

DRB CASE ACTION LOG

REVISED 3/20/2003

This sheet must accompany your plat or site with site plan/plat once comments are address	plan to obtain delegated signatures. Return sheet seed.
DRB Application No.: 03-00995 (SBP)	Project # 1002562
Decided Manager BEDOOD BEAD OF	

EPC Application No.: 03EPC-00487_00488, 00489 Project Name: MRGCD MAP 32 Phone No.: 897-0010 Agent: Community Sciences Corp. Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/25 Oby the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED TRANSPORTATION: UTILITIES: CITY ENGINEER / AMAFCA: 5horan-copies and forth coming, PARKS / CIP: PLANNING (Last to sign): Planning must record this plat. Please submit the following items: -The original plat and a mylar copy for the County Clerk. -Tax certificate from the County Treasurer. -Recording fee (checks payable to the County Clerk). RECORDED DATE: -Tax printout from the County Assessor. Include 3 copies of the approved site plan along with the originals. County Treasurer's signature must be obtained prior to the recording of the plat

with the County Clerk.

- Property Management's signature must be obtained prior to Planning Department's signature.
- Copy of final plat AND a DXF File for AGIS is required.
- Copy of recorded plat for Planning.

City of Albuquerque Planning Department Inter-Office Memorandum

TO:

Sheran Matson, DRB Chair

FROM:

Juanita Vigil, Planner

UBJECT:

Project # 1002562

The Environmental Planning Commission approved Project 1002562/03EPC 00487, Zone Map Amendment from R-1 & C-1 to SU-1 for a C-1 Permissive Uses and a Contractor's Yard, 03EPC 00488, Site Development Plan for Subdivision, 03EPC 00489, Site Development Plan for Building Permit on May 16, 2003. The applicant has not satisfied all of the conditions of approval for the approved site development plan for building permit.

-Karking -

Off-Street Parking does not specify the type of paving.

2. All off-street parking is required to be paved parking.

All off-street parking is required to be pared parking.

All off-street parking is required to be striped.— Remove Site Flan Luns haped

The applicant does not provide an illustration of the bike rack.

5. Number of bicycle spaces is not specified.

Landscaping

1.) A-6' Landscape Buffer is required between the off-street parking spaces and the north property line as specified in Section 14-16-3-10(E)(3) of the Comprehensive

City Zoning Code.

A 10' landscape buffer is required along 2nd St NW as specified in Section 14-16-3-10(E)(3).

Per the condition of approval, the applicant is required to install Street Trees along 2nd Street as regulated in the Street Tree Ordinance. This site is zoned SU-1 and EPC has utilized its authority to require additional landscaping.

The submittal does not contain landscaping calculations and a notation that 75%. of the area will be living ground cover.

5howing 5. The maintenance party must be specified on the submittal.

6. The submittal does not include dimensions of all the landscaped areas.

Under the "Landscaping" general notes, the third sentence needs to be removed. The applicant is required to provide large trees along the north property line.

If you should have any questions regarding this matter, please do not hesitate to contact me at 924-3349.

Thank you.



DRB CASE ACTION LOG

REVISED 3/20/2003

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

	, ! – ?	n No.: 03-00995 (SBP) Project # 1002562
Proje	ct Name:	MRGCD MAP 32 EPC Application No.: 03EPC-00487, 00488, 00489
Agen	t: Commu	nity Sciences Corp. Phone No.: 897~つの ()
appro	oved on $oldsymbol{\perp}$	r (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was by the DRB with delegation of signature(s) to the following departments. GSIGNATURES COMMENTS TO BE ADDRESSED
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	UTILIT	ifs.
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\	—	SOA AND STAND (LAND A FINDER
	PLANN	ING (Last to sign) LPC CONDUMENT FURNIALICATIVE
·		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. Conv. of final plat AND a DYE File for AGIS is required.
		Copy of final plat AND a DXF File for AGIS is required. Copy of recorded plat for Planning.
	J	oopy of recorded plat for Flamming.



DEVELOPMENT REVIEW BOARD ACTION SHEET

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

June 25, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development Brad Bingham, Alternate City Engineer

Roger Green, Utility Development Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:05 A.M.

Adjourned: 12:45 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 # 1000983
03DRB-00882 Major-Two Year SIA
Procedure B

James Crabtree agent(s) request(s) the above action(s) for all or a portion of Lot(s) A-H, Block(s) 10, Unit(s) 3, MOJAVE TOWNHOMES, zoned R-T residential zone, located on UNSER BLVD NW, between MOHAVE NW and SAN ILDEFONSO NW containing approximately 2 acre(s). (E-10) A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 5/30/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS APPROVED TO 5/30/05.

2. Project # 1001228 03DRB-00875 Major-Two Year SIA

JANE DAVIDSON agent(s) request(s) the above action(s) for all or a portion of Tract(s) 2A & 2B, KELLY TRACTS, zoned RA-1, located on GABALDON DR NW, between I-40 NW and MOUNTAIN RD NW containing approximately 4 acre(s). [REF: 01DRB-00610, S-93-30, DRB-93-104] (H-12) A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 6/6/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS APPROVED TO 6/6/05.

3. Project # 1002342
03DRB-00883 Major-Preliminary Plat
Approval
03DRB-00884 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for MEL FAMIE, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-3, CLYDE LELAND SUBDIVISION, (to be known as **PETROGLYPH GARDENS SUBDIVISION**) zoned R-T residential zone, located on the EAST SIDE OF ATRISCO DR NW, between LEGENDS AVE NW and WESTERN TRAIL NW containing approximately 3 acre(s). [REF: Z-85-38-5C2, 02DRB-01720 SK] [Deferred from 6/25/03] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/23/03.**

4. Project # 1002702
03DRB-00886 Major-Vacation of Pub
Right-of-Way

ALAN J VINCIONI agent(s) request(s) the above action(s) for all or a portion of the alley, the first alley West of Broadway SE between Central SE and Hazeldine SE, HUNING HIGHLANDS ADDITION, located WEST OF BROADWAY SE, between COAL SE and HAZELDINE SE (K-14) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITIONS.

5. Project # 1002639

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

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Lot(s) 6-14, Block(s) 4, Tract(s) 2, North Albuquerque Acres, TREMENTINA SUBDIVISION zoned RD/SU-1, 7 DU/AC, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD. NE containing approximately 9 acre(s). [Deferred from 5/28/03, 6/11/03 and 6/18/03] (C-19) A SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C FOR THE WAIVER OF SIDEWALKS. TEMPORARY DEFERRAL CONSTRUCTION SIDEWALKS OF INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FROM THE DESIGN STANDARDS WAS APPROVED AS INDICATED ON EXHIBIT C IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A STATEMENT ON VIEWS AND CORRECTION TO SITE DEVELOPMENT PLAN FOR SUBDIVISION. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/25/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP WAS 6/17/03 THE PRELIMINARY PLAT APPROVED.

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

ISAACSON & ARFMAN PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQUERQUE ACRES, VISTA DEL AGUILA SUBDIVISON, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). [Deferred from 5/28/03, 6/11/03 AND 6/25/03] (C-19) DEFERRED AT THE AGENT'S REQUEST TO 7/9/03.

7. Project # 1002511 03DRB-00858 Major-Preliminary Plat Approval

03DRB-00859 Major-Vacation of Public Easements

03DRB-00860 Minor-Temp Defer SDWK 03DRB-00861 Minor-Sidewalk Waiver

ISAACSON & ARFMAN, PA agent(s) for GARRETT GROUP INC. request(s) the above action(s) for all or a portion of Lot(s) 2A, UNSER DIVERSION CHANNEL CORRIDOR, zoned IP industrial park zone, located on the SOUTH SIDE OF BLUEWATER RD NW, between UNSER BLVD NW and 90TH ST NW containing approximately 29 acre(s). [REF: 03EPC-00316][Deferred from 6/18/03] (K-9) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/25/03 AND APPROVAL OF THE GRADING **ENGINEER** STAMP DATED 6/24/03 PLAN PRELIMINARY PLAT WAS APPROVED. **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. A SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C FOR THE WAIVER OF SIDEWALKS.

8. Project # 1002423
03DRB-00843 Major-Preliminary Plat
Approval
03DRB-00844 Minor-Sidewalk Waiver
03DRB-00845 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, ROSNER TRACT, EL RANCHO GRANDE, UNIT 1/1, zoned R-LT residential zone, per Rio Bravo Sector Development Plan, located SOUTH OF CARTAGENA AVE SW, between MESSINA DR SW and containing approximately 19 acre(s). [REF: 03DRB-00059 SK] [Deferred from 6/18/03] (N-8) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/25/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/19/03 THE PRELIMINARY PLAT WAS APPROVED. VARIANCE SIDEWALK APPROVED AS SHOWN ON EXHIBIT C FOR THE SIDEWALKS. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

03DRB-00749 Major-Preliminary Plat Approval 03DRB-00751 Minor-Temp Defer SDWK 03DRB-00750 Minor-Sidewalk Waiver 03DRB-01021 Minor- Subd Design (DPM) Variance

BOHANNAN HUSTON, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Lot(s) ALL, Tract(s) E-1, EL RANCHO GRANDE SUBDIVISION, UNIT 10, ALBUQUERQUE SOUTH, UNIT 3, zoned R-2, located on VALLEY VIEW DR SW, between CARTAGENA AVE SW and DE ANZA DR SW containing approximately 20 acre(s). [REF: 03DRB-00059] Deferred from 6/4/03 & 6/18/03] (N-9) WITH THE SIGNING OF INFRASTRUCTURE LIST DATED 6/25/03 AND APPROVAL FO THE GRADING PLAN ENGINEER STAMP DATED 6/19/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION: UNIT 10 HAS TO BE RECORDED PRIOR TO UNIT 11. 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 WAS APPROVED AS SHOWN ON EXHIBIT C FOR THE WAIVER OF SIDEWALKS. A SIDEWALK VARIANCE FROM DESIGN STANDARDS APPROVED AS INDICATED ON EXHIBIT C IN THE PLANNING FILE.

9. Project # 1001939
 03DRB-00753 Major-Vacation of Public
 Easements
 03DRB-00752 Major-Preliminary Plat
 Approval
 03DRB-00788 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A1B, **The Crossing** - Unit 2A, Tract A, **CIELO OESTE**, zoned R-D, located on GUNNISON PL NW, between UNSER BLVD NW and 98TH ST NW containing approximately 15 acre(s). [REF: 1000150, 1000207, 1000515, 1001939] [Deferred from 6/4/03, 6/18/03 AND 6/25/03] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/10/03**.

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

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

10. Project # 1000610 03DRB-00985 Minor-SiteDev Plan BldPermit/EPC 03DRB-00984 Minor-Prelim&Final Plat Approval CONSENSUS PLANNING, agent(s) for WEST MESA MINI STORAGE, request(s) the above action(s) for all or a portion of Tract(s) 334/SLY, TOWN OF ATRISCO GRANT, UNIT 8, zoned SU-1 special use zone, OFFICE, located on the NORTHWEST CORNER OF MIAMI ST NW AND 57TH ST NW containing approximately 6 acre(s). [REF: 03EPC-00312, 03EPC-00314, 03EPC-00315] [MAKITA HILL, EPC CASE PLANNER] [Deferred from 6/25/03] (H-11) DEFERRED AT THE AGENT'S REQUEST TO 7/9/03.

11. Project # 1002746 03DRB-00996 Minor-SiteDev Plan BldPermit

FISHBURN ARCHITECT agent(s) BRUNACINI DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 16-19, JOURNAL CENTER, PHASE 2, zoned IP industrial park zone, located on the WEST SIDE OF WASHINGTON ST NE, between HAWKINS ST NE and MASTHEAD ST NE containing approximately 4 acre(s). [REF: DRB-95-268, (1002321), (1000633)] (D-17) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED FINAL SIGN OFF DELEGATED TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENTS, SITE CONFORMS WITH TIS, INCREASE EAST DRIVEWAY TO 30 FEET IN AND TO PLANNING FOR JOURNAL CENTER APPROVAL LETTER.

12.—Project # 1002562 03DRB-00995 Minor-SiteDev Plan BldPermit/EPC COMMUNITY SCIENCES CORPORATION agent(s) for DALE KNIGHTON request(s) the above action(s) for all or a portion of Tract(s) 146B, MRGCD MAP 32, zoned SU-1 for C-1, located on 2ND ST NW, between PLEASANT AVE NW and MONTANO NW containing approximately 3 acre(s). [REF: 03EPC-00487, 03EPC-00488, 03EPC-00489] [JUANITA VIGIL, EPC CASE PLANNER] (F-15) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RESOLVE OUTSTANDING ISSUES FROM EPC.

13. Project # 1000633 03DRB-00987 Major-SiteDev Plan BldPermit DE LA TORRE ARCHITECTS agent(s) for NEW MEXICO CREDIT UNION LEAGUE request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, JOURNAL CENTER – UNIT 1 - PHASE 2, zoned IP industrial park zone, located on HANCOCK CT NE, between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: 1000633, Z-79-80, DRB-95-268] (D-17) SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.

03DRB-00954 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for NEW MEXICO CREDIT UNION LEAGUE request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, JOURNAL CENTER - UNIT 1 - PHASE 2, zoned IP, located on HANCOCK CT NE, between WOLCOTT AVE NE and JEFFERSON ST NE containing approximately 2 acre(s).[Deferred from 6/18/03](D-17) THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.

03DRB-00999 Minor-Vacation of Private Easements

ISAACSON & ARFMAN PA agent(s) for NEW MEXICO CREDIT UNION LEAGUE request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, JOURNAL CENTER - UNIT 1 - PHASE 2, zoned IP, located on HANCOCK CT NE, between WOLCOTT AVE NE and JEFFERSON ST NE containing approximately 2 acre(s). (D-17) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

14. Project # 1000434
03DRB-00948 Minor-SiteDev Plan
BldPermit/EPC

DEKKER PERICH SABATINI agent(s) for THOMAS F. KELEHER request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 1, HUNING CASTLE ADDITION, zoned SU-2 CLD, located on CENTRAL AVE. SW, between 15TH ST SW and LAGUNA BLVD SW containing approximately 3 acre(s). [REF: 03EPC 00498, Z-96-65] [BOB PAULSEN, EPC CASE PLANNER] [Deferred from 6/18/03] (J-13) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.

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

15. Project # 1000367 03DRB-00977 Minor-Ext of SIA for Temp Defer SDWK

CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) ALL, SOLTERRA SUBDIVISION, UNIT 2, zoned SU-2 special neighborhood zone, HD/RT, located on the WEST SIDE OF IMPERATA ST NE, between SPAIN RD NE and GOLDEN ASTER RD NE containing approximately 9 acre(s). [REF: DRB-95-457, Z-95-64, DRB-94-150, 00DRB-00366, 00DRB-00367, 01DRB-00825] (E-23) A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT WAS APPROVED FOR THE DEFERRAL OF SIDEWALKS. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATED OF 6/20/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS APPROVED TO 6/20/04.

