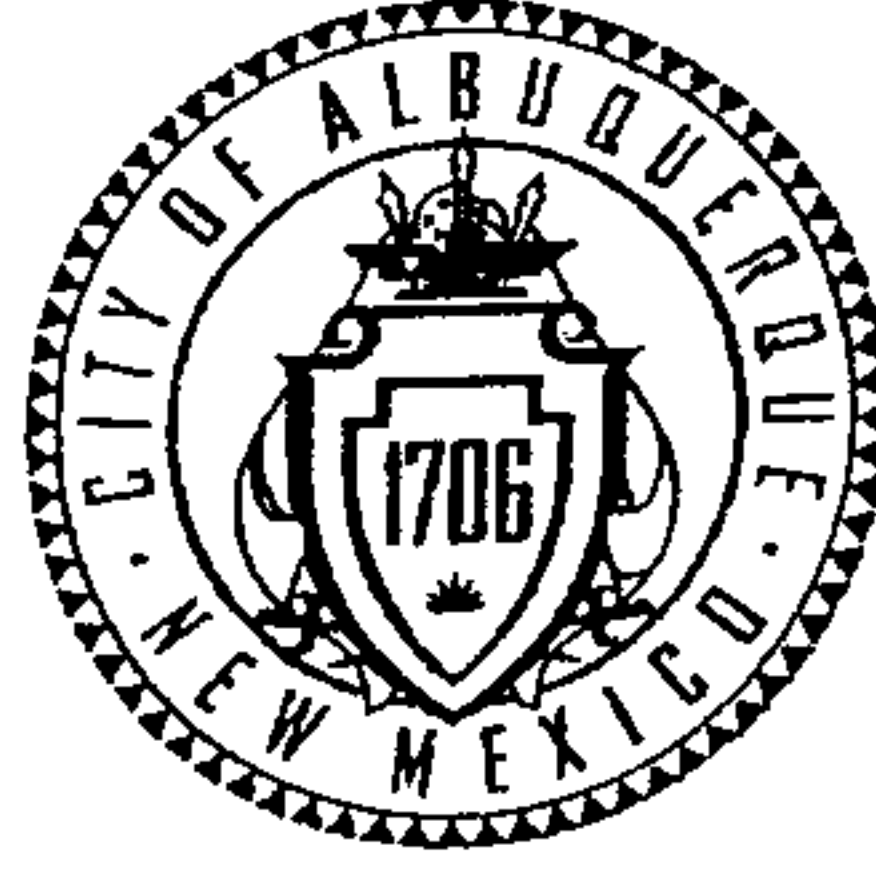
Given the information and material contained in this letter and submittal, we respectfully request that you approve the site plan for subdivision. Please feel free to contact me if you have any questions or require any additional information.

Sincerely,



James K. Strozier, AICP
Principal

- c: Randy Eastburg, CAS, LLC
Tom Reilly, CAS, LLC
Jake Bordenave, Bordenave Designs
Nevin Harwick, Harwick Transportation Group



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

Date: January 16, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002529***
03EPC-02058 Zone Map Amendment
03EPC-02059 EPC Site Development Plan-
Subdivision
03EPC-02060 EPC Site Development Plan-
Amendment to Building Permit

Randy Eastburg, CAS
5704 Lomas NE
Albuq. NM 87110

LEGAL DESCRIPTION: for all or a portion of Tracts 6-B and for Lots 1, 3, 4, from RD to SU-1 for C-1 Permissive Uses and for Lot 2 from RD to SU-1 for C-1 Permissive Uses and Auto Sales and Storage and also for Lot 5 from RD to to SU-1 for O-1 Permissive Uses, **Black Ranch Partition**, and a site plan for subdivision for all the above and site plan for building permit for Lot 2 only, located on COORS BLVD. NW, between WESTSIDE DR. NW and THE CALABACILLAS ARROYO, containing approximately 6 acres. (B-13) Makita Hill, Staff Planner

On January 15, 2004 the Environmental Planning Commission voted to approve Project 1002529/ 03EPC-02058, a request for a request for a zone map amendment from RD to SU-1 for C-1 Permissive Uses, SU-1 for C-1 Permissive Uses and Auto Sales and Storage, and SU-1 for O-1 Permissive Uses, for Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from RD to SU-1 for C-1 Permissive Uses, SU-1 for C-1 Permissive Uses and Auto Sales and Storage, and SU-1 for O-1 Permissive Uses, for Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo. The site contains approximately 5.6 acres and is currently vacant.

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2. A site development plan for subdivision accompanies this request, which proposes to divide the tract into 5 lots. The proposed SU-1 zoning for these lots is as follows:
Lot 1: SU-1 for C-1 Permissive Uses
Lot 2: SU-1 for C-1 Permissive Uses and Auto Sales and Storage
Lot 3: SU-1 for C-1 Permissive Uses
Lot 4: SU-1 for C-1 Permissive Uses
Lot 5: SU-1 for O-1 Permissive Uses
 3. The request is also accompanied by a site development plan for building permit intended to facilitate development of an auto sales and service center on Lot 2.
 4. The request for a zone map amendment for the above stated SU-1 zoning categories is consistent with the Developing Urban policies of the Comprehensive Plan. As the subject site is at a higher geographic elevation than surrounding residential areas, the request will likely have minimal land-use related impacts on these areas (Policy d). The request is proposed on a site that is also vacant and can be served by adjacent utilities (Policy e), and the site is within an area surrounded by existing commercial zoning and development (Policy j).
 5. The request is also consistent with policies in the West Side Strategic Plan (WSSP). The subject site is located in the Seven Bar Ranch Community area. The Cottonwood Mall is designated as a Regional Center in the WSSP. Policy 3.2 of the Seven Bar Ranch area of the WSSP states as follows: "Multifamily development and nonresidential development are appropriate in or near the Regional Center." (WSSP p. 51). The request will facilitate nonresidential development near the Cottonwood Mall Regional Center.
 6. The Coors Corridor Sector Development Plan (CCSDP) designates the subject site for residential development. There is currently a significant amount of commercial development along Coors that is inconsistent with the CCSDP designation.
 7. The applicant has demonstrated compliance with this request and the requirements of R-270-1980. As changed conditions in the area have been demonstrated by the applicant, the request meets the requirements of R-270-1980 Section D.(2). As such, the applicant has demonstrated that the existing zoning is inappropriate for the subject site as the request is consistent with policies in the Comprehensive Plan and WSSP, meeting the requirements of R-270-1980 Section D.(3). The consistency of the request with policies in the Comprehensive Plan and the West Side Strategic Plan meets the requirements of R-270-1980 Section C.
 8. The Riverfront Estates Neighborhood Association has been notified regarding this request, and is in support of the request. There is no known opposition to this request.
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On January 15, 2004 the Environmental Planning Commission voted to approve Project 1002529/ 03EPC-02059, a request for approval of a site development plan for subdivision for Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo. The site contains approximately 5.6 acres and is currently vacant.
2. The purpose of the request is to divide the subject site into 5 lots.
3. A request for a zone map amendment accompanies this request. The proposed SU-1 zoning for these lots is as follows:
 - Lot 1: SU-1 for C-1 Permissive Uses
 - Lot 2: SU-1 for C-1 Permissive Uses and Auto Sales and Storage
 - Lot 3: SU-1 for C-1 Permissive Uses
 - Lot 4: SU-1 for C-1 Permissive Uses
 - Lot 5: SU-1 for O-1 Permissive Uses
4. The request is also accompanied by a request for approval of a site development plan for building permit intended to facilitate development of an auto sales and service center on Lot 2.
5. The request is generally consistent with the Developing Urban policies of the Comprehensive Plan. As the subject site is at a higher geographic elevation than surrounding residential areas, the request will likely have minimal land-use related impacts on these areas (Policy d). The request is proposed on a site that is also vacant and can be served by adjacent utilities (Policy e), and the site is within an area surrounded by existing commercial zoning and development (Policy j). Modifications to proposed access points to the subject site from Westside Drive are needed in order to insure minimal impacts to existing traffic in the area (Policies i and k), as recommended by the Public Works Department, Transportation Planning Division.
6. The request is consistent with policies in the West Side Strategic Plan (WSSP). The subject site is located in the Seven Bar Ranch Community area. The Cottonwood Mall is designated as a Regional Center in the WSSP. Policy 3.2 of the Seven Bar Ranch area of the WSSP states as follows: "Multifamily development and nonresidential development are appropriate in or near the Regional Center." (WSSP p. 51). The request will facilitate commercial and office development near the Cottonwood Mall Regional Center.

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7. The Coors Corridor Sector Development Plan (CCSDP) designates the subject site for residential development. There is currently a significant amount of commercial development along Coors that is inconsistent with the CCSDP designation.
8. The CCSDP requires live organic groundcover in all planting areas (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 4, Site Landscaping, p. 93). The CCSDP also contains policies that call for a 35-foot wide landscape buffer in the front setback area along Coors, and 50% of the buffer area is to be landscaped (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3, Front Landscaped Street Yard, p. 91). The Landscape design standards in the site plan should be revised to reflect compliance with these policies.
9. The contents and scale of the proposed site plan for subdivision is consistent with the definition of a site development plan for subdivision as defined in Section 14-16-1-5, Definitions, of the City Zoning Code.
10. The site plan for subdivision's design guidelines indicate a maximum building height for commercial and office development of 32 feet. This should be changed to 26 feet as permitted under the City's C-1 and O-1 zones.
11. The Lighting design standards contain a statement that sets the maximum height of a light pole within 100 feet of a residential zone to be 24 feet. This statement must be revised to reflect the 16-foot maximum height allowance for light poles within 100 feet of a residential zone as established in Section 14-16-3-9(F), Area Lighting Regulations, of the City Zoning Code.
12. The proposed lot 2 shown on the site plan indicates SU-1 for C-2 Permissive Uses and Auto Sales and Storage. The C-2 heading must be changed to C-1 to be consistent with the applicant's zone map amendment request.
13. The Riverfront Estates Neighborhood Association has been notified regarding this request, and is in support of the request. There is no known 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. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:

Conditions of approval for the proposed Site Development Plan for Subdivision shall include:

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for.
- b. The Developer is responsible for a permanent signing and striping plan for the intersection of Westside Dr. and Riverfronte Dr.
- c. Traffic Impact Study is required and has been submitted.
- d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
- e. Provide cross access between tract satisfactory to the Traffic Engineer.
- f. Site shall comply and be designed per DPM Standards.
- g. Access to lot one from Westside Ct. is not permitted, as shown on Site Plan, based on the lack of storage, queuing and stacking requirements, site distance requirements and DPM requirements. Alternate access to Lot 1 from Westside Court may be considered satisfactory to the Traffic Engineer.
- h. Access to Coors Blvd. requires New Mexico Department of Transportation approval.
- i. Provide striping and channelization on Westside Dr. to Westside Ct.
- j. Access to the building from the private access easement, as shown on the Cas Site Development Plan, is not permitted if its for servicing customer vehicles (i.e. a full service department that may require long queue lengths).
- k. Delete western most parking space, along boundary of lot 1, to maintain 24' drive aisle. Provide end caps to parking rows.
- l. Driveway number 3, to be located across from proposed driveway to CAS Auto Sales (see Cas Site Development Plan) per DPM.
- m. Provide information on truck circulation (i.e. vehicle transport trucks). (text) (continue as needed).
- n. Right turn deceleration lane is required at both Westside Drive (as required in the Coors Corridor Plan, policy 5) and proposed private access easement from Coors Blvd.
- o. Approval of the proposed left-in access from Coors Boulevard to Westside Drive by the Metropolitan Transportation Board (MTB) of the Mid-Region Council of Governments is required. Provide raised median, channelization, signing and striping, per Coors Corridor Plan, at Westside Dr. and Coors Blvd. if this action is approved.
- p. Platting should be a concurrent DRB action.
- q. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for street bicycle lanes.
- r. Provision for the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System.
- s. Provision for the fourth northbound travel lane on Coors Boulevard adjacent to the subject property, consistent with the Coors Corridor Plan (see figure 6).

