



# 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.: 03-01172 (SBP)

Project # 1002634

Project Name: LOS POBLANOS RANCH

EPC Application No.: 03EPC-00695

Agent: Kells & Craig Architects Inc.

Phone No.: 243-2724

Your request for (SDP for SUB) (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/30/03 by the DRB with delegation of signature(s) to the following departments. **OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 proper signature on I.L.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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 signature.**  
 **Copy of final plat AND a DXF File for AGIS is required.**  
 **Copy of recorded plat for Planning.**



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

July 30, 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.

Adjourned: 12:14 p.m.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1000313**  
03DRB-01068 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Lot(s) ALL, **EL VALLADO SUBDIVISION**, zoned SU-1/PRD, located on HIDDEN VALLEY DR SE, between SAGEWOOD CT SE and FENNEL CT SE containing approximately 11 acre(s). [REF: DRB-98-142] (L-22) **A ONE-YEAR SIA WAS APPROVED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 7/18/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS EXTENDED TO 7/18/04.**
  
2. **Project # 1000072**  
03DRB-01107 Major - Vacation of  
Public Right-of-Way  
03DRB-01104 Major-Preliminary Plat  
Approval  
03DRB-01106 Minor -Temp Deferral of  
Sidewalks

MARK GOODWIN & ASSOCIATES, PA agent(s) for D R HORTON request(s) the above action(s) for all or a portion of Lot(s) 14-19, Block(s) 34, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, (to be known as **THE CARMEL SUBDIVISION** formerly *BREEZE @ LA CUEVA*) zoned RD, located on LOUISIANA BLVD NE, between HOLLY AVE NE and CARMEL AVE NE containing approximately 6 acre(s). [REF: 1000200] (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/30/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/25/03 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1001348**  
03DRB-01091 Major-Vacation of Public Easements

TIERRA WEST LLC, AGENTS FOR NEWMAN HOMES INC., request(s) the above action(s) for all or a portion of Lot(s) 58, 59 and 60, **QUAIL SPRINGS**, zoned R-D 7DU/A, located on QUAIL SPRINGS NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 01ZHE-00963, thru, 01ZHE-00983] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002050**  
03DRB-01059 Major – Preliminary Plat Approval  
03DRB-01060 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 Tract(s) B-2, **LAS MARCADAS SUBDIVISION**, zoned R-LT, located on GOLF COURSE RD NW, between MARNA LYNN AVE NW and JILL PATRICIA ST NW containing approximately 7 acre(s). [REF: V-89-95, 03EPC-00146, 03DRB-00573] [Deferred from 7/30/03] (C-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/13/03.**

5. **Project # 1002324**  
03DRB-01112 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for MOCHO, CHANEY, OLSON & MOCHO LLC request(s) the above action(s) for all or a portion of Lot(s) 7-A-1-B, Block(s) 4, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned IP, located on VENICE AVE NE, between SAN MATEO NE and NORTH I-25 NE containing approximately 1 acre(s). (B-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

03DRB-01227 Minor-Prelim&Final Plat

ISAACSON & ARFMAN agent(s) for MOCHO, CHANEY, OLSON & MOCHO LLC request(s) the above action(s) for all or a portion of Lot(s) 7-A-1-B, Block(s) 4, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned IP, located on VENICE AVE NE, between SAN MATEO NE and NORTH I-25 NE containing approximately 1 acre(s). (B-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CITY ACCEPTANCE OF STORM DRAIN.**

6. **Project # 1002777**  
03DRB-01056 Major-Vacation of Public Easements

KAREN MARCOTTE agent(s) for MATTHEW MEADOW NEIGHBORHOOD ASSOCIATION, request(s) the above action(s) for all or a portion of Lot(s) 1 and 40, **MATTHEW MEADOWS SUBDIVISION**, zoned RA-2 residential and agricultural zone, located on N. OF LUA'S LANE NW, between 12<sup>th</sup> ST NW and SAN ISIDRO NW [REF: V-93-54, V-79-37, DRB-93-249, DRB-96-466]. [Deferred from 7/23/03] (G-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **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 & 7/23/03] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/30/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/7/03 THE PRELIMINARY PLAT WAS APPROVED WITH 2 CONDITIONS. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **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) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

- 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 & 7/30/03] (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/29/03.**

**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.

9. **Project # 1000375**  
03DRB-01174 Minor-Prelim&Final Plat  
Approval  
03DRB-01175 Minor-Amnd SiteDev  
Plan Subd
- WAYJOHN SURVEYING, INC. agent(s) for  
CARLISLE PARTNERS, LLC request(s) the above  
action(s) for all or a portion of Tract(s) C-4, **DUKE  
CITY INDUSTRIAL AREA**, zoned C-2 community  
commercial zone, SC, located on the north side of  
CLAREMONT AVE NE, between WELLESLEY DR  
NE and CARLISLE BLVD NE containing  
approximately 5 acre(s). [REF: DRB-99-281, Z-99-76,  
DRB-96-173, 03DRB-00942] (H-16) **THE  
PRELIMINARY PLAT WAS APPROVED WITH  
FINAL SIGN OFF DELEGATED TO  
TRANSPORTATION DEVELOPMENT FOR ACCESS  
EASEMENT TO BE 24-FEET IN WIDTH. THE  
AMENDED SITE PLAN FOR SUBDIVISION WAS  
APPROVED WITH FINAL SIGN OFF DELEGATED  
TO TRANSPORTATION DEVELOPMENT TO  
CHECK FOR THE PLAT TO CONFORM TO THE  
SITE PLAN.**
10. **Project # 1002634**  
03DRB-01172 Minor-SiteDev Plan  
BldPermit/EPC
- KELLS & CRAIG ARCHITECTS INC., agent(s) for  
CITY OF ALBUQUERQUE / OPEN SPACE,  
request(s) the above action(s) for all or a portion of  
Tract(s) 6B2, **LOS POBLANOS RANCH**, zoned SU-1  
for Major Public Open Space, located on TIERRA  
VIVA PL NW, between MONTANO RD NW and the  
GRIEGOS DRAIN NW containing approximately 2  
acre(s). [REF: 03EPC-00695] [CHRIS HYER, EPC  
CASE PLANNER] (F-13) **THE SITE PLAN FOR  
BUILDING PERMIT WAS APPROVED WITH FINAL  
SIGN OFF DELEGATED TO CITY ENGINEER TO  
CHECK FOR PROPER SIGNATURES ON THE  
INFRASTRUCTURE LIST.**

