

8



7/10/03 Completed RA.

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.

DRB Application No.: 03-01038 (SBP)
Project Name: PEREA ADDITION
Agent: Consensus Planning

Project # 1002563
EPC Application No.: 03EPC-00493, 494,496
Phone No.: 764-9801

Your request for (SDP for SUB), (SDP for BB), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/9/03 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.**
- Copy of final plat AND a DXF File for AGIS is required.**
- Copy of recorded plat for Planning.**

Project Number 1002563



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 9, 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 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 11:45 A.M.

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

1. **Project # 1000938**
03DRB-00929 Major-Two Year SIA
Procedure B to be extended & converted
to "B" Modified for LOMR
03DRB-00937 Major- Two Year SIA
Extension of "B" Modified

BOHANNAN HUSTON INC., agent(s) for GSL PROPERTIES INC., request(s) the above action(s) for all or a portion of Tract(s) G-3-A and G-3-B, **MANZANO MESA**, zoned SU-1 R-2, located on EUBANK BLVD NE, between SOUTHERN BLVD NE and STEPHEN MOODY ST NE containing approximately 37 acre(s). [REF:01440-00943] (L-21) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED FOR PROCEDURE B TO BE EXTENDED AND CONVERTED TO 'B' MODIFIED FOR LOMR. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 6/13/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS EXTENDED TO 6/13/05. A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED FOR THE EXTENSION OF PROCEDURE 'B' MODIFIED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 6/13/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS EXTENDED TO 6/13/05.**

2. **Project # 1001372**
03DRB-00950 Major-Vacation of Public
Easements
03DRB-00951 Major-Vacation of Public
Easements
03DRB-00953 Major-Preliminary Plat
Approval
03DRB-00952 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC., agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s), 18A-1 (**VISTA CANTERA SUBDIVISION**), zoned R-LT, located on RAINBOW BLVD NW, between VENTANA RANCH RD NW and VENTANA VILLAGE RD NW containing approximately 4 acre(s). [REF: 02DRB-00240] (B-9) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/9/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/30/03 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION. THE TEMPORARY DEFERRAL OF SIDEWALKS WAS APPROVED FOR THE CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1002730**
03DRB-00963 Major-Vacation of Pub
Right-of-Way
03DRB-00965 Major-Vacation of Public
Easements
03DRB-00964 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for JESUS CHRIST OF LATTER DAY SAINTS REAL ESTATE, request(s) the above action(s) for all or a portion of Lot(s) 13-A, Block(s) 6, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: DRB-93-32, SP-93-16, DRB-98-123, S-99-40] (C-20) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

4. **Project # 1002731**
03DRB-00966 Major-Vacation of Pub
Right-of-Way
03DRB-00967 Minor-Sketch Plat or Plan

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 SU-2 special neighborhood zone, S-R (Sawmill), located on 6TH ST NW, between BELLAMAH AVE NW and KINLEY AVE NW containing approximately 1 acre(s). [*Deferred from 7/9/03*] (J-14) **THE ABOVE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST TO 7/23/03.**

5. **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 SUBDIVISION, 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) **THE TEMPORARY DEFERRAL OF SIDEWALKS WAS APPROVED FOR THE CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/9/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/6/03 THE PRELIMINARY PLAT WAS APPROVED. THE SIDEWALK VARIANCES WERE APPROVED AS SHOWN ON EXHIBIT C FOR THE WAIVER OF SIDEWALKS. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

6. **Project # 1001523**
03DRB-00757 Major-Vacation of Pub
Right-of-Way
03DRB-00758 Minor-Vacation of Private
Easements
03DRB-00756 Minor-Prelim&Final Plat
Approval
03DRB-00755 Major-Bulk Land Variance

COMMUNITY SCIENCES CORP agent(s) for UNSER/98TH ST and AIM MANAGEMENT request(s) the above action(s) for, **LADERA INDUSTRIAL CENTER**, zoned SU-1, located on UNSER BLVD NW, between LADERA DR NW and OURAY DR NW (VACATED) containing approximately 129 acre(s). [REF: EPC-00152, EPC-00153, EPC-00229, 1002404, 1001523] [Deferred from 6/4/03, 6/18/03 & 7/9/03] (H-9, H-10) **DEFERRED AT THE BOARD'S REQUEST TO 7/30/03.**

- Project # 1001523**
03DRB-00899 Minor-Amnd SiteDev Plan
Subd

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH STREET PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 for Light Industrial, located on UNSER BLVD NW between 98TH ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: 01EPC-01405, 02DRB-00518, 03DRB-00755] [Deferred from 6/11/03 & 7/9/03] (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 7/30/03.**

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.

7. **Project # 1000593**
03DRB-01079 Minor-SiteDev Plan
BldPermit/EPC

ROHDE MAY KELLER MCNAMARA ARCHITECTURE, agent(s) for CITY OF ALBUQUERQUE FIRE DEPARTMENT, request(s) the above action(s) for all or a portion of Lot(s) B9D1, **SEVEN BAR RANCH ADDITION**, zoned SU-1 Town Center, located on COORS BLVD BYPASS NW, between CIBOLA LOOP NW and ELLISON DR NW containing approximately 2 acre(s). [REF: 03EPC-00497, 03EPC-00551] [DEBBIE STOVER, EPC CASE PLANNER] (A-13) **INDEFINITELY DEFERRED ON A NO SHOW.**

8. **Project # 1002563**
03DRB-01038 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for ANN SKINNER-JONES request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 11, **PEREA ADDITION**, zoned SU-2 special neighborhood zone, SF, located on ROMA AVE NW, between 12TH ST NW and 13TH ST NW containing approximately 1 acre(s). [REF: 03EPC-00493, 03EPC-00494, 03EPC-00496] [MARY PISCITELLI, EPC CASE PLANNER] (J-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

9. **Project # 1002405**
03DRB-00879 Minor-SiteDev Plan
BldPermit/EPC

JOHN A. MYERS agent(s) for TANAGER- REDLANDS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-28-B1, **TOWN OF ATRISCO GRANT, NORTHEAST UNIT**, zoned SU-1 special use zone, for C-1 uses to include AUTO BODY REP. & PAINT., located on the WEST SIDE OF COORS BLVD NW, between SEQUOIA RD NW and QUAIL RD NW containing approximately 5 acre(s). [REF: 02EPC-01949] [DEBBIE STOVER, EPC CASE PLANNER] [*Deferred from 6/11/03 & 7/9/03*] (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/16/03.**