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3. The applicant shall revise the Landscape design standards in the site plan to demonstrate compliance with the CCSDP regarding use of live organic groundcover in all planting areas (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 4, Site Landscaping, p. 93), and streetscape landscape buffers and landscape coverage within the buffer area (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3, Front Landscaped Street Yard, p. 91).
4. The applicant shall modify the maximum building height standard under the site plan for subdivision's design guidelines from 32 feet to 26 feet as permitted under the City's C-1 and O-1 zones.
5. The applicant shall modify the Lighting design standards for the maximum height of a light pole from 24 feet within 100 feet of a residential zone to 16-feet within 100 feet of a residential zone to be in compliance with Section 14-16-3-9(F), Area Lighting Regulations, of the City Zoning Code.
6. The proposed lot 2 shown on the site plan indicates SU-1 for C-2 Permissive Uses and Auto Sales and Storage. The applicant shall change the C-2 heading to C-1 to be consistent with the applicant's zone map amendment request.
7. Buildings on Lots 1, 3, and 4 shall be located a minimum of 35 feet and maximum of 50 feet from the Coors right-of-way. The building proposed for Lot 2 is allowed to remain in its current location due to constraints of lot configuration and grade.

On January 15, 2004 the Environmental Planning Commission voted to approve Project 1002529/ 03EPC-02060, a request for approval of a site development plan for building permit for lot 2 of Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for lot 2 of Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo. The site contains approximately 5.6 acres and is currently vacant.
2. The purpose of this request is to facilitate development of an auto sales and storage center.
3. A request for approval of a site development plan for subdivision accompanies this request. The purpose of the request is to divide the subject site into 5 lots.

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4. A request for a zone map amendment accompanies this request. The proposed SU-1 zoning for these plots is as follows:
 - Lot 1: SU-1 for C-1 Permissive Uses
 - Lot 2: SU-1 for C-1 Permissive Uses and Auto Sales and Storage
 - Lot 3: SU-1 for C-1 Permissive Uses
 - Lot 4: SU-1 for C-1 Permissive Uses
 - Lot 5: SU-1 for O-1 Permissive Uses
5. The request is generally consistent with the Developing Urban policies of the Comprehensive Plan. As the subject site is at a higher geographic elevation than surrounding residential areas, the request will likely have minimal land-use related impacts on these areas (Policy d). The request is proposed on a site that is also vacant and can be served by adjacent utilities (Policy e), and the site is within an area surrounded by existing commercial zoning and development (Policy j). The proposed auto sales and storage building illustrates a quality design (Policy l), and a low profile that maintains scenic views in the area (Policy m). Modifications to proposed access points to the subject site from Westside Drive are needed in order to insure minimal impacts to existing traffic in the area (Policies i and k), as recommended by the Public Works Department, Transportation Planning Division.
6. The request is consistent with policies in the West Side Strategic Plan (WSSP). The subject site is located in the Seven Bar Ranch Community area. The Cottonwood Mall is designated as a Regional Center in the WSSP. Policy 3.2 of the Seven Bar Ranch area of the WSSP states as follows: "Multifamily development and nonresidential development are appropriate in or near the Regional Center." (WSSP p. 51). The request will facilitate development of an auto sales and storage center near the Cottonwood Mall Regional Center.
7. The WSSP also contains design guidelines that call for the location of "commercial developments for transit accessibility with buildings directly adjacent to street frontages and parking at the rear or sides of the property." (WSSP, p. 172). Modifications to the building layout will be needed in order for the request to be in full compliance with these policies.
8. The Coors Corridor Sector Development Plan (CCSDP) designates the subject site for residential development. There is currently a significant amount of commercial development along Coors that is inconsistent with the CCSDP designation.
9. The location of the building is not consistent with policies in the Centers and Corridors component of the Comprehensive Plan regarding street entrances to corridor buildings (Policy A, Corridor Policies, p. II-82, 83). The building location is also not consistent with policies in the WSSP and CCSDP that call for a frontage orientation of buildings (WSSP, Design Guidelines, p. 172; CCSDP, Issue 4, Visual Impressions and Urban Design Overlay Zone, b. Site Planning and Architecture, Policy 6, Commercial Sites, p. 96). The applicant should move the proposed building to a location closer to the Coors frontage that is consistent with these policies and meets with City planning staff approval.

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10. The CCSDP requires live organic groundcover in all planting areas (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 4, Site Landscaping, p. 93). The CCSDP also contains policies that call for a 35-foot wide landscape buffer in the front setback area along Coors, and 50% of the buffer area is to be landscaped (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3, Front Landscaped Street Yard, p. 91). The Landscape plan should be modified to reflect compliance with these policies.
11. The light poles shown on the site plan are indicated as being 16 feet in height. This is consistent with the 16-foot maximum height allowance for light poles within 100 feet of a residential zone as established in Section 14-16-3-9(F), Area Lighting Regulations, of the City Zoning Code.
12. Off-street parking information shown on the site plan suggests that the parking requirements for the proposed use can be met, however mathematical calculations for the parking requirements are not included. The applicant must include mathematical calculations to support the parking space numbers shown on the site plan for vehicles and bicycles.
13. Additional information is needed on the site plan for all exterior building materials, and their respective colors. Color information shall be provided with common names.
14. A sign for the proposed auto sales and storage center has been indicated on the site plan, located along Coors at the southwest corner of the lot 2. Elevations and dimensions of the sign are not included in the site plan. The site development plan for subdivision that accompanies this request includes design standards for signage that propose one free-standing sign limited to a maximum sign area of 50 square feet, a maximum sign height of 6 feet, and a maximum height for individual sign letters of 3 feet. These standards are consistent with policies on Signage in the CCSDP (Issue 4, Visual Impressions and Urban Design Overlay Zone, d. Signage, p. 112-115 as amended). The proposed signage standards are in compliance with CCSDP policies. The applicant must include elevations, dimensions, materials, colors, and lighting source information for the signage for the site on the site plan, and demonstrate compliance with CCSDP policies.
15. The Riverfront Estates Neighborhood Association has been notified regarding this request, and is in support of the request. There is no known 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. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:**
Conditions of approval for the proposed Site Development Plan for Building Permit shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for.
 - b. The Developer is responsible for a permanent signing and striping plan for the intersection of Westside Dr. and Riverfronte Dr.
 - c. Traffic Impact Study is required and has been submitted.
 - d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
 - e. Provide cross access between tract satisfactory to the Traffic Engineer.
 - f. Site shall comply and be designed per DPM Standards.
 - g. Access to lot one from Westside Ct. is not permitted, as shown on Site Plan, based on the lack of storage, queuing and stacking requirements, site distance requirements and DPM requirements. Alternate access to Lot 1 from Westside Court may be considered satisfactory to the Traffic Engineer.
 - h. Access to Coors Blvd. requires New Mexico Department of Transportation approval.
 - i. Provide striping and channelization on Westside Dr. to Westside Ct.
 - j. Access to the building from the private access easement, as shown on the Cas Site Development Plan, is not permitted if its for servicing customer vehicles (i.e. a full service department that may require long queue lengths).
 - k. Delete western most parking space, along boundary of lot 1, to maintain 24' drive aisle. Provide end caps to parking rows.
 - l. Driveway number 3, to be located across from proposed driveway to CAS Auto Sales (see Cas Site Development Plan) per DPM.
 - m. Provide information on truck circulation (i.e. vehicle transport trucks). (text) (continue as needed).
 - n. Right turn deceleration lane is required at both Westside Drive (as required in the Coors Corridor Plan, policy 5) and proposed private access easement from Coors Blvd.
 - o. Approval of the proposed left-in access from Coors Boulevard to Westside Drive by the Metropolitan Transportation Board (MTB) of the Mid-Region Council of Governments is required. Provide raised median, channelization, signing and striping, per Coors Corridor Plan, at Westside Dr. and Coors Blvd. if this action is approved.
 - p. Platting should be a concurrent DRB action.

OFFICIAL NOTICE OF DECISION
PROJECT #1002529
JANUARY 15, 2004
PAGE 9 OF 10

- q. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for street bicycle lanes.
 - r. Provision for the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System.
 - s. Provision for the fourth northbound travel lane on Coors Boulevard adjacent to the subject property, consistent with the Coors Corridor Plan (see figure 6).
3. The applicant shall include mathematical calculations on the site plan to support the parking space numbers shown on the site plan for vehicles and bicycles.
 4. The applicant shall revise the Landscape plan to demonstrate compliance with the CCSDP regarding use of live organic groundcover in all planting areas (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 4, Site Landscaping, p. 93), and streetscape landscape buffers and landscape coverage within the buffer area (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3, Front Landscaped Street Yard, p. 91).
 5. Buildings on Lots 1, 3, and 4 shall be located a minimum of 35 feet and maximum of 50 feet from the Coors right-of-way. The building proposed for Lot 2 is allowed to remain in its current location due to constraints of lot configuration and grade.
 6. The applicant shall provide additional information on the site plan for all exterior building materials and their respective colors. Color information shall be provided with common names.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JANUARY 30, 2004 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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.



City of Albuquerque

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

Date: July 2, 2004

TO CONTACT NAME: Jake Bordenave
COMPANY/AGENCY: Bordenave Designs
ADDRESS/ZIP: P.O. Box 91194
PHONE/FAX #: 823-1344 FAX 821-9105

Thank you for your inquiry of (date) requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Southeast corner of Coors and the Callabillas Arroyo, Tract GB Partition of Black Ranch zone map page(s) B-13.