16. Project # 1000570 ** 03DRB-00992 Minor-Vacation of Private Easements 03DRB-00993 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC. agent(s) for WESTLAND DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) J-2, WESTLAND NORTH, zoned SU-2, R-LT, located on 98TH ST NW AND LADERA DR NW BETWEEN LADERA DR NW AND I-40 containing approximately 38 acre(s). THE VACATION WAS APPROVED AS SHOWN ON THE PLANNING FILE. EXHIBIT B IN THE WAS APPROVED PRELIMINARY PLAT DELEGATED TO UTILITIES FINAL SIGN OFF OF IDENTIFICATION DEVELOPMENT FOR WATERLINE CORRIDOR AND PLANNING THE DXF FILE.

17. Project # 1001291 03DRB-00990 Minor-Ext of SIA for Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for TRILLIUM DEVELOPMENT LTD. CO. request(s) the above action(s) for all or a portion of Block(s) A, B& C, THE TRILLIUM @ HIGH DESERT, UNIT 1, zoned SU-2 special neighborhood zone, HD, R-LT, located on the WEST SIDE OF CORTADERIA ST NE, between SPAIN RD NE and ACADEMY RD NE [REF: 01DRB-00779, DRB-94-526] (E-23) A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 6/13/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS APPROVED TO 6/13/05.

18. Project # 1001653 03DRB-00961 Minor-Vacation of Private Easements 03DRB-00962 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS, INC. agent(s) BERNADETTE MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 69-A-A±1, ALVARADO GARDENS, UNIT 3, zoned RA-2 residential and agricultural zone, located on the SOUTH SIDE OF CANDELARIA RD NW, between TRELLIS DR NW and CANDELARIA RD NW, containing approximately 1 acre(s). [REF: 01DRB-(P&F)] (G-12) THE VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BOARD.

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

19. **Project # 1002737**03DRB-00978 Minor-Sketch Plat or Plan

HALL SURVEYING CO. agent(s) for CASSANDRA BETSWORTH request(s) the above action(s) for all or a portion of Tract(s) 55, MRGCD MAP NO. 35, zoned RA-2 residential and agricultural zone, and R-1, located on RIO GRANDE BLVD NW, between LOS ANAYAS RD NW and ZICKERT RD NW containing approximately 2 acre(s). (H-13) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

20. Project # 1002738 03DRB-00980 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for FRANCES MUNOZ request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) M, EASTERN ADDITION, zoned SU-2 special neighborhood zone, SO. BROADWAY, NCR, located on BROADWAY BLVD SE (AT DAN AVE), between JOHN ST SE and BROADWAY BLVD SE containing approximately 1 acre(s). [REF: Z-76-81] (L-14) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

21. Project # 1002739 03DRB-00983 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for WESTPAC INVESTMENTS INC. request(s) the above action(s) for all or a portion of Tract(s) 2-D, RIO BRAVO PARTNERS, TOWN OF ATRISCO GRANT, zoned RD residential zone, located on DENNIS CHAVEZ BLVD SW, between COORS BLVD SW and 118TH ST SW containing approximately 108 acre(s). (N-8) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

22. Project # 1002743 03DRB-00989 Minor-Sketch Plat or Plan

BORDENAVE DESIGNS agent(s) for OVENWEST CORP., request(s) the above action(s) for all or a portion of, LA LUZ DEL OESTE - UNIT 4, zoned SU-1 PRD, located on DELLYNE NW, between COORS NW and VISTA DE LUZ NW containing approximately 16 acre(s). [REF: Z-77-28-1] (F-11) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

23. Project # 1002744
03DRB-00991 Minor-Sketch Plat or Plan

MARIE RUDE request(s) the above action(s) for all for a portion of Lot(s) 13, Block(s) 6, Unit(s) 2, COLLEGE VIEW ADDITION, zoned RT, located on SOLANO DR NE, between MARQUETTE NE and GRAND NE containing approximately 1 acre(s). [REF: Z-90-103, Z-92-2, SD-87-31-1] (K-17) INDEFINITELY DEFERRED ON A NO SHOW. APPLICANT/AGENT MUST COME BACK TO THE DRB.

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

ADJOURNED: 12:45 P.M.



CITY OF ALBUQUEROUE, NEW MEXICO 87103 PUBLIC WORKS DEPARTMENT DEVELOPMENT SERVICE HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PR	OJECT NO: 1002562	AGI	ENDA ITEM NO: 12
SUBJECT:			
 (01) Sketch Plat/Plat/(02) Bulk Land Var. (03) Sidewalk Variation (03a) Sidewalk Defendance (04) Preliminary Plate 	ance (06) Site Plan for Ince (07) Vacation (18) Final Plat	BP (11) (12) (13)	Sector Dev Plan Grading Plan SIA Extension Master Development Plan Other
ACTION REQUESTE	<u>D:</u>	•	
REV/CMT:() APP:() SIGN-OFF:(x) EXTN:() A	MEND:()	
ENGINEERING COM	MENTS:		
No adverse comments.		.•	
RESOLUTION:			
APPROVED; DE	NIED; DEFERRED;	; COMMENTS PRO	VIDED; WITHDRAWN
SIGNED-OFF: (SEC	-PLN) (SP-SUB) (SP-BP) (FF	P) BY: (UD) (C	E) (TRANS) (PKS) (PLNG)
DELEGATED: (SEC	-PLN) (SP-SUB) (SP-BP) (FP	P) TO: (UD) (C	E) (TRANS) (PKS) PLNG
FOR:			•
SIGNED: Bradley L. E. City Enginee	ingham r/AMAFCA Designee		DATE : June 25, 2003

科科科科科

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DKB-1002302	Item No. 12	Zone Atla	s F-15	
DATE ON AGENDA	6-25-03			
INFRASTRUCTURE	REQUIRED ()YES (x)NO			
CROSS REFERENCE				
	·			
MVDM ADDOS	·			
TYPE OF APPROVA	L REQUESTED:			
()SKETCH PLAT	() PRELIMINARY PLAT ()FINAL PLAT		
	VIEW AND COMMENT ()SI			AMENIDM
(x)SITE PLAN FO	R BUILDING PERMIT			
				1
No.	Comment			
\Box $N \cap \neg d \mapsto \neg \neg \neg \neg$				

□ No adverse comment.

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

07/14/03 MON 08:30 FAX 5059243864

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ERROR TX REPORT 本太本

TX FUNCTION WAS NOT COMPLETED

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RESULT

DEVELOPMENT REVIEW BOARD FAX FORM

SENT BY: Sheran Matson, DRB Chair

PHONE NUMBER: 924-3880

FAX # 924-3864

ERROR TX REPORT *************

TX FUNCTION WAS NOT COMPLETED

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RESULT

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DEVELOPMENT REVIEW BOARD FAX FORM

SENT BY: Sheran Matson, DRB Chair

PHONE NUMBER: 924-3880

FAX # 924-3864

PROJECT NO: 1002562 APPLICATION NO: 03DRB-00915



City of Albuquerque P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Cliff Spirock
Community Sciences Corporation
P.O.Box 1328
Corrales, New Mexico 87048

July 14, 2003

Dear Mr. Spirock:

I have reviewed your revised site plan for building permit for Project 1002562 which you brought in last Friday. Some of the requirements for my final sign off are now on the site plan. Unfortunately, others are not.

The remaining issues are landscaping. I have attached a copy of my previous letter to you dated July 3, 2003, in which I outlined the issues which were outstanding at that time. The issues are now resolved are preceded by a check mark on this letter. The outstanding issues are circled.

The note on the site plan still states that no street trees are required per the ordinance. However, your site plan shows one street tree. This note should be revised accordingly.

The 10' landscape buffer could be compromised down to a smaller size given the small area available. However, some landscaping is needed in addition to the tree. Even small shrubs or flowers would help.

EPC Condition 7 under site plan for building permit indicates that the intent of EPC was to have this property follow applicable requirements for landscaping.

Once these remaining issues are resolved, I will sign the site plan. Please call me at 924-3880 if you have questions.

Sincerely,

Sheran Matson, AICP

DRB Chairperson

-07/07/03 - MON	13:20 FAX 5059243864		2 001
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DEVELOPMENT REVIEW BOARD FAX FORM

TO: Cliff Sperack
FAX NUMBER: 898-5195 #PAGES
SENT BY: Sheran Matson, DRB Chair DATE: 2/2/03
PHONE NUMBER: 924-3880 FAX # 924-3864
PROJECT NO: 1002562 APPLICATION NO:

•

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 3, 2003

Cliff Spirock
Community Sciences Corporation
P.O.Box 1328
Corrales, New Mexico 87048

Dear Mr. Spirock:

After reviewing your letter dated July 3, 2003, and the attached site plan mylar, here are my comments.

- 1. The Site Plan for Landscaping Contractors Yard should be re-titled: "Site Development Plan for Building Permit" to clearly distinguish the type & purpose of the site plan.
- √2. Parking: No outstanding issues exist on the new submittal.

3. Landscaping:

- The 10' landscaping buffer is required whether there is new construction or not. There appears to be room for landscaping between the curb cuts adjacent to Second St. The site could use some visual buffering.
- The owner should install one tree to satisfy the Street Tree Ordinance.

 Landscaping calculations refer to the formula which determines how much landscaping is required on site. These calculations are not on the site plan.
- ✓ Also, the size & location of trees, shrubs, etc are required per the DPM, Chapter 3.
- 4. Note F on the Site Plan should clarify that these are the only hours during which heavy equipment may operate on site.

Once these conditions are met, I will sign the revised site plan.

Yours truly,

Sheran Matson, DRB Chair



City of Albuquerque P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 3, 2003

Cliff Spirock
Community Sciences Corporation
P.O.Box 1328
Corrales, New Mexico 87048

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- 1. The Site Plan for Landscaping Contractors Yard should be re-titled: "Site Development Plan for Building Permit" to clearly distinguish the type & purpose of the site plan.
- 2. Parking: No outstanding issues exist on the new submittal.
- 3. Landscaping:
 - The 10' landscaping buffer is required whether there is new construction or not. There appears to be room for landscaping between the curb cuts adjacent to Second St. The site could use some visual buffering.
 - The owner should install one tree to satisfy the Street Tree Ordinance.
 - Landscaping calculations refer to the formula which determines how much landscaping is required on site. These calculations are not on the site plan.
 - Also, the size & location of trees, shrubs, etc are required per the DPM, Chapter
- 4. Note F on the Site Plan should clarify that these are the only hours during which heavy equipment may operate on site.

Once these conditions are met, I will sign the revised site plan.

Yours, truly,

Sheran Matson, DR'B Chair

community sciences Correles New Mexico 87048 (305) 897-0000 (305) 898-5195 fee

* Surveying Civil Engineering A Land Development

FACSIMILE COVER SHEET

	Date: <u>6/25/03</u>	
•	Pages:	
To:	Sharon Matson	
	COA - DRB Chair	
	FAX# 924-3665 3864	
Rø:	Knighton # 100 2562, DRB Item #12	
Job No:	<u></u>	
From:	Cliff A. Sovork Phone: (505) 897-0000 Extension Cell # 250-1227 Fax: (505) 898-5195	-
Subject:	1) Soron In Evaphond - but I'm incensed, Believe all	
	156ves covered or are surprises" e.g. bike rack illustration	5
	· 2) Call me if mtg. today. If next week, Call For	٠
	Miff F. Spirack (JR) and Glen Russel (Tech) who	
	con make changes.	
	3) The contrary justification of Street Tree Ordinance	
•	is most severe.	
	4) What's with asphalt specs. if none is being placed?	

Confidentiality:

The information in this facsimile message may be privileged and confidential information intended only for the use of the Individual or entity named above. It the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this transmittal is strictly prohibited. If you have received this transmittal in error, please immediately notify us by telephone and return the original message to us at the address above via United States Postal mail.

FAXED COPY MAY NOT BE TO SCALE

Fax_Sheet.doc

FAX: 924-3685

6/25/03

TO: SHERON MATSON, DRB CHARR

PE: EPC 03 00468 00487 AND 00468
DRB # 1002662 ACENDA #12

DALE KWCHTON

LETTER OF 6/24/08, MS. JUANTA VIGIL

PARKING: 1. No new offstreat parking is proposed

- 2. All parking shown as on existing asphalt (existing conditions plat, EPC)
- 3. O.K. That's the purpose to stripe existing per sheet 1
- 4. Not required at EPC. No City Standard.
- 5. Notre, steet 1, shows "provide 2 racks" e.g. 2 bicycles.

Landscaping:

- of Mr. Leeper's wall (Note B). Adding a 6' Landscape over was not on EPC set. Existing perement to wall exists, Mr. Leeper doesn't core. His premess adjacent is C1.
- 2. Not part of EPC action. Can't do (boildies within 7'd proporty line —all concrete walks and asphalt now.
- 3. Not part of EPC or Code. No building construction of this time!
- 4. See notes and irrigation materials, Sheet !
- 5. I added note
- 6. Yes they do. See call outs (10'min) and materials potes.
- 7. ? OK. Crossed out.

Please note: A. Pre-application review soggested subdivision.

- B. Discussions with Me Vigil prompted whole site to be SU-CI (CI (NOSU) existed on west portion)
- C. No Subdivision now Vegoivad.
- D. My Client is being penalized for surrendoring straight 01 to 50-1, C1.

CELL: 250-1227, CLIPF A. SPIROCK

州

June 24, 2003

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO:

Sheran Matson, DRB Chair

FROM:

Juanita Vigil, Planner

UBJECT:

Project # 1002562

The Environmental Planning Commission approved Project 1002562/03EPC 00487, Zone Map Amendment from R-1 & C-1 to SU-1 for a C-1 Permissive Uses and a Contractor's Yard, 03EPC 00488, Site Development Plan for Subdivision, 03EPC 00489, Site Development Plan for Building Permit on May 16, 2003. The applicant has not satisfied all of the conditions of approval for the approved site development plan for building permit.

Parking

- 1. Off-Street Parking does not specify the type of paving.
- 2. All off-street parking is required to be paved parking.
- 3. All off-street parking is required to be striped.
- 4. The applicant does not provide an illustration of the bike rack.
- 5. Number of bicycle spaces is not specified. _ ~

Landscaping

- 1. A 6' Landscape Buffer is required between the off-street parking spaces and the north property line as specified in Section 14-16-3-10(E)(3) of the Comprehensive City Zoning Code.
- 2. A 10' landscape buffer is required along 2nd St NW as specified in Section 14-16-3-10(E)(3).
- 3. Per the condition of approval, the applicant is required to install Street Trees along 2nd Street as regulated in the Street Tree Ordinance. This site is zoned SU-1 and EPC has utilized its authority to require additional landscaping.
- 4. The submittal does not contain landscaping calculations and a notation that 75% of the area will be living ground cover.
- 5. The maintenance party must be specified on the submittal.
- 6. The submittal does not include dimensions of all the landscaped areas.
- Under the "Landscaping" general notes, the third sentence needs to be removed.
 The applicant is required to provide large trees along the north property line.

If you should have any questions regarding this matter, please do not hesitate to contact me at 924-3349.

Thank you.

*** ***

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STREET. That portion of a public right-of-way or private way which is primarily devoted to vehicular use; it is normally paved, and it normally provides primary access to abutting property.

STREET TREE. A tree growing within 20 feet of the edge of a street.