11. **Project # 1001426**  
03DRB-00812 Minor-Amnd SiteDev Plan  
BldPermit

JERRY DANIELE agent(s) for NEW LIFE BAPTIST CHURCH request(s) the above action(s) for all or a portion of Block(s) 2A & 2B, Tract(s) N, **ATRISCO BUSINESS PARK, UNIT 2**, zoned IP, located on LOS VOLCANES RD NW, between UNSER BLVD. NW and COORS NW containing approximately 5 acre(s). [REF: DRB 99-199, 01450-01196] [Deferred from 5/28/03] (J-10) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1001864**  
03DRB-01229 Minor-SiteDev Plan  
BldPermit/EPC

JUNIPER DESIGN agent(s) for S. G. PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) F-1, Block(s) 1, **COUNTRY CLUB SUBDIVISION**, zoned SU-2 special neighborhood zone, MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY ST NE and CEDAR ST NE containing approximately 1 acre(s). [REF: 02EPC-01120] [DEBBIE STOVER, EPC CASE PLANNER] (K-15) **THE ABOVE REQUEST WAS INDEFINITELY DEFERRED.**

13. **Project # 1002832**  
03DRB-01230 Minor-SiteDev Plan  
BldPermit

MILLER & ASSOCIATES, agent(s) for PECK-TRASK INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 53 , (to be known as **PTI ELECTRICAL CONTRACTORS**), ALAMEDA BUSINESS PARK, zoned SU-2 IP-EP, located on VISTA ALAMEDA NE, between EDITH BLVD NW and the AMAFCA NORTH DIVERSION CHANNEL NW containing approximately 1 acre(s). [REF: DRB-98-223, 1000624] (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADDRESS COMMENTS IN FILE.**



14. **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 & 7/30/03] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/6/03.**

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

15. **Project # 1001396**  
03DRB-01231 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) 1-A, 2-A & 3-A, **ALTA TIERRA DEL NORTE, UNIT 1**, zoned R-1 residential zone, located on CALLE MONTANA NE, between VISTA DEL NORTE DR NE and CALLE FUERTE NE containing approximately 1 acre(s). [REF: 02DRB-00682, 02DRB-01871] (D-16) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

16. **Project # 1001413**  
03DRB-01160 Minor-Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) Y-1A-1A-3, VENTANA RANCH, **PINON POINTE - UNIT 5**, zoned R-LT, located on LAS VENTANAS RD NW, between IRVING BLVD NW and RAINBOW BLVD NW containing approximately 17 acre(s). [REF: 03DRB-00591] [Deferred from 7/23/03] (B-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR THE DXF FILE.**

17. **Project # 1002025**  
03DRB-01217 Minor-Final Plat  
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for FRED N. SEELEY request(s) the above action(s) for all or a portion of the north portion of Tract(s) 6, LANDS OF C. H. HALL (to be known as **WEST PLATEAU MOBILE HOME SUBDIVISION**, zoned SU-1 special use zone, FOR MH, located on the west side of 90TH ST NW, between VOLCANO RD NW and BLUEWATER RD NW containing approximately 4 acre(s). [REF: 03DRB-00044, 03DRB-00045] (K-09) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR DXF FILE AND P-1 DESIGNATIONS AFTER LOT #.**

18. **Project # 1002266**  
03DRB-01232 Minor-Preliminary Plat  
Approval

WILKS CO agent(s) for MICHAEL A EAVES request(s) the above action(s) for all or a portion of Tract(s) 121-B-2-A and 121-B-1, (to be known as Lands of Eaves & Olguin >, **MRGCD MAP 31**, zoned RA-2, located WEST OF RIO GRANDE BLVD NW, between ARBOR RD NW and TEODORO RD NW containing approximately 1 acre(s). [REF: 02DRB-01538] (F-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/30/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 1) ACCESS EASEMENT SHALL BE WIDENED TO 22- FEET. 2) SOLID WASTE'S CONCURRENCE IS REQUIRED PRIOR TO FINAL PLAT APPROVAL.**

19. **Project # 1002479**  
03DRB-01226 Minor-Final Plat  
Approval

ISAACSON & ARFMAN PA, agent(s) for JAY REMBE, (DBA WINTERHAVEN PARTNERS), request(s) the above action(s) for all or a portion of Lot(s) 6, RIVERSIDE PLAZA, (to be known as **THE PRESERVE**) zoned SU-1 special use zone, FOR PRD, 8DU/AC, and located on the east side of WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 4 acre(s). [REF: 03DRB-00233, 03DRB-00813,..814 &..815, 03DRB-00718] (E-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

20. **Project # 1000610**  
03DRB-00984 Minor- 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 57<sup>TH</sup> 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 & 7/16/03 WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 7/16/03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS DEFERRED TO 7/23/03, was indefinitely deferred on a no show 7/23/03 & 7/30/03*] (H-11) **INDEFINITELY DEFERRED ON A NO SHOW.**

**THERE ARE NO SKETCH PLATS THIS WEEK**

21. Approval of the Development Review Board Minutes for July 16, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Other Matters: **Project #1000593/Application #03DRB-01079 (SBP)** Sign-off of Site Plan with delegation for request heard 7/23/03. **THIS ACTION WAS TAKEN.**

ADJOURNED: 12:14 P.M.