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

Riverfronte Estates
Neighborhood Association
Contacts: William Morse
4409 Rio Colorado NW 87120
890-1619
Sara Trost
4419 Rio Colorado NW 87120
899-9706

Paradise Hills
Neighborhood Association
Contacts: Larry Weaver
6001 Unites Ct NW 87114
898-8240 w = 846-1511
Tom Anderson
10013 Plunkett Dr NW 87114
897-2593

See reverse side for additional Neighborhood Association Information: YES { } NO { }

Please note that according to O-92 you are required to notify each of these contact persons by CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE the Planning Department will accept your application filing. IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS. If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,
[Signature]
OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

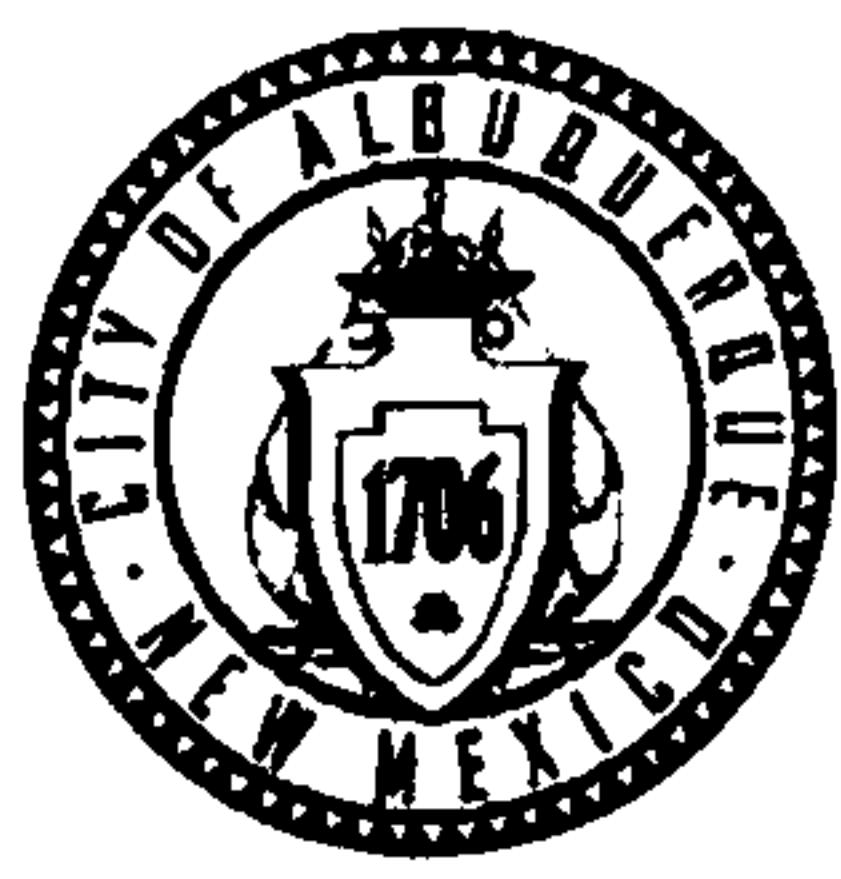
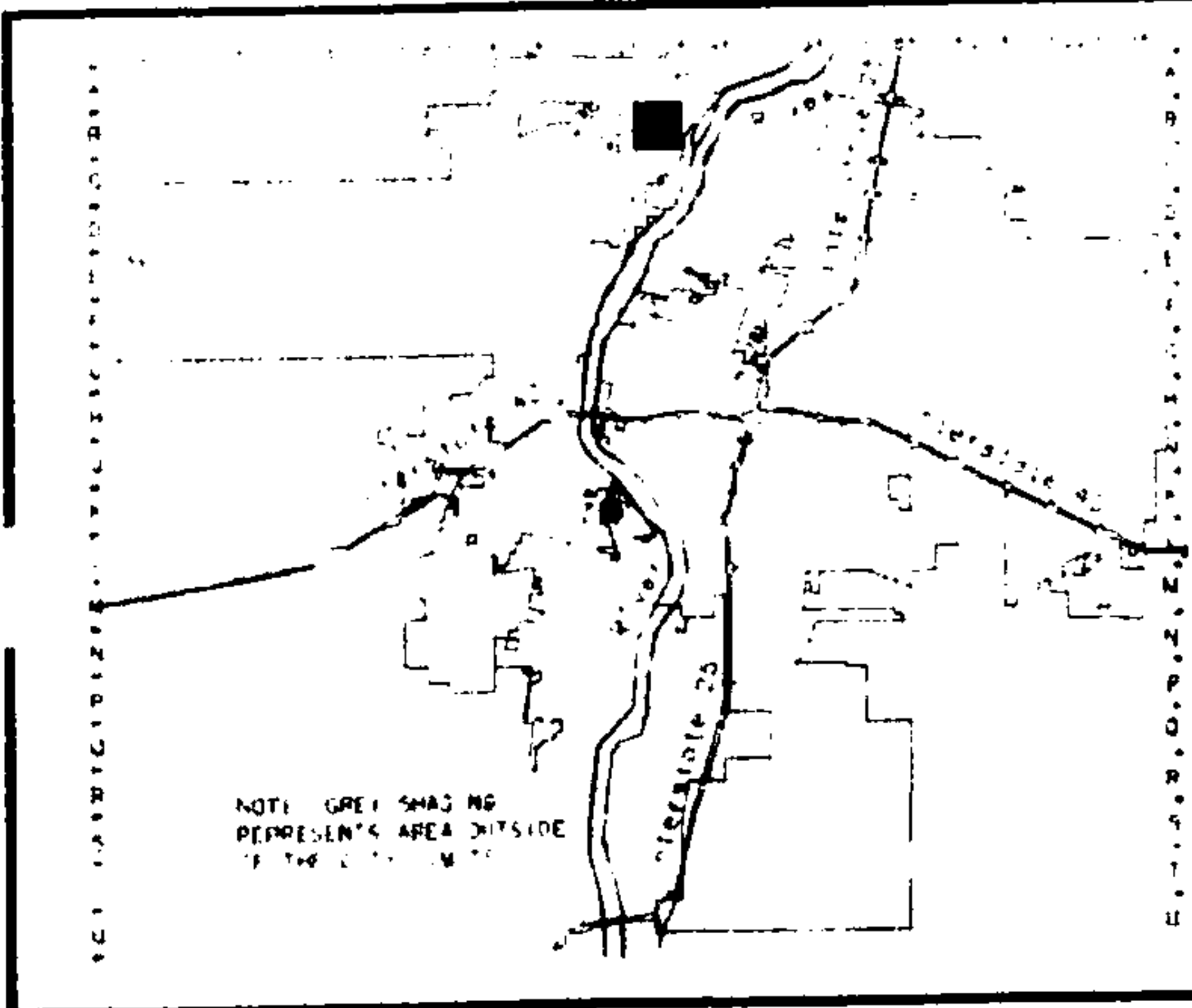
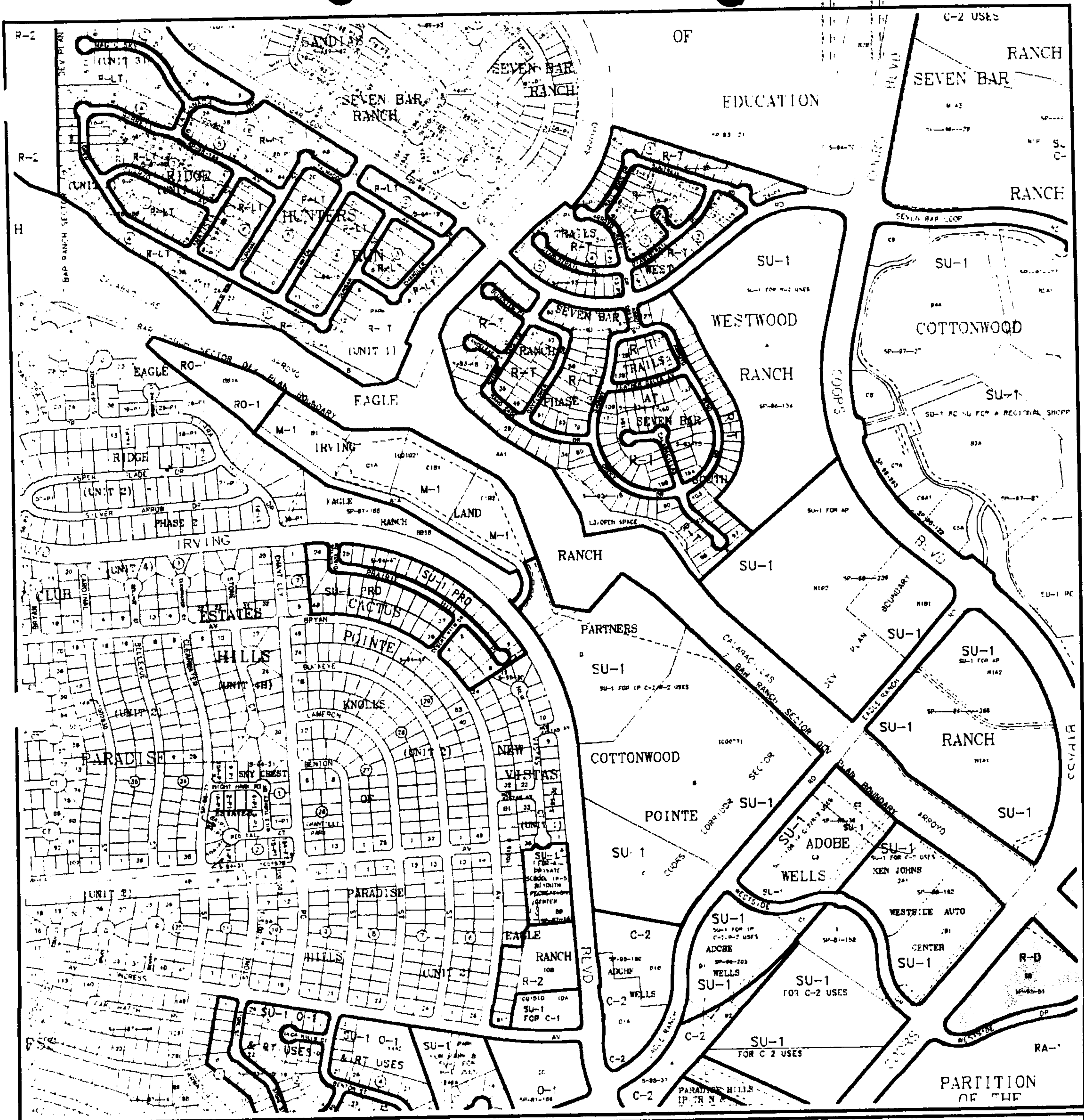
Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

(below this line for OCNC use only)

Date of Inquiry: 7/2/04 Time Entered: 10:40 ONC Rep. Initials: Dee



Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
© Copyright 2004

Zone Atlas Page

B-13-Z

Map Amended through May 04, 2004

DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax – 924-3913 – will need the following information **BEFORE** neighborhood association information will be released to the applicant / developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at 924-3914. **Your request is for the following: Cell Tower [] Private Development [X] City Project [] -OR- Other []** CAS ADDITION

(specify)

CONTACT NAME: JAKE BORDENAVE

COMPANY NAME: BORDENAVE DESIGNS

ADDRESS: PO Box 91194

ZIP CODE: 87199

PHONE: (505) 873-1344 CELL: (505) 480-6812

FAX: (505) 821-9105

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS TRACT C.B.

