

7



Completed  
3/19/04  
BA

# DRB CASE ACTION LOG

REVISED 2/5/04

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

|   |                            |
|---|----------------------------|
| DRB Application No.: <u>04DRB-00321 (SBP)</u> | Project # <u>1003169</u>   |
| Project Name <u>RIVERVIEW ADDITION</u>        |                            |
| Agent: <u>SMPC Architects</u>                 | Phone No.: <u>255-8668</u> |

Your request for ~~(SDP for SUB)~~, ~~(SDP for BP)~~, **(FINAL PLATS)**, **(MASTER DEVELOP. PLAN)**, was approved on 3.17.04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: Dimensioning SW E PROPERTY LINE } OK ASX 3-17-04
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

Project Number 1003169



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

March 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: 11:20 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 # 1000572**  
04DRB-00218 Major-Two Year SIA  
  
BOHANNAN HUSTON, INC agent(s) for CINEMARK USA INC request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 3, **LENKURT SITE**, zoned SU-1 IP, located on I-40 EAST BOUND between CHICO RD NE and MORRIS RD NE containing approximately 50 acre(s). [REF: DRB 99-17/00410-00761, 02DRB-00330, Z 98-114] (K-21) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **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 98<sup>TH</sup> SW containing approximately 49 acre(s). [REF:Z-99-58, 03DRB-00234, 03DRB-01891, 01892, 01893, 01894, 03DRB-01974] [Deferred from 3/17/04] (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

3. **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 98<sup>TH</sup> ST SW, between DENNIS CHAVEZ BLVD SW and 98<sup>TH</sup> SW containing approximately 62 acre(s). [REF:Z-99-58, 03DRB-01200, 01201, 01202, 01203, 01204, 01205] [Deferred from 3/17/04] (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

4. **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] (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

5. **Project # 1002051**  
03DRB-02009 Major-Vacation of Public Easements  
03DRB-02008 Major-Preliminary Plat  
03DRB-02011 Minor-Temp Defer SDWK  
03DRB-02010 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) 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). [REF: 02DRB-00963] [*Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04 & 3/17/04*] (B-10) **DEFERRED AT 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.**

6. **Project # 1000931**  
04DRB-00324 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING, INC. agent(s) for PETE DASKALOS PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) UNIT 8, Tract(s) 1C, **SEVILLE SUBDIVISION**, zoned SU-1 FOR C-1, located on UNIVERSE BLVD NW, between IRVING BLVD NW and WESTSIDE BLVD NW containing approximately 9 acre(s). [REF: 03EPC-02038] [**Carmen Marrone, EPC Case Planner**] (A-10) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. ~~Project # 1003169~~  
04DRB-00321 Minor-SiteDev Plan  
BldPermit/EPC

SMPC ARCHITECTS agent(s) for RIO VISTA CHURCH request(s) the above action(s) for all or a portion of Lot(s) A, **RIVERVIEW ADDITION**, zoned SU-1 special use zone, Church & Related Facilities, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and MARNA LYNN AVE NW containing approximately 3 acre(s). [REF: 03EPC-02193] [**Carmen Marrone, EPC Case Planner**] (C-12) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DIMENSIONING SIDEWALK AT PROPERTY LINE AND SITE DISTANCE.**

8. **Project # 1002796**  
03DRB-02022 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-02024 Minor-SiteDev Plan  
Subd/EPC

RMKM ARCHITECTURE agent(s) for  
ALBUQUERQUE FIRE DEPARTMENT, request(s)  
the above action(s) for all or a portion of Lot(s) 8-11,  
**KAY ADDITION** and Lots 8-10, Block(s) 4, **LOMA  
VERDE ADDITION**, zoned SU-1 & C-1, located on  
DALLAS NE, between CHARLESTON ST. NE and  
CHICO RD. NE containing approximately 1 acre(s).  
[REF:03EPC01099,01100,01101] [**Debbie Stover,**  
**EPC Case Planner**] [*Deferred from 2/25/04 &  
3/10/04*] (K-19) **SITE PLAN FOR SUBDIVISION WAS  
APPROVED AND SIGNED OFF BY THE BOARD.  
WITH THE SIGNING OF THE INFRASTRUCTURE  
LIST DATED 3/17/04 THE SITE PLAN FOR  
BUILDING PERMIT WAS APPROVED AND SIGNED  
OFF BY THE BOARD.**

**Project # 1002796**  
04DRB-00326 Minor-Prelim&Final Plat  
Approval

PHILIP W. TURNER request(s) the above action(s)  
for all or a portion of Lot(s) 8-11, **KAY ADDITION**, and  
Lot(s) 7-10, **FIRE HOUSE #5**, Tract(s) A, **LOMA  
VERDE SUBDIVISION**, zoned SU-1, C-2, located on  
DALLAS NE, between CHARLESTON NE and CHICO  
RD NE containing approximately 1 acre(s). [REF:  
03DRB-02022, 03DRB-02024] (K-19) **PRELIMINARY  
AND FINAL PLAT WAS APPROVED WITH FINAL  
PLAT SIGN OFF DELEGATED TO  
TRANSPORTATION DEVELOPMENT FOR 25-  
FOOT RADII TO MATCH THE SITE PLAN AND  
PLANNING FOR AGIS DXF FILE AND PNM,  
COMCAST AND QWEST SIGNATURES.**

9. **Project # 1000651**  
04DRB-00246 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for TIJERAS PLACE LLC SERIES B request(s) the above action(s) for all or a portion of Tract(s) A29A1, **TOWN OF ATRISCO GRANT NORTHEAST, UNIT 1**, zoned SU-1 FOR PLANNED DEVELOPMENT AREA C-1 USES, located on REDLANDS RD NW, between COORS BLVD NW and CORONA DR NW containing approximately 2 acre(s). [REF: 02EPC-01672,01673, 02DRB-01946,01947, 03DRB-00190, 03DRB-00285, 03EPC-01927] **[Makita Hill, EPC Case Planner]** *[Deferred from 3/3/04]* (G-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER COMMENTS.**

