



DRB CASE ACTION LOG (PREL & FINAL PLAT)

REVISED 9/28/05

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.: 06DRB-01290 (P&F)

Project # 1003010

Project Name: LANDS OF ABQ LITTLE THEATRE

Agent: Precision Surveys Inc

Phone No: 856-5700

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/8/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: * REQ'D PARKING / sk
- * S.WATER DEDICATION / EASEMENT / sk
-
-
-

- UTILITIES: On North edge of Tract B-1, on the proposed 28' private access easement, Add language for a public water and sewer easement.
-
-

- 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.
- 3 copies of the approved site plan. Include all pages.**
- 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.** OK
- Copy of recorded plat for Planning.**

number 1003010

#10



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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: * REQ'D PARKING

* S.WATER DEDICATION / EASEMENT

UTILITIES: W+S 2' easement on North edge of Tract B-1, on the proposed 28' private Access easement, Add language for a public Water and Sewer easement.

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: _____

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3 copies of the approved site plan. Include all pages.

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.

OK

Project Number 1003010

#10

3010

DXF Electronic Approval Form

DRB Project Case #: 1003010

Subdivision Name: ALBUQUERQUE LITTLE THEATRE--TRACTS B1A & B2A

Surveyor: LARRY W MEDRANO

Contact Person: LISA PARRISH

Contact Information: 856-5700

DXF Received: 4/2/2007

Hard Copy Received: 4/2/2007

Coordinate System: DXF requirement waived


Approved

4.3.2007
Date

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

AGIS Use Only
Copied fc 3010 to agiscov on 4/3/2007 Contact person notified on 4/3/2007



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 28, 2007

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: 9:50 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 # 1003790**
07DRB-00118 Major-One Year SIA

BOHANNAN HUSTON INC agent(s) for HEALTHCARE SERVICE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on NORTH I-25 between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 05DRB-00165] (B-18) **A 1-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub
Right-of-Way
06DRB-01539 Minor-Vacation of Private
Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] [Deferred from 11/15/06, 12/13/06, 1/3/07, 1/17/07, 2/7/07 & 2/28/07]. (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 3/21/07.**

3. **Project # 1005346**
07DRB-00084 Major-Bulk Land Variance
07DRB-00085 Major-Vacation of Public
Easements
07DRB-00086 Minor-Prelim & Final Plat
Approval

CONSENSUS PLANNING INC agent(s) for ALBUQUERQUE 50 LLC request(s) the above action(s) for all or a portion of Tract(s) D-2, **AEROSPACE TECHNOLOGY PARK** and Tract(s) D & S, **DOUBLE EAGLE AIRPORT AND ADJACENT LANDS**, zoned SU-1 FOR AIRPORT & RELATED FACILITIES, located on PASEO DEL VOLCAN NW, between 1-40 and the CITY OF RIO RANCHO containing approximately 50 acre(s). [REF: 04DRB01505, 04DRB01506] [Deferred from 2/21/07 & 3/7/07] (F-6) **DEFERRED AT THE AGENT'S REQUEST TO 3/07/07.**

4. **Project # 1000614**
06DRB-01670 Major-Vacation of Pub
Right-of-Way

TIERRA WEST LLC agent(s) for LA CUEVA OESTE HOMEOWNER'S ASSOCIATION request(s) the above action(s) for **LA CUEVA OESTE UNIT 4**, zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 05DRB-00982] [Deferred from 1/3/07 & 2/21/07] (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITIONS: HOMEOWNER'S ASSOCIATION SHALL PURCHASE THE VACATED RIGHT-OF-WAY, AN INFRASTRUCTURE LIST IS REQUIRED UPON REPLAT, A PEDESTRIAN ACCESS IS REQUIRED, MUST CREATE A 25-FOOT WATER AND SEWER EASEMENT FOR EXISTING LINES.**

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 # 1001523**
07DRB-00208 Minor-Amnd SiteDev Plan
Subd
07DRB-00207 Minor-Prelim&Final Plat
Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or a portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1 FOR LIGHT INDUSTRIAL USES, located on UNSER BLVD NW, between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [*Deferred from 2/28/07*] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/14/07.**

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

6. **Project # 1004801**
06DRB-01747 Minor- Final Plat Approval
- TIERRA WEST LLC agent(s) for FRATERNAL ORDER OF POLICE, ALBUQUERQUE LODGE 1 request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **FRATERNAL ORDER OF POLICE ADDITION**, zoned IP, located on JEFFERSON ST NE, between the BEAR ARROYO and **OSUNA NE** containing approximately 10 acre(s). [REF: 06EPC-01443, 06EPC-01441] [*Final Plat was indeferred for the SIA 1/3/07*] (E-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENT LANGUAGE AND PLANNING TO RECORD.**
7. **Project # 1004228**
07DRB-00199 Minor-Amnd Prelim Plat
Approval
- THE DESIGN GROUP agent(s) for HEADSTART ENTERPRISES, JAMES GUTHRIE request(s) the above action(s) for Lot(s) 11-17 and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, **SUNRISE HEIGHTS SUBDIVISION**, zoned M-1, located on MONTANO RD NE, between EDITH BLVD NE and PAN AMERICAN FREEWAY NE (I-25) containing approximately 5 acre(s). [REF: 05DRB-00888, 05DRB-01394, 05DRB-01765, 06DRB-00937, 06DRB-01618] (F-15) **THE AMENDED PRELIMINARY PLAT**

WAS APPROVED WITH THE FOLLOWING CONDITION:
TWO WATER LINE EASEMENTS NEED TO BE
GRANTED TO THE CITY OF ALBUQUERQUE. THIS
AMENDMENT DOES NOT EXTEND THE EXPIRATION
DATE OF THE ALREADY APPROVED PRELIMINARY
PLAT.

8. **Project # 1005137**
07DRB-00205 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for FRANK
VENAGLIA request(s) the above action(s) for all or a
portion of Lot(s) 13-24 with vacated portion of Park Ave
SW, Block(s) 21, **NEW MEXICO TOWN COMPANY'S
ORIGINAL TOWNSITE**, zoned SU-3 SPECIAL CENTER
ZONE, located on GOLD ST SW, between 7TH ST SW and
8TH ST SW containing approximately 1 acre(s). [REF:
06DRB-01534] [*Indef deferred from 2/28/07*] (K-14)
**INDEFINITELY DEFERRED AT THE AGENT'S
REQUEST.**

9. **Project # 1005390**
07DRB-00206 Minor-Prelim&Final Plat
Approval

BORDENAVE DESIGNS agent(s) for TIMOTHY OTT
request(s) the above action(s) for all or a portion of Lot(s)
9, 10 & 12, **NZ OFFICE COMMERCIAL CENTER**, zoned
IP industrial park zone, located on RANDOLPH RD SE,
between YALE BLVD SE and UNIVERSITY BLVD SE
containing approximately 4 acre(s). [*Deferred from 2/28/07*]
(M-15) **DEFERRED AT THE AGENT'S REQUEST TO
3/07/07.**

10. **Project # 1003010**
06DRB-01290 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for THE ALBUQUERQUE LITTLE THEATRE INC request(s) the above action(s) for all or a portion of Tract(s) B (to be known as **TRACTS B-1 & B-2, LANDS OF ALBUQUERQUE LITTLE THEATRE**, zoned SU-1 & SU-2 for Albuquerque Little Theatre, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 3 acre(s). [REF: 04DRB-01687] [*Deferred from 9/13/06 & indef deferred on 9/27/06*] (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A WATER AND SEWER EASEMENT IS REQUIRED ON THE NORTH EDGE OF TRACT B-1, ON THE PROPOSED 28-FOOT PRIVATE ACCESS EASEMENT AND ADD LANGUAGE FOR A PUBLIC WATER AND SEWER EASEMENT AND TRANSPORTATION DEVELOPMENT FOR REQUIRED PARKING AND SIDEWALK DEDICATION OR EASEMENT.**

11. **Project # 1004254**
06DRB-01569 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for CHARLES JAEGER request(s) the above action(s) for all or a portion of Lot(s) A-1, **ALVARADO GARDENS, UNIT 3**, zoned R-2 residential zone, located on VERANDA RD NW, between RIO GRANDE BLVD NW and GLENWOOD DR NW containing approximately 1 acre(s). [REF: 05DRB-00964] [*Indef deferred 11/8/06*] [*Deferred from 2/21/07*] (G-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/28/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/15/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION: AN APPLICATION NEEDS TO BE MADE FOR THE VACATION SHOWN ON THE PRELIMINARY PLAT PRIOR TO APPROVAL OF THE FINAL PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

THERE ARE NO SKETCH PLATS THIS WEEK . . .

12. Approval of the Development Review Board Minutes for February 21, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR 2/21/07 WERE APPROVED BY THE BOARD.**

ADJOURNED: 9:50 A.M.

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003010

AGENDA ITEM NO: 10

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

P.O. Box 1293

No adverse comments.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: FEBRUARY 28, 2007



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 27, 2006

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

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

Adjourned: 10:27 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1000131**
06DRB-01277 Major-Two Year SIA
06DRB-01278 Minor-Ext of SIA for Temp
Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for BROADWAY DEVELOPMENT CO request(s) the above action(s) for, **BROADWAY INDUSTRIAL CENTER, UNIT 1**, zoned SU-2 HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 containing approximately 61 acre(s). [REF: DRB-97-271] (M-14) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

2. **Project # 1000650**
06DRB-01267 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA & WENK**, zoned SU-1 for C-1 Permissive Uses, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 20 acre(s). [REF: 03EPC-01109, 03EPC-01110, 03DRB-01782, 03DRB-01783, 04DRB-00277, 05DRB-00903] (P-10) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1002645**
06DRB-01268 Major-Two Year SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS request(s) the above action(s) for, **SEVILLE, UNIT 8**, zoned R-LT, located on IRVING BLVD NW, between KAYENTA PL NW and UNIVERSE BLVD NW containing approximately 27 acre(s). [REF: 03DRB-01440, 03DRB-01441, 03DRB-01965, 03DRB-00741, 04DRB-00400, 05DRB-01335] (A-10) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1003634**
06DRB-01272 Major-Two Year SIA

GARCIA/KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4A, 5A, 6A & 6B, Block(s) 12, **EASTERN ADDITION**, zoned SU-2/MR, located on HIGH ST SE between CROMWELL SE and PACIFIC SE and containing approximately 1 acre(s). [REF: 04DRB-01297, 04DRB-00409] (K-14) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

5. **Project # 1004639**
06DRB-01275 Major-Final Plat Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for 50/50 LLC request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, ACRES ADDITION (to be known as **VENTANA DEL BOSQUE**) zoned RA-2/PCD, located on MOUNTAIN RD NW, between GABALDON RD NW and BOSQUE VERDE LANE NW containing approximately 5 acre(s). [REF:06DRB-00254,06DRB-00255, 06DRB-00256, 06DRB-00257] (J-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DEELGATED TO PLANNING FOR RESTRICTIVE COVENANTS, THE 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

6. **Project # 1004924**
06DRB-01273 Major-Vacation of Public Easements
06DRB-01274 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA**, zoned SU-1 for O-1 uses, located on HOMESTEAD RD NE, between MONTGOMERY BLVD NE and SAN MATEO BLVD NE containing approximately 4 acre(s). [REF: 06EPC-00756, 06DRB-01181] (G-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

7. **Project # 1004464**
05DRB-01540 Major-Vacation of Pub Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for 4120 SILVER LLC & 4200 SILVER LLC, request(s) the above action(s) for Lot(s) 5 & 6, Block(s) 10 and Lot(s) 1, Block(s) 11, **MESA GRANDE ADDITION**, zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and MESA GRANDE PL SE. [*Deferred from 10/26/05 & 1/18/06 & 3/29/06*] (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 3/28/07.**

8. **Project # 1005031**
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06 & 9/13/06 & 9/27/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

- 06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06 & 9/13/06 & 9/27/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

- 06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06 & 9/27/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

9. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06 & 9/13/06 & 9/27/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

10. **Project # 1003613**
06DRB-00854 Major-Preliminary Plat
Approval
06DRB-00855 Major-Vacation of Public
Easements
06DRB-00859 Minor-SiteDev Plan
Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. [Deferred from 7/12/06 & 8/9/06 & 8/23/06 & 9/6/06 & 9/20/06] (K-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/27/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/18/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: AN EASEMENT TO TRACT 11 SHALL BE PROVIDED. DEDICATION OF RIGHT-OF-WAY ALONG SUNSET GARDENS IS REQUIRED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project # 1004428**
06DRB-01121 Major-Vacation of Public
Easements
06DRB-01119 Major-Preliminary Plat
Approval
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] [Deferred from 8/30/06 & 9/27/06] (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

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.

12. **Project # 1005000**
06DRB-01350 Minor-SiteDev Plan
BldPermit/EPC
- DEKKER PERICH SABATINI agent(s) for YMCA OF CENTRAL NEW MEXICO request(s) the above action(s) for Tract(s) G-A, G-B, LANDS OF PEACE FOUNDATION & Tract(s) C, NETHERWOOD PARK ADDITON (to be known as **H B HORN YMCA, TRACT A**) zoned SU-1 for recreational uses & 0-1 uses, located on INDIAN SCHOOL RD NE, between WASHINGTON NE and SAN MATEO NE containing approximately 5 acre(s). [REF: 06EPC-00967] [**Catalina Lehner, EPC Case Planner**] [*Deferred from 9/27/06*] (H-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**
13. **Project # 1004167**
06DRB-01367 Minor-SiteDev Plan
Subd/EPC
- CONSENSUS PLANNING agent(s) for LA ORILLA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-10, **BOSQUE PLAZA**, zoned C-1 (SC) located on COORS BLVD NW, between LA ORILLA RD NW and MONTANO PLAZA NW containing approximately 12 acre(s). [REF: 06EPC-01357, 06EPC-01358] [**Catalina Lehner, EPC Case Planner**] [*Deferred from 9/27/06*] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**
- 06DRB-01357 Minor-Prelim&Final Plat
Approval
06DRB-01358 Minor-Vacation of Private
Easements
- SURV-TEK INC agent(s) for LA ORILLA GROUP, JIM & CHRISTEN SHULL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 10-B, **BOSQUE PLAZA**, zoned C-1 (SC) neighborhood commercial zone, located on COORS BLVD NW, between LA ORILLA RD NW and MONTANO PLAZA NW containing approximately 3 acre(s). [REF: 05DRB-00821, 05DRB-01042, 06DRB-01367] [*Deferred from 9/27/06*] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

14. **Project # 1002580**
06DRB-01370 Minor-Amnd SiteDev Plan
BldPermit

DAVID GREEN agent(s) for DUSTYN LADEWIG request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, Block(s) 5 (to be known as **TRACT A, NORTH ALBUQUERQUE ACRES**) zoned IP, located on SAN DIEGO ST NE NE, between SAN MATEO ST NE and PAN AMERICAN FRWY NE containing approximately 2 acre(s). [REF: 03DRB-00566] *[Deferred from 9/27/06]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

15. **Project # 1004644**
06DRB-01189 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of, THE TRAILS, UNIT 2, SANTA FE 3, (to be known as **THE TRAILS, UNIT 9A**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). *[Deferred from 8/23/06 & 9/13/06 & 9/27/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

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

16. **Project # 1004606**
06DRB-01354 Major-Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 11, THE TRAILS, UNIT 2 (to be known as **VALLE VISTA AT THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 12 acre(s). *[Deferred from 9/27/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

17. **Project # 1005152**
06DRB-01363 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for PAUL BEATTY request(s) the above action(s) for all or a portion of the east half of Lot(s) A & B, Block(s) 5, **BUENA VENTURA SUBDIVISION**, zoned C-2, located on CENTRAL AVE NE, between CONCHAS ST NW and PARSIFAL ST NE containing approximately 2 acre(s). (K-20) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1001945**
05DRB-01415 Minor-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for MADELINE DUNN request(s) the above action(s) for all or a portion of Tract(s) 297 and 298 (to be known as **LAND OF DUNN**) zoned R-LT residential zone, located on CARSON RD NW, between RIO GRANDE BLVD NW and ZEARING AVE NW containing approximately 1 acre(s). [REF: 02DRB00731, 05DRB00733] *[Deferred from 9/21/05] [Final Plat was indeferred 9/28/05 for SIA]* (J-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ESTATE CURB PLACEMENT.**

19. **Project # 1005155**
06DRB-01366 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for LORNA BLOOMBERG request(s) the above action(s) for all or a portion of Block(s) 9, Tract(s) A, B, **ALBRIGHT MOORE ADDITION**, zoned S-R, located on LOS TOMASES DR NW, between KINLEY AVE NW and BELLAMAH AVE NW containing approximately 1 acre(s). (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNG FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

20. **Project # 1004803**
06DRB-00720 Minor- Final Plat Approval

GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) A-G, **LOS BLANCOS ADDITION**, zoned R-T, located on 75TH ST NW, between CENTRAL NW and LUCCA NW containing approximately 1 acre(s). [REF: 06DRB-00445] [*The final plat was indef deferred for the SIA on 5/31/06*] (K-10) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

21. **Project # 1001028**
05DRB-01886 Minor-Final Plat Approval

PRECISION SURVEYS agent(s) for RON CERROS request(s) the above action(s) for all or a portion of Tract(s) 1, **LANDS OF ALEJANDRO GARCIA**, zoned R-1, located on ALEJANDRO ST NW, between BLUE WATER NW and RINCON NW containing approximately 5 acre(s). [*Was Indef Deferred on 12/21/05, Indef Deferred on 5/17/06 & 6/21/06 for the SIA*] [*Indef Deferred on 9/27/06*] (J-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

22. **Project # 1003010**
06DRB-01290 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for THE ALBUQUERQUE LITTLE THEATRE INC request(s) the above action(s) for all or a portion of Tract(s) B (to be known as **TRACTS B-1 & B-2, LANDS OF ALBUQUERQUE LITTLE THEATRE**, zoned SU-1 & SU-2 for Albuquerque Little Theatre, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 3 acre(s). [REF: 04DRB-01687] [*Deferred from 9/13/06 & indef deferred on 9/27/06*] (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

23. **Project # 1004901**
06DRB-00689 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING agent(s) for RIVERA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A-1, Block(s) 29, HUNING CASTLE ADDITION (to be known as HUNING CASTLE TOWNHOMES) zoned R-3, located on ALCALDE PLACE SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). *[Was Indefinitely deferred 5/24/06 for grading and drainage plan and infrastructure list] [Deferred from 9/20/06 & 9/27/06] (K-13)* **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

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

THERE ARE NO SKETCH PLATS THIS WEEK . . .

24. Approval of the Development Review Board Minutes for September 20, 2006. **THE DRB MINUTES FOR SEPTEMBER 20, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:27 A.M.



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003010

AGENDA ITEM NO: 22

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

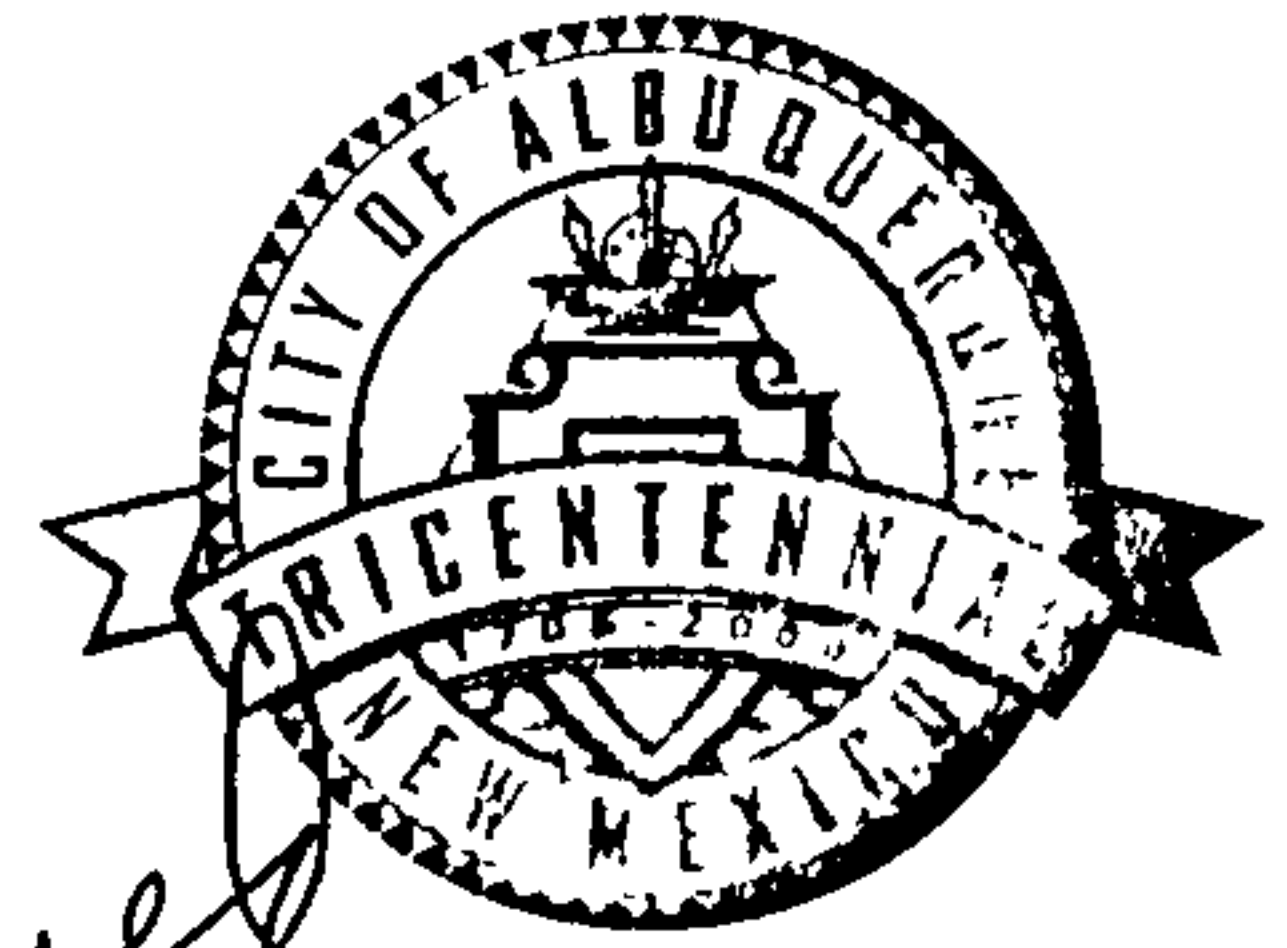
APPROVED ___; DENIED ___; DEFERRED *Indef* X; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: SEPTEMBER 27, 2006

CITY OF ALBUQUERQUE



John S. Bingham

**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003010

AGENDA ITEM NO: 22

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: SEPTEMBER 27, 2006

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 13, 2006
DRB Comments**

ITEM # 9

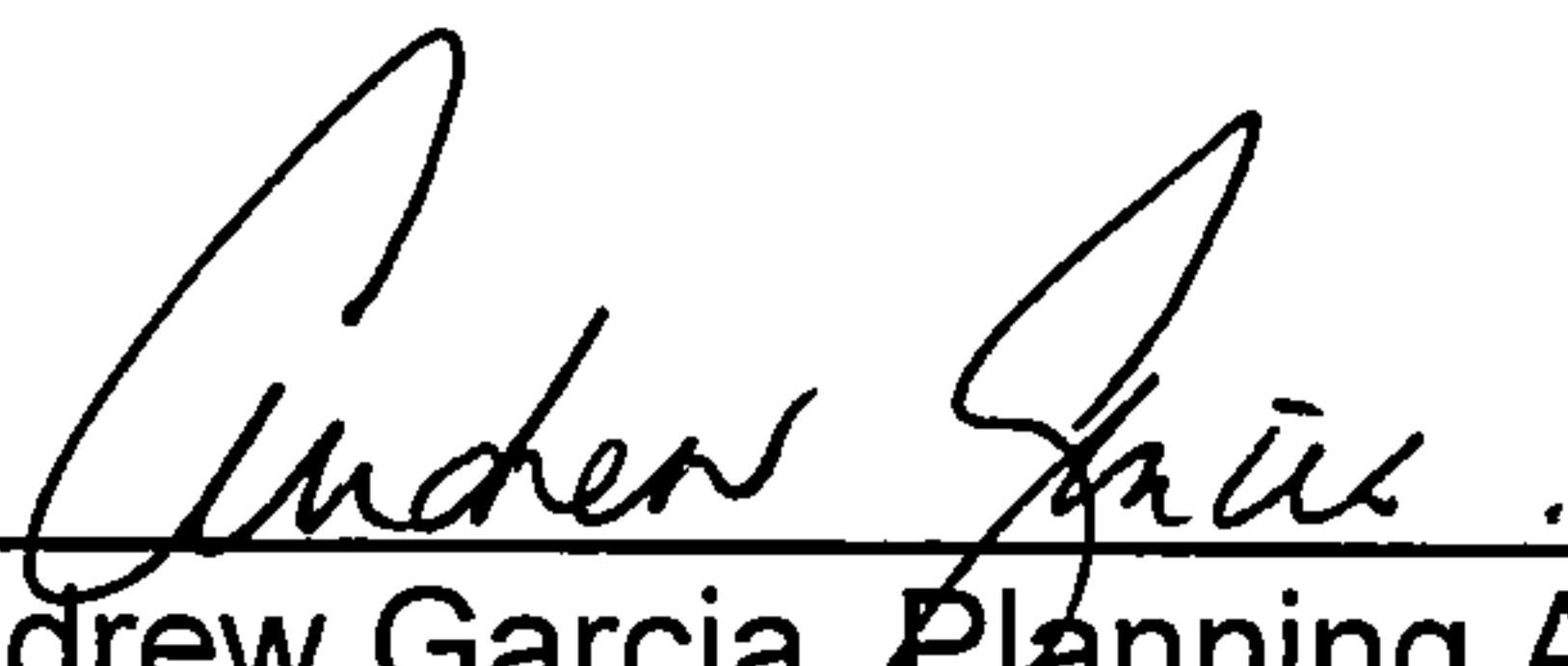
PROJECT # 10053010 APPLICATION # 06-01290

RE: Tract B, Lands of Little Theatre/p&f

An amendment to the Site Development Plan through the EPC will be required.