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002634**

**AGENDA ITEM NO: 10**

**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:(x) SIGN-OFF:() EXTN:() AMEND:()

**ENGINEERING COMMENTS:**

No adverse comments on site plan.

**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:

*dept. Hd  
sig on I.L.*

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

**DATE:** July 30, 2003



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002634

Item No. 10

Zone Atlas F-13

DATE ON AGENDA 7-30-03

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:

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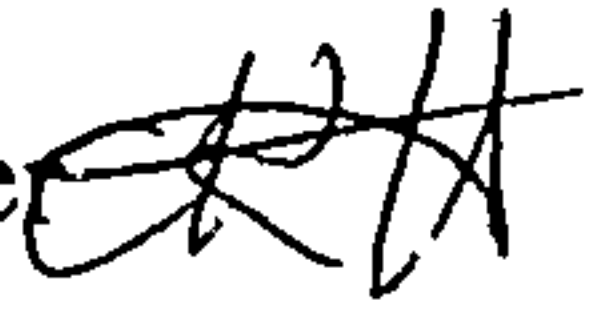
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City of Albuquerque  
Planning Department  
Inter-Office Memorandum

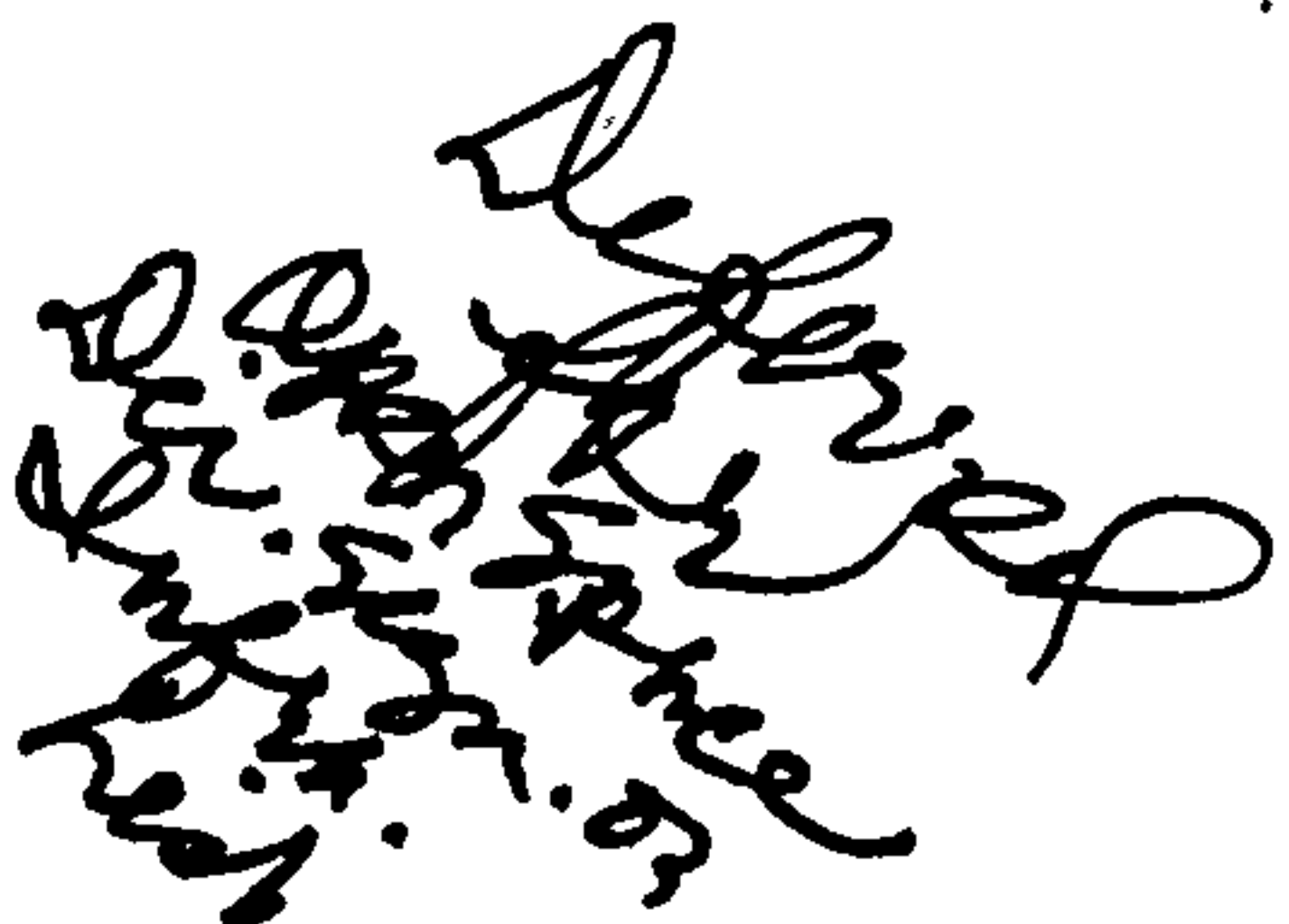
July 28, 2003

TO: Sheran Matson, DRB Chair  
FROM: Christopher Hyer, Senior Planner   
RE: Project # 1002634 03DRB-01172

The Environmental Planning Commission approved 03EPC 00695, Site Development Plan for Building Permit, zoned SU-1 for Major Public Open Space on June 19, 2003 for Project 1002634. The applicant has satisfied all of the conditions of approval.

If you should have any questions regarding this case, please do not hesitate to call me at 924-3927.

Thank you.