10. **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) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

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) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

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

審  
議  
議  
決  
議

11. **Project # 1001731**  
04DRB-00315 Minor-Final Plat  
Approval

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 23, Tract(s) 2, Unit(s) 3, NORTH ALBUQUERQUE ACRES, Block(s) 2, Tract(s) 2, Unit(s) 3, (to be known as **SAHAR SUBDIVISION**) zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 03DRB-01609, 03DRB-01611 & 1612] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL APPROVAL.**

12. **Project # 1002472**  
04DRB-00323 Minor-Final Plat  
Approval

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 13, Tract(s) 2, Unit(s) 3, **COURTYARDS AT ALAMEDA – NOR ESTE ADDITION**, zoned R-D, located on ALAMEDA NE, between BARSTOW NE and WYOMING NE containing approximately 2 acre(s). [REF: 03DRB-00403,03DRB-00404, 03DRB-00405] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ADDITION OF SANITARY SEWER EASEMENT AND CITY ENGINEER FOR PRIVATE EASEMENT WITH MAINTENANCE AND BENEFICIARIES.**



13. **Project # 1002138**  
03DRB-00237 Minor-Final Plat Approval

LARRY READ & ASSOCIATES, INC., agent(s) for SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 19, Block(s) 2, (to be known as **ABIS SUBDIVISION**, NORTH ALBUQUERQUE ACRES, TRACT 2 UNIT 3, zoned RD, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [Deferred from 3/19/03] [REF: 02DRB-01219] **[The Final Plat was indefinitely deferred 4/2/03] (C-19) FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL APPROVAL AND PROPERTY MANAGEMENT'S SIGNATURE.**

14. **Project # 1000724**  
04DRB-00328 Major-Final Plat  
Approval

MARK GOODWIN AND ASSOCIATES, PA agent(s) for GSR GROUP, LLC request(s) the above action(s) for all or a portion of Unit(s) 1, Tract(s) A, **RAYO DEL SOL, UNIT 2**, zoned R-LT residential zone, located on ARENAL RD SW, between COORS BLVD SW and UNSER BLVD SW containing approximately 9 acre(s). [REF: 02DRB-01268, 0044001098, Z-97-57, DRB-97-87] (M-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU DEPOSIT AND PEDESTRIAN EASEMENT NEEDS MAINTENANCE AND BENEFICIARY LANGUAGE. RIGHT-OF-WAY NEEDS TO BE MADE AN EASEMENT ON LOT 44.**

15. **Project # 1001396**  
04DRB-00311 Minor-Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **ALTA TIERRA DEL NORTE, UNIT 2**, zoned R-1 residential zone, located on VISTA DEL NORTE DR NE, between VIA DESIERTO NE and VISTA MONTE DR. NE containing approximately 10 acre(s). [REF: 03DRB-01860, 02DRB-01871] (D-16) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1001557**  
04DRB-00327 Minor-Extension of  
Preliminary Plat

MARK GOODWIN AND ASSOCIATES, PA agent(s) for A.S.I. FRANCISCO MELENDREZ request(s) the above action(s) for all or a portion of Tract(s) A, Unit(s) 3 & 4, (to be known as **PUNO DE TIERRA ESTATES, UNITS 1 & 2**), zoned R-1 residential zone, located on COORS BLVD SW, between ARENAL RD SW and EDUARDO RD SW containing approximately 13 acre(s). [REF: DRB 97-498] (M-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

17. **Project # 1003287**  
04DRB-00308 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN AND ASSOCIATES, PA agent(s) for D. R. HORTON, INC. request(s) the above action(s) for all or a portion of Lot(s) 30-P1, Block(s) 6, **ENCANTO VILLAGE, UNIT 2**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on VIA PATRIA SW AT EUCARIZ AVE SW, between UNSER BLVD SW and STINSON ST SW containing approximately 1 acre(s). (L-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED, SIGNED OFF, AND DELEGATED OFF THE AGENDA BY THE BOARD 3/16/04.**

18. **Project # 1003010**  
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] (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

19. **Project # 1003291**  
04DRB-00322 Minor-Sketch Plat or  
Plan

SURVEYS SOUTHWEST LTD agent(s) for JOSEPH COWHAM request(s) the above action(s) for all or a portion of Tract(s) 14, **MRGCD MAP 35**, zoned R-LT, located on RIO GRANDE BLVD NW, between CONTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF:Z-84-119] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for February 25 and March 3, 2004.  
**MINUTES WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:20 A.M.

1



Completed  
3/18/04

# DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-01079 (SBP)  
Project Name **SEVEN BAR RANCH**  
Agent: Rohde May Keller McNamara Architecture

Project # **1000593**  
EPC Application No.: 03EPC00497  
Phone No.: **243-5454**

Your request for (SDP for SUB), (SDP for BP) (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/23/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: NEED to provide Access easement from Property to North of this site.