According to 03-EPC-01670, Site Development Plan for Building Permit, the subject site requires 200 off-street parking spaces. A subdivision of the subject site will cause required off-street parking to be placed on a separate tract. Demonstrate that the tract that will contain the Albuquerque Little Theatre will contain the necessary parking spaces.

AGIS dxf is not approved.



Andrew Garcia, Planning Alternate
924-3858 Fax 924-3864 agarcia@cabq.gov



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Building, 3rd FLOOR CONFERENCE ROOM, Planning Department

September 13, 2006 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: 10:25 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

- Project # 1002730**
06DRB-01204 Major-Preliminary Plat Approval
06DRB-01205 Minor-Temp Defer SDWK
ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-00265] (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/13/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/12/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST**

COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). A SUBDIVISION DESIGN VARIANCE REQUEST FOR THE OFFSET IS NEEDED. AN APPROVED WALL DESIGN IS REQUIRED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

2. **Project # 1005031**
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06 & 9/13/06 (C-9) DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.*

- 06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06 & 9/13/06] (C-9) DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.*

- 06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06] (C-9) DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.*

3. **Project # 1003991**
06DRB-01206 Major-Preliminary Plat
Approval
06DRB-01207 Major-Vacation of Public
Easements
06DRB-01208 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-1-C, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **SAGE RANCH SUBDIVISION**) zoned R-LT residential zone, located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 4 acre(s). [REF: 05DRB-01293, 05DRB-01294, 06DRB-00437] (M-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/13/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/12/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: A 6-FOOT PUBLIC PEDESTRIAN EASEMENT/SIDEWALK SHALL BE ADDED TO TRACT A. APPROVAL OF THE PERIMETER WALL DESIGN IS REQUIRED. ALL LOTS SHALL BE P-1 DESIGNATION. IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat
Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). [*Deferred from 9/6/06 & 9/13/06*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.**

5. **Project # 1004943**
06DRB-01164 Major-Preliminary Plat
Approval
06DRB-01165 Minor-SiteDev Plan
BldPermit
06DRB-01167 Minor-Temp Defer SDWK

ISAAC BENTON & ASSOCIATES agent(s) for J & J REAL ESTATE PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) D, VILLAGE CENTER NORTH (to be known as **PINNACLE PEAK TOWNHOMES**) zoned SU-1 for R-2, located on PINNACLE PEAK NW, between SUMMER RIDGE NW and MCMAHON NW containing approximately 2 acre(s). [REF: 06DRB-00801] *[Deferred from 9/6/06] [Sidewalk Waiver was Withdrawn @ agent's request]* (A-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/13/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/31/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. 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.

6. **Project # 1005123**
06DRB-01289 Minor-SiteDev Plan
BldPermit

JOHN KLEE agent(s) for CUNADO LTD request(s) the above action(s) for all or a portion of Lot(s) 1 & 32, Block(s) 10, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **CUNADO RETAIL CENTER**) zoned SU-2, M-1, located on SAN MATEO NE, between OAKLAND NE and EAGLE ROCK NE containing approximately 1 acre(s). *[Indef deferred from 9/13/06]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1004644**
06DRB-01189 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of, THE TRAILS, UNIT 2, SANTA FE 3, (to be known as **THE TRAILS, UNIT 9A**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). *[Deferred from 8/23/06 & 9/13/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.**

8. **Project # 1004565**
06DRB-01058 Minor-SiteDev Plan
Subd/EPC
06DRB-01059 Minor-SiteDev Plan
BldPermit/EPC
06DRB-00908 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for DOYLE & TRICARIO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 9, Block(s) 16-A, SANTILLA PLACE (to be known as **CAGUA TOWNHOMES**) zoned R-LT residential zone, located on CAGUA DR NE between COPPER AVE NE and GRAND AVE NE containing approximately 1 acre(s). **[Catalina Lehner, EPC Case Planner]** *[Deferred from 8/2/06 & 8/16/06 & 8/30/06 & 9/6/06 & 9/13/06]* (K-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/20/06.**

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

9. **Project # 1003010**
06DRB-01290 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for THE ALBUQUERQUE LITTLE THEATRE INC request(s) the above action(s) for all or a portion of Tract(s) B TBK: TRACTS B-1 & B-2, **LANDS OF LITTLE THEATRE**, zoned SU-1 & SU-2 for Albuquerque Little Theatre, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 3 acre(s). **[REF: 04DRB-01687]** *[Deferred from 9/13/06]* (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.**

10. **Project # 1004782**
06DRB-00928 Minor- Final Plat Approval

CARTESIAN SURVEYS INC agent(s) for THOMAS P GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, **SLOAN'S ACRES**, zoned R-1, located on ESTANCIA NW, between LADERA DR NW and WESTERN TRAILS NW containing approximately 1 acre(s). [*Deferred from 7/12/06 & Final Plat was Indef deferred on 7/26/06*] (G-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

- 06DRB-01281 Minor-Sidewalk Waiver

THOMAS GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, **SLOAN'S ACRES**, zoned R-1, located on ESTANCIA NW, between WAYNE NW and EVERITT NW [REF: 06DRB-00398, 06DRB-00928] (G-11) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE WITH CONDITION: THE WAIVER WILL NOT APPLY TO ANY FUTURE SAD'S PRIVATE OR PUBLIC PROJECTS THAT MAY ADD SIDEWALK WITHIN THE AREA.**

11. **Project # 1004760**
06DRB-00349 Minor-Prelim&Final Plat Approval

JACKS HIGH COUNTRY INC agent(s) for JJ & J PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-B-1, **WEST 66 ADDITION**, zoned C-2 community commercial zone, located on CENTRAL AVE NW, between UNSER NW and AIRPORT NW containing approximately 7 acre(s). [*Was Indef deferred on 3/22/06*] [*Deferred from 9/13/06*] (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/20/06.**

12. **Project # 1000922**
06DRB-01224 Minor-Prelim&Final Plat Approval

WILSON & CO agent(s) for LA CUENTISTA I LLC, MICHAEL KNIGHT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION, UNIT 1A**, zoned R-1, located on ROSA PARKS RD NW and ALOE RD NW containing approximately 2 acre(s). [REF: 05DRB-01829, 06DRB-00555] [*Deferred from 9/6/06*] [*Indef deferred on 9/13/06*] (C-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

13. Project # 1005119
06DRB-01284 Minor-Sketch Plat or Plan

JOSEPH GUILLEN request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 12, **VOLCANO CLIFFS UNIT 5**, zoned R-1, located on JADE NW, between EMERALD NW and 81ST NW containing approximately 1 acre(s).
(E-10) INDEFINITELY DEFERRED ON A NO SHOW.

14. ADJOURNED: 10:25 A.M.



J13

#9
1003010
9-13-06

SAN PASQUALE

SU-2^A

B

1338
135A
134

131

SU-2

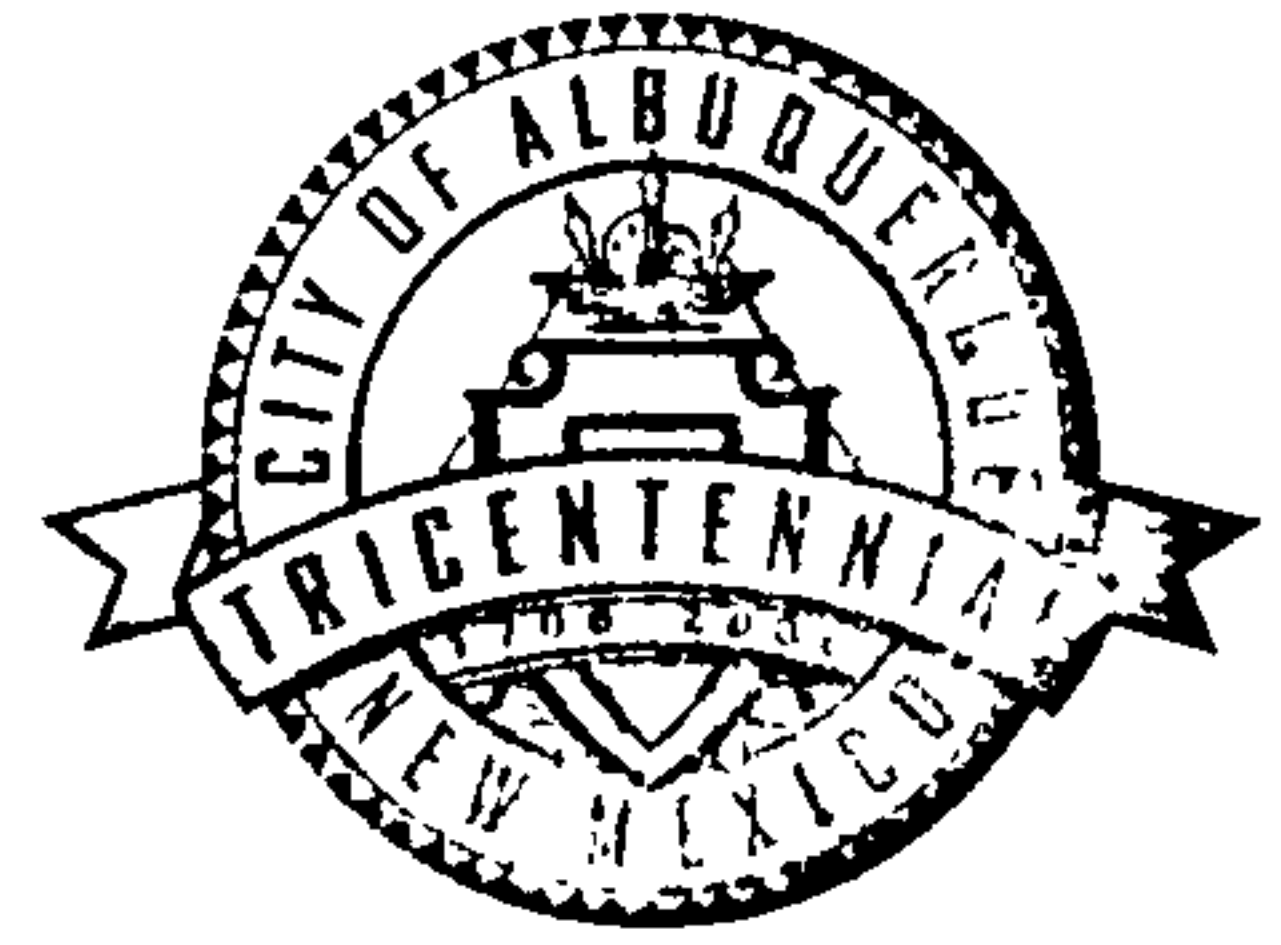
132

SU-2^A

B

ANIMAL PROTECTION OF

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003010

AGENDA ITEM NO: 9

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

9-27-06

APPROVED __; DENIED __; DEFERRED X; COMMENTS PROVIDED __; WITHDRAWN __

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: SEPTEMBER 13, 2006

#9

3010

DXF Electronic Approval Form

DRB Project Case #: 1003010

Subdivision Name: ALBUQUERQUE LITTLE THEATRE TRACTS B1 & B2

Surveyor: LARRY W MEDRANO

Contact Person: LISA PARRISH

Contact Information: 856-5700

DXF Received: 9/12/2006

Hard Copy Received: 9/12/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

09.12.2006
Date

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

AGIS Use Only

Copied fc 3010 to agiscov on 9/12/2006 Contact person notified on 9/12/2006

10



Complete 4-20-05 BA

DRB CASE ACTION LOG (SITE PLAN B. P.)

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-01687 (SBP)

Project # 1003010

Project Name: HOUSING @ ALBQ. LITTLE THEATRE

Agent: DEKKER PERICH SABATINI

Phone No.: 761-9700

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/17/04 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: Cashin Linn CB

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 1003010

10



DRB CASE ACTION LOG (SITE PLAN B. P.)

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-01687 (SBP)

Project # 1003010

Project Name: HOUSING @ ALBQ. LITTLE THEATRE

Agent: DEKKER PERICH SABATINI

Phone No.: 761-9700

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/17/04 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: Cash in Lieu

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 1003010



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 17, 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: 11:55 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 # 1000029**
04DRB-01650 Major-Vacation of Public Easements
04DRB-01651 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C & B-1-A-1 **DUKE CITY LUMBER CO ADDITION** and Lot(s) D-1-A, **ARBOLERA DE VIDA, PHASE 2**, zoned S-M1, S-DR, located on BELLAMAH AVE NW, between 19TH ST NW and 18TH ST NW containing approximately 26 acre(s). [REF: 03DRB01785, 03DRB01786] (H-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

2. **Project # 1001273**
04DRB-01659 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 4 acre(s). [REF: Z-94-13-1] [*Deferred from 11/17/04*] (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

3. **Project # 1003420**
04DRB-01657 Major-Vacation of Pub Right-of-Way

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-2, VOLCANO CLIFFS SUBDIVISION (to be known as **SUNRISE RIDGE**, zoned R-LT residential zone, located on TESUQUE DR NW, between MONTANO RD NW and CRYSTAL ST NW containing approximately 1 acre(s). [REF: 04EPC00682, 04DRB01508, 04DRB01509] (E-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 04DRB-01508 Major-Preliminary Plat Approval
04DRB-01509 Minor-Temp Defer SDWK

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-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] [*Deferred from 10/27/04 & 11/11/04*] (E-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/10/04 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1003696**
04DRB-01654 Major-Vacation of Pub Right-of-Way
04DRB-01655 Major-Preliminary Plat Approval
04DRB-01656 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION AND Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION, (to be known as **TORRENTINO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF:04DRB01495] [Deferred from 11/17/04] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

5. **Project # 1003238**
04DRB-01569 Major-Preliminary Plat Approval
04DRB-01573 Minor-Vacation of Private Easements
04DRB-01571 Minor-Sidewalk Waiver
04DRB-01572 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION**, zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] [Deferred from 11/3/04] (H-12/H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/10/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS 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.**

6. **Project # 1003571**
04DRB-01517 Major-Vacation of Public Easements
04DRB-01518 Major-Preliminary Plat Approval
04DRB-01519 Minor-Sidewalk Waiver
04DRB-01520 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98TH ST NW containing approximately 36 acre(s). [REF: 04DRB01134] [Deferred from 11/3/04 & 11/10/04 & 11/17/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

7. **Project # 1003775**
04DRB-01745 Minor-SiteDev Plan BldPermit

SCHLEGEL LEWIS ARCHITECTS agent(s) for DGM LLC request(s) the above action(s) for all or a portion of Tract(s) G-1A-1, **SEVEN BAR RANCH**, zoned SU-1 FOR C-2 USES, located on COTTONWOOD DR NW, between COTTONWOOD PARK NW and OLD AIRPORT AVE NW containing approximately 2 acre(s). [REF: Z-96-92, AA-98-138] *[Deferred from 11/17/04]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

8. **Project # 1003671**
04DRB-01746 Minor-SiteDev Plan BldPermit

KIRA SOWANICK agent(s) for SOUTHWEST GLASS AND GLAZING request(s) the above action(s) for all or a portion of Tract(s) 27, **LADERA BUSINESS PARK**, zoned SU-1, located on UNSER BLVD NW, between LADERA DR NW and 98TH ST NW containing approximately 3 acre(s). [REF: 04DRB01422] [Russell Brito for Lola Bird, EPC Case Planner] (H-9/H-10) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR EPC COMMENTS AND INFRASTRUCTURE LIST LANGUAGE ON SIGNATURE BLOCK.**

9. **Project # 1001946**
04DRB-01670 Minor-SiteDev Plan
BldPermit/EPC

WADE-TRIM agent(s) for TARGET CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 11 acre(s). [REF: 04EPC01032, 04DRB01177, 04DRB01178, 04DRB01176] [Makita Hill, EPC Case Planner] *[Deferred from 11/3/04 & 11/17/04]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

10. **Project # 1003010**
04DRB-01687 Minor-SiteDev Plan
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HOUSING @ ALBUQUERQUE LITTLE THEATRE**, zoned SU-2 CLD, located on CENTRAL AVE SW, between LAGUNA BLVD SW and SAN PASQUALE AVE SW containing approximately 2 acre(s). [REF: 02EPC01669, 03EPC0670, 02EPC01671, 03EPC01704, 04DRB00366, 04EPC00860] [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04] [Makita Hill, EPC Case Planner] (J-13) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND CITY ENGINEER FOR SIA AND THREE COPIES OF THE SITE PLAN.**

11. **Project # 1002786**
04DRB-01635 Minor-SiteDev Plan BldPermit

JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s). [REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] [Deferred from 10/27/04 & 11/10/04] (B-18) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR REVIEW OF COMMENTS ON SITE PLAN.**

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

12. **Project # 1003236**
04DRB-01739 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Lot(s) 1, MARIN SUBDIVISION, (to be known as **VILLA DE LA CHAMISA, UNIT 1**, zoned SU-1 FOR PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804] (B-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PERIMETER WALLS AND AGIS DXF FILE.**

13. **Project # 1001463**
04DRB-01736 Minor-Prelim&Final Plat
Approval

LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, **VENTURA VILLAGE SUBDIVISION**, zoned SU-2 RT, located on VILLAGE AVE NE, between VENTURA NE and HOLBROOK NE containing approximately 1 acre(s). [REF: 0A2EPC01148, 02EPC01150, 02DRB01494, 02DRB01366, 02DRB01365, 01DRB0129, 03DRB00479, 02DRB01550, 02DRB01549] (C-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ENCROACHMENT AGREEMENT AND CLARIFICATION OF DIMENSION ON PEDESTRIAN EASEMENTS.**

14. **Project # 1002858**
04DRB-01744 Minor-Amended Prelim&Final
Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G, H & I ARROWWOOD RANCH DEVELOPMENT, **MESA @ ANDERSON HILLS**, zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: Z-99-58, SPR-95-2-2, SD-87-4-1] (N-9/P-9) **THE AMENDED PRELIMINARY PLAT AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1001926**
04DRB-01394 Major-Final Plat Approval

TIERRA WEST, LLC agent(s) for JD HOME, INC & JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 225, **MUSTANG MESA SUBDIVISION, TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned R-2, located on 72ND PL NW, between INTERSTATE 40 WEST and GLEN RIO RD NW containing approximately 5 acre(s). [REF: 03DRB01224, 03DRB01115] *[Final Plat was Indefinitely Deferred for SIA on 10/13/04].* (J-10) **THE FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE.**

16. **Project # 1003688**
04DRB-01463 Minor-Prelim&Final Plat
Approval

SURV-TEK INC., agent(s) for JAMES BAKER, THE TRAILS LLC, LONGFORD GROUP INC., request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS**, zoned RD, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW containing approximately 6 acre(s). [*Deferred from 11/17/04*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

17. **Project # 1003231**
04DRB-01743 Minor-Amnd Prelim Plat
Approval

WILSON & COMPANY agent(s) for LONGFORD AT ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1 LANDS OF SALAZAR/QUATRO/J.S.J.HANNETT, **LONGFORD @ ARROWWOOD**, zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB00261, 04DRB00263] (N-9) **THE AMENDED INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE AMENDED GRADING PLAN DATED 11/8/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: TO REVISIT THE WIDTH OF COLOBEL AND AMOLE MESA AT THE INTERSECTION OF 98TH STREET. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT DATED 6/16/04.**

18. **Project # 1003774**
04DRB-01742 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORPORATION agent(s) for GEORGE MCCLELLAN request(s) the above action(s) for all or a portion of Tract(s) 5-A-1 and 5-A-2, **SANDIA MANOR SUBDIVISION**, zoned R-1 residential zone, located on PIEDRAS RD NE, between CAMINO DE LA SIERRA NE and OAXWOOD NE containing approximately 1 acre(s). (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003187**
04DRB-01704 Minor-Final Plat Approval
04DRB-01705 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 5E, LANDS OF UNM AND PARADISE VALLEY SUBDIVISION, (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1 residential zone, located on the southeast corner of GOLF COURSE RD NW and MARNA LYNN AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB00910, 04DRB01365, 04DRB01366, 04DRB001586] [11/10/04 *NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04*] (C-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU RECEIPT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

20. **Project # 1003673**
04DRB-01637 Minor-Prelim&Final Plat Approval
04DRB-01638 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] [*Deferred from 10/27/04 & 11/3/04, [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*] (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/9/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

21. **Project # 1002397**
04DRB-01668 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587, 04DRB00707, 04DRB00798] *[Deferred from 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(E-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

22. **Project # 1003634**
04DRB-01297 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04] [Final Plat indefinitely deferred for SIA, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(K-14) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1003668**
04DRB-01414 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]**[Deferred from 11/17/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

24. **Project # 1001685**
04DRB-01741 Minor-Sketch Plat or Plan

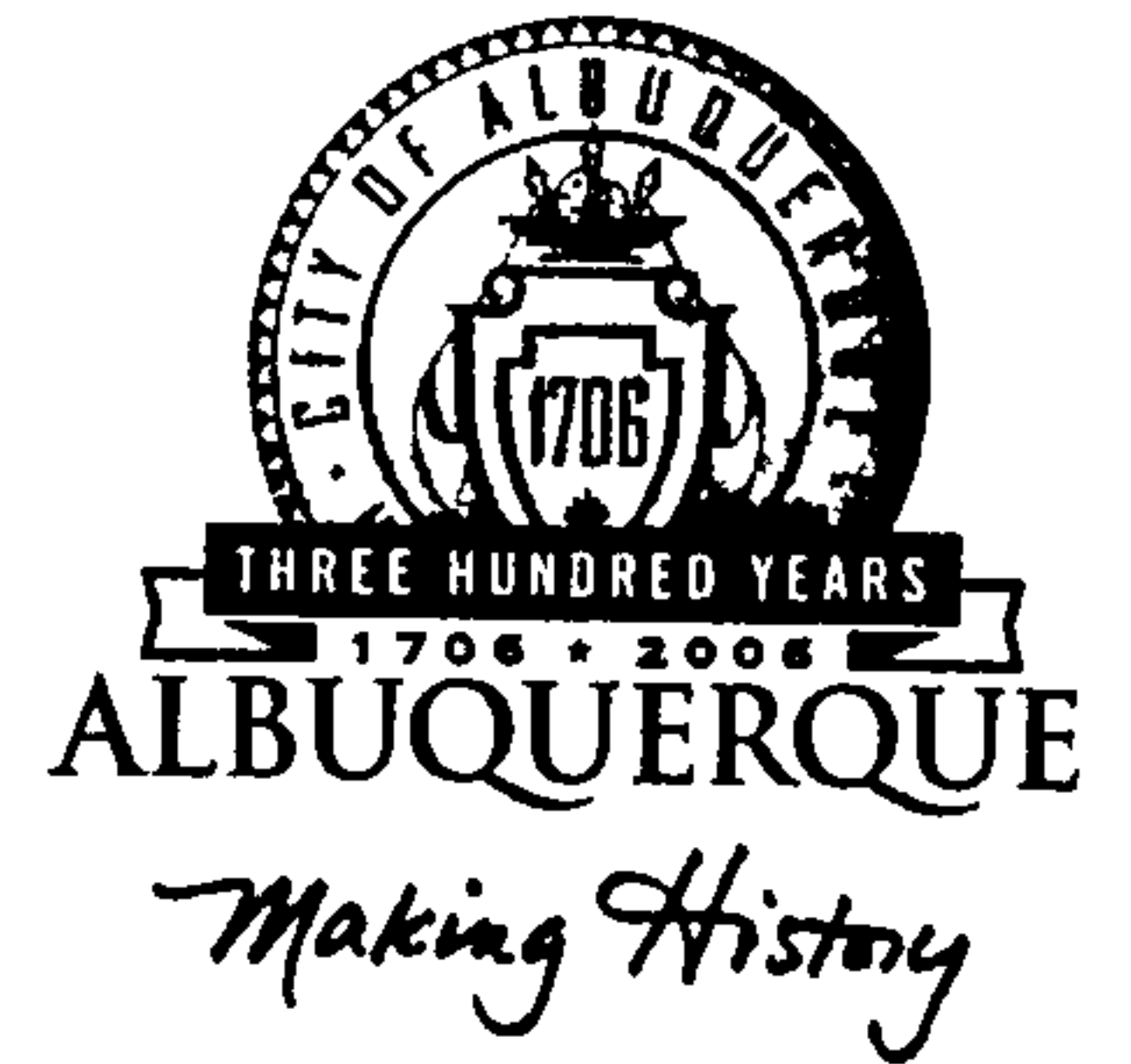
WILSON & COMPANY agent(s) for the CITY OF ALBUQUERQUE AND GOLF COURSE MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1B, **PARADISE NORTH SUBDIVISION**, zoned SU-1 IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 24 acre(s). [REF: 02DRB00005, 04DRB01566] (A-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for November 3, 2004. **THE DRB MINUTES FOR NOVEMBER 3, 2004 WERE APPROVED.**

Other Matters:

The Development Review Board signed a plat for Project #1001785/04DRB-01775.