  
Sheran Matson  
DRB Chair

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

NAME: City of Albuquerque, Open Space Division PHONE: 452-5222  
 ADDRESS: PO Box 1293 FAX: 873-6628  
 CITY: Albuquerque STATE NM ZIP 87103 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owned  
 AGENT (if any): Kells + Craig Architects, Inc PHONE: 243-2774  
 ADDRESS: 400 Gold SW, Suite 880 FAX: 847-5804  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: StevenK@kellsandcraig.com

DESCRIPTION OF REQUEST: Final DRB 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. Lot 6B2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Los Poblanos Ranch  
 Current Zoning: SU-1 Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): \_\_\_\_\_ No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 1.02 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: NO  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? \_\_\_\_\_  
 UPC No. \_\_\_\_\_ MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Tierra Viva Pl. NW  
 Between: Montaño Road, NW and Griegos Drain

CASE HISTORY: Chris Nyer 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.):  
03 EPC 00695

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

SIGNATURE Steven E. Kells DATE 7/15/03  
 (Print) Steven E. Kells Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03 DRB - 01172</u>	<u>FSD SBP P3</u>		\$ <u>0</u>
<input checked="" 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 30 2003</u>			Total <u>0</u>

JAA 7/17/03  
 Planner signature / date

Project # 1002634

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

**SKETCH PLAN REVIEW AND COMMENT**

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

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

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

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

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

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

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

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

Kells + Craig Architects  
 Applicant name (print)  
[Signature]  
 Applicant signature / date

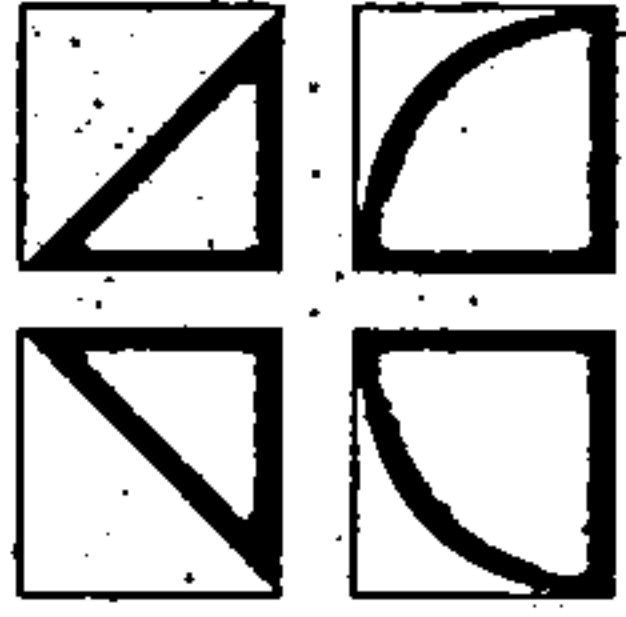


Form revised September 2001

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
03 DRB - 01172

[Signature] 7/17/03  
 Planner signature / date  
**Project #** 100 2634





July 15, 2003

City of Albuquerque  
Development Review Board

Re: Los Poblanos Ranch Greenhouse and Barn  
EPC # 03EPC-00695

Dear Chairman and Members of the Board:

The only condition placed on the approval of the project by the EPC was:

"The EPC delegates final sign-off authority of this site development plan to the  
Development Review Board."

Accordingly, I am hereby submitting these plans to the DRB.