PARTITION OF BLACK RANCH

(LEGAL DESCRIPTION)

LOCATED ON WESTSIDE DR @ COORS BLVD
(STREET NAME OR OTHER IDENTIFYING LANDMARK)

BETWEEN _____ AND _____
(STREET NAME OR OTHER IDENTIFYING LANDMARK)

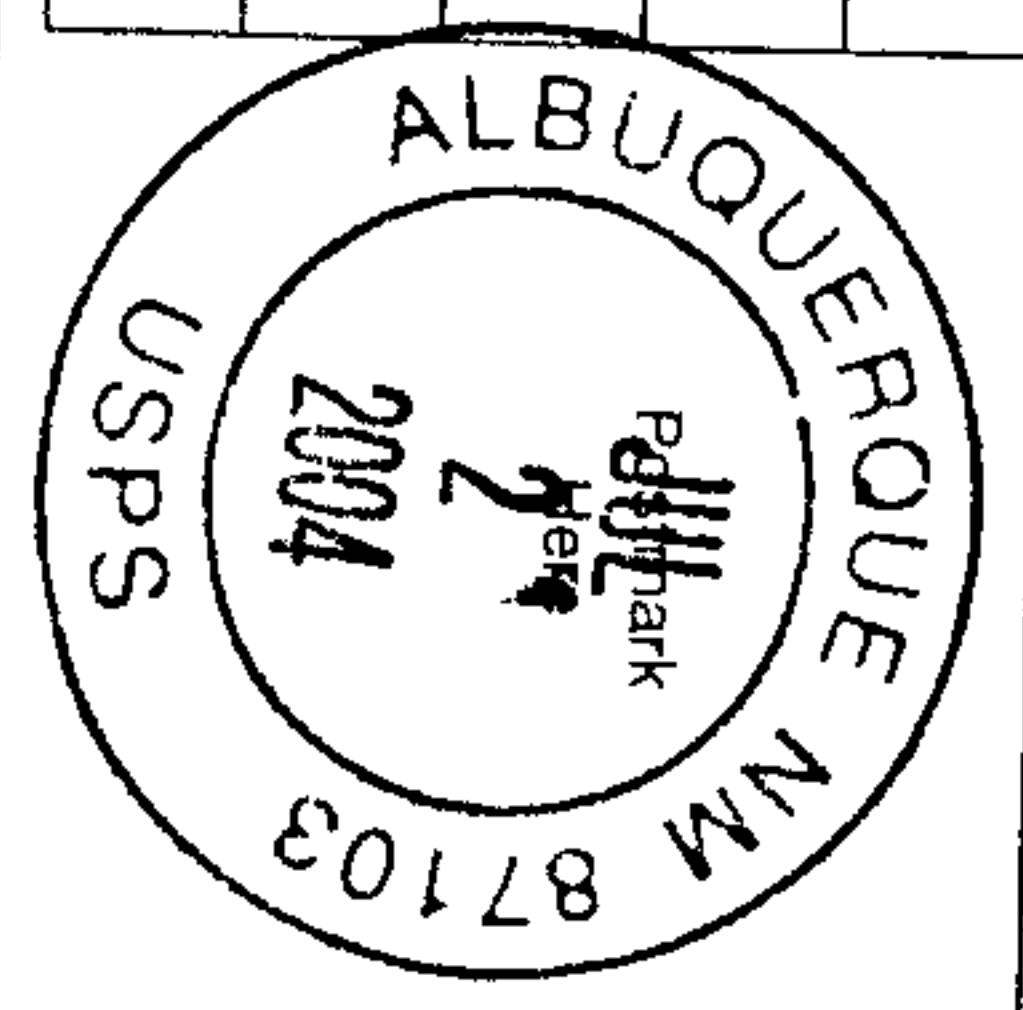
(STREET NAME OR OTHER IDENTIFYING LANDMARK)

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE(S) (B-13).

PLEASE HATCH OUT ZONE MAP WHERE PROPERTY IS LOCATED
(ZONE MAP **MUST** BE PROVIDED WITH REQUEST)

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

Postage	\$ 37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

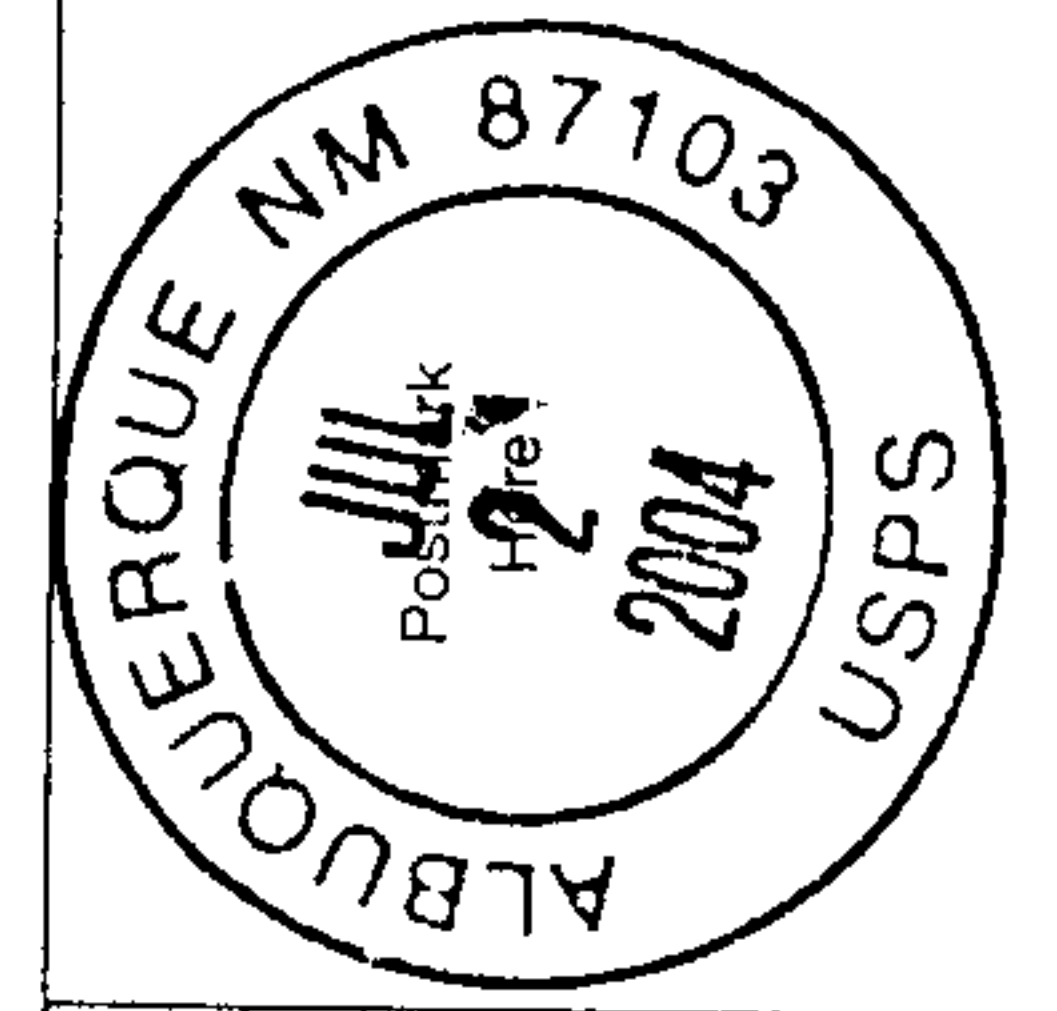


Sent To: Dana Grast
 Street, Apt. No., or PO Box No.: 4419 Rio Colorado NW
 City, State, ZIP+4: Alb NM 87102

PS Form 3800, April 2002 See Reverse for Instructions

7002 1000 0005 6749 5947
 2002 1000 0005 6749 5930

Sent To: Wellant Morse
 Street, Apt. No., or PO Box No.: 1015 Rio Colorado NW
 City, State, ZIP+4: Alb NM 87102

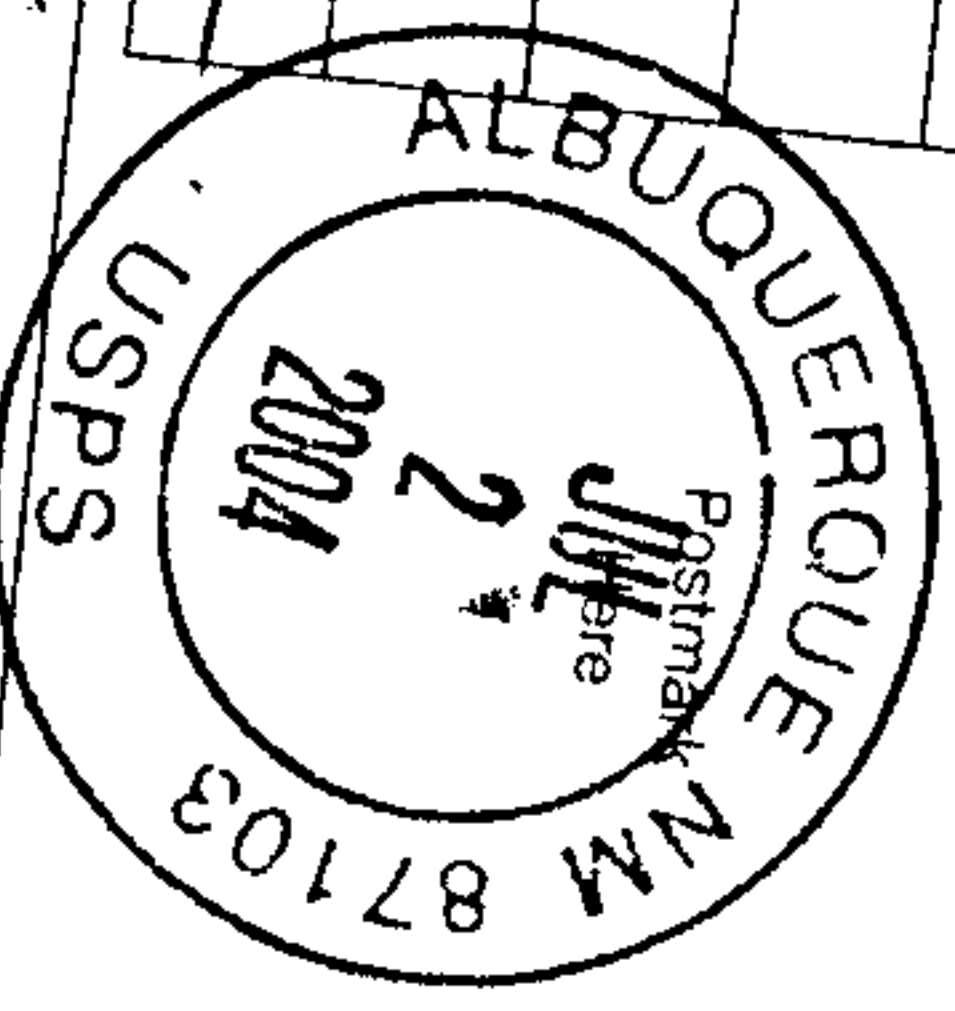


Postage	\$ 37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

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Postage	\$ 37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



