



DRB CASE ACTION LOG

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-00655 (SBP) Project # 1003008
 Project Name: SEVEN BAR RANCH
 Agent: Mullen Heller Architecture PC Phone No.: 268.4144

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

TRANSPORTATION: NEED SIGNATURE ASSEMBLY
 CITIZENS TO READ
 UNI-DIRECTIONAL RAMP

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

Project Number 1003008



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 5, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 10:40 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

1. **Project # 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 98TH ST NW and containing approximately 531 acre(s). [Deferred from 5/5/04] [REF: 03DRB-01869] (H-7, 8 & 9 & J-7 & 8] **DEFERRED AT THE AGENT'S REQUEST TO 5/12/04.**

2. **Project # 1003187**
04DRB-00520 Major-Vacation of Public Easements
04DRB-00521 Major-Preliminary Plat Approval
WITHDRAWN AT AGENT'S REQUEST

ABQ ENGINEERING, INC agent(s) for AMERI-CONTRACTORS, LLC request(s) these action(s) for all or a portion of Tract(s) 5-E, **LANDS OF UNIVERSITY OF NEW MEXICO**, zoned R-1, located on GOLF COURSE RD NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). (C-12) **WITHDRAWN AT THE AGENT'S REQUEST.**

3. **Project # 1003127**
04DRB-00509 Major-SiteDev Plan Bld Permit

WALLACE L BINGHAM agent(s) for GILBERT ENTERPRISES request(s) this action(s) for all or a portion of Lot(s) 3A4, **EAGLE RANCH SUBDIVISION**, zoned SU-1, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO containing approximately 2 acre(s). [REF: DRB-94-480] *[Deferred from 4/28/04]* (B-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

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

4. **Project # 1003008**
04DRB-00655 Minor-SiteDev Plan BldPermit/EPC

MULLEN - HELLER ARCHITECTURE P.C. agent(s) for WRANGLER PROPERTIES, LLC request(s) this action for all or a portion of Tract(s) C-1A1, **SEVEN BAR RANCH**, zoned SU-1 FOR IP USES, located on THE AMERICAN RD NW between COORS BYPASS NW and COTTONWOOD DR NW containing approximately 2 acre(s). [REF: 03EPC-01664] *[Debbie Stover, EPC Case Planner]* (A-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK-EASEMENT, CHANGES TO RADII AND UNI-DIRECTIONAL RAMPS.**

5. **Project # 1003184**
04DRB-00656 Minor-SiteDev Plan
BldPermit

DEKKER/PERICH/SABATINI ARCHITECTS agent(s) for RSF LAND & CATTLE CO., LLC request(s) this action for all or a portion of Tract(s) 1A-2-A-2, **JOURNAL CENTER**, zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON BLVD NE and HEADLINE BLVD. NE containing approximately 3 acre(s). [REF: 1000560, 04DRB-00089, 04DRB-00028] (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/5/04 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO MAKE SURE TRANSFORMER IS OUTSIDE STORM DRAIN EASEMENT SIDEWALK EASEMENT.**

6. **Project # 1003378**
04DRB-00559 Minor-SiteDev Plan
BldPermit

GORDON HALL ARCHITECT agent(s) for JOE GONZALES request(s) this action for all or a portion of Lot(s) 4, **VOLCANO BUSINESS PARK, PHASE 1**, zoned SU-1 special use zone, for C-1 & IP, located on TODOS SANTOS ST NW, between OURAY RD NW and LADERA DR NW containing approximately 1 acre(s). [REF:Z-80-87-6] *[Deferred from 4/21/04]* (G-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1003012**
04DRB-00523 Minor-SiteDev Plan
BldPermit/EPC

WILLIAM MCCONNELL ARCHITECT agent(s) for TOWER ROAD BAPTIST CHURCH, BEN PADILLA request(s) this action for all or a portion of Lot(s) 430, TOWER ROAD BAPTIST CHURCH, TOWN OF ATRISCO GRANT, UNIT 3, zoned SU-1 special use zone Church Facility, located on 86th STREET SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 2 acre(s). [REF: 03EPC-01675, 03EPC-01796] [Mary Piscitelli, EPC Case Planner] [Deferred from 4/14/04](L-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK AT PROPERTY LINE, ADA SPACE DIMENSIONING AND TO PLANNING FOR MARY PISCITELLI'S INITIALS AND INFRASTRUCTURE LIST LANGUAGE.**