UTILITIES: Provide Fire Marshal calcs for flow requirement

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign):

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

Project Number 1000593

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

#7

東東東東東東

**INTER-OFFICE MEMO**

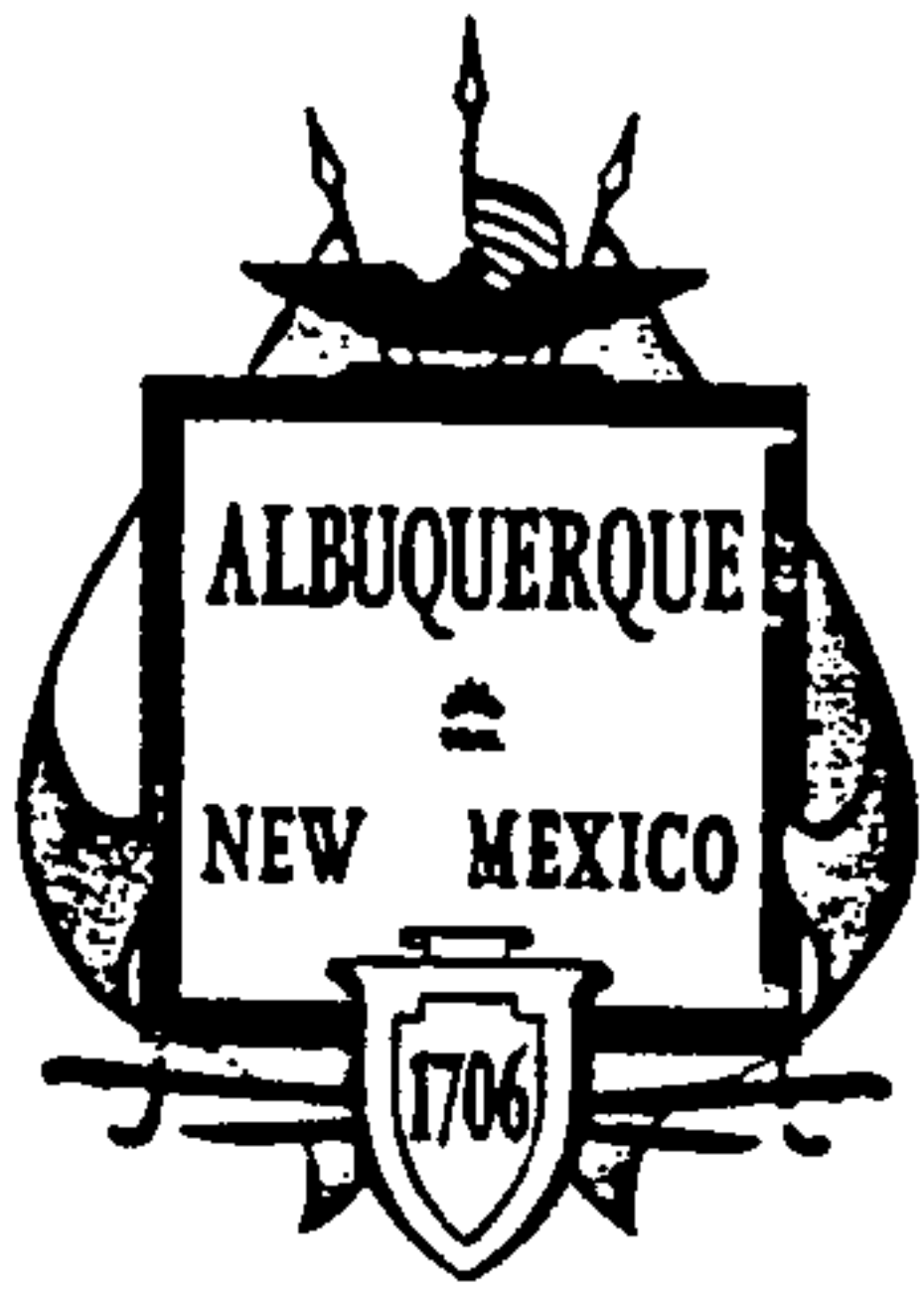
**March 15, 2004**

**TO:** Sheran Matson, DRB Chair  
**FROM:** Carmen Marrone, Staff Planner  
**RE:** **Project #1003169, 04DRB 00321, Rio Vista Church**

On February 19, 2004, the EPC granted approval of a Site Plan for Building Permit and Phase 1 development for Tract A, Riverview Addition, zoned SU-1 for Church & Related Facilities. I have reviewed the latest DRB submittal for site plan for building permit and find that the applicant has generally met all of the conditions imposed by the EPC with the exception of the following:

Condition #7: "The dumpster enclosure shall be similar in color and materials to the church." Page C-2 indicates enclosure color similar to building color but makes no reference to materials. Applicant should indicate stucco materials, which is similar to church materials, for the enclosure.

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



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

ALBUQUERQUE

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB- 1003169

Item No. 7

Zone Atlas C-12

DATE ON AGENDA 3-17-04

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
- (X) SITE PLAN FOR BUILDING PERMIT

| No. | Comment   |
|-----|---|
| ①   | IS GOLF COURSE IN ULTIMATE CONDITION              |
| ②   | SHOW MEDIANS OF GOLF COURSE                       |
| ③   | WHY ISN'T SIDEWALK @ PROPERTY LINE                |
| ④   | SIGHT DISTANCE W/ BLOCK WALL                      |
| ⑤   | HICED RADII LABELED is 25' 15' etc                |
| ⑥   | 18' SIGN WILL OVERHANG ONTO 6' S.W. - NOT ALLOWED |
| ⑦   | 5' MINIMUM KEYWAY @ DEADEND                       |
|     |   |
|     |   |
|     |   |
|     |   |

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

ALBUQUERQUE

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003169**

**AGENDA ITEM NO: 7**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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 17, 2004





**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)

Supplemental form

**S**

**V**

**P**

**L**

Supplemental form

**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

**APPEAL / PROTEST of...**

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

**Z**

**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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Rio Vista Church  
 ADDRESS: 8701 Golf Course Rd NW  
 CITY: Albuquerque STATE NM ZIP 87114  
 Proprietary interest in site: Owner  
 AGENT (if any): SMPC Architects (Dave Cook)  
 ADDRESS: 115 Amherst Drive SE  
 CITY: Albuquerque STATE NM ZIP 87106

