

#8



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-00922 (SBP)

Project # 1003220

Project Name: ~~CORONA DEL SOL~~ West Nello Treatment Center

Agent: Innersity Development Corp.

Phone No.: 254-1599

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/30/04 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.**
- Copy of recorded plat for Planning.**

Project Number

1003220

#8



Complete July 7-04

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-00922 (SBP)

Project # 1003220

Project Name: CORONA DEL SOL Desert Wells Treatment Center

Agent: Innersity Development Corp.

Phone No.: 354-1599

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/30/04 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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- _____
- _____
- _____
- _____

- UTILITIES: _____
- _____
- _____
- _____

- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____

- PARKS / CIP: _____
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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 1003220

Customer called to P/A 7-7-04



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 30, 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 # 1001090**
04DRB-00863 Major-Preliminary Plat Approval
04DRB-00864 Minor-Temp Defer SDWK
04DRB-00986 Minor-SiteDev Plan
BldPermit/EPC
04DRB-00985 Minor-SiteDev Plan
BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for NEWMAN HOMES, INC request(s) the above action(s) for all or a portion of Lot(s) 29, 30, 31 &, 32, Block 4, NORTH ALBUQUERQUE ACRES UNIT 3, TRACT 3, TIERRA MORENA SUBDIVISION, zoned SU-2 FOR O-1 & R-T, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA AVE NE containing approximately 4 acre(s). [REF: Z-98-87, 01128-00908, 01128-00909] [Russell Brito, EPC Case Planner] (C-20) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/18/04 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.

2. **Project # 1001438**
04DRB-00872 Major-Preliminary Plat
Approval
04DRB-00878 Major-Vacation of Pub
Right-of-Way
04DRB-00874 Minor-Sidewalk Waiver
04DRB-00876 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 349A-1, TOWN OF ATRISCO GRANT UNIT 8, (to be known as **KENSINGTON, UNIT 5**, zoned R-D residential and related uses zone, developing area, located on LADERA DR NW, between OURAY RD NW and ZARZAMORA AVE NW containing approximately 3 acre(s). [REF: 01EPC-01233, 01EPC01557, 01EPC01234, 01EPC01558, 03DRB00079, 04EPC 00149] (H-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/29/04 THE PRELIMINARY PLAT WAS APPROVED. 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. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1002196**
04DRB-00873 Major-Preliminary Plat
Approval
04DRB-00877 Minor-Sidewalk Waiver
04DRB-00875 Minor-Temp Defer SDWK

WAYJOHN SURVEYING INC. agent(s) for DRAGON FLY DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) 1-B, **TOWN OF ATRISCO GRANT UNIT 6, LOS ANTEPASADOS SUBDIVISION** zoned SU-1 for MH 10 du/net acre special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETERY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130] *[Deferred from 6/30/04](K-11)* **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

4. **Project # 1003235**
04DRB-00879 Major-Preliminary Plat
Approval
04DRB-00880 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) C, MARIPOSA SQUARE, (to be known as **KENSINGTON, UNIT 6**, zoned R-D residential and related uses zone, developing area, located on 72ND ST NW, between LADERA DR NW and MIAMI RD NW containing approximately 3 acre(s). [REF: DRB94-419, 04EPC-00146, 04EPC-00147] (H-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/28/04 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003477**
04DRB-00853 Major-SiteDev Plan
BldPermit

SHIVER CONSTRUCTION COMPANY agent(s) for AMERICAN GYPSUM COMPANY request(s) the above action(s) for all or a portion of Lot A, **LAND OF AMERICAN GYPSUM COMPANY**, zoned IP industrial park zone, located on PASEO DEL NORTE NE AND JEFFERSON NE, between TIBURON NE and PASEO DEL NORTE NE containing approximately 55 acre(s). [REF: AX-87-20, Z-87-113] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

6. **Project # 1003483**
04DRB-00881 Major-SiteDev Plan
BldPermit

SAM PATEL agent(s) for SANTOSH B. MODY request(s) the above action for all or a portion of Lots 17,18 & 19, Tract 4, Block 12, **NORTH ALBUQUERQUE ACRES UNIT B**, zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between I-25 NE and SAN PEDRO BLVD NE containing approximately 3 acre(s). [REF: ZA-95-414, DRB-98-273] [*Deferred from 6/30/04*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**

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

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] [*Deferred from 5/19 & 6/9/04 & 6/23/04 & 6/30/04*] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

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.

8. **Project # 1002455**
04DRB-00984 Minor-SiteDev Plan
BldPermit/EPC`

TIMOTHY M. OTT request(s) the above action(s) for all or a portion of Lot(s) 1, **JJ SUBDIVISION**, zoned SU-1 FOR C-1, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO NE containing approximately 3 acre(s). [REF:03EPC00147, 00148, 03DRB01899, 03DRB00893, 03DRB1654, 1655] [**Debbie Stover, EPC Case Planner**] [*Deferred from 6/30/04*] (E-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

9. **Project # 1003220**
04DRB-00922 Minor-SiteDev Plan
BldPermit/EPC

INNERCITY DEVELOPMENT CORP agent(s) for DESERT HILLS TREATMENT CENTER request(s) the above action(s) for all or a portion of Tract(s) 22-A, **CORONA DEL SOL**, zoned SU-1 PRD, located on SEQUOIA RD NW, between COORS RD NW and ALAMOGORDO RD NW containing approximately 3 acre(s). [REF: 04EPC00107] [**Makita Hill, EPC Case Planner**] [*Deferred from 6/23/04*](G-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1003239**
04DRB-00899 Minor-SiteDev Plan Subd/EPC
04DRB-00900 Minor-SiteDev Plan BldPermit
04DRB-00947 Minor-Prelim&Final Plat
Approval

BRASHER & LORENZ, INC agent(s) for LEE SMITH request(s) the above action(s) for all or a portion of Tract(s) 264, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned SU-1 FOR C-3 USES, located on HANOVER RD NW, between 64th STREET NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC00164, 04EPC00165] [Makita Hill, EPC Case Planner] (Deferred from 6/16/04 & 6/23/04) (H-10 & J-10) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

11. **Project # 1002792**
04DRB-00896 Minor-SiteDev Plan Subd
04DRB-00897 Minor-SiteDev Plan
BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agent(s) for TRUST OF ALBERT & MARY BLACK (JOHN BLACK), request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, (to be known as **COTTONWOOD CROSSING, PHASE II**, zoned SU-1 FOR C3 (Restaurant w/full service liquor) & SU-1 FOR 0-1, located on COORS BLVD NW, between SEVEN BAR LOOP NW and ALAMEDA BLVD NW containing approximately 10 acre(s). REF: 04DRB-00184, 03DRB-01945, 03DRB-1946, 03DRB-02884, 03DRB017880, 03EPC02037, 03EPC02036, 03EPC02034, 0EPC02035, 3EPC01085, 03EPC01086, 0AA00222] [Debbie Stover, EPC Case Planner] (Deferred from 6/16/04) (B-14) **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-00943 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC, agent(s) for TRUST OF ALBERT & MARY BLACK, request(s) the above action(s) for all or a portion of Lot(s) 2-A, 2-B, 2-C and 2-D, **COTTONWOOD CROSSING, PHASE II**, zoned SU-1 for C-1 & Restaurant, located on COORS BLVD NW AND SEVEN BAR LOOP NW, containing approximately 6 acre(s). [REF: DRB-94-358, SRP5-98-37, DRB-90-361, DRB-98-61, 03EPC-01085, 03EPC-01086, 03DRB-01780, 03DRB-2084, 04DRB-00184, 04AA-00222, 04DRB-00278] (B-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE.**

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

12. **Project # 1003031**
04DRB-00980 Major-Final Plat Approval
- BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of **EL RANCHO GRANDE - UNIT 14**, zoned R-LT residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s). [REF: 03DRB01741, 03DRB01742, 03DRB01743, 01744/01745, 01746] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE AND AGIS DXF FILE.**
13. **Project # 1000933**
04DRB-00979 Minor-Prelim&Final Plat Approval
- BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 57, Tract(s) C, **TERRACITA SUBDIVISION**, zoned R-T residential zone, located on SOUTHERN BLVD SE, between TERRA BONITA WAY SE and TERRA BELLA LN SE containing approximately 1 acre(s). [REF: 03DRB01895] (L-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK FOR LISTING OF CURRENT ZONING UNDER SUBDIVISION DATA AND AGIS DXF FILE.**
14. **Project # 1002851**
04DRB-00973 Major-Final Plat Approval
- ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of east 1/2 of Tract(s) 4, **ALVARADO GARDENS**, (to be known as **LA PLAZA ACEQUIA I SUBDIVISION**), zoned R-2 residential zone, located on CANDELARIA RD NW, between DURANES LATERAL and RIO GRANDE BLVD NW containing approximately 2 acre(s). [REF: 03DRB1637, 03DRB01278] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003026**
04DRB-00972 Minor-Final Plat Approval

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, ALVARADO GARDENS, (to be known as **LA PLAZA ACEQUIA II SUBDIVISION**, zoned R-LT residential zone, located on CANDELARIA RD NW, between DURANES LATERAL and RIO GRANDE BLVD NW containing approximately 1 acre(s). [REF: 03DRB31712, 03DRB02099] [FinalPlat was Indef. Deferred on 12/31/03 for SIA] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1003430**
04DRB-00721 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING INC agent(s) for RONALD L. & JERI J. NASCI request(s) the above action(s) for all or a portion of Lot(s) 14A, Block(s) 3, Unit(s) 1, **CRYSTAL RIDGE**, zoned R-LT, located on BARRETT AVE NW, between LOREN AVE NW and LA CANADA DR NW containing approximately 1 acre(s). [*Deferred from 5/19/04 & 6/2/04*] [REF: DRB 97-298, DRB 98-410] (*Deferred from 6/16/04*) (B-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR VACATION EXHIBIT AND FEE SIMPLE LANGUAGE ABOVE THE OWNER'S SIGNATURE ON THE PLAT.**

04DRB-00978 Minor-Vacation of Private Easements

ALDRICH LAND SURVEYING, INC. agent(s) for RONALD & JERI NASCI request(s) the above action(s) for all or a portion of Lot(s) 14-A, P-1, Block(s) 3, Unit(s) 1, **CRYSTAL RIDGE**, zoned R-LT residential zone, located on BARRETT AVE NW, between LOREN AVE. NW and LA CANADA DR. NW containing approximately 1 acre(s). [REF:04DRB-00721, DRB-97-298,S-97-88, DRB-98-410,SP-99-17] (B-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

17. **Project # 1003507**
04DRB-00968 Minor-Prelim&Final Plat
Approval

RHOMBUS PA INC. agent(s) for JOSEPH P. MCGEE request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 8, **FAIRGROUNDS ADDITION**, zoned C-3 heavy commercial zone, located on SAN PEDRO DR SE, between COCHITI RD SE and ACOMA RD SE containing approximately 1 acre(s). *(Deferred from 6/30/04)* (K-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

18. **Project # 1003509**
04DRB-00983 Minor-Prelim&Final Plat
Approval

SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE LEGAL DEPT., REAL PROPERTY request(s) the above action(s) for all or a portion of Block(s) 11, **DUKE CITY INDUSTRIAL AREA**, zoned C-3 heavy commercial zone, located on CLAREMONT AVE NE, between WELLESLEY DR NE and RICHMOND DR NE containing approximately 4 acre(s). [REF: Z-92-19] *(Deferred from 6/30/04)* (H-16) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

19. **Project # 1003469**
04DRB-00891 Minor-Prelim&Final Plat
Approval
04DRB-00892 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) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND HEIGHTS SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] *(Deferred from 6/16/04 & 6/23/04 & 6/30/04)* (C-20) **DEFERRED AT AGENT'S REQUEST TO 7/14/04.**

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

20. **Project # 1002779**
04DRB-00959 Minor-Sketch Plat or Plan
- ADVANCED ENGINEERING & CONSULTING agent(s) for JAMES JARAMILLO request(s) the above action(s) for all or a portion of Tract(s) C, **LANDS OF POLO CHAVEZ AND TRACT(S) A-1 & A-2, SAN JOSE TRACT**, zoned A-1 COUNTY, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 03EPC02049, 03EPC01061] (M-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1003497**
04DRB-00936 Minor-Sketch Plat or Plan
- GENE & DOROTHY DYER request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 20, **FAIRGROUNDS ADDITION**, zoned C-3 heavy commercial zone, located on DOMINGO RD NE, between SAN PEDRO NE and CALIFORNIA ST NE containing approximately 1 acre(s). (K-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1003505**
04DRB-00956 Minor-Sketch Plat or Plan
- ELLIOTT SURVEYING agent(s) for ALBUQUERQUE CHRISTIAN CHILDREN'S HOME request(s) the above action(s) for all or a portion of Tract(s) A & B, **ALBUQUERQUE CHRISTIAN CHILDREN'S HOME**, zoned SU-1, located on WINTER HAVEN RD NW, between MONTANO PLAZA DR NW and MONTANO RD NW containing approximately 6 acre(s). (E-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. Approval of the Development Review Board Minutes for June 9 and June 16, 2004. **THE MINUTES FOR JUNE 9 AND JUNE 16, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:55 A.M.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003220

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 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: June 30, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 23, 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: 12:55 P.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 # 1003471**
 04DRB-00826 Major-Preliminary Plat Approval
 04DRB-00827 Minor-Temp Defer SDWK
 SURV-TEK, INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract B-2-A, **SEVILLE SUBDIVISION**, zoned R-1 residential zone, located on KAYENTA ST NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s). [REF: 1000630, 1001743, 1001891, 1001306/02DRB-01791, 02DRB-01250] (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/25/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: APPROVAL OF PERIMETER WALL SUBMITTAL IS REQUIRED PRIOR TO FINAL PLAT APPROVAL. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

2. **Project # 1002247**
04DRB-00830 Major-Vacation of
Public Easements
04DRB-00831 Major-Vacation of
Public Easements
04DRB-00832 Major-Vacation of
Public Easements

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract A1, **ST. PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 03EPC-00914, 02EPC-01472, Z-81-87, Z-94-133, ZA96-379] (H-19) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

04DRB-00928 Minor-SiteDev Plan
BldPermit/EPC

DENISH KLINE ASSOCIATES, INC. agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A1, **ST PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 1002124, 1001164] (H-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PUBLIC SIDEWALK EASEMENTS AROUND SITE AND UTILITIES DEVELOPMENT FOR A REVISED UTILITY PLAN. PROVIDE FIRE MARSHAL FIRE FLOW REQUIREMENTS.**

04DRB-00890 Minor-Prelim&Final
Plat
Approval

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ALBUQUERQUE UPTOWN SITE, ST. PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] (*Deferred from 6/16/04*) (H-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/11/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: THE FINAL PLAT MUST BE SIGNED BY PNM BEFORE DRB'S APPROVAL. FINAL PLAT MUST REFLECT THE SIDEWALK EASEMENTS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

3. **Project # 1003280**
04DRB-00835 Major-Preliminary Plat
Approval
04DRB-00870 Minor-Temp Defer
SDWK

TIERRA WEST, LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract 168, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB-00568] (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/28/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: ENVIRONMENTAL HEALTH'S SIGNATURE IS REQUIRED ON THE PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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*] [REF: 02DRB-00963] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

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

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] *[Deferred from 5/19 & 6/9/04 & 6/23/04]* (C-13)
DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.

