

3



# COMPLETED 07/25/06 *ST* 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.: <b>04DRB-00138 (SBP)</b>	Project # <b>1002805</b>
Project Name: <b>ST ANTHONYS ORPHANAGE</b>	EPC Application No.: 03EPC-01917
Agent: Denish & Kline Associates	Phone No.: <b>842-6461</b>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/18/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

UTILITIES: \_\_\_\_\_  
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CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 31A  
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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 1002805

*Handwritten initials*



# 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.: <u>04DRB-00138 (SBP)</u>	Project # <u>1002805</u>
Project Name: <u>ST ANTHONYS ORPHANAGE</u>	EPC Application No.: <u>03EPC-01917</u>
Agent: <u>Denish &amp; Kline Associates</u>	Phone No.: <u>842-6461</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/18/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
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UTILITIES: \_\_\_\_\_  
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CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 SIA \_\_\_\_\_  
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PARKS / CIP: \_\_\_\_\_  
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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 1002805



2. **Project # 1003217**  
04DRB-00098 Major-Vacation of Public Easements  
04DRB-00097 Major-Preliminary Plat Approval  
04DRB-00100 Minor-Sidewalk Waiver  
04DRB-00099 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC agent(s) for SANDIA PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 29-E, VENTANA RANCH, (to be known as **COUNTRY MEADOWS**) zoned R-LT, located on UNIVERSE BLVD NW, between IRVING BLVD NW and PASEO DEL NORTE NW, containing approximately 12 acre(s). [REF: 1000529, 1001101, 1002593, 1003022] (B-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/18/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/14/04 THE PRELIMINARY PLAT WAS APPROVED. THE SIDEWALK WAIVER WAS WITHDRAWN AT THE AGENT'S REQUEST. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1003175**  
04DRB-00010 Major-Preliminary Plat Approval  
04DRB-00011 Minor-Sidewalk Waiver  
04DRB-00012 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, LANDS OF SALAZAR FAMILY TRUST, EL RANCHO GRANDE UNIT 12 (to be known as **SUN GATE SUBDIVISION**) zoned R-2, located on BLAKE RD SW, between GIBSON BLVD SW and MESA ARENOSA DR SW containing approximately 21 acre(s). [Deferred from 2/4/04] (N-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/18/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/8/04 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1002668**  
03DRB-01889 Major-Vacation of Public  
Easements  
03DRB-01888 Major-Preliminary Plat Approval  
03DRB-01890 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C, E & F, AND Block(s) 2, VISTA MAGNIFICA and Lot(s) B, Block(s) 8, PALISADES ADDITION, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [*Deferred from 1-7-04, 1-21-04 & 1/28/04 & 2/4/04*] (H-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/18/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/9/03 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.**

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

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

5. **Project # 1003243**  
04DRB-00181 Minor- SiteDev Plan BldPermit

MESHACH ALVARADO request(s) the above action(s) for all or a portion of Lot(s) 5A2, A1-3, **VOLCANO BUSINESS PARK, PHASE 2**, zoned SU-1, C1 & IP, located on PAINTED ROCK DR NW, between OURAY RD NW and TODOS SANTOS ST NW containing approximately 1 acre(s). [REF: Z 80-87-6, DRB 97-450, ZA 85-244] (G-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 5 MISCELLANEOUS COMMENTS ON THE SITE PLAN FOR BUILDING PERMIT WHICH NEED TO BE ADDRESSED AND TRANSPORTATION DEVELOPMENT FOR MISCELLANEOUS LABELING AND 5-FOOT KEYWAY.**

6. **Project # 1002805**  
04DRB-00138 Minor-SiteDev Plan BldPermit

DENISH & KLINE ASSOCIATES, INC agent(s) for MOUNTAIN RUN PARTNERS, LTD request(s) the above action(s) for all or a portion of Tract(s) D, **ST ANTHONY'S ORPHANAGE**, zoned C-2 (SC), located on 12<sup>TH</sup> ST NW, between I-40 NW and INDIAN SCHOOL RD NW containing approximately 14 acre(s). [REF: 03EPC-01917, LD-73-19, Z-72-221, ZA-B4-456, ZA-90-226] **[CARMEN MARRONE, EPC CASE PLANNER]** *[Deferred from 2/11/04]* (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/18/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/23/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

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

7. **Project # 1000440**  
04DRB-00182 Minor-Prelim&Final Plat  
Approval

ISAACSON & ARFMAN, PA agent(s) for INTERSTATE BUSINESS PARK LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, **INTERSTATE BUSINESS PARK**, zoned M-2, located on MIDTOWN PL NE, between I-25 NE and ALEXANDER BLVD NE containing approximately 10 acre(s). [REF: ZA 87-542, DRB 97-362, ZA 90-58] (G-16) **PRELIMINARY PLAT AND FINAL PLAT WERE APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND TO CHECK ON SAD PAYMENT OR READJUSTMENT.**

8. **Project # 1002792**  
04DRB-00184 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH** (to be known as **COTTONWOOD CROSSINGS, PHASE 2**) zoned SU-1 special use zone FOR C-1 & REST. & SU-1 FOR O-1, located on COORS BLVD NW, between COORS BLVD NW and SEVEN BAR LOOP RD NW containing approximately 10 acre(s). [REF: DRB-94-358, DRB-98-61, 03EPC--1085& 86, 03DRB-01780] (B-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR DEDICATION LANGUAGE FOR LOT 3.**

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

9. **Project # 1002739**  
04DRB-00179 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Lot(s) 2D, B-1 AND PARCEL 1, **ANDERSON HEIGHTS SUBDIVISION, LANDS OF RIO BRAVO, ROSNER TRACTS**, zoned RD, located on 118<sup>TH</sup> SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: Z-98-5, Z-98-6, S-76-19 (MP), DRB 99-80, 1002516, 03DRB-00983] (N-8 & P-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
10. **Project # 1003244**  
04DRB-00183 Minor-Sketch Plat or Plan
- FRANK PADILLA request(s) the above action(s) for all or a portion of Lot(s) 300, A2B1A, **MRGCD MAP #38**, zoned RA-2 residential and agricultural zone, located on CARSON RD NW, between RIO GRANDE BLVD NW and GABALDON RD NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
11. **Project # 1003247**  
04DRB-00190 Minor-Sketch Plat or Plan
- MARK D VALENCIA request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **CORONA DEL SOL**, zoned R-2, located on ST JOSEPH ST NW, between PASEO DEL NORTE NW and I-40 NW containing approximately 2 acre(s). [REF: SV-98-52, DRB-98-18, Z-98-38, V-98-29, S-99-4] (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
12. Approval of the Development Review Board Minutes for December 31, 2003 and January 7, January 14 and January 21, January 28 and February 4, 2004. **THE MINUTES WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:55 A.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: 1002805**

**AGENDA ITEM NO: 6**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

**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:

**SIA**

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

**DATE:** February 18, 2004



# CITY OF ALBUQUERQUE PLANNING DEPARTMENT

INTER-OFFICE MEMO

February 9, 2004

**TO:** Sheran Matson, DRB Chair  
**FROM:** Carmen Marrone, Staff Planner  
**RE:** **Project #1002805**, Site Plan for Building Permit,  
Lowe's/Walgreens Shopping Center – 12<sup>th</sup> Street and I-40 NW

The site plan for building permit for this project was approved by the EPC on December 18, 2003 with conditions. I have reviewed the latest submittal and find that the applicant has generally met all of the conditions imposed by the EPC. The only issue I see is with the requirement for seating along the front of the building (Condition #11). The Landscape Plan states that seating will be in the form of benches but does not describe the width or length of the benches. The site plan also indicates tree planters along the front of the building. I have spoken to the applicant regarding the type of seating that can occur in front of the building and that seating does not necessarily need to be in the form of benches. The tree planters along the front facade could be raised to accommodate seating. After speaking to the applicant we agree that the site plan should have a note that generally states, "A minimum of 30 seats shall be provided along the front facade of the building. Each seat shall be a minimum of 24 inches in width and 15 inches in height. Benches and raised planters will provide the necessary seating." In addition to this note, the site plan should indicate which tree planters will be raised and where the benches will be located.

Other than this minor detail, the request meets the conditions imposed by the EPC.

If you have any questions regarding this case, please call me at 924-3814.

#13



~~305-5435~~

Completed  
6-28-04

### DRB CASE ACTION LOG (PRELIMINARY & FINAL)

REVISED 2/5/04

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

DRB Application No.: **04DRB-00712 (P&F)**

Project # **1002805**

Project Name: **St. Anthony's Orphanage**

Agent: **Wilson & Company Inc.**

Phone No.: **348-4035**

Your request for (SDP for SUB), (SDP for BP), **(FINAL PLATS)**, (MASTER DEVELOP. PLAN), was approved on 5/19/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: X HOOD RADIUS @ SAINT ANTHONY SCHOOL ± 12' (30')
- X HOOD TURNPIES
- OKAY WG 6-19-04
- 
- 

- UTILITIES: AB 15 dxf ✓
- Relabel 20' Easement as Public Sanitary Sewer Easement
- Add Blanket Easement for Water/Sewer/Fireline easements
- 

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

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

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

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

Project Number

**1002805**

2805

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1002805  
 Subdivision Name ST Anthony's Orphanage Tracts D1 & D2  
 Surveyor Christopher S Croshaw  
 Company/Agent ~~Wilson & Company~~ Wilson & Company  
 Contact Person Patrick Jaramillo Phone # 348-4047 email \_\_\_\_\_

DXF Received Date: 6/22/04  
 Hard-Copy Date: 6/24/04

Coordinate system:  NMSP Grid (NAD 83)  NMSP Grid (NAD 27)  Ground rotated to NMSP Grid  Other

Colleen G. Muever 6/24/04  
 Approved Date

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

AGIS Use Only		
Copied cov <u>2805</u> to agiscov.	Date: <u>6/24/04</u>	Contact person Notified on: <u>6/24/04</u>



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

May 19, 2004

9:00 A.M.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1000262**  
04DRB-00628 Major-Two Year SIA

BOHANNAN HUSTON, INC. agent(s) for COSTCO WHOLESALE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **COSTCO DEVELOPMENT**, zoned SU-1, located on EUBANK BLVD SE, between SOUTHERN BLVD SE and CENTRAL AVE SE containing approximately 18 acre(s). [REF: 02DRB-00599] (L-21)  
**A 2-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1002506**  
04DRB-00636 Major-Preliminary Plat  
Approval  
04DRB-00639 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A & B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] (Deferred from 5/19/04) (C-13)  
**DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.**

3. **Project # 1003277**  
04DRB-00629 Major-Vacation of Pub  
Right-of-Way  
04DRB-00630 Major-Vacation of Public  
Easements  
04DRB-00631 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Unit(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE OFFICE PARK**, zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] (C-20)

**THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE.**

- 04DRB-00677 Minor-SiteDev Plan  
Subd/EPC  
04DRB-00679 Minor-SiteDev Plan  
BldPermit/EPC

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES, **DESERT RIDGE OFFICE PARK** zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 3 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] [**Carmen Marrone, EPC Case Planner**] (C-20)

**THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5-19-04, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA.**

4. **Project # 1002739**  
04DRB-00641 Major-Preliminary Plat Approval  
04DRB-00642 Major-Vacation of Pub Right-of-Way  
04DRB-00645 Major-Vacation of Public Easements  
04DRB-00646 Minor-Sidewalk Waiver  
04DRB-00647 Minor-Subd Design (DPM) Variance  
04DRB-00648 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Parcel(s) 2-D and A, LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, Developing Area, located on 118<sup>th</sup> ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: 03DRB-00983, 04DRB-00179] (Deferred from 5/19/04) (N-8/P-8) **DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**
5. **Project # 1003403**  
04DRB-00632 Major-Preliminary Plat Approval  
04DRB-00633 Major-Vacation of Public Easements  
04DRB-00634 Minor-Sidewalk Waiver  
04DRB-00635 Minor-Temp Defer SDWK
- ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as **THE RESERVE AT THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04) (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/2/04.**
6. **Project # 1002051**  
03DRB-02009 Major-Vacation of Public Easements  
03DRB-02008 Major-Preliminary Plat  
03DRB-02011 Minor-Temp Defer SDWK  
03DRB-02010 Minor-Vacation of Private Easements
- TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) these action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 2**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04 & 3/17/04 & 4/7/04, 4/28/04, 5/19/04] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.**

7. **Project # 1003231**  
04DRB-00261 Major-Preliminary Plat  
Approval  
04DRB-00263 Minor-Temp Defer  
SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) these action(s) for all or a portion of Tract(s) 29A & 30A1, LANDS OF SALAZAR/QUATRO/SJ HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98<sup>TH</sup> ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 3/24/04, 4/7/04, 4/28/04 & 5/19/04] (N-9)  
**DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.**