ADJOURNED: 11:55 a.m.



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003010

AGENDA ITEM NO: 10

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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: November 17, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 10, 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: 9:25 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 # 1002092**
04DRB-01623 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Unit(s) 1, 2 & 3, **OXBOW NORTH**, zoned SU-3 special center zone, located on COORS BLVD NW, between NAMASTE DR NW and north of ST PIUS X HIGH SCHOOL containing approximately 40 acre(s). [REF: 04DRB01159] (F-11) **A ONE-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1002464**
04DRB-01576 Major-Vacation of Pub
Right-of-Way
- PRECISION SURVEYS INC agent(s) for UNSER VULCAN LLC request(s) the above action(s) for all or a portion of Lot(s) 6A, **SANTA FE VILLAGE, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on VULCAN RD NW, between BOGART ST NW and UNSER BLVD NW containing approximately 1 acre(s). [REF: 03DRB00191] (F-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
3. **Project # 1003420**
04DRB-01508 Major-Preliminary Plat
Approval
04DRB-01509 Minor-Temp Defer SDWK
- 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-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] [*Deferred from 10/27/04 & 11/17/04*] (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**
4. **Project # 1002051**
03DRB-02008 Major-Preliminary Plat
Approval
03DRB-02009 Major-Vacation of Public
Easements
03DRB-02010 Minor-Vacation of Private
Easements
03DRB-02011 Minor-Temp Defer SDWK
- TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [*Deferred from 6/9/04, 6/23/04, 8/4/04 & 9/29/04*] [REF: 02DRB-00963] (B-10) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

5. **Project # 1003571**
04DRB-01517 Major-Vacation of Public Easements
04DRB-01518 Major-Preliminary Plat Approval
04DRB-01519 Minor-Sidewalk Waiver
04DRB-01520 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98TH ST NW containing approximately 36 acre(s). [REF: 04DRB01134] *[Deferred from 11/3/04 & 11/10/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

6. **Project # 1003470**
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION, KASSUBA-MONTBEL LANDS**, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04 & 11/10/04]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

7. **Project # 1003705**
04DRB-01540 Major-Vacation of Public Easements
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s).[REF:V-78-38] *[Deferred from 11/3/04]* (K-15) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

8. **Project # 1003125**
04DRB-01505 Major-Bulk Land Variance
04DRB-01506 Minor-Prelim&Final Plat
Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). *[Deferred from 10/27/04 & 11/3/04 & 11/10/04, NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04]* [REF: 03EPC02054](F-6/G-6) **DEFERRED TO 12/8/04.**

- 04DRB-01630 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506][**Chris Hyer, EPC Case Planner**] *[Deferred from 10/27/04 & 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04]* (F-5/G-6) **DEFERRED TO 12/8/04.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

9. **Project # 1003010**
04DRB-01687 Minor-SiteDev Plan
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HOUSING @ ALBUQUERQUE LITTLE THEATRE**, zoned SU-2 CLD, located on CENTRAL AVE SW, between LAGUNA BLVD SW and SAN PASQUALE AVE SW containing approximately 2 acre(s). [REF: 02EPC01669, 03EPC0670, 02EPC01671, 03EPC01704, 04DRB00366, 04EPC00860] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* [**Makita Hill, EPC Case Planner**] (J-13) **DEFERRED TO 11/17/04.**

10. **Project # 1002786**
04DRB-01635 Minor-SiteDev Plan
BldPermit

JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s). [REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] [Deferred from 10/27/04 & 11/10/04] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

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

11. **Project # 1000633**
04DRB-01700 Minor-Ext of SIA for Temp
Defer SDWK

BOHANNAN HUSTON INC agent(s) for HIGH DESERT INVESTMENT INC request(s) the above action(s) for all or a portion of Lot(s) 6A-1,13, 15, 9, 11, 5, 6 and 7, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP, located on TIBURON ST NE, between MASTHEAD ST NE and WOLCOTT AVE NE [REF: 02DRB01598] (D-17) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALK WAS APPROVED.**

12. **Project # 1001289**
04DRB-01701 Minor-Ext of SIA for Temp
Defer SDWK

TIERRA WEST LLC agent(s) for K B HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 1-114, **DESERT PINE UNIT 2**, zoned RD, located on EUCARIZ AVE SW, between 94TH STREET SW and 98TH STREET SW containing approximately 16 acre(s). [REF: 01DRB00777, 02DRB01207] [11/10/04 *NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT*] (L-9) **INDEFINITELY DEFERRED ON A NO SHOW.**

13. **Project # 1000635**
04DRB-01698 Minor-Vacation of Private Easements

PRECISION SURVEYS INC agent(s) for COORS & MONTANO LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1-A, 38-L-A and 38-3-A, **TAYLOR RANCH SUBDIVISION**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between COORS BLVD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 04DRB01092, 04DRB01093, 03DRB00613, 03DRB00454, 03DRB00455] (E-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1002405**
04DRB-01703 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOC PA agent(s) for TANGER REDLANDS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-28-B1, NORTHEAST UNIT TOWN OF ATRISCO GRANT, **REDLANDS SHOPPING CENTER**, zoned SU-1/C-1, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 5 acre(s). [REF: 03DRB00879] *[Deferred from 11/10/04]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

15. **Project # 1002858**
04DRB-01683 Minor-Amnd Prelim Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for **MESA @ ANDERSON HILLS, UNIT 1**, zoned R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: 04DRB01155, Z-88-58] (N-9/P-9) **THE AMENDED PRELIMINARY PLAT WAS WITHDRAWN AT THE AGENT'S REQUEST.**

16. **Project # 1003187**
04DRB-01704 Minor-Final Plat Approval
04DRB-01705 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 5E, LANDS OF UNM AND PARADISE VALLEY SUBDIVISION, (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1 residential zone, located on the southeast corner of GOLF COURSE RD NW and MARNA LYNN AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB00910, 04DRB01365, 04DRB01366, 04DRB001586] [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04] (C-12) **DEFERRED TO 11/17/04.**

17. **Project # 1003467**
04DRB-01706 Minor-Prelim&Final Plat Approval

WALLACE BINGHAM agent(s) for CHARLIE MOSS request(s) the above action(s) for all or a portion of Lot(s) 11, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2, located on RICE AVE NW, between I-40 and INDIAN SCHOOL NW containing approximately 1 acre(s). [REF: DRB 95-337, DRB 95-438, 04DRB00814] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/10/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/1/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

18. **Project # 1003673**
04DRB-01637 Minor-Prelim&Final Plat Approval
04DRB-01638 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] [Deferred from 10/27/04 & 11/3/04, [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04] (C-20) **DEFERRED TO 11/17/04.**

19. **Project # 1002397**
04DRB-01668 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587,04DRB00707, 04DRB00798] *[Deferred from 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(E-12) **DEFERRED TO 11/17/04.**

20. **Project # 1003634**
04DRB-01297 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04] [Final Plat indefinitely deferred for SIA, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(K-14) **DEFERRED TO 11/17/04.**

21. **Project # 1003668**
04DRB-01414 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-20) **DEFERRED TO 11/17/04.**

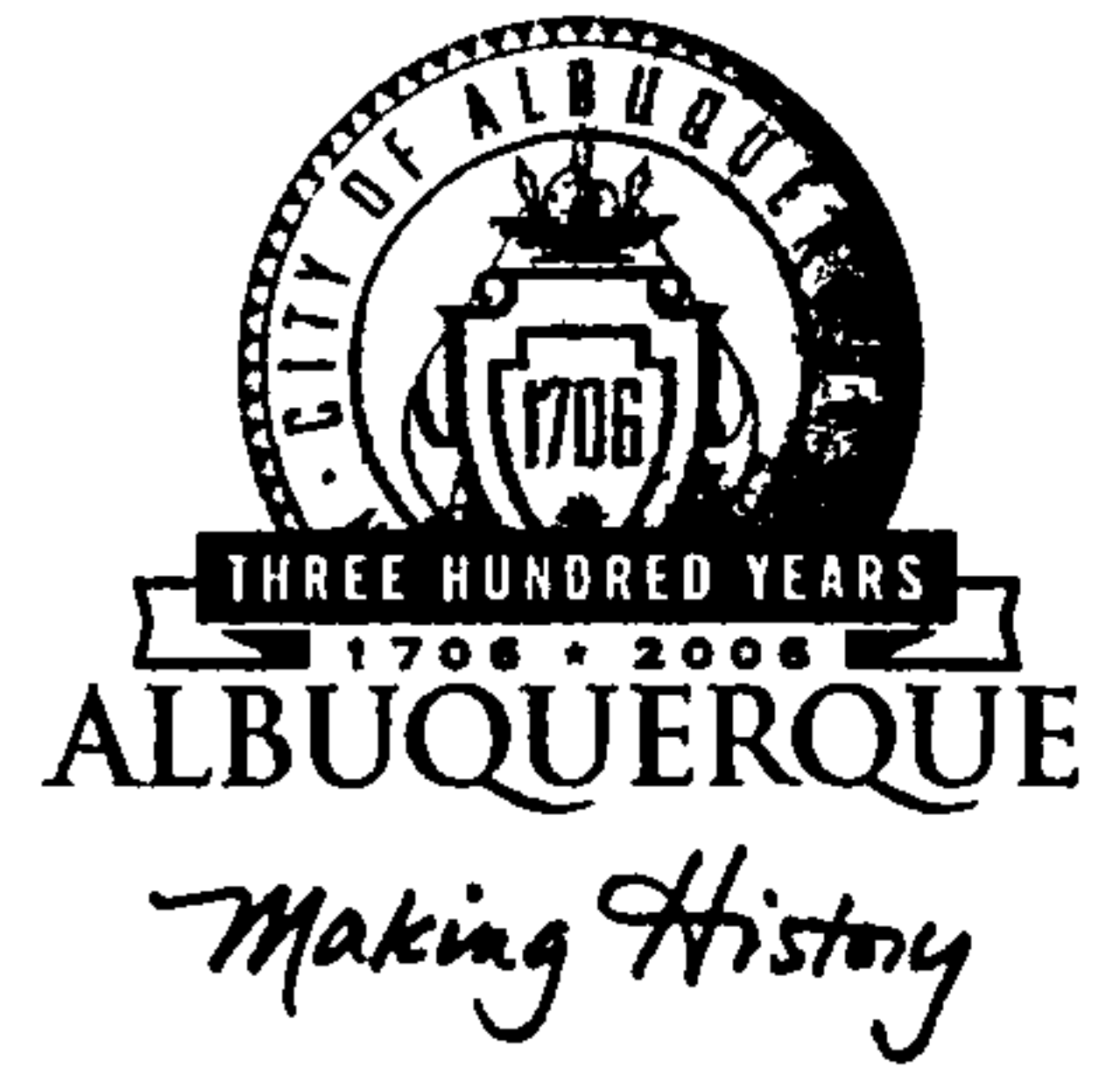
NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

22. **Project # 1003759**
04DRB-01702 Minor-Sketch Plat or Plan
- KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173-A-1, 173-A-2, 174-A and 174-B, M.R.G.C.D. MAP 31, zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). *[INDEF. DEFERRED ON A NO SHOW 11/10/04]* (G-13) **COMMENTS RECEIVED BY THE AGENT.**
23. Approval of the Development Review Board Minutes for October 27, 2004. **DRB MINUTES FOR OCTOBER 27, 2004 WERE APPROVED.**

ADJOURNED: 9:25 A.M.

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003010

AGENDA ITEM NO: 9

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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved drainage plan is required for Site Plan approval.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED *Indef* **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: November 10, 2004



City of Albuquerque
Parks and Recreation Department
 PO Box 1293, Albuquerque, New Mexico 87103
 Inter-Office Correspondence

Development Review Board Comments

Project Number: 1003010
Application Number: 04DRB-01687

DRB Date: 11/10/04

Item Number: 9

Subdivision: Housing @ Albuquerque Little Theatre
 Tract A

Request for:

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

Zoning: SU-2 for CLD

Zone Page: J-13

New Lots (or units) : 11

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 11 new apartment units will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed: CS
 Christina Sandoval, (DMD)

Phone: 768-3808

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1003010 Item No. 9 Zone Atlas J-13

DATE ON AGENDA 11-10-04

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No. Comment

- 1) Where is the median in Central?
- 2) Signing should be placed for right-out only onto Central.
- 3) Has fire approved a 12' entrance off of Central. Typically, they prefer to have 20'.
- 4) The ADA space if it is van accessible requires an 8' aisle. Is the sidewalk flush with the asphalt in this area?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

MEMORANDUM

#9

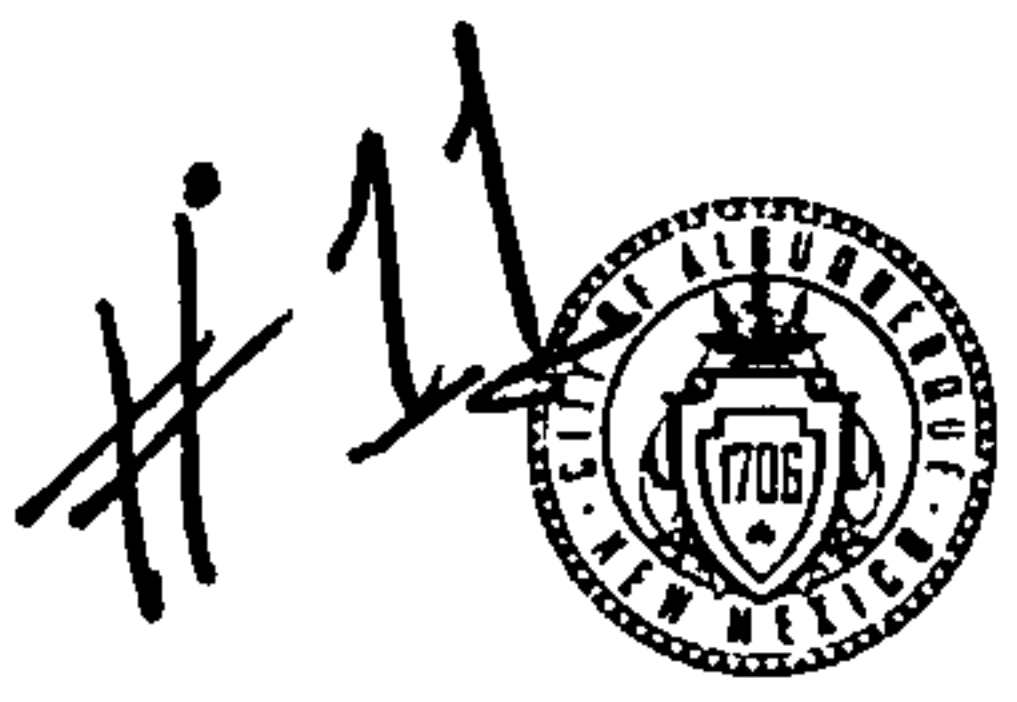
To: Development Review Board
From: Makita Hill, Planner, Advance Planning Division MH
Date: Friday, November 5, 2004
Re: Comments on Project 1003010 04DRB-01687

Project 1003010 04DRB 01687, a request for approval of a site development plan for building permit, was reviewed by the Environmental Planning Commission at a public hearing on August 19, 2004. The EPC voted to approve this request with conditions as noted in the Official Notification of Decision. I have reviewed the revised site development plans for building permit as submitted to the DRB, and the letter from agent Christopher Gunning of Dekker/Perich/Sabatinin dated October 26, 2004 designed to address the EPC's conditions of approval.

All EPC conditions have been addressed in the submitted site development plan for building permit, pending review of Transportation-related conditions.

Should you have any questions on these or related matters, please let me know.

XC: Christopher Gunning, agent



Completed 4-6-04
Les

DRB CASE ACTION LOG (SITE PLAN SUBD.)

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.: <u>04DRB-0066 (SPS)</u>	Project # <u>1003010</u>
Project Name: <u>HUNING CASTLE ADDITION</u>	
Agent: <u>Dekker Perich Sabatini</u>	Phone No.: <u>761-9700</u>

Project Number 1003010

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/31/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

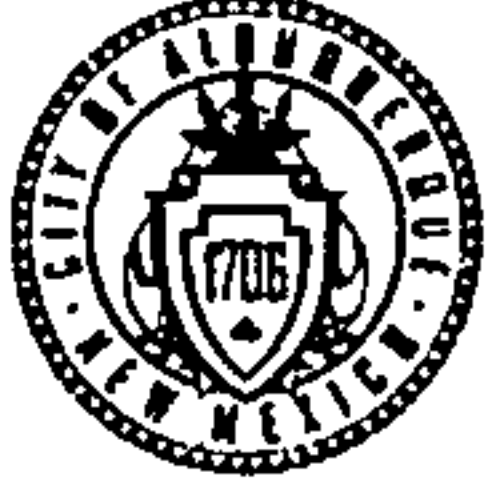
CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

#11



Completed 4-6-04 Leg

DRB CASE ACTION LOG (SITE PLAN BLDG. PER.)

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-00368 (SBP)

Project # 1003010

Project Name HUNING CASTLE ADDITION

Agent: Dekker Perich Sabatini

Phone No.: 761-9700

Your request for (SDP for SUB) (SDP for BP) (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/31/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

- Planning must record this plat. Please submit the following items:**
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 - 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

1003010

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1003010

Subdivision Name: Lands of Albuquerque Little Theatre - Tracts A & B

Surveyor: Gary E Gritsko

Company/Agent: Surveys Southwest

Contact Person: Sarah Amato E-mail: _____

Phone: _____ Fax: _____

DXF Received Date: 3/10/2004

Hard-Copy Date: 3/10/2004

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

Sarah Amato

3/10/04

Approved

Date

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

AGIS Use Only

Copied cov3010 to agiscov on 3/10/2004. Contact person notified on 3/10/2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 31, 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: 10:50 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 # 1000269**
04DRB-00312 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B, **RENAISSANCE CENTER**, zoned SU-1, C-2 USES, located on MERCANTILE AVE NE, and CULTURE AVE NE between MONTANO NE and COMMERCE NE containing approximately 5 acre(s). [REF: 03DRB-01269] (F-16) **THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JANUARY 8, 2005.**

2. **Project # 1000662**
04DRB-00310 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 3A3A3, **RENAISSANCE CENTER**, zoned SU-1 IP USES, located on MISSION AVE NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 2 acre(s). [REF: 03DRB-00469] (F-16) **THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JANUARY 8, 2005.**

3. **Project # 1000874**
04DRB-00313 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) B1, C2, C3 and C4, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2 PERMISSIVE USE, located on MONTANO RD NE, between ALEXANDER BLVD NE and PAN AMERICAN FWY NE containing approximately 10 acre(s). [REF: 03DRB-00444] (F-16) **THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JANUARY 8, 2005.**

4. **Project # 1001118**
04DRB-00309 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2-NM request(s) the above action(s) for all or a portion of Tract(s) 4A1 & 4A2, **RENAISSANCE CENTER**, zoned SU-1 IP USES, located on RENAISSANCE BLVD NE, between CULTURE AVE NE and ALEXANDER BLVD NE containing approximately 9 acre(s). [REF: 03AA-02065] (F-16) **THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JANUARY 8, 2005.**

5. **Project # 1000766**
04DRB-00306 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 3A, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned RD (9DU/AC), located on TOWER SW, between UNSER SW and 75TH ST SW containing approximately 20 acre(s). [REF:DRB-97-202] *[Deferred from 3/31/04]* (L-10) **DEFERRED TO 4/7/04 ON A NO SHOW.**

6. **Project # 1003279**
04DRB-00294 Major-Vacation of
Public Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for D. R. HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 13-P1, Block(s) 7, **VISTA SANDIA, UNIT 2**, zoned RD, located on EUCARIZ AVE SW, between 82ND ST SW and UNSER BLVD SW containing approximately 1 acre(s). *[Deferred from 3/31/04]* (L-10) **DEFERRED TO 4/7/04 ON A NO SHOW.**

7. **Project # 1002423**
04DRB-00302 Major-Vacation of
Public Easements

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-1, ALBUQUERQUE SOUTH, UNIT 3, (to be known as **EL RANCHO GRANDE, UNIT 10**, zoned R-2, located on VALLEY VIEW SW, between CARTAGENA AVE SW and DE ANZA DR SW containing approximately 20 acre(s). [REF: 03DRB-00749] *[Deferred from 3/31/04]* (N-9) **DEFERRED TO 4/7/04 ON A NO SHOW.**

8. **Project # 1002856**
04DRB-00230 Major-Preliminary Plat
Approval
04DRB-00231 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **THE MEADOWS @ ANDERSON HILLS**, zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH SW containing approximately 49 acre(s). [REF:Z-99-58, 03DRB-00234, 03DRB-01891, 01892, 01893, 01894, 03DRB-01974] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

9. **Project # 1002857**
04DRB-00232 Major-Preliminary Plat
Approval
04DRB-00233 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3**, zoned RLT, located on 98TH ST SW, between DENNIS CHAVEZ BLVD SW and 98TH SW containing approximately 62 acre(s).[REF:Z-99-58, 03DRB-01200, 01201, 01202, 01203, 01204,01205] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

10. **Project # 1002858**
04DRB-00234 Major-Preliminary Plat
Approval
04DRB-00235 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G, H AND I, **MESA @ ANDERSON HILLS**, zoned SU-1/C-1 & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 36 acre(s). [REF: Z-99-58, 03DRB-01206, 01207, 01208, 01209] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

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.

11. **Project # 1003010**

- 04DRB-00366 Minor-SiteDev Plan Subd/EPC
- 04DRB-00368 Minor-SiteDev Plan BldPermit/EPC

DEKKER PERICH SABATINI, agent(s) for ALBUQUERQUE LITTLE THEATER request(s) the above action(s) for all or a portion of Lot(s) 5, 6 & 7, Tract(s) 135-B, 136-A, 137 & 138, Block(s) 4, Unit(s) 2, **SECTION 18, T10N, R3E, NMPM Bernalillo Co., NM PLUS HUNING CASTLE ADDITION**, zoned SU-2 special neighborhood zone, SU-1, Abq. Little Theater, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 5 acre(s). [REF: 03EPC-01669, 03EPC-01670,.71 &, 03EPC-01704] **[Makita Hill, EPC Case Planner] (J-13) SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

- 04DRB-00325 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for LARRY PARKER request(s) the above action(s) for all or a portion of Lot(s) 5, 6, & 7, Block(s) 4, Tract(s) 135B, 136A, 136B, 137 & 138, **HUNING CASTLE ADDITION**, zoned SU-2, SU-1, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 5 acre(s). [REF: 03EPC-01669, 01670, 01671, 03EPC-01704] *[Was indefinitely deferred for the site plan submittal]* (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1002201**
04DRB-00395 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for LARRY H. MILLER GROUP request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2, SU-1 AUTO SALES SERV REP, located on ALAMEDA BLVD NE, between PAN AMERICAN FREEWAY NE and SAN PEDRO DR NE containing approximately 5 acre(s). [REF: Z-86-8, 03DRB-01382, 03EPC-02047, Project #1002848] [**Debbie Stover, EPC Case Planner**] [*Deferred from 3/31/04*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

13. **Project # 1000560**
04DRB-00089 Minor-Amnd SiteDev Plan
Subd

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER**, zoned IP industrial park zone, located on PASEO DEL NORTE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 04-DRB00028,01DRB-00863, 01DRB-00453, 01DRB-00454, 00DRB-00801, 00DRB-00733, 00DRB-01428, 00DRB-01713] [*Deferred from 3/17/04*] (D-17) **THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

04DRB-00028 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER**, zoned IP, located on PASEO DEL NORTE AVE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 1000560, SV-94-48, S-94-58] [HEARD UNDER PROJECT #1003184 IN ERROR] [*Deferred from 1/21/04 & 3/17/04*] (D-17) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1000650**
04DRB-00277 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Lot(s) 1-A, **LANDS OF LAMONICA & WENK**, zoned SU-1, C-1 PERMANENT USES, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 21 acre(s). [REF: AX-88-7, Z-99-78, 03EPC-00905, 00907, 03DRB-01906] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 3/10/04 & 3/24/04*] (P-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/31/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/26/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR PERIMETER WALLS AND EPC CASE PLANNER'S INITIALS.**

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

15. **Project # 1003229**
04DRB-00397 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for TOBY & DOROTHY DEVARGAS request(s) the above action(s) for all or a portion of Lot(s) 25, **LINDA VISTA ADDITION**, zoned R-1 residential zone, located on HENDRIX AVE NW, between 4th ST NW and SANCHEZ AVE NW containing approximately 1 acre(s). [Project # changed from Project #1003322 now void] [*Deferred from 3/31/04*] (F-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

16. **Project # 1002743**
04DRB-00399 Minor-Final Plat
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 special use zone, PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE AVE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, Z-77-28] *[Deferred from 3/31/04]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

17. **Project # 1003308**
04DRB-00380 Minor-Prelim&Final Plat
Approval

FRED FRENCH agent(s) for BROGDON LLC request(s) the above action(s) for all or a portion of Block(s) 10, Tract(s) 3, 4, & 5, **FAIRGROUNDS ADDITION**, zoned C-3, located on the corner of ACOMA RD SE and CALIFORNIA SE, containing approximately 1 acre(s). (K-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION OF A 20-FOOT RADIUS AND PLANNING FOR A REAPPROVED AGIS DXF FILE.**

18. **Project # 1002645**
04DRB-00400 Minor-Final Plat
Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES, request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-A, **SEVILLE SUBDIVISION, UNIT 8**, zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741, 03DRB-01465, 03DRB-01440, 01441] (A-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR STORM DRAIN EASEMENTS, WATER AND SANITARY SEWER TO CITY OF ALBUQUERQUE, PUBLIC ACCESS MAINTAINED BY HOME OWNERS ASSOCIATION AND PLANNING FOR PERIMETER WALL DESIGN.**

19. **Project # 1002506**
04DRB-00360 Minor-Vacation of
Private Easements

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 12A & 12B, **BLACK RANCH**, zoned RA-1, located on CORRALES MAIN CANAL, between COORS BLVD NW and RIVERFRONTE DR NW containing approximately 43 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217] [*Deferred from 3/24/04*] (C-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

20. **Project # 1001087**
04DRB-00004 Minor- Amended
Preliminary Plat & Final Plat Approval

HALE & SUN CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 3-4, **MAJOR ACRES SUBDIVISION**, zoned SU-2,R-T, located on 12th ST NW, between CANDELARIA RD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: 1002231, 02ZHE-01435, 01DRB-002688, 01DRB-01891] [Final Plat was indefinitely deferred on 3/31/04] (G-14) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED INFRASTRUCTURE LIST DATED 3/31/04 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

21. **Project # 1003258**
04DRB-00205 Minor-Prelim&Final Plat
Approval

PHILIP W. TURNER agent(s) for SALVADOR PEREZ request(s) the above action(s) for all or a portion of Lot(s) 280 B, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned R-T residential zone, located on 55TH ST NW, between BICE RD NW and JUNIPER RD NW containing approximately 1 acre(s). [REF: DRB-97-205] [*Deferred from 2/25/04, 3/10/04 & 3/24/04*] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE AND PLANNING FOR AGIS DXF FILE.**

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

22. **Project # 1003303**
04DRB-00361 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 349A, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned RD-Office, located on LADERA DR NW, between 72ND ST NW and OURAY BLVD NW containing approximately 3 acre(s). (H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003304**
04DRB-00362 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) C, Section 10, **MARIPOSA SQUARE, UNIT 8**, zoned RD-Office, located on 72ND ST SW, between LADERA DR SW and MIAMI RD SW containing approximately 3 acre(s). (H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for March 17, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 17, 2004 WERE APPROVED.**

ADJOURNED: 10:50 A.M.