PHONE: 898-8205  
 FAX: 792-5295  
 E-MAIL: \_\_\_\_\_  
 PHONE: 255-8668  
 FAX: 268-6665  
 E-MAIL: dac@smpcarch.com

**DESCRIPTION OF REQUEST:** Site Development Plan for building permit **FINAL SIGNOFF, EPC**  
 Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

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

Lot or Tract No. Lot A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv./Addn. Riverview Addition  
 Current Zoning: SU-1 Church & related Proposed zoning: same  
 Zone Atlas page(s): C-12-Z No. of **existing** lots: 1 No. of **proposed** lots: same  
 Total area of site (acres): 3 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. 101206413431220920 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: SE corner Golf Course Road and Shelly Rose Road  
 Between: Paseo del Norte and Irving

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z-, V-, S-, etc.): PA-03-120  
03EPC-02193

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

**SIGNATURE**

(Print) David Cook

DATE 3-4-04

Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 10/03

**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

04DRB - 00321

Action

SPBP PC3

S.F.

PC3

Fees

\$ 0

\$ 2000

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ 0

\$ \_\_\_\_\_

Total

\$ 2000

Hearing date

March 17<sup>th</sup> 04

Robert

Planner signature / date

Project #

1003169

**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.

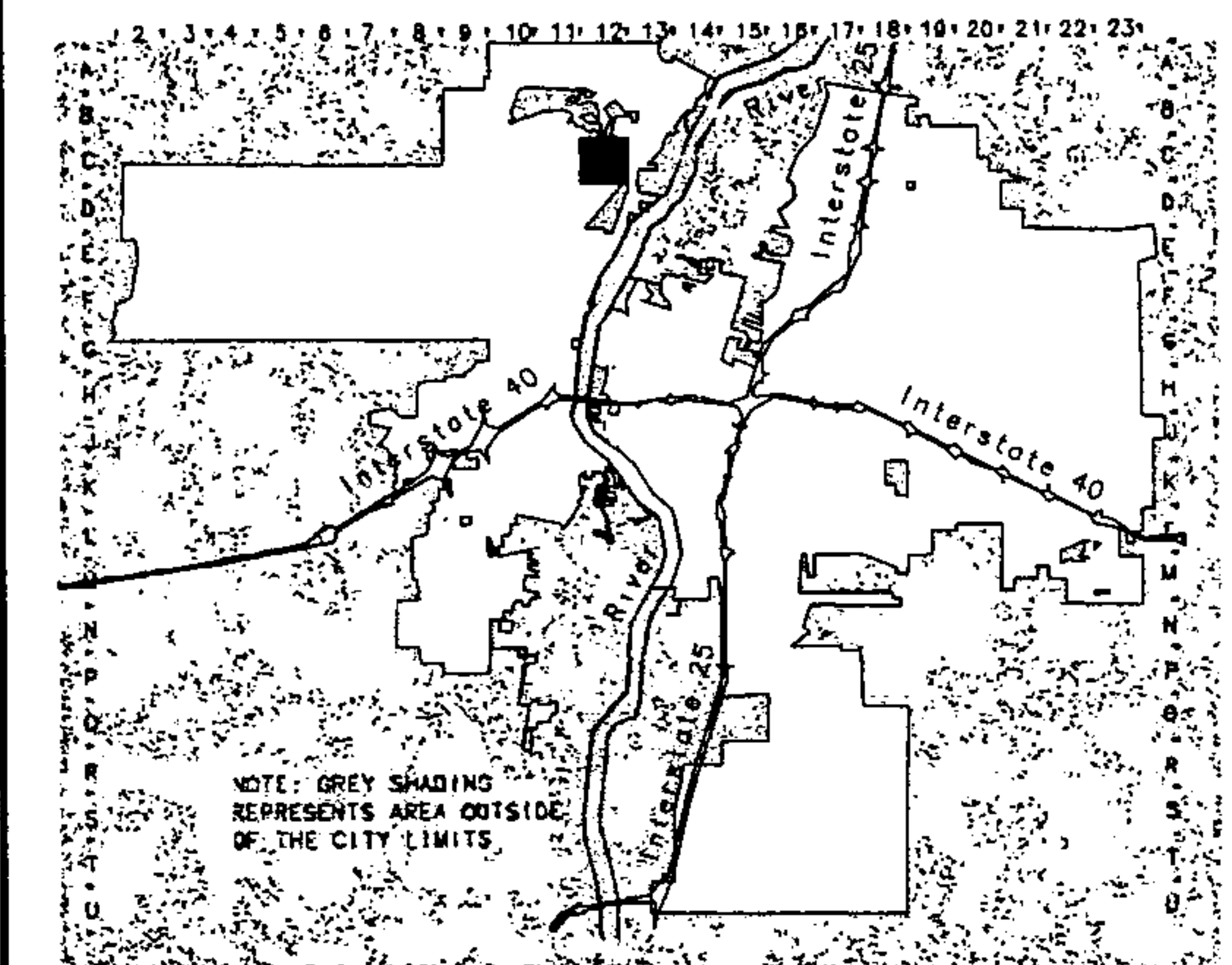
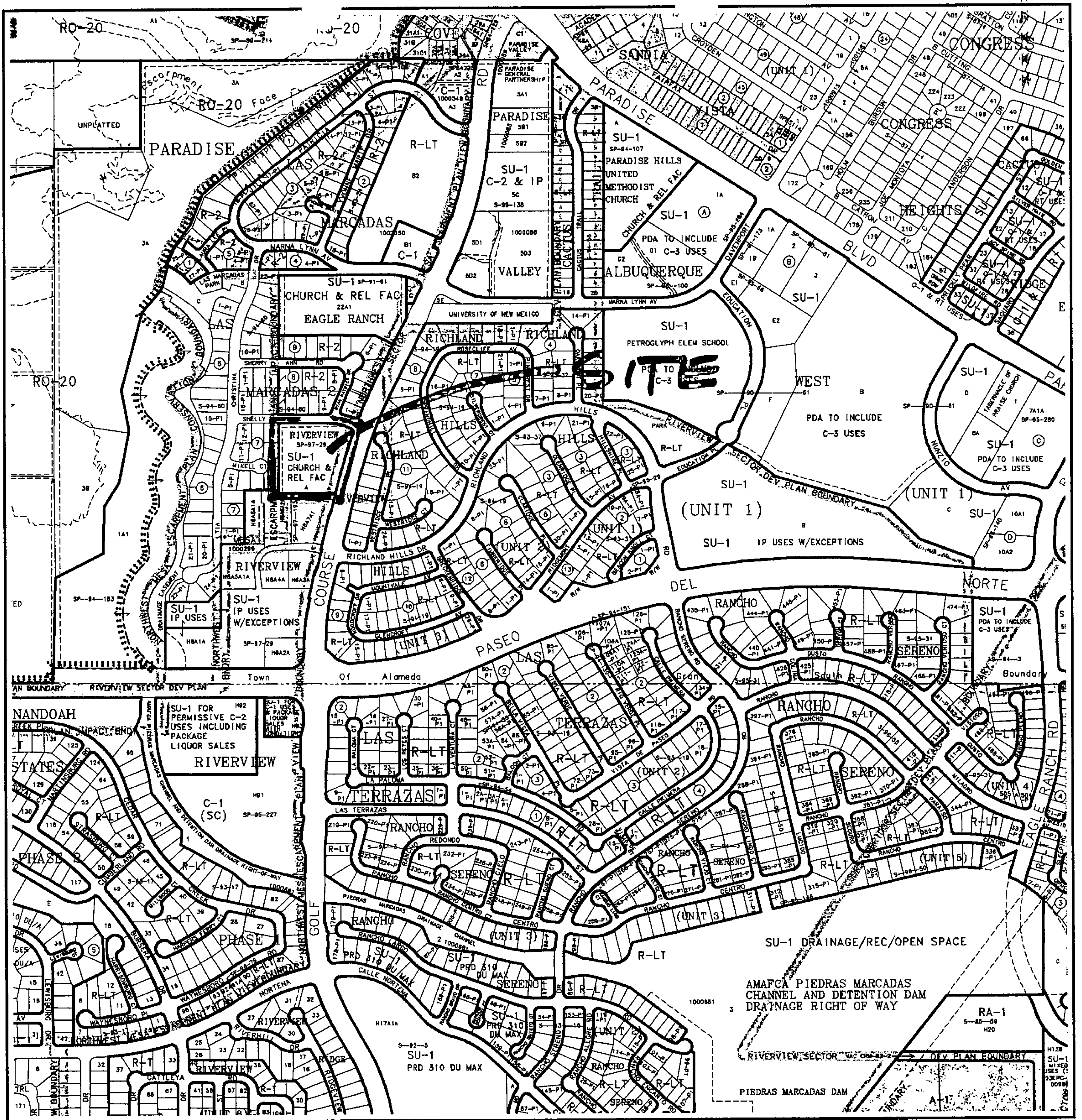
DAVID COOK, SMPC  
 Applicant name (print)  
David Cook 3-8-04  
 Applicant signature / date