8. **Project # 1002798**  
04DRB-00592 Major-Vacation of Pub  
Right-of-Way  
04DRB-00593 Minor-Vacation of  
Private Easements

MARQUEZ SURVEYING agent(s) for WILLIAM HOLLER request(s) these action(s) for all or a portion of Tract(s) A, **RIMA ADDITION** and Tract(s) A, **CONRADO GARCIA ADDITION**, zoned SU-1, PRD located on CANDELARIA NW, between SAN ISIDRO NW and AVENIDA ENTRADA NW containing approximately 3 acre(s). [REF: 03EPC-01673, 03EPC-01674] [ Deferred from 5-12-04] (G-13)  
**THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

9. **Project # 1003087**  
04DRB-00553 Major-Bulk Land Variance  
04DRB-00554 Major-Vacation of Public  
Easements  
04DRB-00555 Major-Vacation of Public  
Easements  
04DRB-00556 Major-Preliminary Plat  
Approval  
04DRB-00557 Minor-Sidewalk Waiver  
04DRB-00558 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) these action(s) for all or a portion of Tract(s) A, WESTLAND NORTH, **WATERSHED SUBDIVISION**, zoned SU-2 FOR PDA RESIDENTIAL RESORT, located on TIERRA PINTADA ST NW AND 98<sup>TH</sup> ST NW and containing approximately 531 acre(s). [REF: 03DRB-01869] [Deferred from 5/5/04, 5-12-04, 5/19/04] (H-7, 8 & 9 & J-7 & 8)  
**DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.**

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

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

10. **Project # 1003428**  
04DRB-00716 Minor-SiteDev Plan  
BldPermit
- JOHN K. KLEE agent(s) for INTERSTATE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 54, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on PASEO ALAMEDA NE and VISTA ALAMEDA NE, containing approximately 1 acre(s). [REF: DRB-98-223, 1000624 (Master Plan)] [Deferred from 5/19/04] (C-16)  
**DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.**

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

11. **Project # 1002423**  
04DRB-00702 Minor-Extension of  
Preliminary Plat
- BOHANNAN HUSTON, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, Rosner Tract, **EL RANCHO GRANDE, UNIT 11**, zoned R-LT, located on CARTAGENA AVE SW and MESSINA DR SW containing approximately 19 acre(s). [REF: 03DRB-00843] (N-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LISTED DATED 6/25/03.**
12. **Project # 1001932**  
04DRB-00681 Minor-Prelim&Final Plat  
Approval
- MARK GOODWIN & ASSOCIATES, PA agent(s) for KB HOME NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Lot(s) 51, Block(s) 2, **WEST RIDGE SUBDIVISION**, zoned SU-1 special use zone / RD, located on AUSTIN AVE NW, between BURKETT AVE. NW and ANGEL DR. NW containing approximately 1 acre(s). [REF: 02DRB-00690, 02DRB-01578, 01579, 01580 & 01581, 03DRB-00220, 03DRB-00353] (H-9/H-10)  
**THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED-OFF BY THE BOARD.**



13. **Project # 1002805**  
04DRB-00712 Minor-Prelim&Final Plat  
Approval

WILSON & CO INC agent(s) for MOUNTAIN RUN PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) D, **ST. ANTHONY'S ORPHANAGE**, zoned C-2 (SC), located on 12TH ST NW, between INDIAN SCHOOL RD NW and I-40 containing approximately 14 acre(s). [REF: 04DRB-00138, Z-72-221, Z-72-221-1, ZA-84-456, ZA-90-226] (H-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR AGIS DXF FILE, RELABEL 20-FOOT EASEMENT AS PUBLIC SANITARY SEWER EASEMENT, ADD BLANKET EASEMENT FOR WATER, SEWER, FIRE LINE EASEMENTS AND TRANSPORTATION DEVELOPMENT FOR RADIUS AT INDIAN SCHOOL AND 12<sup>TH</sup> STREET (30-FOOT). NEED TURNOUTS.**

14. **Project # 1002315**  
04DRB-00713 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1-A & 2-A UNIT 2, **WILDERNESS SUBDIVISION @ HIGH DESERT**, zoned SU-2 special neighborhood zone, HD/R-R, located on WILDERNESS PL NE, between HIGH DESERT PL NE and WILDERNESS TRAIL NE containing approximately 1 acre(s). [REF: 03DRB-00539, 03DRB-01651] (F-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

15. **Project # 1003430**  
04DRB-00721 Minor-Prelim&Final Plat  
Approval
- ALDRICH LAND SURVEYING INC agent(s) for RONALD L. & JERI J. NASCI request(s) the above action(s) for all or a portion of Lot(s) 14A, Block(s) 3, **CRYSTAL RIDGE, UNIT 1**, zoned R-LT, located on BARRETT AVE NW, between LOREN AVE NW and LA CANADA DR NW containing approximately 1 acre(s). [REF: DRB-97-298, DRB-98-410] (Deferred from 5-19-04) (B-13)  
**DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**
16. **Project # 1003111**  
04DRB-00715 Major-Final Plat  
Approval
- ISAACSON & ARFMAN, PA agent(s) for WINDMILL MANOR PLACE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR**, zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: 04DRB-00377, Z-95-79, Z-98-57, DRB-96-355, 03DRB-01986, 03DRB-01987, 01988, 01989] (Deferred from 5-19-04) (E-11)  
**DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.**
17. **Project # 1002928**  
04DRB-00718 Major-Final Plat  
Approval
- ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS @ THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW containing approximately 20 acre(s). [Ref: 03DRB-01532, 01534, 01536, 01429] (Deferred from 5-19-04) (C-9)  
**DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**

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

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **SANTA FE @ THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW, containing approximately 17 acre(s). [Ref: 03DRB-01531, 01533, 01535, 01432] (Deferred from 5-19-04) (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**

19. **Project # 1002455**  
03DRB-01899 Minor-Final Plat  
Approval

TIMOTHY M. OTT agent(s) for JOE COTRUZZOLA request(s) the above action(s) for all or a portion of Lot(s) A3B, **J. GROUP ADDITION**, zoned SU -1, C-1, located on SAN ANTONIO RD NE, between I-25 and SAN PEDRO NE containing approximately 10 acre(s). [REF: Z-93-3, DRB-96-452, 03DRB-01654, 03DRB-01655] (Final Plat was indefinitely deferred 11-12-03) (E-18)

**THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND UTILITIES DEVELOPMENT FOR AGIS DXF FILE, FOR REMOVAL OF PUBLIC UTILITY FROM 25-FOOT EASEMENT ALONG SAN ANTONIO AND DEDICATE ELSEWHERE.**

20. **Project # 1000325**  
04DRB-00640 Minor-Ext of SIA for  
Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) this action for all or a portion of Lot(s) 1-68, **SPANISH SUN**, zoned SU-1 PRD 15 DU/AC, located on SAN MATEO AVE NE, between MONTGOMERY BLVD NE and DOUGLAS MACARTHUR RD NE. [REF: Z-84-82, Z-84-82-1, Z-84-82-2, Z-84-82-3, Z-78-1651, DRB-99-219] [Deferred from 5/5/04] (G-17)

**A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

21. **Project # 1003291**  
04DRB-00528 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for JOSEPH & KATHLEEN COWHAM request(s) the above action(s) for all or a portion of Tract(s) 14, M.R.G.C.D. MAP 35, **LANDS OF COWHAM-BOWEN**, zoned R-LT residential zone, located on RIO GRANDE BLVD NW, between CONTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 04DRB-00322] *[Deferred from 4/14/04] (Indefinitely deferred on 4-21-04)* (Deferred from 5-19-04) (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.**

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

22. **Project # 1002520**  
04DRB-00705 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING, agent(s) for SCACCIA, LLC request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 4, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 2, (to be known as **VILLA DE LA CUEVA**) zoned R-D residential and related uses zone, developing area, 7 DU / AC, located on ALAMEDA BLVD NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 03DRB-00356, Z-87-94] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003429**  
04DRB-00717 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN, PA, agent(s) for CURB, INC., request(s) the above action(s) for all or a portion of Lot(s) 1, RIO BRAVO PARTNERS, **EL RANCHO GRANDE, UNIT 16**, zoned R-1, located on GIBSON BLVD SW between DELGADO DR SW and BLAKE RD SW containing approximately 120 acre(s). [Ref: DRB-95-440] (N-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for May 5, 2004. **THE MAY 5, 2004 DEVELOPMENT REVIEW BOARD MINUTES WERE APPROVED.**

ADJOURNED: 11:25 A.M.

City of Albuquerque  
Development Review Board  
Hydrology Section

Speed Memo

Project no. 1002805

Agenda Item no. 13

Subject:

1. pre/Final plat
- 2.
- 3.
- 4.
- 5.
- 6.

Comments:

need cross-lot drainage esmt w/ maint. to ben. spelled out

Resolution:

deleg to Udd to Trans.

Signed: Bradley L Bingham  
City Engineer/ AMAFCA Designee

Date: 5/19/04

#13



# DRB CASE ACTION LOG (PRELIMINARY & FINAL)

REVISED 2/5/04

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

DRB Application No.: 04DRB-00712 (P&F)

Project # 1002805

Project Name: St. Anthony's Orphanage

Agent: Wilson & Company Inc.

Phone No.: 348-4035

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/19/04 by the DRB with delegation of signature(s) to the following departments  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: X HURT RADIUS @ INDIAN SCHOOL - 12' (30')
- X HURT TURNAROUNDS
- 
- 
- 

- UTILITIES: AGIS dxF
- Retained 20' Easement as Public Secondary Sewer Easement
- Add Blanked Easement for Water/Sewer/Fireline easements
- 

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

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

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

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

Project Number 1002805

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
May 19, 2004  
Comments**

**ITEM # 13**

**PROJECT # 1002805**

**APPLICATION # 04-00712**

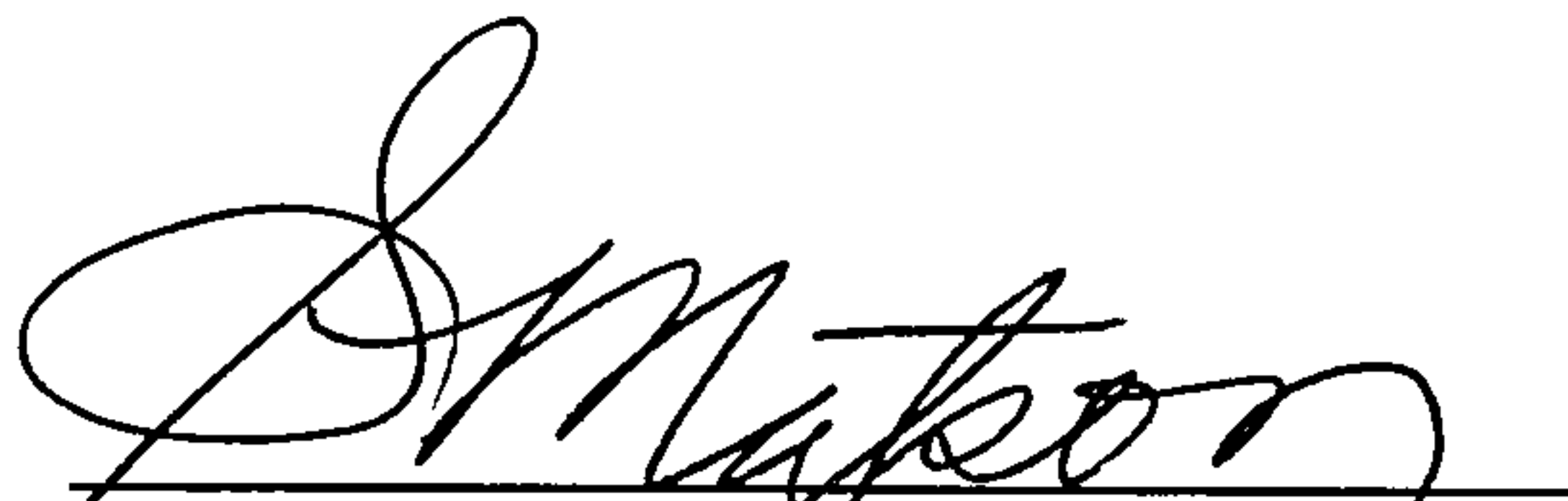
**RE: St Anthony's Orphanage Tract D (Lowe's & Walgreens)/minor plat**

No objection to the replat as the administrative amendment to the site plan is currently under review. The acreage shown on the plat must agree with that on the site plan for each tract.

The plat should state the zoning under "Subdivision Data".