DRB CASE ACTION LOG (PREL. & 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-00325 (P&F)
Project Name: HUNING CASTLE ADDITION
Agent: Surveys Southwest

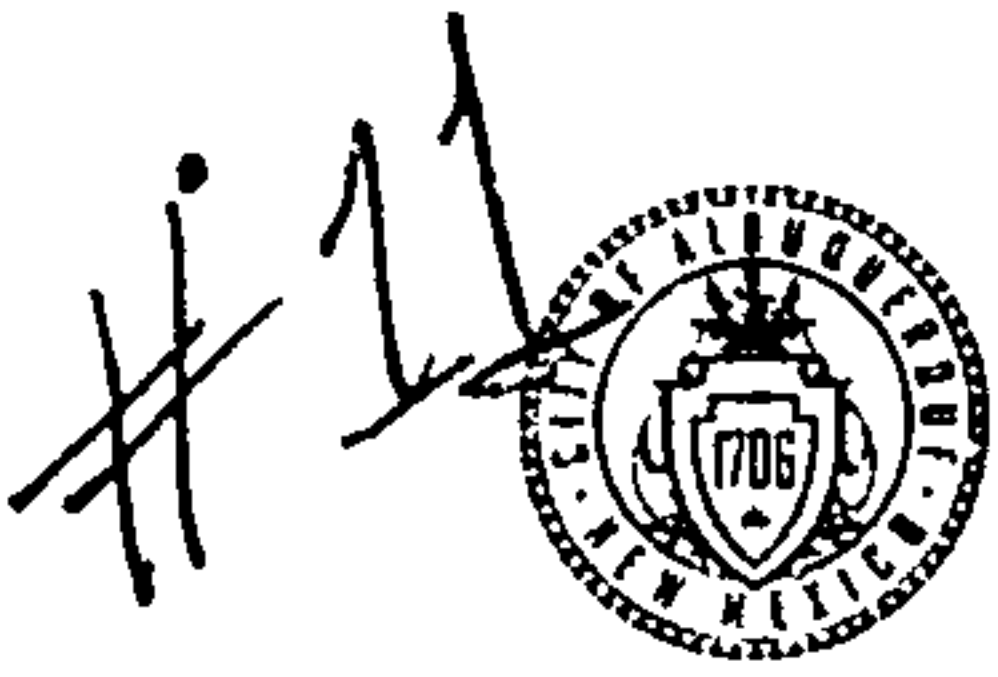
Project # 1003010
Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/31/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): _____
- _____
- _____
- _____

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
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 - Property Management's signature must be obtained prior to Planning Department's signature.**
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 - Copy of recorded plat for Planning.**

Project Number 1003010



DRB CASE ACTION LOG (SITE PLAN SUBD.)

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-0066 (SPS)

Project # 1003010

Project Name: HUNING CASTLE ADDITION

Agent: Dekker Perich Sabatini

Phone No.: 761-9700

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/31/04 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.** *OK*
- Copy of recorded plat for Planning.**

Project Number

1003010

#11



DRB CASE ACTION LOG (SITE PLAN BLDG. PER.)

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.: <u>04DRB-00368 (SBP)</u>	Project # <u>1003010</u>
Project Name <u>HUNING CASTLE ADDITION</u>	
Agent: <u>Dekker Perich Sabatini</u>	Phone No.: <u>761-9700</u>

Your request for (SDP for SUB) (SDP for BP) (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/31/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): _____
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- _____
- _____

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- 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 1003010



City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003010

AGENDA ITEM NO: 11

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) SLA 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: March 31, 2004



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB- 1003010

Item No. 18

Zone Atlas J-13

DATE ON AGENDA 3-17-04

INFRASTRUCTURE REQUIRED () YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
①	DEDICATION OF SAN PASQUALE SHOULD HAVE 9' FROM FACE OF CURB
②	HOW WAS ADDITIONAL 6' ALONG CENTRAL ARRIVED AT? PRINCIPAL AVENUE ⇒ 124' W/ BUREL LINES (~6')
③	WHO MAINTAINS? BUDGETS FROM 26' PRIVATE ACCESS ENCROACHMENT?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:



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: 103010

AGENDA ITEM NO: 18

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

3-24-04

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: March 17, 2004



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB- 1003010

Item No. 18

Zone Atlas J-13

DATE ON AGENDA 3-17-04

INFRASTRUCTURE REQUIRED () YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
①	DEDICATION ON 5th PASQUALE SHOULD HAVE 9' FROM FACE OF CURB
②	HOW WAS ADDITIONAL 6' ALONG CENTRAL ARRIVED AT? PRINCIPAL AVENUE => 124' W/ BWD LANES (~6')
③	WHO MAINTAINS? BENEFITS FROM 26' PRIVATE ACCESS ENCROACHMENT?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
March 17, 2004 Comments**

ITEM# 18

PROJECT # 1003010

APPLICATION # 04-00325

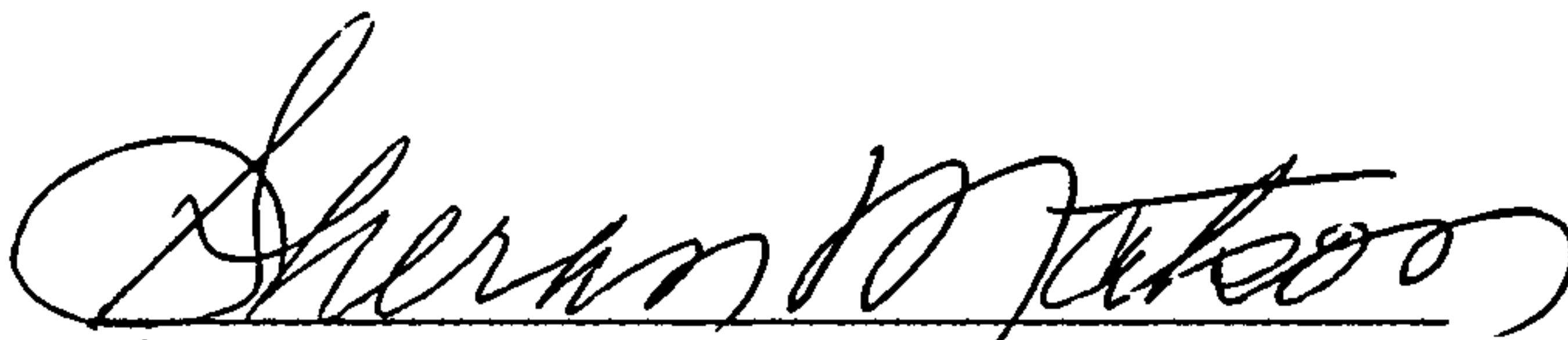
RE: Huning Castle Addition(Albq. Little Theatre)/ minor plat

No objection to the replat.

AGIS dxf approval is required before Planning signs the final plat.

Applicant may file the plat as long as Planning receives a recorded copy to close the file.

*Actually SPSLBP must precede
plat. Deferred*



Sheran Matson, AICP DRB Chair
924-3880 fax 9243864 smatson@cabq.gov

Completed 4/6/07 es

APPLICATION NO. 07 DRB 60412 PROJECT NO. 100 3010
 PROJECT NAME ABQ Little Theatre
 EPC APPLICATION NO.
 APPLICANT / AGENT Precision Survey PHONE NO. 242-4750
 ZONE ATLAS PAGE J-13
 (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN) (IR), (AA)

RTF

ONE STOP COMMENT FORM LOG

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BLS</i>	DATE <i>4/2/07</i>	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>[Signature]</i>	DATE <i>4/3/07</i>	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>WS</i>	DATE <i>4/3/07</i>	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>CS</i>	DATE <i>4/3/07</i>	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>[Signature]</i>	DATE <i>4/04/07</i>	DATE
COMMENTS:		

Revised 3/3/04

(Return form with plat / site plan)

DRB IR

APPLICATION NO. 07 DRB 00412	PROJECT NO. 1003010
PROJECT NAME ABQ Little Theatre	
APPLICANT / AGENT Pres 151011 Sarvey	PHONE NO. 262-4750
ZONE ATLAS PAGE 5-13	DATE SUBMITTED 4-2-07

ONE STOP CASE TRACKING LOG

(This tracking log is for DRB Delegation Actions / Over the Counter Routing)
(rev. 7/03)

TYPE OF APPROVAL	TRANSP DEV	UTILITY DEV	PARKS & REC	HYD DEV (City Engr)	PLANNING	
					CASE PLANNER	DRB CHAIR
SDP-Building Permit / SDP-Subdivision	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____
Administrative Amendments (AA's)	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	
<u>Minor Plat / Major Final Plat</u>	F: 04/02/07 D: _____ F: _____ D: _____ A: 04/02/07	F: 04/02/07 D: _____ F: _____ D: _____ A: 04/03/07	F: 04/03/07 D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____
Vacation-Private Easement	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____

Project Number 1003010

Completed 04/06/07 SA

First Review- Total City Days	
Second Review- Total City Days	
Third Review- Total City Days	
Subtotal	
Total Number of Developer Days (from back of form)	
Total Days	

*Business Days
**Pulled by Agent (P)

F = forwarded
D = disapproved
A = approved

PLANS RELEASED TO APPLICANT OR AGENT TO CORRECT REJECTS

Called Applicant: _____	First Review Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

Called Applicant: _____	Second Review Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

Called Applicant: _____	Third Review Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

Called Applicant: _____	Fourth Review Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: The Albuquerque Little Theatre, Inc. PHONE: 242-4750
 ADDRESS: 224 San Pascual Ave. S.W. FAX: 843-9489
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: alt@swcp.com
 Proprietary interest in site: owner List all owners: _____
 AGENT (if any): Precision Surveys Inc. PHONE: 856-5780
 ADDRESS: 8500-A Jefferson NE FAX: 856-7980
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

DESCRIPTION OF REQUEST: Amended plat to add 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. Tracts B-1 + B-2 / TBKA B-1A + B-2-A Block: N/A Unit: N/A
 Subdiv. / Addn. Lands of Albuquerque Little Theatre
 Current Zoning: SU1 + SU2 Proposed zoning: SU1 + SU2
 Zone Atlas page(s): 513 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 2.3883 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. 101305818014030922 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: San Pascual Ave - SW
 Between: Central Ave SW and Chacoma Place SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003010

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

SIGNATURE Lisa Parish DATE 3-30-07
 (Print) LISA Parish Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>07 DRB - -00412</u>	<u>P6F</u>	<u>53</u>	<u>\$ 255.00</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	<u>CAIF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input 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	_____	_____	Total
				<u>\$ 305.00</u>

Joseph M. Kerwin 4-2-07
 Planner signature / date

Project # 1003010

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

YOUR ATTENDANCE IS REQUIRED.

SKETCH PLAT REVIEW AND COMMENT

- 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
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies
- 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
- Copy of recorded SIA
- 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.
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- 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) NO INTERNAL ROUTING
DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

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.

Isa Parish
 Applicant name (print)
Isa Parish
 Applicant signature / date



Form revised 8/04, 1/05, 10/05 & NOV 06

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

Application case numbers
07DRB- - 00412

Matthews 4-2-07
 Planner signature / date
Project # 1003010



For more current information and more details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System

Map amended through: 3/22/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

March 30, 2007

Sharon Matson
City of Albuquerque
600 2ND. Street N. W.
Albuquerque, New Mexico 87103

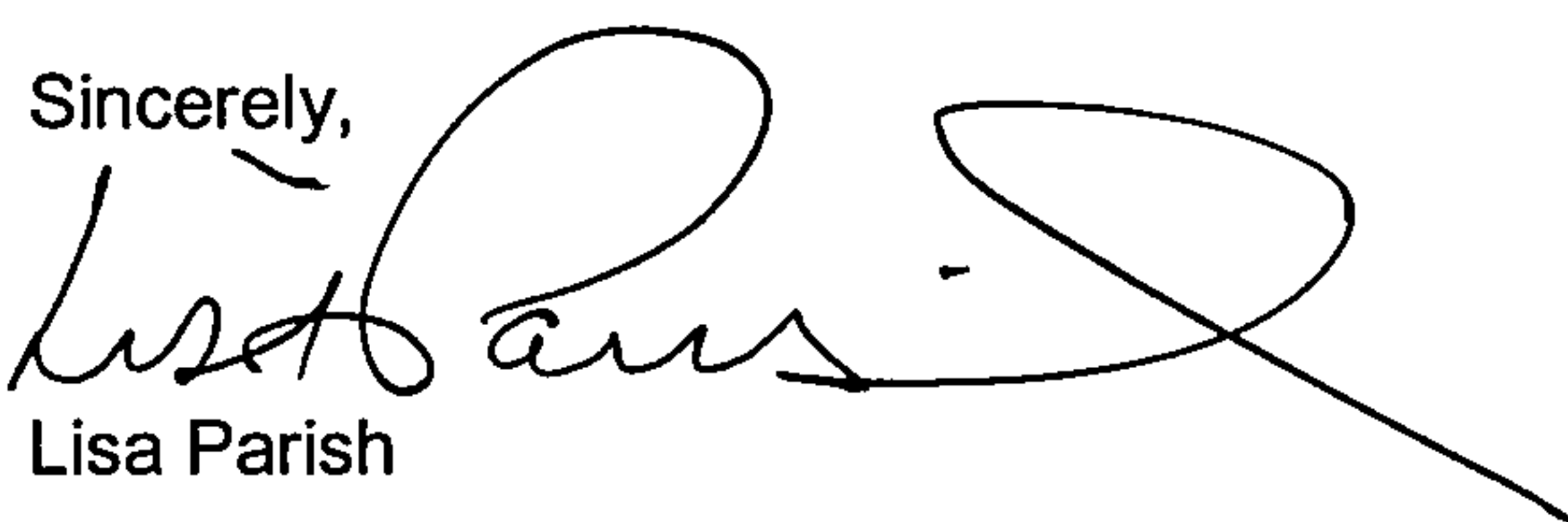
**RE: DRB PROJECT # 1003010
REQUEST AMENDED PLAT: TRACTS B-1 & B-2. LANDS OF ALBUQUERQUE
LITTLE THEATRE LOCATED ON SAN PASQUALE S.W. BETWEEN CENTRAL S.W.
AND CHACOMA S.W. ZONE ATLAS PAGE J-13.**

Dear, Ms. Matson

On behalf of our client, The Albuquerque Little Theatre Inc., we request an amended plat on the above mentioned property. We have added easements to the plat that should have been on the previously recorded plat.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,


Lisa Parish

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

PAID RECEIPT

APPLICANT NAME The ABQ Little Theatre
AGENT Precision Surveys Inc
ADDRESS 8500-A Jefferson
PROJECT & APP # 1003010
PROJECT NAME _____

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 285.00 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.

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST. NE
ALBUQUERQUE, NM 87113

1146

DATE 3/29/07 95-8965/1070 279

PAY TO THE ORDER OF Bernalillo County

Three Hundred Five dollars 00/100 \$ 305.00

IronStone Bank
Albuquerque, NM 87109
www.ironstonebank.com

FOR REC. FEB

0001146 107089652:009460009387

CHANGE



8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

February 16, 2007

Sharon Matson
City of Albuquerque
600 2ND. Street N. W.
Albuquerque, New Mexico 87103

**RE: DRB PROJECT # 1003010
REQUEST TO BE PLACED ON THE DRB AGENDA: TRACT B, LANDS OF
ALBUQUERQUE LITTLE THEATRE TBKA: TRACTS B-1 & B-2. LOCATED ON
SAN PASQUALE S.W. BETWEEN CENTRAL S.W. AND CHACOMA S.W.
ZONE ATLAS PAGE J-13.**

Dear, Ms. Matson

On behalf of our client, The Albuquerque Little Theatre Inc., we request to be put on the DRB agenda for the above-mentioned case. This will be strictly a re-plat with no site plan involved. Our client has decided not to construct the proposed improvements shown on the previously approved EPC site plan.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lisa Parish', written in a cursive style.

Lisa Parish

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

PAID RECEIPT

APPLICANT NAME _____
AGENT PRECISION SURVEYS
ADDRESS 8500-A JEFFERSON ST NE
PROJECT & APP # 1003010
PROJECT NAME LANDS OF ALBUQ. LITTLE THEATRE

\$ _____ 441032/3424000 Conflict Management Fee
\$ 50.00 441006/4983000 DRB Actions DEFERRAL FEE
\$ _____ 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
\$ 50.00 TOTAL AMOUNT DUE

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

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST. NE
ALBUQUERQUE, NM 87113

1129

DATE 2-16-07 *DUPLICATE 135-8965/1070 279
City of Albuquerque

PAY TO THE ORDER OF City of Albuquerque

Fifty dollars / 100

IronStone Bank
Albuquerque, NM 87109
www.ironstonebank.com

FOR Submit 06-8421 DRB 1003010

Treasury Division
\$ 50.00
2/20/2007 1:10PM LOC: ANN
RECEIPT# 00023181 WSH 00 DOLLAR'S @
Account 441006 Fund 0110 TRSCDS
Trans Amt \$50.00
J24 115
\$50.00
\$50.00
\$0.00

[Handwritten Signature]

⑈001129⑈ ⑈107089652⑈009460015387⑈

Thank You



February 20, 2007


Ms Sheran Matson
Chairperson
Development Review Board
City of Albuquerque

RE: PROJECT NO. 1003010, APPLICATION NO. 03EPC-01671 EPC SITE DEVELOPMENT
PLAN-SUBDIVISION
ALBUQUERQUE LITTLE THEATRE

Dear Ms Matson,

On March 31, 2004, the EPC approved the referenced site plan. At that time, the Little Theatre Board planned on an expansion of the existing building. The expansion would have required additional parking. Since that time, the Board has elected not to pursue the expansion. We now plan to subdivide the property into two tracts and sell one the tracts. The retained portion has sufficient space to accommodate required parking for the existing Theatre. No construction of any type is planned for the Theatre.

Thank you for your cooperation.


Jean Block
President, Board of Directors



8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

September 25, 2006

Sharon Matson
City of Albuquerque
600 2ND. Street N. W.
Albuquerque, New Mexico 87103

**RE: REQUEST FOR A INDEFINITE DEFERRAL ON TRACT B, LANDS OF
ALBUQUERQUE LITTLE THEATRE TBKA: TRACTS B-1 & B-2. LOCATED
ON SAN PASQUALE S.W. BETWEEN CENTRAL AND CHACOMA ZONE
ATLAS PAGE J-13. DRB PROJECT # 1003010**

Dear, Ms. Matson

On behalf of our client, The Albuquerque Little Theatre Inc., we are requesting an indefinite deferral on the above-mentioned case. We still need more information from our client before we can proceed.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

Lisa Parish

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

PAID RECEIPT

APPLICANT NAME _____

AGENT PRECISION SURVEYS

ADDRESS _____

PROJECT & APP # 1003010 / 06 DRB - 01290

PROJECT NAME LANDS OF LITTLE THEATRE

\$ _____ 441032/3424000 Conflict Management Fee

\$ 50.⁰⁰ 441006/4983000 DRB Actions DEFERRAL

\$ _____ 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

\$ 50.⁰⁰ TOTAL AMOUNT DUE

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

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST. NE
ALBUQUERQUE, NM 87113

1041

PAY TO THE ORDER OF City of Albuquerque DATE 9-14-06 95-8965/1070 279

Fifty dollars 00/100 City of Albuquerque \$ 50.00
Treasury Division

IronStone Bank
Albuquerque, NM 87109
www.ironstonebank.com

FOR 06-8421 Project # 10053010

9/15/2006 11:32AM DOLLARS LOC: ANNX
RECEIPT# 00064642 WSH 008 TRANSH 0016
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans \$50.00

MP

⑈00104⑈ ⑆107089652⑈009160814387⑈ \$50.00

CHANGE \$50.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: The Albuquerque Little Theatre Inc. PHONE: 242-4750
 ADDRESS: 224 San Pasquale S.W. FAX: 843-9489
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: alt@swcp.com
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Precision Surveys Inc. PHONE: 856-5700
 ADDRESS: 8500-A Jefferson NE FAX: 856-7900
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

DESCRIPTION OF REQUEST: The purpose of this plat is to replat the existing one tract into two new tracts

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 B / TBKA Tracts B-1 + B-2 Block: N/A Unit: N/A
 Subdiv. / Addn. Lands of Albuquerque Little Theatre
 Current Zoning: SU1 + SU2 / A2 T Proposed zoning: SU1 + SU2
 Zone Atlas page(s): J13 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 3.3883 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. 101305818014030922 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: San Pasquale AVE SW
 Between: Central AVE SW and Cibola PL SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1003010

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

SIGNATURE Lisa Parish DATE 9-1-06
 (Print) Lisa Parish Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>016DRB - 01290</u>	<u>P&F</u>	<u>5(3)</u>	<u>\$ 285.00</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>09/13/06</u>			Total <u>\$ 305.00</u>

Sandy Handley 09/05/06
 Planner signature / date

Project # 1003010

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

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) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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.

Lisa Parish 9-5-06
 Applicant name (print) 9-5-06
Lisa Parish 89-5-08
 Applicant signature / date 89-5-08



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

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

Application case numbers
06DRB - 01290
 _____ - _____
 _____ - _____

Sandy Landley 09/05/06
 Planner signature / date
Project # 1003010



For more current information and more details visit: <http://www.cabq.gov/gis>

City of Albuquerque
AGIS
Albuquerque Geographic Information System

Map amended through: Aug 08, 2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

September 1, 2006

Sharon Matson
City of Albuquerque
600 2ND. Street N. W.
Albuquerque, New Mexico 87103

**RE: REQUEST FOR A MINOR SUBDIVISION PRELIMINARY/FINAL PLAT
APPROVAL ON TRACT B, LANDS OF ALBUQUERQUE LITTLE THEATRE
TBKA: TRACTS B-1 & B-2. LOCATED ON SAN PASQUALE S.W. BETWEEN
CENTRAL AND CHACOMA ZONE ATLAS PAGE J-13.**

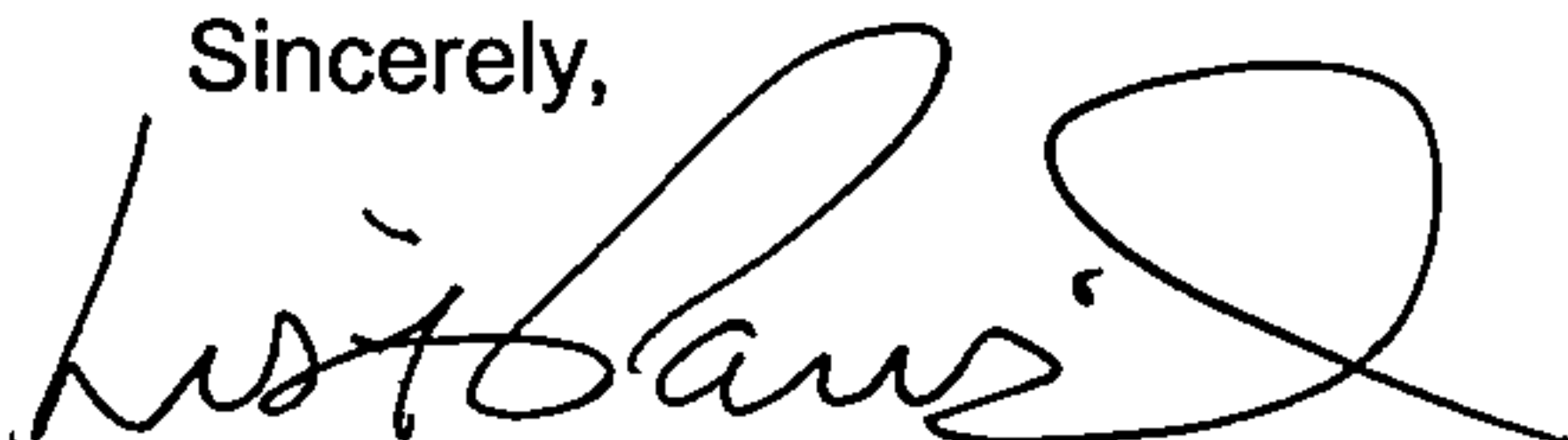
Dear, Ms. Matson

On behalf of our client, The Albuquerque Little Theatre Inc., we are submitting an application for Minor Subdivision Preliminary/Final Plat Approval for the above referenced property to Re-plat the existing one (1) tract into two (2) new tracts and to grant an easement.