04DRB-00653 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC. agent(s) for PERFORMANCE TOOL & EQUIPMENT, BEN PADILLA, request(s) this action for all or a portion of Tract(s) 430, TOWN OF ATRISCO GRANT, UNIT 3, zoned SU-1 special use zone Church Facility, located on TOWER RD SW, between 86TH ST SW and 90TH ST SW containing approximately 2 acre(s). [REF: 03DRB-01720, 04DRB-00523, 03EPC-01675, 04EPC-00145] (L-9) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SAD ROLL ADJUSTMENT AND TRANSPORTATION DEVELOPMENT FOR 4-FOOT DEDICATION ON 86TH STREET.**

8. **Project # 1000184**
04DRB-00603 Minor-SiteDev Plan
BldPermit/EPC

BRISCOE ARCHITECTS, P.C. agent(s) for RICHARD CHAVES request(s) this action(s) for all or a portion of Tract(s) A2, **BANNER SQUARE ADDITION**, zoned SU-2/SU-1/P.U.D, located on ARNO ST NE, between CENTRAL NE and TIJERAS NE containing approximately 1 acre(s). **[Mary Piscitelli, EPC Case Planner] [Deferred from 4/28/04] (K-14) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A COPY OR EVIDENCE OF SANITARY SEWER MAINTENANCE AGREEMENT FOR SHARED SEWER OUTFALL AND PLANNING FOR MARY PISCITELLI'S INITIALS.**

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

9. **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) 33-52 and 59-64, **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) **DEFERRED AT THE AGENT'S REQUEST TO 5/19/04.**

10. **Project # 1003123**
04DRB-00347 Minor-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX & STEFAN WATSON request(s) this action for all or a portion of Tract(s) 77B1, **MRGCD MAP 36**, zoned S-M1, located on 5TH ST NW, between HAINES AVE NW and 6TH ST NW containing approximately 2 acre(s). [REF: 03DRB-02044] *[Final Plat was indefinitely deferred for SIA, deferred from 5/5/04]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 5/12/04.**

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

11. **Project # 1003393**
04DRB-00651 Minor-Sketch Plat or Plan
CRAIG L. KEMPER request(s) this action for all or a portion of Lot(s) 12-16, Block(s) 8, **ENCHANTED MESA ADDITION**, zoned C-1 neighborhood commercial zone, located on CHELWOOD ST NE, between MENAUL NE and CANDELARIA NE containing approximately 1 acre(s). [Was issued Project #1003409 in error] (H-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project # 1003411**
04DRB-00654 Minor-Sketch Plat or Plan
MARILYN KELLER agent(s) for SEAN GILLIGAN / SG PROPERTIES, LLC request(s) this action for all or a portion of Block(s) 1, Tract(s) 12-15, **GRANT TRACK**, zoned SU-2, MRO, located on GRANITE ST NW, between 5TH ST NW and 6TH ST NW containing approximately 1 acre(s). (J-14). **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Approval of the Development Review Board Minutes for April 21, 2004. DRB MINUTES FOR APRIL 21, 2004 WERE APPROVED.**

ADJOURNED: 10:40 A.M.

CITY OF ALBUQUERQUE

Planning Department

Development Services Division

TO: Sheran Matson, Chair, Development Review Board
FROM: Deborah L. Stover, Senior Planner, Development Services
DATE: 5-4-04



SUBJECT: EPC CONDITIONS FOR PROJECT 1003008

The purpose of this memo is to address the itemized letter from Mullen Heller Architecture PC for the above referenced case:

Site Development Plan for Building Permit

All EPC conditions have been met with the following exceptions:

Condition #3: Lighting that is within 100-feet of a residential zone shall not exceed than 16-feet in height. In addition, all light fixtures shall be fully shielded horizontal lamps so that no fugitive light can escape from the property line.

A detail of the light fixture has been provided and complies with the condition, with the exception of the base of the pole being 2-feet in height in addition to the light pole being 16 feet tall. The entire light pole, from base to top, shall not exceed 16-feet if within 100-feet of a residentially zoned property.

Condition #4: A 6-foot high CMU wall that matches a similar wall to the west shall be constructed between the subject site and the residential property to the north. This wall shall be shown on the site plan prior to DRB approval.

It is not within the purview of City Staff to reconsider a condition imposed by the EPC. Furthermore, the reasons for requesting the City to reconsider this condition were known at the time of the EPC hearing and the agent agreed to them. This was a very important element to the neighborhood - one that allowed the approval to go through with no appeal by the neighborhood. It would not be in good faith to allow this wall to be removed without a public hearing to allow the neighbors a chance to have input.