Planning will sign the final plat after the AGIS dxf file is approved.

Applicant may file the plat upon approval. Please be sure to provide Planning with a copy of the recorded plat to close the file.



Sheran Matson, AICP DRB Chair  
924-3880 fax 924-3864 smatson@cabq.gov





**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.**

2. **Project # 1000219**  
04DRB-00143 Minor-Amnd SiteDev Plan  
BldPermit  
04DRB-00142 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS, INC agent(s) for LARDNER FAMILY REVOCABLE LIVING TRUST – C/O ROCKY MOUNTAIN STONE CO. request(s) the above action(s) for all or a portion of Tract(s) A-1 AND A-2, LARDNER TRACT, LANDS OF JOSEPH MILAKOVICH AND Tract(s) A, SANDIA UPHOLSTERING CO, zoned M-1 AND SU-1 FOR M-1 PERMISSIVE USES, located on PAN AMERICAN FWY NE, between CHAPPELL DR NE and BOGAN AVE NE containing approximately 9 acre(s). [REF: Z-99-90, 1001445, 01EPC-01244, 00DRB-00134, 03AA-00406] (F-16 & F-17) **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND AGIS DXF FILE.**
  
3. **Project # 1002805**  
04DRB-00138 Minor-SiteDev Plan  
BldPermit

DENISH & KLINE ASSOCIATES, INC agent(s) for MOUNTAIN RUN PARTNERS, LTD request(s) the above action(s) for all or a portion of Tract(s) D, **ST ANTHONY'S ORPHANAGE**, zoned C-2 (SC), located on 12<sup>TH</sup> ST NW, between I-40 NW and INDIAN SCHOOL RD NW containing approximately 14 acre(s). [REF: 03EPC-01917, LD-73-19, Z-72-221, ZA-B4-456, ZA-90-226] [**CARMEN MARRONE, EPC CASE PLANNER**] [*Deferred from 2/11/04*] (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 2/18/04.**

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

4. **Project # 1001138**  
04DRB-00134 Minor-Ext of SIA for Temp  
Defer SDWK

WILLIAM. CANIGLIA AND L. MICHAEL. MESSINA agent(s) for TIERRA VIVA JOINT VENTURE request(s) the above action(s) for all or a portion of Lot(s) 20, 21, 30 32 & 34, **TIERRA VIVA SUBDIVISION**, zoned SU-1 special use zone, PRD, located NORTH OF MONTANO RD NW, between GUADALUPE TRAIL NW and GRIEGOS DRAIN containing approximately 12 acre(s). [REF: 01DRB-00388, 02DRB-00336 ESIA] (F-14) **A SIX-MONTH EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**
  
5. **Project # 1002050**  
04DRB-00135 Major-Final Plat Approval

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, Block(s) 34, Unit B, **LAS MARCADAS SUBDIVISION**, (to be known as **TRAILS AT LAS MARCADAS**) zoned RLT, located on GOLF COURSE RD NW, between MARNA LYNN AVE and JILL PATRICIA ST containing approximately 7 acre(s). [REF: V-89-95, 03EPC-00146, 03DRB-00573] (C-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALLS AND AGIS DXF FILE.**
  
6. **Project # 1003002**  
04DRB-00123 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for DON HANOSH request(s) the above action(s) for all or a portion of Lot(s) 9-12, Block(s) 23, Tract(s) B-3, **DORADO VILLAGE, UNIT 3**, zoned C-2 community commercial zone, located on CENTRAL AVE SE, between COCHITI RD SE and DORADO PL SE containing approximately 4 acre(s). [REF: ZA-76-273, 03DRB-01635] (L-22) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT, NEED INFRASTRUCTURE TO CLOSE ALLEY OR IMPROVE IF USED FOR ACCESS.**

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

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

7. **Project # 1003229**  
04DRB-00133 Minor-Sketch Plat or Plan

TOBY DE VARGAS request(s) the above action(s) for all or a portion of Lot(s) 25, **LINDA VISTA ADDITION, NO. 1**, zoned R-1, located on HENDRIX NW, between SANCHEZ NW and HENDRIX NW. (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
  
8. **Project # 1003230**  
04DRB-00136 Minor-Sketch Plat or Plan

BOHANNAN HUSTON, INC. agent(s) for SANDIA PROPERTIES, LTD. request(s) the above action(s) for all or a portion of Tract(s) 29B AND 29D, VENTANA RANCH, (to be known as **VISTA DE ARENAL**) zoned R-LT residential zone, located on IRVING BLVD NW, between RAINBOW BLVD NW and VENDAVAL AVE NW containing approximately 14 acre(s). [REF: 1002593, 1001101] (B-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
  
9. **Project # 1003231**  
04DRB-00137 Minor-Sketch Plat or Plan

WILSON & COMPANY, INC. agent(s) for LONGFORD @ ARROWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, **LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FABLA HANNETT**, zoned R-LT residential zone, located on 98<sup>TH</sup> ST SW, between RIO BRAVO BLVD SW and BLAKE RD SW containing approximately 59 acre(s). [REF: 02DRB-01621, 02DRB-01622] (N-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

10. **Project # 1003232**  
04DRB-00139 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORPORATION agent(s) for RANDALL SCHMILLE request(s) the above action(s) for all or a portion of Lot(s) 8-P2, **CAMPBELL FARM SUBDIVISION, AND** Tract(s) A, **LANDS OF ANDREWS**, zoned RA-2, located on CAMPBELL LN NE, between CAMPBELL RD NE and MATTHEW RD NE containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. Approval of the Development Review Board Minutes for December 31, 2003 and January 7, January 14 and January 21, 2004. **NO DRB MINUTES WERE APPROVED. THEY WILL BE PRESENTED AGAIN AT THE NEXT DRB MEETING.**

ADJOURNED: 10:30 A.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: 1002805

AGENDA ITEM NO: 3

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.  
 An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

2-18-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham  
 City Engineer/AMAFCA Designee

DATE: February 11, 2004

2/11/04

Deferred for :

1. G + D Plan
2. utilities issues
3. T issues

Check Site Plan for #11

BUILDING INSPECTION

BLDN1121

PERMIT NUMBER: 417160 DATE: 02/28/06 TYPE: NEW BUILDING  
 SUB: 1 ZONING MAP: H-13 SUBDIVISION: ST ANTHONY'S ORPHANG  
 CONSTRUCTION ADDRESS: 2011 12TH ST NW  
 ALBUQUERQUE  
 CONTRACTOR: BLANCHARD CONSTRUCTION PHONE: 505-275 0000  
 USE OF BLDG: C OCCUPANCY GROUP: M TYPE OF CONST: IIB S  
 NEW PHARMACY  
 SPEC'S ON FILE (LETTER OF EXTENSION ON FILE)  
 RE-INSPECTION FEE (REBAR)

DATE	FEE DESCRIPTION
20041116	APPLICATION PLAN CHECK FEE
20041116	FLOOD PLAIN ORDINANCE FEE
20041116	ZONING PLAN CHECK FEE
20050630	BUILDING PERMIT FEE
20051005	RE-INSPECTION

1 - I N S P E C T I O N S

R-DATE	R-BY	INSPECTIONS	I-DATE	BY
20050825	KIM	FT YT	20050825	DLB
(REBAR) 1. PROVIDE CITY APPROVED PLANS W/DETAILS (STAMPED)				
20050826	KMS	FT OK	20050827	FJC
REBAR				
20050913	TAT	FT OK	20050913	FJC
STEMWALL				
20050920	KMS	RW1 OK	20050920	ADM
UNDER WINDOWS				
20050923	KMS	RW1 OK	20050923	FJC
BB				
20050926	KIM	RW1 OK	20050927	ADM
BB WED AM				
20050928	KMS	RW1 YT	20050929	FJC
(\$47 FEE) #1 NO ACCESS FOR INSPECTION (GATE LOCKED)				
20051005	BOB	RRW1 OK	20051006	ADM
THURS AM				
20051006	PHY	RW1` OK	20051007	GEN
CMU BB				
20060119	MTM	FR YT	20060120	FJC
#1 STRUCTURAL FRAME & LIGHT GUAGE FRAMING OK #2 ALL WOOD BACKING FACIA & DECK TO BE FIRE RETARDANT TREATED WOOD (TYPE II BUILDING)				
20060130	MTM	RFR YT WB YT	20060130	ADM
1 NO PLANS AVAIL 2) NO SUPER NO INSP 47.00				
20060201	JDD	RFR OK RWB OK	20060201	FJC
AM				
20060207	JDD	FRI OK	20060208	DLB



They are  
throw  
insulation

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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: MOUNTAIN RUN PARTNERS, LTD. PHONE: (505) 275-0000

ADDRESS: 5850 EUBANK BLVD, NE SUITE B-62 ATTN: PAUL BLANCHARD FAX: \_\_\_\_\_

CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER

AGENT (if any): WILSON & CO., INC. (ATTN: SCOTT CROSHAW) PHONE: (505) 348-4035

ADDRESS: 4900 LANG AVENUE NE FAX: (505) 348-4055

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: CSCROSHAW@wilsonco.com

DESCRIPTION OF REQUEST: PRELIMINARY/FINAL PLAT APPROVAL TO CREATE TWO(2) ADDITIONAL NEW TRACTS AND GRANT ADDITIONAL EASEMENTS.

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

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

Lot or Tract No. TRACT D Block: N/A Unit: N/A

Subdiv. / Adn. ST. ANTHONY'S ORPHANAGE

Current Zoning: C-2(SC) Proposed zoning: NO CHANGE

Zone Atlas page(s): H-13-Z No. of existing lots: 1 No. of proposed lots: 2

Total area of site (acres): 13.5246 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. 101305943521340530 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: 12<sup>TH</sup> STREET NW

Between: INDIAN SCHOOL ROAD NW and U.S. INTERSTATE 40

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 04DRB-00138  
Z-72-221, Z-72-221-1, ZA-84-456, ZA-90-226

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

SIGNATURE Christopher S. Croshaw DATE 7/May 2004

(Print) CHRISTOPHER S. CROSHAW \_\_\_\_\_

Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>04DRB-00712</u></p> <p><u>Conflict mgmt fee</u></p> <p>Hearing date <u>5-19-04</u></p>	<p>Action</p> <p><u>PEF</u></p>	<p>S.F.</p> <p><u>53</u></p>	<p>Fees</p> <p>\$ <u>285</u></p> <p>\$ <u>20</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>305.00</u></p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------	---------------------------------	------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------

Barbara 5-11-04  
Planner signature / date

Project # 1002805

1002805  
0400712

4/15/50  
X

CHRISTOPHER S. CROFT  
4/15/50

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

**Extensions are not reviewed through internal routing.**  
 Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year.

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

CHRISTOPHER S. CROSHAW  
 Applicant name (print)  
Christopher S. Croshaw 5/7/04  
 Applicant signature / date