6. **Project # 1003369**
04DRB-00514 Major-Drainage Plan
to Determine the Cost Allocation for
Storm Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 5/12/04 & 5/26/04 & 6/9/04 & 6/23/04]* (C-20)
DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.

7. **Project # 1003236**
04DRB-00802 Major-Vacation of
Public Easements
04DRB-00801 Major-Preliminary Plat
Approval
04DRB-00799 Minor-SiteDev Plan
Subd/EPC
04DRB-00800 Minor-SiteDev Plan
BldPermit/EPC
04DRB-00804 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE 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, zoned SU-1 special use zone, for PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04EPC-00150] (*Deferred from 6/16/04*) (B-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: THE VACATION ACTION SHALL BE SHOWN ALONG PARADISE BLVD NW. THE LOTS SHALL BE LABELED P-1. THE SITE PLAN FOR SUBDIVISION AND THE SITE PLAN FOR BUILDING PERMIT WERE APPROVED AND SIGNED OFF BY THE BOARD. 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.

8. **Project # 1003220**
04DRB-00922 Minor-SiteDev Plan
BldPermit/EPC

INNERCITY DEVELOPMENT CORP agent(s) for DESERT HILLS TREATMENT CENTER request(s) the above action(s) for all or a portion of Tract(s) 22-A, **CORONA DEL SOL**, zoned SU-1 PRD, located on SEQUOIA RD NW, between COORS RD NW and ALAMOGORDO RD NW containing approximately 3 acre(s). [REF: 04EPC00107] **[Makita Hill, EPC Case Planner]** (*Deferred from 6/23/04*)(G-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

9. **Project # 1001157**
04DRB-00931 Minor-SiteDev Plan
BldPermit/EPC

URS CORPORATION agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT, request(s) the above action(s) for **UNPLATTED - UNM**, zoned SU-1 AIRPORT AND RELATED FACILITIES, located on CLARK CARR BLVD SE, between SPIRIT DR SE and ACCESS RD C containing approximately 6 acre(s). [REF: 03EPC-00075, 01EPC-00428, 01DRB-01066, 01DRB-01067, 01DRB-01068, 01DRB-00054 (SK) 02DRB-01058 (P&F) heard under Project #1000270] [Chris Hyer, EPC Case Planner] (N-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR CORRECTIONS TO UTILITIES SITE PLAN. REVISE UTILITY PLAN TO ADDRESS SAS. CANNOT DRAIN SURFACE WATER/OR WASH DOWN AREAS TO SEWER WITHOUT APPROVAL FROM STUART REEDER.**

10. **Project # 1003239**
04DRB-00899 Minor-SiteDev Plan
Subd/EPC
04DRB-00900 Minor-SiteDev Plan
BldPermit
04DRB-00947 Minor-Prelim&Final
Plat Approval

BRASHER & LORENZ, INC agent(s) for LEE SMITH request(s) the above action(s) for all or a portion of Tract(s) 264, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned SU-1 FOR C-3 USES, located on HANOVER RD NW, between 64th STREET NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC00164, 04EPC00165] [Makita Hill, EPC Case Planner] (Deferred from 6/16/04 & 6/23/04) (H-10 & J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

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

11. **Project # 1000367**
04DRB-00918 Minor-Ext of SIA for
Temp Defer SDWK
- CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) ALL, **SOLTERRA SUBDIVISION, UNIT 2 @ HIGH DESERT**, zoned SU-2/HD-RT, located on GOLDEN ASTER RD NE, between IMPERATA ST NE and CORTADERA NE containing approximately 9 acre(s). [REF: 02DRB00469,03DRB00972, DRB-94-150,04DRB-00366, 04DRB-00367,01DRB00825] (E-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
12. **Project # 1001939**
04DRB-00933 Minor-Final Plat
Approval
- WILSON & COMPANY, INC agent(s) for WESTLAND DEVELOPMENT COMPANY, INC request(s) the above action(s) for all or a portion of Lot(s) A-1-B, **CIELO OESTE** and Tract(s) A-1, Unit(s) 2-B, **THE CROSSING**, zoned R-1, located on GUNNISON PL NW, between UNSER BLVD NW and 98th ST NW containing approximately 15 acre(s). [REF: 1000150, 1000207, 1000515, 03DRB-00752, 03DRB-00753] (H-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE AND MAINTENANCE & BENEFICIARIES FOR TRACT A.**

13. **Project # 1002224**
04DRB-00938 Minor-Prelim&Final
Plat Approval

ISAACSON & ARFMAN, PA agent(s) for CITY OF ALBUQUERQUE, PARKS & RECREATION DEPARTMENT, OPEN SPACE DIVISION, request(s) the above action(s) for all or a portion of Tract(s) 1A1, 1A2, 6B2, 8A1A2B1 AND 218B, M.R.G.C.D. MAP #31 AND 39B1, 39C1, 39D1, 39E1, 41A1, 42A1, 73A1, 173A, 174A, 175A AND 176A1, M.R.G.C.D. MAP #32, **LOS POBLANOS RANCH**, zoned MAJOR PUBLIC OPEN SPACE, located on MONTANO RD NW, between GRIEGO DRAIN and TIERRA VIVA SUBDIVISION (south of Anderson Fields) containing approximately 48 acre(s). [REF: 03DRB01172,03EPC00695, 04DRB00335, 02EPC01482, 02DRB01425] (F-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1002339**
04DRB-00917 Minor-Vacation of
Private Easements

PRECISION SURVEYS, INC agent(s) for RICHARD TARANGO & HOLLY ARROYO request(s) the above action(s) for all or a portion of Lot(s) 10-A-1-& 10-A-2, **ALVARADO GARDENS UNIT 2**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between CALLE TRANQUILO NW and ALEJANDRO NW containing approximately 1 acre(s).[REF:03DRB00449,03DRB01035,4DRB00450, 02DRB01711, 02DRB01958, 03DRB00571] (G-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1002593**
04DRB-00911 Major-Final Plat
Approval

BOHANNAN HUSTON, INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29B & 29D, **VISTA DE ARENAL UNIT 3 @ VENTANA RANCH**, zoned R-LT, located on RAINBOW BLVD NW, between IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 14 acre(s). [REF: 03DRB00623,03DRB01186,03DRB01187,03DRB01376, 03DRB00624,03DRB01158,03DRB01188, 3DRB01546, 04DRB00371, 04DRB00372, 00373, 00374] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002743**
04DRB-00927 Minor-Prelim&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) D, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 special use zone, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, 03DRB-02083, 04DRB-00399, 04DRB-00888, 04DRB-00886] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/17/79 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: ZONING IS ADDED AS A NOTE ON THE PLAT. FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

17. **Project # 1003027**
04DRB-00924 Major-Final Plat
Approval

WAYJOHN SURVEYING, INC agent(s) for DRAGONFLY DEVELOPMENT, PHIL LINBORG request(s) the above action(s) for all or a portion of Lot(s) 3, 4 & 5, Block(s) 4, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, **TREMENTINA OESTE**, zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 3 acre(s). [REF: 03DRB01721,03DRB02159,03DRB02161.02172/02173, 04DRB0090] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU, DETACHED OPEN SPACE PAYMENT AND OPEN SPACE NOTE ON THE PLAT.**

18. **Project # 1003494**
04DRB-00925 Minor-Prelim&Final
Plat Approval

WAYJOHN SURVEYING, INC agent(s) for TUAN VAN HUYNH request(s) the above action(s) for all or a portion of Lot(s) 6, 7-11 and 32-39 and Block(s) 1 **MESA VERDE**, zoned C-2, located on CENTRAL AVE NE, between RHODE ISLAND ST NE and PENNSYLVANIA ST NE containing approximately 2 acre(s). [REF: Z-73-66, Z-73-66-1] (K-19) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003469**
04DRB-00891 Minor-Prelim&Final
Plat Approval
04DRB-00892 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) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] (*Deferred from 6/16/04 & 6/23/04*) (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

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

20. **Project # 1003495**
04DRB-00932 Minor-Sketch Plat or Plan
- PAUL BENNETT request(s) the above action(s) for all or a portion of Tract(s) 18-P1, **PASEO DE ESTRELLA**, zoned R-1, located on VISTA DEL NORTE NW between PASEO DEL NORTE NW and OSUNA NW. (D-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1002250**
04DRB-00926 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **VENTANA TOWNHOMES**, zoned SU-1, R-2, located on UNIVERSE BLVD NW, between VENTANA ROAD NW and containing approximately 7 acre(s). [REF: 02DRB-01886, 02DRB-01882, 02DRB-01887, 02DRB-01890, 02DRB-01891] (B-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1002473**
04DRB-00921 Minor-Sketch Plat or Plan
- TIERRA WEST LLC agent(s) for D. R. HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 9-20 and 15-18, Block(s) 5 & 6, Unit(s) 3, NORTH ALBUQUERQUE ACRES TRACT 3, (to be known as **DESERT VISTA SUBDIVISION**, zoned R-D 5 DU/A, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 15 acre(s). [REF: 03DRB-00207] (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1002962**
04DRB-00929 Minor-Sketch Plat or
Plan

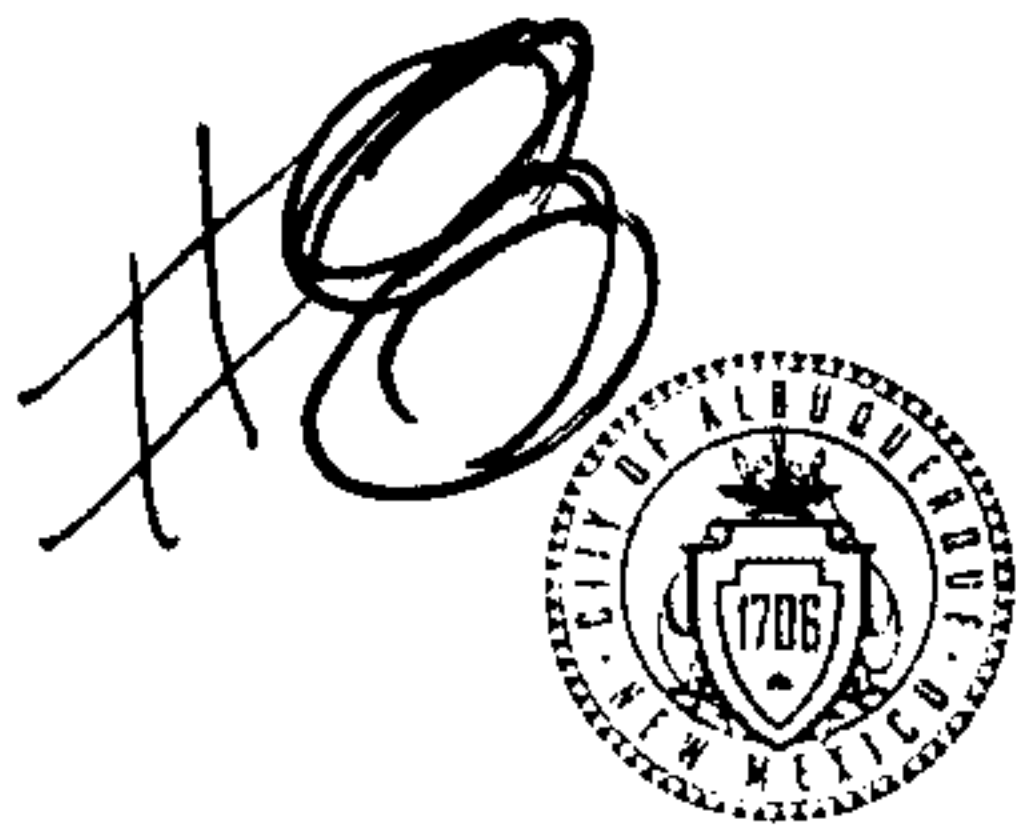
WILSON & COMPANY, INC. agent(s) for LONGFORD HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) G & J, THE TRAILS and a portion of Tract(s) 4, BLACK RANCH, TOWN OF ALAMEDA GRANT, (to be known as THE TRAILS PHASE II, zoned RD, located on PASEO DEL NORTE, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 190 acre(s). [REF: 03DRB-01527,03DRB-01528, 03DRB-01529, 03DRB-01530] (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1003475**
04DRB-00842 Minor-Sketch Plat or
Plan

WILSON & COMPANY, INC. agent(s) for FELIX RABADI request(s) the above action(s) for an UNPLATTED PORTION of Tract(s) 7, HORIZON LAND CORPORATION, zoned SU-1 special use zone, PRD - FAR 0.5, located on the south side of PARADISE BLVD NW, between LYON BLVD NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: Z-94-83, DRB-94-120] (Deferred from 6/16/04) (B-10 & B-11) **WITHDRAWN AT THE AGENT'S REQUEST.**

25. Approval of the Development Review Board Minutes for May 12, May 19, May 26 and June 2, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 12, MAY 19, MAY 26 AND JUNE 2, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:55 P.M.



DRB CASE ACTION LOG (SITE PLAN SUB & 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-00799 (SPS) & 04-00800 (SBP)**

Project # **1003236**

Project Name: **VILLA DE LA CHAMISA**

Agent: **Rio Grande Engineering**

Phone No.: **321-9099**

Your request for **(SDR for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 6/23/04 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.**
 - Copy of recorded plat for Planning.**

Project Number 1003236



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003220

AGENDA ITEM NO: 8

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

6-30-04

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: June 23, 2004

MEMORANDUM

#8

To: Development Review Board
From: Makita Hill, Planner, Advance Planning Division MMA
Date: Tuesday, June 22, 2004
Re: Comments on Project 1003220 04DRB 00922

Project 1003220, a request for a site development plan for building permit, was reviewed by the Environmental Planning Commission at a public hearing on April 15, 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 plan for building permit as submitted to the DRB, and the letter from applicant Bernard Loeffler (undated) designed to address the EPC's conditions of approval.

I have the following comments regarding this request:

1. The proposed installation of turf as a replacement for gravel in the landscape plan is the result of policies in the Coors Corridor Sector Development Plan that prohibit gravel as a groundcover unless the gravel acts as a mulch for live plants. The percentage of turf proposed in the site plan exceeds the maximum 20% of turf area as established in the Water Conservation Ordinance (23,960/24.3%). In the revised site development plan, it is noted that 15,951 square feet of the turf area is used for child recreation area and for drainage retention. Also, the turf is to be comprised of Tall Fescue SW Blend (Low Water) Turf Mix. The Water Conservation Ordinance specifies a maximum of 20% coverage for high water turf. It appears that there is no substantive conflict between the intent of the Ordinance and the revised site development plan.