Sent To: Tom Cradener
 Street, Apt. No., or PO Box No.: 10013 Plumleaf Drive
 City, State, ZIP+4: Alb 87114

PS Form 3800, April 2002 See Reverse for Instructions

7002 1000 0005 6749 5923
 2002 1000 0005 6749 5901



PLANNING

CONSENSUS

July 02, 2004

Larry Weaver
6001 Unitas Ct. NW
Albuquerque, NM 87114

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Weaver:

The purpose of this letter is to inform you and the members of the Paradise Hills Neighborhood Association that Consensus Planning, Inc. and Bordenave Designs have submitted an application to the City of Albuquerque Development Review Board for preliminary plat approval and final sign off the Environmental Planning Commission (EPC) approved Site Development Plan for Subdivision. The property covers approximately 5.6 acres of vacant property located at the northeast corner of Coors Boulevard NW and Westside Drive. The legal description for the property is Lot 6B, Partition of Black Ranch (please see enclosed zone atlas sheets for exact property location).

The EPC approved zoning for the property is as follows:

- Lot 1, SU-1 for C-1 Permissive Uses
- Lot 2, SU-1 for C-1 Permissive Uses and Auto Sales and Storage
- Lot 3, SU-1 for C-1 Permissive Uses
- Lot 4, SU-1 for C-1 Permissive Uses
- Lot 5, SU-1 for O-1 Permissive Uses

The DRB Hearing for this application will be held on July 28, 2004 at 8:30 AM, located at the Plaza Del Sol Building, 600 2nd Street NW. Please feel free to call me at 764-9801 if you would like to schedule a meeting and/or have any questions or desire additional information.

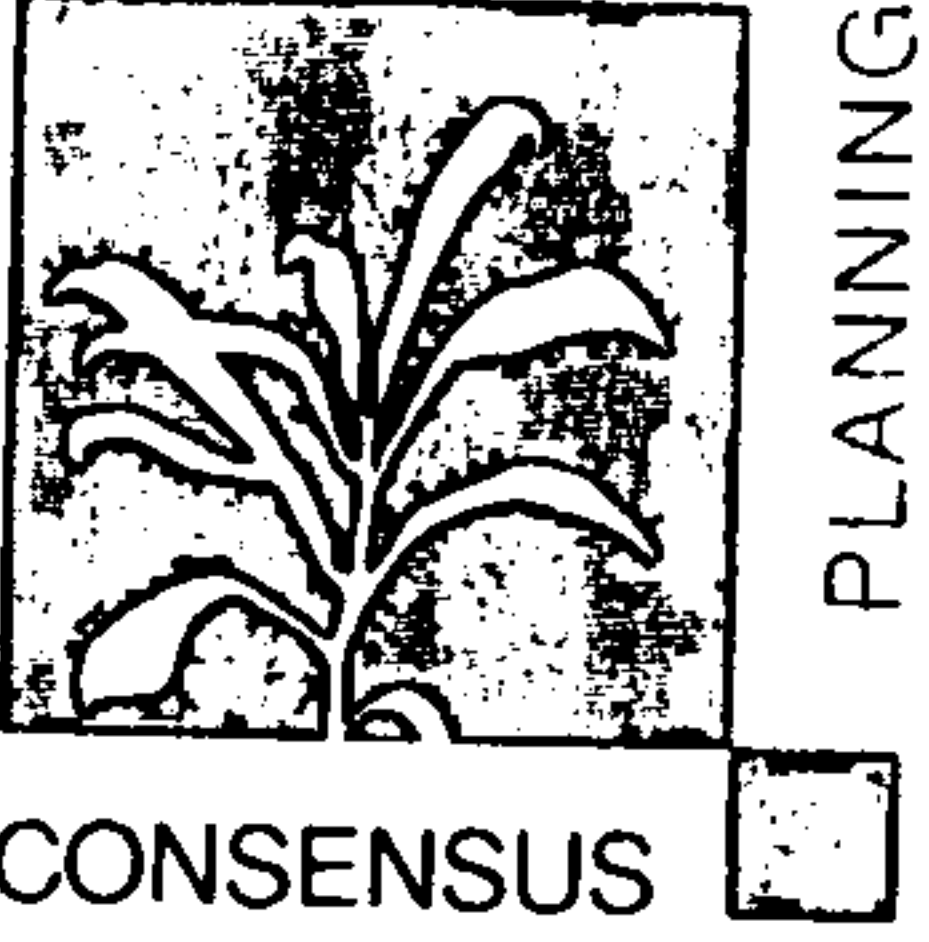
Sincerely,


James K. Strozier, AICP
Principal

Enclosure: Zone Atlas Sheets B-13/14

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA



December 4, 2003

Tom Anderson
10013 Plunkett Dr. NW
Albuquerque, NM 87114

Landscape Architecture
Urban Design
Planning Services

Dear Mr. Anderson:

The purpose of this letter is to inform you and the members of the Paradise Hills Neighborhood Association that Consensus Planning, Inc. and Bordenave Designs have submitted an application to the City of Albuquerque Development Review Board for preliminary plat approval and final sign off the Environmental Planning Commission (EPC) approved Site Development Plan for Subdivision. The property covers approximately 5.6 acres of vacant property located at the northeast corner of Coors Boulevard NW and Westside Drive. The legal description for the property is Lot 6B, Partition of Black Ranch (please see enclosed zone atlas sheets for exact property location).

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Sincerely,

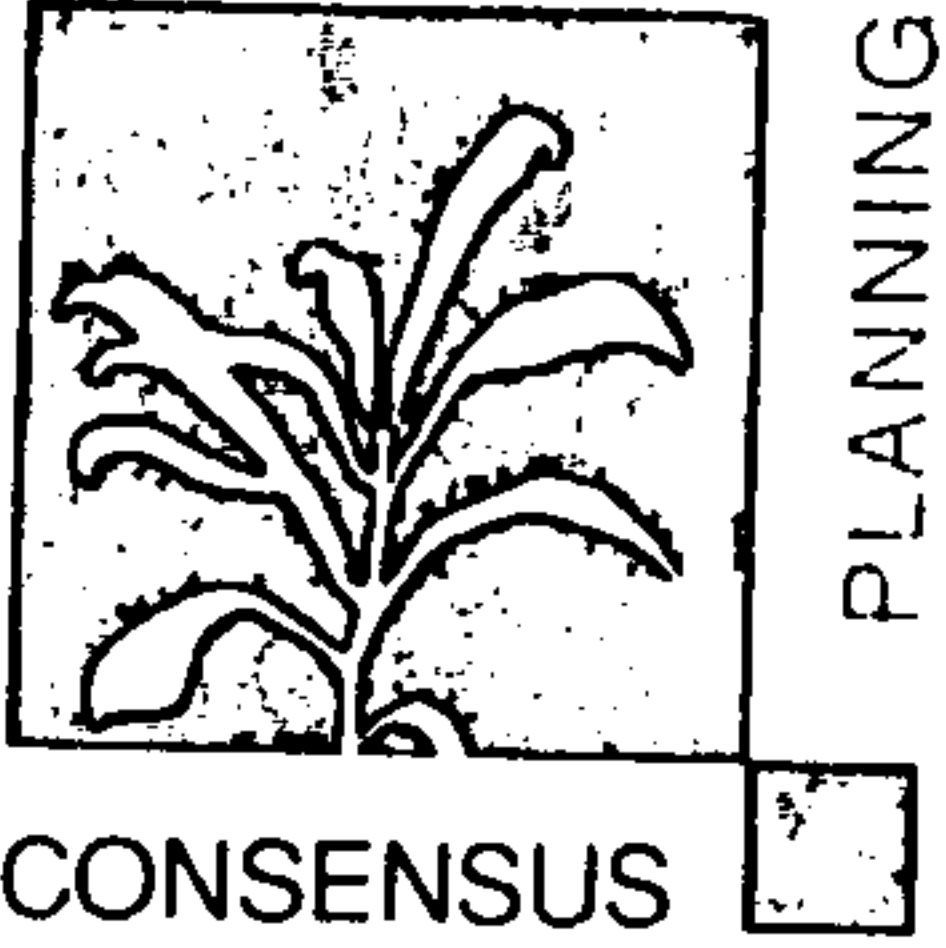


James K. Strozier, AICP
Principal

Enclosure: Zone Atlas Sheets B-13/14

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA



December 4, 2003

Sara Trost
4419 Rio Colorado NW
Albuquerque, NM 87102

Landscape Architecture
Urban Design
Planning Services

Dear Ms. Trost:

The purpose of this letter is to inform you and the members of the Riverfronte Estates Neighborhood Association that Consensus Planning, Inc. and Bordenave Designs have submitted an application to the City of Albuquerque Development Review Board for preliminary plat approval and final sign off the Environmental Planning Commission (EPC) approved Site Development Plan for Subdivision. The property covers approximately 5.6 acres of vacant property located at the northeast corner of Coors Boulevard NW and Westside Drive. The legal description for the property is Lot 6B, Partition of Black Ranch (please see enclosed zone atlas sheets for exact property location).

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- Lot 5, SU-1 for O-1 Permissive Uses

The DRB Hearing for this application will be held on July 28, 2004 at 8:30 AM, located at the Plaza Del Sol Building, 600 2nd Street NW. Thank you again for your letter of support on this project dated August 13, 2003. This request is the next step in that process. Please feel free to call me at 764-9801 if you would like to schedule a meeting and/or have any questions or desire additional information.