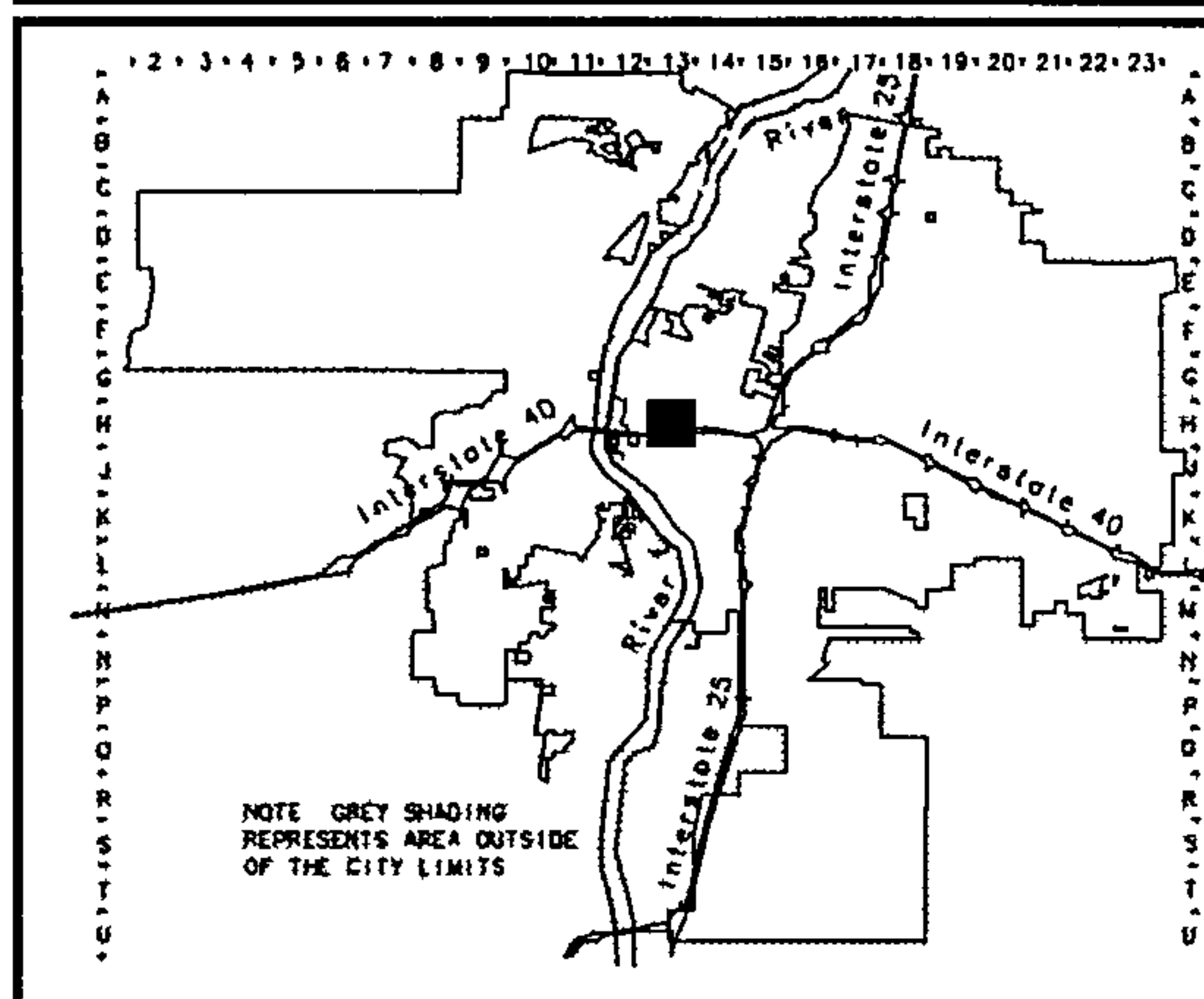
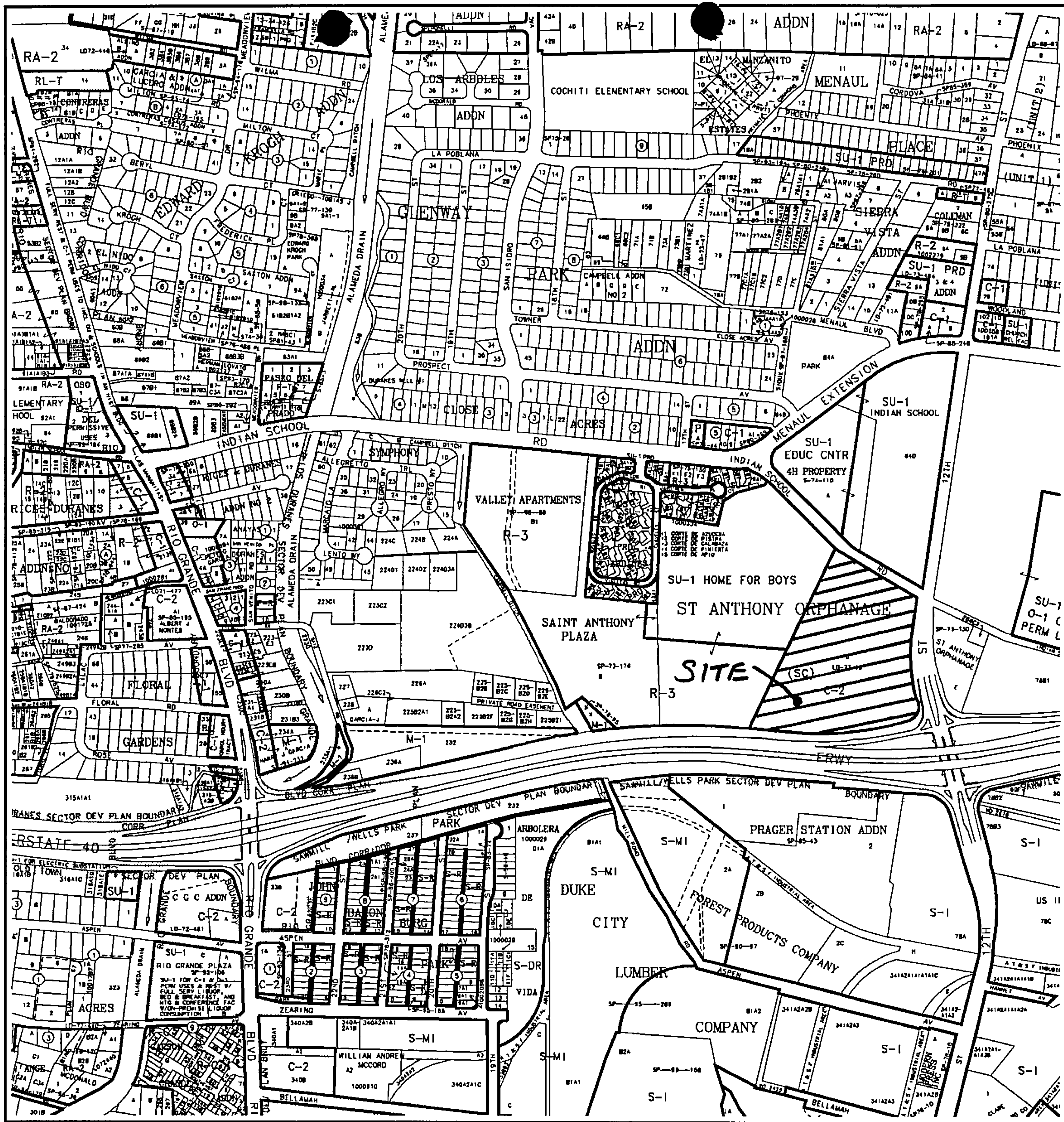


Form revised 3/03, 8/03 and 11/03

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

Application case numbers  
 04DRB- - 00712  
 - -  
 - -

Bushnell 5-11-04  
 Planner signature / date  
 Project # 1002805



CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

**H-13-Z**

Map Amended through August 01, 2003

**WILSON  
& COMPANY**

4900 Lang Ave, NE  
Albuquerque, NM 87109  
P.O. Box 94000 87199-4000  
505-348-4000

Albuquerque  
Arlington  
Colorado Springs  
Denver  
El Paso  
Fort Worth  
Houston  
Kansas City  
Las Cruces  
Lenexa  
Omaha  
Pasadena  
Phoenix  
Rio Rancho  
Salina  
San Bernardino  
Wichita  
Wilson & Company  
Latin America, LLC

15 April 2004

Development Review Board  
City of Albuquerque  
Planning Department Development Services  
600 Second St. NW  
Plaza Del Sol  
Albuquerque, NM 87102

Re: **Preliminary/Final Plat Submittal**  
**Tract D-1 and Tract D-2, St. Anthony's Orphanage**  
**(Formerly Tract D, St. Anthony's Orphanage)**  
WCEA File: X3-218-004

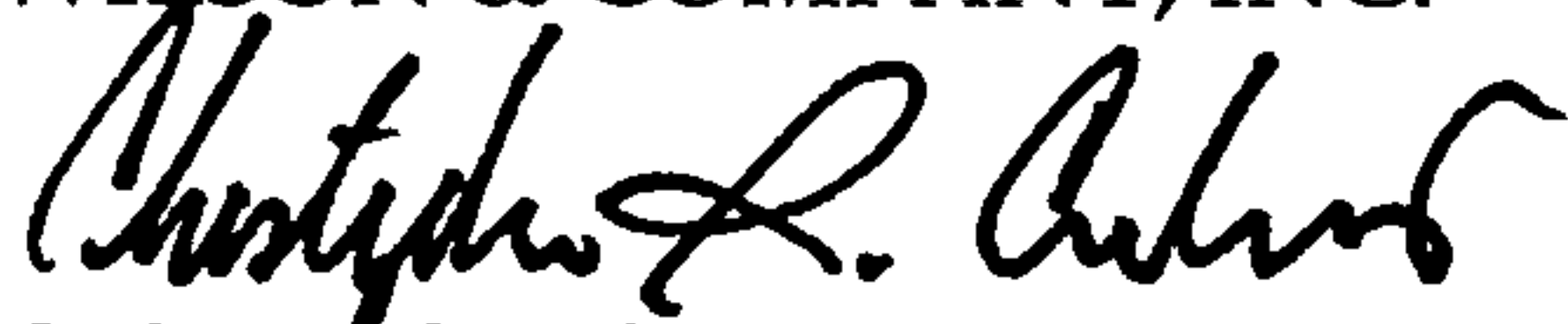
To Whom It May Concern:

Wilson & Company, acting as agent on behalf of the Mountain Run Partners, LTD., present to the Development Review Board the following Preliminary/Final Plat submittal.

The intent of this submittal is to show the new lot configuration from 1 lot to 2 lots and granting of additional public utility easements.

Please contact me at 348-4035 if there are questions. Thank you.

WILSON & COMPANY, INC.

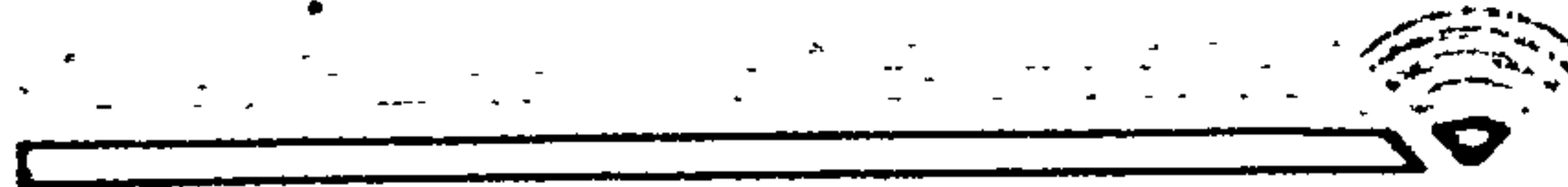


C. Scott Croshaw, PS  
Survey Manager  
Wilson & Company, Inc.

rrl

cc: file X3-218-004

*Mountain Run*  
PARTNERS, LTD.



5850 Eubank Blvd., NE • Suite B-62  
Albuquerque, NM 87111  
(505) 275-0000

19 April, 2004

Wilson & Company, Inc.  
2600 American Rd. SE, Suite 100  
Rio Rancho, NM 87124

To whom it may concern:

As the Managing General Partner of Mountain Run Partners, Ltd., I authorize Wilson & Company, Inc. to act as my agent in matters concerning the Site Plan for Subdivision for Tract D of St. Anthony's Orphanage in Albuquerque, New Mexico. This will include any representation to the Design Review Board.

Sincerely,

Paul Blanchard  
Managing General Partner

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

**PAID RECEIPT**

APPLICANT NAME Mountain Run PRTRNS.  
 AGENT Wilson & Co.  
 ADDRESS P.O. Box 94000 87199  
 PROJECT & APP # 1002805  
 PROJECT NAME D4DRB-00712

\$ 20 469099/4916000 Conflict Management Fee  
 \$ 285 441006/4983000 (DRB) Actions  
 \$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ 441018/4971000 Public Notification  
 \$ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
 ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
 ( ) Traffic Impact Study  
 \$ 305.00 TOTAL AMOUNT DUE

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

**WILSON & COMPANY**

PO Box 94000  
Albuquerque, NM 87199-4000  
505-348-4000

City of Albuquerque  
Treasury Division  
CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
600 2ND ST NW  
ALBUQUERQUE, NM 87102 US



83-62  
1011

089440  
089440

VOID AFTER 90 DAYS

5/7/2004

PAY TO THE ORDER OF 305 DOLLARS AND 00 CENTS \$ 305.00

\*\*\*DUPLICATE\*\*\*  
TWO SIGNATURES REQUIRED OVER \$50,000  
Treasury Division

05/11/2004 James D. Hills MP

X RECEIPT# 0022463 US# 006 TRASH# 0017  
Account 441006 Fund 0110 MP

Activity 4983000 TRSE-1A  
Tray 4 DOCUCHECK™ MICROPRINTING COPY VOID  
SECURITY PAPERS SIGNATURE LINE PANTOGRAPH

⑈089440⑈ ⑆101100621⑆0109148⑈

\$285.00  
\$305.00  
\$0.00

CHANGE



Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12  
INFRASTRUCTURE LIST

*Revised*

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

Date Submitted: 2/2/2004  
Date Site Plan Approved: 2/18/04  
Date Preliminary Plat Approved: N/A  
Date Preliminary Plat Expires: N/A  
DRB Project No: 1002805  
DRB Application No.: 04-00138