Sincerely,

**Kells + Craig Architects, Inc.**



Steven E. Kells, AIA



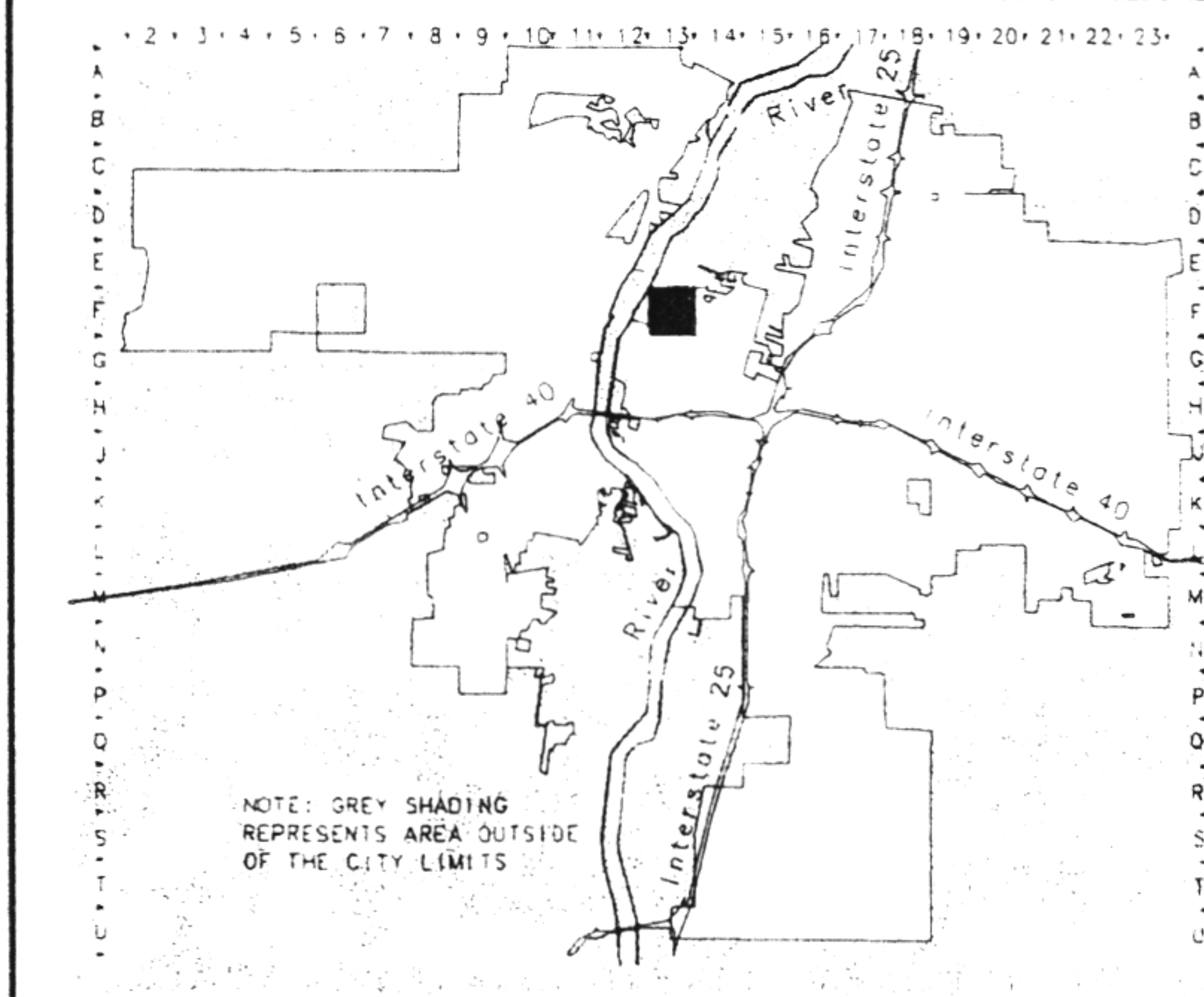
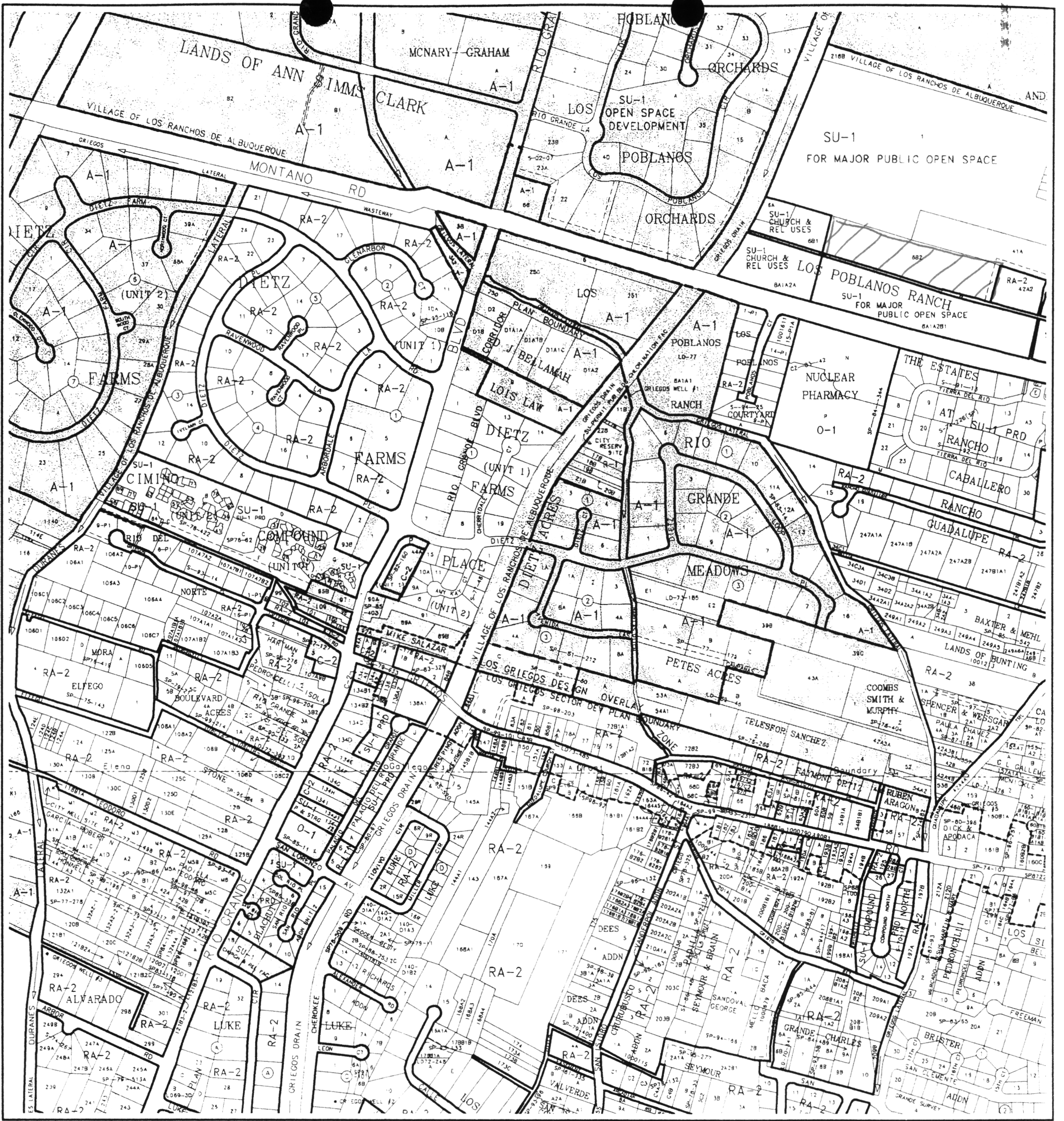
**Kells + Craig  
Architects, Inc. AIA**

400 Gold SW • Suite 880  
Albuquerque NM 87102

e-mail: [kelcraig@nmia.com](mailto:kelcraig@nmia.com)