All required submittals are enclosed.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,



Lisa Parish

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

PAID RECEIPT

APPLICANT NAME THE ALBUQUERQUE LITTLE THEATRE INC
AGENT PRECISION SURVEYS INC
ADDRESS 8500-A JEFFERSON NE
PROJECT & APP # 1003010/06DRB01290
PROJECT NAME LANDS OF ALBUQUERQUE LITTLE THEATRE

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 285.00 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.

1035

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST. NE
ALBUQUERQUE, NM 87113

DATE 9-5-06

95-8965/1070
279

PAY TO THE ORDER OF City of Albuquerque \$ 305.00
Three Hundred Five Dollars 00/100 City Of Albuquerque DOLLARS
Treasury Division

5/2006
RECEIPT# 00064079 USH 008
COUNT 441006
Activity 4983000
TRANS# 0047

IronStone Bank
Albuquerque, NM 87109
www.ironstonebank.com
LOC: ANNX
REC'D: ANNX

9/5/2006 11:59AM
RECEIPT# 00064079 USH 008 TRANS# 0047
Account 441032 Fund 0118
Activity 3424000 TRSLJS
\$305.00

001035 10708965210094600

4 Misc

\$305.00
\$0.00

Thank You

Current DRC
Project Number: _____

FIGURE 12

10/18

Date Submitted: 10/26/2004
Date Site Plan Approved: 11/17/04
Date Preliminary Plat Approved: N/A
Date Preliminary Plat Expires: N/A
DRB Project No: 1003010
DRB Application No: 07-01687

#10

ORIGINAL

INFRASTRUCTURE LIST

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

Housing @ the Albuquerque Little Theater
PROPOSED NAME OF PLANNED SITE DEVELOPMENT PLAN

Tract A, Lands of Albuquerque Little Theater
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 guarantee. 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
		24'	PAVEMENT (Private) Res Pymt Street	Rancho Seco	Central Avenue	ALT Alley	/	/	/
		24'	Res Pymt Alley	ALT Alley	San Pasquale	SE Project Corner	/	/	/
		2'	<i>Approx 50' Median</i>	<i>In front of Entrance</i>			/	/	/
		6"	UTILITIES (Public) Public Waterline	Rancho Seco	Central Avenue	ALT Alley	/	/	/
		6"	Public Waterline	ALT Alley	San Pasquale	SE Project Corner	/	/	/
		8"	Public SAS	Rancho Seco	Central Avenue	ALT Alley	/	/	/
		8"	Public SAS	ALT Alley	San Pasquale	SE Project Corner	/	/	/

1 Public utilities to include fire hydrants, valves, manholes, etc
2 Grading & Drainage Certification per DRM including Perimeter walls as shown on Grading Plan for Release of SIA and Financial Guarantees - Financial Guarantee is not required for this item. *9mm 11/17/04*

AGENT / OWNER

John M. MacKenzie, PE
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

John MacKenzie 10/26/04
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: N/A

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Matson 11/17/04 DRB CHAIR - date
Christina Sandoval 11/17/04 PARKS & GENERAL SERVICES - date
Soft Soft 11-17-04 TRANSPORTATION DEVELOPMENT - date
Roger Green 11/17/04 AMAFCA - date
Beady B. Bisher 11/17/04 UTILITY DEVELOPMENT - date
CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- 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)
- Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must 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: TS McNaney & Associates PHONE: 338-2286
 ADDRESS: 1015 Tijeras, NW suite 210 FAX: 944-1232
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: time@tsmcnaney.com
 Proprietary interest in site: contract purchaser List all owners: Albuquerque Little Theatre
 AGENT (if any): Dekker / Perich / Sabatini PHONE: 761-9700
 ADDRESS: 6801 Jefferson NE suite 100 FAX: 761-4222
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: chrisgedpsabq.com

DESCRIPTION OF REQUEST: DRB approval of site development plan for building permit (see attached letter)

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 A Block: _____ Unit: _____
 Subdiv. / Addn. Map 38 Albuquerque Little Theatre
 Current Zoning: SU2 CD Proposed zoning: N/C
 Zone Atlas page(s): J-13-Z No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 1.02 Density if applicable: dwellings per gross acre: 11 dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 1 013 058 194127 30913, 1013 058 183130 916 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Central (south side)

Between: Laguna Blvd and San Pasquale Ave

CASE HISTORY: maketa (see 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.): PN 1003010
03EPC01669, 03EPC01670, 03EPC01671, 03EPC01704, 04DRB00366, 04EPC00860

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

SIGNATURE Christopher R. Gunning DATE 10/26/04
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING

- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>04DRB - 01687</u>	<u>SBP</u>		\$ <u>-0-</u>
		<u>CMF</u>	\$ <u>20.00</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____
Hearing date <u>11.10.04</u>			Total \$ <u>20.00</u>

Oliver Senora 10/29/04

Project # 1003010

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.

Christopher R. Gunning
Applicant name (print)

Chmmingny 10/29/04
Applicant signature / date



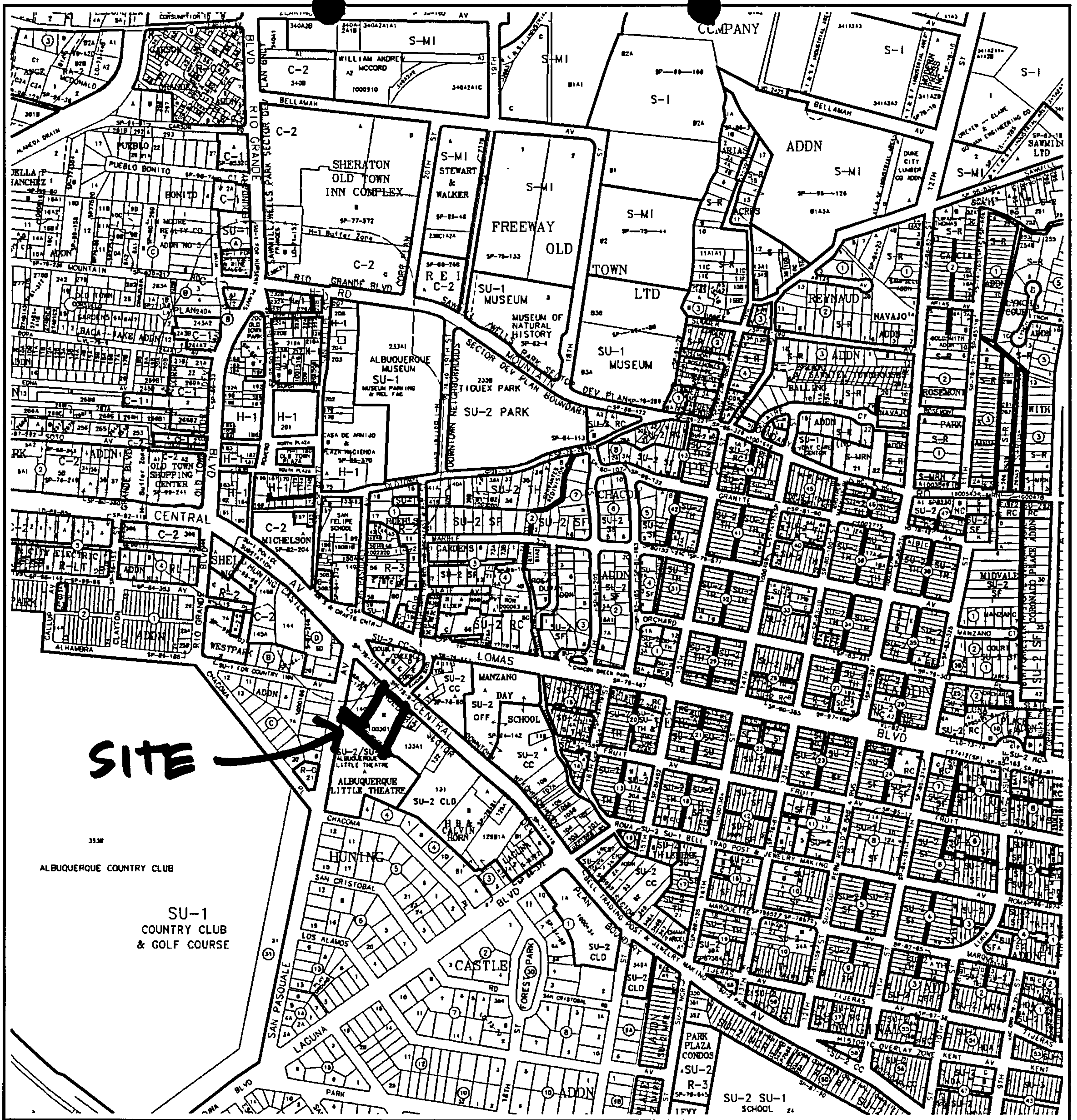
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
041243 - 01687

Form revised September 2001

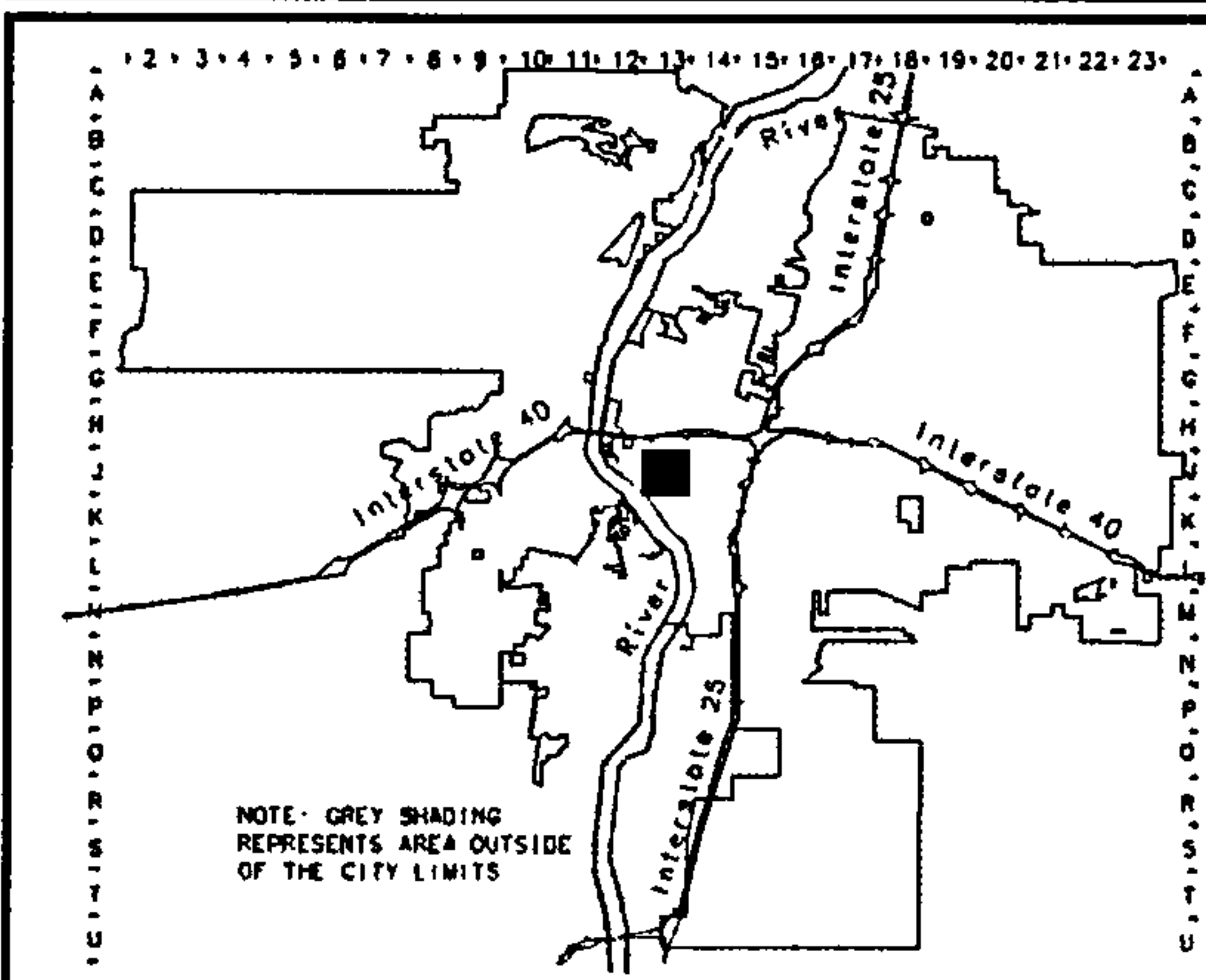
Alvise Lersona 10/29/04
Planner signature / date

Project # 100 3010

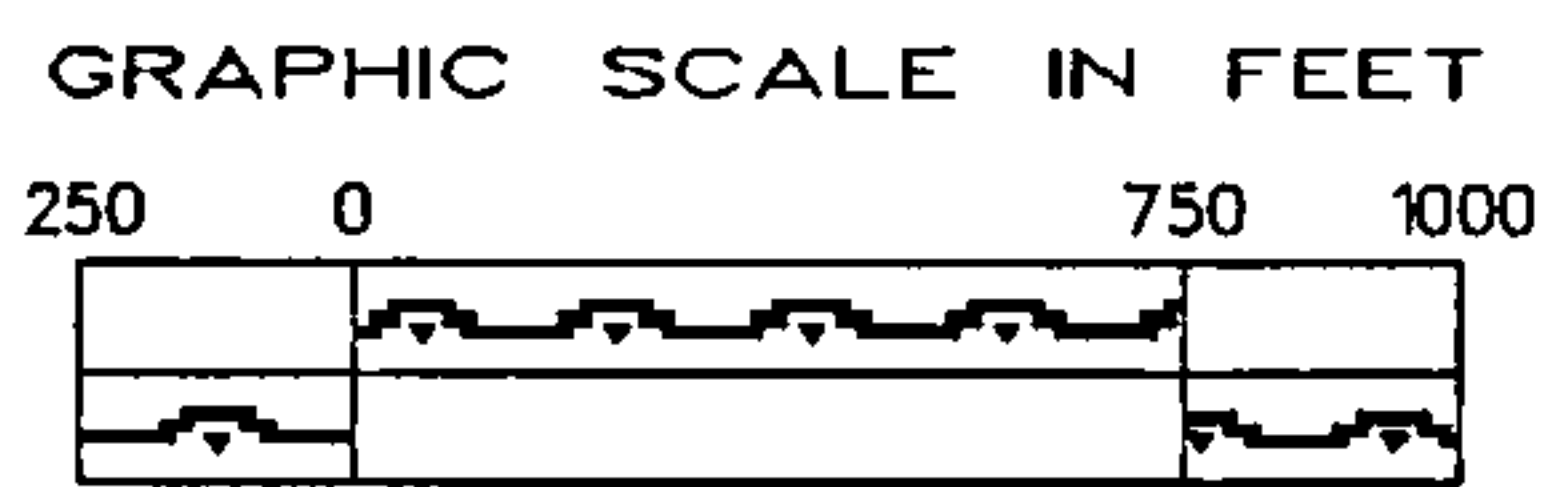
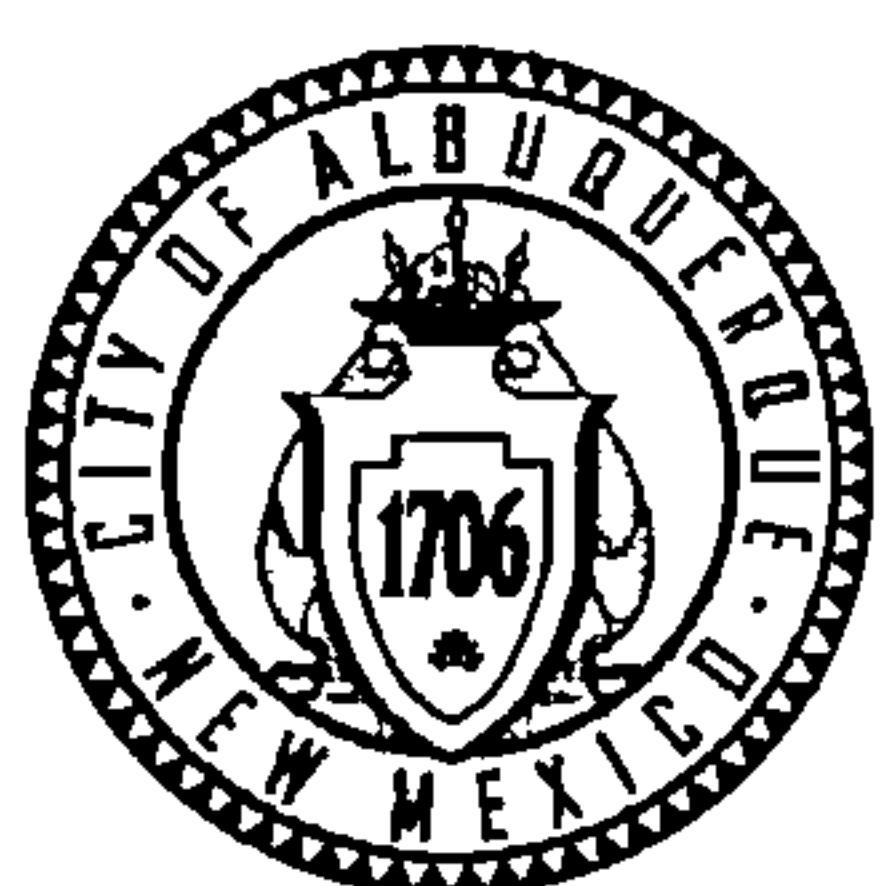


SITE

ALBUQUERQUE COUNTRY CLUB
 SU-1
 COUNTRY CLUB
 & GOLF COURSE



NOTE: GREY SHADING
 REPRESENTS AREA OUTSIDE
 OF THE CITY LIMITS



Zone Atlas Page

J-13-Z

Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

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Map Amended through September 01, 2004

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

PAID RECEIPT

APPLICANT NAME T. S. McManey

AGENT Dekker Perich Sabatine

ADDRESS _____

PROJECT & APP # 1003010 / 040RB01687

PROJECT NAME Albee Little Theatre

\$ 20.00 441032/3424000 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

10/29/2004 9:58AM LOC: ANNX
RECEIPT# 00030950 WS# 008 TRANSH 0008
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt \$20.00
J24 Misc \$20.00
VI \$20.00
CHANGE \$0.00

Thank You

October 26, 2004



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

Ms. Sheran Matson, AICP
Chair, Development Review Board
City of Albuquerque
600 2nd Street, NW
Albuquerque, New Mexico 87103

Re: Albuquerque Little Theatre Housing
DRB Sign-off of EPC Approved Site Development Plan for Building Permit
PN 1003010, 04EPC00860
Compliance with EPC Conditions

Dear Ms. Matson:

On behalf of our client, TS McNaney & Associates, we are submitting an application to the Development Review Board for final sign-off for the referenced project. The following is a list of the EPC conditions of approval, and our response to each.

1. The EPC delegates final sign-off authority of this site development plan for building permit 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. *This letter addresses this condition.*
2. Conditions of approval from the Public Works Department, Transportation Division, are as follows:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and/or provided for. *All previous EPC and DRB conditions have been met.*
 - 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. All public infrastructure constructed within public right of way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. Dwg. 2426) and wheel chair ramps (std. Dwg. 2441.) *Agreed.*
 - c. Delete first parking space on west side of north parking area adjacent to Central and expand end cap. This space can be moved to the east side of the parking area. *The parking space has been deleted as required. There is not sufficient space to add the parking space on the east side as suggested due to maneuvering space required for the easterly most garage.*
 - d. If there is an existing full access median opening on Central at Rancho Seco and it is not channelized, then the proposed driveway on Central should be offset 50' from Rancho Seco or the centerlines need to be within 15' of each other, or to the satisfaction of the traffic engineer. *There is no median on Central at this location. Due to the requirements of the site layout and the limited right of way available on Central, an alternative solution was proposed to the traffic engineer following the EPC approval that utilizes a median in the driveway restricting movements to a left-in/right-in/right-out. This submittal shows that solution.*
 - e. Provide 25' radius curb returns on Central at site drive. *This has been done.*
 - f. Provide cross access between tracts, if not already provided for. *A 28' wide cross access easement straddling the south property line and extending to San Pasquale to the west was created in the replat that was done as part of the previous action 03EPC01671. This establishes cross access between the tracts.*
 - g. Site plan shall comply and be designed per DPM Standards. *This has been done.*

■ ■ ■
6801 Jefferson NE
Suite 100
Albuquerque NM
87109
505 761.9700
fax 761.4222
dps@dpsabq.com

Ms. Sharen Matson

October 26, 2004

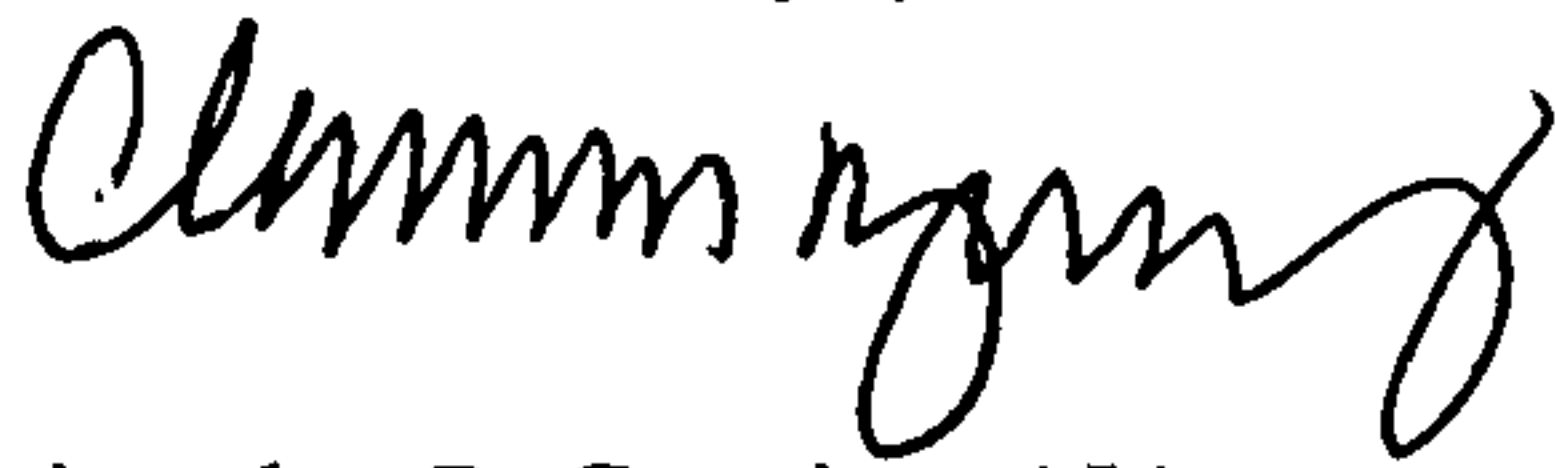
Page 2

3. The existing transit stop on the subject site (route pole and sign) on Central Avenue shall remain in its current location and be protected from the proposed new development as recommended and approved by the Transit Department. *The transit stop and its amenities will remain unchanged.*
4. The applicant shall provide sidewalks in areas where building facades abut parking areas internal to the site of a minimum of 5 foot width and shall maintain a minimum of 4 foot width free and clear of any obstructions, as required under Section 14-16-3-1, Off Street Parking Regulations, (G) Pedestrian Connections, in the City Zoning Code. *The requirements of this condition are met by the submitted site development plan.*

Thank you for your consideration of this request.