Form revised September 2001

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 04 DRB - 00321

Boydent 3/8/04  
 Planner signature / date  
**Project # 1003/69**



NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

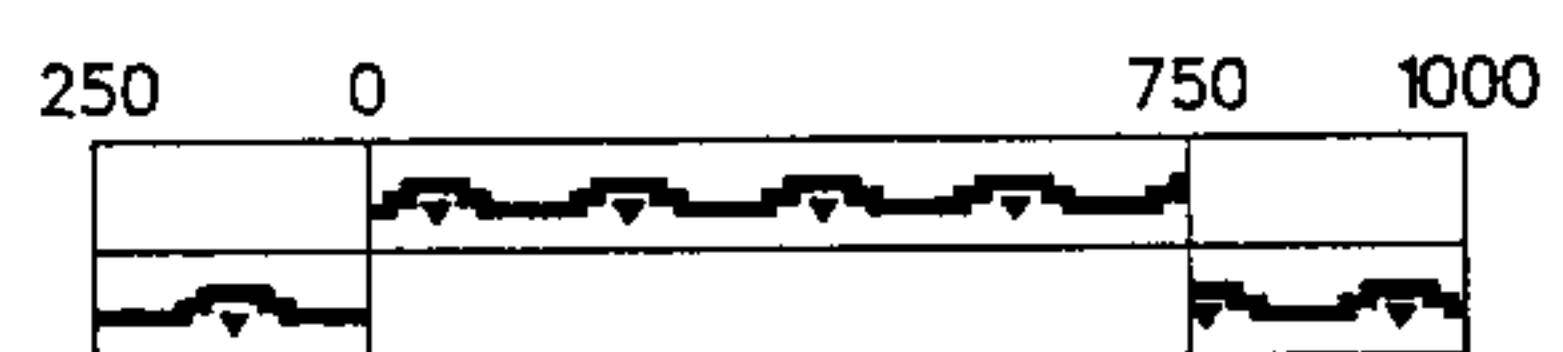


CITY OF Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2003

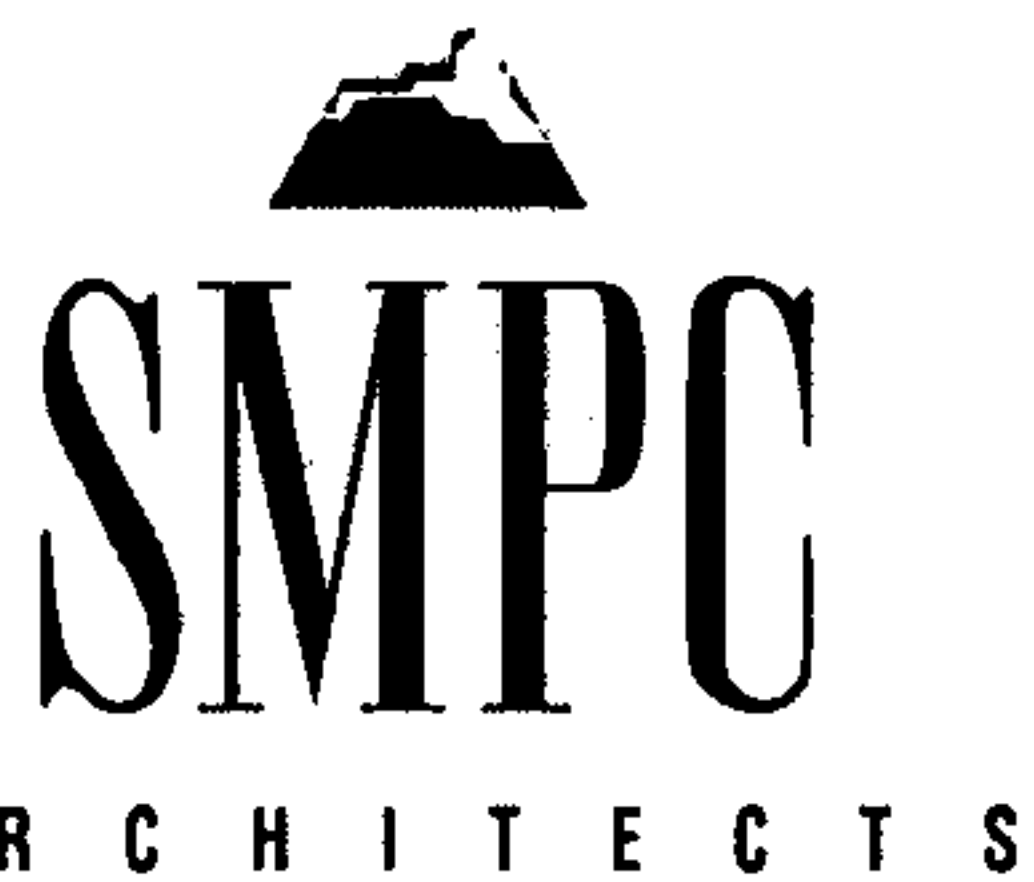
GRAPHIC SCALE IN FEET



Zone Atlas Page

C-12-Z

Map Amended through July 10, 2003



March 4, 2004

Russell Brito, Planner  
Planning Department  
Development & Building Services  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87103

Regarding:

DRB Submittal  
Rio Vista Church  
8700 Golf Course Rd. NW 87114  
Zoned for Church and Related Uses  
Project #1003169  
03EPC-02193 EPC Site Development Plan-Building Permit

Dear Russell:

This letter specifies the modifications to the site plan since the EPC hearing on 2-19-04, in response to the conditions of the EPC decision.

1. A bicycle rack for five bicycles has been added to the Phase 1 Site Plan C-2.
2. A six foot wide public sidewalk with associated curb ramps has been added along Golf Course Road to the Phase 1 Site Plan C-2.
3. A six foot striped pavement marker pedestrian path has been added to the Site Master Plan C-1 to connect the main entrance to the parking lot as required.
4. Street trees spaced 30 feet apart including associated groundcover have been added along Golf Course Road on the Phase 1 Landscape Plan L-2.
5. A native seed mix of grasses and wildflowers has been added to the Phase 1 Site Plan L-2 along Golf Course Road and to the undeveloped area south of the playground.
6. Symbols for xeric shrubs have been added to the Landscape Master Plan L-1 and Phase 1 Landscape Plan L-2.
7. On the Landscape Master Plan L-1 and Site Master Plan C-1 one front planter has been raised to 15" for seating.
8. On C-2 the dumpster enclosure has designated color and finish to match building.

Please call me if you have any questions.

Sincerely,

Dave Cook  
Principal  
SMPC Architects  
Agent for Rio Vista Church

Michael Ligon Dickson AIA

Glenn H. Fellows AIA

J. Chris Willadsen AIA

Allison Abraham AIA, ASLA

David A. Cook AIA

Patricia H. Hancock AIA

David M. Hassard AIA

Karl Schindwolf AIA

SMPC, P.A.  
115 Amherst Drive SE  
Albuquerque  
New Mexico 87106  
505 255 8668  
FAX 268 6665  
smpc@smpcarch.com  
www.smpcarch.com