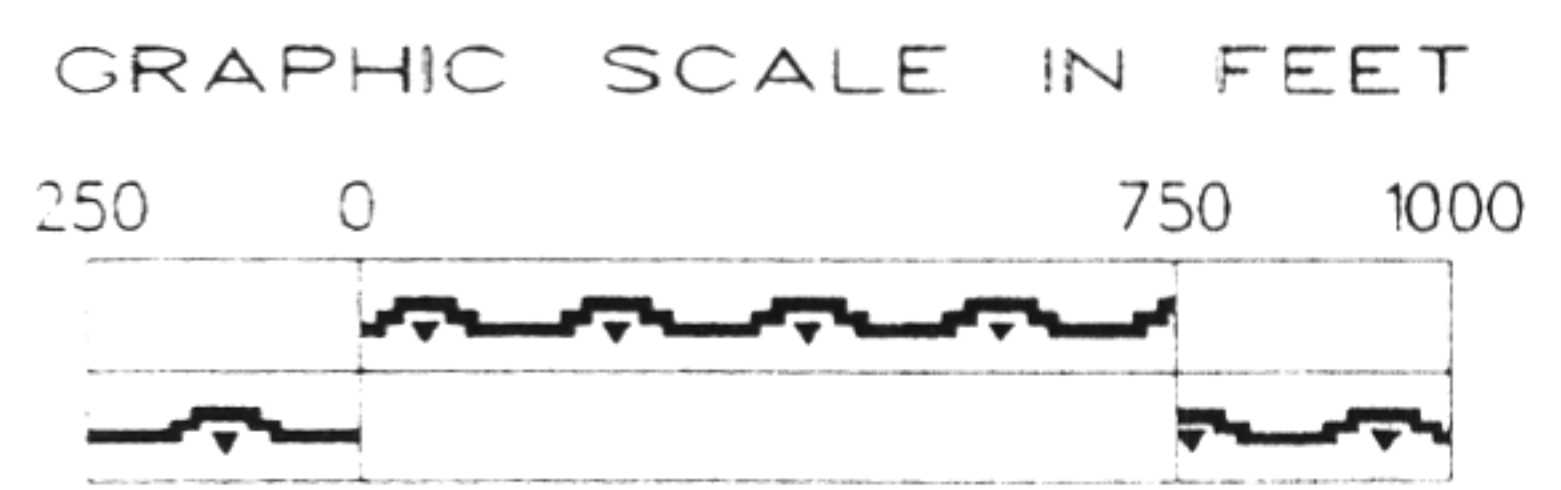
Phone: 505 • 243 • 2724

FAX: 505 • 842 • 5804



CITY OF  
Albuquerque  
**A G I S**  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT

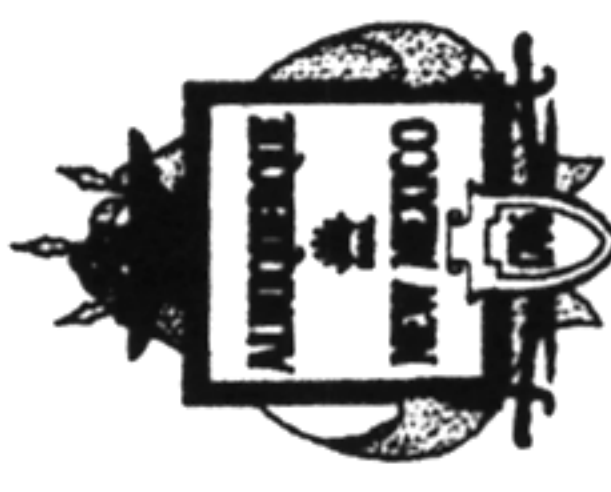
© Copyright 2003



**Zone Atlas Page**

**F-13-Z**

Map Amended through January 21, 2003

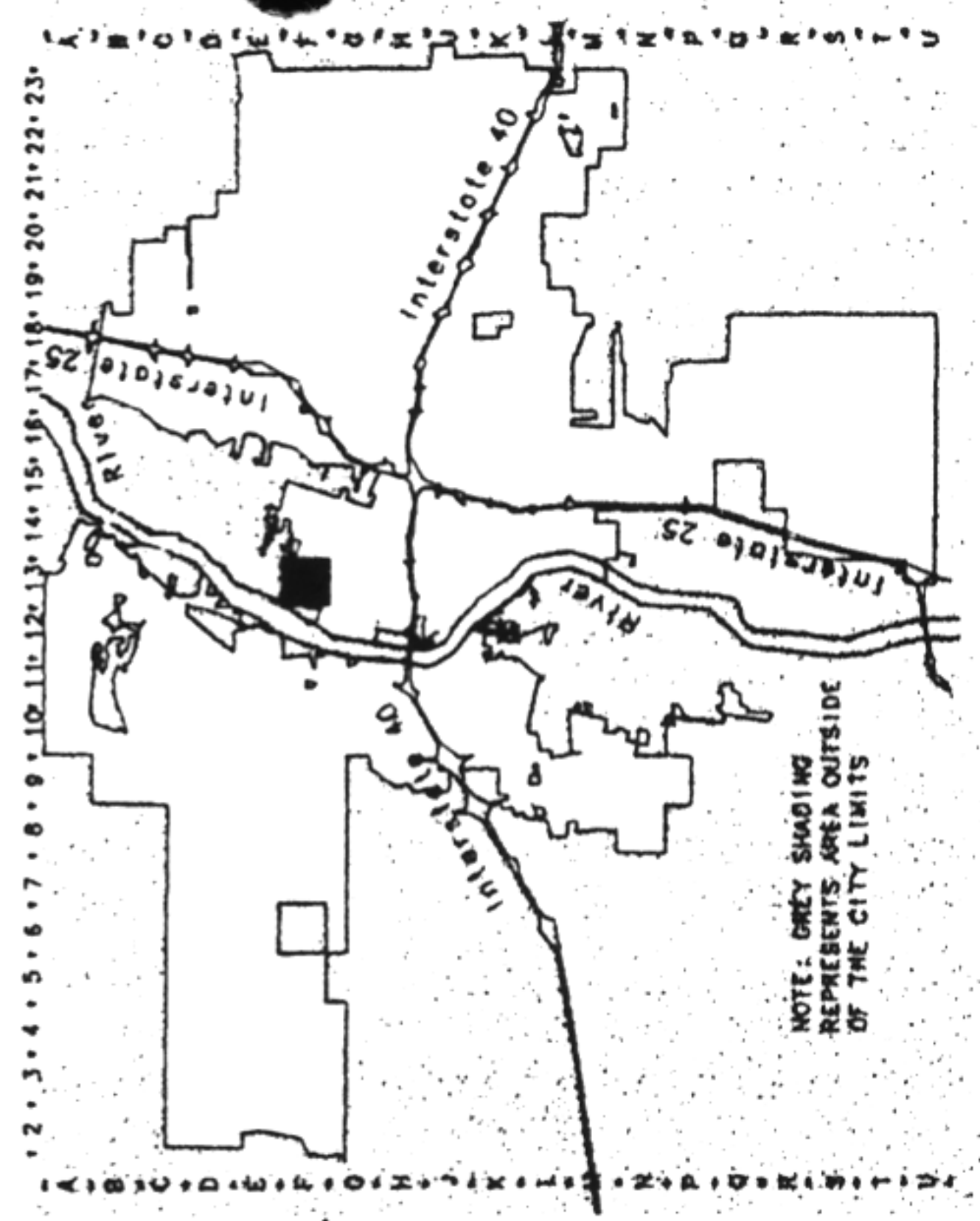
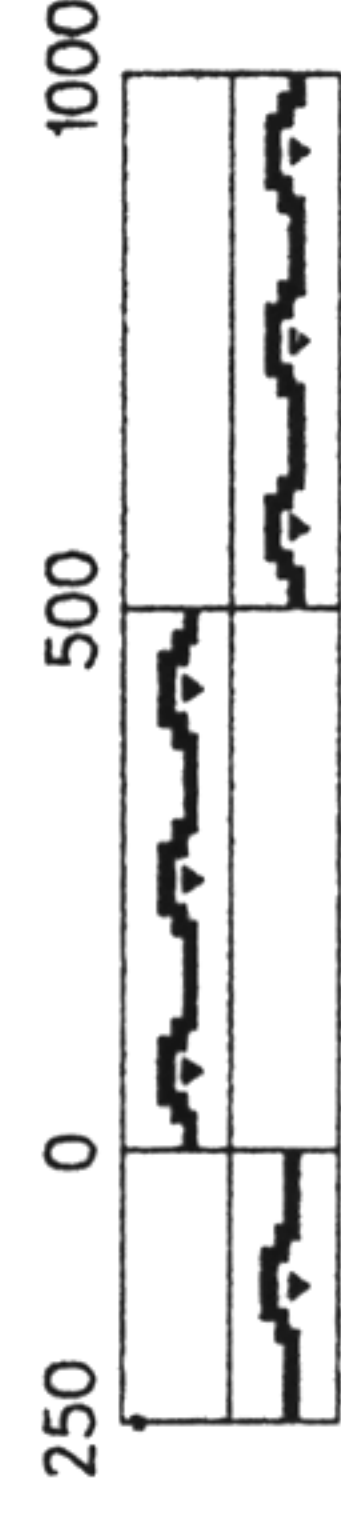