Sincerely,

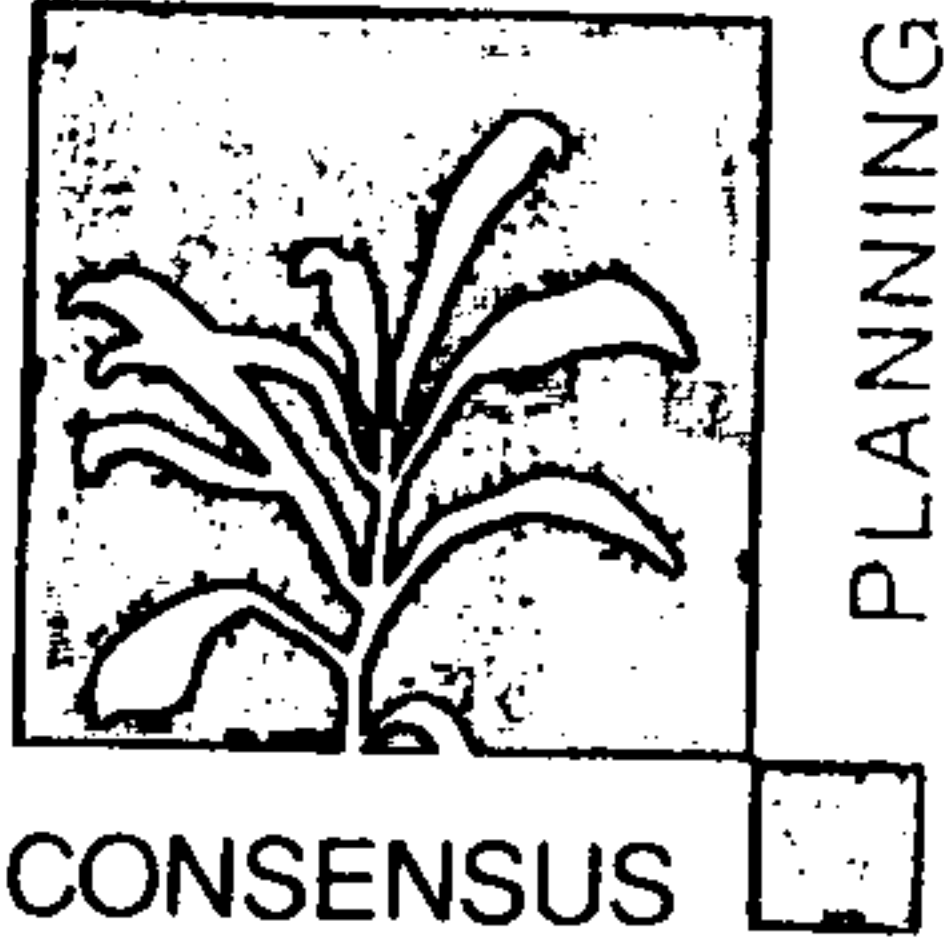


James K. Strozier, AICP
Principal

Enclosure: Zone Atlas Sheets B-13/14

PRINCIPALS

Loren R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA



December 4, 2003

William Morse
4409 Rio Colorado NW
Albuquerque, NM 87102

Dear Mr. Morse:

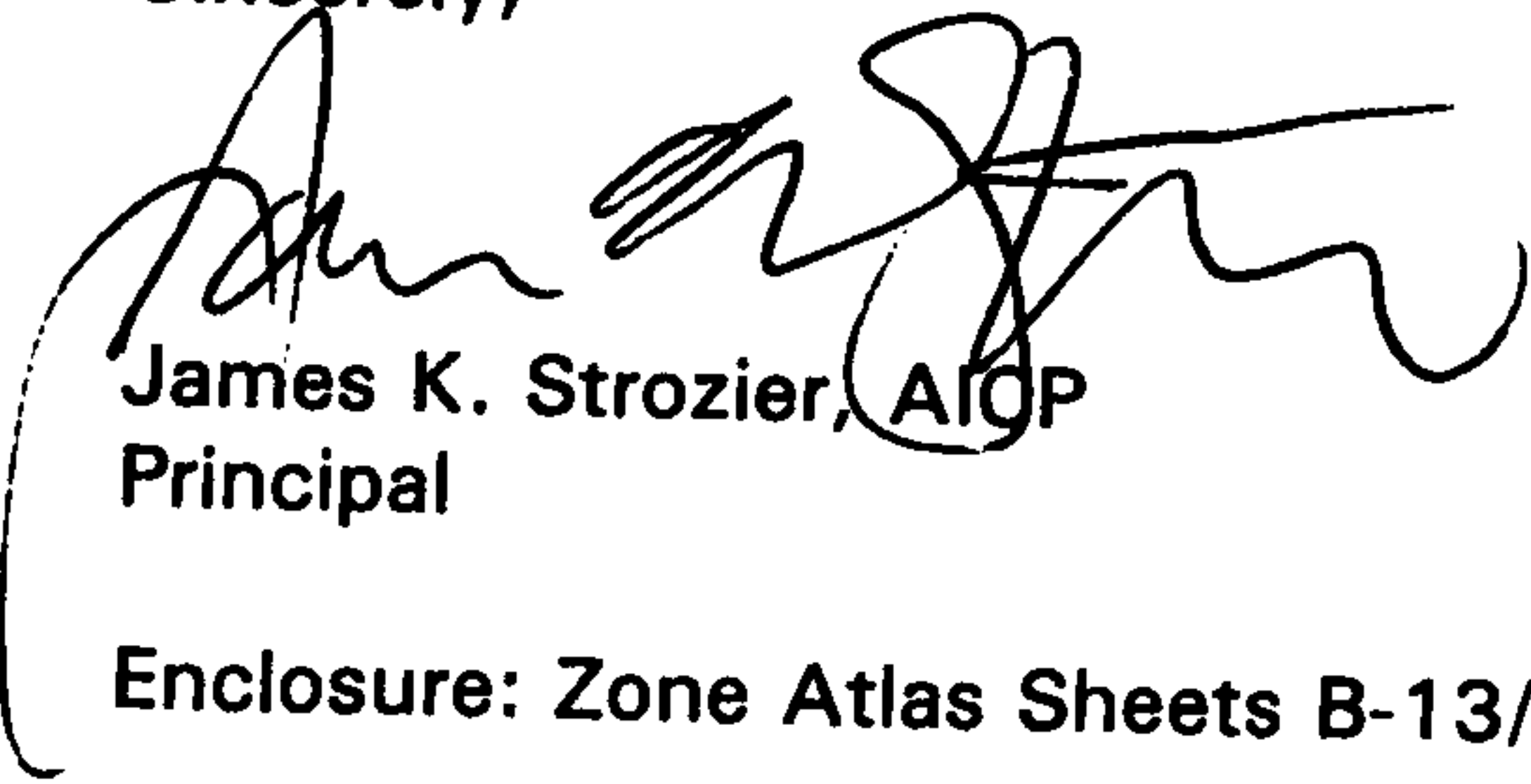
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Sincerely,


James K. Strozier, AICP
Principal

Enclosure: Zone Atlas Sheets B-13/14

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

PRINCIPALS

Sharon R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

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

PAID RECEIPT

APPLICANT NAME

Randy Eastburg

AGENT

Consensus Planning

ADDRESS

PROJECT & APP #

PROJECT NAME

1002529

\$ *20.00* 441032/3424000 Conflict Management Fee

\$ *640.00* 441006/4983000 DRB Actions

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

\$ *75.00* 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

\$ *735.00* TOTAL AMOUNT DUE

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

DUPLICATE
City of Albuquerque
Treasury Division

7/2/2004 10:54AM
 RECEIPT# 00025967 WSN 008 TRANS# 0011
 Account 441018 Fund 0110
 Activity 4971000 TRSDMM \$735.00
 Trans Amt \$75.00
 J24 Misc \$735.00
 CK \$0.00
 CHANGE

BORDENAVE DESIGNS		3064
PO BOX 91194 ALBUQUERQUE, NM 87199-1194 (505) 823-1344		95-219-1070
PAY TO THE ORDER OF	<i>City of Albuquerque</i>	DATE <i>07/02/04</i>
<i>seven hundred thirty five & 00/100</i>		\$ <i>735.00</i>
 Wells Fargo Bank, N.A. 5555 Montgomery NE Albuquerque, NM 87109 wells Fargo.com Treasury Division		***DUPLICATE*** City Of Albuquerque Treasury Division
FOR	7/2/2004 10:53AM LOC: ANNX	7/2/2004 10:54AM LOC: ANNX
RECEIPT# 00025967 WSN 008 TRANS# 0011	RECEIPT# 00025967 WSN 008 TRANS# 0011	MP
Account 441032 Fund 0110	Account 441006 Fund 0110	
Activity 3424000 TRSDMM	Activity 4983000 TRSDMM	
Trans Amt \$735.00	Trans Amt \$735.00	
J24 Misc \$20.00	J24 Misc \$640.00	

Thank You

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from

7/13/04 To 7/28/04

5. REMOVAL

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

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

Rose A. [Signature] 7/2/04
(Applicant or Agent) (Date)

I issued 3 signs for this application,

7/2/04 [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER:

1002529

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
3/19/03 Comments**

ITEM # 19

PROJECT # 1002529

APPLICATION # 03DRB-00390

SUBJECT: Black Ranch, Unit 2/Sketch Plat

This property lies within the boundaries of the Coors Corridor Sector Plan. Be sure to follow the plan requirements when subdividing & developing the property.


Sheran Matson, AICP DRB Chairperson
924-3880 Fax 924-3864



City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002529
Application Number: 03DRB-00390

DRB Date: 3/19/03
Item Number: 19

Subdivision:

Lot 6-B, Black Ranch, Unit 2

Zoning: RD

Zone Page: B-13/B14

New Lots (or units) : 34

Request for:

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 34 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). *Note: This option is only applicable to land covered by a Sector Development Plan.

The Trails & Bikeways Facility Plan proposes a Primary Trail along The Calabacillas Arroyo in this location. A study is currently being done to determine the alignment of this trail, this project may be required to construct the portion of the trail adjacent to this property.

Signed:



Christina Sandoval, (PRD)

Phone: 768-5328



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002529

Item No. 19

Zone Atlas B-13,14

DATE ON AGENDA 3-19-03

INFRASTRUCTURE REQUIRED (x)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	The standard street improvements are required on an infrastructure list.
<input type="checkbox"/>	The streets need to meet the requirements of the DPM.
<input type="checkbox"/>	Westside drive is a County facility, written concurrence to connect to this street is needed prior to preliminary plat approval.
<input type="checkbox"/>	No direct access to Coors (need access control line), need to meet the requirements of the Coors Corridor plan.

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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002529

AGENDA ITEM NO: 19

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
 An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; 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: March 19, 2003

discussed

3/17/03

Sylvain Segal 888-8888

Called to ask what was proposed for this property. He wanted to be notified of the platting action.

J. Mason

3/18/03

He said he belonged to the ~~the~~ Riverfront Estates N.A. & was the attorney for it. He no longer needs personal notification.

J. Mason

SE Corner of
Coors & Calabacillas

* Riverfront Estates
NA

Gary Plante, Pres.
235-2020

Paradise Hills Civic Assoc.

Larry Weaver, Pres.

898-8640

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**

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

APPEAL / PROTEST of...

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

Z

A

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

APPLICANT INFORMATION:

NAME: STV Investments, LLC.