STREET TREE PLAN. An accurate plan which covers a portion of public right-of-way or private way and the adjacent portion of one or more lots, which portion is within 20 feet of the street; the plan shall show existing and proposed street trees, major bushes and shrubs, ground cover, and the location of pavement and structures, including tree grates where applicable; it shall specify the common and botanical name of trees and their caliper. All underground and overhead utility lines, both existing and proposed, that are within 20 feet of a proposed street tree, shall be shown on the street tree plan. The street tree plan may be a part of a more extensive landscaping or site plan.

STRUCTURE. Anything constructed or erected above ground level which requires location on the ground or attached to something having a location on the ground.

('74 Code, § 8-5-3) (Ord. 54-1981; Am. Ord. 19-1986)

SHAREN

§ 6-6-2-4 REQUIRED STREET TREES.

- (A) All applicants for building permits for construction of a new building or building addition of over 200 square feet shall submit a street tree plan for those parts of the lot which are adjacent to a major street or another street where street trees are required.
- (B) Any person who constructs a new building addition of over 200 square feet or who paves a parking lot on a lot which is adjacent to a major street or another street where street trees are required shall plant street trees according to a street tree plan approved by the Mayor. Such planting shall be no later than 30 days after the completion of construction and shall be before final inspection under the Building Code.
- (C) Street trees shown on an approved street tree plan and required to meet the requirements of §§ 6-6-2-1 et seq. shall be maintained alive and healthy. Maintenance and trimming of street trees and replacement of dead trees is the responsibility of the owner of the lot adjacent to or on which the tree is located.
- (D) The Parks and Recreation Department shall maintain a list of trees generally suitable for use as street trees in Albuquerque. This Street Tree List shall include a description of the physical characteristics and cultural requirements of each species.

('74 Code, § 8-5-4) (Ord. 54-1981; Am. Ord. 19-1986) Penalty, see § 1-1-99

§ 6-6-2-5 STREET TREE POLICIES.

The following city policies govern the placement of all street trees which are planted on public right-of-way or which are required to be planted near streets pursuant to city plans, policies and ordinances; the policies are recommended for all street trees:

(A) Size of the trees at maturity should be in proportion to the planting space provided for them. Spacing between evenly spaced street trees should be no greater than the diameter of the tree canopy at maturity. For most typical street trees, the spacing should be about 30 feet. Smaller species of trees will require closer spacing, and larger trees will require greater spacing. Spacing shall be approved as part of the plan approval process. On sites where evenly-spaced street trees are

http://www.aml.../chapter00008.htm?f=templates\$fn=document-frame.htm\$3.0\$q=\$x=\$nc=67 5/28/03

SITE PLAN REQUIREMENTS (SEE ALSO DRAWING):

Sharon: Revisions 6/25/03 Vi Landscapins # 5 and #7

LANDSCAPING: LIMITED 10' AREAS PROPOSED FOR THIS SUBMITTAL AND SITE PLAN.

GRAVEL AND XERIC GROUNDGOVER WITH DRIP IRRIGATION. NO TREES OR LARGE WA CAS.

SHRUBS DUE TO PROXIMITY TO JUVENILE JUSTICE CENTER. A 5' WOODEN FENCE IS TO

BE CONSTRUCTED ALONG THE SOUTH LINE ADJACENT TO EXISTING RESIDENTIAL

STRUCTURES. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE.

A 5' MASONRY WALL IS TO BE CONSTRUCTED WHERE SHOWN ADJACENT TO MR.

LEEPER'S RESIDENCE ON HIS C-1 PORTION. - From EPC submittely to number of 6' Landscaping too.

Landscaping #1

GRADING PLAN: NONE PROPOSED FOR THIS SUBMITTAL. SITE IS TO REMAIN IN NATURAL CONDITION FOR STORAGE OF LANDSCAPE MATERIALS ONLY. THE SUBMITTED SITE PLAN INDICATES THAT A GRADING AND DRAINAGE PLAN IS REQUIRED FOR ANY CHANGE IN OCCUPANCY FROM THE ABOVE OR FOR ANY GROUND DISTURBANCE.

BUILDING ELEVATIONS: NO CHANGE IN EXISTING STRUCTURE IS CONTEMPLATED (EXISTING STRUCTURE IS ON C-1 PORTION, NO NEW BUILDING IS PROPOSED, PHOTOS OF EXISTING IN LIEU OF ELEVATIONS).

MAXIMUM BUILDING HEIGHT: PER THE C-1 ZONE - 26 FEET MAXIMUM. FOR SIGNS AND ANTENNAE - PER SEC. 14-16-3-3 OF THE ZONING CODE. THE MAXIMUM EXISTING BUILDING HEIGHT IS 17 FEET (SEE SHEET 2).

MINIMUM SETBACKS: NEW CONSTRUCTION - PER THE C-1 ZONE FROM RESIDENTIAL ZONES - FRONT: 5 FEET, CORNER: 5 FEET, SIDE AND REAR: 15 FEET. FROM NON-RESIDENTIAL ZONE: 0 FEET SIDELINES (ZERO) OR 10 FEET FROM STRUCTURES, REAR: 15 FEET, FRONT: 5 FEET.

EXISTING STRUCTURES ARE NON-CONFORMING AND ARE TO REMAIN IN PLACE.

FLOOR AREA RATIO (FAR): A MAXIMUM F.A.R. OF 0.20 FOR RETAIL, 0.40 FOR OFFICES AND 0.60 FOR A TYPICAL PARKING USES IS ESTABLISHED BY THIS PLAN.

WATER CONSERVATION ORDINANCE: THIS PROJECT MUST COMPLY WITH THE CITY OF ALBUQUERQUE'S WATER CONSERVATION ORDINANCE.

STREET TREES: THIS SITE IS NOT REQUIRED TO PROVIDE STREET TREES AT THIS TIME. PLEASE REFER TO CITY OF ALBUQUERQUE CODE OF ORDINANCES, CHAPTER 6, ARTICLE 6, PART 2, ITEM 4 (6-6-2-4) "REQUIRED STREET TREES".

PEUIENET CODE - No BULDING Contemplated. See affrehood Street Tree Ordinance.

DRAINAGE PLAN:

APPROX 10,000 S.F. PROPOSED LOT B IS IMPERVIOUS, BALANCE DIRT AND GRAVEL.

LOT A IS ALL IMPERVIOUS, DRAINING TO SECOND STREET. NO EVIDENCE OF PONDING OR DRAINAGE OTHER THAN FLAT, DIRT AREAS IS EVIDENT. ANY CHANGE TO OCCUPIED SPACE OR ADDITIONAL PAVING WILL REQUIRE A GRADING AND DRAINAGE PLAN APPROVED BY THE CITY HYDROLOGIST. ALL SITE DRAINAGE TO BE CAPTURED ON-SITE.

NO FLOODPLAIN PER PANEL 35001C119 D, 1996

LARGE ANTI-PERSONNEL FENCE

ZONE

CONDITIONS AND SITE PLAN ELEMENTS:

- (A.) PROVIDE MIN 5' SOLID WOODEN FENCE ALONG SOUTH BOUNDARY RESIDENTIAL.
- B) RECONSTRUCT 4' 3.5' C.M.U. WALL NEAR LEEPER RESIDENCE TO 5' INTEGRAL-COLOR BLOCK WALL WITH ANTI GRAFFITI COATING. Per EPC Submitted Lendocupins #1
- C.) ASSURE ACCESS TO NORTH PROPERTY LINE FOR POTENTIAL CONNECTION TO CARLETON STREET WHEN THAT PROPERTY DEVELOPS AS ALTERNATE USE.
- (D) RECONSTRUCT FENCING AND GATE TO STORAGE YARD AREA FOR SECURITY.
- E. LIMIT AREA LIGHTING TO INCANDESCENT, DOWN DIRECTED STANDARDS WITH SHEILDING TO RESIDENTIAL PROPERTIES.
- (F.) LIMIT HOURS OF HEAVY EQUIPMENT IN STORAGE AREA TO 6:00 AM TO 8:00 PM.
- G. PROVIDE COVERS OR INTERIOR FENCING FOR STORAGE OF LIGHT AGGREGATE MATERIALS TO PREVENT BLOWING DUST AND DEBRIS FROM MATERIALS.
- H) REFUSE CONTAINER LOCATION TO BE BUILT TO CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT SPECIFICATIONS (SEE ENCLOSURE DETAIL, THIS SHEET).

 RELEMBLESPINS #4 (75% CETTERS!) and #6 dimensions. Plan noted 10' min. width.
- 1.) 10' MIN LANDSCAPING AREA. GRAVEL INERT GROUNDCOVER WITH ONE LOW HEIGHT SPREADING PLANT SHRUBS @10' O.C. FOR 75 % COVERAGE AT MATURITY MULTI AND SINGLE TRUNK TREEFORMS @ 40' O.C., NORTH AND SOUTH LINES. PROVIDE 4 ZONE DRIP IRRIGATION WITH TIMER.
 PRINCIPAL SHRUBS: (XERIC): 50 % HONEYSUCKLE (CAPRIFOLIACEAE) AND 50 % PYROCANTHIA OR EQUAL. PRINCIPAL TREES: 50 % DESERT WILLOW (CHILOPSIS LINEARIS, 50 % AFGHAN PINE (PINUS ELDARICA)
- (K) NO COMBUSTABLE MATERIALS TO BE STORED FURTHER THAN 450' FROM EXISTING FIRE HYDRANT.

APPROXIMATE MR. LEEPER
3-BAY GARAGE WITH CONCRETE PAD

SU-1 FOR

JUDICIAL

GCD

S EEPER RESIDENCE

COMMUNITY
SCIENCES
SCIENCES
CORPOLATION

PO. BOX 1328 4481 CORRALES ROAD
CORRALES, NEW MEXICO 87048-1328
VOICE: (803) 807-0000 FAX: (803) 808-5196

MINIMUM LAND

LAND PLANNING &

CIVIL ENGINEERING &

SURVEYING &

DEVELOPMENT CONSULTING &

Participing alabams.

MINIMUM LANDSCAPING MATERIALS:

NORTH PROPERTY LINE:

- 710 LF @ 10' O.C. SPACING SHRUBS, 40' O.C. TREES = 17 TREES, 55 SHRUBS:
- 27 PYROCANTHIA
- 27 HONEYSUCKLE
- DESERT WILLOW (CHILOPSIS LINEARIS)
- B AFGHAN PINE (PINUS (PINUS ELDARICA)

SOUTH PROPERTY LINE:

- 780 LF @ 10' O.C. SPACING SHRUBS, 40' O.C. TREES = 18 TREES, 60 SHRUBS:
- 30 PYROCANTHIA
- 30 HONEYSUCKLE
- DESERT WILLOW (CHILOPSIS LINEARIS)
- 9 AFGHAN PINE (PINUS (PINUS ELDARICA)

DRIP IRRIGATION, 4 ZONE:

900 LF 3/4" POLY DISTRIBUTION TO PL MIDPOINTS

750 LF 5/8" POLY DISTRIBUTION

MANIFOLDS W/ ELEC. TIMERS

150-BUBBLER EMITTERS W. SPYDER RISERS, STAKED

APPROXIMATE MR. LEEPER RESIDENCE

ZONEC

APPROXIMAT
3-BAY GARAC

P. O. Box 1328 Corrales, NM 87048

July 3, 2003

Sheran Matson, DRB Chair Planning Department City of Albuquerque

RE: Project #1002562 Response Letter

Dear Ms. Matson:

Community Sciences has reviewed Planner Juanita Vigil's comments (attached) and listed below our response:

Parking:

Off-Street Parking does not specify the type of paving.

All off-street parking is pre-existing asphalt. No new asphalt for parking is expected. The only way to specify the type of asphalt is to have a geotechnical company drill holes to determine thickness and base course. If the City needs this information, our client will comply. Community Sciences Corporation respectfully requests that it not be necessary.

All off-street parking is required to be paved parking. No new asphalt for parking is expected. All existing parking locations are paved.

All of-street parking is required to be striped. Community Sciences Corporation has added a note on the Site Plan calling for striped parking.

The applicant does not provide an illustration of the bike rack. 宣 ⓒ 匡 [] I have added an illustration for the bike rack. JUL 0 2 2003 Number of bicycle spaces is not specified. The number of spaces for bike rack are shown on previous submittal. HYDROLOGY SECTION

Landscaping:

A 6' Landscape Buffer is required between the off-street parking spaces and the north property line as specified in Section 14-16-3-10(E)(3) of the Comprehensive City Zoning Code.

The first 150' of the north property line, starting at the NW corner, is encumbered by preexisting conditions (asphalt and buildings). Proposed solution for this portion of the property is integral color block wall that is suggested on the Site Plan. After the initial 150 feet CSC has shown a 10' buffer along the remainder of the north property (on previous submittal).

> DEVELOPMENT CONSULTING ENGINEERING AND SURVEYING LOCAL GOVERNMENT SERVICES COMPREHENSIVE LAND PLANNING LAND DEVELOPMENT IMPLEMENTATION

2. A 10' landscape buffer is required along 2nd St. NW as specified in Section 14-16-3-10(E)(3).

No new construction is being added to site. Existing conditions "pavement" is in current location.

3. Per the condition of approval, the applicant is required to install Street Trees along 2nd
Street as regulated in the Street Tree Ordinance. This site is zoned SU-1 and EPC has utilized its authority to require additional landscaping.

No new construction is being added to the site. Existing conditions "pavement" is in current location.

4. The submittal does not contain landscaping calculations and a notation that 75% of the area will be living ground cover.

As noted in Note I (previous submittal).

- 5. The maintenance party must be specified on the submittal.
 Added note under landscaping that the property owner will be responsible.
- 6. The submittal does not include dimensions of all the landscaped areas. Added south 10' landscape buffer to revised Site Plan.
 - 7. <u>Under the "Landscaping" general notes, the third sentence needs to be removed. The applicant is required to provide large trees along the north property line.</u>

 The provided in the sentence 3. Proposed trees are desert willow and afghan pine (shown on previous).

Removed sentence 3. Proposed trees are desert willow and afghan pine (shown on previous submittal).

If I have not addressed any of your concerns, or if we need to discuss this further, please give me call at 897-0000 ext.104.

Sincerely,

Cliff F. Spirock Office Manager

CFS/gmm

Attachment: Comments dated June 24, 2003

1/20/1/1/1/1/ Man Macadoneds requirement 4 of your comments to EPC?