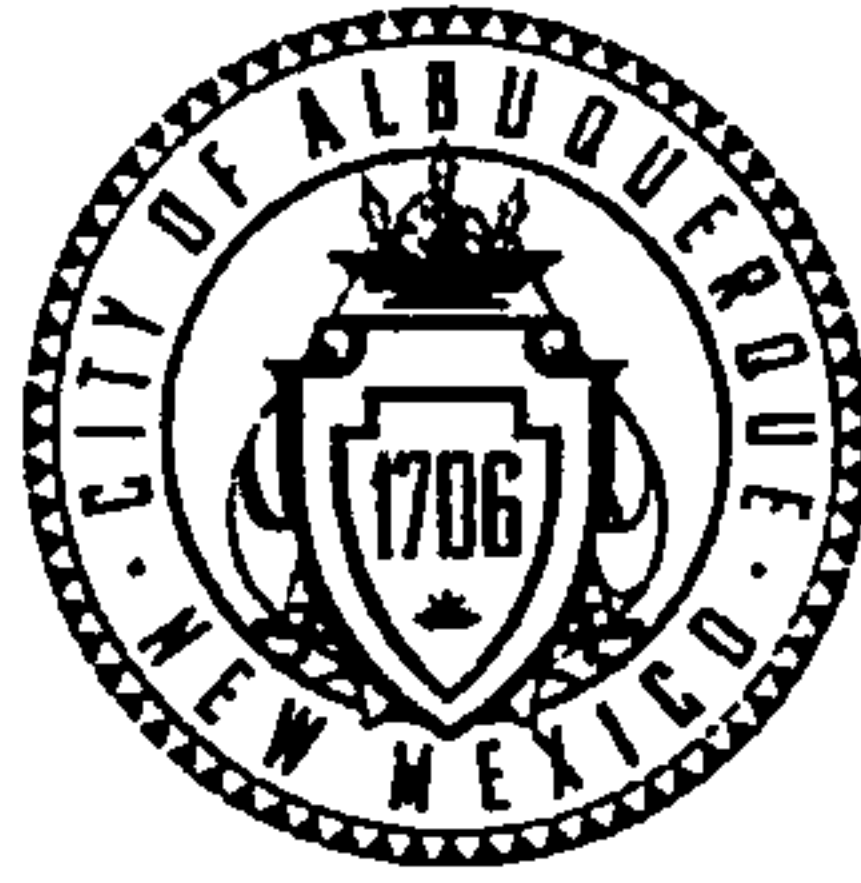
Sincerely,

Dekker/Perich/Sabatini



Christopher R. Gunning, AIA
Principal

Cc: Tim McNaney
File



1111111111

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

Date: August 20, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003010**
04EPC-00860 EPC Site Development Plan-
Building Permit

TS McNaney & Assoc.
1015 Tijeras NW, Ste 210
Albuq. NM 87102

LEGAL DESCRIPTION: for all or a portion of Tract B, **Albuq. Little Theater**, zoned SU-2 CLD, located on CENTRAL SW, between LAGUNA BLVD. SW and SAN PASQUALE AVE. SW, containing approximately 1.02 acres. (J-13) Makita Hill, Staff Planner

On August 19, 2004 the Environmental Planning Commission voted to approve Project 1003010/ 04EPC 00860, a request for approval of a site development plan for building permit for Tract B, Albuquerque Little Theatre, zoned SU-2 CLD (Commercial and Low Density Residential) on Central Avenue SW between Laguna Boulevard and San Pasquale Avenue, 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 Tract B, Albuquerque Little Theatre, zoned SU-2 CLD (Commercial and Low Density Residential) under the Huning Castle and Reynolds Addition Neighborhood Sector Development Plan (HCRANS DP). The site contains approximately 1.02 acres and is currently vacant. The purpose of the request is to facilitate a mixed-use development on the subject site consisting of residential, commercial/retail, and office uses.
2. The request is consistent with the Established Urban goals of the Comprehensive Plan. The proposed mixed-use development is located such that it will not negatively impact existing residential areas (Policy d), will place higher density residential use on Central Avenue, a Major Transit Corridor, and in an area with existing zoning that is designed for mixed-use (Policy h). The subject site is within walking distance of adjacent neighborhoods, however the placement of the proposed mixed-use development on Central Avenue will serve as a barrier for existing traffic noise, and will produce minimal amounts of its own traffic, noise, lighting, etc. (Policies i, k). The site plan also proposes a quality design that will enhance the vista along Central Avenue in the Old Town area (Policies l, m).

3. In November 2003, the ALT applied for a zone map amendment for the subject site to SU-2 CLD, and this request was also accompanied by a request for site development plans for subdivision and building permit to renovate the ALT buildings, and by a related request to amend the HCRANS DP to reflect the zone map amendment (03EPC-01669/ 01670/ 01671/ 01704). Among the EPC's conditions of approval is a requirement to adhere to architectural design guidelines as established in the Old Town Historic Overlay Zone. The northwest corner of the subject site is within the Overlay Zone area, and the site plans reflect a Southwest Territorial architectural style that is consistent with the guidelines of the Overlay Zone.
4. LUCC staff has reviewed the proposed site plan and has commented that due to the small amount of land within the Overlay Zone and that no buildings are proposed in the Overlay Zone area, a review of the site plan by the LUCC is not needed.
5. The request is consistent with the HCRANS DP in that the subject site is currently zoned SU-2 CLD for mixed-use development. The Plan specifically recommends SU-2 CLD zoning for parcels abutting Central Avenue in the subject site area, and supports the development of mixed-use development in the area (p. 11).
6. The request is consistent with the objectives of the Central Avenue Streetscape Plan (CASP) in that the request proposed wider sidewalks along Central (13 feet) and a Southwest Territorial architectural style that creates a design linkage with the Old Town area (CASP p. 3-1).
7. There is no known opposition to this request.
8. Modifications to the site plan are needed to address conditions of approval from the Public Works Department, Transportation Development Division, regarding access, parking, and technical design standards, and to address sidewalk width at locations internal to the site.
9. The Transit Department has recommended that the existing transit stop on the subject site (route pole and sign) on Central Avenue should be protected from the proposed new development.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan for building permit 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. Conditions of approval from the Public Works Department, Transportation Development Division, are 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. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Delete first parking space on west side of north parking area adjacent to Central and expand end cap. This space can be moved to east side of parking area.
 - d. If there is an existing full access median opening on Central at Rancho Seco and it is not channelized, then the proposed site driveway on Central shall be located with the approval of the City Traffic Engineer.
 - e. Provide 25' radius curb returns on Central at site drive.
 - f. Provide cross access between tracts, if not already provided for.
 - g. Site plan shall comply and be designed per DPM Standards.
3. The existing transit stop on the subject site (route pole and sign) on Central Avenue shall remain in its current location and be protected from the proposed new development as recommended and approved by the Transit Department.
4. The applicant shall provide sidewalks in areas where building facades abut parking areas internal to the site of a minimum 5-foot width and shall maintain a minimum 4-foot width free and clear of any obstructions, as required under Section 14-16-3-1, Off Street Parking Regulations, (G) Pedestrian Connections, in the City Zoning Code.

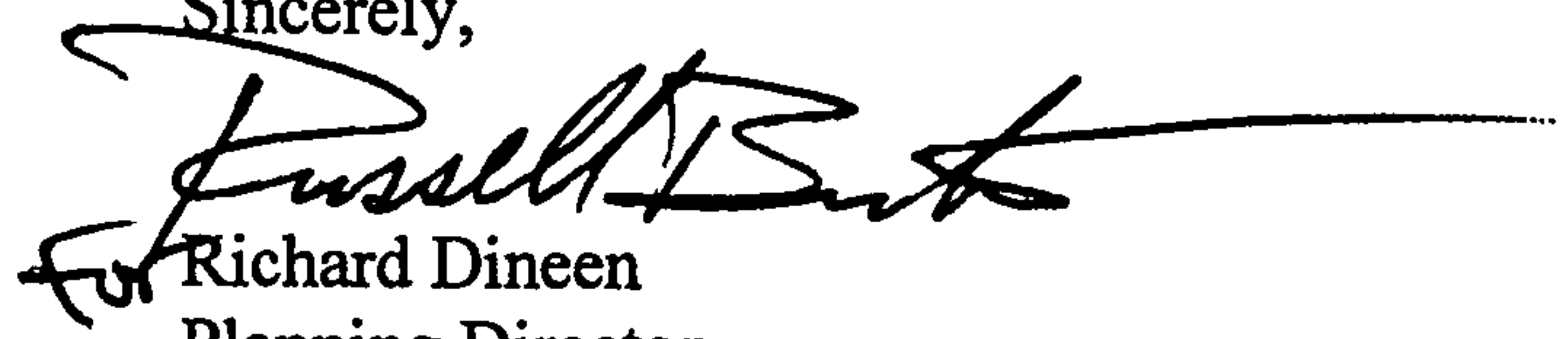
IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY SEPTEMBER 3, 2004 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

OFFICIAL NOTICE OF DECISION
AUGUST 19, 2004
PROJECT #1003010
PAGE 4 OF 4

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 Richard Dineen
Planning Director

RD/MH/ac

cc: Dekker/Perich/Sabatini, 6801 Jefferson NE, Ste 100, Albuquerque, NM 87109
Greg Blackwell, Downtown NA, 1418 Roma NW, Albuquerque, NM 87102
Ford Davis, Downtown NA, 415 Marble NW, Albuquerque, NM 87102
Gregory Hicks, Huning Castle NA, 400 San Pasquale SW, Albuquerque, NM 87104
Bart Evans, Huning Castle NA, 1522 San Patricio SW, Albuquerque, NM 87104
Nancy Hoffman, Plaza Vieja NA, 707 17th St. NW, Albuquerque, NM 87104
Eric Rajala, Plaza Vieja NA, 1824 Slate NW, Albuquerque, NM 87104
Issac Benton, West Park NA, 204 Gallup Ave. SW, Albuquerque, NM 87104
Matt Celesky, West Park NA, 2213 New York SW, Albuquerque, NM 87104

MEMORANDUM

To: Development Review Board
From: Makita Hill, Planner, Advance Planning Division MH
Date: Tuesday, March 30, 2004
Re: Comments on Project 1003010 04DRB-00366 00368

Project 1003010 04DRB 00366/00368, a request for approval of a site development plan for subdivision and a site development plan for building permit, was reviewed by the Environmental Planning Commission at a public hearing on November 20, 2003 as components of a larger application that included a zone map amendment and an amendment to the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan. The EPC voted to approve this request with conditions as noted in the Official Notification of Decision. I have reviewed the revised site development plans for subdivision and building permit as submitted to the DRB, and the letter from agent Christopher Gunning of Dekker/Perich/Sabatinin dated March 16, 2004 designed to address the EPC's conditions of approval.

All EPC conditions have been addressed in the submitted site development plans for subdivision and building permit.

Should you have any questions on these or related matters, please let me know.

XC: Christopher Gunning, agent



SUBDIVISION <input type="checkbox"/> Major Subdivision action <input type="checkbox"/> Minor Subdivision action <input type="checkbox"/> Vacation <input type="checkbox"/> Variance (Non-Zoning)	Supplemental form S V	ZONING <input type="checkbox"/> Annexation & Zone Establishment <input type="checkbox"/> Sector Plan <input checked="" type="checkbox"/> Zone Change <input type="checkbox"/> Text Amendment	Supplemental form Z
SITE DEVELOPMENT PLAN <input checked="" type="checkbox"/> ...for Subdivision Purposes <input checked="" type="checkbox"/> ...for Building Permit <input type="checkbox"/> IP Master Development Plan <input type="checkbox"/> Cert. of Appropriateness (LUCC)	P L	APPEAL / PROTEST of... <input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	A

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: <u>Albuquerque Little Theater</u>	PHONE: <u>505-242-4750</u>
ADDRESS: <u>224 San Pasquale Ave, SW</u>	FAX: <u>505-843-9489</u>
CITY: <u>Albuquerque</u>	E-MAIL: <u>alt@swcp.com</u>
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Dekker/Perich/Sabatini</u>	PHONE: <u>505-761-9700</u>
ADDRESS: <u>6801 Jefferson Street, NE</u>	FAX: <u>505-761-4222</u>
CITY: <u>Albuquerque</u>	E-MAIL: <u>chrisq@dpsabq.com</u>

DESCRIPTION OF REQUEST: Final Sign-off of Site Development Plan for Subdivision, Site Development Plan for Building Permit, and zone change (see attached letter)

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. Tracts 135-B, 136-A, 135-B, 137, 138 PLUS lots 5, 6& 7 Block: 4 Unit: ?
 Subdiv. / Addn. Section 18, T10N, R3E, NMPM, Bernalillo Co., NM, PLUS Huning Castle Addn.
 Current Zoning: SU-2 SU-1 Alb. Little Theater Proposed zoning: SU-2 SU-1 Alb. Little Theater & SU-2 CLD
 Zone Atlas page(s): J-13 No. of existing lots: 8 No. of proposed lots: 2
 Total area of site (acres): 4.5515 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. 101305817213730992, 101305818615130921, 696527 MRGCD Map No. 38
 LOCATION OF PROPERTY BY STREETS: On or Near: San Pasquale, SW
 Between: Central Avenue, SW and Chacoma Place, SW

CASE HISTORY: Maketa Hill, 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.): PN 1003010, 03EPC01669, 03EPC01670, 03EPC01671, 03EPC01704

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 6/10/2003

SIGNATURE *Kevin Kofchur* DATE 3/18/2003
 (Print) Kevin Kofchur Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING <input checked="" type="checkbox"/> All checklists are complete <input checked="" type="checkbox"/> All fees have been collected <input checked="" type="checkbox"/> All case #s are assigned <input checked="" type="checkbox"/> AGIS copy has been sent <input checked="" type="checkbox"/> Case history #s are listed <input checked="" type="checkbox"/> Site is within 1000ft of a landfill <input type="checkbox"/> F.H.D.P. density bonus <input type="checkbox"/> F.H.D.P. fee rebate	Application case numbers <u>04DRB - 00366</u> <u>04DRB - 00368</u> Hearing date <u>March 31st '04</u>	Action <u>SPS</u> <u>CANCELMENT</u> <u>SBP</u>	S.F. <u>P(3)</u> <u>FEE</u> <u>P(3)</u>	Fees <u>\$ 0</u> <u>\$ 20.00</u> <u>\$ 0</u> <u>\$</u> <u>\$</u> Total <u>\$ 20.00</u>
--	--	---	--	---

B. Berber 3/18/04 Project # 1003010
 Planner signature / date

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.

KEVIN KORHUR
Applicant name (print)

[Signature] 3-18-04
Applicant signature / date



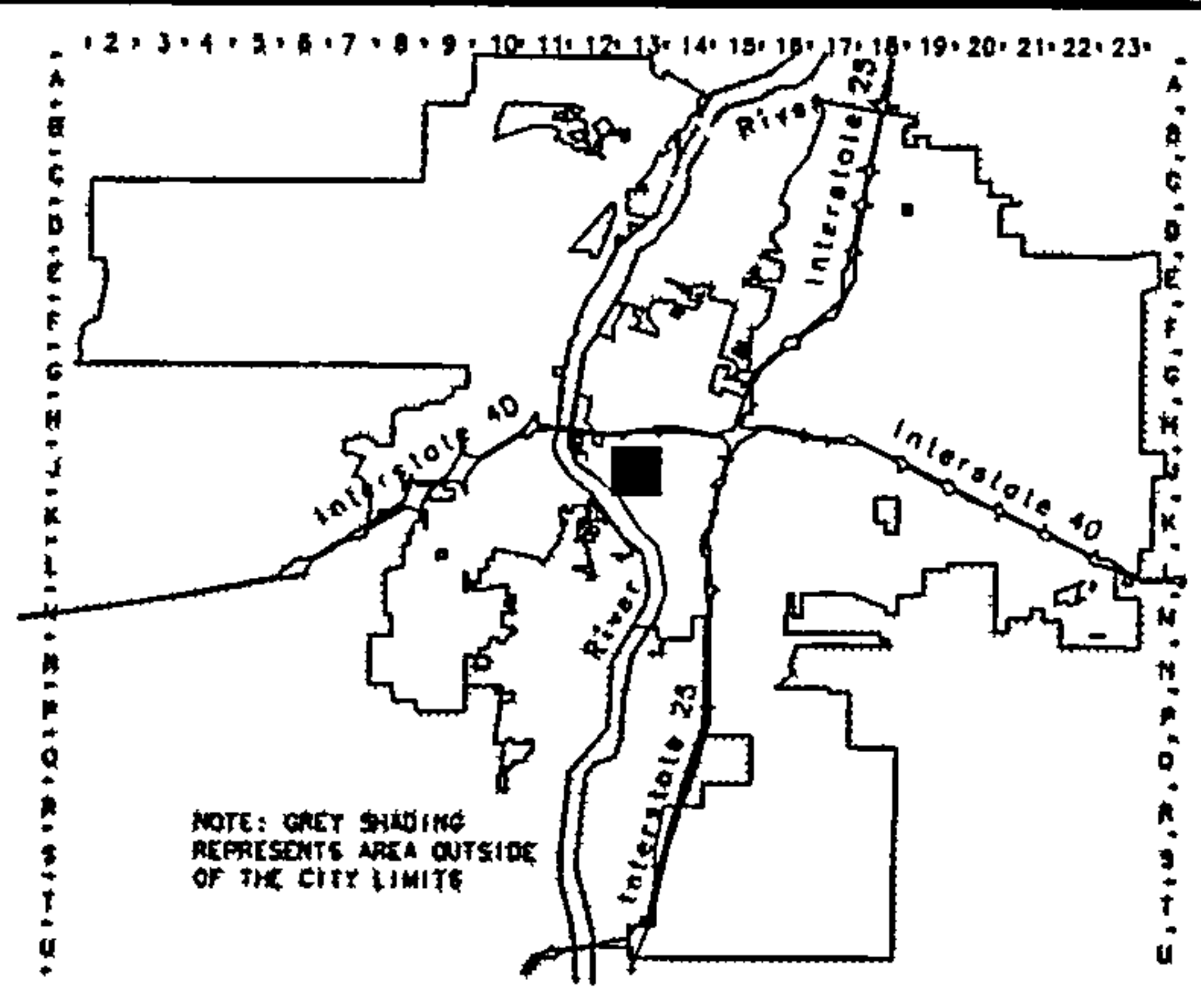
Form revised September 2001

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

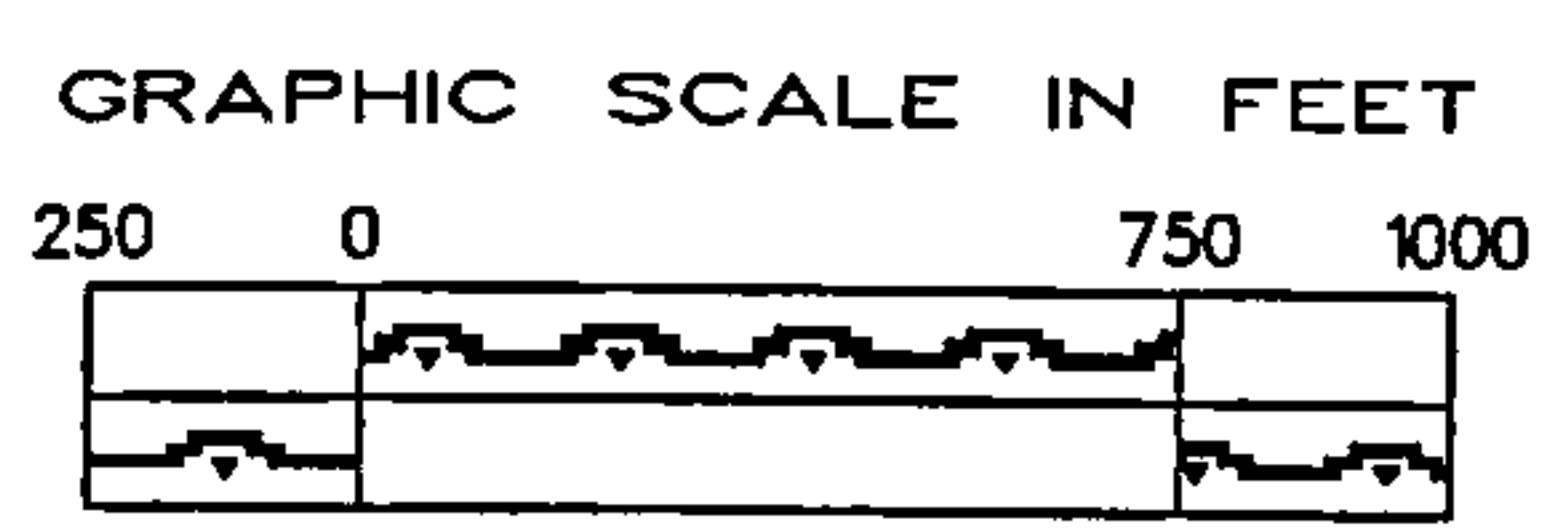
Application case numbers
 04DRB - 00366
 04DRB - 00368

[Signature] 3/18/04
Planner signature / date

Project # 1003010



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page

J-13-Z

Map Amended through August 01, 2003

March 16, 2004

Ms. Sheran Matson, AICP
Chair, Development Review Board
City of Albuquerque
600 2nd Street, NW
Albuquerque, New Mexico 87103



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

Re: Albuquerque Little Theater, 224 San Pasquale Avenue, SW
Section 18, Township 10 North, Range 3 East, NMPM, Bernalillo County, New Mexico,
Comprising Tracts 135-B, 136-A, 136-B, 137, and 138 AND Huning Castle Addition, Block
4 lots 5, 6, & 7.
DRB Submittal for the following (City Project Number 1003010):
Request for Sector Plan Amendment (03EPC01704)
Request for Zone Map Amendment (03EPC01669)
Site Development Plan for Subdivision (03EPC01671)
Site Development Plan for Building Permit (03EPC01670)

Dear Ms. Matson:

On behalf of our client, the Albuquerque Little Theatre, we are submitting an application to the Development Review Board for final sign-off for the referenced projects. The following is a list of the EPC conditions of approval for each action, and our response in italics.

Request for Sector Plan Amendment (03EPC01704)

Approved without conditions.