ADDRESS: 400 Gold SW, Suite 700

CITY: Albuquerque

Proprietary interest in site: Owner

AGENT (if any): Mark Goodwin & Associates, PA

ADDRESS: PO Box 90606

CITY: Albuquerque

STATE NM

ZIP 87102

STATE NM

ZIP 87199

PHONE: 338-2286

FAX: 338-0200

E-MAIL:

PHONE: 828-2200

FAX: 797-9539

E-MAIL: dmg@swcp.com

DESCRIPTION OF REQUEST: Black Farm Unit 2: Sketch Plat

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. 6-B

Block: _____

Unit: _____

Subdiv. / Addn. Partition of the Black Ranck

Current Zoning: R-D

Proposed zoning: same

Zone Atlas page(s): B-14 & B-13

No. of **existing** lots: 1

No. of **proposed** lots: 34

Total area of site (acres): 5.57

Density if applicable: dwellings per gross acre: _____

dwellings per net acre: _____

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

Within 1000FT of a landfill? no

UPC No. 101306551503640505

MRGCD Map No. _____

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

Between: Westside Drive

and Calabacillas Arroyo

CASE HISTORY:

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

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: DRB-94-495

SIGNATURE

(Print) Amy L. Oriscoll, PE

DATE 3/10/03

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 - 00390

Action

SK

S.F.

Fees

\$ 2

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

Total

\$ 2

Hearing date

March 19, 2003

Project #

1002529

Planner signature / date

Amy L. Oriscoll 3/10/03

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

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the Official D.R.B. Notice of approval
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **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.

Amy L. Driscoll, PE

Applicant name (print)

Applicant signature / date

Form revised September 2001



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

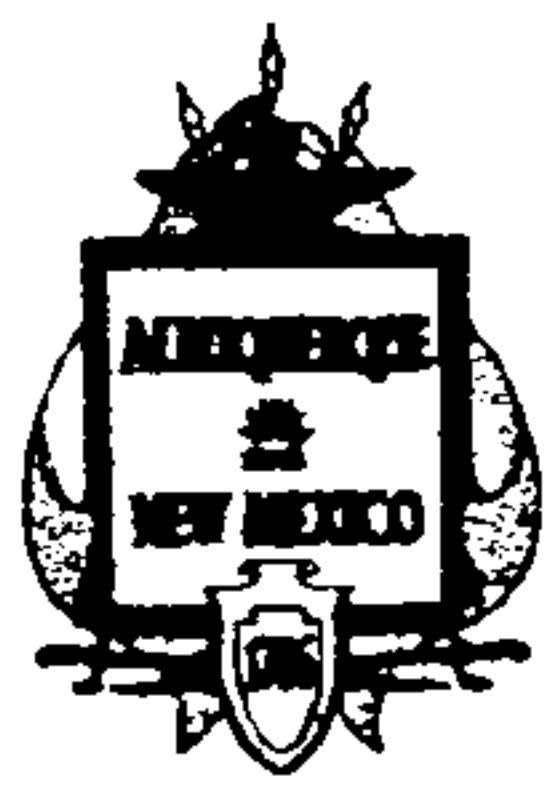
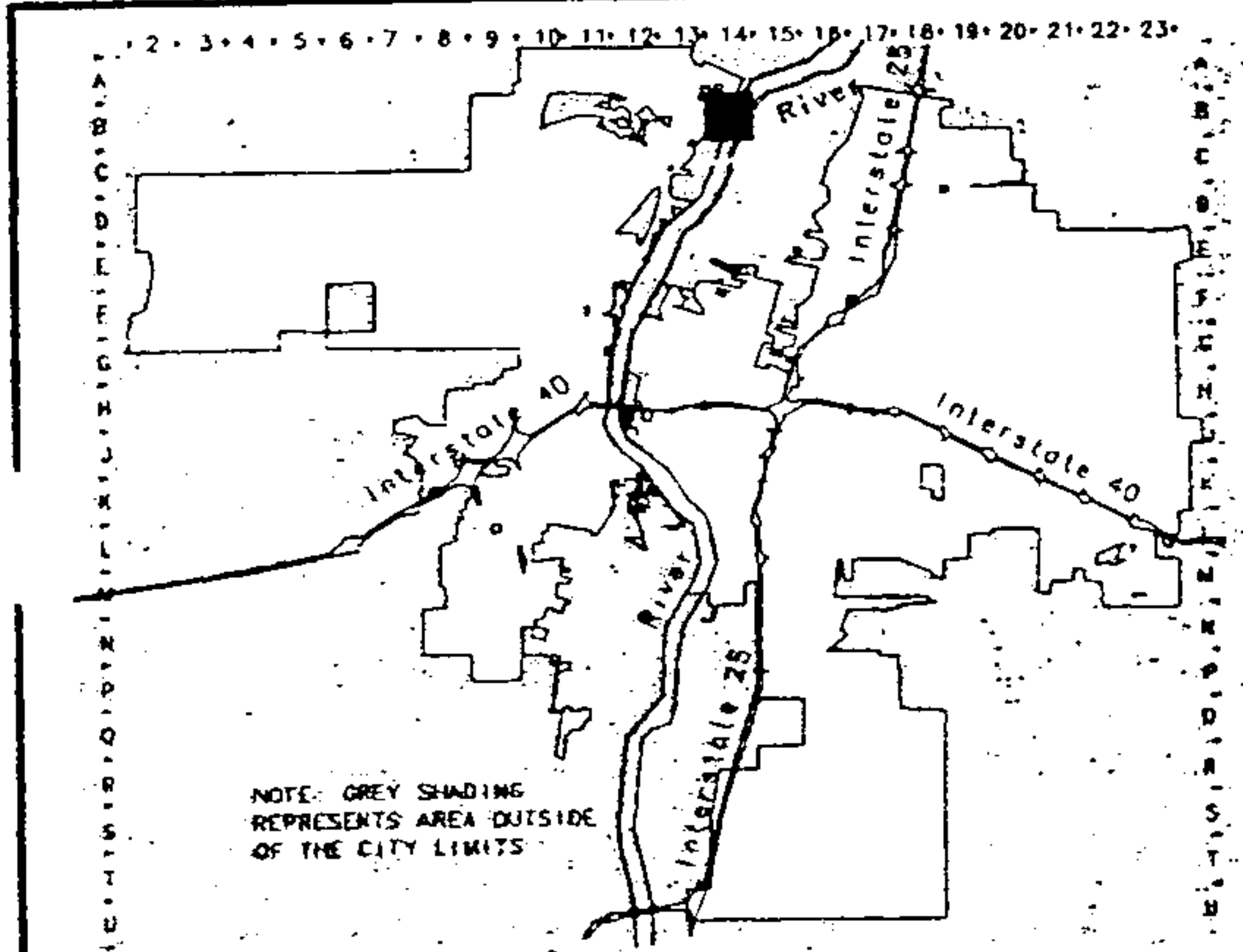
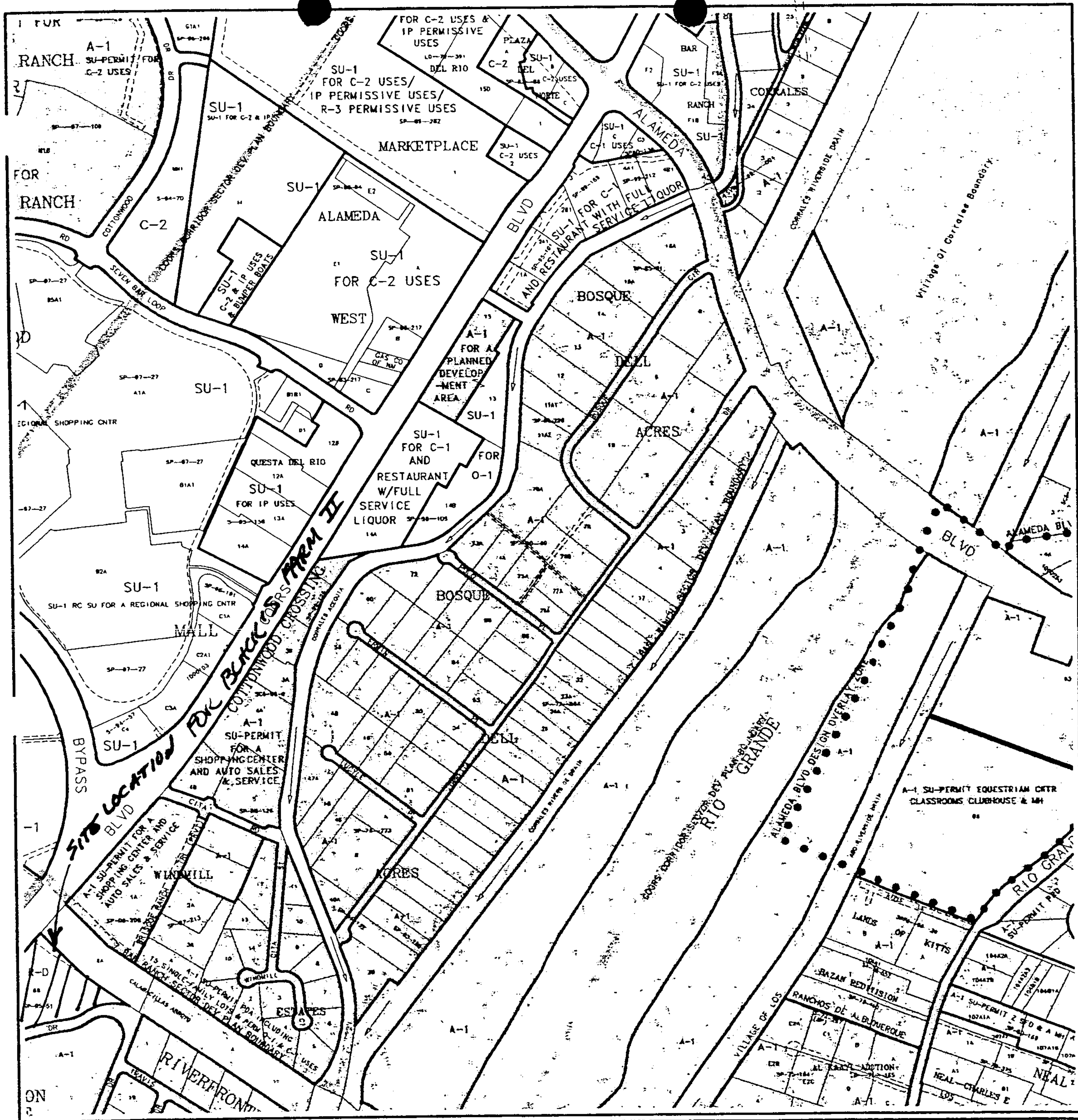
Application case numbers