CITY OF Albuquerque

Albuquerque Geographic Information System PLANNING DEPARTMENT Copyright 1998



GRAPHIC SCALE IN FEET

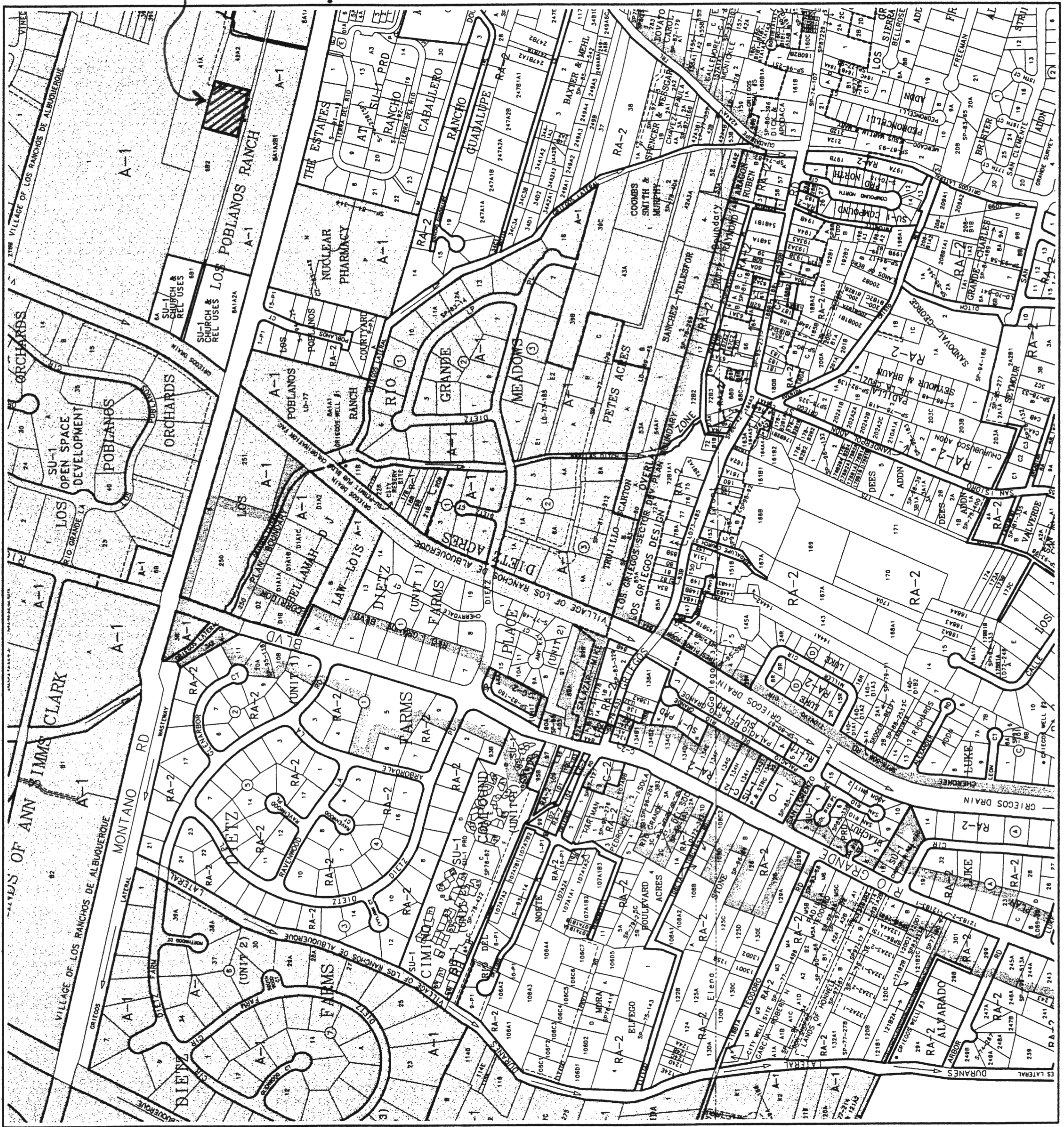


NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

# Zone Atlas Page F-13-Z

Map Amended through December 08, 1998

SITE





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

Date: June 20, 2003

## OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002634 \***  
03EPC-00695 EPC Site Development Plan-Building  
Permit

City of Albuquerque  
Open Space Division  
P.O.Box 1293  
Albuq. NM 87103

LEGAL DESCRIPTION: for all or a portion of Lot(s) 6B2, **Los Poblanos Ranch Addition**, zoned SU-1 MPOS/A-1, located on TIERRA VIVA PL. NW, between MONTANO ROAD NW and GRIEGOS DRAIN, containing approximately 138 acres. (F-13) Chris Hyer, Staff Planner

On June 19, 2003 the Environmental Planning Commission voted to approve Project 1002634/ 03EPC 00695 a request for the a site development plan for building permit for an approximately 1.02 acre area of Lot 6B2, Los Poblanos Fields Addition, located on the north side of Adobe Road, north of Montano Road and on the south side of Tierra Viva Road, east of the Griegos Drain, based on the following Findings and subject to the following Conditions:

### FINDINGS:

1. This is a request for approval of a site plan for building permit, for approximately 1-acre, for a farm equipment parking area and storage facility located at Los Poblanos Fields (formerly know as Anderson Fields) which is designated Major Public Open Space and is zoned SU-1 for Major Public Open Space. The subject site is located on the north side of Adobe Road, north of Montano Road and on the south side of Tierra Viva Road, east of the Griegos Drain.
2. Los Poblanos Fields is in the area designated Semi-Urban in the *Comprehensive Plan* with the Goal to "maintain the character and identity of semi-urban areas which have environmental, social or cultural conditions limiting urban land uses." This request will is not an urban land-use, rather it is specific to the operation of the farm by providing a parking and storage area for farm implements.

3. The site is in an area designated as part of the City's Open Space Network. The barn/greenhouse/shed storage area will benefit this open space facility by maintaining an aesthetically pleasing site that will provide visual relief to community residents desiring the natural setting that Los Poblanos Fields offers. (Open Space Network Goal)
4. The request helps to fulfill the general intent and policies of the *North Valley Area Plan* and the *Open Space Facility Plan* in that portions of the North Valley are a natural and fragile environment and should be preserved. (Goals 1, 2, 4, 10, 12)
5. This request is specifically discussed as a priority in the *Resource Management Plan for Los Poblanos Fields Open Space*. The Resource Management Plan recognizes that Los Polanos Fields is a working farm and that contract farmers need a place to store their farm implements and park their larger equipment. (Policy 3.3.4, Page 36)
6. Los Poblanos Fields is a working farm and this facility will keep the facility looking cleaner for the general public who visit the site for recreational purposes by providing parking and storage for the farm implements.
7. The site is not to be kept as a public use facility. The facility is for storage and the greenhouse is for starting planting which will eventually be moved to the fields.
8. A separate platting action to define property lines for this piece of property is not desired by the applicant. The Open Space Division envisions this storage area as part of Los Poblanos Fields and has no intention of separating this site from the overall facility in the future.
9. The Open Space Advisory Board recommends approval of this site development plan at the Los Poblanos Fields facility. The architect for the Open Space Division has incorporated all suggestions the Open Space Advisory Board proposed.
10. The proposed facility has support of individuals from the South Guadalupe Neighborhood Association and the Los Griegos Neighborhood Association. The residential neighbor to the east is also in support of this facility.

**CONDITION:**

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.

OFFICIAL NOTICE OF DECISION  
PROJECT #1002634  
JUNE 19, 2003  
PAGE 3 OF 3

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JULY 7, 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,

  
For Victor J. Chavez  
Planning Director

VJC/CH/ac

cc: Kells & Craig Arch., Inc., 400 Gold SW, Suite 880, Albuquerque, NM 87102  
Joan McDougall, Los Griegos NA, 4020 Grande Dr. NW, Albuquerque, NM 87107  
Sandra Valdez, Los Griegos NA, 4505 Pedroncelli NW, Albuquerque, NM 87107  
Doyle Kimbrough, Rio Grande Blvd. NA, 2327 Campbell Rd. NW, Albuquerque, NM 87104  
JoMarie Anderson, Rio Grande Blvd. NS, 3505 Campbell Ct. NW, Albuquerque, NM 87104  
Anne Heard, South Guadalupe Trail NA, 4820 Guadalupe Trail NW, Albuquerque, NM 87107  
Jim Manske, South Guadalupe Trail NA, 4905 Guadalupe Trail NW, Albuquerque, NM 87107