Request for Zone Map Amendment (03EPC01669)

1. The applicant shall replat existing lots to create lot lines that correspond to zone boundaries. *A replat has been submitted under separate cover by Surveys Southwest.*

Site Development Plan for Subdivision (03EPC01671)

1. The EPC delegates final sign-off authority of this site development plan for subdivision 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. *This letter addresses this condition.*
2. Conditions of approval for the proposed Site Development Plan for Subdivision shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. *Agreed.*
 - b. Site shall comply and be designed per DPM Standards. *Agreed. The revised site plan meets the DPM Standards to the best of our knowledge.*

■ ■ ■
6801 Jefferson NE
Suite 100
Albuquerque NM
87109
505 761.9700
fax 761.4222
dps@dpsabq.com

- c. East driveway, adjacent to the future addition, to be 25' minimum (plan shows 28' but scales to 23'). 30' width is desirable. *The drawing has been revised to show 28' both graphically and dimensionally.*
 - d. East drive aisle, adjacent to the future addition, to be 24' minimum (plan shows 28' but scales to 22'). *The drawing has been revised to show 28' both graphically and dimensionally, to accommodate refuse and fire vehicles.*
 - e. West drive aisle, at the transition between the north and south parking lots, will need to be reconfigured (see Traffic Engineer for more detail). *This area has been revised based on our conversation with Tony Lloyd following the EPC hearing.*
 - f. Check dumpster location with solid waste. There is a sight distance problem. *The location and configuration of the refuse enclosures has been coordinated with solid waste, and their signature has been obtained on the submitted drawings.*
 - g. Provide cross access agreement between tracts. *The cross access agreement has been provided on the plat with a 28' wide cross access easement straddling the common north property line.*
 - h. Platting should be a concurrent DRB action. *A replat has been submitted under separate cover by Surveys Southwest.*
 - i. Dedication of an additional 6 feet of right-of-way, along Central Boulevard, as required by the City Engineer to provide for on-street bicycle lanes. *This ROW dedication is part of the replat mentioned above.*
 - j. *Not used.*
 - k. Construction of on-street bicycle lanes along Central Avenue, as required by the Long Range Bikeways System. *This condition will be complied with when Tract 136-A is developed.*
3. Future development of the proposed Tract 136-A on Central Avenue shall require review and approval of the site development plans by the EPC prior to review and final sign-off of site plans by the DRB. *Agreed. The reference to delegation of final sign-off for this tract has been removed from the Site Development Plan for Subdivision on sheet A001.*

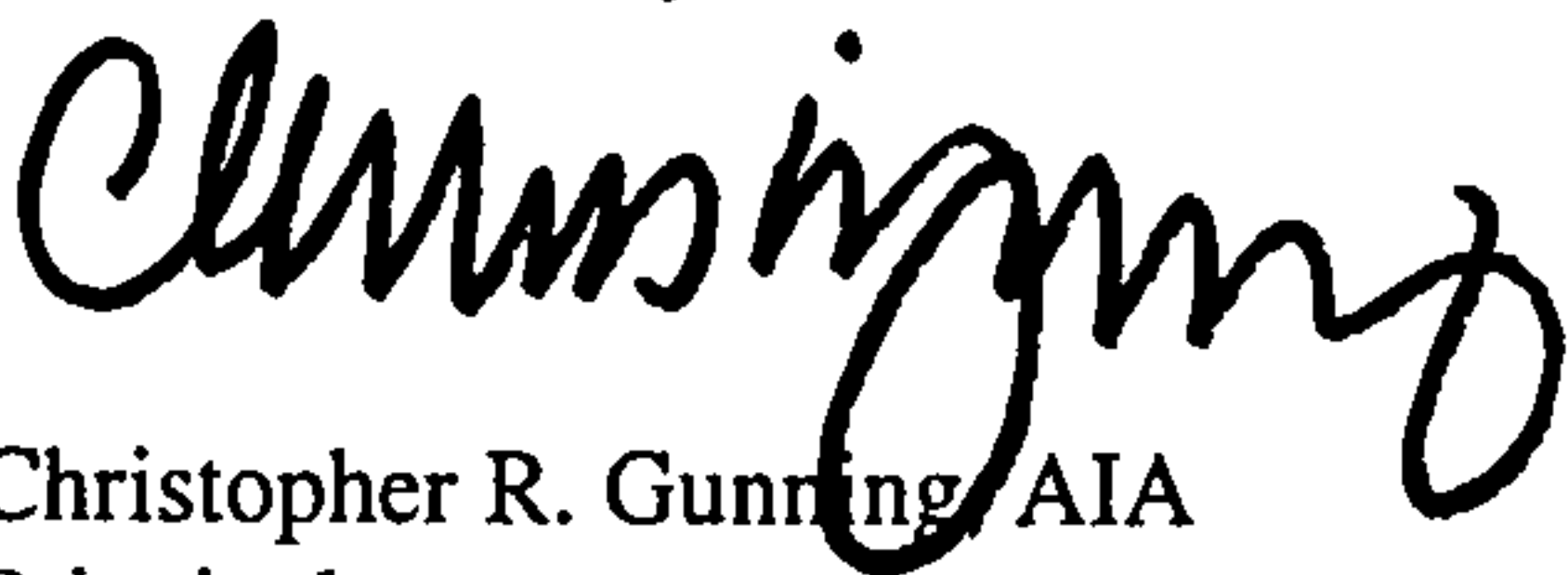
Site Development Plan for Building Permit (03EPC01670)

1. The EPC delegates final sign-off authority of this site development plan for building permit 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. *This letter addresses this condition.*
2. Conditions of approval for the proposed Site Development Plan for Subdivision shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. *Agreed.*
 - b. Site shall comply and be designed per DPM Standards. *Agreed. The revised site plan meets the DPM Standards to the best of our knowledge.*
 - c. East driveway, adjacent to the future addition, to be 25' minimum (plan shows 28' but scales to 23'). 30' width is desirable. *The drawing has been revised to show 28' both graphically and dimensionally.*

- d. East drive aisle, adjacent to the future addition, to be 24' minimum (plan shows 28' but scales to 22'). *The drawing has been revised to show 28' both graphically and dimensionally, to accommodate refuse and fire vehicles.*
 - e. West drive aisle, at the transition between the north and south parking lots, will need to be reconfigured (see Traffic Engineer for more detail). *This area has been revised based on our conversation with Tony Lloyd following the EPC hearing.*
 - f. Check dumpster location with solid waste. There is a sight distance problem. *The location and configuration of the refuse enclosures has been coordinated with solid waste, and their signature has been obtained on the submitted drawings.*
 - g. Provide cross access agreement between tracts. *The cross access agreement has been provided on the plat with a 28' wide cross access easement straddling the common north property line.*
 - h. Platting should be a concurrent DRB action. *A replat has been submitted under separate cover by Surveys Southwest.*
 - i. Dedication of an additional 6 feet of right-of-way, along Central Boulevard, as required by the City Engineer to provide for on-street bicycle lanes. *This ROW dedication is part of the replat mentioned above.*
 - j. Construction of on-street bicycle lanes along Central Avenue, as required by the Long Range Bikeways System. *This condition will be complied with when Tract 136-A is developed.*
3. The applicant shall modify the site plan to indicate a maximum height for light poles of 16 feet as required in Section 4-16-3-9(A), Area Lighting Regulations, City Zoning Code. The applicant shall also include statements in the site plan to insure that the light fixtures are of full cut-off design and will not directly shine on any public right-of-way or any other residential properties. *Agreed. The drawings have been revised to limit the fixture height and notes have been added per the requirements of this condition.*
 4. The applicant shall modify the landscape portion of the site plan to indicate a 10-foot landscape buffer along the southeast property line of the site where outdoor storage shelters are currently proposed, as required in Section 14-16-3-10-E(4), City Zoning Code. *Agreed. The Landscape Plan, sheet L001, as well as the Site Development Plan for Building Permit, A002, have been revised as requested.*
 5. Future development of the proposed Tract 136-A on Central Avenue shall require review and approval of the site development plans by the EPC including the Albuquerque Little Theater site development plan as it is affected by the use of the shared access easement. *Agreed. A note has been added to the Site Development Plan for Building Permit stating this requirement.*
 6. Future development of the proposed Tract 136-A on Central Avenue shall adhere to architectural guidelines as established in the Old Town Historic Overlay Zone. *Agreed. . A note has been added to the Site Development Plan for Building Permit stating this requirement.*

Thank you for your consideration of this request.

Sincerely,
Dekker/Perich/Sabatini


Christopher R. Gunning, AIA
Principal

Cc: Larry Parker, ALT
file

Chris G
RECEIVED

NOV 26 2003

Oekker/Perich/Sabatini



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 # 1003010 ***
03EPC-01669 Zone Map Amendment
03EPC-01670 EPC Site Development Plan-
Building Permit
03EPC-01671 EPC Site Development Plan-
Subdivision
03EPC-01704 Sector Plan Amendment

Albuquerque Little Theater
224 San Pasquale SW
Albuq. NM 87104

LEGAL DESCRIPTION: for all or a portion of Tract(s) 135-B and Tracts 136-A, 135-B, 137 Plus Lots 5-7, Huning Castle Addition plus **Section 18, T10N, R3E, NMPM, Bern. Co.**, a zone map amendment from SU-2 SU-1 Albuq. Little Theater to SU-2 SU-1 Albuq. Little Theater & SU-2 CLD, located on SAN PASQUALE SW, between CENTRAL AVE. SW and CHACOMA PLACE SW, containing approximately 5 acres. (J-13) Makita Hill, Staff Planner

On November 20, 2003 the Environmental Planning Commission voted to approve Project 1003010/03EPC 01704, a request for a sector plan amendment to the Huning Castle and Reynolds Addition Neighborhood Sector Development Plan from SU-2 SU-1 Albuquerque Little Theatre to SU-2 CLD for lots 135B, 136A, 137, 138, of Section 18, Township 10 North, Range 3 East, NMPM, Bernalillo County and Huning Castle Addition, located 224 San Pasquale Avenue SW between Central Avenue SW and Chacoma Place SW, based on the following Findings:

FINDINGS:

1. This is a request for a sector plan amendment to the Huning Castle and Reynolds Addition Neighborhood Sector Development Plan (HCRANS DP) for lots 135B, 136A, 137, 138, of Section 18, Township 10 North, Range 3 East, NMPM, Bernalillo County and Huning Castle Addition, located 224 San Pasquale Avenue SW between Central Avenue SW and Chacoma Place SW.

OFFICIAL NOTICE OF DECISION
NOVEMBER 20, 2003
PROJECT #1003010
PAGE 2 OF 9

2. This request is accompanied by requests for a zone map amendment from SU-2 SU-1 Albuquerque Little Theatre to SU-2 SU-1 Albuquerque Little Theatre and SU-2 CLD, approval of a site development plan for building permit and a site development plan for subdivision. The purpose of these requests is to facilitate renovation and expansion of the existing Albuquerque Little Theatre (ALT), reconfiguration of existing land parcels, and establishment of SU-2 CLD zoning on parcels that abut Central Avenue.
3. The request is consistent with the Established Urban policies of the Comprehensive Plan in that the request will not negatively impact adjacent neighborhoods (Policy d), will facilitate a quality design in the ALT renovation and expansion (Policy l), and will improve the quality of the visual environment (Policy m).
4. The request is consistent with the objectives of the Huning Castle and Reynolds Addition Neighborhood Sector Development Plan (HCRANS DP) in that the plan recommends SU-2 CLD (Commercial/Low-Density Residential) zoning on parcels that front Central Avenue in the area that includes the subject site (Land Use and Zoning Objectives 1, 2, 3, p. 4).
5. The proposed map amendment to the HCRANS DP is required for the EPC to approve the request for a zone map amendment. The request for the zone map amendment is consistent with R-270-1980 in that the request is consistent with, and will further stabilize, the existing SU-2 CLD zoning along Central Avenue in the subject site area (Section 1.B.). The request is also consistent with Section 1.C. of R-270-1980 in that the request is consistent with policies of the Comprehensive Plan (Established Urban, Policies d, l, m) and with the objectives of the HCRANS DP (p. 4, 11). As such, the stated justification is consistent with Section 1.D.(3) of R-270-1980 in that the request proposes a different land use category that will be more advantageous to the community as articulated in the Comprehensive Plan and the HCRANS DP.

On November 20, 2003 the Environmental Planning Commission voted to approve Project 1003010/03EPC 01669, a request for a zone map amendment from SU-2 SU-1 Albuquerque Little Theatre to SU-2 CLD (Commercial/Low Density Residential), for Tracts 135-B, 136-A, 137, and 138, of Section 18, Township 10 North, Range 3 East, NMPM, Bernalillo County and Huning Castle Addition, located 224 San Pasquale Avenue SW between Central Avenue SW and Chacoma Place SW, based on the following Findings and subject to the following Condition:

FINDINGS:

1. This is a request for a zone map amendment from SU-2 SU-1 Albuquerque Little Theatre to SU-2 CLD (Commercial/Low Density Residential), for Tracts 135-B, 136-A, 137, and 138, of Section 18, Township 10 North, Range 3 East, NMPM, Bernalillo County and Huning Castle Addition, located 224 San Pasquale Avenue SW between Central Avenue SW and Chacoma Place SW.
2. This request is accompanied by requests for approval of a site development plan for building permit and a site development plan for subdivision, and a map amendment to the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan (HCRANSDP). The purpose of these requests is to facilitate renovation and expansion of the existing Albuquerque Little Theatre (ALT), reconfiguration of existing land parcels, and establishment of SU-2 CLD zoning on parcels that abut Central Avenue.
3. The request is consistent with the Established Urban policies of the Comprehensive Plan in that the request will not negatively impact adjacent neighborhoods (Policy d), will facilitate a quality design in the ALT renovation and expansion (Policy l), and will improve the quality of the visual environment (Policy m).
4. The request is consistent with the objectives of the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan (HCRANSDP) in that the plan recommends SU-2 CLD (Commercial/Low-Density Residential) zoning on parcels that front Central Avenue in the area that includes the subject site (Land Use and Zoning Objectives 1, 2, 3, p. 4).
5. The request is consistent with R-270-1980 in that the request is consistent with, and will further stabilize, the existing SU-2 CLD zoning along Central Avenue in the subject site area (Section 1.B.). The request is also consistent with Section 1.C. of R-270-1980 in that the request is consistent with policies of the Comprehensive Plan (Established Urban, Policies d, l, m) and with the objectives of the HCRANSDP (p. 4, 11). As such, the stated justification is consistent with Section 1.D.(3) of R-270-1980 in that the request proposes a different land use category that will be more advantageous to the community as articulated in the Comprehensive Plan and the HCRANSDP.
6. The Downtown, Huning Castle, West Park, and Plaza Vieja neighborhood associations were notified concerning this request. No comments have been received from the Downtown and Plaza Vieja neighborhood associations. The Huning Castle neighborhood association has sent a letter to staff in support of the request. There has been communication between staff and representatives of the West Park neighborhood association who have concerns regarding the proposed review of future development of Tract 136-A by the DRB, and concerns about potential traffic impacts of the expanded ALT on the adjacent neighborhood.

CONDITION:

1. The applicant shall replat existing lots to create lot lines that correspond to zone boundaries.

On November 20, 2003 the Environmental Planning Commission voted to approve Project 1003010/03EPC 01671, a request for a site development plan for subdivision for Tracts 135-B, 136-A, 136-B, 137, 138, and lots 5, 6, 7, of Section 18, Township 10 North, Range 3 East, NMPM, Bernalillo County and Huning Castle Addition, located 224 San Pasquale Avenue SW between Central Avenue SW and Chacoma Place SW, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for Tracts 135-B, 136-A, 136-B, 137, 138, and lots 5, 6, 7, of Section 18, Township 10 North, Range 3 East, NMPM, Bernalillo County and Huning Castle Addition, located 224 San Pasquale Avenue SW between Central Avenue SW and Chacoma Place SW. The site contains approximately 4.55 acres.
2. This request is accompanied by requests for zone map amendment from SU-2 SU-1 Albuquerque Little Theatre to SU-2 SU-1 Albuquerque Little Theatre and SU-2 CLD (Commercial/Low Density Residential), a site development plan for building permit, and a map amendment to the Huning Castle and Reynolds Addition Neighborhood Sector Development Plan (HCRANS DP). The purpose of these requests is to facilitate renovation and expansion of the existing Albuquerque Little Theatre (ALT), reconfiguration of existing land parcels, and establishment of SU-2 CLD zoning on parcels that abut Central Avenue.
3. The request is consistent with the definition of a site development plan for subdivision as established in Section 14-16-1-5, Definitions, of the City Zoning Code.
4. The request is consistent with the Established Urban policies of the Comprehensive Plan in that the request will not negatively impact adjacent neighborhoods (Policy d), will facilitate a quality design in the ALT renovation and expansion (Policy l), and will improve the quality of the visual environment (Policy m).

5. The Downtown, Huning Castle, West Park, and Plaza Vieja neighborhood associations were notified concerning this request. No comments have been received from the Downtown and Plaza Vieja neighborhood associations. The Huning Castle neighborhood association has sent a letter to staff in support of the request. There has been communication between staff and representatives of the West Park neighborhood association who have concerns regarding the proposed review of future development of Tract 136-A by the DRB, and concerns about potential traffic impacts of the expanded ALT on the adjacent neighborhood. A facilitated meeting was held for the three neighborhood associations on October 29, 2003. A copy of the facilitator's report is enclosed with this report.
6. Future development on the Central Avenue portion of the site will be subject to the design elements of the West Central Streetscape Plan.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan for subdivision 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. Conditions of approval for the proposed Site Development Plan for Subdivision shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for.
 - b. Site shall comply and be designed per DPM Standards.
 - c. East driveway, adjacent to the future addition, to be 25' minimum (plan shows 28' but scales to 23'). 30' width is desirable.
 - d. East drive aisle, adjacent to the future addition, to be 24' minimum (plan shows 28' but scales to 22').
 - e. West drive aisle, at the transition between the north and south parking lots, will need to be reconfigured (see Traffic Engineer for more detail).
 - f. Check dumpster location with solid waste. There is a sight distance problem.
 - g. Provide cross access agreement between tracts.
 - h. Platting should be a concurrent DRB action.

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NOVEMBER 20, 2003
PROJECT #1003010
PAGE 6 OF 9

- i. Dedication of an additional 6 feet of right-of-way, along Central Boulevard, as required by the City Engineer to provide for on-street bicycle lanes.
 - k. Construction of on-street bicycle lanes along Central Avenue, as required by the Long Range Bikeways System.
3. Future development of the proposed Tract 136-A on Central Avenue shall require review and approval of site development plans by the EPC prior to review and final sign-off of site plans by the DRB.

On November 20, 2003 the Environmental Planning Commission voted to approve Project 1003010/03EPC 01670, a request for a site development plan for building permit for 5, 6, and 7, of Section 18, Township 10 North, Range 3 East, NMPM, Bernalillo County and Huning Castle Addition, located 224 San Pasquale Avenue SW between Central Avenue SW and Chacoma Place SW, 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 zone map amendment from SU-2 SU-1 Albuquerque Little Theatre to SU-2 SU-1 Albuquerque Little Theatre and SU-2 CLD (Commercial/Low Density Residential), and lots 5, 6, 7, of Section 18, Township 10 North, Range 3 East, NMPM, Bernalillo County and Huning Castle Addition, located 224 San Pasquale Avenue SW between Central Avenue SW and Chacoma Place SW. The site contains approximately 4.55 acres except for the proposed Tract 136-A.
2. This request is accompanied by requests for zone map amendment from SU-2 SU-1 Albuquerque Little Theatre to SU-2 SU-1 Albuquerque Little Theatre and SU-2 CLD (Commercial/Low Density Residential), a site development plan for subdivision, and a map amendment to the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan (HCRANSDP). The purpose of these requests is to facilitate renovation and expansion of the existing Albuquerque Little Theatre (ALT), reconfiguration of existing land parcels, and establishment of SU-2 CLD zoning on parcels that abut Central Avenue.
3. The request is consistent with the Established Urban policies of the Comprehensive Plan in that the request will not negatively impact adjacent neighborhoods (Policy d), will facilitate a quality design in the ALT renovation and expansion (Policy l), and will improve the quality of the visual environment (Policy m).

4. The request is consistent with the existing SU-2 SU-1 Albuquerque Little Theater zoning on the subject site as established in the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan (HCRANSDP) and will facilitate renovation and expansion of the ALT in a manner that is consistent with the original John Gaw Meem Southwestern Territorial architectural design.
5. The Downtown, Huning Castle, West Park, and Plaza Vieja neighborhood associations were notified concerning this request. No comments have been received from the Downtown and Plaza Vieja neighborhood associations. The Huning Castle neighborhood association has sent a letter to staff in support of the request. There has been communication between staff and representatives of the West Park neighborhood association who have concerns regarding the proposed review of future development of Tract 136-A by the DRB, and concerns about potential traffic impacts of the expanded ALT on the adjacent neighborhood.
6. Modifications to the site development plan for building permit are needed to meet City development standards and to address neighborhood concerns.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan for building permit 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. Conditions of approval for the proposed Site Development Plan for Building Permit shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and DA accessible ramps that have not already been provided for.
 - b. Site shall comply and be designed per DPM Standards.
 - c. East driveway, adjacent to the future addition, to be 25' minimum (plan shows 28' but scales to 23'). 30' width is desirable.
 - d. East drive aisle, adjacent to the future addition, to be 24' minimum (plan shows 28' but scales to 22').
 - e. West drive aisle, at the transition between the north and south parking lots, will need to be reconfigured (see Traffic Engineer for more detail).
 - f. Check dumpster location with solid waste. There is a sight distance problem.
 - g. Provide cross access agreement between tracts.
 - h. Platting should be a concurrent DRB action.

- i. Dedication of an additional 6 feet of right-of-way, along Central Boulevard, as required by the City Engineer to provide for on-street bicycle lanes.
 - j. Construction of on-street bicycle lanes along Central Avenue, as required by the Long Range Bikeways System.
3. The applicant shall modify the site plan to indicate a maximum height for light poles of 16 feet as required in Section 4-16-3-9(A), Area Lighting Regulations, City Zoning Code. The applicant shall also include statements in the site plan to insure that the light fixtures are of full cut-off design and will not directly shine on any public right-of-way or any other residential properties.
4. The applicant shall modify the landscape portion of the site plan to indicate a 10-foot landscape buffer along the southeast property line of the site where outdoor storage shelters are currently proposed, as required in Section 14-16-3-10-E(4), City Zoning Code.
5. Future development of the proposed Tract 136-A on Central Avenue shall require review and approval of site development plans by the EPC including the Albuquerque Little Theater site development plan as it is affected by the use of the shared access easement.
6. Future development of the proposed Tract 136-A on Central Avenue shall adhere to architectural guidelines as established in the Old Town Historic Overlay Zone.

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.

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NOVEMBER 20, 2003
PROJECT #1003010
PAGE 9 OF 9

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/MH/ac

cc: Dekker/Perich/Sabatini, 6801 Jefferson St. NE, Albuquerque, NM 87109
Perry Wilkes, Downtown, 718 Mountain Rd. SW, Albuquerque, NM 87102
Joe Sackett, Downtown, 905 Fruit Ave. NW, Albuquerque, NM 87102
Gregory Hicks, Huning Castle, 400 San Pasquale SW, Albuquerque, NM 87104
Bart Evans, Huning Castle, 1522 San Patricio SW, Albuquerque, NM 87104
Isaac Benton, 204 Gallup Ave. SW, Albuquerque, NM 87104

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

PAID RECEIPT

APPLICANT NAME Albuquerque Little Theatre
AGENT Dekker Perich Sabatini
ADDRESS 6801 Jefferson NE Ste 100 87109
PROJECT & APP # 1003010
PROJECT NAME Albuquerque Little Theatre

\$ 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

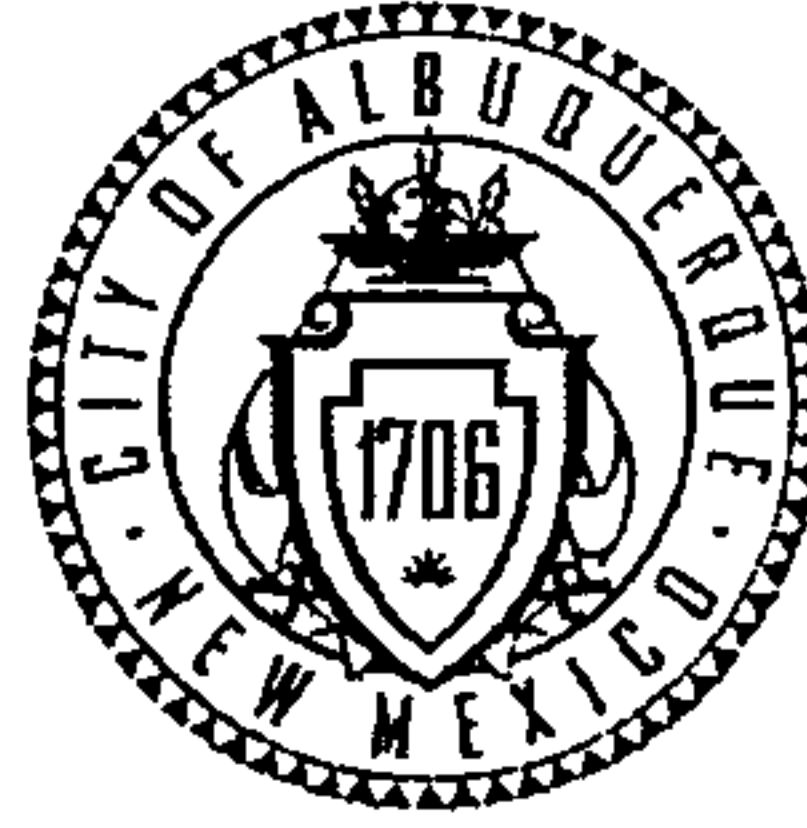
Counterreceipt.doc 12/29/03

03/18/2004 2:22PM LCC: ANX
RECEIPT# 00021095 WSH 003 TRANSH 0034
Account 469099 Fund 0110
Activity 4916000 TRSLM
Trans Amt \$20.00
J24 Misc \$20.00
CK \$20.00
CHANGE \$0.00

Chris G
RECEIVED

NOV 26 2003

Oekker/Perich/Sabatini



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 # 1003010 ***
03EPC-01669 Zone Map Amendment
03EPC-01670 EPC Site Development Plan-
Building Permit
03EPC-01671 EPC Site Development Plan-
Subdivision
03EPC-01704 Sector Plan Amendment

Albuquerque Little Theater
224 San Pasquale SW
Albuq. NM 87104

LEGAL DESCRIPTION: for all or a portion of Tract(s) 135-B and Tracts 136-A, 135-B, 137 Plus Lots 5-7, Huning Castle Addition plus **Section 18, T10N, R3E, NMPM, Bern. Co.**, a zone map amendment from SU-2 SU-1 Albuq. Little Theater to SU-2 SU-1 Albuq. Little Theater & SU-2 CLD, located on SAN PASQUALE SW, between CENTRAL AVE. SW and CHACOMA PLACE SW, containing approximately 5 acres. (J-13) Makita Hill, Staff Planner

On November 20, 2003 the Environmental Planning Commission voted to approve Project 1003010/03EPC 01704, a request for a sector plan amendment to the Huning Castle and Reynolds Addition Neighborhood Sector Development Plan from SU-2 SU-1 Albuquerque Little Theatre to SU-2 CLD for lots 135B, 136A, 137, 138, of Section 18, Township 10 North, Range 3 East, NMPM, Bernalillo County and Huning Castle Addition, located 224 San Pasquale Avenue SW between Central Avenue SW and Chacoma Place SW, based on the following Findings:

FINDINGS:

1. This is a request for a sector plan amendment to the Huning Castle and Reynolds Addition Neighborhood Sector Development Plan (HCRANS DP) for lots 135B, 136A, 137, 138, of Section 18, Township 10 North, Range 3 East, NMPM, Bernalillo County and Huning Castle Addition, located 224 San Pasquale Avenue SW between Central Avenue SW and Chacoma Place SW.