Condition #5: An outdoor patio space that is a minimum of 250 square feet in size with tables and seating shall be provided. The patios shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.

✓ This agent states that this condition has been met, but staff could not find an area that was labeled 250-square feet that had tables and seating and is shaded. If this area is on the site plan it shall be labeled and tables and seating shall be shown.

Staff defers to Transportation Development Services regarding conditions related to traffic and transportation issues.



City of Albuquerque
CITY OF ALBUQUERQUE, NEW MEXICO 87103
P.O. BOX 4299 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003008

AGENDA ITEM NO: 4

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 5, 2004

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

___ Major Subdivision action
 ___ Minor Subdivision action
 ___ Vacation **V**
 ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

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

ZONING & PLANNING Supplemental form **Z**

___ Annexation
 ___ County Submittal
 ___ EPC Submittal
 ___ Zone Map Amendment (Establish or Change Zoning)
 ___ Sector Plan (Phase I, II, III)
 ___ Amendment to Sector, Area, Facility or Comprehensive Plan
 ___ Text Amendment (Zoning Code/Sub Regs)

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

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

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

APPLICANT INFORMATION:

NAME: WRANGLER PROPERTIES L.L.C. PHONE: 890-2280
 ADDRESS: 2600 AMERICAN ROAD - SUITE 260 FAX: 890-2119
 CITY: RIO RANCHO STATE NM ZIP 8717A E-MAIL: -

Proprietary interest in site: OWNER List all owners: _____

AGENT (if any): MULLEN-HELLER ARCHITECTURE P.C. PHONE: 268-4144
 ADDRESS: 1015 TIJERAS AVENUE - SUITE 220 FAX: 268-4244
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: -

DESCRIPTION OF REQUEST: SEE ATTACHED

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 C-1A1 Block: _____ Unit: _____
 Subdiv. / Adn. SEVEN BAR RANCH
 Current Zoning: SUB FOR IP USES Proposed zoning: N/A
 Zone Atlas page(s): A-13-Z No. of existing lots: 1 No. of proposed lots: N/A
 Total area of site (acres): 1.37 AC 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? _____
 UPC No. 101306651133510445 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: THE AMERICAN ROAD
 Between: COOLS BLVD. BYPASS and COTTONWOOD DRIVE

CASE HISTORY: Wedder Atner EPC Case Planner
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): _____
PROJECT #: 1003008, 03EPC-0166A

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

SIGNATURE Michele M. Mullen DATE 04/27/04
 (Print) Michele M. Mullen Applicant ___ Agent ___

FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00655</u>	<u>SPS</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</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 checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>May 5, 2004</u>			Total \$ <u>20.00</u>

Les Durancieux 4-27-04
 Planner signature / date

Project # 1003008

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.

Michele M. Mullen
Applicant name (print)
Michele M. Mullen 04/27/04
Applicant signature / date



Form revised September 2001

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

Application case numbers
04DRB - -00655

Les Durandaux 4-27-04
Planner signature / date

Project # 1003008

Wrangler Properties Limited Liability Company

2600 American Road • Suite 260

Rio Rancho, New Mexico 87124

Telephone: (505) 890-2280 • Facsimile: (505) 890-2119 • vbales@swcp.com

September 24, 2003

Michele Mullen and Doug Heller
Mullen Heller Architecture PC
1104 Hermosa Drive SE
Albuquerque, NM 87108

Re: Tract C-1A1 of Tracts C-1A1 THRU C-1A5, SEVEN BAR RANCH (being a replat of Tract C-1A, Seven Bar Ranch) to the City of Albuquerque

Dear Michele and Doug:

As you know, Wrangler Properties Limited Liability Company is the owner of the referenced property.

This letter serves as an authorization for Mullen Heller Architecture to act as our agent in connection with the preparation of the site development plan for DRB and EPC submittal and for all matters related thereto.

Very truly yours,



Vaden Bales
Chief Executive Officer

April 26, 2004

Ms. Sheran Matson, DRB Chair
City of Albuquerque Planning Department
P.O. Box 1293
Albuquerque, NM 87103

Re: DRB Submittal for Project # 1003008
03EPC-01664 EPC Site Development Plan

Dear Ms. Matson:

This letter is submitted to you as a required accompaniment stating that the drawings submitted have addressed the EPC conditions.

Condition 1. This letter was a required condition.

Condition 2. The bike rack detail has been added to the site plan. It can accommodate four bicycles. Two bicycles spaces are required for this development.