10. **Project # 1002060**
03DRB-01044 Minor-SiteDev Plan
BldPermit/EPC

JACK M. HARRIS, ARCHITECTS INC., agent(s) for NETHERWOOD PARK CHURCH OF CHRIST request(s) the above action(s) for all or a portion of Tract(s) F-1, **NETHERWOOD PARK ADDITION**, zoned SU-1 Church/Related Facilities, located on INDIAN SCHOOL RD NE, between SAN MATEO NE and WASHINGTON NE containing approximately 3 acre(s). [REF: Z-75-84, Z-68-59, Z-68-94, Z-93-81] [RUSSELL BRITO, EPC CASE PLANNER] (H-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR UPDATED FIRE CALCS AND THE WAY THE UTILITY PLAN IS SHOWN IT WILL NOT PROVIDE FIRE PROTECTION.**

11. **Project # 1002786**
03DRB-01075 Minor-SiteDev Plan
BldPermit

JIM MILLER - MILLER & ASSOCIATES, agent(s) for FIDELITY TRUST CO. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP industrial park zone, located on SAN MATEO BLVD NE, between SAN DIEGO AVE NE and BEVERLY HILLS AVE NE containing approximately 3 acre(s). [REF: 01ZHE-01832] [*Deferred from 7/9/03*] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/6/03.**

12. **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 & 7/9/03*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/16/03.**

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

13. **Project # 1000908**
03DRB-01000 Minor-Extension of
Preliminary Plat

GREG THOMSON request(s) the above action(s) for all or a portion of Tract(s) 439, **CASITA DE LA MESA, UNIT 4, TOWN OF ATRISCO GRANT, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on EAST SIDE OF 94TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 5 acre(s). [REF: 02DRB-00721, 02DRB-00722 -24] (L-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS APPROVAL INCLUDES THE EXTENSION OF THE INFRASTRUCTURE LIST DATED 7/17/02.**

14. **Project # 1001021**
03DRB-00222 Minor-Prelim&Final Plat
Approval

MARK GOODWIN AND ASSOCIATES, PA, agent(s) for PIERRE AMESTOY JR request(s) the above action(s) for all or a portion of Tract(s) C-1, **IRVING LAND PARTNERS**, zoned M-1 light manufacturing zone, located on Irving Blvd NW between Eagle Ranch Rd NW and Golf Course Rd NW and containing approximately 9 acre(s). [REF: V-86-65] [DEFERRED FROM 4/2/03, the Vac of Public Easements was approved, P & F Indefinitely deferred] (B-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

15. **Project # 1001082**
03DRB-01012 Minor-Extension of
Preliminary Plat
03DRB-01013 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES, agent(s) for K B HOME NM request(s) the above action(s) for all or a portion of Lot 19, Tract D, Block 1, Lot(s) 1-6, Tract C, Block 6, and Lot 16, Tract B, Block 8, **PARK HILL SUBDIVISION, UNIT 2**, zoned RT, located on MCMAHON BLVD NW, between MILKY WAY ST NW and BLACKS ARROYO BLVD NW containing approximately 3 acre(s). [REF: 01DRB-00069, 01DRB-00698, 01DRB-00700](A-11) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT FOR UNIT 3 WAS APPROVED. THIS APPROVAL INCLUDES THE EXTENSION OF THE INFRASTRUCTURE LIST DATED 11/27/02. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE DXF FILE.**

16. **Project # 1001261**
03DRB-01072 Minor-Ext of SIA for Temp
Defer SDWK

JOHN DAVIDSON agent(s) for PARADISE WEST, INC. request(s) the above action(s) for all or a portion of **QUINTESSENCE SUBDIVISION, UNITS I - V**, zoned R-D residential and related uses zone, developing area, located East of EUBANK BLVD NE, between CORONADO AVE NE and SAN ANTONIO DR NE containing approximately 119 acre(s). [REF: 01DRB-00697, DRB-94-552, Z-96-554, Z-92-06, Z-98-114](D-21) **A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 7/14/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS EXTENDED TO 7/14/04.**

17. **Project # 1002271**
03DRB-01043 Minor-Sidewalk Waiver

JEFF MORTENSEN AND ASSOCIATES, agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1P1-45P1, Tract(s) A, **LOS VIGILS SUBDIVISION**, zoned SU-2/RT, located on HOLLY AVE NE, between HOLBROOK ST NE and VENTURA ST NE containing approximately 8 acre(s). [REF: 1002271, 03DRB-00565] (C-20) **A SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C FOR THE WAIVER OF SIDEWALKS.**

18. **Project # 1002772**
03DRB-01037 Minor-Prelim&Final Plat Approval

HARRIS SURVEYING agent(s) for DAVID BALLANTINE request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 5, **CLAYTON HEIGHTS SUBDIVISION**, zoned C-2 community commercial zone, P-R, located on the west side of YALE BLVD SE, between ANDERSON AVE SE and ROSS AVE SE containing approximately 1 acre(s). (L-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RIGHT-OF-WAY DEDICATION/VERIFICATION ALONG YALE AND TO PLANNING FOR THE DXF FILE.**

19. **Project # 1002502**
03DRB-01039 Minor-Prelim&Final Plat Approval

MICHAEL RENFRO request(s) the above action(s) for all or a portion of Tract(s) 338-A-1-B-1, **MRGCD MAP 38**, zoned R1, located on HERRERA NW, between ATRISCO NW and 47TH ST NW containing approximately 2 acre(s). [REF: 03DRB-00293 -SK] (J-12) **THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

20. **Project # 1002342**
03DRB-01067 Minor-Vacation of Private
Easements

MARK GOODWIN & ASSOCIATES 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**,
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: 02DRB-01720] (F-11) **THE VACATION WAS
APPROVED AS SHOWN ON EXHIBIT B IN THE
PLANNING FILE.**

21. **Project # 1002787**
03DRB-01077 Minor-Prelim&Final Plat
Approval

HALL SURVEYING CO. agent(s) for MICHAEL D.
RAYMOND request(s) the above action(s) for all or a
portion of Lot(s) 4 & 5, Block(s) 4, **HOLIDAY PARK, UNIT
3**, zoned R-1 residential zone, located on BAR HARBOR
ST NE, between JUAN TABO BLVD NE and GOLDEN
GATE AVE NE containing approximately 1 acre(s). [REF:
ZA-96-247] (G-22) **DELEGATED OFF THE AGENDA
7/8/03.**

22. **Project # 1002339**
03DRB-01035 Minor-Final Plat Approval

WAYJOHN SURVEYING agent(s) for JAY REMBE
request(s) the above action(s) for all or a portion of Tract(s)
10-A, **ALVARADO GARDENS, UNIT 2**, zoned RA-2
residential and agricultural zone, located on CAMPBELL
RD NW, between TRELIS DR NW and GLENWOOD DR
NW containing approximately 2 acre(s). [REF: 02DRB--
01711,02DRB-01958, 03DRB-00571,03DRB-00769](G-12)
DELEGATED OFF THE AGENDA 7/8/03.