A City of Ibuquerque

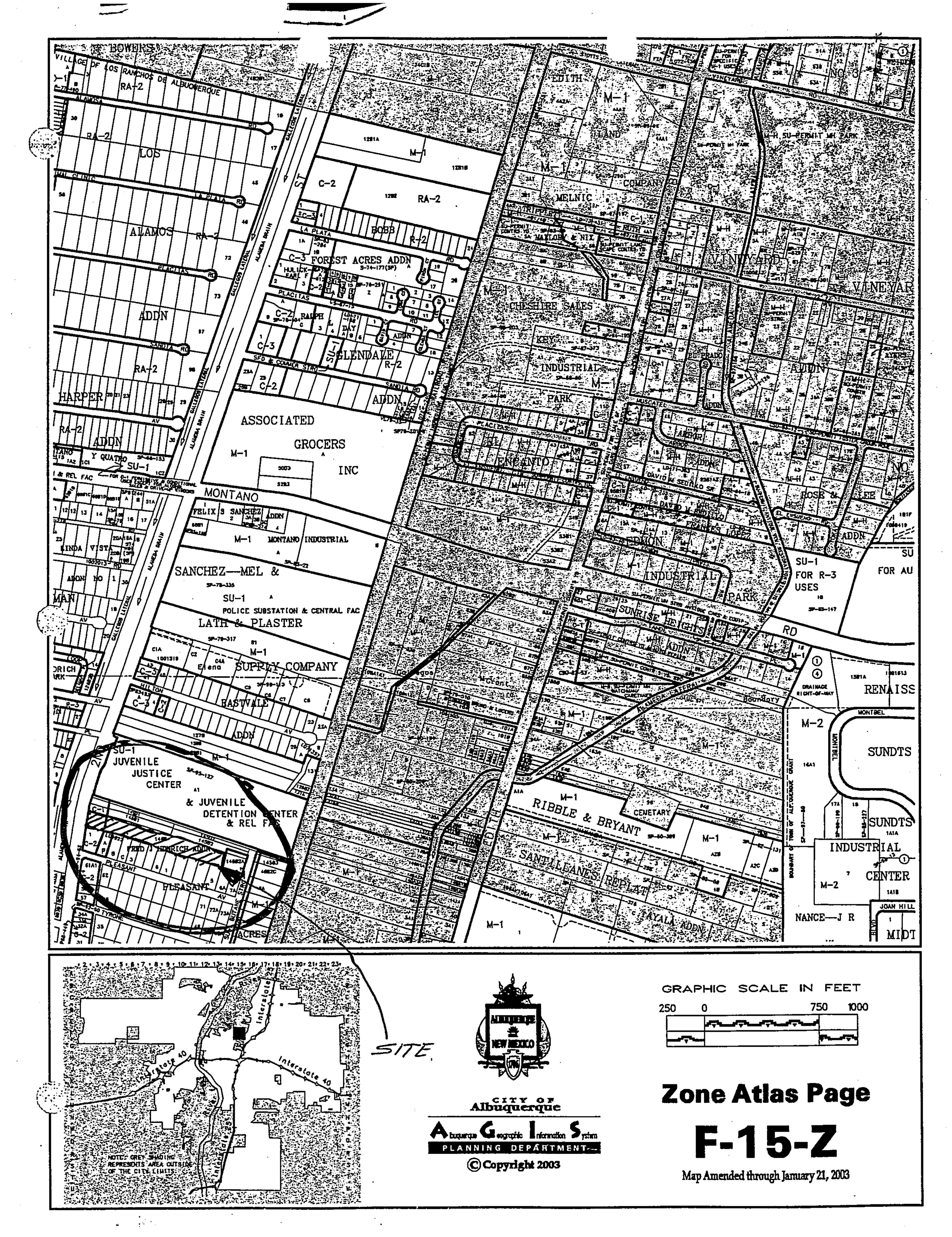


DEVELOPMENT/ PLAN REVIEW: APPLICATION

Supplemental form	• • • • • • • • • • • • • • • • • • •
SUBDIVISION	Supplemental form
	PLANNING Annexation
	Zone Map Amendment (Establish or Change
Vacation Variance (Non-Zoning)	Zoning)
	Sector Plan (Phase I, II, III) Amendment to Sector, Area, Facility or
OHE DEAPPOINTH PAN .	Comprehensive Plan
for Subdivision Purposes Xfor Building Permit EPC Approved	Text Amendment (Zoning Code/Subdivision
IP Master Development Plan	Regulations)
Cert of Appropriateness (LUCC) L	PROTEST of
- -	Decision by: DRB, EPC, LUCC,
	Planning Director or Staff, ZHE,
	Zoning Board of Appeals
PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submi	it the completed application in person to the
Planning Department Development Services Center, 600 2 nd Street NW, Albuquetime of application. Refer to supplemental forms for submittal requirements.	uerque, Mivi 67 102. Fees musi de paid at the
APPLICANT INFORMATION:	
	PHONE: 505-247-0257
NAME: <u>DALE KNIGHTON</u>	
ADDRESS: 1101 ZND STREET NW	FAX: <u>505-242-4030</u>
CITY: ALBUQUEBUE STATE NM ZIP 8712 5	E-MAIL:
Proprietary interest in site: <u>owner</u>	
AGENT (if any): LOMMUNITY SCIENCES CORP.	PHONE: <u>505-897-0000</u>
ADDRESS: P.O. BOX 1328	FAX: <u>505-898-5195</u>
CITY: AND CORCALES STATE NO ZIP STOYB	E-MAIL:
DESCRIPTION OF REQUEST: 5,75 DEVELOPMENT PLAN FOR BUILDING	G PERMIT (FPC APPROVED)
FINAL SIGN OFF	
Is the applicant seeking incentives pursuant to the Family Housing Development Program	? Yes. ン No.
• •	
SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH	↑
Lot or Tract No. TRACT 146-B	Block: <u>~/~</u> Unit: <u>~/~</u>
Subdiv. / Addn. MRSED MAP 32 TRACT 146-B	
Current Zoning: 501-C1 FAX No hae of Decision Proposed zoning:_	5U1-CI
Zone Atlas page(s): No. of existing lots:	
Total area of site (acres): 2.66 Density if applicable: dwellings per gross acre:	dwellings per net acre:
Within city limits? X Yes. No, but site is within 5 miles of the city limits.)	Within 1000FT of a landfill?
UPC No. 10150610.590.3930320	MRGCD Map No. 32
LOCATION OF PROPERTY BY STREETS: On or Near:	
	AVENUE
Between: 200 STREET	
Between: 2 STREET and PLEASANT CASE HISTORY: List any current or prior case number that may be relevant to your application (Proj., App.	DRB-, AX_,Z_,V_,S_,600.): 2562
O3 EPC - 00 487 / 00 488 / 00 489 Check-off if project was previously reviewed by Sketch Plat/Plan □, or Pre-application Re	eview Team Date of review:
SIGNATURE	DATE 6/16/03
(Pilli) LLIEE SPIROCK	ApplicantAgent
	Form revised 9/01, 3/03
FOR OFFICIAL USE ONLY	
☐ INTERNAL ROUTING Application case numbers ☐ All checklists are complete ○3 ▷ ⓒ ○0995	S.F. Fees S.F. Fees S.F. Sees
All checklists are complete All fees have been collected ———————————————————————————————————	\$
All tees have been collected All case #s are assigned ———————————————————————————————————	\$
AGIS copy has been sent	<u> </u>
Case history #s are listed	<u> </u>
And Site is within 1000ff of a landfill	Total
F.H.D.P. density bonus F.H.D.P. fee rebate F.H.D.P. fee rebate	<u> </u>
/ YI/ 6/12/10-2	100000
Project #	100000

Planner signature / date

FORM P(3): SITE PLAN	REvieW - D.R.B. MEETING (U	NADVER 3ED)	*
SKETCH PLAN REVIEV Scaled site sketch and adjacent rights-of-verome Atlas map with the Letter briefly describing Any original and/or relationships.	V AND COMMENT related drawings showing proposed laway and street improvements, etc. (foldoe entire property(ies) precisely and clear, explaining, and justifying the request ated file numbers are listed on the covered	nd use including structures, parking, Bld led to fit into an 8.5" by 14" pocket) 6 co arly outlined and crosshatched (to be ph	opies. notocopied)
Scaled site plan and re Zone Atlas map with th Letter briefly describing Letter of authorization for authorization for authorization for copy of the document of the letter of authorization for copy of the document of the letter of authorization for copy of the document of the letter of authorization for copy of the document of the letter of authorization for copy of the document of the letter of authorization for copy of the document of the letter of authorization for copy of the document of the letter of authorization for copy of the document of the letter of authorization for copy of the document of the letter of authorization for copy of the document of the letter of authorization for copy of the document of the letter of authorization for copy of the document of the letter of authorization for copy of the document of the letter of authorization for copy of the document of the letter of authorization for copy of the document of the letter of the letter of authorization for copy of the letter o	g, explaining, and justifying the request from the property owner if application is delegating approval authority to the DF levant to the site plan to the site plan (mark one for Patent III) the coverage of the site of the site of the coverage of the site of the sit	arly outlined and crosshatched (to be phesisted by an agent RB Planning, one for Utility Development)	
Site plan and related discrete plan for Subdivision Solid Waste Manageme Zone Atlas map with the Letter briefly describing Letter of authorization in Copy of the document Infrastructure List, if relation completed Site Plan for 2 copies of the Concept Blue-line copy of Site Plan for See (see schedule) Any original and/or relationships are approximately	PLAN FOR BUILDING PERMIT rawings (folded to fit into an 8.5" by 14' on, if applicable, previously approved or ent Department signature on Site Plan is entire property (ies) precisely and clear, explaining, and justifying the request from the property owner if application is delegating approval authority to the DF levant to the site plan or Building Permit Checklist otual Utility Layout Plan (mark one for Folan with Fire Marshal's stamp ated file numbers are listed on the covery 8 DAYS after the Tuesday noon filing	r simultaneously submitted. 6 copies. arly outlined and crosshatched (to be pless submitted by an agent RB Planning, one for Utility Development)	
AMENDED SITE DEVEL AMENDED SITE DEVEL Proposed amended Site DRB signed Site Plan to the signed Site Plan for the signed S	e entire property(ies) precisely and cle g, explaining, and justifying the request from the property owner if application is levant to the site plan or Building Permit Checklist (not require sted file numbers are listed on the cove	PERMIT pocket) 6 copies. "by 14" pocket) Copies as needed aborably outlined and crosshatched (to be placed by an agent and set of SDP for Subdivisions.	notocopied)
D.R.B. FINAL SIGN-OF D.R.B. FINAL SIGN-OF Site plan and related de Approved Grading and Approved Grading and Zone Atlas map with the Zone Atlas map with the Letter carefully explain Infrastructure List, if results 2 copies of the Concept Blue-line copy of Site Form Pany original and/or related Meetings are approximately	F FOR E.P.C. APPROVED S.D.P. rawings (folded to fit into an 8.5" by 14 Drainage Plan (folded to fit into an 8.5 eent Department signature on Site Plan e entire property(ies) precisely and cleaning how each EPC condition has been levant to the site plan	for BUILDING PERMIT "pocket) 6 copies. "by 14" pocket) 6 copies. (not required for SDP for Subdivision) early outlined and crosshatched (to be planet and a copy of the EPC Notification FAX Planning, one for Utility Development) uired for SDP for Subdivision)	of Decision
Checklists complete Fees collected Case #s assigned Related #s listed	Application case numbers 030RB 00995	JAN 6/17/0	signature / date



P. O. Box 1328 Corrales, NM 87048

June 16, 2003

City of Albuquerque
Development Review Board
600 2ND Street Plaza del Sol, 2nd Floor
Albuquerque, NM 87102

SUBJECT: Site Plan, Dale Knighton Property (Project 1002562, 03EPC-00487, 03EPC-00489)

Dear Ladies and Gentlemen of the DRB:

This issue is a DRB sign-off on a Site Plan for Building Permit Purposes following EPC Case No. 00489. The Planning Commission, in addition to approving the change of zone (03-EPC487) also approved a Site Plan for Subdivision Purposes (00488). In accordance with the recommendations of the Staff Planner, Ms. Juanita Hill, the property is not intended for subdivision at this time, and the Site Plan for Subdivision Purposes and related Staff Comments for that case are not applicable.

The Staff Comments regarding the Site Plan for Building Permit Purposes have been addressed in the following document dated June, 2003. The following is noted:

- The drawings submitted to the EPC have been reduced to a 3 sheet DRB submittal, with additional photographs and dimensions added to the attached Sheet 1 and Sheet 3. Sheet 2 merely depicts existing conditions.
- The Site Plan for Building Permit Purposes proposes no new construction except required by the Site Plan for landscaping buffers.
- The Site Plan shows the requirement for bicycle racks, striping and parking facilities (off street), the removal of existing a metal fence by an adjoiner, and the reconstruction of a portion of a property line wall.
- A landscaping buffer has been dimensioned (10 foot minimum) on the north and south property line. The south property line buffer contains a wooden fence. The north property line buffer now includes tree forms in addition to shrubs.
- The south line landscaping buffer has been extended to the extent of the occupancy of the adjacent C2 and P zoned properties.
- A note has been added concerning the City Water Conservation Ordinance.
- A note has been added concerning the required Street Tree Ordinance. As we understand it, the Street Tree Ordinance is effected when new building construction is proposed.
- Notes have been modified regarding the floor area ratio, minimum set-backs and landscaping per our discussions with the Staff Planner.

DEVELOPMENT CONSULTING
ENGINEERING AND SURVEYING
LOCAL GOVERNMENT SERVICES
COMPREHENSIVE LAND PLANNING
LAND DEVELOPMENT IMPLEMENTATION

Page 2

At the request of Ms. Vigil, additional photographs were taken with the proximity and height of the existing structures (not proposed for demolition) have been added.

We believe that this complies with the EPC actions, conforms to the meetings we have had with the Staff Planner and will become the Site Development Plan and landscaping basis for property occupancy.

Very Truly Yours,

Agent for Mr. Dale Knighton

Cc: Dale Knighton

.



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

Dale Knighton
P.O. Box 25087
Albuq. NM 87125

Date: May 16, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1002562
03EPC-00487 Zone Map Amendment
03EPC-00488 EPC Site Development PlanSubdivision
03EPC-00489 EPC Site Development Plan-Building
Permit

LEGAL DESCRIPTION: for all or a portion of Tract 146-B-1 MRGCD MAP 32, a zone map amendment from C-1 to C-2 & R-1 to SU-1 for C-1 Permissive Uses and a Contractor's Yard, located on SECOND ST. NW, between PLEASANT AVE. NW and MONTANO ROAD NW, containing approximately 3 acres. (F-15) Juanita Vigil, Staff Planner

On May 15, 2003 the Environmental Planning Commission voted to approve Project 1002562, 03EPC 00487, a zone map amendment from C-1 and R-1 to SU-1 for C-1 Permissive Uses to include a Contractor's Yard for Tract 146-B-1, MRGCD Map 32, located on 2nd Street between Montano Blvd and Pleasant Ave NW, containing approximately 2.57 acres based on the following Findings:

FINDINGS:

- 1. This is a request for a zone map amendment from C-1 and R-1 to SU-1 for C-1 Permissive Uses to include a Contractor's Yard, for Tract 146-B-1, MRGCD Map 32, located on 2nd Street between Montano Road NW and Pleasant Ave NW, containing approximately 2.57 acres.
- 2. The site currently contains one tract with two separate zone categories. The easterly portion of the site contains a R-1 zone category, which the applicant was originally requesting C-1 with an SU Permit for a Contractor's Yard. The westerly portion of the site contains a C-1 zone category, which the applicant was originally requesting to amend to C-2.