**RIO VISTA CHURCH**  
A CHURCH OF THE NAZARENE

*"Winning People To Jesus And Growing Them To Maturity In Him"*

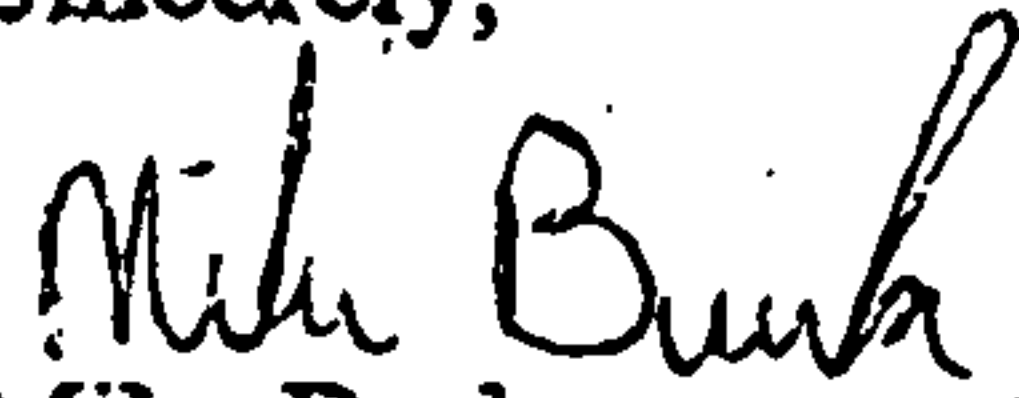
12/30/2003

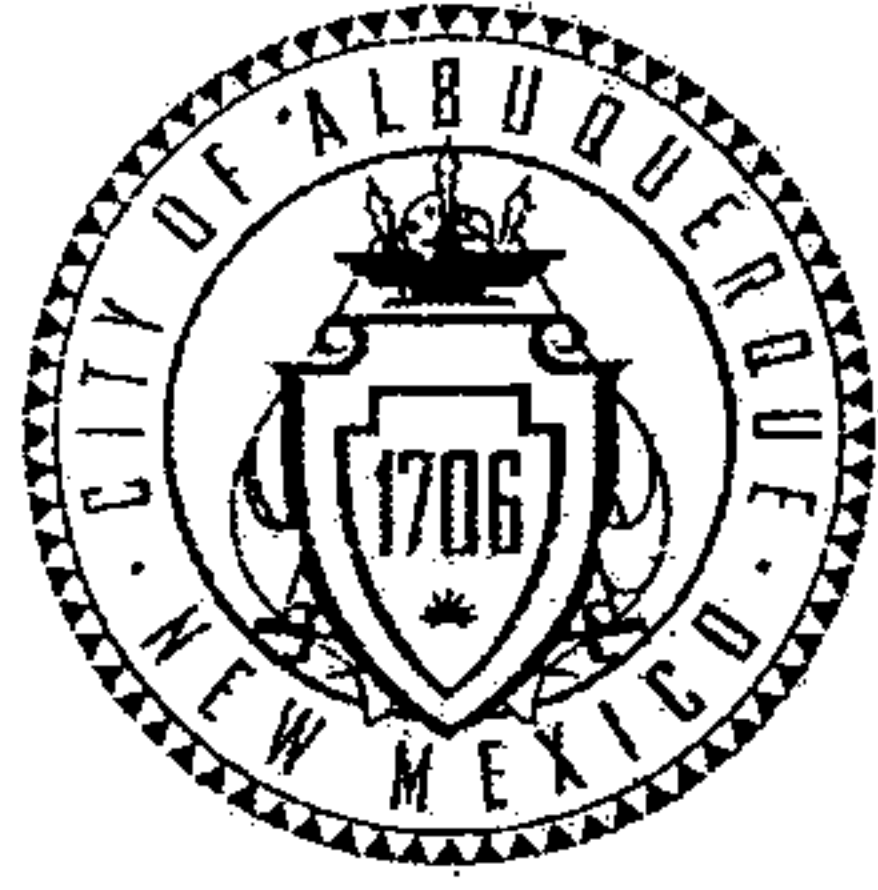
City of Albuquerque Planning Department  
Albuquerque NM

To Whom It May Concern:

Rio Vista Church of the Nazarene has retained SMPC Architects as our authorized agents for all matters concerning the planning and development of the property located at 8701 Golf Course NW Albuquerque NM 87114.

Sincerely,

  
Mike Burke  
Associate Pastor  
Rio Vista Church



RECEIVED  
FEB 26 2004

SMPC  
Architects

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

Date: February 20, 2004

**OFFICIAL NOTIFICATION OF DECISION**

FILE: **Project # 1003169\***  
03EPC-02193 EPC Site Development Plan-  
Building Permit

Rio Vista Church  
8701 Golf Course Rd. NW  
Albuq. NM 87114

LEGAL DESCRIPTION: for all or a portion of Lot A, **Riverview Addition**, zoned SU-1 Church & Related Facility, located on SW CORNER OF GOLF COURSE & SHELLY ROSE RD. NW, between PASEO DEL NORTE NW and IRVING NW, containing approximately 3 acres. (C-12)  
Carmen Marrone, Staff Planner

On February 19, 2004 the Environmental Planning Commission voted to approve Project 1003169/ 03EPC 02193, a Site Plan for Building Permit and Phase 1 development, for Tract A, Riverview Addition, zoned SU-1 for Church & Related Facilities, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for a site plan for building permit and Phase 1 development for Tract A, Riverview Subdivision, a 3-acre site located at the southwest corner of Golf Course Road and Shelly Rose Road NW, north of Paseo del Norte. The site is zoned SU-1 for Church and Related Facilities.
2. A 10,000 square foot church and temporary structures currently exist on the site. The applicant is requesting site plan approval for Phase I development to include the relocation of the temporary structures and the addition of a 2400 sf classroom behind the church. The submitted site plan indicates full buildout of the site in three phases. There is no indication when future phase development will occur.