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

23. **Project # 1001656**
03DRB-01054 Minor-Sketch Plat or Plan
- SANTIAGO ROMERO JR. agent(s) for CITY OF ALBUQUERQUE, L. ADAMSKO request(s) the above action(s) for all or a portion of Tract(s) N & 0, **UNPLATTED LANDS, SEC. 15,T11N, R1E, NMPM**, zoned SU-1 special use zone, for MAJOR PUBLIC OPEN SPACE, located north of JIM MC DOWELL RD NW, between SHOOTING RANGE ACCESS RD NW and PASEO DEL VOLCAN NW containing approximately 590 acre(s). [REF: 03EPC-00915, 03EPC-00916, 01EPC-01875] (D-4) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. **Project # 1002775**
03DRB-01042 Minor-Sketch Plat or Plan
- KEVIN MURTAGH request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 39, **PEREA ADDITION**, zoned SU-2 TH, located on the SOUTHEAST CORNER, between GRANITE NE and 13TH ST NE containing approximately 1 acre(s).(J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
25. **Project # 1002782**
03DRB-01066 Minor-Sketch Plat or Plan
- ARIF & MANJI MADATALI request(s) the above action(s) for all or a portion of Lot(s) 10, Block(s) 3, **MANKATO PLACE ADDITION**, zoned CCR, located on CENTRAL AVE SE, between ALISO SE and SOLANO DR SE containing approximately 1 acre(s). [REF: V-84-20, V-85-50] (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1002788**
03DRB-01078 Minor-Sketch Plat or Plan

LOUIS KOLKER, agent(s) for GREATER ALBUQUERQUE HOUSING PARTNERSHIP, request(s) all or a portion of Lot(s) A-1, Block(s) 11, **YEAROUTS - KNOB HEIGHTS SUBDIVISION**, zoned R-3, located on THAXTON AVE SE between WELLESLEY SE and AMHERST SE, containing approximately 1 acre(s). *[Deferred from 7/9/03]* (L-16)
DEFERRED AT THE AGENT'S REQUEST TO 7/16/03.

27. Approval of the Development Review Board Minutes for June 18 and June 25, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11:45 A.M.

8



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.

DRB Application No.: 03-01038 (SBP)
Project Name: PEREA ADDITION
Agent: Consensus Planning

Project # 1002563
EPC Application No.: 03EPC-00493, 494, 496
Phone No.: 764-9801

Your request for (SDP for SUB), (SDP for BE), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/9/00 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.**
 - Copy of final plat AND a DXF File for AGIS is required.**
 - Copy of recorded plat for Planning.**

Project Number 1002563



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

ALBUQUERQUE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002563

AGENDA ITEM NO: 8

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: July 9, 2003



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002563

Item No. 8

Zone Atlas J-13

DATE ON AGENDA 7-09-03

INFRASTRUCTURE REQUIRED () YES (x) NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	No adverse comment.

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

CITY OF ALBUQUERQUE
Planning Department
Albuquerque, New Mexico

#8

InterOffice Correspondence

July 8, 2003

To: Sheran Matson, DRB Chair
From: Mary Piscitelli, EPC Staff Planner
Subject: *Project # 1002563, Case # 03DRB-01038*

This memo will act as comments to the above-mentioned matter. This case was heard at the May 15, 2003 EPC public hearing. This case before the DRB is the final sign off for the site development plan for building permit.

Each condition that requires further comment has been noted with the number and the agent's reply to the condition.

2. Research indicates that the property boundary shown on the site plan is correct. No replat is necessary.

Although no replat is necessary, the Albuquerque geographic information system map should be corrected. Staff recommends that the agent contact the Albuquerque Geographic Information Manager and correct the mapping so that there are no further questions about this issue.

3. No additional lighting is proposed for the site other than the existing standard residential porch lights. A note has been added to the site plan.

The EPC required site lighting located to illuminate the driveway and parking area while not adversely impacting neighboring historic properties. The EPC required that motion sensor lights be installed to mitigate any adverse impact on the neighboring historic properties. The residential standard porch lights, as noted by the agent, might not illuminate the parking area or driveway sufficiently. Staff recommends that motion sensor illuminating bollards, landscape lighting or other low-height lighting units, rather than the typical shoebox-type design lanterns mounted on 16-foot poles, be installed so that adequate lighting for resident and guest safety is provided. Zoning Code Services should review the site lighting plan for compliance to code requirements for area lighting. This condition should be satisfied prior to the property's use as a bed and breakfast establishment.

EPC staff has no further comment on this site development plan for building permit once the EPC conditions are satisfied.

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form
SUBDIVISION **S**
 Major Subdivision action
 Minor Subdivision action
 Vacation **V**
 Variance (Non-Zoning)

Supplemental form
ZONING **Z**
 Annexation & Zone Establishment
 Sector Plan
 Zone Change
 Text Amendment

SITE DEVELOPMENT PLAN **P**
 ...for Subdivision Purposes
 ...for Building Permit
 IP Master Development Plan
 Cert. of Appropriateness (LUCC) **L**

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: Ann Skinner-Jones PHONE: (505) 244-0437
 ADDRESS: 1211 Roma NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____
 Proprietary interest in site: Owner
 AGENT (if any): Consensus Planning PHONE: (505) 764-9801
 ADDRESS: 924 Park Avenue SW FAX: (505) 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: DRB sign-off for EPC approved Site Development Plan for Building Permit.
FINAL SIGN OFF

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. 5 Block: 11 Unit: _____
 Subdiv. / Addn. Perea Addition
 Current Zoning: SU-2 for Single Family Proposed zoning: SU-2/SU-1
 Zone Atlas page(s): J-13 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): .29 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. 101305841411842602 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Roma NW
 Between: 12th Street NW and 13th Street NW

CASE HISTORY: Mary Piscitelli, 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.):
1002563; 03EPC-00493, 00494, and 00496.