Condition 3. We have added a light pole detail to the site plan with a maximum pole height of 16'. The building lights will also be shielded per the detail.

Condition 4. A 6' high CMU wall was requested of the City Planner prior to the EPC hearing by a neighbor to the north of the site. The Condition was requested at the Hearing and was not debated at that time. The Owner of this proposed office development would like the City of Albuquerque to reconsider that requirement for the following reasons:

- a. This property is zoned SU-1 for IP Uses. There is not a requirement in the Albuquerque Zoning Code for a solid wall between a residential zone and an IP zone.
- b. This property is within the Seven Bar Ranch Sector Development Plan. The Plan does not require a solid wall between a residential zone and an IP zone.
- c. The residential neighbors to the north of the site (those making the CMU wall request) do not reside within a Neighborhood Association recognized by the City of Albuquerque.
- d. A 6' high fence exists currently along the north property line in question. Part of it is wood and part of it is chain link with slats.
- e. Aesthetically speaking, the existing office site slopes dramatically up to the north to the residential site. The first level finish floor elevation is 12'-6" above the hill at the low end (northeast) and 27'-6" above the hill at the high end (northwest). The residential lots will not be looking directly at new asphalt or cars, rather, they may have a view of the second floor of the office, albeit, 170' to 190' to the south of the residential property lines. The Owner questions why a concrete masonry wall is necessary for this type of condition.

Condition 5. We have updated the landscape plan to include all five landscaping conditions.

- a. We have added the to the number of evergreen and deciduous trees to the plant palette.
- b. The seed mix now contains native wildflowers.
- c. Additional shade trees were added to the western parking area.
- d. An outdoor patio was added to the northeast side of the building.
- e. The front landscape setback is now 20'.

CONDITION 6.

- a. The developer will be responsible for permanent improvements to transportation facilities adjacent to the proposed site development plan for building permit.
- b. The site shall comply with the Design Process Manual Standards.

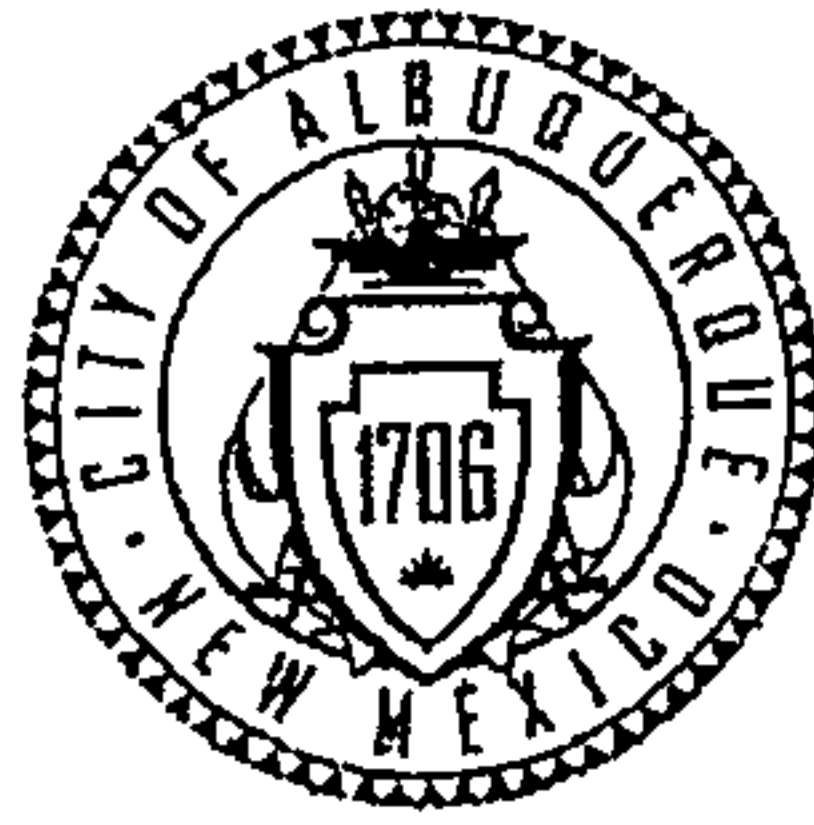
I would like to point out one additional development since the EPC submittal. We have advanced the site design since last November for hydrology purposes. I am attaching one copy of the EPC conceptual site grading and drainage plan, however, the latest grading and drainage plan is included in the six drawing sets instead of the EPC conceptual design drawing.