**ORIGINAL**

Lowe's Central Albuquerque, New Mexico  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract lettered "D" of ST. Anthony's Orphanage, as the same is shown and designated on the land division plat thereof, filed in the county clerk of Bernalillo county, New Mexico on January 10, 1973, in the volume C9, Folio 26  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			<b>PAVING</b>						
			6" Concrete Median Curb, associated paving for modification of existing left turn bay	12th Street	New main site entrance on 12th Street	Existing turn bay to Indian School	/	/	/
			6" Concrete Median Curb and left turn bay	12th Street	I-40 West bound on ramp	Main entrance on 12th street	/	/	/
			12' Deceleration Lane	12th Street	South of Indian School Road/12th Street Intersection	Main site entrance on 12th Street	/	/	/
			Striping and signing	Indian School Road	Indian School Road/12th Street Intersection	700 LF west of Indian School Road/12th Street Intersection	/	/	/
			Bus Shelter	12th Street	Northeast corner of Lowe's property line	124 LF South of Indian School Road/12th Street Intersection	/	/	/

**R** RECEIVED **D**  
FEB 19 2004  
HYDROLOGY SECTION

ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
4 Way Stop	*** Stop signs/intersection Striping modifications	Intersection of 12th Street and Sawmill		

Private Inspector	City Inspector	City Crst Engineer
/	/	/

WATER


10" Dia.	PVC waterline	East side of Lowe's Home Center	Existing 6" waterline on Indian School Road	886 LF Southeast
10" Dia.	PVC waterline	Southeast side of Lowe's Home Center	Southeast corner of building	234 LF Southwest
10" Dia.	PVC waterline	South side of Lowe's Home Center	South of building	162 LF Northwest
10" Dia.	PVC waterline	West side of Lowe's Home Center	Existing 8" waterline on Indian School Road	939 LF Southwest
6" Dia.	Abandon existing 8" waterline	East side of Lowe's Home Center	East of the property along 12th Street	South of the property along I-40 West bound on ramp

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

SANITARY SEWER

--	--

6"	Wye	Indian School Road	North property line	22 LF to SAS in Indian School Road
----	-----	--------------------	---------------------	------------------------------------

\* GRANT ADDITIONAL 20' PUBLIC SAS EASEMENT OVER EXISTING 54" SAS INTERCEPTOR. DRAINAGE

/	/	/
---	---	---

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6"	13 LF of 6" DIP force main	12th Street	Southeast of property line	Existing curb Inlet
----	----------------------------	-------------	----------------------------	---------------------

/	/	/
---	---	---

ORIGINAL

NOTES

1 \*\*\* Only to be Implemented Upon consent of Traffic Operations

AGENT/OWNER

Brigitte Fuller (Agent)

NAME(print)

Wilson & Co., 2600 American Rd.,  
Rio Rancho NM 87124

FIRM

*Brigitte Fuller*  
SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB  
TENSION.

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*Sharon Wilson* 2/18/04  
DRB CHAIR - date  
*Christina Sandoval* 2/18/04  
PARKS & GENERAL SERVICES - date

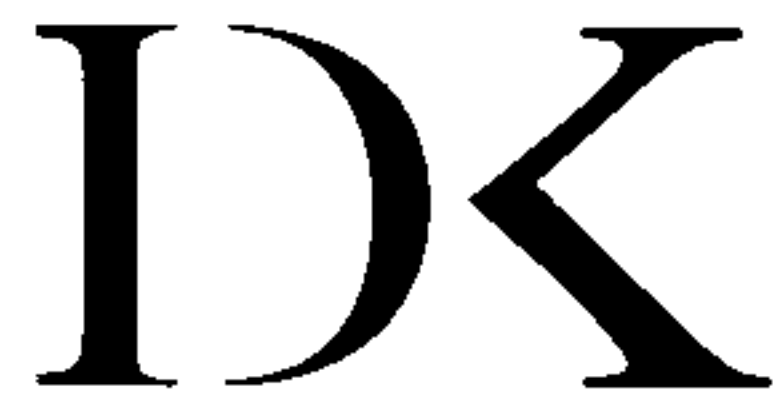
*[Signature]* 2-18-04  
TRANSPORTATION DEVELOPMENT - date  
AMAFCA - date

*Roge A Green* 2/18/04  
UTILITY DEVELOPMENT - date

*Brad J. Byham* 2/18/04  
CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



DENISH + KLINE ASSOCIATES

February 3, 2004

Ms. Sheran Matson, Chair  
Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> NW  
Albuquerque, NM 87103

HAND-DELIVERED

Re: Project # 1002805  
Site Plan for Building Permit  
Request for Final DRB Sign-Off

Dear Ms. Matson:

I am writing on behalf of our client, Mountain Run Partners, Ltd. to respond to the conditions of approval for the Site Plan for Building Permit for a new Lowe's and Walgreen's on a site located just north of I-40 at 12th street.

The conditions are reiterated below in bold text with our responses immediately following. Each of the conditions is addressed.

1. **A letter shall accompany the submittal to the DRB specifying all modifications 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.**  
Response: This letter constitutes the required response.
2. Western most access point from Indian School Road:
  - a. **Parking spaces in front of Walgreen's and adjacent to main drive aisle to be handicap parking only.**  
Response: Parking spaces in front of Walgreen's and adjacent to main drive aisle have been changed to be handicap parking only.
  - b. **Proposed west driveway on Indian School Road to be signed as service drive only and exit only.**  
Response: The proposed west driveway on Indian School Rd. is signed as truck service entrance and an exit only sign has been added.

- c. **Pharmacy drive-thru lanes to be marked and signed as one-way.**  
Response: The pharmacy drive-thru lanes are striped and signed as "one way do not enter".
- d. **Provide for a westbound left turn lane on Indian School Road at west driveway (service drive) for truck traffic.**  
Response: Indian School Rd. will be striped to accommodate a westbound left turn lane at the west driveway for truck traffic as is shown on the site plan.
3. **Transit approval of the proposed bus shelter is required in order to receive the full 15% parking credit.**  
Response: A bus shelter is shown on the site plan entitling the applicant to receive the full 15% parking credit. Its exact location and specification will be determined by transit staff.
4. **The LRBS proposes a bike trail along I-40, a bike lane on 12<sup>th</sup>, and a bike lane on Indian School. The application shall provide adequate provisions to facilitate bike traffic accessing this development.**  
Response: We confirmed with Dave Abrams at COG (who made this comment) that the intention is not for the applicant provide bike lanes but rather provide access from existing street bicycle facilities to the buildings. We believe that proposed access from 12<sup>th</sup> and Indian School is adequate for bicycle traffic. In addition, the applicant has provided bike racks.
5. **Parking directly in front of Walgreen's (9 spaces) shall be designated as handicap spaces only.**  
Response: This is a duplicate of condition 2a. The 9 spaces directly in front of Walgreen's are designated as handicap spaces only
6. **Remove the shade tree underneath the customer-loading canopy at the south end of the building.**  
Response: The shade tree has been removed from under the customer-loading canopy at the south end of the building.
7. **Provide at least three shade trees in 36 sf planters or other forms of shade along the 95' expanse of wall north of the customer loading area.**  
Response: With the removal of the shade tree from condition #6, two shade tree planters are provided. The canopy as shown on the elevations and site provides additional shade along the 95' expanse of wall.
8. **Provide details of the lettering on the wall-mounted signs on the Walgreen's Store.**  
Response: Details of the Walgreen's lettering on the wall-mounted sign have been provided.

- 9. Indicate correct coloring of the metal canopies on the elevation plan.**  
Response: Coloring of the metal canopies has been corrected to Lowe's Blue on the elevation plan.
- 10. Indicate correct material and color of the wall behind the wall mounted Lowe's sign.**  
Response: Material and color of the wall behind the wall mounted Lowe's sign has been corrected to be EIFS and Lowe's Blue.
- 11. Provide a minimum of 30 seats along the front façade. Seating can be in the form of raised planters, benches, ledges, or similar seating features.**  
Response: Seating for a minimum of 30 will be provided using Lowe's outdoor benches along the front of the store. A note to this effect has been added to the landscape plan.
- 12. Replace the black steel tube picket fence located in front of the garden center with some other form of see-through security fencing that is more friendly and not black in color.**  
Response: Black steel tube picket fence in the front of the garden center has been replaced with green steel tube picket fence. This is noted on the elevation sheets.
- 13. Replace the wire mesh screening that faces Indian School Road with solid stucco or cmu walls.**  
Response: 12' high split-faced CMU wall will replace the wire mesh for screening that faces Indian School as shown on the elevation sheet.
- 14. Provide additional articulation along the north façade of the Walgreen's such as colored pilasters or other projecting elements.**  
Response: Pilasters have been added along north facade of Walgreen's as shown on the north elevation. IN addition,
- 15. Indicate logical access from the building to the outdoor patio for employees. Indicate seating and edges around the patio.**  
Response: A 6' wide concrete sidewalk is provided from the front of the store along the south facade to the employee break area. The patio area will consist of textured colored concrete and contain seating for employees.
- 16. Conditions from the City Engineer as follows:**
- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and/or provided for.**  
Response: The applicant knows of no such requirements.

- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right of way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for.**

Response: Terry Brown informs the applicant that the Developer will be responsible for the permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit which include:

12th Street: Median cut, left turn bay, decel lane, sidewalk and ADA accessible ramps, and bus shelter.

Indian School: Striping for left turn into western most drive.

Sawmill and 12th: four way stop sign and associated striping.

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

Response: The TIS mitigation measures will be completed. Items mentioned in 16.b. above.

- d. Reverse curve transitions for left turn bays on 12<sup>th</sup> Street should be 300'-150'.**

Response: Reverse curves transitions for the left turn bay on 12th are 150'-150' for 35mph per COA DPM.

- e. Site driveways to be located per TIS.**

Response: Site driveways are per the TIS.

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

Response: Site design complies with the COA DPM.

- 17. Roof top equipment shall be camouflaged, screened, concealed, or blended into the roofing material to the extent possible in order to avoid visibility from the freeway.**

Response: Rooftop equipment will be painted to match the roofing material. A note to this effect has been added to the elevation sheets.

- 18. Lowe's will modify the main entry elevations so that the area of blue is framed just behind the Lowe's logo.**

Area of blue is behind Lowe's logo is minimized.

- 19. Move the pedestrian pathway running down the parking aisle to the garden center further north so that it connects more directly with the Walgreen's store.**

The pedestrian pathway is lined to directly in the front of Walgreen's

**20. Chamisa plantings shall be eliminated from the Landscape Plan.**

Response: Chamisas have been eliminated from the plant palette shown on the Landscape Plan.

**21. The height and size of signs shall be regulated by the C-2 and Shopping Center Zone. One relocated pylon sign and one monument sign shall be allowed, additionally, the existing off premises billboard shall be allowed.**

Response: The pylon sign located at the southeast corner of the site shall contain the same height and face area as what exists currently as shown on the site plan. The sign's height and face area are consistent with C-2 regulation.

**22. Speakers shall be directional and volume controlled and directed away from the adjacent properties. A note has been added to the site plan.**

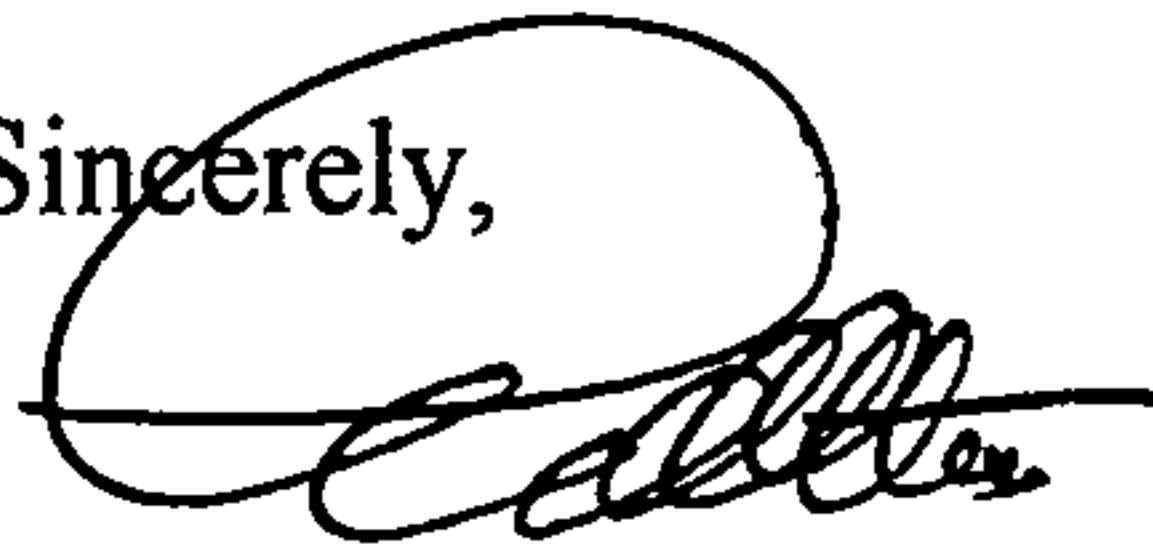
Response: Speakers shall be directional and the volume controlled and directed away from adjacent properties. A note (number 8) to this effect has been added to the Site Plan.