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 11-6-02

SIGNATURE [Signature] DATE 6/17/03
 (Print) James K. Strozier, AICP _____ Applicant Agent

FOR OFFICIAL USE ONLY

.pdf Form revised Sept. 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB-01038</u>	<u>3BP</u>	<u>P(3)</u>	<u>\$ 0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" 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>JULY 9th 2003</u>			Total \$ <u>0</u>

[Signature] 6/24/03
 Planner signature / date

Project # 1002563

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. *No change to site.*
 - 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, AICP

[Signature] Applicant name (print)
6/17/03
Applicant signature / date

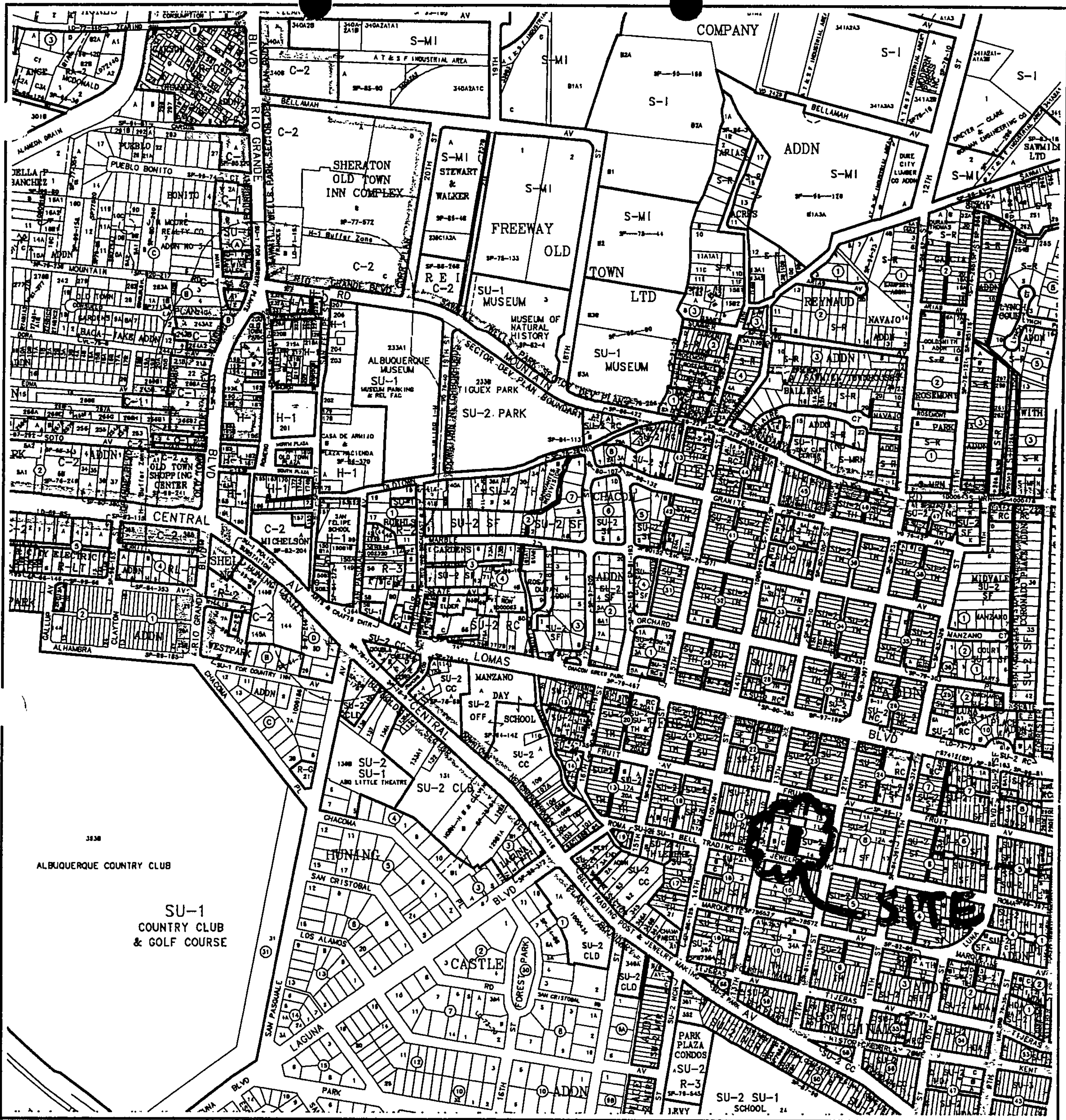


Form revised September 2001

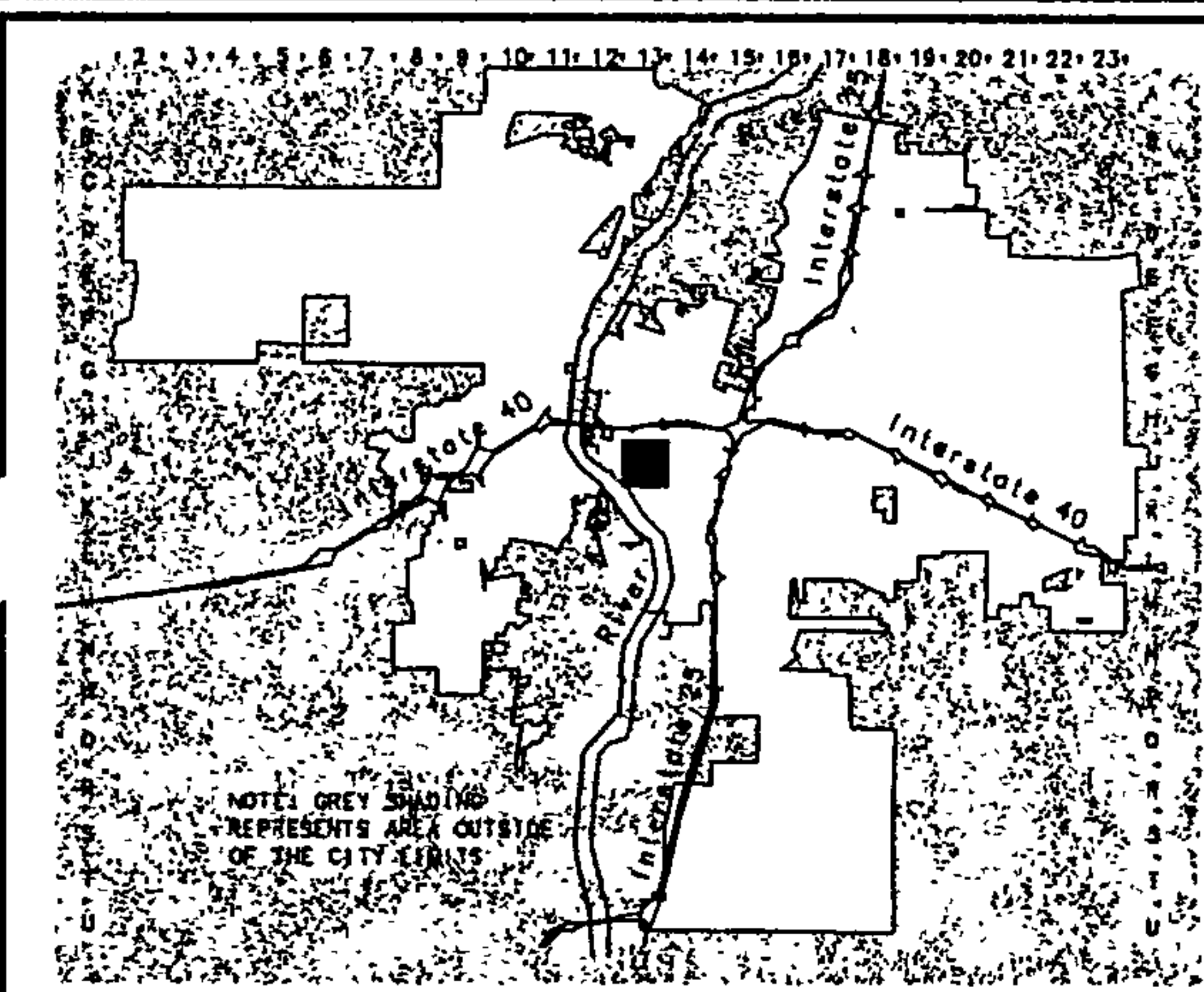
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
03DRB - 01038