All EPC conditions have been addressed in the revised site development plan for building permit. Should you have any questions on these or related matters, please let me know.

XC: Bernard Loeffler, applicant

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

PAID RECEIPT

6/23/04
Referral fee

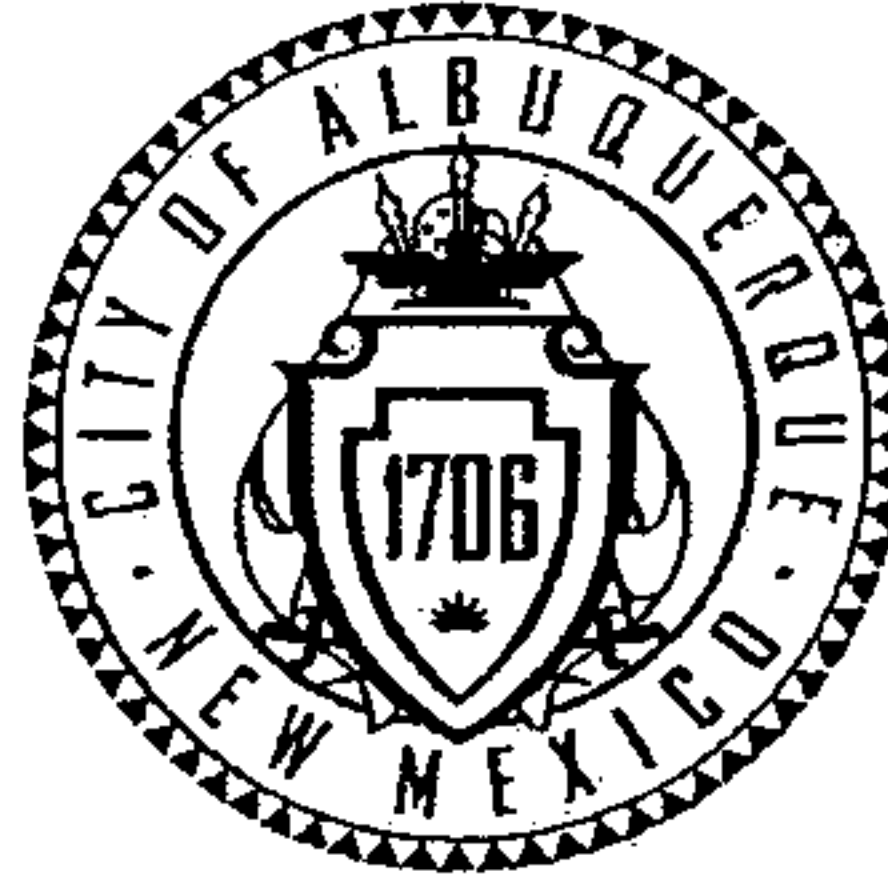
APPLICANT NAME INNERCITY Dev. Corp
AGENT Desert Hills Treatment Center
ADDRESS _____
PROJECT & APP # 1003220/04DRB00922
PROJECT NAME Desert Hills Treatment Center

\$ _____ 441032/3424000 Conflict Management Fee
\$ 50.00 441006/4983000 DRB Actions (Referral 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.

DUPLICATE
City Of Albuquerque
Treasury Division

06/28/2004 3:54PM LOC: A:INX
RECEIPT# 00025196 WSH 006 TRASH 00:1
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt \$50.00
J24 Misc \$50.00
CK \$50.00
CHANGE \$0.00



#8
City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: April 16, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003220***
04EPC-00107 EPC Site Development Plan-
Amendment to Building Permit

Desert Hills Treatment Center
5810 Sequoia NW
Albuq. NM 87120

LEGAL DESCRIPTION: for all or a portion of Tracts 22A, **Corona Del Sol**, zoned SU-1 PRD, located on SEQUOIA RD. NW, between COORS ROAD NW and ALAMAGORDO RD. NW, containing approximately 2.2556 acres. (G-11) Makita Hill, Staff Planner

On April 15, 2004 the Environmental Planning Commission voted to approve Project 1003220/ 04 EPC 00107, a request for approval of a site development plan for building permit for Lot 22-A, Corona del Sol, located on Sequoia Road NW between Coors Boulevard NW and Alamogordo Road NW, currently zoned SU-1 for PRD, Student Housing, Psychiatric Treatment Facility, and Senior Citizen Apartments, 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 Lot 22-A, Corona del Sol, located on Sequoia Road NW between Coors Boulevard NW and Alamogordo Road NW, currently zoned SU-1 for PRD, Student Housing, Psychiatric Treatment Facility, and Senior Citizen Apartments. The site contains approximately 2.25 acres.
2. The purpose of the request is to facilitate development of a 1,806 square-foot addition to an existing cafeteria/office area, a 5,160 square-foot multi-purpose building, and a 1,093 square foot annex to the multi-purpose building. The total addition square footage proposed is 8,059.
3. The request is consistent with Policy d of the Established Urban goal of the Comprehensive Plan. The scale of the proposed buildings blend in well with the scale of adjacent residential uses and should not negatively impact the neighborhood.

4. The subject site is located within the Ladera Community Area of the West Side Strategic Plan (WSSP). Although the site is located on the east side of the Ladera Community Area, Policy 3.23 of the Ladera Community Area section encourages public facilities in the area as follows: "Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard ." (WSSP p. 59). The use on the subject site, and the proposed additions, are generally consistent with this WSSP policy.
5. The subject site is located within Segment 2 of the boundaries of the Coors Corridor Sector Development Plan. General policies that address landscaping materials and 20% landscaping coverage for the net lot area apply to the subject site (Issue 3, Land Use and Intensity of Development, Policy 4.B.2, Policy 5.B.1, p. 93-94). The request is consistent with the 20% coverage policy, however modifications to the landscape plan will be needed to address groundcover materials.
6. Additional modifications are needed to the site plan to address sidewalk and lighting to be in full compliance with regulations in the City Zoning Code.
7. There is no known opposition to this request.

CONDITIONS:

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

2. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:**

Conditions of approval for the proposed Amendment to Site Development Plan for Building Permit shall include:

- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.

OFFICIAL NOTICE OF DECISION

APRIL 15, 2004

PROJECT #1003220

PAGE 3 OF 4

- 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.
 - d. What is the intent, of the extension of the drive isle adjacent to the proposed 17 additional parking spaces? If it is to simply function as a key way, then it only needs to be five foot deep. If it is not striped, clearly marked or reduced in size, it will be used for parking which is not desirable.
3. The applicant must replace the gravel indicated on the landscape plan with live plant materials for groundcover as recommended by Issue 3, Land Use and Intensity of Development, Policy 4.B.2, in the Coors Corridor Sector Development Plan, and the plant groundcover must reach 75% ground coverage at full maturity, to address both the groundcover policy in the CCSDP and plant maturity regulations in Section 14-16-3-10, Landscaping Regulations, of the City Zoning Code. A statement addressing the 75% groundcover maturity must also be included on the landscape plan.
4. The applicant shall provide sidewalk, minimum 8 feet in width along the parking area where the new buildings are proposed, as required in Section 14-16-3-1, Off-Street Parking Regulations, of the City Zoning Code.
5. The applicant shall modify the height of all proposed exterior lighting to 16 feet. The applicant shall also provide a statement on the site development plan for building that states the following: "Any new exterior lighting, both free-standing and building mounted, shall be limited to 16 feet in height and be of a full-cut-off (shoebox) design.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY APRIL 30, 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

APRIL 15, 2004

PROJECT #1003220

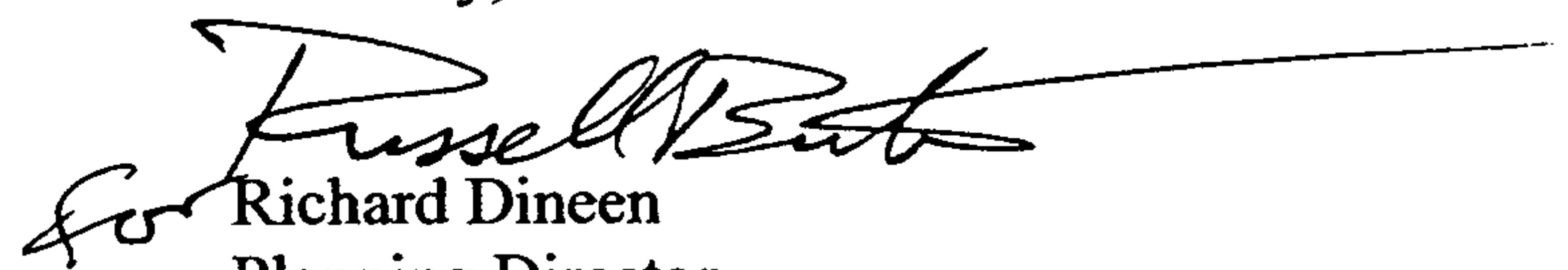
PAGE 4 OF 4

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,


Richard Dineen
Planning Director

RDMH/ac

cc: Inner City Development Corp., 708 San Mateo SE, Albuquerque, NM 87108
Berent Groth, Vista Grande, 3546 Sequoia Pl. NW, Albuquerque, NM 87120
Linda Socha, Vista Grande, 3516 Vista Grande NW, Albuquerque, NM 87120
John Landman, West Bluff, 2236 Ana Ct. NW, Albuquerque, NM 87120
Dr. Joe Valles, West Bluff, 5020 Grande Vista Ct. NW, Albuquerque, NM 87120



Agenda Number: 2
 Project Number: 1003220
 Case Number: 04EPC 00107
 April 15, 2004

Staff Report

Agent	Inner City Development Corporation
Applicant	Desert Hills Treatment Center
Request	Site Development Plan for Building Permit
Legal Description	Tract 22-A, Corona del Sol
Location	On Sequoia Rd. NW between Coors Blvd NW and Alamogordo Rd NW
Size	Approximately 2.25 acres
Existing Zoning	SU-1 PRD; Student Housing, Psychiatric Treatment Facility, Senior Citizen Apartments
Proposed Zoning	NA

Staff Recommendation

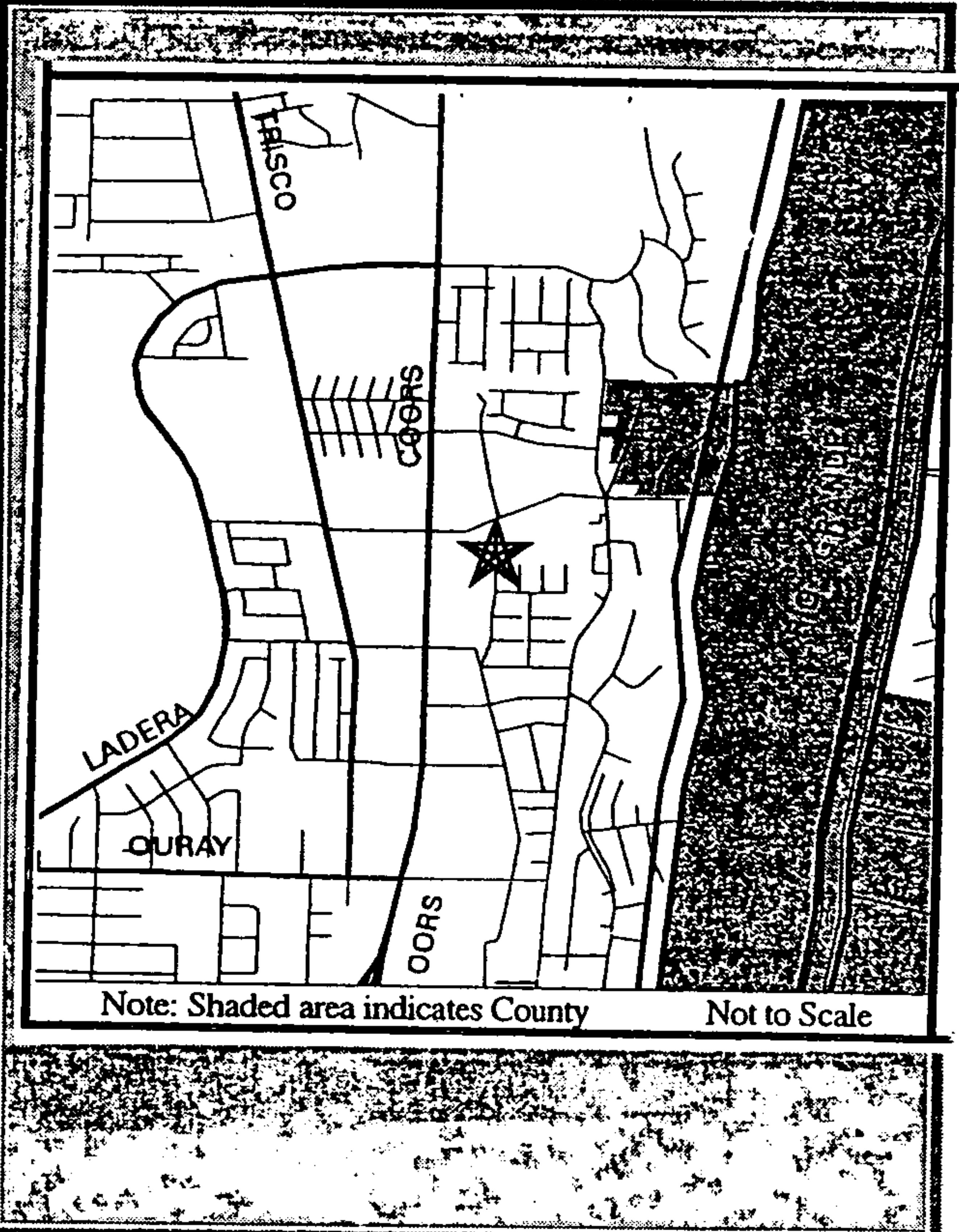
APPROVAL of 04EPC 00107, based on the findings on page 7, and subject to the conditions of approval on pages 8-9.