**23. The chain link fencing on the West side of the property shall be removed and replaced with a 6 foot high CMU wall and design shall be delegated to the DRB.**

**Response:** A 6' CMU wall is shown along the west property line. Please refer to the legend for symbol for cmu wall.

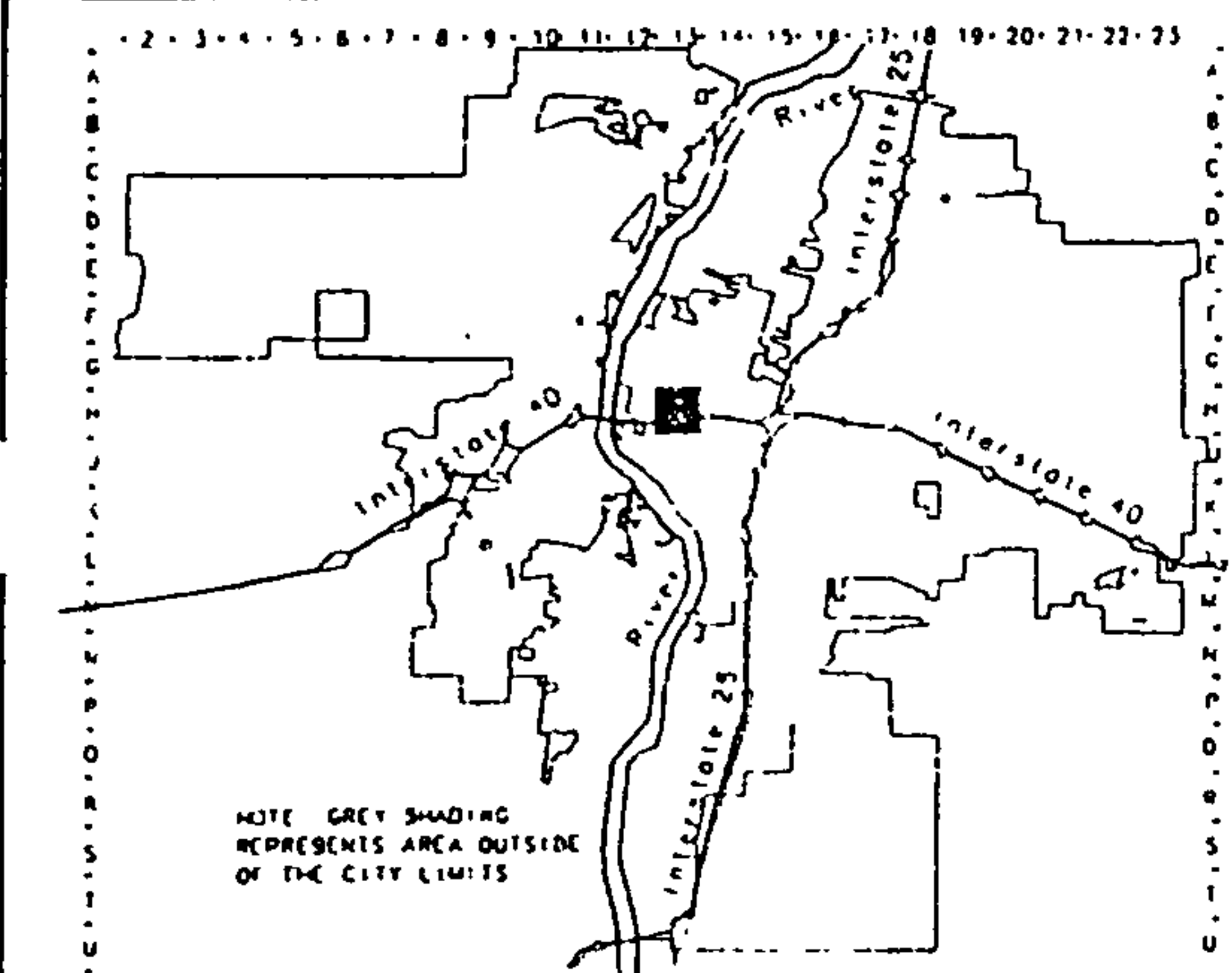
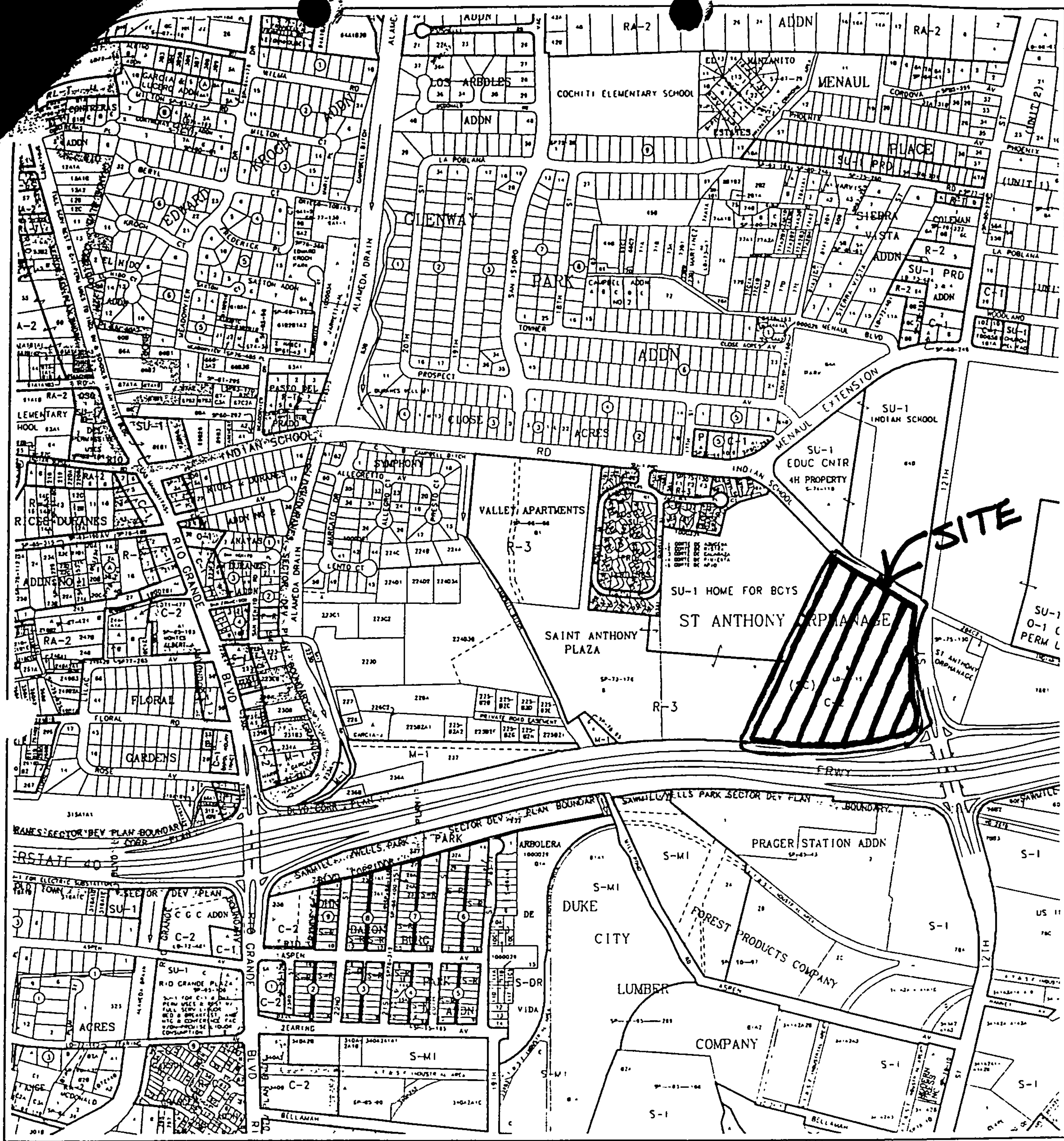
The applicant believes that all conditions of approval have been met and respectfully requests your consideration.

Sincerely,

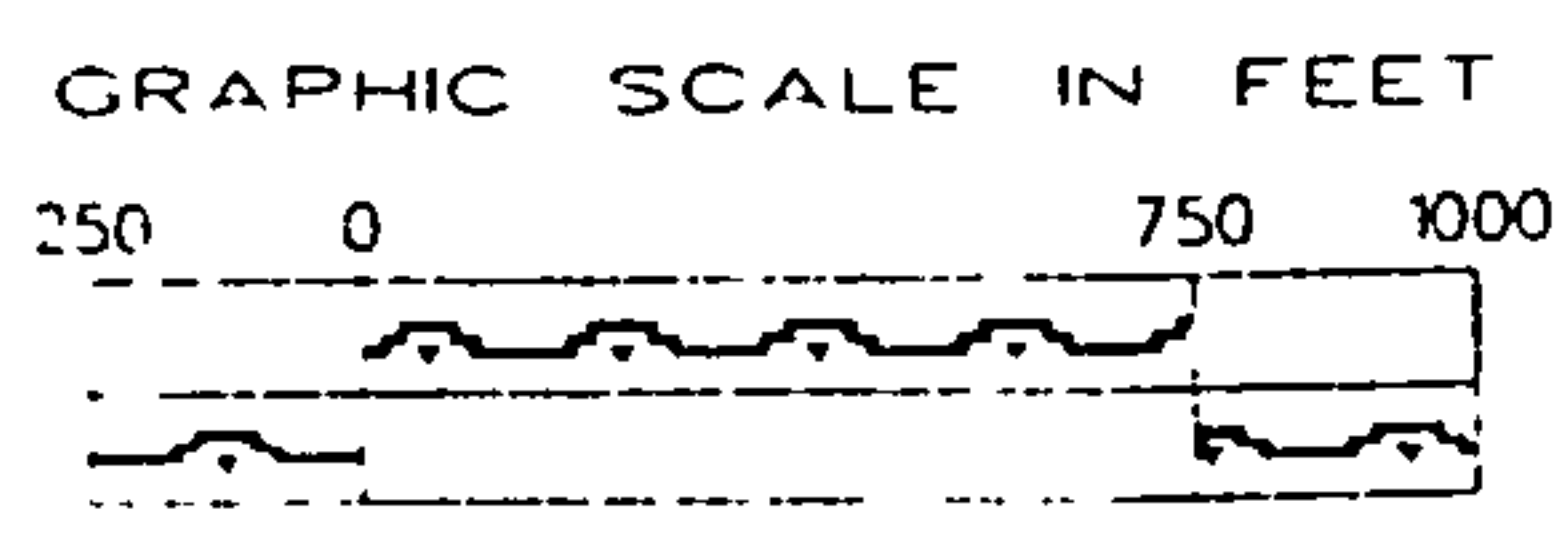
A handwritten signature in black ink, appearing to read "L. S. Kline", written over a circular scribble.

Lawrence S. Kline, AICP





CITY OF  
Albuquerque  
PLANNING DEPARTMENT  
© Copyright 2002

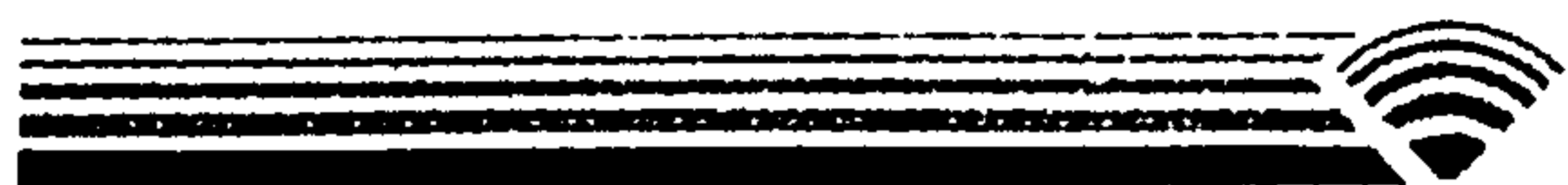


Zone Atlas Page

H-13-Z

Map Amended through April 03, 2002

*Mountain Run*  
PARTNERS, LTD.