[Signature] 6/24/03
Planner signature / date
Project # 1002563



OR SITE



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

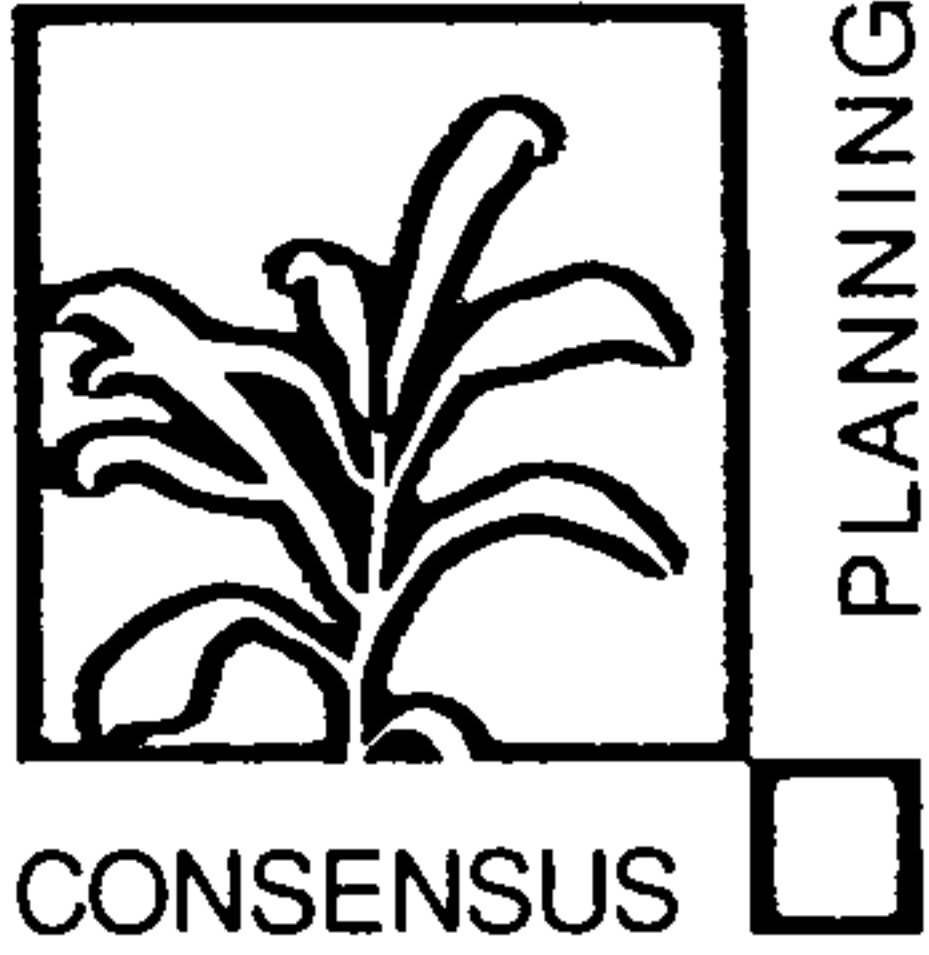
GRAPHIC SCALE IN FEET



Zone Atlas Page

J-13-Z

Map Amended through January 21, 2003



June 17, 2003

Ms. Sheran Matson, DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Project # 1002563/ Bed & Breakfast

Dear Ms. Matson:

The purpose of this letter is to specify all modifications to the Site Plan in response to the EPC conditions. The Site Plan for Building Permit was approved by EPC on May 15, 2003. This submittal is consistent with the conditions set forth by the EPC regarding modifications to the site plan. Specifically, the site plan has been modified in the following ways to meet the findings and conditions set forth in the Notice of Decision:

CONDITIONS FOR PROJECT 03EPC-00320 (Site Plan for Building Permit)

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. *This letter is meant to satisfy this condition.*
2. A replat of this site may be necessary, since available records show the site with a square corner on the northeast corner, rather than an angled property line. This site shall at a minimum have research performed to verify the property lines, and follow through with any replatting action that is necessary. The corrected site plan shall be submitted to the DRB for final replat; a copy of the final replatted site shall be filed with the EPC case file and at the County Clerk's office by the applicant. *Research indicates that the property boundary shown on the Site Plan is correct. No replat is necessary.*
3. Site lighting shall be incorporated on the site plan for building permit. Site lighting shall be security motion sensor lighting to mitigate any adverse impact on neighboring historic properties. All site lights shall be located to illuminate the driveway and parking area while not adversely impacting neighboring historic properties. All site lights shall have full cut-off fixtures. The applicant shall comply with all city regulations and policies relating to site lighting. *No additional lighting is proposed for the site other than the existing standard residential porch lights. A note has been added to the site plan.*