2. This request is accompanied by requests for a zone map amendment from SU-2 SU-1 Albuquerque Little Theatre to SU-2 SU-1 Albuquerque Little Theatre and SU-2 CLD, approval of a site development plan for building permit and a site development plan for subdivision. The purpose of these requests is to facilitate renovation and expansion of the existing Albuquerque Little Theatre (ALT), reconfiguration of existing land parcels, and establishment of SU-2 CLD zoning on parcels that abut Central Avenue.
3. The request is consistent with the Established Urban policies of the Comprehensive Plan in that the request will not negatively impact adjacent neighborhoods (Policy d), will facilitate a quality design in the ALT renovation and expansion (Policy l), and will improve the quality of the visual environment (Policy m).
4. The request is consistent with the objectives of the Huning Castle and Reynolds Addition Neighborhood Sector Development Plan (HCRANS DP) in that the plan recommends SU-2 CLD (Commercial/Low-Density Residential) zoning on parcels that front Central Avenue in the area that includes the subject site (Land Use and Zoning Objectives 1, 2, 3, p. 4).
5. The proposed map amendment to the HCRANS DP is required for the EPC to approve the request for a zone map amendment. The request for the zone map amendment is consistent with R-270-1980 in that the request is consistent with, and will further stabilize, the existing SU-2 CLD zoning along Central Avenue in the subject site area (Section 1.B.). The request is also consistent with Section 1.C. of R-270-1980 in that the request is consistent with policies of the Comprehensive Plan (Established Urban, Policies d, l, m) and with the objectives of the HCRANS DP (p. 4, 11). As such, the stated justification is consistent with Section 1.D.(3) of R-270-1980 in that the request proposes a different land use category that will be more advantageous to the community as articulated in the Comprehensive Plan and the HCRANS DP.

On November 20, 2003 the Environmental Planning Commission voted to approve Project 1003010/03EPC 01669, a request for a zone map amendment from SU-2 SU-1 Albuquerque Little Theatre to SU-2 CLD (Commercial/Low Density Residential), for Tracts 135-B, 136-A, 137, and 138, of Section 18, Township 10 North, Range 3 East, NMPM, Bernalillo County and Huning Castle Addition, located 224 San Pasquale Avenue SW between Central Avenue SW and Chacoma Place SW, based on the following Findings and subject to the following Condition:

FINDINGS:

1. This is a request for a zone map amendment from SU-2 SU-1 Albuquerque Little Theatre to SU-2 CLD (Commercial/Low Density Residential), for Tracts 135-B, 136-A, 137, and 138, of Section 18, Township 10 North, Range 3 East, NMPM, Bernalillo County and Huning Castle Addition, located 224 San Pasquale Avenue SW between Central Avenue SW and Chacoma Place SW.
2. This request is accompanied by requests for approval of a site development plan for building permit and a site development plan for subdivision, and a map amendment to the Huning Castle and Reynolds Addition Neighborhood Sector Development Plan (HCRANSDP). The purpose of these requests is to facilitate renovation and expansion of the existing Albuquerque Little Theatre (ALT), reconfiguration of existing land parcels, and establishment of SU-2 CLD zoning on parcels that abut Central Avenue.
3. The request is consistent with the Established Urban policies of the Comprehensive Plan in that the request will not negatively impact adjacent neighborhoods (Policy d), will facilitate a quality design in the ALT renovation and expansion (Policy l), and will improve the quality of the visual environment (Policy m).
4. The request is consistent with the objectives of the Huning Castle and Reynolds Addition Neighborhood Sector Development Plan (HCRANSDP) in that the plan recommends SU-2 CLD (Commercial/Low-Density Residential) zoning on parcels that front Central Avenue in the area that includes the subject site (Land Use and Zoning Objectives 1, 2, 3, p. 4).
5. The request is consistent with R-270-1980 in that the request is consistent with, and will further stabilize, the existing SU-2 CLD zoning along Central Avenue in the subject site area (Section 1.B.). The request is also consistent with Section 1.C. of R-270-1980 in that the request is consistent with policies of the Comprehensive Plan (Established Urban, Policies d, l, m) and with the objectives of the HCRANSDP (p. 4, 11). As such, the stated justification is consistent with Section 1.D.(3) of R-270-1980 in that the request proposes a different land use category that will be more advantageous to the community as articulated in the Comprehensive Plan and the HCRANSDP.
6. The Downtown, Huning Castle, West Park, and Plaza Vieja neighborhood associations were notified concerning this request. No comments have been received from the Downtown and Plaza Vieja neighborhood associations. The Huning Castle neighborhood association has sent a letter to staff in support of the request. There has been communication between staff and representatives of the West Park neighborhood association who have concerns regarding the proposed review of future development of Tract 136-A by the DRB, and concerns about potential traffic impacts of the expanded ALT on the adjacent neighborhood.

CONDITION:

1. The applicant shall replat existing lots to create lot lines that correspond to zone boundaries.

On November 20, 2003 the Environmental Planning Commission voted to approve Project 1003010/03EPC 01671, a request for a site development plan for subdivision for Tracts 135-B, 136-A, 136-B, 137, 138, and lots 5, 6, 7, of Section 18, Township 10 North, Range 3 East, NMPM, Bernalillo County and Huning Castle Addition, located 224 San Pasquale Avenue SW between Central Avenue SW and Chacoma Place SW, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for Tracts 135-B, 136-A, 136-B, 137, 138, and lots 5, 6, 7, of Section 18, Township 10 North, Range 3 East, NMPM, Bernalillo County and Huning Castle Addition, located 224 San Pasquale Avenue SW between Central Avenue SW and Chacoma Place SW. The site contains approximately 4.55 acres.
2. This request is accompanied by requests for zone map amendment from SU-2 SU-1 Albuquerque Little Theatre to SU-2 SU-1 Albuquerque Little Theatre and SU-2 CLD (Commercial/Low Density Residential), a site development plan for building permit, and a map amendment to the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan (HCRANS DP). The purpose of these requests is to facilitate renovation and expansion of the existing Albuquerque Little Theatre (ALT), reconfiguration of existing land parcels, and establishment of SU-2 CLD zoning on parcels that abut Central Avenue.
3. The request is consistent with the definition of a site development plan for subdivision as established in Section 14-16-1-5, Definitions, of the City Zoning Code.
4. The request is consistent with the Established Urban policies of the Comprehensive Plan in that the request will not negatively impact adjacent neighborhoods (Policy d), will facilitate a quality design in the ALT renovation and expansion (Policy l), and will improve the quality of the visual environment (Policy m).

5. The Downtown, Huning Castle, West Park, and Plaza Vieja neighborhood associations were notified concerning this request. No comments have been received from the Downtown and Plaza Vieja neighborhood associations. The Huning Castle neighborhood association has sent a letter to staff in support of the request. There has been communication between staff and representatives of the West Park neighborhood association who have concerns regarding the proposed review of future development of Tract 136-A by the DRB, and concerns about potential traffic impacts of the expanded ALT on the adjacent neighborhood. A facilitated meeting was held for the three neighborhood associations on October 29, 2003. A copy of the facilitator's report is enclosed with this report.
6. Future development on the Central Avenue portion of the site will be subject to the design elements of the West Central Streetscape Plan.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan for subdivision 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. Conditions of approval for the proposed Site Development Plan for Subdivision shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for.
 - b. Site shall comply and be designed per DPM Standards.
 - c. East driveway, adjacent to the future addition, to be 25' minimum (plan shows 28' but scales to 23'). 30' width is desirable.
 - d. East drive aisle, adjacent to the future addition, to be 24' minimum (plan shows 28' but scales to 22').
 - e. West drive aisle, at the transition between the north and south parking lots, will need to be reconfigured (see Traffic Engineer for more detail).
 - f. Check dumpster location with solid waste. There is a sight distance problem.
 - g. Provide cross access agreement between tracts.
 - h. Platting should be a concurrent DRB action.

- i. Dedication of an additional 6 feet of right-of-way, along Central Boulevard, as required by the City Engineer to provide for on-street bicycle lanes.
 - k. Construction of on-street bicycle lanes along Central Avenue, as required by the Long Range Bikeways System.
3. Future development of the proposed Tract 136-A on Central Avenue shall require review and approval of site development plans by the EPC prior to review and final sign-off of site plans by the DRB.

On November 20, 2003 the Environmental Planning Commission voted to approve Project 1003010/03EPC 01670, a request for a site development plan for building permit for 5, 6, and 7, of Section 18, Township 10 North, Range 3 East, NMPM, Bernalillo County and Huning Castle Addition, located 224 San Pasquale Avenue SW between Central Avenue SW and Chacoma Place SW, 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 zone map amendment from SU-2 SU-1 Albuquerque Little Theatre to SU-2 SU-1 Albuquerque Little Theatre and SU-2 CLD (Commercial/Low Density Residential), and lots 5, 6, 7, of Section 18, Township 10 North, Range 3 East, NMPM, Bernalillo County and Huning Castle Addition, located 224 San Pasquale Avenue SW between Central Avenue SW and Chacoma Place SW. The site contains approximately 4.55 acres except for the proposed Tract 136-A.
2. This request is accompanied by requests for zone map amendment from SU-2 SU-1 Albuquerque Little Theatre to SU-2 SU-1 Albuquerque Little Theatre and SU-2 CLD (Commercial/Low Density Residential), a site development plan for subdivision, and a map amendment to the Huning Castle and Reynolds Addition Neighborhood Sector Development Plan (HCRANS DP). The purpose of these requests is to facilitate renovation and expansion of the existing Albuquerque Little Theatre (ALT), reconfiguration of existing land parcels, and establishment of SU-2 CLD zoning on parcels that abut Central Avenue.
3. The request is consistent with the Established Urban policies of the Comprehensive Plan in that the request will not negatively impact adjacent neighborhoods (Policy d), will facilitate a quality design in the ALT renovation and expansion (Policy l), and will improve the quality of the visual environment (Policy m).

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NOVEMBER 20, 2003
PROJECT #1003010
PAGE 7 OF 9

4. The request is consistent with the existing SU-2 SU-1 Albuquerque Little Theater zoning on the subject site as established in the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan (HCRANSDP) and will facilitate renovation and expansion of the ALT in a manner that is consistent with the original John Gaw Meem Southwestern Territorial architectural design.
5. The Downtown, Huning Castle, West Park, and Plaza Vieja neighborhood associations were notified concerning this request. No comments have been received from the Downtown and Plaza Vieja neighborhood associations. The Huning Castle neighborhood association has sent a letter to staff in support of the request. There has been communication between staff and representatives of the West Park neighborhood association who have concerns regarding the proposed review of future development of Tract 136-A by the DRB, and concerns about potential traffic impacts of the expanded ALT on the adjacent neighborhood.
6. Modifications to the site development plan for building permit are needed to meet City development standards and to address neighborhood concerns.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan for building permit 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. Conditions of approval for the proposed Site Development Plan for Building Permit shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and DA accessible ramps that have not already been provided for.
 - b. Site shall comply and be designed per DPM Standards.
 - c. East driveway, adjacent to the future addition, to be 25' minimum (plan shows 28' but scales to 23'). 30' width is desirable.
 - d. East drive aisle, adjacent to the future addition, to be 24' minimum (plan shows 28' but scales to 22').
 - e. West drive aisle, at the transition between the north and south parking lots, will need to be reconfigured (see Traffic Engineer for more detail).
 - f. Check dumpster location with solid waste. There is a sight distance problem.
 - g. Provide cross access agreement between tracts.
 - h. Platting should be a concurrent DRB action.

- i. Dedication of an additional 6 feet of right-of-way, along Central Boulevard, as required by the City Engineer to provide for on-street bicycle lanes.
 - j. Construction of on-street bicycle lanes along Central Avenue, as required by the Long Range Bikeways System.
3. The applicant shall modify the site plan to indicate a maximum height for light poles of 16 feet as required in Section 4-16-3-9(A), Area Lighting Regulations, City Zoning Code. The applicant shall also include statements in the site plan to insure that the light fixtures are of full cut-off design and will not directly shine on any public right-of-way or any other residential properties.
 4. The applicant shall modify the landscape portion of the site plan to indicate a 10-foot landscape buffer along the southeast property line of the site where outdoor storage shelters are currently proposed, as required in Section 14-16-3-10-E(4), City Zoning Code.
 5. Future development of the proposed Tract 136-A on Central Avenue shall require review and approval of site development plans by the EPC including the Albuquerque Little Theater site development plan as it is affected by the use of the shared access easement.
 6. Future development of the proposed Tract 136-A on Central Avenue shall adhere to architectural guidelines as established in the Old Town Historic Overlay Zone.

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.

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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/MH/ac

cc: Dekker/Perich/Sabatini, 6801 Jefferson St. NE, Albuquerque, NM 87109
Perry Wilkes, Downtown, 718 Mountain Rd. SW, Albuquerque, NM 87102
Joe Sackett, Downtown, 905 Fruit Ave. NW, Albuquerque, NM 87102
Gregory Hicks, Huning Castle, 400 San Pasquale SW, Albuquerque, NM 87104
Bart Evans, Huning Castle, 1522 San Patricio SW, Albuquerque, NM 87104
Isaac Benton, 204 Gallup Ave. SW, Albuquerque, NM 87104

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: LARRY PARKER PHONE: 242-4750
 ADDRESS: 224 SAN PASQUALE AVE SW FAX: _____
 CITY: ALBU STATE NM ZIP 87104 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): SURVELS SOUTHWEST, LTD PHONE: 998-1303
 ADDRESS: 333 TOMAS BLVD NE FAX: 998-0306
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: RECONFIGURE 8 EXISTING TRACTS INTO 2 NEW TRACTS, GRANT ADDITIONAL EASEMENTS & DEDICATE ADDITIONAL PUBLIC STREET R.O.W

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

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

Lot or Tract No: 135B, 136A, 136B, 137 & 138 MAP 38 Block: _____ Unit: _____
 Subdiv. / Addn: TOGETHER W LOTS 5, 6 & 7, BLK 4, HUNTING CASTLE ADD.
 Current Zoning: SU-2 / SU-1 Proposed zoning: _____
 Zone Atlas page(s): J-13-Z No. of existing lots: 8 No. of proposed lots: 2
 Total area of site (acres): 4.4750 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No: 1-013-058-188-181-30915 / 1-013-058-186-151-30921 MRGCD Map No. 38

LOCATION OF PROPERTY BY STREETS: On or Near: SAN PASQUALE AVE SW
 Between: CENTRAL AVE SW and Chacoma Pl. SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 03EPC-01669 ZMA
03EPC-01670 SP & BP, 03EPC-01671 SDP 4SB 03EPC-01704 SDP, AM.

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

SIGNATURE: [Signature] DATE: 3-9-04
 (Print) Dan Crankley _____ Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00325</u>	<u>P&F</u>		\$ <u>285.00</u>
<input type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #'s are assigned		<u>CONFL. MGMT FEE</u>		\$ <u>20.00</u>
<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 checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>March 17th 04</u>			Total \$ <u>305.00</u>

[Signature] 3/9/04
 Planner signature / date

Project # 1003010

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OF INTERNAL ROUTING

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) NO INTERNAL ROUTING

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

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.

Dan Graney
Dan Graney

Applicant name (print)

3-9-04
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
04088 - 00325

Palmer 3/09/04
Planner signature / date
Project # 1003010

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

March 9, 2004

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

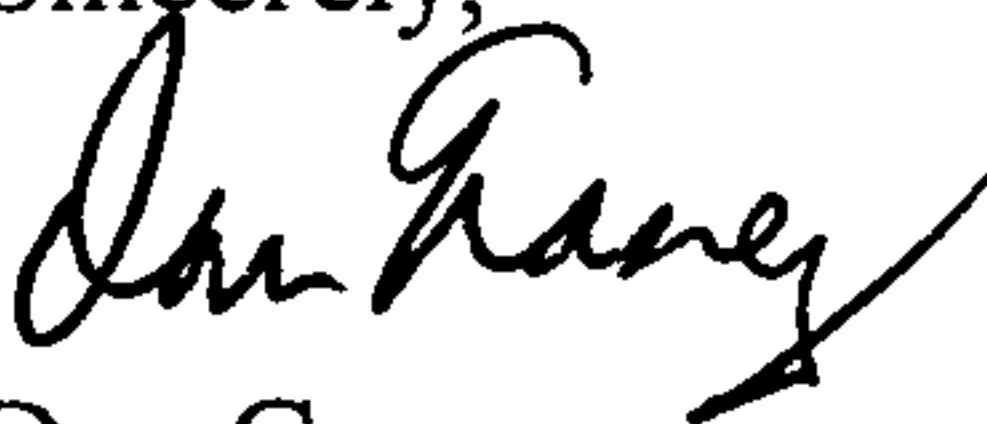
REF: TRACTS A & B, LANDS OF ALBUQUERQUE LITTLE THEATRE

Dear Board Members:

The purpose of this replat is to consolidate Eight (8) existing M.R.G.C.D tracts into Two (2) new lots, one vacant and one with the existing theatre.

If you have any questions please feel free to contact me.

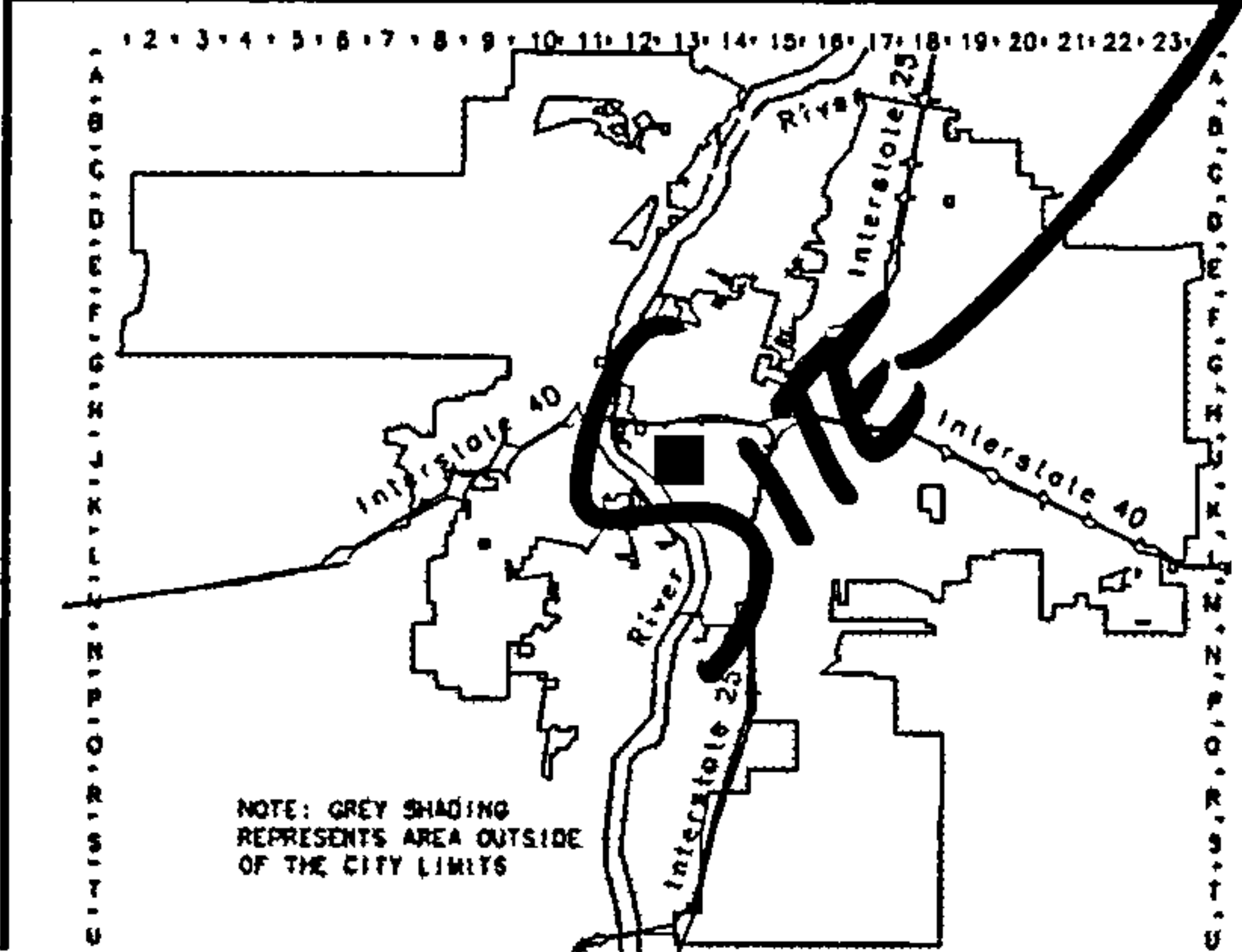
Sincerely,



Dan Graney
President



3538
ALBUQUERQUE COUNTRY CLUB
SU-1
COUNTRY CLUB
& GOLF COURSE



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000



Zone Atlas Page

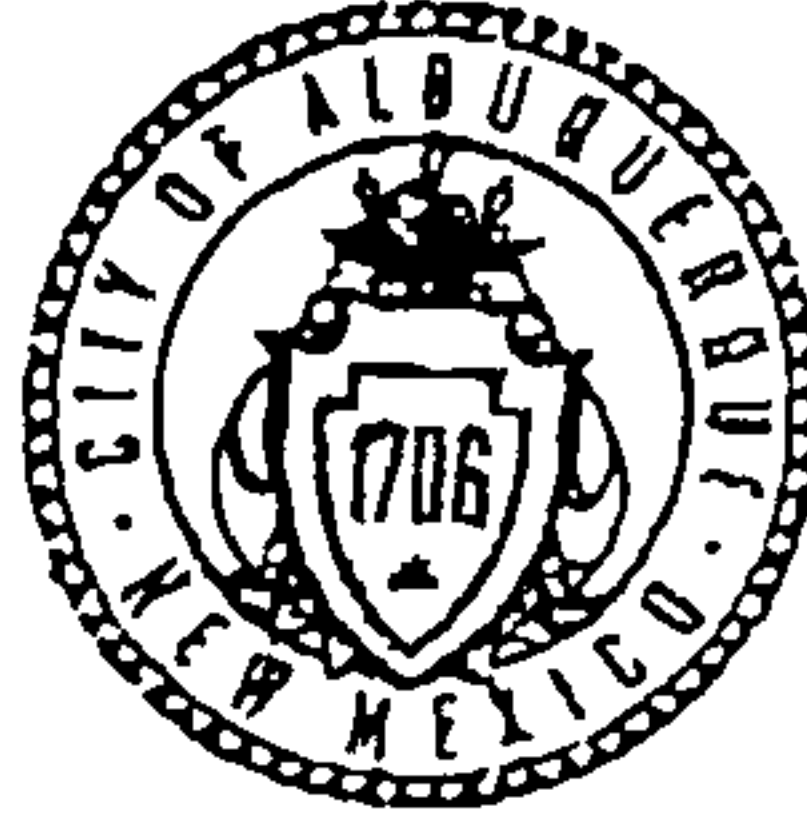
J-13-Z

Map Amended through August 01, 2003

Chris G
RECEIVED

NOV 26 2003

Dekker/Perich/Sabatini



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 # 1003010 *
03EPC-01669 Zone Map Amendment
03EPC-01670 EPC Site Development Plan-
Building Permit
03EPC-01671 EPC Site Development Plan-
Subdivision
03EPC-01704 Sector Plan Amendment

Albuquerque Little Theater
224 San Pasquale SW
Albuq. NM 87104

LEGAL DESCRIPTION: for all or a portion of Tract(s) 135-B and Tracts 136-A, 135-B, 137 Plus Lots 5-7, Huning Castle Addition plus Section 18, T10N, R3E, NMPM, Bern. Co., a zone map amendment from SU-2 SU-1 Albuquerque Little Theater to SU-2 SU-1 Albuquerque Little Theater & SU-2 CLD, located on SAN PASQUALE SW, between CENTRAL AVE. SW and CHACOMA PLACE SW, containing approximately 5 acres. (J-13) Makita Hill, Staff Planner

On November 20, 2003 the Environmental Planning Commission voted to approve Project 1003010/03EPC 01704, a request for a sector plan amendment to the Huning Castle and Reynolds Addition Neighborhood Sector Development Plan from SU-2 SU-1 Albuquerque Little Theatre to SU-2 CLD for lots 135B, 136A, 137, 138, of Section 18, Township 10 North, Range 3 East, NMPM, Bernalillo County and Huning Castle Addition, located 224 San Pasquale Avenue SW between Central Avenue SW and Chacoma Place SW, based on the following Findings:

FINDINGS:

1. This is a request for a sector plan amendment to the Huning Castle and Reynolds Addition Neighborhood Sector Development Plan (HCRANS DP) for lots 135B, 136A, 137, 138, of Section 18, Township 10 North, Range 3 East, NMPM, Bernalillo County and Huning Castle Addition, located 224 San Pasquale Avenue SW between Central Avenue SW and Chacoma Place SW.

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

PAID RECEIPT

APPLICANT NAME

LARRY PARKER, ALBQ. LITTLE THEATRE

AGENT

SURVEL'S SOUTHWEST, LTD

ADDRESS

333 LOMAS BLVD NE

PROJECT & APP #

1008010 / 04DRB-00325

PROJECT NAME

ALBQ. LITTLE THEATER

\$ 20.00 469099/4916000 Conflict Management Fee

\$ 285.00 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**

9842

ALBUQUERQUE LITTLE THEATRE
 224 SAN PASQUALE SW
 ALBUQUERQUE, NM 87104

WELLS FARGO BANK NEW MEXICO, N.A.
 ALBUQUERQUE, NM 87102
 95-219-1070

Memo: _____ DATE: Mar 8, 2004 AMOUNT: \$305.00

PAY TO THE ORDER OF: Three Hundred Five and 00/100 Dollars
 City of Albuquerque
 P. O. Box 1313
 Albuquerque, NM 87103-1313

[Signatures]

⑆009842⑆ ⑆107002192⑆ ⑆6210603327⑆

Trans Amt \$305.00
 J24 Misc \$20.00

Trans Amt \$305.00
 J24 Misc \$285.00
 CK \$305.00
 CHANCE \$0.00

Thank You