5850 Eubank Blvd., NE • Suite B-62  
Albuquerque, NM 87111  
(505) 275-0000

October 29, 2003

Mr. Jeff Jesionowski, Chair  
Environmental Planning Commission  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Re: 12<sup>th</sup> Street and I-40  
Tract D of St. Anthony Orphanage

Dear Commissioner:

Please allow this letter to serve as authorization for Denish + Kline Associates, Inc. to serve as our agent and to apply for entitlements on our behalf regarding the above referenced property.

Sincerely,

Paul Blanchard  
Managing General Partner

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Nonetheless, it is the applicant's responsibility to provide a complete submittal. Incomplete submittals will be rejected. Site development plans submitted will ordinarily be composed of the following plan sheets:

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading Plan
4. Building and Structure Elevations

Submitted plans shall be organized in the above manner. The following checklist describes the minimum information necessary for element. The Applicant shall check off all items shown on the site plan or label as NA, if not applicable.

### Accompanying Material - Fee payment

- A. Complete application with summary.
- B. 8 1/2" x 11" reductions

## SHEET #1 - SITE PLAN

### A. General Information

- 1. Scale
 

Under 1.0 acre	1" = 10'
1.0 - 5.0 acres	1" = 20'
→ Over 5 acres	1" = 50'
Over 20 acres	1" = 100'
Other scales as approved by staff	
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. Existing structures on site and on sites adjacent to the proposal that may impact, or may be impacted by the project. *see Existing Conditions sheet C2*
- 6. Property lines
- 7. Existing and proposed easements (identify each)

### B. Proposed Development

#### 1. Structural

- A. Location of existing and proposed structures on the property and on adjacent properties, including privacy and retaining walls (distinguish between proposed and existing structures).
- B. Square footage of each structure
- C. Proposed use of each structure *walgreen's, Lowe's*
- D. Temporary structures, signs and other improvements
- E. Wall(s), fence(s), and screening: height, length, color and materials. Show cross-sections for retaining walls.

- F. Dimensions of all principal site elements
- G. Loading facilities
- H. Site lighting (height, type, and intensity)

**2. Non-Structural and Parking**

- A. Parking design with spaces numbered per aisle.
  - 1. Location
  - 2. Arrangements
  - 3. Dimensions and curve radii
  - 4. Turning spaces
  - 5. Drives
  - 6. Aisles
  - 7. Ingress
  - 8. Egress
  - 9. Number of spaces required: 702
  - 10. Handicapped parking, spaces required: 16
- B. Bicycle racks, spaces required: 35
- C. Elevation drawing of refuse container and enclosure, if applicable.

**C. Street and Circulation**

- 1. Identification and location of public and private streets and alleys with proper name, existing and proposed width dimensions.
- 2. Curve radii
- 3. Right-of-Way width
- 4. Pavement width (flow line to flow line) including medians and median cuts.
- 5. Sidewalk widths and locations, existing and proposed.
- 6. Rail spurs, if applicable
- 7. Location of traffic signs and signals related to the functioning of the proposal.
- 8. Bikeways
- 9. Bus facilities, including bays and shelters where required.
- 10. Curb cut size and type.
- 11. Provisions for non-auto transportation, including transit and bicycle related improvements and pedestrian linkage.

**D. Utilities**

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

**E. Phasing**

- 1. Proposed phasing of improvements and provision for interim facilities. Information on future phasing should be included. If applicable, indicate location and square footage.

### SHEET #2 - LANDSCAPING PLAN

If appropriate, landscaping maybe shown on sheet #1 with the approval of Planning staff. See article 6-1-1-1et.al.; the Water Conservation Landscaping and Water Waste Ordinance for specific restrictions, regulations, standards, and requirements

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
  - A. Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.).
  - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
  - C. Ponding areas either for drainage or landscaping/recreational use.
- 7. Identify nature, location and size of shrubbery and trees (common and/or botanical names).
  - A. Existing, indicating whether it is to preserved or removed.
  - B. Proposed, to be established for general landscaping.
  - C. Proposed, to be established for screening/buffering.
- 8. Irrigation System
- 9. Planting Beds
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for maintenance (Statement)
- 12. Statement of Water Waste, etc.
- 13. Landscaped area requirement; square footage and percent: 56,355
- 14. Landscaped area provided; square footage and percent: 59,838

15%  
15.9%

### SHEET #3 - GRADING PLAN

#### A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required).
- 5. Property Lines
- 6. Existing and proposed easements
- 7. Proposed contours and/or spot elevations
- 8. Retaining walls

#### B. Proposal

- 1. Grading submittals, ponding areas, erosion and sediment control facilities:
  - A. Conceptual grading and drainage plan
  - B. Drainage plan (maybe required for other submittals)
  - C. Drainage Report (maybe required for other submittals)

NO A. Cross Sections

Provide cross section for all perimeter property lines at the point of the greatest grade change; Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point.

NO B. Spot Elevation

Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.

NO C. Grade Changes

Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

**SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS**

A. General Information

Scale?

1. Scale (minimum of 1/8" or as approved by Planning Staff). *other approved by staff (BP)*
2. Bar Scale
3. Facade orientation (elevation of all sides of the buildings)
4. Dimensions, to scale including overall height and width, and dimensions of major facade elements.
5. Location, material and colors of windows, doors and framing.
6. Materials and colors of all building elements and structures.

B. Signage

(Site Utilities Plan)

1. Elevations
2. Location
3. Height and width
4. Sign face area - dimensions and square footage
5. Lighting
6. Materials and Colors for sign face and structural elements.

C. Additional information, including, renderings for EPC + staff and perspective drawings may be submitted.

- A. Samples
1. Presentation Models
  2. Photos



## Department of Building Inspection Plan Checking Division

Request for approval of Modification to the 1997 Uniform Building Code.

Date: October 31, 2003

Subject Project: Lowe's of Central Albuquerque, New Mexico  
12<sup>th</sup> Street at Indian School Road  
Albuquerque, New Mexico

Applicant: Mitch Garrett  
Taylor Scott Architects  
1437 So. Boulder, Ste, 800  
Tulsa, Oklahoma 74119  
918.587.8600

### Explanation of Request:

Lowe's requests approval for 3-hour masonry wall as equivalent to 60' clear yards at a limited portion of the perimeter to their proposed Lowe's Home Improvement Warehouse at the subject site. The 1997 UBC Section 505.2 requires 60' clear yards and a fully sprinklered building for unlimited area. The proposed Lowe's building is 135,152 sq.ft., fully sprinklered and 55'-5" away from the property line at the NW corner. We are proposing a Modification Request (UBC 97 sec. 104.2.7) in which we use the IBC 2003 sec. 507.4, which states "The permanent open space of 60 feet required in section 507.1, 507.2 and 507.3 shall be permitted to be reduced to not less than 40 feet provided the following requirements are met:

1. The reduced open space shall not be allowed for more than 75 percent of the perimeter of the building.
2. The exterior wall facing the reduced open space shall have a minimum fire-resistance rating of 3 hours.
3. Openings in the exterior wall, facing the reduced open space, shall have opening protective with a fire-resistance rating of 3 hours."

The proposed Lowe's has over 60' clear at the front and two sides, but at rear is limited to 55'-5" from the nearest point of the property line to the building, therefore we request the following:

Condition at Rear Wall: Construct a 3-hour masonry wall along the rear of building which faces the property line up to 21'-4" in height and the wall shall be continuous for approximately 532'-0" along the rear. The 55'-5" dimension is at the narrowest point which is the NW corner of the building.

The proposed 3 hour wall is therefore offered as a level of protection equivalent to the required 60' clear yards at the limited area indicated.

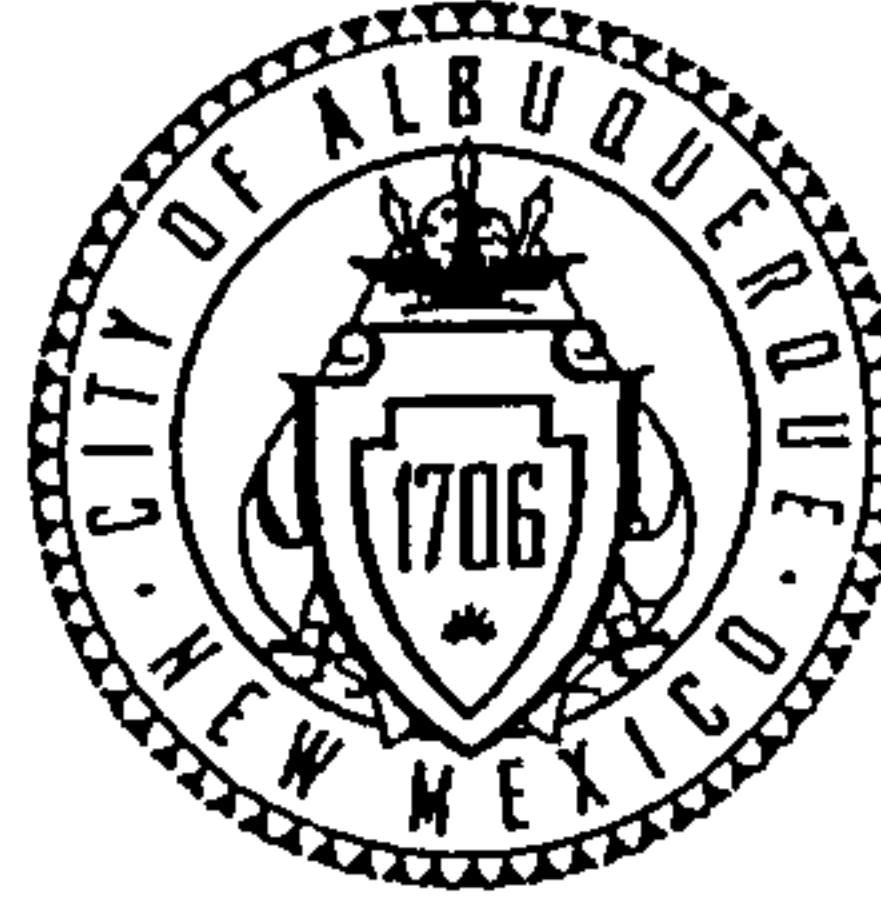
**APPROVED** DISAPPROVED BY THE CITY OF ALBUQUERQUE, NM

**Planning Department  
Building and Safety Division  
Bob Williams  
Chief Building Official**

Bob Williams  
Signature

11-4-03  
Date





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

Date: December 19, 2003

## OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002805 \***  
03EPC-01917 EPC Site Development Plan-Building  
Permit

Mountain Run Partners, Ltd  
5850 Eubank Blvd. NE, Suite B-62  
Albuq. NM 87111

LEGAL DESCRIPTION: for all of Tract D, **St. Anthony's Orphanage**, zoned C-2 (SC) located on 12TH ST. NW, between INTERSTATE 40 and INDIAN SCHOOL ROAD NW, containing approx 14 acres. (H-13) Carmen Marrone, Staff Planner

On December 18, 2003 the Environmental Planning Commission voted to approve Project 10002805/ 3EPC 01917 a request for approval of a site development plan for building permit for Tract D, St. Anthony's Orphanage, based on the following Findings and subject to the following Conditions:

### FINDINGS:

1. This is a request for approval of a site development plan for building permit for approximately 13.5 acres of land located on 12<sup>th</sup> Street between I-40 and Indian School Road NW. The site currently contains 140,000 sf of building space, anchored by a Walgreen's Store. The applicant intends to demolish the existing center and construct a 135,000 sf Lowe's store with a 28,000 sf garden center and a new 16,000 sf Walgreen's Store.
2. The subject site has been zoned C-2(SC) since 1972. A site plan for building permit was issued shortly after the granting of the C-2 zoning. The proposed site plan for building permit will rescind the 1972 site plan for building permit.
3. The site is located in the Central Urban area of the *Comprehensive Plan* and is subject to the policies for Established Urban areas. The subject request meets the requirements of Policy 6b for Central Urban areas because the applicant will replace an old, decaying, substandard shopping center with upgraded buildings and site improvements that will meet and exceed today's standards.