Staff Planner

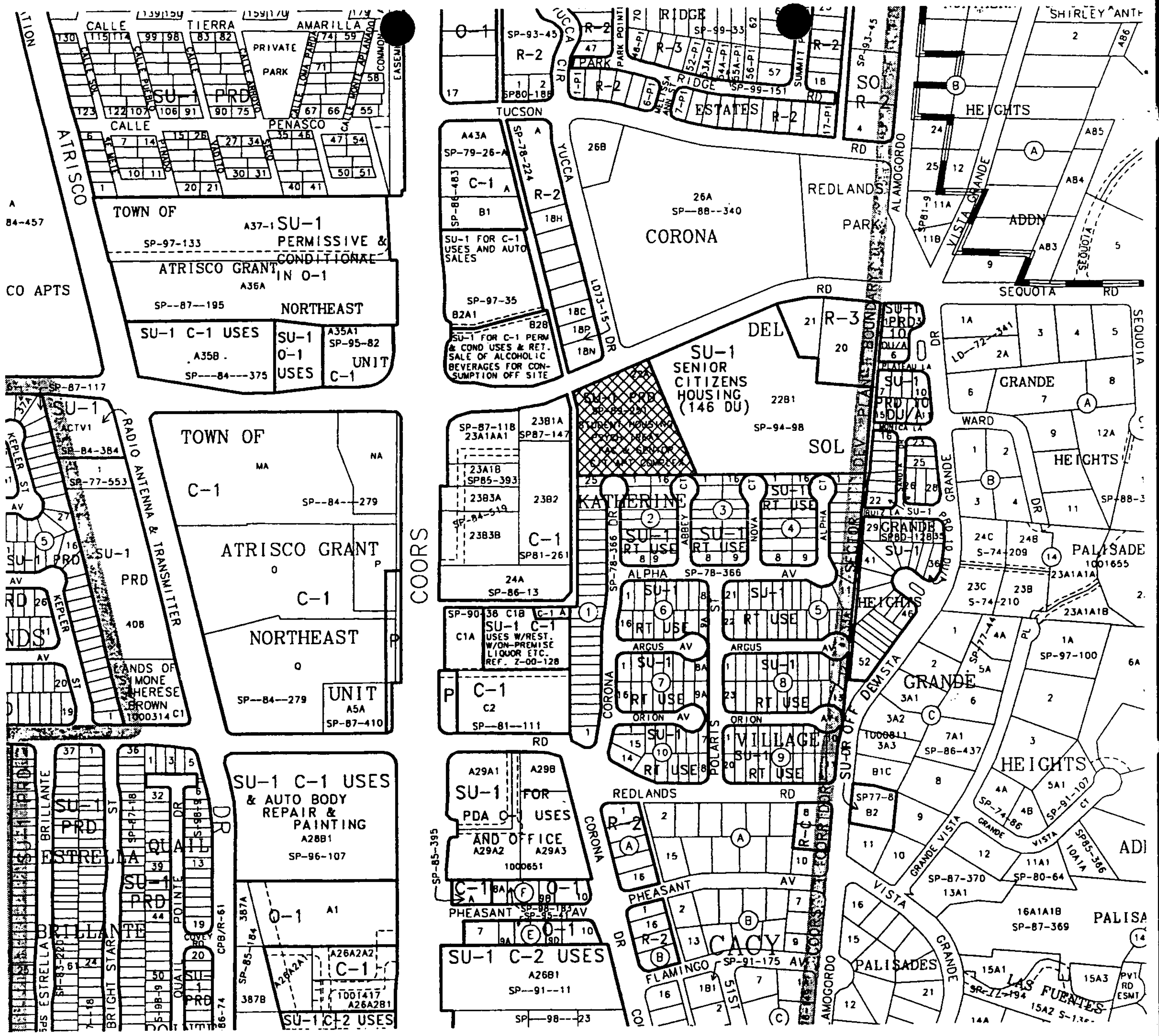
Makita Hill, Planner

Summary of Analysis

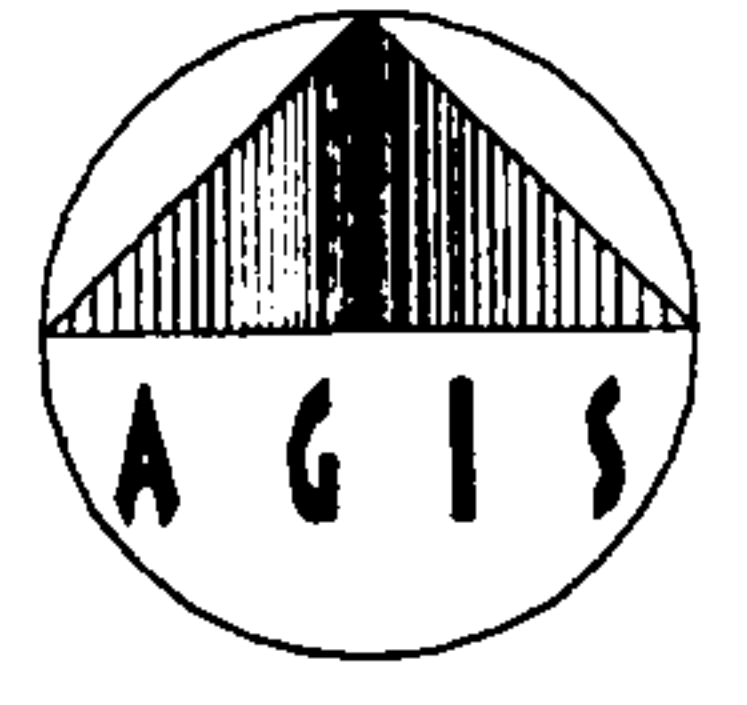
This is a request for approval of a site development plan for building permit for Lot 22-A, Corona del Sol, located on Sequoia Road NW between Coors Boulevard NW and Alamogordo Road NW, currently zoned SU-1 for PRD, Student Housing, Psychiatric Treatment Facility, and Senior Citizen Apartments. The site contains approximately 2.25 acres. The purpose of the request is to facilitate development of a 1,806 square-foot addition to an existing cafeteria/office area, a 5,160 square-foot multi-purpose building, and a 1,093 square foot annex to the multi-purpose building. The total addition square footage proposed is 8,059. With modifications to the site plan, the request will be in compliance with applicable policies of the Comprehensive Plan, West Side Strategic Plan, Coors Corridor Sector Development Plan, and sidewalk and lighting regulations in the City Zoning Code. Staff recommends approval of this request.



City Departments and other interested agencies reviewed this application from 3/8/04 to 3/19/04. Agency comments were used in the preparation of this report; and begin on page 10.



ZONING MAP



Scale 1" = 459'

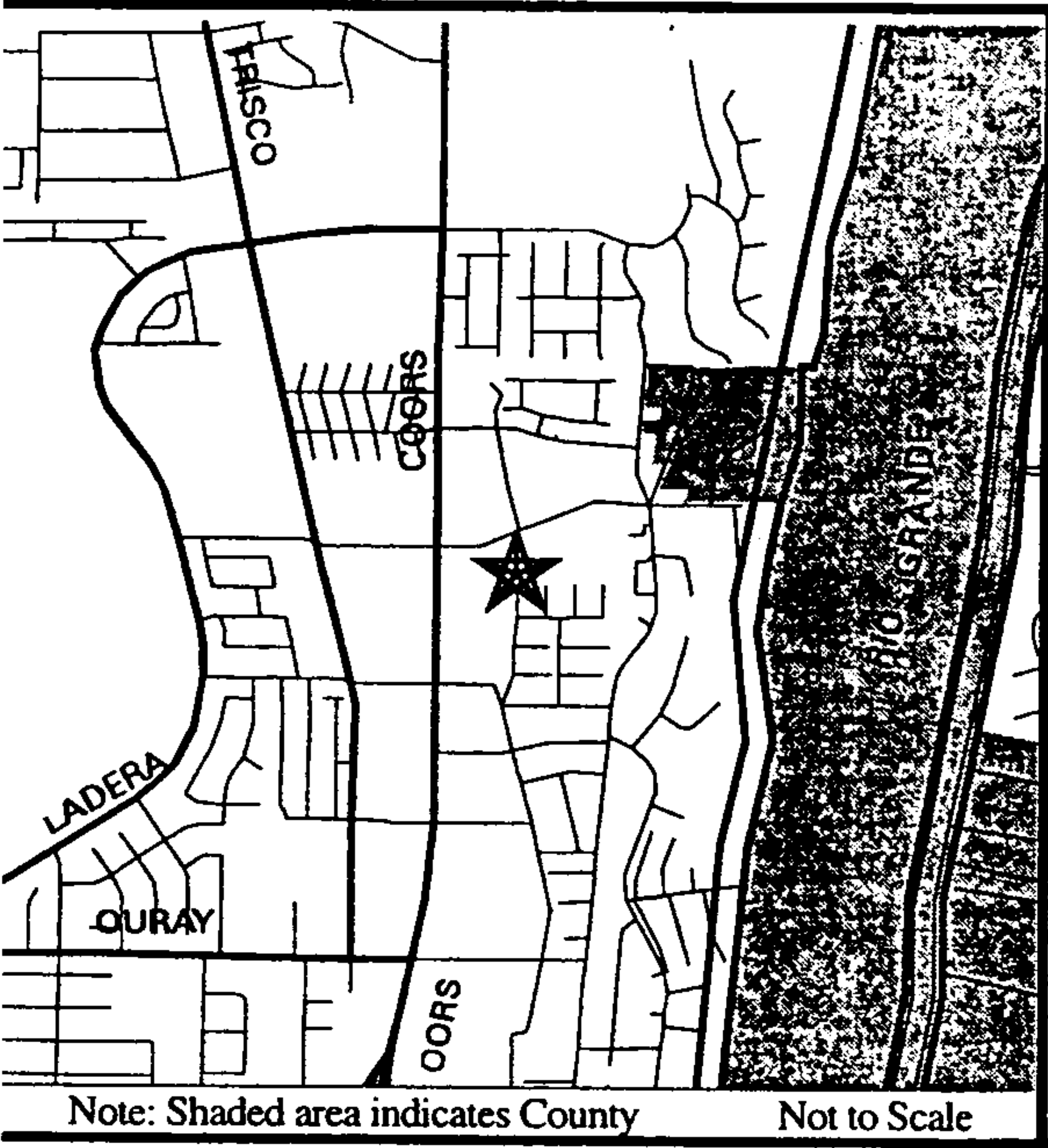
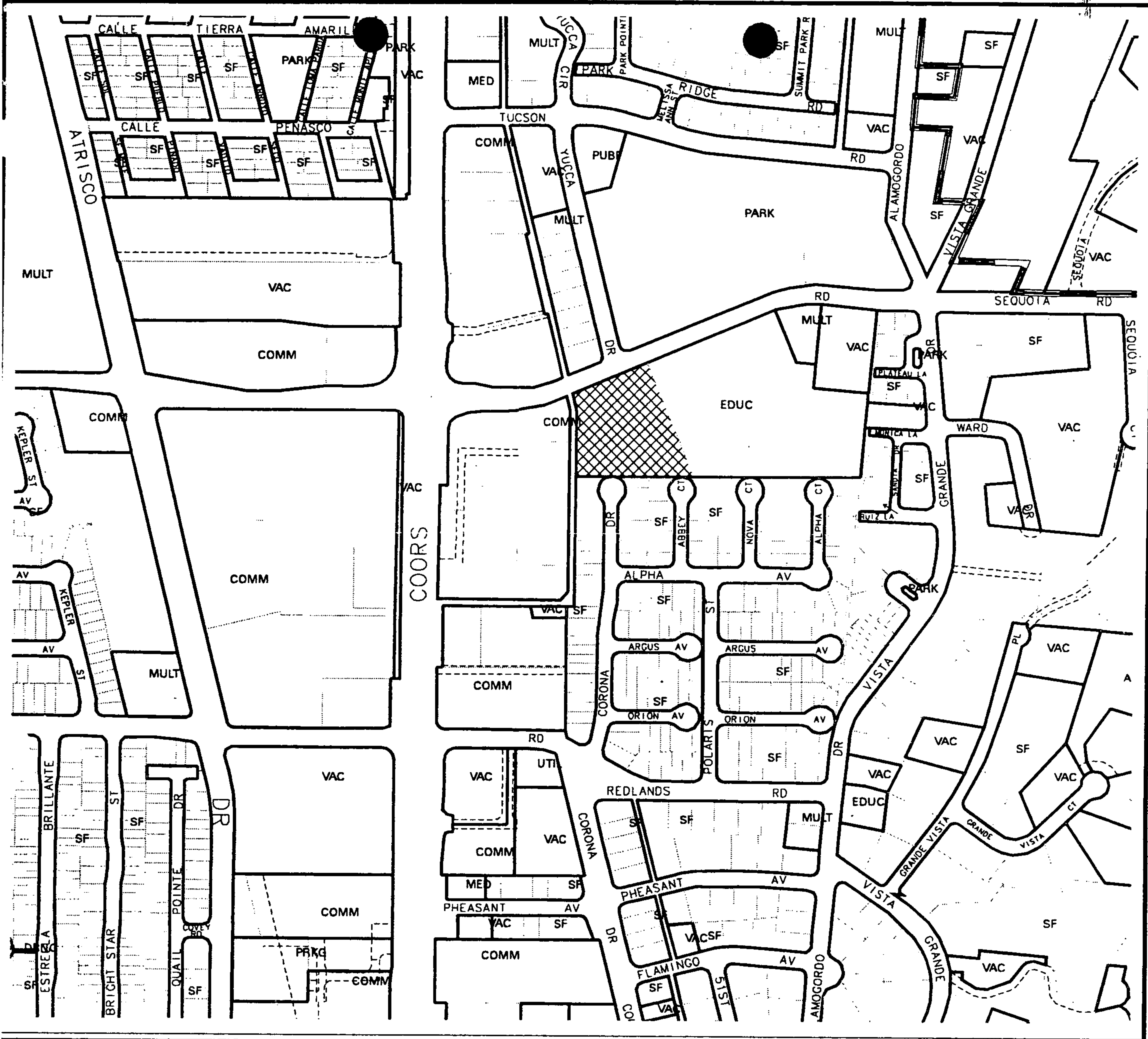
PROJECT NO.
1003220

HEARING DATE
4-15-04

MAP NO.
G-11

ADDITIONAL CASE NUMBER(S)
04EPC-00107

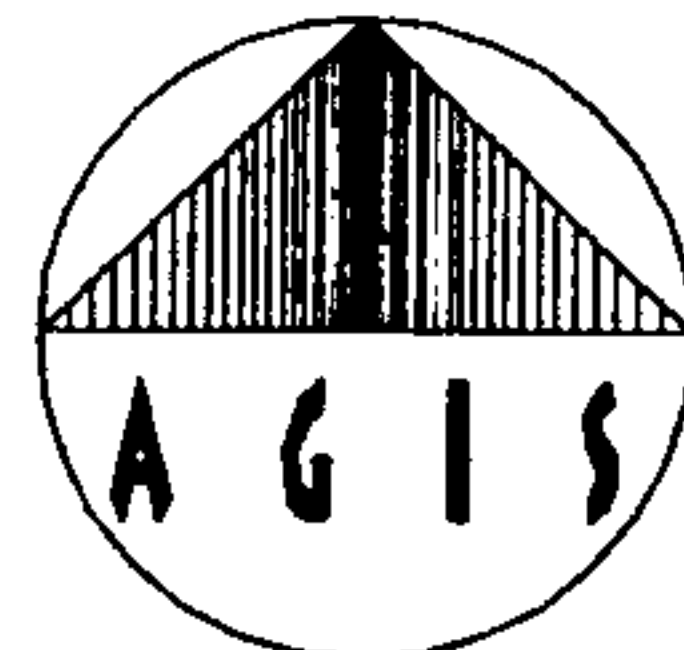
Note: Shaded area indicates County Not to Scale