Sincerely,

Mullen Heller Architecture PC

A handwritten signature in black ink, appearing to read "Michele M. Mullen", with a stylized flourish at the end.

Michele M. Mullen



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

Date: November 21, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003008 ***
03EPC-01664 EPC Site Development Plan-
Building Permit

Wrangler Properties
2600 American Road, Suite 260
Rio Rancho, NM 87124

LEGAL DESCRIPTION: for all or a portion of Tracts C-1A1, **Seven Bar Ranch**, zoned SU-1 for IP Uses, located on THE AMERICAN ROAD NW, between ELLISON DRIVE NW and NM HIGHWAY 528, containing approximately 2 acres. (A-13) Debbie Stover, Staff Planner

On November 20, 2003 the Environmental Planning Commission voted to approve Project 1003008/03EPC 01664, a request for site development plan for building permit, for Lot 4, Tract C-1A1, Seven Bar Ranch, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for an 8,692-square foot, two-story office building located on Lot 4, Tract C-1A1, Seven Bar Ranch, located on The American Road NW.
2. The submitted plan is in compliance with the *Albuquerque/Bernalillo County Comprehensive Plan* by providing an effective buffer for the residential development north of the site. The steep slopes of the site will assist in mitigating effects of the busy, high-automobile usage area on NM 528. The proposal is using existing streets (Policy e) and is not putting forward a harmful use that would adversely affect nearby neighborhoods (Policy i).
3. The subject request complies with the policies of the *West Side Strategic Plan* by providing appropriate commercial services in areas along a major commercial corridor (Policy 3.8).
4. There is no known neighborhood opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. A detail of a bike rack shall be provided as well as a statement providing information as to how many bike spaces will be provided. These items shall be included in the site plan prior to DRB approval and a minimum of 2 bike spaces shall be provided.
3. Lighting that is within 100-feet of a residential zone shall not exceed 16-feet in height. In addition, all light fixtures shall be fully shielded horizontal lamps so that no fugitive light can escape from the property line.
4. A 6-foot high CMU wall that matches a similar wall to the west shall be constructed between the subject site and the residential property to the north. This wall shall be shown on the site plan prior to DRB approval.
5. Landscape Plan:
 - a. A minimum of one additional species of evergreen and one additional species of deciduous tree shall be added to the plant palette.
 - b. The specific mix of seed shall be specified and shall include native wildflowers.
 - c. At least one additional shade tree shall be added to the western parking area to ensure that at least one tree is provided for every 10 parking spaces and that shade is provided in the center area of the parking lot.
 - d. An outdoor patio space that is a minimum of 250 square feet in size with tables and seating shall be provided. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
 - e. The front yard landscape setback shall be increased to 20 feet.
6. Conditions from City Engineer, Municipal Development, Public Works and NMDOT:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for.
 - b. Site shall comply and be designed per DPM Standards.

OFFICIAL NOTICE OF DECISION
NOVEMBER 20, 2003
PROJECT #1003008
PAGE 3 OF 3

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **DECEMBER 5, 2003** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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

Sincerely,


for Victor J. Chavez
Planning Director

VJC/DS/ac


cc: Mullen Heller Architects PC, 1104 Hermosa Dr. SE, Albuquerque, NM 87108

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.



Applicant or Agent Signature / Date

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

N/A A. 8-1/2" x 11" reduction for each plan sheet.

B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 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]*
3. Bar scale
4. North arrow
5. Scaled vicinity map
6. Existing structures on the site and within 20 feet of the site boundaries
7. Property lines (clearly identify)
8. Existing and proposed easements (identify each)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 37 provided: 37
Handicapped spaces required: 4 provided: 4
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 2
provided: 4
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required

4. 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)

5. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 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 (pavement, 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 type, location and size of plantings (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. Describe irrigation system
- 9. Planting Beds, indicating square footage of each bed
- 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 compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 - PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

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

PAID RECEIPT

APPLICANT NAME Wrangler Properties LLC
AGENT Mullen - Heller Architecture PC
ADDRESS 1015 Tijeras Ave NW Suite 220 87102
PROJECT & APP # 1003008 04DRB-00655
PROJECT NAME Seven Bar Ranch

\$ 20.00 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

\$ 20.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

Counterreceipt.doc 12/29/03

04/27/2004 11:23AM LOC: ANN
X
RECEIPT# 00022860 WSH# 008 TRANS# 0032
Account 469099 Fund 0110
Activity 4916000 TRSDMM
Trans Amt \$20.00
J24 Misc \$20.00
CK \$20.00
CHANGE \$0.00