03DRB- _____ - 00390

_____ - _____ - _____

Paul Cardillo 3/10/03
Planner signature / date

Project # 1002529



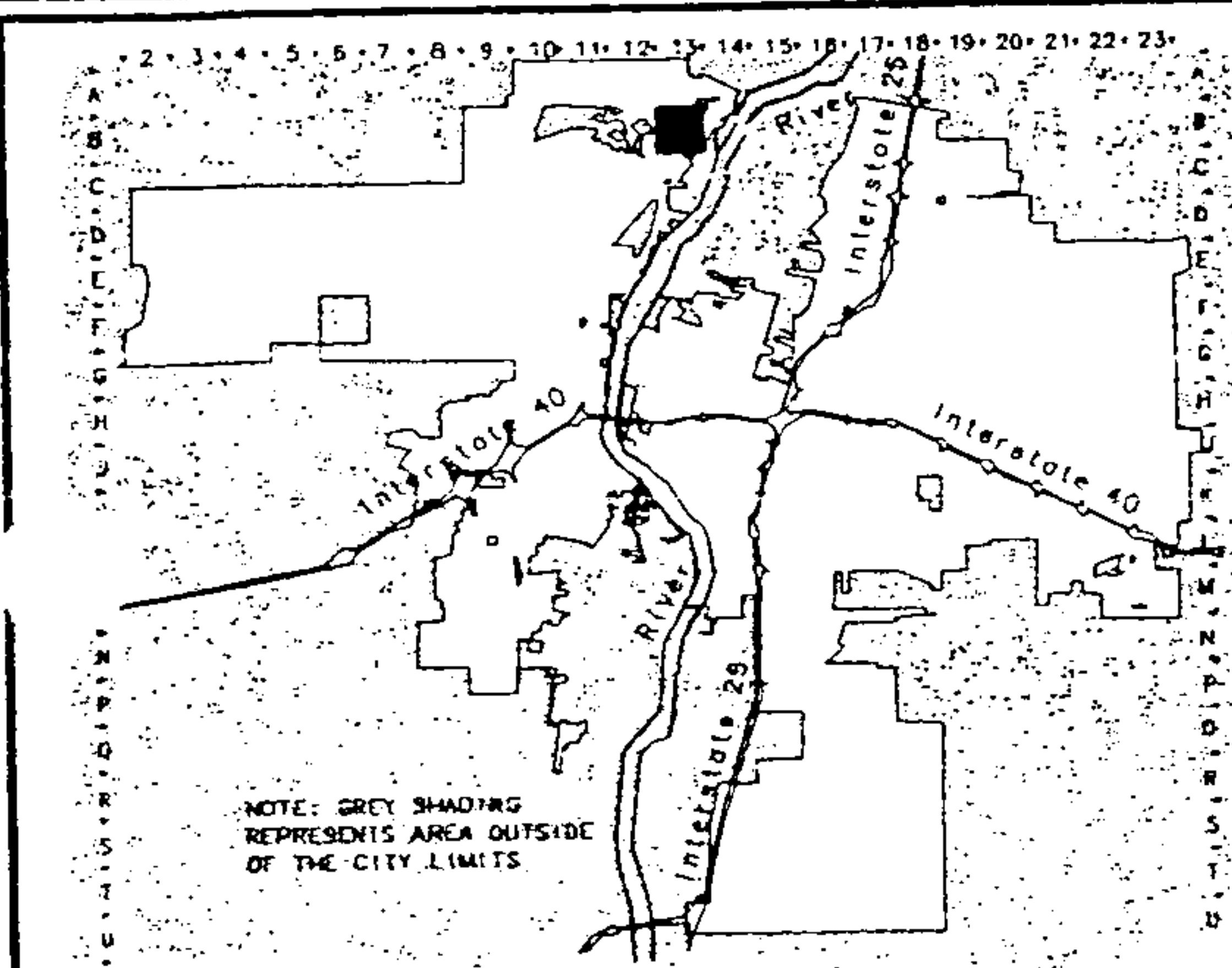
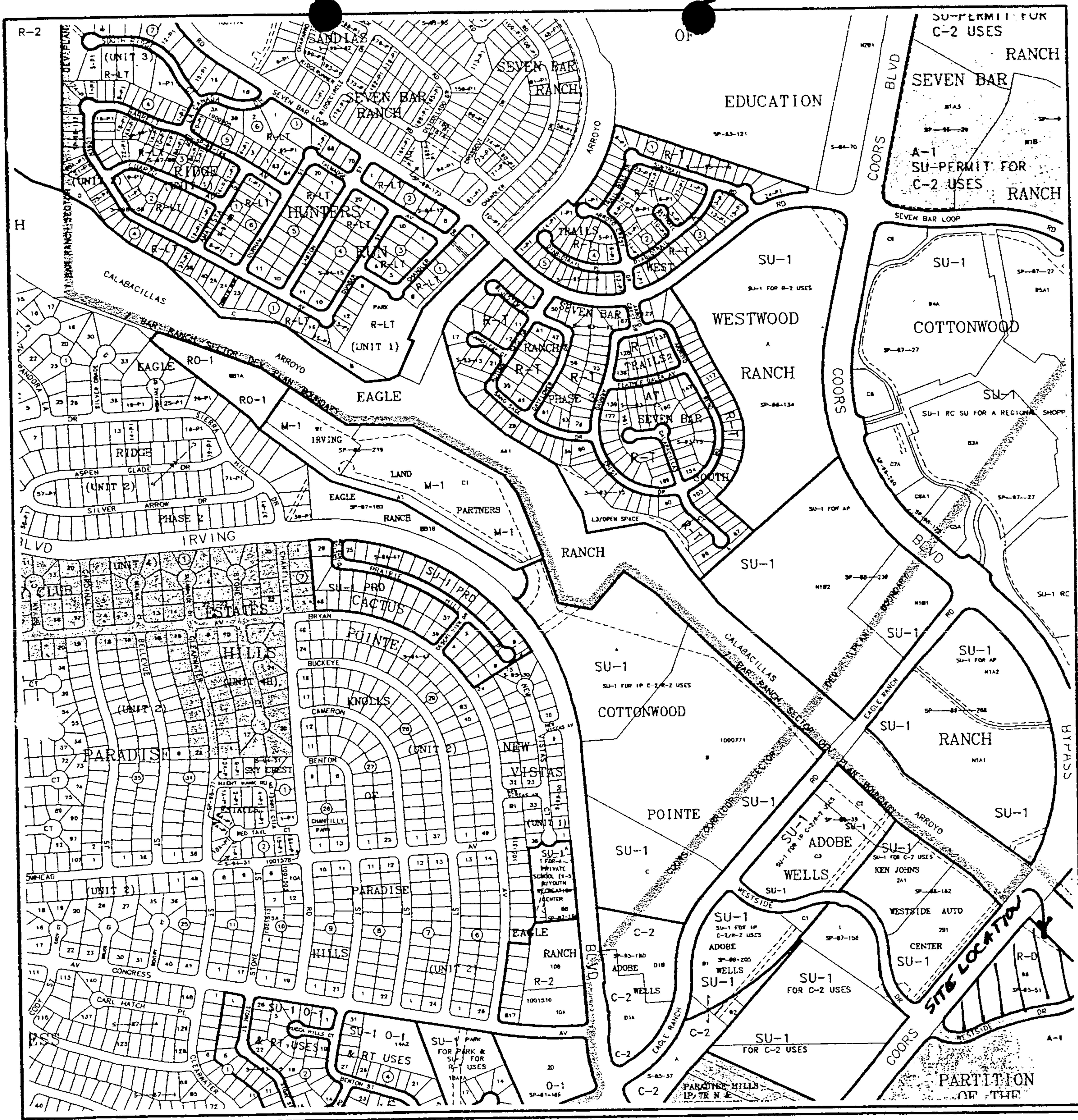
CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
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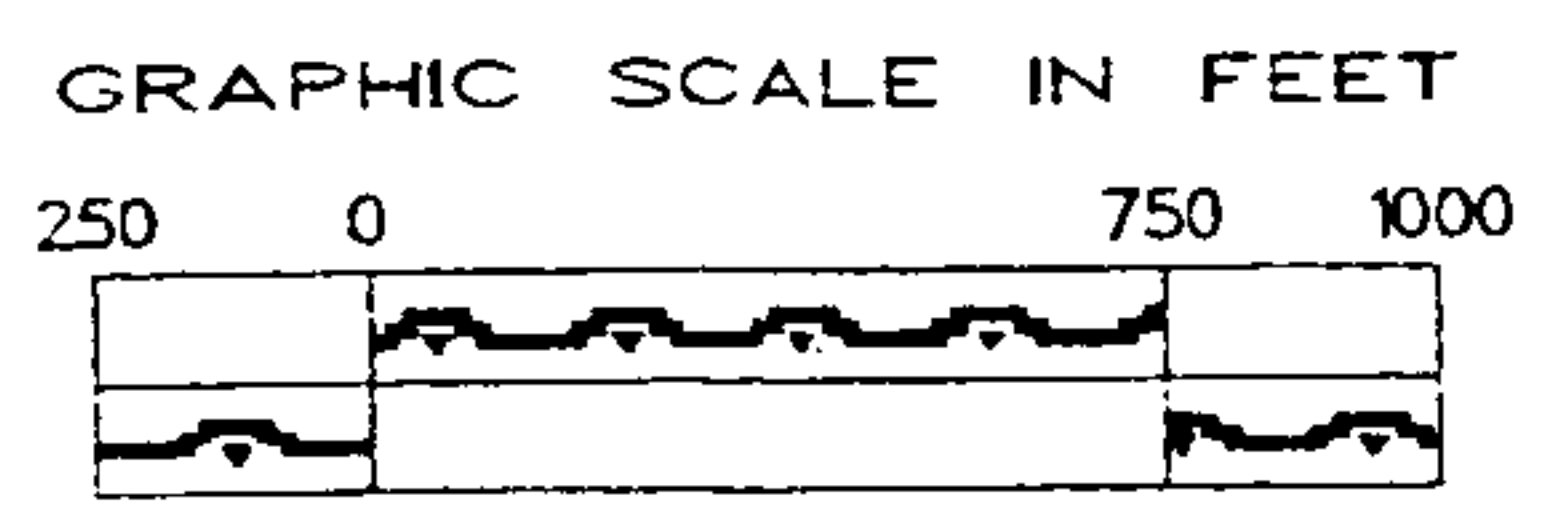
Zone Atlas Page

B-14-Z

Map Amended through April 03, 2002



CITY OF
Albuquerque
Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
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Zone Atlas Page
B-13-Z
 Map Amended through April 03, 2002



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

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

March 10, 2003

Ms. Sheron Matson, Chair
Development Review Board
City of Albuquerque
600 2nd Street SW
Albuquerque, NM 87103

Re: Black Farm Unit II Subdivision

Dear Ms. Matson:

We are submitting for Sketch Plat for the Black Farm Unit II Subdivision. Please see the enclosed zone atlas maps for the site location. The site is zoned R-D.

The property will be divided into 34 lots. NMUI water and sewer lines are nearby. AMAFCA will allow us free discharge into the Callabacillas Arroyo.

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.


Amy L. Driscoll, PE
Project Engineer