- The applicant submitted a letter amending their original zone map amendment request to amend the entire site's zone category to SU-1 for C-1 Permissive Uses to include a Contractor's Yard.
- 4. The applicant has submitted a site development plan for subdivision and a site development plan for building permit, but only included the easterly portion of Tract 146-B-1.
- A large portion of the area abuts 11 residential lots to the south and two large residential lots to the north. A portion of the subject area also abuts land zoned C-2 to the south and C-1 to the north. Also abuts parking and C-2 SU-1 propane.
- 6. The site currently contains one tract with two separate zone categories. The request eliminates the confusing of the location of the zone boundary, since the proposed zone category will follow property lines.
- 7. The applicant's inclusion of a C-1 zone in the zone map amendment would further <u>Policy 5a</u>, Established Urban of the Comprehensive Plan by allowing a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.
- 8. The proposed zone category will be site controlled by the EPC allowing for quality and innovation in design that is appropriate to the plan area. (Policy 51, Established Urban, Comprehensive Plan)
- 9. The proposed request will encourage a smooth flow of traffic along an arterial (2nd Street) as encouraged in the North Valley Area Plan. (Plan Policies, Transportation, page 12)
- 10. The applicant did provide information to justify a zone map amendment as required in Resolution 270-1980. The location of the juvenile detention center and existing heavy commercial activity near the subject site are changed conditions that satisfy Section 1.D.
- 11. There are no recognized neighborhood associations affected by the subject request.
- 12. The Commission feels that the likely hood of this piece of property developing as residential is very remote.

On May 15, 2003 the Environmental Planning Commission voted to approve Project 1002562, 03EPC 00488, a Site Development Plan for Subdivision, for Tract 146-B-1, MRGCD Map 32, zoned R-1, located on 2nd between Montano Rd NW and Pleasant Ave NW, containing approximately 2.217 acres, based on the following Findings and subject to the following Conditions:

FINDINGS:

- 1. This is a request for a site development plan for subdivision for Tract 146-B-1, MRGCD Map 32, located on 2nd Street between Montano Blvd and Pleasant Ave NW, containing approximately 2.57 acres. The westerly portion of the subject site is zoned C-1 and the easterly portion of the site is zoned R-1.
- 2. A zone map amendment request is accompanied with this request for the subject site from C-1 and R-1 to SU-1 for C-1 Permissive Uses to include a Contractor's Yard.
- 3. The applicant has also submitted a site development plan for building permit that demonstrates an open yard for storage area, a three-bay garage and landscaping along the north and south boundary property lines of the site.
- 4. The subject site currently abuts 11 residential lots to the south and two large residential lots to the north.
- The site currently contains two zone categories within one tract and the submittal will clarify the zone boundary for the site.
- 6. Approval of this site development plan for subdivision is predicated on the requested zone map amendment. The requested zone map amendment meets the policies and criteria of *Resolution 270-1980*.
- 7. The subject will be site controlled by EPC fulfilling <u>Policy 51</u>, Established Urban of the Comprehensive Plan which encourages quality and innovative design in all new development; design shall be encouraged which is appropriate to the plan area.
- 8. There are no recognized neighborhood associations affected by the subject request.

CONDITIONS:

- 1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
- 2. The applicant shall provide a signature block for final approval of the site development plan.

- Floor Area Ratio (F.A.R) information shall be provide, showing the proposed F.A.R and the maximum F.A.R.
- 4. Information on the cover sheet regarding building setback shall be located on the Site Development Plan for Subdivision (Exhibit 2). Information shall be provided on what the current setbacks are for the existing buildings.

- Information on the cover sheet regarding building heights shall be located on the site development plan for subdivision (Exhibit 2). Information shall be provided on what the building heights are for the existing buildings.
- 6. The submittal shall specify the use of the three-bay garage.
- 7. The applicant shall meet the following conditions of approval as required by the City Engineer:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - b. Site shall comply and be designed per DPM Standards and current COA Zoning Code.
 - c. Replace 40' curb cut with a 40' driveway with 25' radii curb returns.
 - d. Fire protection requirements including instantaneous flow and hydrant placement must be verified with Utility Development prior to site plan sign off at DRB.
 - e. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
- 8. A site development plan showing all of the site as to opposed to the east part of it to include the things that should be on site development plan including street trees and other appropriate landscaping.

On May 15, 2003 the Environmental Planning Commission voted to approve Project 1002562, 03EPC 00489, a Site Development Plan for Building Permit, for Tract 146-B-1, MRGCD Map 32, zoned R-1, located on 2nd between Montano Rd NW and Pleasant Ave NW, containing approximately 2.217 acres, based on the following Findings and subject to the following Conditions:

FINDINGS:

- This is a request for a site development plan for building permit for Tract 146-B-1, MRGCD Map 32, located on 2nd Street between Montano Blvd and Pleasant Ave NW, containing approximately 2.57 acres. The westerly portion of the subject site is zoned C-1 and the easterly portion of the site is zoned R-1.
- A zone map amendment request is accompanied with this request for the subject site from C-1 and R-1 to SU-1 for C-1 Permissive Uses to include a Contractor's Yard.
- The subject site currently abuts 11 residential lots to the south and two large residential lots to the north.
- Approval of this site development plan for building permit is predicated on the requested zone map amendment. The requested zone map amendment meets the policies and criteria of Resolution 270-*1980.*
- The property is site controlled by EPC fulfilling Policy 51, Established Urban of the Comprehensive Plan which encourages quality and innovative design in all new development; design shall be encouraged which is appropriate to the plan area.
- There are no recognized neighborhood associations affected by the subject request. 6.

CONDITIONS:

- The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
- The applicant shall provide a signature block for final approval of the site development plan.
- The information on the cover sheet regarding landscaping/drainage needs to be located on the site development plan for building permit (Exhibit 3).
- Elevation Views:
 - a. The photos provided shall be clarified to provide a clear depiction of existing conditions.

5. Landscaping:

- a. The applicant shall provide trees along the north and south property lines as required in Section 14-16-3-10(E)(4), which shall be at least 8' feet in height at planting and capable of reaching a height at maturity of at least 25 feet. Spacing of trees shall be equal to 75% of the mature canopy diameter of the trees. The submittal shall specify the type of trees that will be provided.
- b. Landscape Plan shall specify the maintenance party.

c. All landscapes areas shall be dimensioned.

d. The Landscape Plan shall contain calculations to verify the amount of landscape that will be provided.

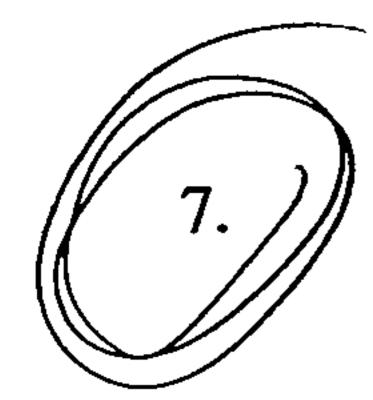
e. The Landscape Plan shall specify the number of plants to be provided per species.

- f. The submittal shall contain a statement indicating that the site will be in compliance with the Water Waste Ordinance.
- 6. The applicant shall meet the following conditions of approval as required by the City Engineer:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - b. Site shall comply and be designed per DPM Standards and current COA Zoning Code.

c. Replace 40' curb cut with a 40' driveway with 25' radii curb returns.

d. Fire protection requirements including instantaneous flow and hydrant placement must be verified with Utility Development prior to site plan sign off at DRB.

e. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda



A site development plan showing all of the site as to opposed to the east part of it to include the things that should be on site development plan including street trees and other appropriate landscaping.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MAY 30, 2003 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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