OFFICIAL NOTICE OF DECISION  
FEBRUARY 19, 2004  
PROJECT #1003169  
PAGE 2 OF 4

3. The site plan for building permit furthers the applicable goals and policies for Established Urban areas of the *Comprehensive Plan* by providing new growth in an area that is already developed with a similar use, thereby preserving the integrity of existing neighborhoods (Policy 5e). The proposed service uses will not adversely affect noise, lighting, pollution and traffic on residential environments (Policies 5i and 5k). In addition, the request complies with Policy 5m because the site design will maintain the unique vista of the escarpment and will improve the quality of the visual environment.
4. The site plan for building permit meets the design requirements of the *Northwest Mesa Escarpment Plan* by blending the predominant colors of the buildings with the natural colors of the mesa (Policy 20) and by limiting the height of the future structures to a maximum of 26 feet (Policy 21).
5. The applicant is requesting that future phase plans be delegated to the DRB. The submittal includes a Site Master Plan (C-1) and a Landscape Master Plan (L-1) that depicts final layout of the site. Both of these Master Plans provide sufficient information to guide future phases of development.
6. The Las Piedras Marcadas Neighborhood Association submitted a letter asking that the site be brought up to 2004 code standards regarding landscaping and sidewalks. They are not against the proposed site plan. There are no major concerns expressed by other surrounding neighborhoods.
7. The Commission agrees that the current lack of landscaping on the property adjoining or facing Golf Course Road is creating problems in terms of wind erosion and air pollution and the amount of time between this approval and the next phase is too long to allow that to continue.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Future phases of development shall be delegated to the DRB and shall comply with Policies 20 and 21 of the *Northwest Mesa Escarpment Plan*.
3. Provide a bicycle rack to accommodate a minimum of 5 bicycles on the Phase I Site Plan.
4. A minimum 6' wide public sidewalk shall be provided along Golf Course Road in the Phase I Site Plan.

5. Provide a minimum six-foot wide pedestrian path on the Site Master Plan (C-1) to connect the church with the parking along Golf Course Road. Preferably, the path should be located adjacent to or within the parking islands located at the bend of the parking rows in front of the church. Where the pedestrian path crosses drive aisles, the path shall be demarcated by the use of special paving or pavement marking of a permanent nature.
6. Landscaping:
  - Future development of the site shall comply with the Landscape Master Plan (L-1) dated 12/30/03.
  - Street trees, spaced approximately 30 feet apart, and associated landscaping and groundcover shall be provided along Golf Course Road in the Phase I Landscape Plan.
  - A native seed mix of grasses and wildflowers shall be planted and maintained in all undeveloped areas as part of Phase I Landscape Plan until development of future phases.
  - Provide symbols for each xeric shrub on the Landscape Master Plan and the Phase I Landscape Plan.
  - In order to facilitate outdoor gathering, the Landscape Master Plan (L-1) shall provide at least one raised planter in front of the Phase III multi-purpose building for seating purposes. The raised planter shall be a minimum of 15" in height.
7. The dumpster enclosure shall be similar in color and materials to the church.
8. **CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:**
  - 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. Site plan shall comply and be designed per DPM Standards.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MARCH 5, 2004 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.**



OFFICIAL NOTICE OF DECISION  
FEBRUARY 19, 2004  
PROJECT #1003169  
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 Victor J. Chavez  
Planning Director

VJC/CM/ac

cc: SMPC Architects, 115 Amherst Dr. SE, Albuquerque, NM 87106  
Larry Weaver, Paradise Hills Civic, 6001 Unitas Ct. NW, Albuquerque, NM 87114  
Tom Anderson, Paradise Hills Civic, 10013 Plunkett Dr. NW, Albuquerque, NM 87114  
Jeff Armijo, Piedras Marcadas, 4937 Marna Lynn Ave. NW, Albuquerque, NM 87114  
Gerri Warner, Piedras Marcada, 8715 Tia Christine NW, Albuquerque, NM 87114  
Ron Young, 4901 Mikell Ct. NW, Albuquerque, NM 87114

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

\*\*\*

PAID RECEIPT

APPLICANT NAME Rio Vista Church  
AGENT SMPC ARCHITECTS  
ADDRESS 115 AMHERST DRIVE SE 87106  
PROJECT & APP # 1003169 HDRB-00321  
PROJECT NAME Rio Vista Church

\$ 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

03/08/2004 3:04PM LOC: ANNX  
RECEIPT# 00020011 WSH 006 TRANS# 0028  
Account 469099 Fund 0110  
Activity 4916000 TRSCCS  
Trans Amt \$20.00  
J24 Misc \$20.00  
CK \$20.00  
CHANGE \$0.00

7



Project Number

# DRB CASE ACTION LOG

REVISED 2/5/04

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

DRB Application No.: 04DRB-00321 (SBP) Project # 1003169  
 Project Name RIVERVIEW ADDITION  
 Agent: SMPC Architects Phone No.: 255-8668

Project Number 1003169

Your request for ~~(SDP for SBP), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)~~, was approved on 3.17.04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: Discontinued  
 SW P PROPERTY LINE
- UTILITIES:
- CITY ENGINEER / AMAFCA:
- PARKS / CIP:
- PLANNING (Last to sign):

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



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

ALBUQUERQUE

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB- 1003169

Item No. 7

Zone Atlas C-12

DATE ON AGENDA 3-17-04

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
- (X) SITE PLAN FOR BUILDING PERMIT

| No. | Comment  |
|-----|--|
| ①   | IS GOLF COURSE IN ULTIMATE CONDITION               |
| ②   | SHOW MEDIANS ON GOLF COURSE                        |
| ③   | WHY ISN'T SIDEWALK @ PROPERTY LINE                 |
| ④   | SIGHT DISTANCE W/ BLOCK WALL                       |
| ⑤   | HOVED RADII LABELED ie 25' 15' etc                 |
| ⑥   | 18' STALL WILL OVERHANG ONTO 6' S.W. - NOT ALLOWED |
| ⑦   | 5' MINIMUM KEYWAY @ DEADEND                        |
|     |  |
|     |  |
|     |  |
|     |  |
|     |  |

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_