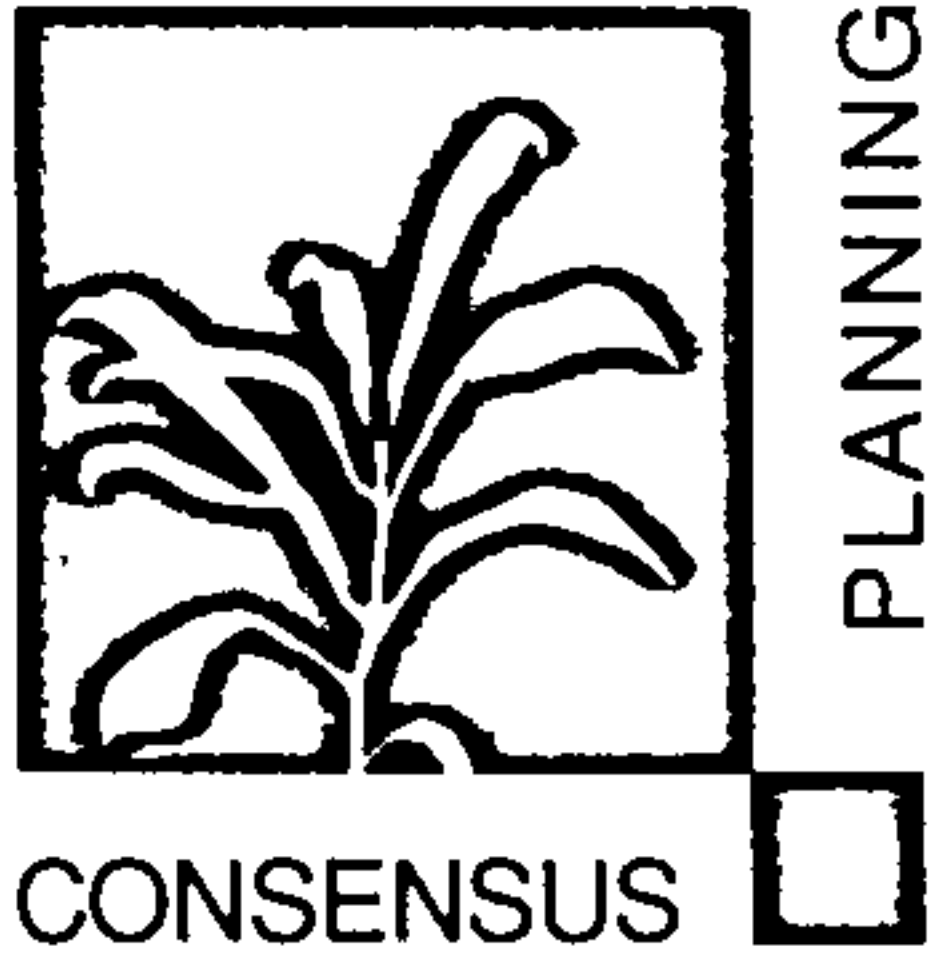
Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

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

PRINCIPALS

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



4. Conditions of approval from the City Engineer and Public Works shall be satisfied prior to DRB final sign-off:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and/or provided for. *Agreed, all of the previous actions have been completed or financially guaranteed.*
 - b. 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. *Agreed, all permanent improvements exist within the adjacent right-of-way.*
 - c. Site shall comply and be designed per DPM Standards and current City Zoning Code. *Agreed, the Site Plan is designed per DPM standards and Zoning regulations.*
 - d. The handicap space shall be paved. *Agreed, the site plan indicates that this space will be paved.*

5. The following condition from the Solid Waste Management Department shall be satisfied prior to DRB final sign-off:
 - a. Approved on condition, will have storage area for automated carts not visible from street or inside garage. *Agreed.*

6. The following condition from the Fire Department shall be satisfied prior to DRB final sign-off:
 - a. New construction will be reviewed through the normal City of Albuquerque Plan Review Process. Items to be reviewed by AFD will be but not limited to, fire department access and fire hydrant locations, fire alarm systems, as well as accessible fire department connections. New additions will require a fire flow statement prior to DRB. *Agreed, no new construction is planned for this site.*

7. No outdoor amplified music is allowed. *Agreed, a note to this effect has been added to the site plan.*

Based upon this information, we respectfully request that you approve our Site Plan for Building Permit. Please feel free to call me at 764-9801 if you have questions or desire additional information.

Sincerely,

James K. Strozier, AICP



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

Date: May 16, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002563**
03EPC-00493 Zone Map Amendment
03EPC-00494 Sector Plan Amendment
03EPC-00496 EPC Site Development Plan-Building
Permit

Ann Skinner-Jones
1211 Roma NW
Albuq. NM 87102

LEGAL DESCRIPTION: for all or a portion of Lot(s) 5, Block 11, **PEREA ADDITION**, a zone map amendment from SU-2 SINGLE FAMILY to SU-2/SU-1, located on ROMA NW, between 12TH STREET NW and 13TH STREET NW, containing approximately .29 acre(s). (J-13) Mary Piscitelli, Staff Planner

On May 15, 2003 the Environmental Planning Commission voted to approve Project 1002563, 03EPC-00493, a request for a zone map amendment from SU-2/SF to SU-2/SU-1 for Permanent Residence and Bed and Breakfast Establishment for Four Guest Rooms, for 1211 Roma Avenue NW, Lot 5, Block 11, Perea Addition, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from SU-2/SF to SU-2/SU-1 for Permanent Residence and Bed and Breakfast with Four Guest Rooms located at 1211 Roma Avenue NW, more particularly described as Lot 5, Block 11, Perea Addition (J-13-Z).
2. This property contains a prominent historic house, dating from 1882. The historic character of the property is listed as an important component in *R-138-1992*, the Bed and Breakfast policy for the City. The property exhibits architectural, cultural, and historic character of the area and of Albuquerque at the end of the 1880s and turn of the 20th Century.