Sincerely,

Planning Director

VJC/JV/ac

cc: Community Sciences Corp., P.O. Box 1328, Corrales, NM 87048

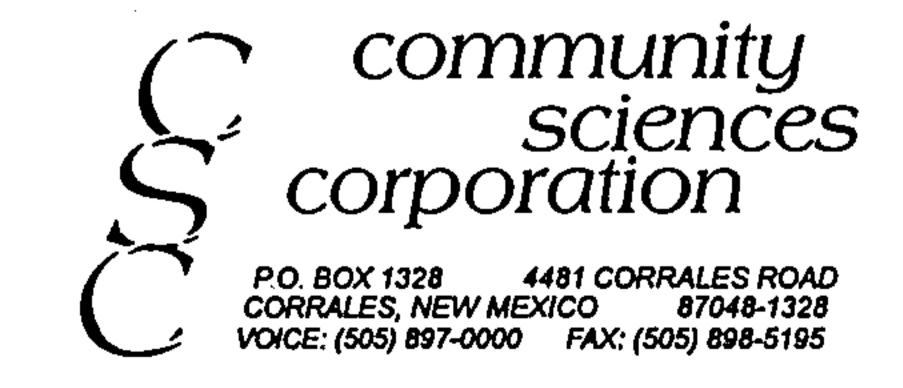
MAY 15, 2003 ALBUQUERQUE, NEW MEXICO

ZONE CHANGE REQUEST AND PLAN

5018 SECOND STREET NW PLAN FOR SU C-1 ZONING AND SU1 C-1 WITH CONTRACTOR'S YARD

CITY OF ALBUQUERQUE ENVIRONMENTAL PLANNING COMMISSION





LAND PLANNING +

CIVIL ENGINEERING +

SURVEYING +

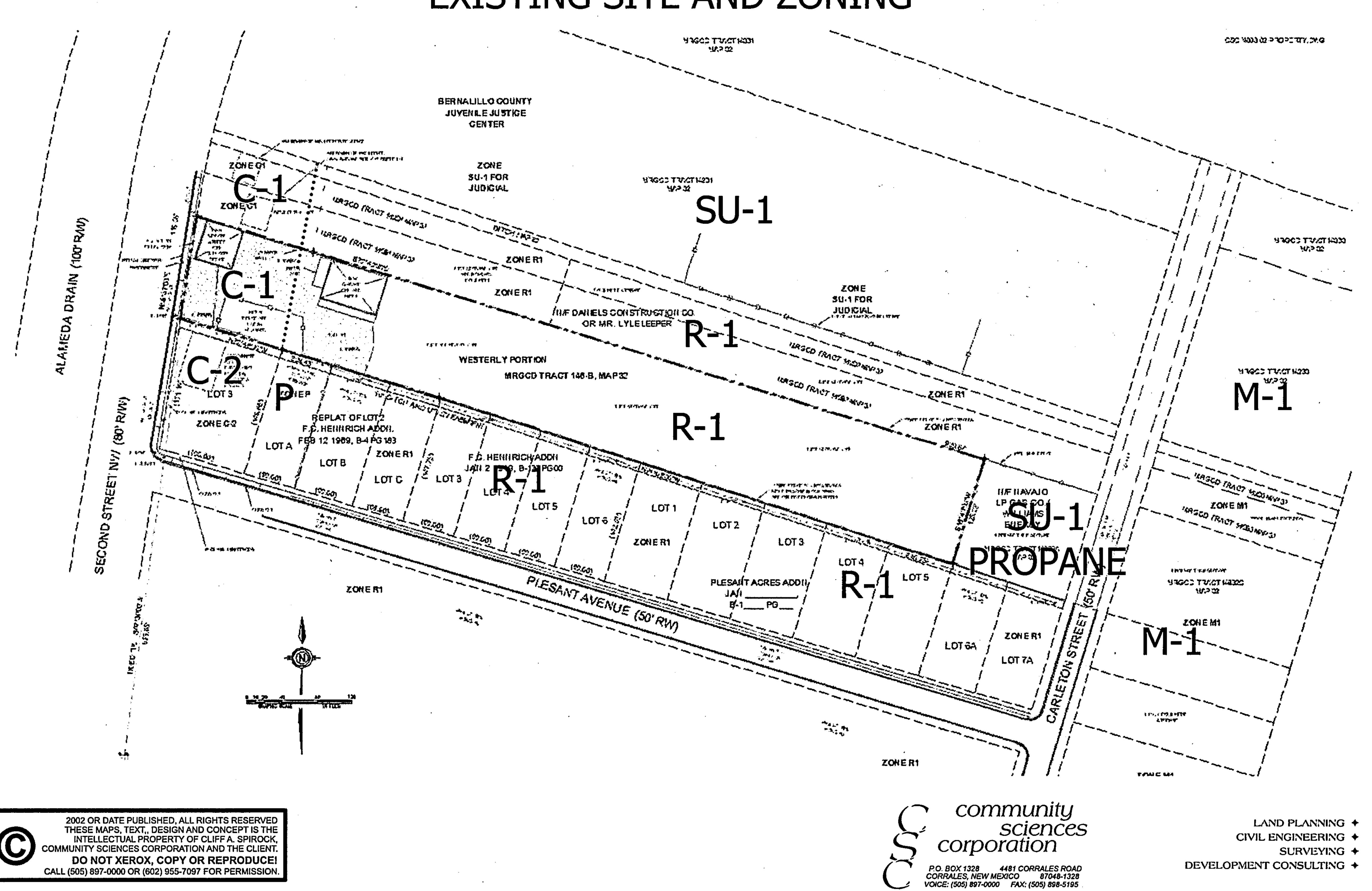
DEVELOPMENT CONSULTING +

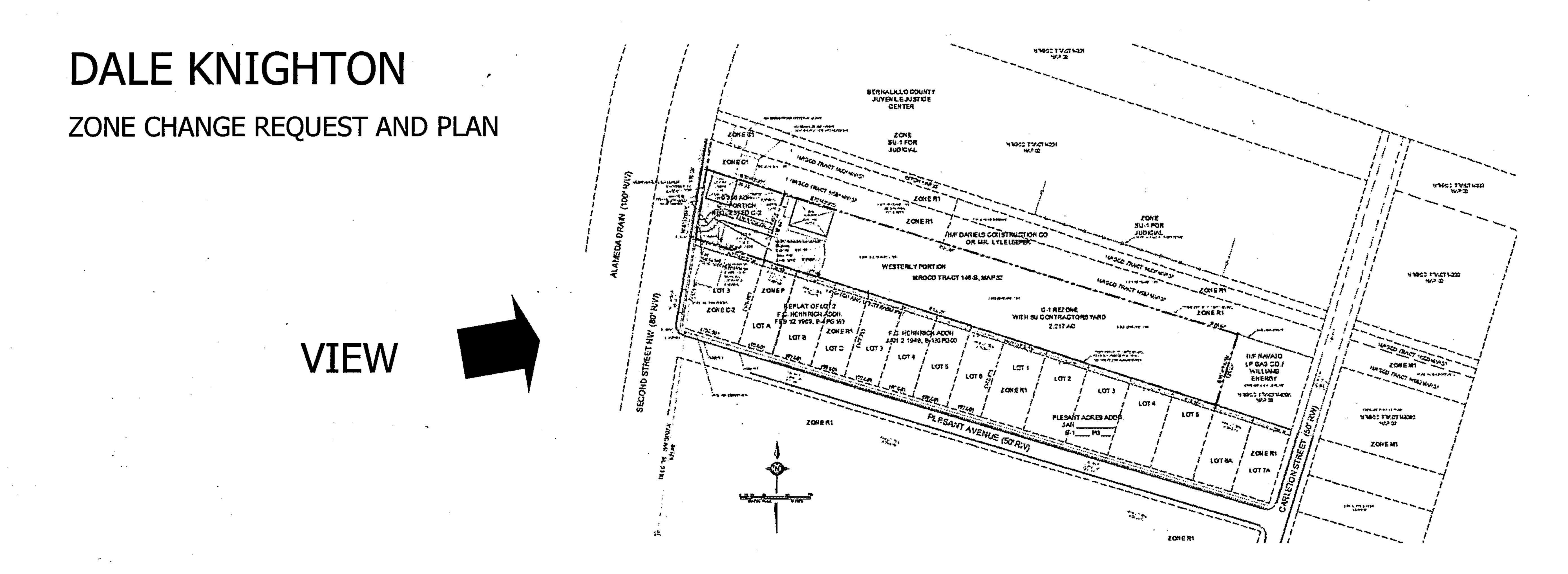
ALBUQUERQUE, NEW MEXICO

DALE KNIGHTON

ZONE CHANGE REQUEST AND PLAN

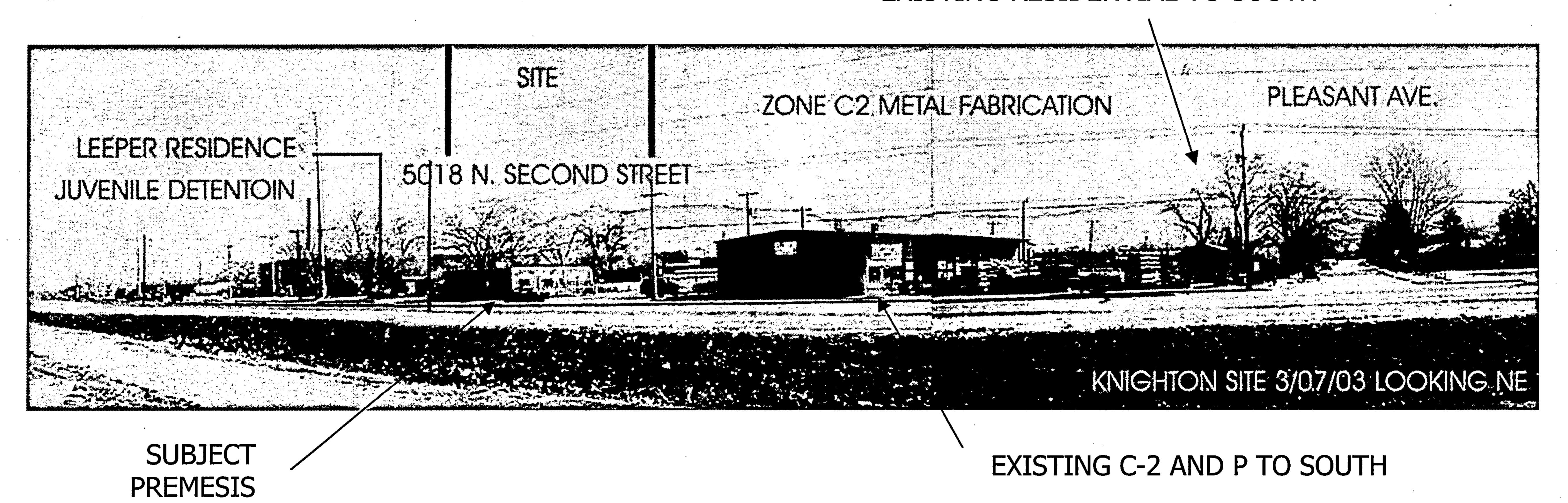
EXISTING SITE AND ZONING

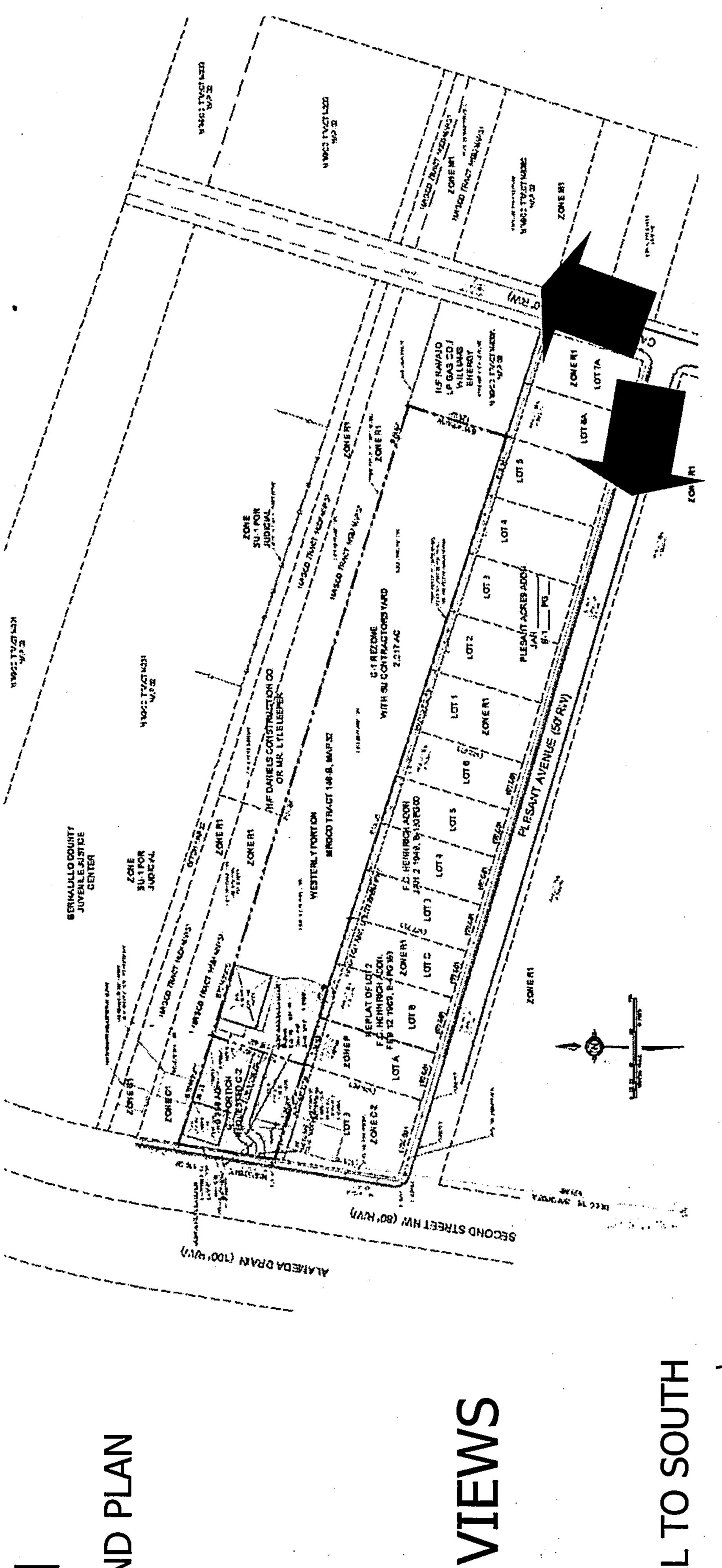




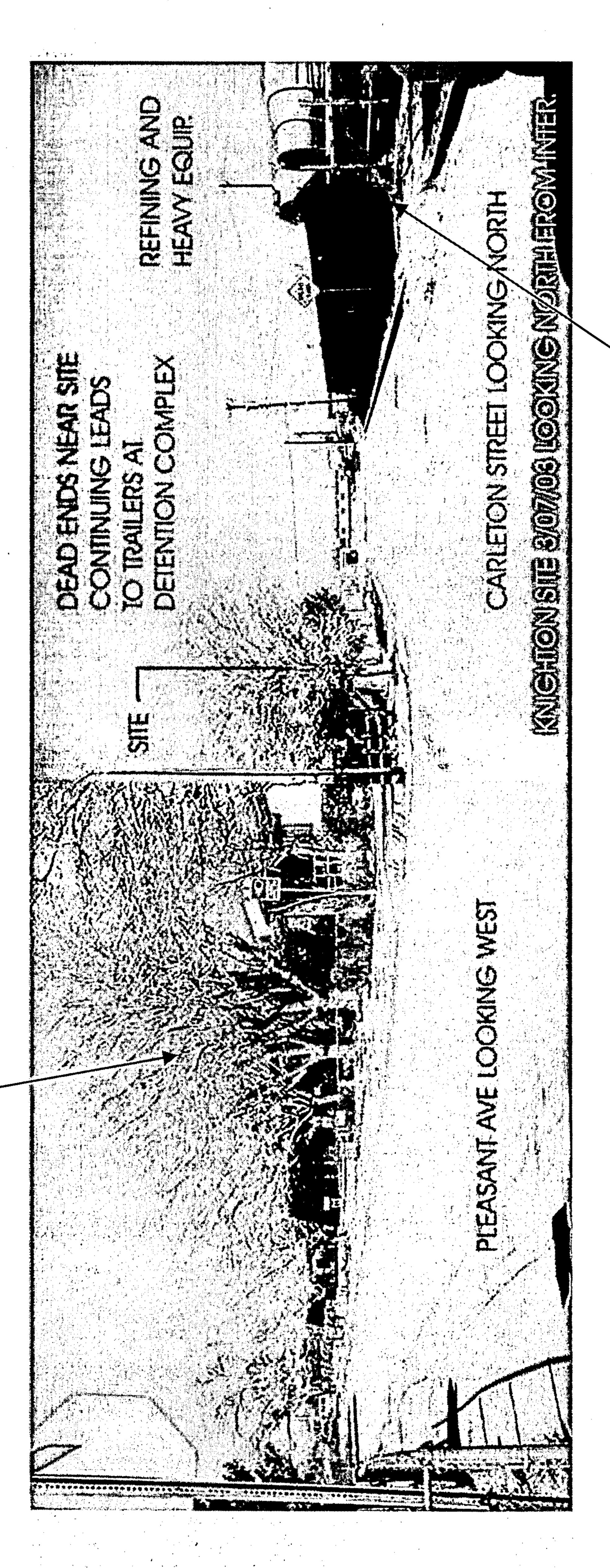
EXISTING RESIDENTIAL TO SOUTH

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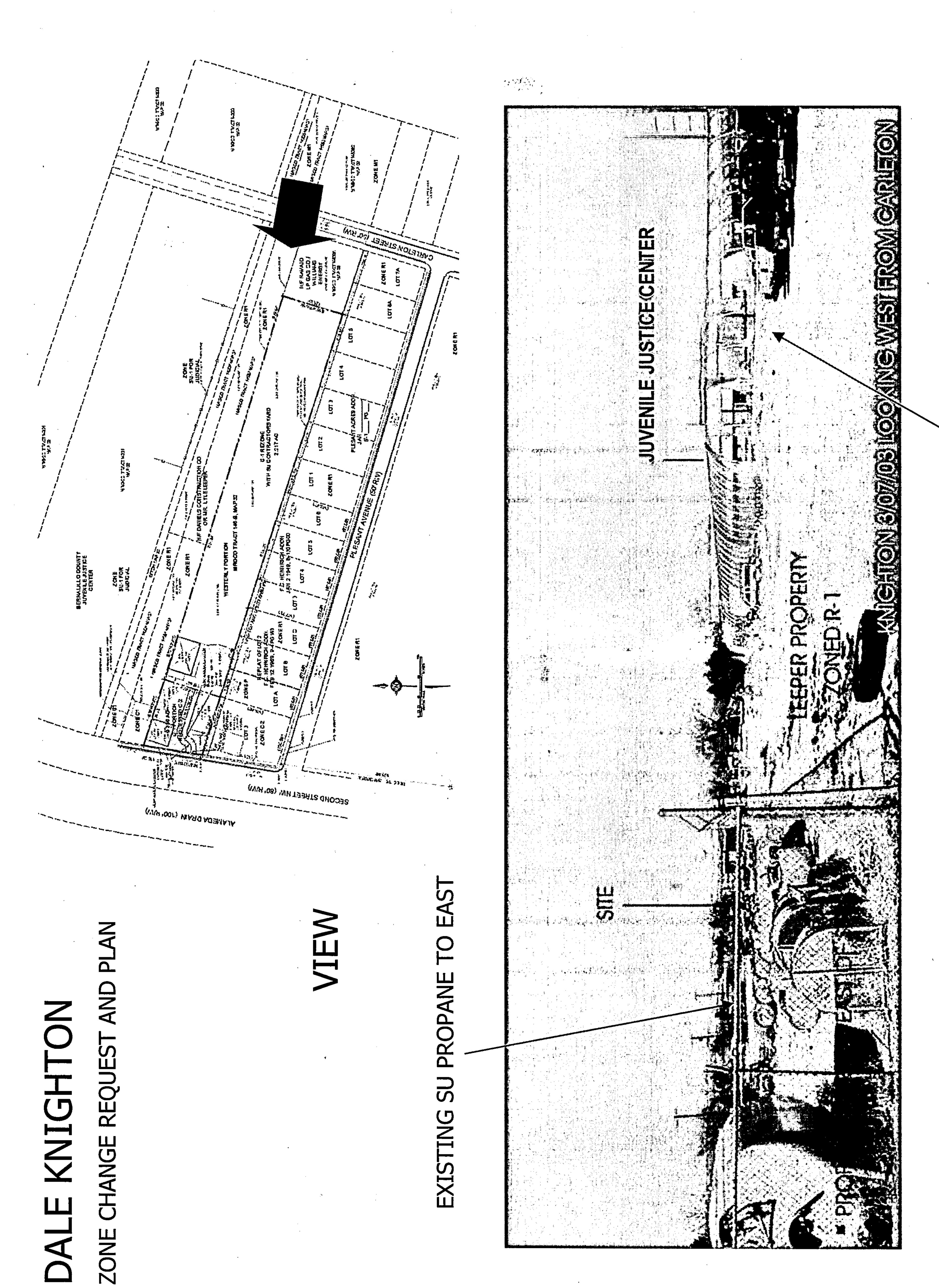