LAND USE MAP

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial -Retail, Service, Wholesale
- DRNG Drainage
- EDUC Public or Private School
- GOLF Golf Course
- MED Medical Office or Facility
- MFG Manufacturing or Mining
- MH Mobile Home
- MULT Multi-Family or Group Home
- OFF Office
- ORG Social or Civic Organization
- PARK Park, Recreation or Open Space
- PRKG Parking
- PUBF Public Facility
- RELG Religious Facility
- SF Single Family
- TRAN Transportation Facility
- UTIL Utility
- VAC Vacant Land or Abandoned Bldgs
- WH Warehousing & Storage



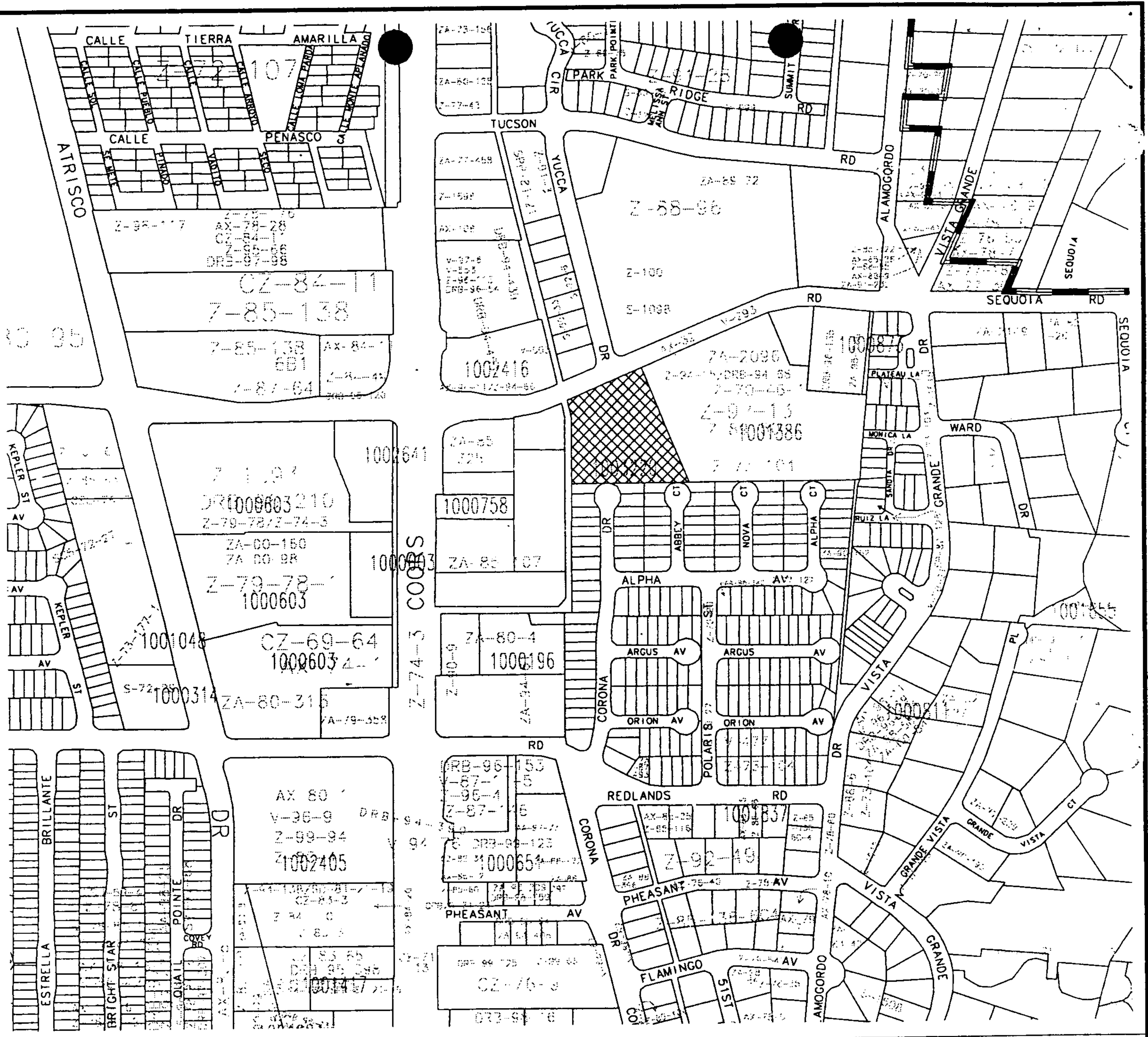
Scale 1" = 459'

PROJECT NO.
1003220

HEARING DATE
4-15-04

MAP NO.
G-11

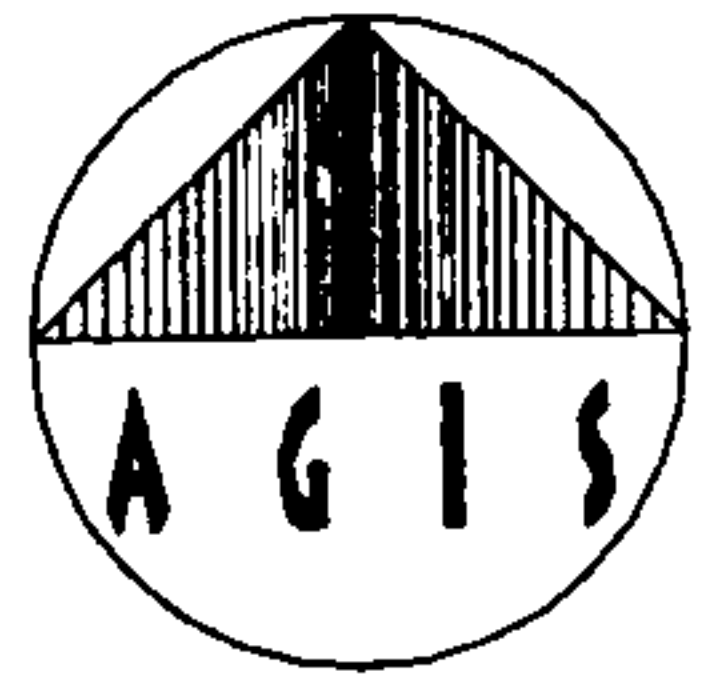
ADDITIONAL CASE NUMBER(S)
04EPC-00107



Note: Shaded area indicates County

Not to Scale

HISTORY MAP



Scale 1" = 459'

PROJECT NO.
1003220

HEARING DATE
4-15-04

MAP NO.
G-11

ADDITIONAL CASE NUMBER(S)
04EPC-00107

Development Services Report

SUMMARY OF REQUEST

Request(s)	Site Development Plan for Building Permit
Location	On Sequoia Rd NW between Coors Blvd NW and Alamogordo Rd NW

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 PRD	Established Urban; Coors Corridor Sector Development Plan; WSSP	Psychological Development Center
North	R-2, R-1	”	Single-Family Residences, Park
South	SU-1 for R-T Uses	”	Single-Family Residences
East	SU-1 for Senior Citizens Housing	”	Senior Citizens Housing
West	C-1	”	Commercial Development

Background, History and Context

This is a request for approval of a site development plan for building permit for Lot 22-A, Corona del Sol, located on Sequoia Road NW between Coors Boulevard NW and Alamogordo Road NW, currently zoned SU-1 for PRD, Student Housing, Psychiatric Treatment Facility, and Senior Citizen Apartments. The site contains approximately 2.25 acres. The purpose of the request is to facilitate development of a 1,806 square-foot addition to an existing cafeteria/office area, a 5,160 square-foot multi-purpose building, and a 1,093 square foot annex to the multi-purpose building. The total addition square footage proposed is 8,059.

A site development plan for subdivision was approved by the DRB for the subject site in 1989 (SP-89-251, DRB-89-219) as part of a larger subdivision action that included parcels abutting to the east. The SU-1 for Planned Residential Development, Student Housing, Psychiatric Treatment Facility, and Senior Citizens Apartments zoning was also established on the subject site in 1989 (Z-89-50). The subject site is surrounded by single-family homes and a park to the north, senior citizen housing to the east (Z-92-13), single-family homes under SU-1 for R-T Uses zoning to the south (Z-70-99), and commercial development under C-1 zoning to the west and under SU-1 for C-1 zoning to the northwest.

The subject site is within the planning areas of the West Side Strategic Plan and the Coors Corridor Sector Development Plan.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in the area designated Established Urban by the *Comprehensive Plan* with a Goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing environment.” Applicable policies include:

Policy d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

West Side Strategic Plan

The West Side Strategic Plan, a Rank II plan, was first adopted in 1997. The Plan area is bounded by the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan boundary map on p. 2 in the WSSP.

The WSSP is based on a Community Concept that identified seven communities in the plan and established a community-based urban form which defines areas for low density and open spaces as well as nodes of higher density development to support services and transit. Each community is comprised of villages and the plan describes uses that should occur in core and adjacent areas of the Community and Village centers. The WSSP strives to create and encourage a multi-nodal pattern of low-density and high-density forms.

The subject site is located within the Ladera Community Area. The Ladera Community encompasses 2,926 acres and was 40% vacant at the time the Plan was written. It is completely within the City of Albuquerque’s municipal limits. Major existing streets are Coors Boulevard and Atrisco. Ladera and Ouray provide east/west access through the community. Substantial existing commercial and public services exist along Coors Boulevard extending from Interstate 40 to St. Joseph’s Drive. This is recognized as pre-existing in the Plan and is expected to continue to build out as a major corridor of services, higher density residential and employment generators. Although the site is located on the east side of the Ladera Community Area, Policy 3.23 of the Ladera Community Area section encourages public facilities in the area as follows: “Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard ...” (WSSP p. 59).

Coors Corridor Sector Development Plan (Rank 3)

The site is located within the boundaries of the Coors Corridor Sector Development Plan, first adopted by the City of Albuquerque and Bernalillo County in 1984. The Plan provides policy, regulations, and guidelines for development of Coors Boulevard. The Plan generally encompasses properties between NM 528/ Alameda Boulevard to the north and Central Avenue to the south. The corridor area is divided into four Segments, with the subject site located in Segment 2. The subject site is in an area recommended for SU-1 for R-T zoning and residential use (Issue 3, Land Use and Intensity of Development, Policy 3, pages 70-71).

Much of the CCSDP is focused on design standards for new development along Coors Boulevard. As the subject site is not located on Coors, the following development-related policies from Issue 3 apply:

Policy 4 (B.2.), Site Landscaping: Live plant materials shall be used extensively in all landscaped areas. Gravel, colored rock, bark, and similar materials, are generally not acceptable as groundcover. Bark should only be utilized as mulch, not as a permanent form of groundcover. In some cases, "hard" materials such as brick or cobblestone may be considered (p. 93).

Policy 5 (B.1.) Off-Street Parking: A minimum of 20% of the parking area shall be landscaped...Generally, peripheral landscaping should not be less than five feet in width (p. 94).

Long Range Roadway System

The Long Range Roadway System designates Coors Boulevard as a Limited-Access Principal arterial, with a right-of-way of 156'.

ANALYSIS

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for building permit for Lot 22-A, Corona del Sol, located on Sequoia Road NW between Coors Boulevard NW and Alamogordo Road NW, currently zoned SU-1 for PRD, Student Housing, Psychiatric Treatment Facility, and Senior Citizen Apartments. The site contains approximately 2.25 acres. The purpose of the request is to facilitate development of a 1,806 square-foot addition to an existing cafeteria/office area, a 5,160 square-foot multi-purpose building, and a 1,093 square foot annex to the multi-purpose building. The total addition square footage proposed is 8,059.

The proposed building additions are located at the southeast corner of the site adjacent to single-family residences, and there are three single-family residences shown on the site plan that are within 20 feet of the proposed multi-purpose building. The height of the 1,806 square-foot addition is approximately 11 feet, the height of the proposed multi-purpose building is approximately 26 feet, and the multi-purpose building annex is approximately 18 feet at the eave. As such, the proposed buildings blend in well with the scale of adjacent residential uses and should not negatively impact the neighborhood. Thus, the request is consistent with Policy d of the Established Urban goal of the Comprehensive Plan.

The subject site is located within the Ladera Community Area of the West Side Strategic Plan (WSSP). Although the site is located on the east side of the Ladera Community Area, Policy 3.23 of the Ladera Community Area section encourages public facilities in the area as follows: "Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard ..." (WSSP p. 59). The existing use on the subject site, and the proposed additions, are generally consistent with this WSSP policy.

The subject site is also located within Segment 2 of the boundaries of the Coors Corridor Sector Development Plan. The subject site is in an area recommended for SU-1 for R-T zoning and residential use (Issue 3, Land Use and Intensity of Development, Policy 3, pages 70-71). Much of the CCSDP is focused on design standards for new development along Coors Boulevard. As the subject site is not located on Coors, general policies that address landscaping materials (Policy 4.B.2) and 20% landscaping coverage for the net lot area (Policy 5.B.1) apply to the subject site. The request is consistent with the 20% coverage policy, however modifications to the landscape plan will be needed to address groundcover materials. Details regarding this compliance will be addressed in the following sections.

Site Plan Layout / Configuration

The existing two-story, 28,344 square-foot building comprises of a section that runs parallel to Sequoia Road and a section running parallel to the west property line, connecting near the northwest corner of the site. The additions to the building are located at the southeast corner of the site, and are comprised of a 1,806 square-foot addition to an existing cafeteria/office area, a 5,160 square-foot multi-purpose building, and a 1,093 square foot annex to the multi-purpose

building. The total addition square footage proposed is 8,059. The height of the 1,806 square-foot addition is approximately 11 feet, the height of the proposed multi-purpose building is approximately 26 feet, and the multi-purpose building annex is approximately 18 feet at the eave.

Vehicular Access, Circulation and Parking

Access to the site is facilitated from two curb cut entrances off Sequoia Road, with circulation on the west side of the site that allows access to the southern area where the additions are proposed. Parking has been calculated according to the parking needs of the entire site, not just the addition portion of the site. Required parking of 53 regular spaces and 4 handicap spaces has been calculated on the site plan, while a total of 73 regular spaces and 6 handicap spaces are proposed.

Pedestrian and Bicycle Access and Circulation, Transit Access

Sidewalks 5 feet in width are located at the front of the existing building adjacent to Sequoia Road, and circulate along the west side of the building and to the southern area of the site where the additions are proposed. Section 14-16-3-1, Off-Street Parking Regulations, of the Zoning Code requires a minimum width of 6 feet for sidewalks in internal site areas, and a minimum width of 8 feet for sidewalk where building facades abut parking areas. The multi-purpose building and annex addition façade does not face the parking area, however the façade does abut the parking area on one corner. The applicant should provide sidewalk, minimum 8 feet in width along the parking area, where the new buildings are proposed.