OFFICIAL NOTICE OF DECISION

MAY 15, 2003

PROJECT #1002563

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3. This request meets many of the policies contained within the *Comprehensive Plan* and the *Downtown Neighborhood Area Sector Development Plan*, in that the non-residential use of the property for a bed and breakfast provides for the continued use and economic viability of this property. (*Comprehensive Plan, II. B.5. Policies a, d, k, m, o; II.C.5 Policy a; Downtown Neighborhood Area Sector Development Plan purpose, policies as listed within the Plan Purpose statement, pg. 13*). This request complies with policies within the *Comprehensive Plan* for commercial and residential attraction and retention in the Central Urban Area (*Comprehensive Plan, II.B.7 Policy a*).
4. This request complies with the test of *R-270-1980*, in that the proposed zone change is advantageous to the community by making the prominent historic house open for non-residential use, which in turn opens up the opportunity for public viewing and interpretation of Albuquerque history. The nearby neighbors support the requested change (*R-270-1980, Section I.D.*)
5. The reclassification of this segment of 12th Street, from Lomas Boulevard to Central Avenue, from a minor arterial to a local street, is a changed condition that negatively impacts this request.
6. This request does not meet the *Zoning Code* requirements for SU-1 for Bed and Breakfast zone category. The *Zoning Code* requires locating the Bed and Breakfast establishment of four or more guest rooms to abut a collector or arterial street (*§14-16-2-22 (B)(6)*).
7. Although this request does not comply with the *Zoning Code* as to location of a Bed and Breakfast establishment with four or more guest rooms, all other policies that relate to bed and breakfast establishments are met. In fact, the type of house, the history of the site and house, and the historic neighborhood are extremely desirable elements for location of a bed and breakfast establishment, as expressed in *R-138-1992 (Policy 1)*
8. According to Zoning Code Services, the two pieces of legislation, *Enactment 45-1991* (establishing the Bed and Breakfast definition and use in the SU-1 Zone in the *Zoning Code*) and *R-138-1992* (policies applied to requests for Bed and Breakfast Establishments in Residential Areas), have a discrepancy between the two bills in the allowed number of guest rooms for establishments located on local streets. The *Zoning Code* allows three guest rooms. The resolution allows four guest rooms, except a full complement of eight guest rooms can be allowed when the site is at least one acre in area. Zoning Code Services recommends that the resolution *R-138-1992* is the standard that should be used, allowing as many as four guest rooms where appropriate on sites abutting local streets. Zoning recommends that if their recommendation is the decision of the Environmental Planning Commission, that an amendment be proposed to rectify the discrepancy between the *Zoning Code* SU-1 use of Bed and Breakfast and the resolution *R-138-1992*.
9. The request for the zone map amendment supports certain City growth policies as contained in *R-70*.

OFFICIAL NOTICE OF DECISION

MAY 15, 2003

PROJECT #1002563

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10. Staff supports the request for the bed and breakfast use, in conjunction with the permanent residence use, since all policies relating to the specific use are met.
11. The Downtown Neighborhood Association does not oppose this request and the immediate neighbors do support this request.

On May 15, 2003 the Environmental Planning Commission voted to approve Project 1002563, 03EPC-00494, a request for a sector plan amendment to the *Downtown Neighborhood Area Sector Development Plan* to establish SU-2/SU-1 for Permanent Residence and Bed and Breakfast Establishment with 4 Guest Rooms at 1211 Roma Avenue NW, Lot 5, Block 11, Perea Addition, based on the following Findings:

FINDINGS:

1. This is a request for a sector plan amendment to the *Downtown Neighborhood Area Sector Development Plan* to establish SU-2/SU-1 for Permanent Residence and Bed and Breakfast Establishment with 4 Guest Rooms at 1211 Roma Avenue NW, more particularly described as Lot 5, Block 11, Perea Addition (J-13-Z).
2. This property contains a prominent historic house, dating from 1882. The historic character of the property is listed as an important component in R-138-1992, the Bed and Breakfast policy for the City. The property exhibits architectural, cultural, and historic character of the area and of Albuquerque at the end of the 1880s and turn of the 20th Century.
3. This request meets many of the policies contained within the *Comprehensive Plan* and the *Downtown Neighborhood Area Sector Development Plan*, in that the non-residential use of the property for a bed and breakfast provides for the continued use and economic viability of this property. (*Comprehensive Plan*, II. B.5. Policies a, d, k, m, o; II.C.5 Policy a; *Downtown Neighborhood Area Sector Development Plan purpose, policies as listed within the Plan Purpose statement, pg. 13*). This request complies with policies within the *Comprehensive Plan* for commercial and residential attraction and retention in the Central Urban Area (*Comprehensive Plan*, II.B.7 Policy a).
4. This request complies with the test of R-270-1980, in that the proposed zone change is advantageous to the community by making the prominent historic house open for non-residential use, which in turn opens up the opportunity for public viewing and interpretation of Albuquerque history. The nearby neighbors support the requested change (R-270-1980, Section I.D.)

OFFICIAL NOTICE OF DECISION
MAY 15, 2003
PROJECT #1002563
PAGE 4

5. The reclassification of this segment of 12th Street, from Lomas Boulevard to Central Avenue, from a minor arterial to a local street, is a changed condition that negatively impacts this request.
6. This request does not meet the *Zoning Code* requirements for SU-1 for Bed and Breakfast zone category. The *Zoning Code* requires locating the Bed and Breakfast establishment of four or more guest rooms to abut a collector or arterial street (§14-16-2-22 (B)(6)).
7. Although this request does not comply with the *Zoning Code* as to location of a Bed and Breakfast establishment with four or more guest rooms, all other policies that relate to bed and breakfast establishments are met. In fact, the type of house, the history of the site and house, and the historic neighborhood are extremely desirable elements for location of a bed and breakfast establishment, as expressed in *R-138-1992 (Policy 1)*
8. According to Zoning Code Services, the two pieces of legislation, *Enactment 45-1991* (establishing the Bed and Breakfast definition and use in the SU-1 Zone in the *Zoning Code*) and *R-138-1992* (policies applied to requests for Bed and Breakfast Establishments in Residential Areas), have a discrepancy between the two bills in the allowed number of guest rooms for establishments located on local streets. The *Zoning Code* allows three guest rooms. The resolution allows four guest rooms, except a full complement of eight guest rooms can be allowed when the site is at least one acre in area. Zoning Code Services recommends that the resolution *R-138-1992* is the standard that should be used, allowing as many as four guest rooms where appropriate on sites abutting local streets. Zoning recommends that if their recommendation is the decision of the Environmental Planning Commission, that an amendment be proposed to rectify the discrepancy between the *Zoning Code* SU-1 use of Bed and Breakfast and the resolution *R-138-1992*.
9. The request for the zone map amendment supports certain City growth policies as contained in *R-70*.
10. Staff supports the request for the bed and breakfast use, in conjunction with the permanent residence use, since all policies relating to the specific use are met.
11. Due to the support of the zone map amendment, staff supports the request for a sector plan amendment for the *Downtown Neighborhood Area Sector Development Plan*.
12. The Downtown Neighborhood Association does not oppose this request and the immediate neighbors do support this request.