EXISTING RESIDENTIAL TO SOUTH

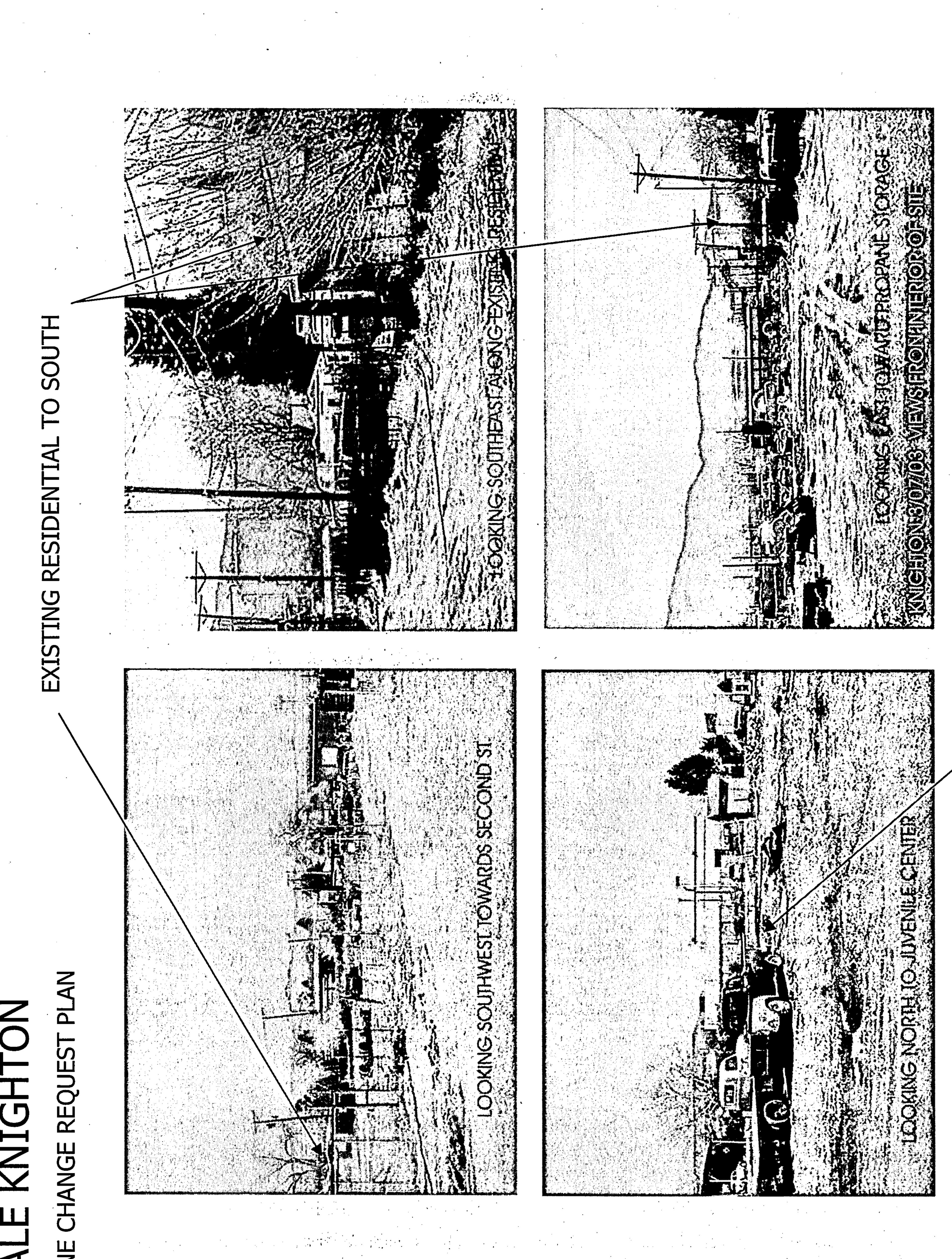


EXISTING M-1 TO EAST



XISTING JUVENILE CENTER TO NORTH

• •



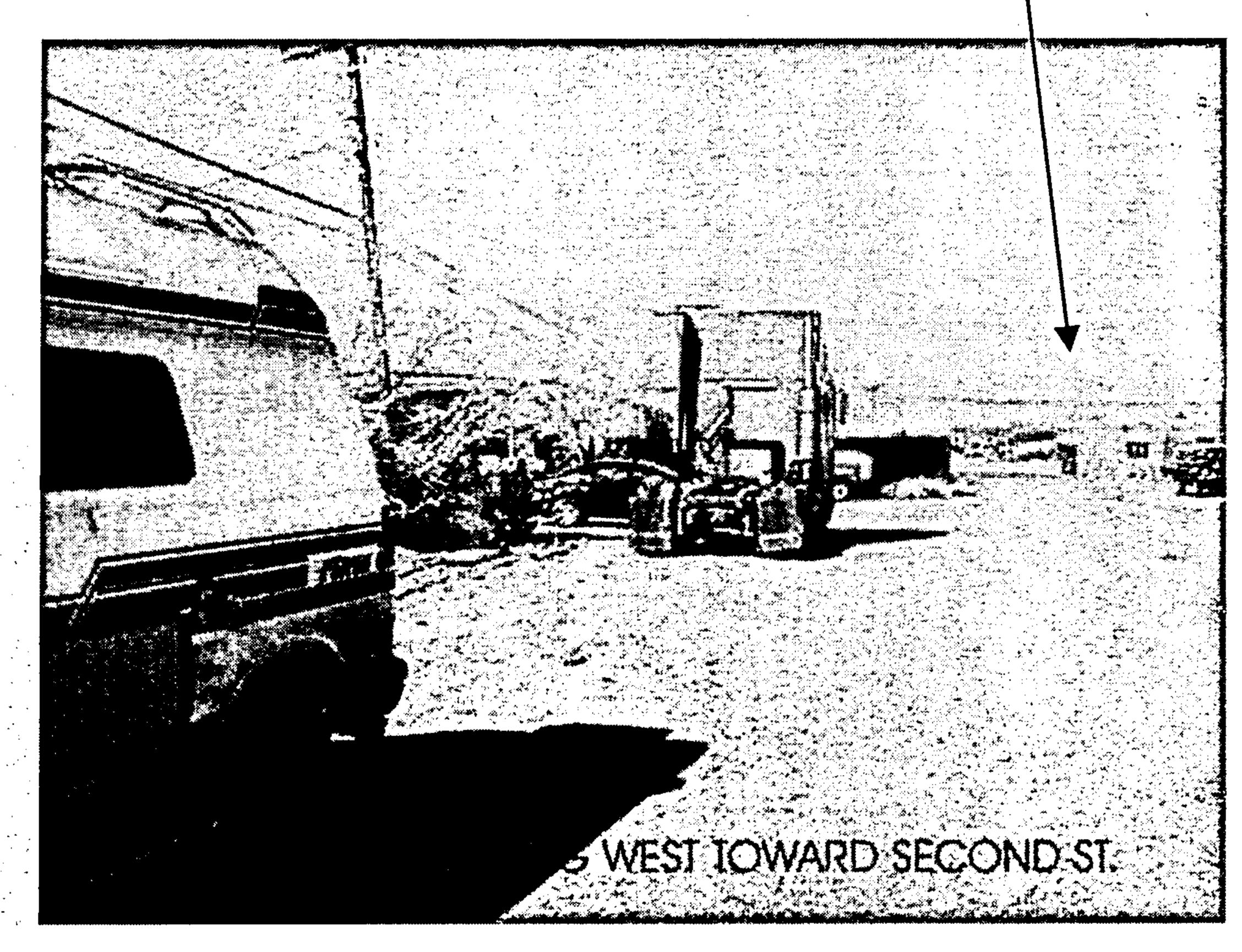
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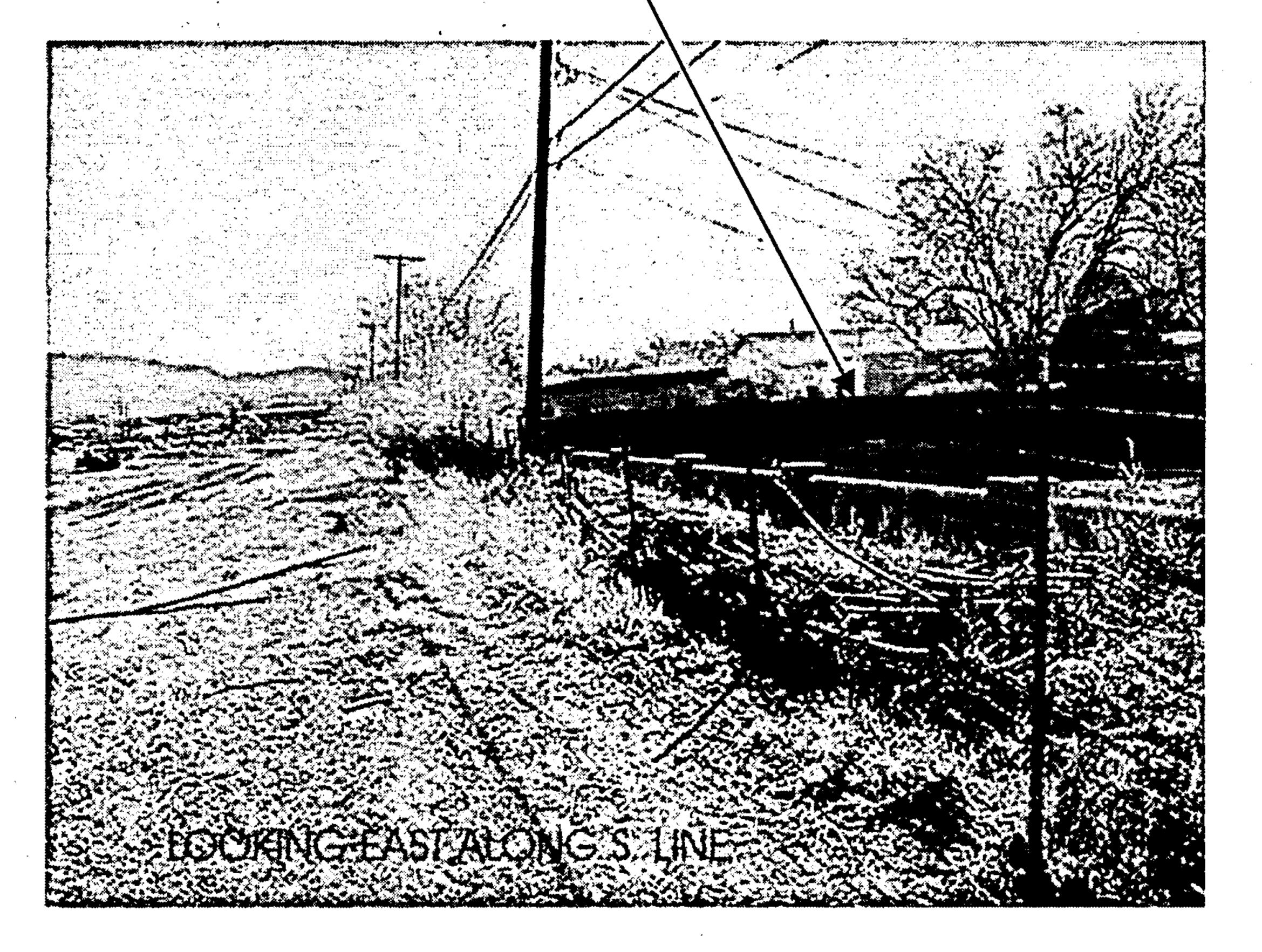
DALE KNIGHTON