Lighting and Security

The subject site has existing 18-foot light poles adjacent to the parking area. Exterior wall-mounted light fixtures 18 feet above grade are proposed for the north and south sides of the multi-purpose building. The height of exterior wall mounted light fixtures is not regulated in the City Zoning Ordinance. For light poles, the height is limited to 16 feet where the light pole is within 100 feet of a residential zone (Section 14-16-3-9, Area Lighting Regulations, City Zoning Code). As the subject site is zoned SU-1 and is within 100 feet of SU-1 for R-T zoning, the EPC may regulate the height of these and other exterior light fixtures as deemed appropriate. Staff recommends that any new exterior lighting, both free-standing and building mounted, be limited to 16 feet in height and be of a full-cut-off (shoebox) design.

Landscaping

Policies in the Coors Corridor Sector Development Plan call for a landscape minimum net lot coverage of 20%, and discourages the use of gravel or similar products for groundcover (Issue 3, Land Use and Intensity of Development, Policy 4.B.2, Policy 5.B.1, p. 93-94). Although only a small portion of the site is the subject of this request, landscaping calculations on the site plan include the subject portion and the rest of the site. Site plan calculations verify that the overall percentage of landscaping for the net lot area is 28%, with overall turf coverage at 9%. Turf coverage on a site may not exceed 20% as established in the City's Water Conservation Ordinance. The subject site portion also indicates use of bedded rock in much of the landscape area surrounding the proposed building additions. The CCSDP discourages the use of gravel or similar materials for groundcover. The applicant must replace the gravel with live plant

materials for groundcover, and the plant groundcover must reach 75% ground coverage at full maturity, to address both the groundcover policy in the CCSDP and plant maturity regulations in Section 14-16-3-10, Landscaping Regulations, of the City Zoning Code. A statement addressing the 75% groundcover maturity must also be included on the landscape plan.

Grading, Drainage, Utility Plans

The site plan includes a grading and drainage plan, with utility information shown on the front page of the site plan. Grades over the entire site are relatively flat with a slight dip in the center of the site.

Architecture and Signage

No new signage is proposed with this request. The proposed building additions are located at the southeast corner of the site adjacent to single-family residences, and there are three single-family residences shown on the site plan that are within 20 feet of the proposed multi-purpose building. The height of the 1,806 square-foot addition is approximately 11 feet, the height of the proposed multi-purpose building is approximately 26 feet, and the multi-purpose building annex is approximately 18 feet at the eave. The exterior design and material palette matches the existing buildings, with white stucco, brick veneer, smooth concrete finishes, and bronze metal windows.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The Public Works Department, Transportation Planning Division, has commented that the developer is responsible for permanent improvements to transportation facilities, and has questioned the proposed design of a drive isle adjacent to the proposed parking area.

Neighborhood Concerns

The Vista Grande and West Bluff Neighborhood Associations were notified regarding this request, and neither association requested a facilitated meeting with the developer regarding this request. The West Bluff Neighborhood Association expressed concerns regarding on-street parking surrounding the subject site on Sequoia Road for baseball events at the park to the north of the site.

Conclusions

This is a request for approval of a site development plan for building permit for Lot 22-A, Corona del Sol, located on Sequoia Road NW between Coors Boulevard NW and Alamogordo Road NW, currently zoned SU-1 for PRD, Student Housing, Psychiatric Treatment Facility, and Senior Citizen Apartments. The site contains approximately 2.25 acres. The purpose of the request is to facilitate development of a 1,806 square-foot addition to an existing cafeteria/office area, a 5,160 square-foot multi-purpose building, and a 1,093 square foot annex to the multi-purpose building. The total addition square footage proposed is 8,059. With modifications to the site plan, the request will be in compliance with applicable policies of the Comprehensive Plan, West Side Strategic Plan, Coors Corridor Sector Development Plan, and sidewalk and lighting regulations in the City Zoning Code. Staff recommends approval of this request.

FINDINGS – 04EPC 00107, APRIL 15, 2004

1. This is a request for approval of a site development plan for building permit for Lot 22-A, Corona del Sol, located on Sequoia Road NW between Coors Boulevard NW and Alamogordo Road NW, currently zoned SU-1 for PRD, Student Housing, Psychiatric Treatment Facility, and Senior Citizen Apartments. The site contains approximately 2.25 acres.
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3. The request is consistent with Policy d of the Established Urban goal of the Comprehensive Plan. The scale of the proposed buildings blend in well with the scale of adjacent residential uses and should not negatively impact the neighborhood.
4. The subject site is located within the Ladera Community Area of the West Side Strategic Plan (WSSP). Although the site is located on the east side of the Ladera Community Area, Policy 3.23 of the Ladera Community Area section encourages public facilities in the area as follows: “Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard ...” (WSSP p. 59). The use on the subject site, and the proposed additions, are generally consistent with this WSSP policy.
5. The subject site is located within Segment 2 of the boundaries of the Coors Corridor Sector Development Plan. General policies that address landscaping materials and 20% landscaping coverage for the net lot area apply to the subject site (Issue 3, Land Use and Intensity of Development, Policy 4.B.2, Policy 5.B.1, p. 93-94). The request is consistent with the 20% coverage policy, however modifications to the landscape plan will be needed to address groundcover materials.
6. Additional modifications are needed to the site plan to address sidewalk and lighting to be in full compliance with regulations in the City Zoning Code.
7. There is no known opposition to this request.

RECOMMENDATION – 04 EPC 00107, APRIL 15, 2004

APPROVAL of 04 EPC 00107, a request for approval of a site development plan for building permit for Lot 22-A, Corona del Sol, located on Sequoia Road NW between Coors Boulevard NW and Alamogordo Road NW, currently zoned SU-1 for PRD, Student Housing, Psychiatric Treatment Facility, and Senior Citizen Apartments, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 04 EPC 00107, APRIL 15, 2004

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. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:**

Conditions of approval for the proposed Amendment to Site Development Plan for Building Permit shall include:

- 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.
- d. What is the intent, of the extension of the drive isle adjacent to the proposed 17 additional parking spaces? If it is to simply function as a key way, then it only needs to be five foot deep. If it is not striped, clearly marked or reduced in size, it will be used for parking which is not desirable.

3. The applicant must replace the gravel indicated on the landscape plan with live plant materials for groundcover as recommended by Issue 3, Land Use and Intensity of Development, Policy 4.B.2, in the Coors Corridor Sector Development Plan, and the plant groundcover must reach

75% ground coverage at full maturity, to address both the groundcover policy in the CCSDP and plant maturity regulations in Section 14-16-3-10, Landscaping Regulations, of the City Zoning Code. A statement addressing the 75% groundcover maturity must also be included on the landscape plan.

4. The applicant shall provide sidewalk, minimum 8 feet in width along the parking area where the new buildings are proposed, as required in Section 14-16-3-1, Off-Street Parking Regulations, of the City Zoning Code.

5. The applicant shall modify the height of all proposed exterior lighting to 16 feet. The applicant shall also provide a statement on the site development plan for building that states the following: "Any new exterior lighting, both free-standing and building mounted, shall be limited to 16 feet in height and be of a full-cut-off (shoebox) design."

***Makita Hill
Planner***

cc: Desert Hills Treatment Center, 5810 Sequoia NW, Albuquerque, NM 87120
Inner City Development Corp., 708 San Mateo SE, Albuquerque, NM 87108
Berent Groth, Vista Grande, 3546 Sequoia Pl. NW, Albuquerque, NM 87120
Linda Socha, Vista Grande, 3516 Vista Grande NW, Albuquerque, NM 87120
John Landman, West Bluff, 2236 Ana Ct. NW, Albuquerque, NM 87120
Dr. Joe Valles, West Bluff, 5020 Grande Vista Ct. NW, Albuquerque, NM 87120

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed, no comments.

Office of Neighborhood Coordination

Vista Grande ®

West Bluff ®

PUBLIC WORKS DEPARTMENT

Transportation Development:

- All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- 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).
- Site plan shall comply and be designed per DPM Standards.
- What is the intent, of the extension of the drive aisle adjacent to the proposed 17 additional parking spaces? If it is to simply function as a key way, then it only needs to be five foot deep. If it is not striped, clearly marked or reduced in size, it will be used for parking which will not be desirable.

Utility Development:

- It is unclear whether a new water meter is to be included for the multi-purpose structure to be located at the southeast corner of the site or if service will be obtained from the existing meter. Records indicate that the site is currently served by a size 5 water meter. There is no fire line account currently associated with this site. The proposed site plan does show a fire protection line serving a portion of the new addition. As such, a new fire line account must be setup with New Services. Fire protection requirements must be verified with the Fire Marshal prior to DRB approval. Installation of a new fire hydrant may also prove necessary.

Traffic Engineering Operations:

- No comments received.

Hydrology:

- No adverse comments.

Transportation Planning:

- No adverse comments regarding on-street bikeways, off-street trails or roadway system facilities.

Street Maintenance:

- No comments received.

Water Resources, Water Utilities and Wastewater Utilities:

- No comments received.

New Mexico Department of Transportation:

- No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:

Conditions of approval for the proposed Amendment to Site Development Plan for Building Permit shall include:

- 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.
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ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

No comment.

PARKS AND RECREATION

Planning and Design

This facility is across the street from the existing Redlands Park, this request has no negative impact on the Park. No objection to the request.

Open Space Division

No adverse comment.

POLICE DEPARTMENT/Planning
maintenance of landscaping

traffic volume

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Disapproved, may require double enclosure,(call for details, 761-8142).

FIRE DEPARTMENT/Planning
General

New construction will be reviewed through the normal City of Albuquerque Plans Review Process. Items to be reviewed by AFD will be but not limited to, fire hydrants, fire department access, fire alarm systems, sprinkler systems, as well as accessible fire department connections.

Fire Hydrants

New construction, building additions or reconstruction will require a "Fire Flow Statement" to determine the number of fire hydrants required and their spacing. Fire flow statements for construction must be obtained prior to DRB. *(Additional fire hydrants may be needed for this site. See AFD/FMO planner).*

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No comment

ALBUQUERQUE PUBLIC SCHOOLS

No adverse comments to the above requests (SU-1 for PRD on 2.2556 acres) for **Desert Hills Center for Youth & Families** located on Soqioia NW between Coors NW and Alamogordo NW.

MID-REGION COUNCIL OF GOVERNMENTS

No adverse comment.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

No comment based upon the information provided to date



Future Solutions, Inc.
Facilitators Report

Dated: Tuesday, March 30, 2004
Facilitator: Shannon Watson

Makita Hill
Planning Department
600 2nd Street NW
Third Floor
Albuquerque, NM 87102

RE: Project #1003220

Makita:

I have spoken with Linda Socha of the Vista Grande N.A. and Dr. Joe Valles of the West Bluff N.A. in regard to the proposed expansion of the Desert Hills Treatment Center. Both neighborhood associations do not feel the need for a facilitated meeting at this time.

Dr. Valles did express concern over parking at the facility. Dr. Valles stated that during baseball season, families park in the street and walk to the field creating an unsafe situation for the residents of the community. Dr. Valles spoke with the agent of Desert Hills Treatment Center, Bernard Loeffler, Jr. of Inner City Development Corporation in regard to the parking situation.

Mr. Loeffler stated that: 1) 23 additional parking spaces will be added to the Desert Hills Treatment Center and 2) that he would support having the City of Albuquerque restrict on-street parking South of Sequoia during baseball season.

West Bluff and Vista Grande neighborhood associations currently support this project; however, Dr. Valles, with the support of Mr. Loeffler, strongly encourages the City of Albuquerque to restrict on-street parking South of Sequoia during baseball season to ensure the safety of the residents in the community.

If you have any questions, please contact me at 505-259-7681.

Sincerely,

Shannon Watson
Future Solutions, Inc.
Shannon_d_Watson@hotmail.com
505-259-7681

CC:

JoEllen Howarth	Albuquerque ADR Office
Don Newton	Office of Neighborhood Coordination
Debbie Miera	Land Use Facilitation Coordinator
Bernard Loeffler, Jr.	Inner City Development Corp., agent of Applicant
Linda Socha	Vista Grande N.A.
Dr. Joe Valles	West Bluff N.A.



"Shannon Watson"
<shannon_d_watson@
hotmail.com>

To: dnewton@cabq.gov, Bkmiera@aol.com, jhowarth@cabq.gov
cc:
Subject: Project 1003223

03/30/04 01:54 PM

Makita Hill
Planning Department
600 2nd Street NW
Third Floor
Albuquerque, NM 87102

RE: Project #1003220

Makita:

I have spoken with Linda Socha of the Vista Grande N.A. and Dr. Joe Valles of the West Bluff N.A. in regard to the proposed expansion of the Desert Hills Treatment Center. Both neighborhood associations do not feel the need for a facilitated meeting at this time.

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If you have any questions, please contact me at 505-259-7681.

Sincerely,

Shannon Watson
Future Solutions, Inc.
Shannon_d_Watson@hotmail.com
505-259-7681

CC:

JoEllen Howarth
Don Newton
Debbie Miera
Bernard Loeffler, Jr.

Albuquerque ADR Office
Office of Neighborhood Coordination
Land Use Facilitation Coordinator
Inner City Development Corp.,

agent of
Applicant
Linda Socha
Dr. Joe Valles

Vista Grande N.A.
West Bluff N.A.

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<http://toolbar.msn.com/go/onm00200414ave/direct/01/>

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 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 checked="" type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L		
STORM DRAINAGE	D	APPEAL / PROTEST of...	A
<input type="checkbox"/> Storm Drainage Cost Allocation Plan		<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: DESERT HILLS TREATMENT CENTER PHONE: 505-836-7330
 ADDRESS: 5310 SEQUOIA NW FAX: 505-836-7434
 CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): INNERCITY DEVELOPMENT CORP PHONE: 505-254-1599
 ADDRESS: 708 SAN MATEO SE FAX: 505-266-1802
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: _____

DESCRIPTION OF REQUEST: DRB APPROVAL OF EPC PN: 1003220 CN: 04EPC00107
DRB Final Sign-off for EPC. Approve SDP for Bldg Permit

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 22-A Block: _____ Unit: _____
 Subdiv. / Addn. CORONA DEL SOL
 Current Zoning: SU-1 PRO Proposed zoning: SU-1
 Zone Atlas page(s): G11 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 2.2556 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. 101106 031117340 643 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: ON SEQUOIA RD NW
 Between: COORS RD NW and ALAMOGORDO RD NW

CASE HISTORY: Makita 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.): SP89-251
04EPC00107

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

SIGNATURE [Signature] DATE _____
 (Print) BERNARD P. WOFFLER, JR Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04, 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB</u> - <u>00922</u>	<u>SBP</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>6-23-04</u>			Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	<u>6-15-04</u>			\$ <u>0</u>
	Planner signature / date	Project #		
		<u>1003220</u>		

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) PAID W/EPC FILING
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.