On May 15, 2003 the Environmental Planning Commission voted to approve Project 1002563, 03EPC-00496, a request for a site development plan for building permit at 1211 Roma Avenue NW, Lot 5, Block 11, Perea Addition, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit at 1211 Roma Avenue NW, more particularly described as Lot 5, Block 11, Perea Addition (J-13-Z).
2. This property contains a prominent historic house, dating from 1882. The historic character of the property is listed as an important component in *R-138-1992*, the Bed and Breakfast policy for the City. The property exhibits architectural, cultural, and historic character of the area and of Albuquerque at the end of the 1880s and turn of the 20th Century.
3. This request meets many of the policies contained within the *Comprehensive Plan* and the *Downtown Neighborhood Area Sector Development Plan*, in that the non-residential use of the property for a bed and breakfast provides for the continued use and economic viability of this property. (*Comprehensive Plan, II. B.5. Policies a, d, k, m, o; II.C.5 Policy a; Downtown Neighborhood Area Sector Development Plan purpose, policies as listed within the Plan Purpose statement, pg. 13*). This request complies with policies within the *Comprehensive Plan* for commercial and residential attraction and retention in the Central Urban Area (*Comprehensive Plan, II.B.7 Policy a*).
4. This request complies with the test of *R-270-1980*, in that the proposed zone change is advantageous to the community by making the prominent historic house open for non-residential use, which in turn opens up the opportunity for public viewing and interpretation of Albuquerque history. The nearby neighbors support the requested change (*R-270-1980, Section I.D.*)
5. The reclassification of this segment of 12th Street, from Lomas Boulevard to Central Avenue, from a minor arterial to a local street, is a changed condition that negatively impacts this request.
6. This request does not meet the *Zoning Code* requirements for SU-1 for Bed and Breakfast zone category. The *Zoning Code* requires locating the Bed and Breakfast establishment of four or more guest rooms to abut a collector or arterial street (*§14-16-2-22 (B)(6)*).
7. Although this request does not comply with the *Zoning Code* as to location of a Bed and Breakfast establishment with four or more guest rooms, all other policies that relate to bed and breakfast establishments are met. In fact, the type of house, the history of the site and house, and the historic neighborhood are extremely desirable elements for location of a bed and breakfast establishment. as expressed in *R-138-1992 (Policy 1)*

8. According to Zoning Code Services, the two pieces of legislation, *Enactment 45-1991* (establishing the Bed and Breakfast definition and use in the SU-1 Zone in the *Zoning Code*) and *R-138-1992* (policies applied to requests for Bed and Breakfast Establishments in Residential Areas), have a discrepancy between the two bills in the allowed number of guest rooms for establishments located on local streets. The *Zoning Code* allows three guest rooms. The resolution allows four guest rooms, except a full complement of eight guest rooms can be allowed when the site is at least one acre in area. Zoning Code Services recommends that the resolution *R-138-1992* is the standard that should be used, allowing as many as four guest rooms where appropriate on sites abutting local streets. Zoning recommends that if their recommendation is the decision of the Environmental Planning Commission, that an amendment be proposed to rectify the discrepancy between the *Zoning Code* SU-1 use of Bed and Breakfast and the resolution *R-138-1992*.
9. The request for the zone map amendment supports certain City growth policies as contained in *R-70*.
10. Staff supports the request for the bed and breakfast use, in conjunction with the permanent residence use, since all policies relating to the specific use are met.
11. Due to the support of the zone map amendment, staff supports the request for establishing a site development plan for building permit, with conditions.
12. The Downtown Neighborhood Association does not oppose this request and the immediate neighbors do support 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. 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 those made before or after DRB final sign-off, may result in forfeiture of approval.
2. A replat of this site may be necessary, since available records show the site with a square corner on the northeast corner, rather than an angled property line. This site shall at the minimum have research performed to verify the property lines, and follow through with any replatting action that is necessary. The corrected site plan shall be submitted to the DRB for final replat; a copy of the final replatted site shall be filed with the EPC case file and at the County Clerk's office by the applicant.

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3. Site lighting shall be incorporated on the site plan for building permit. Site lighting shall be security motion sensor lighting to mitigate any adverse impact on neighboring historic properties. All site lights shall be located to illuminate the driveway and parking area while not adversely impacting neighboring historic properties. All site lights shall have full cut-off fixtures. The applicant shall comply with all city regulations and policies relating to site lighting.
4. The following comments from the CITY ENGINEER and PUBLIC WORKS shall be satisfied prior to DRB final sign-off:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter 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. The handicap space shall be paved.
5. The following condition from the Solid Waste Management Department shall be satisfied prior to DRB final sign-off:
 - a. Approved on condition, will have storage area for automated carts not visible from street or inside garage.
6. The following condition from the Fire Department shall be satisfied prior to DRB final sign-off:
 - a. New construction will be reviewed through the normal City of Albuquerque Plan Review Process. Items to be reviewed by AFD will be but not limited to, fire department access and fire hydrant locations, fire alarm systems, sprinkler systems, as well as accessible fire department connections. New additions will require a fire flow statement prior to DRB.
7. No outdoor amplified music is allowed.

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.

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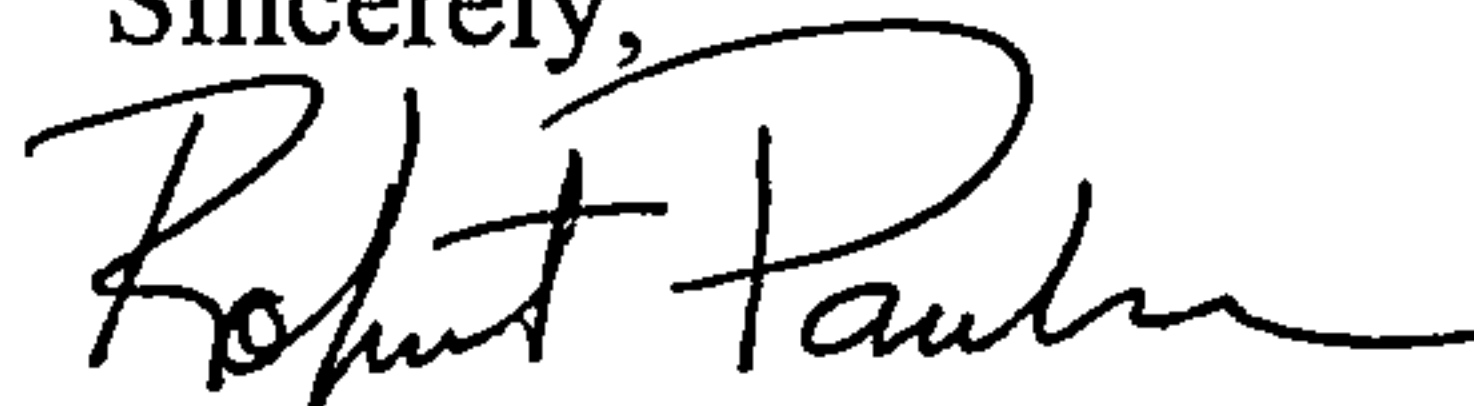
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Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning 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,



For Victor J. Chavez
Planning Director

VJC/MP/ac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102
Perry Wilkes, Downtown NA, 718 Mountain Rd. NW, Albuquerque, NM 87102
James Clark, Downtown NA, 516 11th St. NW, Albuquerque, NM 87102