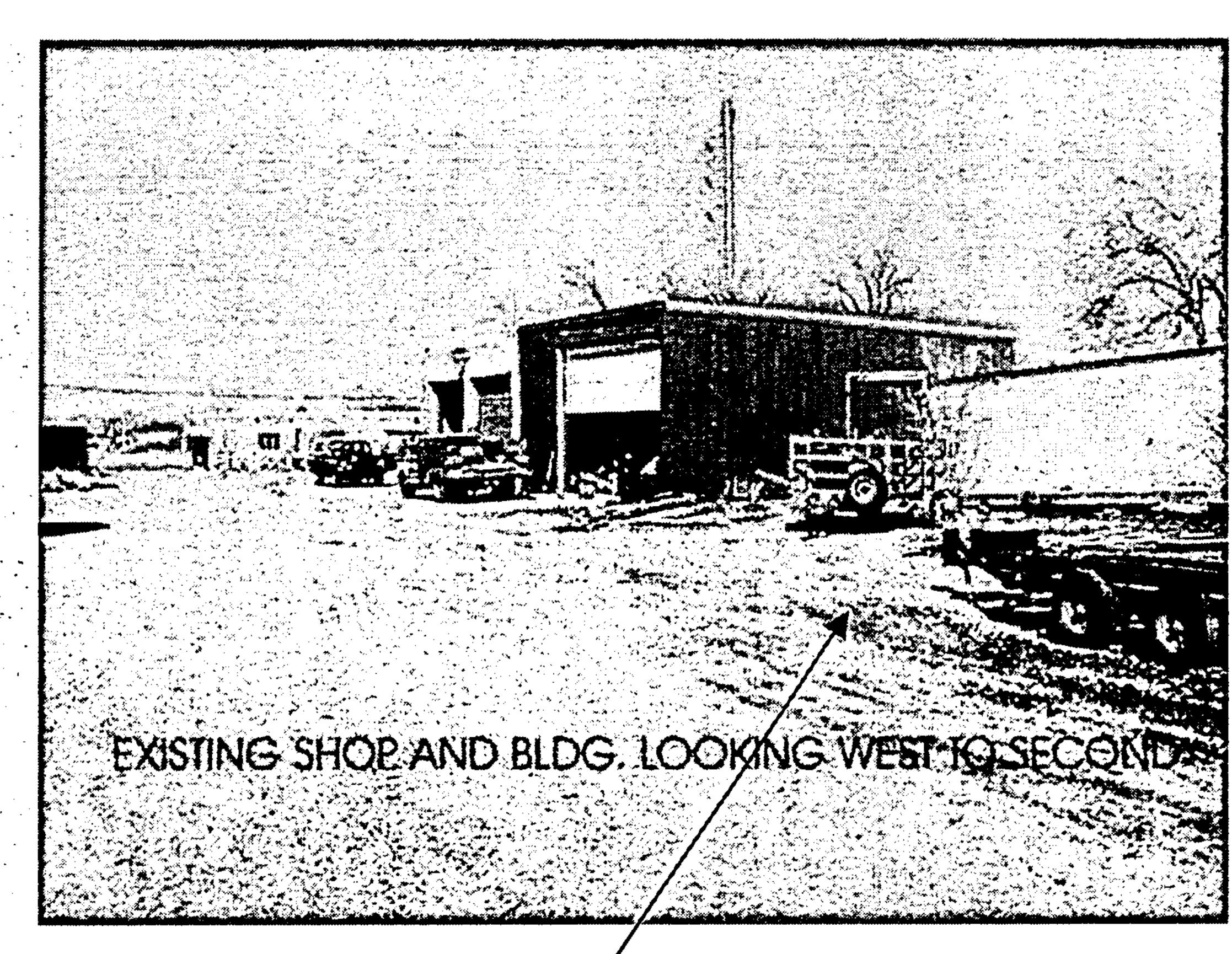
EXISTING RESIDENTIAL TO SOUTH

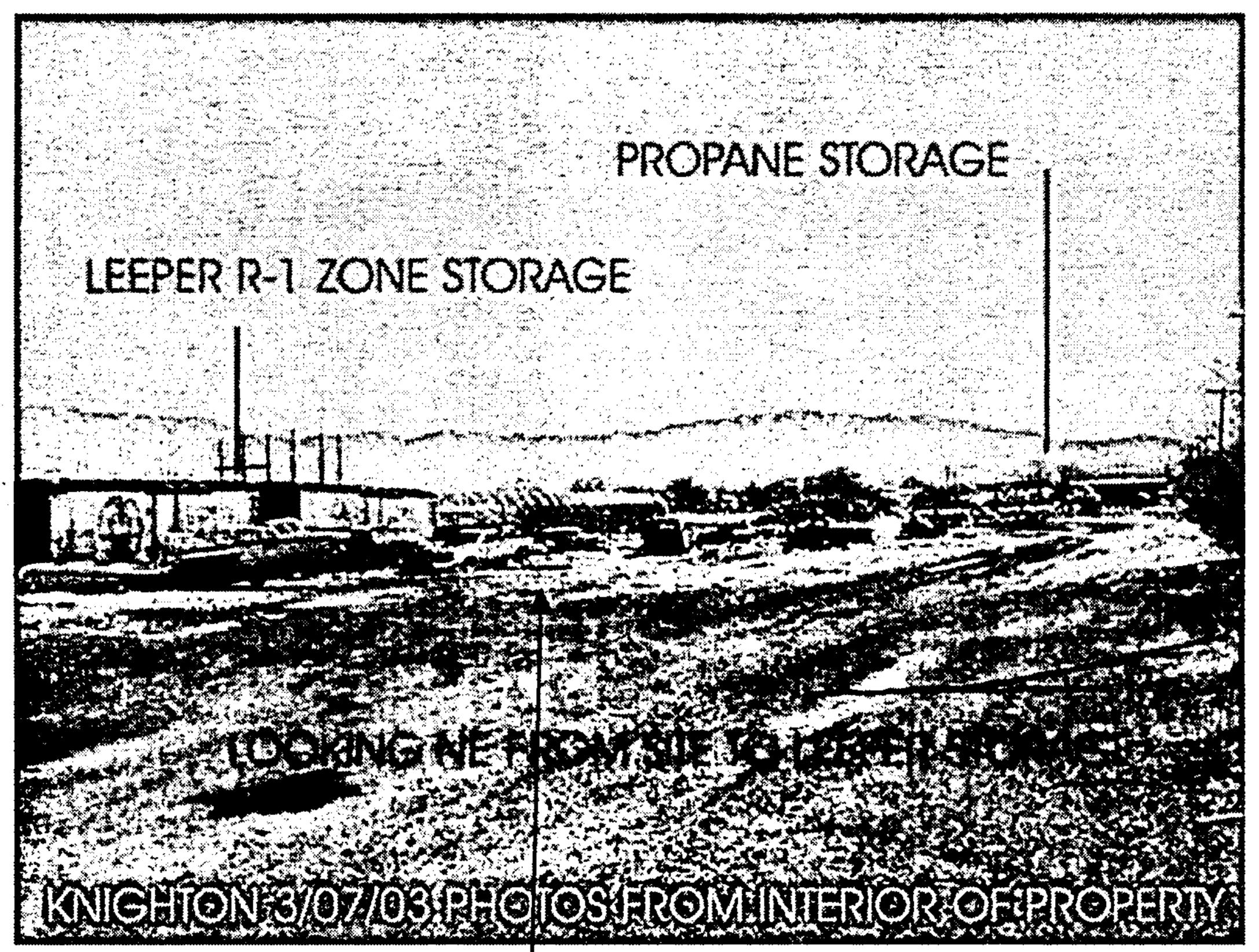
ZONE CHANGE REQUEST AND PLAN

EXISTING SITE BUILDINGS









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EXISTING SITE BUILDINGS

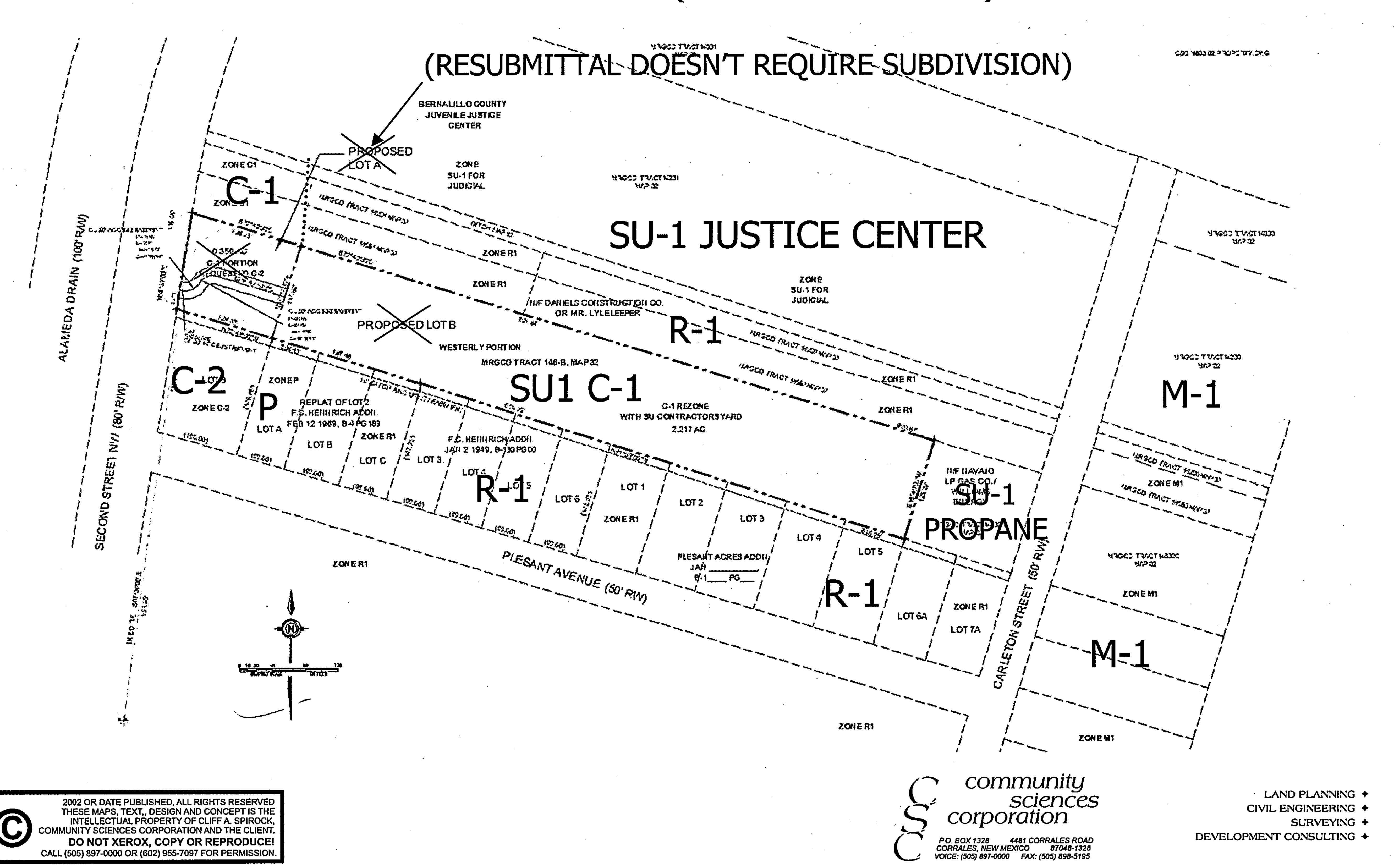
EXISTING STORAGE TO NORTH

DALE KNIGHTON

ZONE CHANGE REQUEST AND PLAN

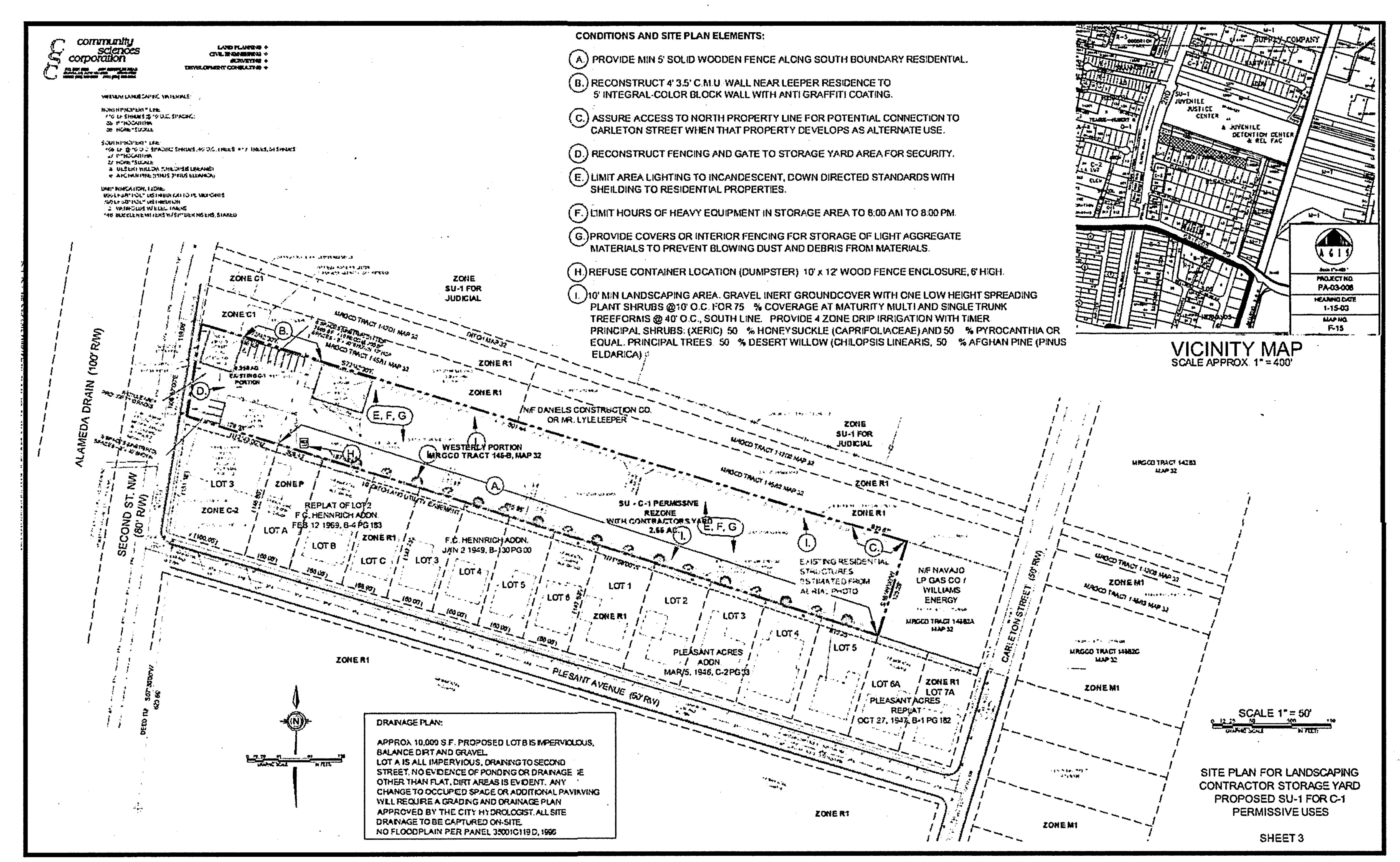
ALBUQUERQUE, NEW MEXICO

PROPOSED ZONING (AS RESUBMITTED)



ZONE CHANGE REQUEST AND PLAN

PROPOSED SITE PLAN AND CONDITIONS



MAY 15, 2003 ALBUQUERQUE, NEW MEXICO

ZONE CHANGE REQUEST AND PLAN

PROPOSED SITE PLAN FAR AND SETBACKS

SITE PLAN REQUIREMENTS (SEE ALSO DRAWING):

LANDSCAPING: LIMITED 10' AREAS PROPOSED FOR THIS SUBMITTAL AND SITE PLAN. GRAVEL AND XERIC GROUNDGOVER WITH DRIP IRRIGATION. NO TREES OR LARGE SHRUBS ON NORTH LINE DUE TO PROXIMITY TO JUVENILE JUSTICE CENTER. A 5' WOODEN FENCE IS TO BE CONSTRUCTED ALONG THE SOUTH LINE ADJACENT TO EXISTING RESIDENTIAL STRUCTURES.

A 5' MASONRY WALL IS TO BE CONSTRUCTED WHERE SHOWN ADJACENT TO MR. LEEPER'S RESIDENCE ON HIS C-1 PORTION.

GRADING PLAN: NONE PROPOSED FOR THIS SUBMITTAL. SITE IS TO REMAIN IN NATURAL CONDITION FOR STORAGE OF LANDSCAPE MATERIALS ONLY. THE SUBMITTED SITE PLAN INDICATES THAT A GRADING AND DRAINAGE PLAN IS REQUIRED FOR ANY CHANGE IN OCCUPANCY FROM THE ABOVE OR FOR ANY GROUND DISTURBANCE.

BUILDING ELEVATIONS: NO CHANGE IN EXISTING STRUCTURE IS CONTEMPLATED (EXISTING STRUCTURE IS ON C-1 PORTION, NO NEW BUILDING IS PROPOSED, PHOTOS OF EXISTING IN LIEU OF ELEVATIONS).

MAXIMUM BUILDING HEIGHT: PER THE C-1 ZONE - 26 FEET MAXIMUM. FOR SIGNS AND ANTENNAE - PER SEC. 14-16-3-3 OF THE ZONING CODE.

MINIMUM SETBACKS: NEW CONSTRUCTION - PER THE C-1 ZONE FROM RESIDENTIAL ZONES - FRONT: 5 FEET, CORNER: 5 FEET, SIDE AND REAR: 15 FEET. FROM NON-RESIDENTIAL ZONE: 0 FEET SIDELINES (ZERO) 0R 10 FEET FROM STRUCTURES, REAR: 15 FEET, FRONT: 5 FEET.

FLOOR AREA RATIO (FAR): A MAXIMUM F.A.R. OF 0.20 FOR RETAIL, 0.40 FOR OFFICES AND 0.60 FOR ATYPICAL PARKING USES IS ESTABLISHED BY THIS PLAN.

SH	EET	INDEX

- 1 COYER AND LOCATION
 - EXISTING CONDITIONS
- 3 SITE PLAN AND LANDSCAPING PLAN
- 4-5 SITE PLAN DETAIL (ENLARGED)

APPROVALS

	•
CITY PLANNER / ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION	DATE
PARKS AND RECREATION DEPARTMENT	DATE
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	
UTILITY DEVELOPMENT	DATE
CITY ENGINEER	DATE

EXISTING SITE DATA

ACREAGE: 2.67 AC. ±, SU-1 FOR C-1 PERMISSIVE WITH CONTRACTOR'S YARD

COVER AND VICINITY MAP

ZONE CHANGE REQUEST MR. DALE KNIGHTON

MAY, 2003 ZONE ATLAS F-15 SHEET 1

ZONE CHANGE REQUEST AND PLAN

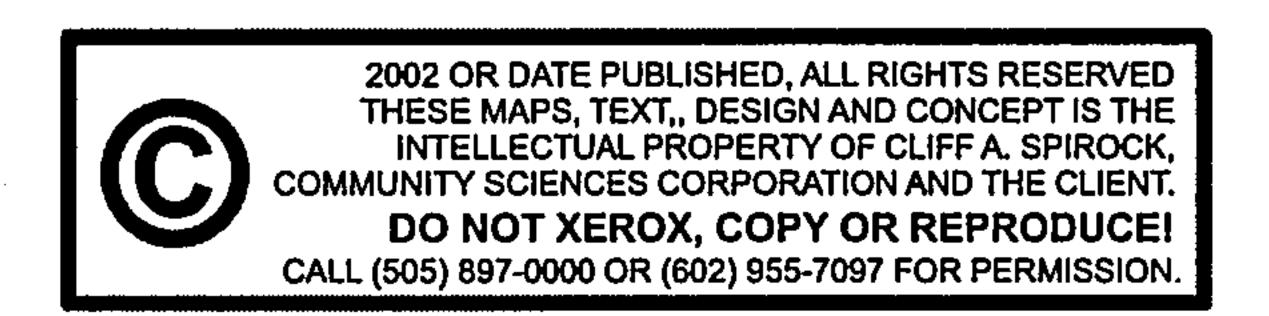
REQUEST OPTIONS:

AS APPLIED FOR (SU-1 FOR C1 PERMISSIVE) WITH SU-1 CONTRACTOR'S YARD AND LIMITATIONS; OR,

SU-1 FOR C1 PERMISSIVE LAND USES (WITHOUT YARD)

SITE PLAN DELEGATED TO DRB WITH SIGN-OFF OR DEFERRED TO EPC

Thank You!





LAND PLANNING +

CIVIL ENGINEERING +
SURVEYING +

DEVELOPMENT CONSULTING +