BERNARD P. LOEFFLER, JR INNERCITY DEV CORP
Applicant name (print)
[Signature] 1/16/04
Applicant signature / date



Form revised September 2001

- Checklists complete
Fees collected
Case #s assigned
Related #s listed
Application case numbers
04DAB - -00922

[Signature]
Planner signature / date
Project # 1003220

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 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 checked="" type="checkbox"/> ...for Building Permit	EPC	<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: DESERT HILLS TREATMENT CENTER PHONE: 505-836-7330
 ADDRESS: 5310 SEQUOIA NW FAX: 505-836-7434
 CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: _____
 Proprietary interest in site: OWNED
 AGENT (if any): INNER CITY DEVELOPMENT CORP. PHONE: 505-254-1599
 ADDRESS: 708 SAN MATEO SE FAX: 505-266-1802
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: _____

DESCRIPTION OF REQUEST: SITE PLAN APPROVAL OF BUILDING ADDITION

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 22-A Block: _____ Unit: _____
 Subdiv. / Addn. CORONA DEL SOL
 Current Zoning: SU-1, PRD Proposed zoning: SU-1
 Zone Atlas page(s): G-11 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 2.2556 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. 101100 03117340 643 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: ON SEQUOIA RD NW
 Between: CUERS RD NW and ALAMAGORDO RD NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z, V, S, etc.): SP-89-251

N/A RJA CONDUCTED SEARCH 1/27/04 NO PRIOR CASE NO ON FILE

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

SIGNATURE [Signature] DATE 1-12-04
 (Print) BERNARD P. LOEFFLER JR 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>04EPC</u>	<u>SPBP</u>	<u>P-1</u>	<u>\$255.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>00107</u>	<u>NOTE, FLE</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CONFL. MGMT. FEE</u>		<u>\$ 50.00</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"/> E.H.D.P. density bonus				\$
<input type="checkbox"/> E.H.D.P. fee rebate				\$
	Hearing date			Total
	<u>MARCH 18, 04</u>			<u>\$ 380.00</u>

[Signature] 1/27/04
 Planner signature / date

Project # 1003220

FORM P(1): SITE PLAN REVIEW - E.P.C. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION**
- IP MASTER DEVELOPMENT PLAN**

Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings.
 For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 Site plans and related drawings reduced to 8.5" x 11" format
 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
 Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 Completed Site Plan for Subdivision and/or Building Permit Checklist
 Sign Posting Agreement
 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 Fee (see schedule)
 Any original and/or related file numbers are listed on the cover application
EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. Your attendance is required.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY

Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings.
 Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **30** copies for EPC public hearings.
 Site plans and related drawings reduced to 8.5" x 11" format
 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
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 Completed Site Plan for Subdivision and/or Building Permit Checklist
 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 Fee (see schedule)
 Any original and/or related file numbers are listed on the cover application

NOTE: For wireless telecom facilities (administrative reviews that have been referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:

Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
 Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
 Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
 Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
 Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
 Registered Engineer's stamp on the Site Development Plans
 Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius
EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. 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) **30** copies for EPC public hearings
 DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings
 DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30** copies for EPC public hearings
 Site plans and related drawings reduced to 8.5" x 11" format
 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
 Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 Sign Posting Agreement
 Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 Fee (see schedule)
 Any original and/or related file numbers are listed on the cover application
EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. 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.

BERNARD P. LASTRUP JR. / WINTERCITY DEVELOPMENT CO.
 Applicant name (print)
[Signature]
 Applicant signature / date



Form revised May 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 O/EPC - 00107

[Signature] 1/27/04
 Planner signature / date
Project # 1003220

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: DESERT HILLS Date of request: 01/12/04 Zone atlas page(s): G-11

CURRENT: Zoning STUDENT HOUSING SU-1 PSYCH TREATMENT Legal Description - Lot or Tract # 22-A Block # 0000

Parcel Size (acres / sq.ft.) 2.2556 ACRES Subdivision Name CORONA DEL SOL

REQUESTED CITY ACTION(S):

- | | | | | | | |
|------------|-----|-----------------|-----|------------------------|-----------------|-------|
| Annexation | [] | Sector Plan | [] | Site Development Plan: | Building Permit | [X] |
| Comp. Plan | | Zone Change | [] | a) Subdivision | Access Permit | [] |
| Amendment | [] | Conditional Use | [] | b) Build'g Purposes | Other | [] |
| | | | | c) Amendment | | [] |

PROPOSED DEVELOPMENT:

- No construction / development []
- New Construction []
- Expansion of existing development [X]

GENERAL DESCRIPTION OF ACTION: 1

of units - _____ - MULTI-PURPOSE
 Building Size - 9152 (sq. ft.) BLDG.
 - OFFICE BLDG.

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative [Signature] Date 1/15/04
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []
Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES [] NO [X] Mitigating reasons for not requiring TIS: Previously studied: []

Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature] 1-15-04
TRAFFIC ENGINEER DATE

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

Required TIS **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS - SUBMITTED ___/___/___
- FINALIZED ___/___/___
TRAFFIC ENGINEER _____ DATE _____

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

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

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

 2/14/04
Applicant or Agent Signature / Date

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

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

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

Accompanying Material

- A. 82" x 11" reduction for each plan sheet.
- B. Written project summary. Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' [Other scales as approved by staff]
3. Bar scale
4. North arrow
5. Scaled vicinity map
6. Existing structures on the site and within 20 feet of the site boundaries
7. Property lines (clearly identify)
8. Existing and proposed easements (identify each)

B. Proposed Development

1. Structural

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

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: _____ provided: _____
 Handicapped spaces required: 4 provided: 6
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: _____ provided: _____
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

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

4. Utilities

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

5. Phasing

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

SHEET #2 - LANDSCAPING PLAN

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

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- N/A 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - N/A C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system
- N/A 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 - PRELIMINARY GRADING PLAN -

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

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

A. General Information

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

B. Grading Information

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

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

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

B. Signage

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

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

Desert Hills

A Comprehensive Behavioral Treatment Center
For Adolescents & Their Families

City of Albuquerque
Planning Department
Development Services Division
600 2nd NW
Albuquerque, NM 87102

Subject: Site Development Plan for Building Permit

Desert Hills Center for Youth and Families of 5310 Sequoia Rd NW, Albuquerque, NM 87120 requests approval of a Site Plan Development Plan for Building Permit for the installation of a building addition of 1,806 sq ft and the construction of a separate structure of 7,346 sq ft to be located on tract 22-A of Corona Del Sol Subdivision. The current site contains an existing 28,344 sq ft, two story building with parking, landscape and turf.

The purpose for the addition is to provide additional cafeteria and office space for staff support for programmed on-site services. The facility will be constructed in accordance with the current building codes, and applicable life safety codes. The facility includes (4) offices, (1) storage room, and 920 sq ft addition to the existing cafeteria.

The requested new facility will be used as a Physical Education Training area during inclement weather, Physical Education classrooms and storage of PE Equipment. The new facility consists of a 5,160 sq ft pre-engineered structure with a two story annex housing the classrooms and washrooms. The facility will be finished to match existing site finishes.

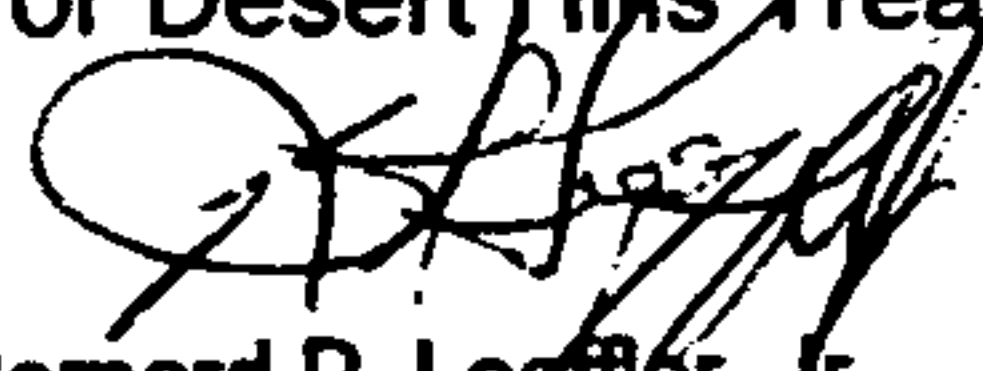
The following information is contained in the application set:

1. Evidence of notification of recognized Neighborhood Associations provided by the Office of Community and Neighborhood Coordination, with copies of notification material mailed.
2. Current Zone Map (G-11) containing property (highlighted).
3. Complete Site Plan of proposed action, with required drawings.
4. Letter of authorization by the property owner.
5. Sign Posting Agreement.
6. Completed Site Plan for Building Permit Checklist.
7. TIS/AQIA form.
8. Original and related file numbers:

The following information is provided for quick reference.

1. Property Owner: Introspect Healthcare Corporation of New Mexico dba Desert Hills
2. Property Address: 5310 Sequoia Rd NW, Albuquerque, NM 87120
3. Legal Description: Tract 22-A, Corona Del Sol Subdivision
4. Current Zoning: SU-1 Proposed Zoning: SU-1 (No Change) Zone Atlas Page: G-11
5. Current Facility Size: 28,344 sq ft Proposed Addition: 9,152 Sq ft Total: 37,496 sq ft.
6. Additional Facility Use: Office, cafeteria, storage, Physical Education Training
7. Neighborhood Associations: (2) Vista Grande NA and West Bluff NA
8. Point of Contact: Bernard P. Loeffler, Inner City Development Corporation for Desert Hills
708 San Mateo Blvd SE, Albuquerque, NM 87108 (505) 254-1599

For Desert Hills Treatment Center


Bernard P. Loeffler, Jr.
Inner City Development Corporation

Desert Hills

A Comprehensive Behavioral Treatment Center
For Adolescents & Their Families

City of Albuquerque
Planning Department
Development Services Division
600 2nd NW
Albuquerque, NM 87102

Subject: Site Development Plan for Building Permit

Desert Hills Center for Youth and Families (Introspect Healthcare Corporation of New Mexico) hereby authorizes Inner City Development Corporation to apply, on behalf of Desert Hills, for approval of a Site Development Plan for Building Permit for the expansion proposal of the existing facilities.

If additional information is please feel free to contact me at 505-836-7330.

Sincerely,


Carol Bickelman
CEO- Desert Hills



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Date: January 9, 2004

TO CONTACT NAME: Bernie Saffler
COMPANY/AGENCY: % Inner City Development Corp.
ADDRESS/ZIP: 708 San Mateo SE 87108
PHONE/FAX #: 254-7565 / 266-1802

Thank you for your inquiry of 1-9-04 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract 22-A, Corona Del Sol located on 5210 Seaboard NW zone map page(s) 4-11

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

Vista Grande
Neighborhood Association
Contacts: Berent Groth
3546 Sequoia A. NW/87120
836-5542 (W) 266-6700 (W)
Linda Socha
3516 Vista Grande NW
839-0347 (W) 87120

West Bluff
Neighborhood Association
Contacts: John Sandman
2236 Ana Ct NW
831-2063 (W) 87120
Dr. Joe Valdes
5028 Grande Vista Ct. NW
836-1847 (W) 87120

See reverse side for additional Neighborhood Association Information: YES { } NO

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,
Palma S. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

.....
Attention: Both contacts per neighborhood association need to be notified.
.....

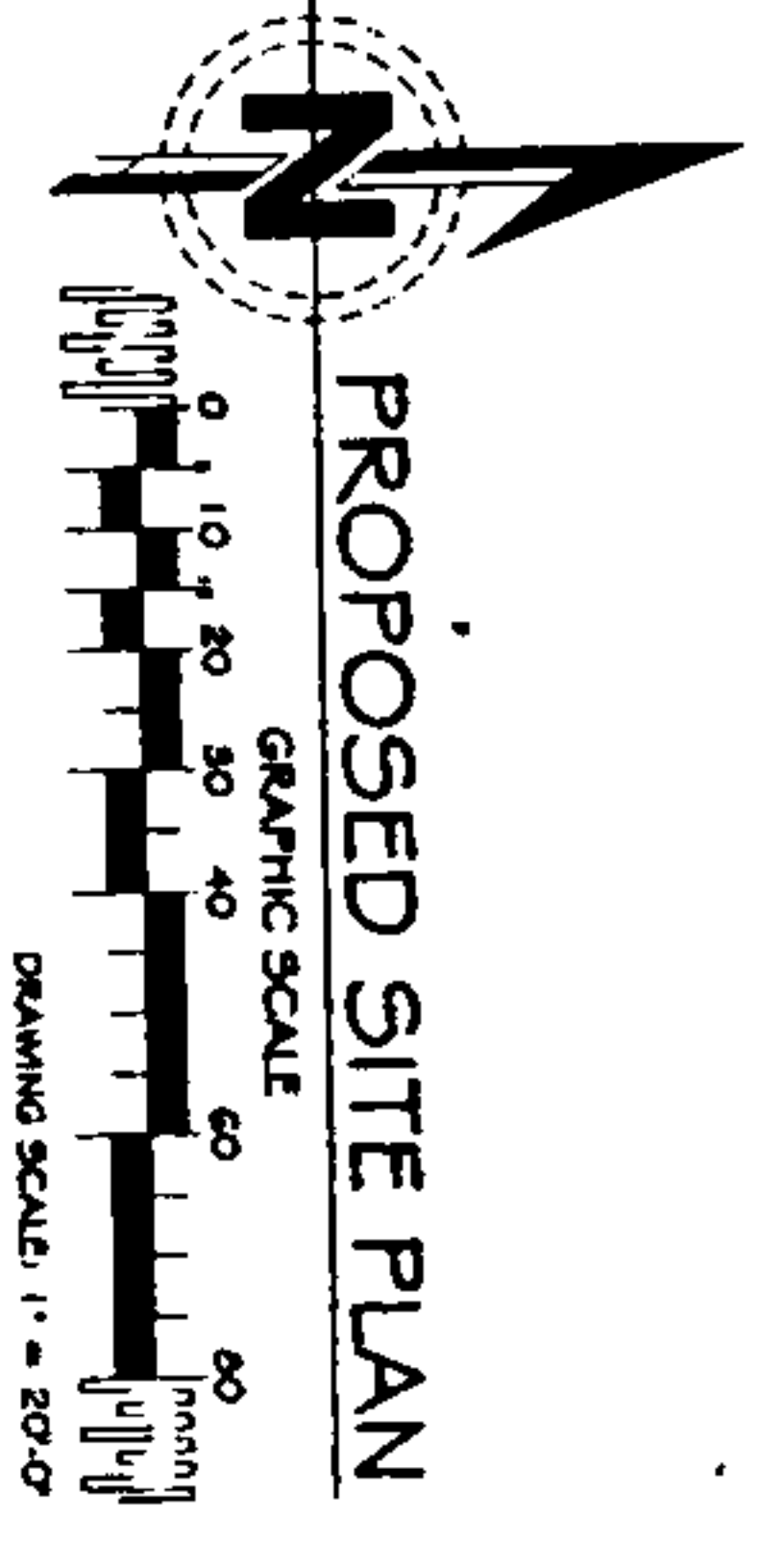


DESERT HILLS
5310 SEQUOIA RD NW
ALBUQUERQUE, NM 87120

SITE PLAN APPROVAL

022001

DESERT HILLS
5310 SEQUOIA RD NW
PRIOR FILE REFERENCE
SP-89-251



PROPOSED SITE PLAN
GRAPHIC SCALE
0 10 20 30 40 50 60 70 80 90
DRAWING SCALE: 1" = 20'-0"