OFFICIAL NOTICE OF DECISION  
DECEMBER 18, 2003  
PROJECT #1002805  
PAGE 2 OF 5

4. Policies 5d, 5i and 5k for Established Urban areas are met because adverse effects of noise, lighting, pollution and traffic on residential environments will be minimized since the site is completely surrounded by non-residential development and because the site's proximity to I-40 means much of the traffic will stay off of local residential streets. Additionally, Policies 5j, 5l and 5m are met because the proposed development will be located in an existing commercially zoned area and because the applicant proposes additional landscaping and other site improvements that will improve the visual quality of the site.
5. The subject request meets the applicable policies of the *North Valley Area Plan* by locating in an existing commercially zoned site and by proposing development that will promote some Village Center Principles (Policies 3c and 3d).
6. The site plan meets the Zoning requirements for landscaping, parking, lighting and signage.
7. The site plan was reviewed for compliance with the proposed design standards that were recently recommended for approval by the EPC. These design standards have not yet been approved by the City Council. The proposed design standards are typically applied by the EPC when reviewing large-scale development. With a few adjustments the site plan will meet the intent of the proposed design standards.
8. The Near North Valley, Wells Park and Sawmill Neighborhood Associations were notified of the subject request. No opposition has been expressed by the associations as of the writing of this staff report.
9. At the public hearing a representative of Walgreen's volunteered to restrict or prohibit the sales of alcoholic miniatures and singles at the new Walgreen's store.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Western most access point from Indian School Road:

OFFICIAL NOTICE OF DECISION  
DECEMBER 18, 2003  
PROJECT #1002805  
PAGE 3 OF 5

- a. Parking spaces in front of Walgreens and adjacent to main drive aisle to be handicap parking only.
  - b. Proposed west driveway on Indian School Rd. to be signed as service drive only and exit only.
  - c. Pharmacy drive-thru lanes to be marked and signed as one-way.
  - d. Provide for a westbound left turn lane on Indian School Rd. at west driveway (service drive) for truck traffic.
3. Transit approval of the proposed bus shelter is required in order to receive the full 15% parking credit.
  4. The Long Range Bikeway System proposes a bike trail along I-40, a bike lane on 12<sup>th</sup>, and a bike lane on Indian School. The applicant shall provide adequate provisions to facilitate bike traffic accessing this development.
  5. Parking directly in front of Walgreen's (9 spaces) shall be designated as handicap spaces only.
  6. Remove the shade tree underneath the customer-loading canopy at the south end of the building.
  7. Provide at least three shade trees in 36 sf planters or other forms of shade along the 95' expanse of wall north of the customer loading area.
  8. Provide details of the lettering on the wall-mounted signs on the Walgreen's Store.
  9. Indicate correct coloring of the metal canopies on the elevation plan.
  10. Indicate correct material and color of the wall behind the wall mounted Lowe's sign.
  11. Provide a minimum of 30 seats along the front facade. Seating can be in the form of raised planters, benches, ledges, or similar seating features.
  12. Replace the black steel tube picket fence located in front of the garden center with some other form of see-through security fencing that is more friendly and not black in color.
  13. Replace the wire mesh screening that faces Indian School Road with solid stucco or cmu walls.
  14. Provide additional articulation along the north facade of Walgreen's such as colored pilasters or other projecting elements.
  15. Indicate logical access from the building to the outdoor patio for employees. Indicate seating and edges around the patio.

OFFICIAL NOTICE OF DECISION  
DECEMBER 18, 2003  
PROJECT #1002805  
PAGE 4 OF 5

16. Conditions from the City Engineer as follows:
  - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for.
  - c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
  - d. Reverse curve transitions for left turn bays on 12<sup>th</sup> Street should be 300'-150'.
  - e. Site driveways to be located per TIS.
  - f. Site shall comply and be designed per DPM Standards.
17. Roof-top equipment shall be camouflaged, screened, concealed, or blended into the roofing material to the extent possible in order to avoid visibility from the freeway.
18. Lowe's will modify the main entry elevations so that the only area of blue is framed just behind the Lowe's logo.
19. Move the pedestrian pathway running down the parking aisle to the garden center further north so that it connects more directly to the Walgreen's store.
20. Chamisa plantings shall be eliminated from the Landscape Plan.
21. The height and size of the signs shall be regulated by the C-2 and shopping center zone. one relocated pylon sign and one monument sign shall be allowed, additionally, the existing off premises billboard shall be allowed.
22. Speakers shall be directional and volume controlled and directed away from the adjacent properties.
23. The chainlink fencing on the Westside of the property shall be removed and replaced with a 6 foot high CMU wall and design shall be delegated to DRB.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JANUARY 2, 2004 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.


OFFICIAL NOTICE OF DECISION  
DECEMBER 18, 2003  
PROJECT #1002805  
PAGE 5 OF 5

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/CM/ac

cc: Denish + Kline Associates, P.O. Box 2001, Albuquerque, NM 87103  
Ingrid Beel, Near North Valley, 1012 Major NW, Albuquerque, NM 87107  
Mary Bilan, Near North Valley, 3800 Rio Grande NW, PMB254, Albuquerque, NM 87107  
Georg Schreiber, Sawmill Area, 911 14<sup>th</sup> St. NW, Albuquerque, NM 87104  
Betsy Najjar, Sawmill Area, 916 19<sup>th</sup> St. NW, Albuquerque, NM 87104  
Fred Sais, Wells Park, 1508 Los Tomases NW, Albuquerque, NM 87102  
Mark Clayburgh, Wells Park, 1310 5<sup>th</sup> St. NW, Albuquerque, NM 87102  
Nathan Bush, 1920 Indian School Rd. NW, Albuquerque, NM 87104  
Anna Marie Amonitello, 1500 Indian School NW, Albuquerque, NM 87104  
Aileen O'Catherine, 1316 Sawmill Rd. NW, Albuquerque, NM 87104

# WILSON & COMPANY

2600 The American Road SE  
Suite 100  
Rio Rancho, New Mexico 87124  
(505) 898-8021  
(505) 898-8501 Fax

## Memo

Albuquerque  
Colorado Springs ✱  
Colton ✱  
Denver ✱  
Houston ✱  
Lenexa, KS ✱  
Kansas City, MO ✱  
Phoenix  
Rio Rancho  
Salina, KS  
Wichita

From: Maryam Giahi, EIT MDG

To: Claire Senova

Date: 28 February, 2006

Copies To: File

Project No.: X4218007

Task: 83

Subject: **Lowe's Central Albuquerque**

Attached for your file is a copy of DRB approved site plan and DRB case action log for City Project # 1002805 Lowe's Central Albuquerque located on 12<sup>th</sup> Street and I-40. When close out package is completed, we can get the site plan signed and send you the approved original site plan .

Please contact me if you have any questions or comments.

3



# 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.: 04DRB-00138 (SBP)  
Project Name: ST ANTHONYS ORPHANAGE  
Agent: Denish & Kline Associates

Project # 1002805  
EPC Application No.: 03EPC-01917  
Phone No.: 642-6461

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/18/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

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

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 1002805

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

PAID RECEIPT

APPLICANT NAME Mountain Run Partners, Ltd  
AGENT Denish & Kline Associates, Inc  
ADDRESS P.O. Box 2001  
PROJECT & APP # 1002805 04DRB-00138  
PROJECT NAME St Anthony's Orphanage

\$ 20 469099/4916000 Conflict Management Fee

~~\$~~ 441006/4983000 DRB Actions

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

~~\$~~ 441018/4971000 Public Notification

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

\$ 20 TOTAL AMOUNT DUE

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



Current DRC  
 \* Project Number: \_\_\_\_\_

FIGURE 12  
 INFRASTRUCTURE LIST

*Revised*

Date Submitted: 2/2/2004  
 Date Site Plan Approved: 2/18/04  
 Date Preliminary Plat Approved: N/A  
 Date Preliminary Plat Expires: N/A  
 DRB Project No.: 1002805  
 DRB Application No.: 04-00138

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

Lowe's Central Albuquerque, New Mexico  
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract lettered "D" of ST. Anthony's Orphanage, as the same is shown and designated on the land division plat thereof, filed in the county clerk of Bernalillo county, New Mexico on January 10, 1973, in the volume C9, Folio 26  
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

**ORIGINAL**

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>PAVING</b>				
	6" Concrete Median Curb, associated paving for modification of existing left turn bay	12th Street	New main site entrance on 12th Street	Existing turn bay to Indian School
	6" Concrete Median Curb and left turn bay	12th Street	I-40 West bound on ramp	Main entrance on 12th street
	12' Deceleration Lane	12th Street	South of Indian School Road/12th Street Intersection	Main site entrance on 12th Street
	Striping and signing	Indian School Road	Indian School Road/12th Street Intersection	700 LF west of Indian School Road/12th Street intersection
	Bus Shelter	12th Street	Notheast corner of Lowe's property line	124 LF South of Indian School Road/12th Street Intersection

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

**REGISTERED**  
**RECEIVED**  
**FEB 13 2004**  
**HYDROLOGY SECTION**

ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
4 Way Stop	*** Stop signs/Intersection Striping modifications	Intersection of 12th Street and Sawmill		

Private Inspector	City Inspector	City Cnst Engineer
/	/	/

WATER


10" Dia.	PVC waterline	East side of Lowe's Home Center	Existing 6" waterline on Indian School Road	886 LF Southeast
10" Dia.	PVC waterline	Southeast side of Lowe's Home Center	Southeast corner of building	234 LF Southwest
10" Dia.	PVC waterline	South side of Lowe's Home Center	South of building	182 LF Northwest
10" Dia.	PVC waterline	West side of Lowe's Home Center	Existing 8" waterline on Indian School Road	939 LF Southwest
6" Dia.	Abandon existing 6" waterline	East side of Lowe's Home Center	East of the property along 12th Street	South of the property along I-40 West bound on ramp

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/	/	/
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SANITARY SEWER

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6"	Wye	Indian School Road	North property line	22 LF to SAS in Indian School Road
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\* GRANT ADDITIONAL 20' PUBLIC SAS EASEMENT OVER EXISTING 54" SAS INTERCEPTOR.  
DRAINAGE

/	/	/
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6"	13 LF of 6" DIP force main	12th Street	Southeast of property line	Existing curb inlet
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/	/	/
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ORIGINAL

NOTES

1 \*\*\* Only to be implemented Upon consent of Traffic Operations

AGENT/OWNER

Brigitte Fuller (Agent)

NAME(print)

Wilson & Co., 2600 American Rd.,  
Rio Rancho NM 87124

FIRM

*Brigitte Fuller*

SIGNATURE

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*Sharon Peters 2/18/04* *Christina Sandoval 2/18/04*

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

*[Signature]* 2-18-04  
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

*Roge A Green 2/18/04*  
UTILITY DEVELOPMENT - date

- date

*Becky L. Bihan 2/18/04*  
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

# A City of Albuquerque



## DEVELOPMENT PLAN REVIEW APPLICATION

<p><b>SUBDIVISION</b></p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p><input type="checkbox"/> ...for Subdivision Purposes</p> <p><input checked="" type="checkbox"/> ...for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p>	<p>Supplemental form</p> <p><b>S</b></p> <p><b>V</b></p> <p><b>P</b></p> <p><b>L</b></p>	<p>Supplemental form</p> <p><b>ZONING &amp; PLANNING</b></p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment</p> <p><b>APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>	<p><b>Z</b></p> <p><b>A</b></p>
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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: <u>Mountain Run Partners, LTD</u>	PHONE: <u>505.275.0000</u>
ADDRESS: <u>5850 Eubank Blvd., NE Suite B-62</u>	FAX: <u>505.294.2417</u>
CITY: <u>Albuquerque</u>	E-MAIL: <u>pdduettra@msn.com</u>
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Denish + Kline Associates, Inc.</u>	PHONE: <u>505.842.6461</u>
ADDRESS: <u>P.O. Box 2001</u>	FAX: <u>505.842.6471</u>
CITY: <u>Albuquerque</u>	E-MAIL: <u>lsk@denishkline.com</u>

**DESCRIPTION OF REQUEST:** Site Development Plan for Building Permit - See attached explanation

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

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

Lot or Tract No. Tract D Block: n/a Unit: n/a

Subdiv. / Addn. St. Anthony's Orphanage

Current Zoning: C-2 (SC) Proposed zoning: no change

Zone Atlas page(s): H-13-Z No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): 13.53 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a

Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? no

UPC No. 101305943521340530 MRGCD Map No. n/a

LOCATION OF PROPERTY BY STREETS: On or Near: 12<sup>th</sup> Street NW  
Between: Interstate 40 and Indian School Rd.

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): LD-73-19, 1002805  
272-221 2A 24 456 2A 90-226

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: Sept. 2, 2003

**SIGNATURE**

[Signature] DATE 02/03/04

(Print) LAWRENCE KLINE  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 10/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04 DRB - 00138</u>	<u>SBP</u>	<u>P(3)</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20-</u>
<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>2/11/04</u>			Total <u>\$ 20-</u>

[Signature] 2/3/04  
Planner signature / date

Project # 1002805

**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.

LAURENCE KLING  
 Applicant name (print)  
[Signature] 02/03/04  
 Applicant signature / date



Form revised September 2001

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

Application case numbers  
 14DRB - - 00138

[Signature] 2/3/04  
 Planner signature / date  
**Project # 1002805**