PROJECT DATA
ADDRESS: 5310 SEQUOIA NW, ALBUQUERQUE, NM
LOCAL DESCRIPTION: TRACT 22-A, CONDOMINIUM SUBDIVISION
TOTAL SIZE: 2.282 ACRES
TOTAL EXISTING BUILDING AREA: 28,344 SQ FT
TOTAL ADDITION TO EXISTING: 51,152 SQ FT
TOTAL BUILDING AREA: 81,496 SQ FT
TOTAL GARAGE SPACE: 75
TOTAL ADDITIONAL: 6
TOTAL: 81
LAND USE ZONE: S-U1 STUDENT HOUSING, PSYCHIATRIC TREATMENT
EXISTING BUILDING CONDT TYPE: 1L-1HR, ADDITION: TYPE V-4N

KEYED NOTES
1. EXISTING EXTERIOR ROOF AND LIGHT FIXTURE HD AT 18'-0" AFD
2. EXISTING SURFACE WITH EXTERIOR LIGHT FIXTURE AT 18'-0" AFD
3. PROPOSED EXTERIOR WALL WITH LIGHT FIXTURE AT 18'-0" AFD

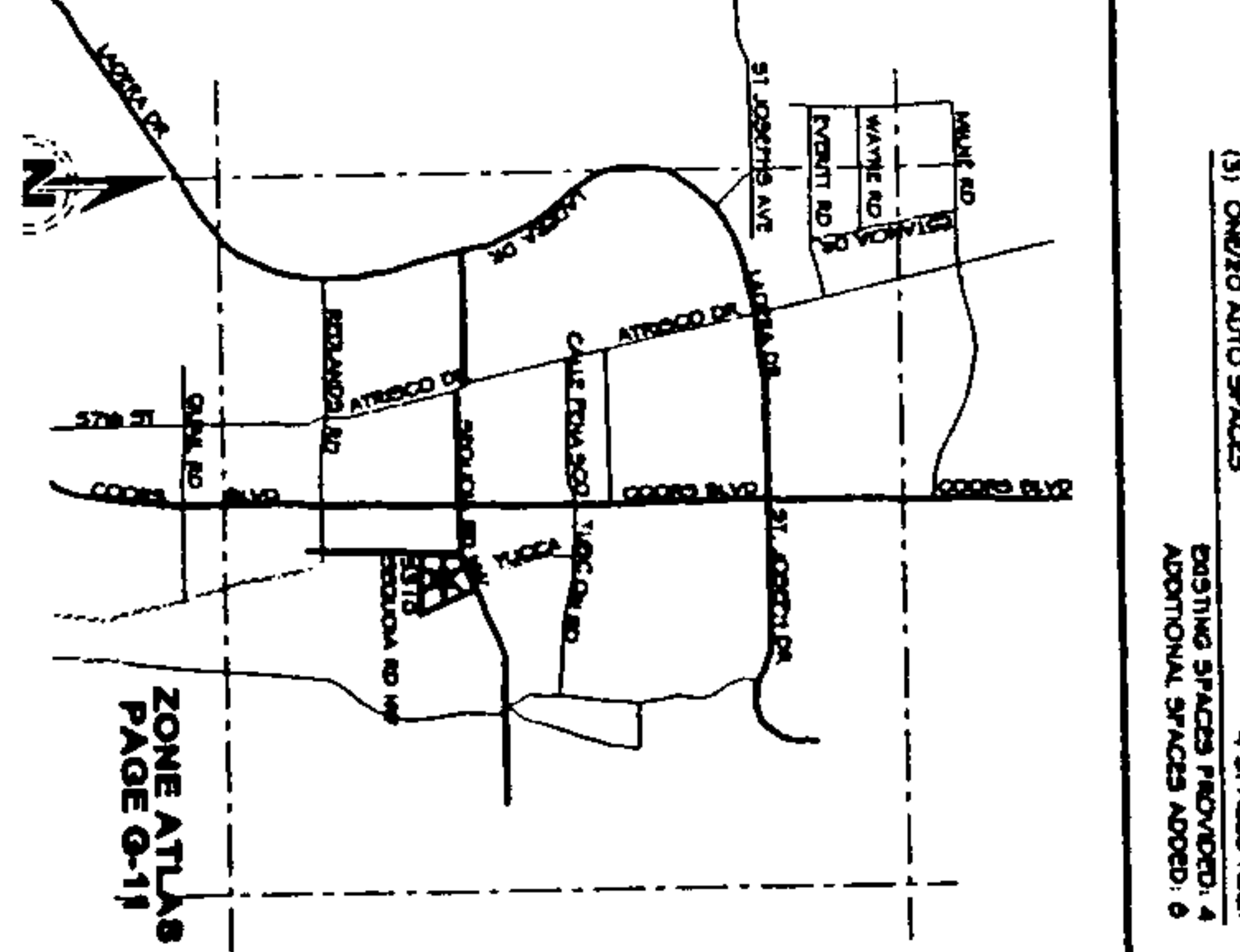
KEY
--- EXISTING BUILDING
--- PROPERTY LINE
-W- STORM DRAIN
-W- WATER
-S- SANITARY SEWER
-E- ELECTRICAL

ALLOWABLE AREA (CHAPTER 5)

OCC. GP.	ACTUAL AREA	TYPE	CONDT	ALLOWABLE AREA
A-3	1,840 SQ FT	R-1M	1.1	8,100 SQ FT (TABLE 5-B)
				9,100 SQ FT (504.2)
				11,875 SQ FT (505.1)
				28,375 SQ FT (505.3)
				59,150 SQ FT TOTAL
R-1	14,111 SQ FT	R-1	1.1	13,500 SQ FT (TABLE 5-B)
				13,500 SQ FT (504.2)
				16,875 SQ FT (505.1)
				49,675 SQ FT (505.3)
				87,750 SQ FT TOTAL
B	13,499 SQ FT	B-1	1R	16,000 SQ FT (TABLE 5-B)
				16,000 SQ FT (504.2)
				22,500 SQ FT (505.1)
				59,500 SQ FT (505.3)
				117,000 SQ FT TOTAL
D	6,046 SQ FT	D-1	1M	12,000 SQ FT (TABLE 5-B)
				12,000 SQ FT (505.3)
				24,000 SQ FT TOTAL

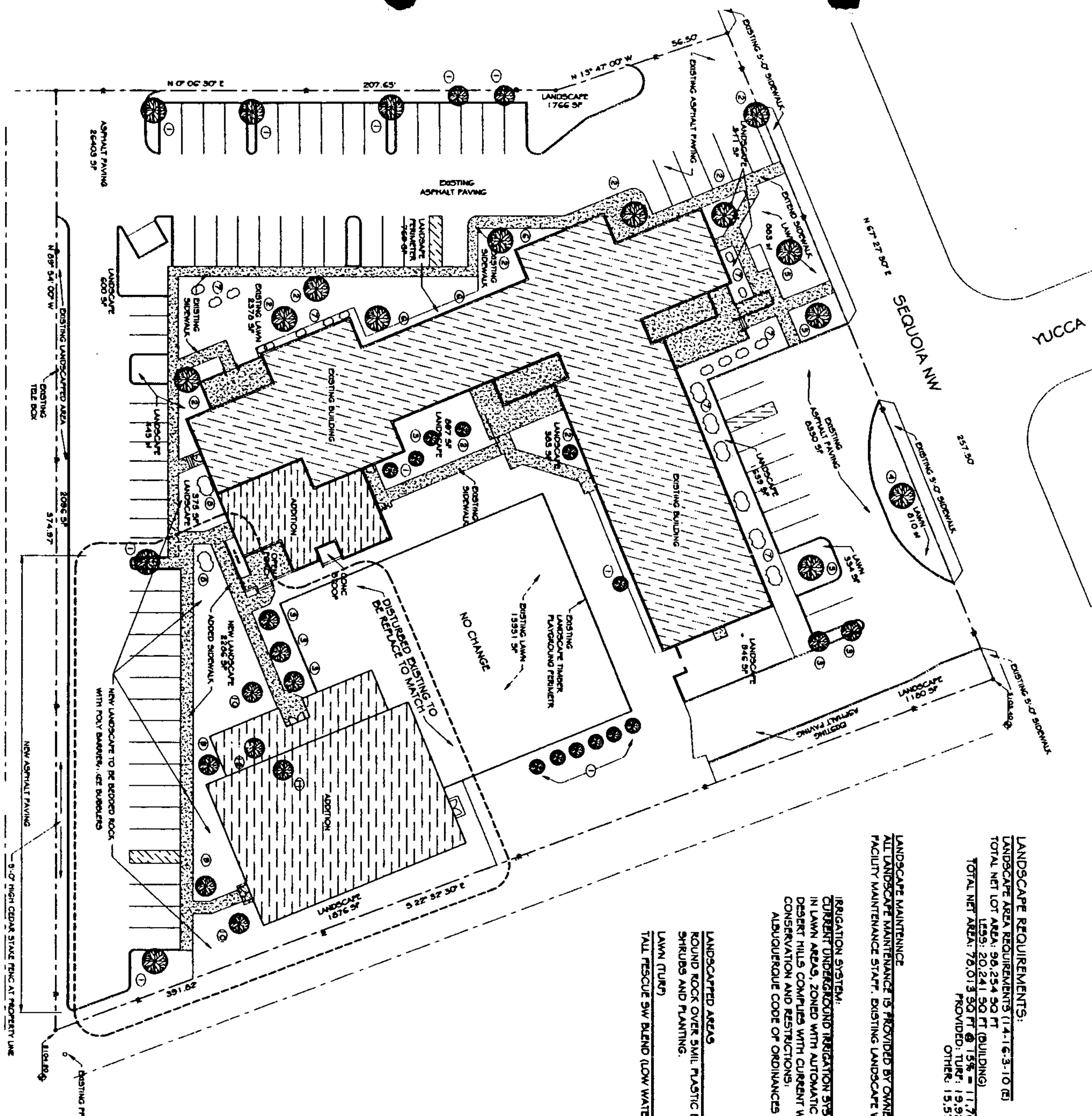
MINIMUM OCCUPANCY RATIO
1.840 + 14,111 + 13,499 = 28,450
8,100 + 16,000 + 12,000 = 36,100
0.51 = 1.15 = 0.33 = 0.42 = < 1

PARKING REQUIREMENTS:
1.4.1.5-3.1 OFF-STREET PARKING REGULATIONS (40 MAX CLIENTS)
A (7) ONE PLUS ONE CLIENTS (40 MAX CLIENTS)
A (21) ONE PER 200 SF NET LEASABLE 1ST FLOOR
ONE PER 500 SF NET LEASABLE 2ND FLOOR
A (22) ONE SPACE/SEAT @ 50' PER SEAT (1.2 3-SEATER BENCH) 1.3 SPACES REQ
ONE SPACE/SEAT @ 30' PER SEAT (1.2 3-SEATER BENCH) 1.9 SPACES REQ
AL REQUIRED 32 SPACES REQ
AL PROVIDED 73 SPACES
AL PROVIDED IN REPROPOSED PLAN 6 SPACES
BICYCLE PARKING REQUIREMENTS:
1.4.1.6-3.1 (B) (2) ONE IN RESIDENCE (CLIENTS) 4 SPACES REQ.
1.4.1.6-3.1 (B) (3) ONE/20 AUTO SPACES 8 SPACES REQ.
EXISTING SPACES PROVIDED: 7
ADDITIONAL SPACES ADDED: 6



ZONE ATLAS
PAGE G-11

DESERT HILLS CENTER FOR YOUTH & FAMILIES
ALBUQUERQUE, NEW MEXICO
SITE PLAN APPROVAL
PROPOSED SITE PLAN PROJECT DATA
DESERT CITY DEVELOPMENT CORPORATION
DRAWN BY: B. LOFTLER
DATE: DEC 03
SHEET NO. 1



LANDSCAPE REQUIREMENTS:
 LANDSCAPE AREA REQUIREMENTS (1.4.1.6.3-1.0 (E))
 TOTAL NET LOT AREA: 96,254 SQ FT
 LESS: 20,241 SQ FT (BUILDING)
 PROVIDED: TURF: 19,924 SQ FT
 OTHER: 15,570 SQ FT

LANDSCAPE MAINTENANCE
 ALL LANDSCAPE MAINTENANCE IS PROVIDED BY OWNERS
 FACILITY MAINTENANCE STAFF, EXISTING LANDSCAPE WELL MAINTAINED.

IRIGATION SYSTEM:
 CURRENT UNDERGROUND IRRIGATION SYSTEM
 IN LAWN AREAS, ZONED WITH AUTOMATIC TIMER
 DESERT HILLS COMPLIES WITH CURRENT WATER
 CONSERVATION AND RESTRICTIONS:
 ALBUQUERQUE CODE OF ORDINANCES 6-1-1-5

LANDSCAPED AREAS
 ROUND ROCK OVER SMALL PLASTIC BARRIER WITH SMALL BUSHES,
 SHRUBS AND PLANTING.
 LAWN (TURF)
 TALL FESCUE SW BLEND (LOW WATER) TURF MIX

PLANT MATERIAL

SYM	QTY	COMMON NAME
①	15	EXISTING OREGON ASH TREE
②	9	EXISTING SUGAR MAPLE TREE
③	6	EXISTING COMMON MULBERRY
④	1	EXISTING LONG NEEDLED PINE
⑤	3	EXISTING SOUTHERN PINE
⑥	3	EXISTING CHINESE REDBUD
⑦	23	EXISTING YUCCA
⑧	2	NEW FLOWERING PLUM (1" CALIPER)
⑨	2	NEW LOCUST (2" CALIPER)
⑩	1	NEW OREGON ASH (2" CALIPER)
⑪	1	REMOVED ASH
⑫	1	REMOVED MAPLE

BUILDING FOOTPRINT 22,231 SF 22.6%

ASPHALT PAVING 34,733 SF 35.4%

LANDSCAPED AREAS 15,570 SF 15.0%

LAWN (GRASS) 19,356 SF 19.7%

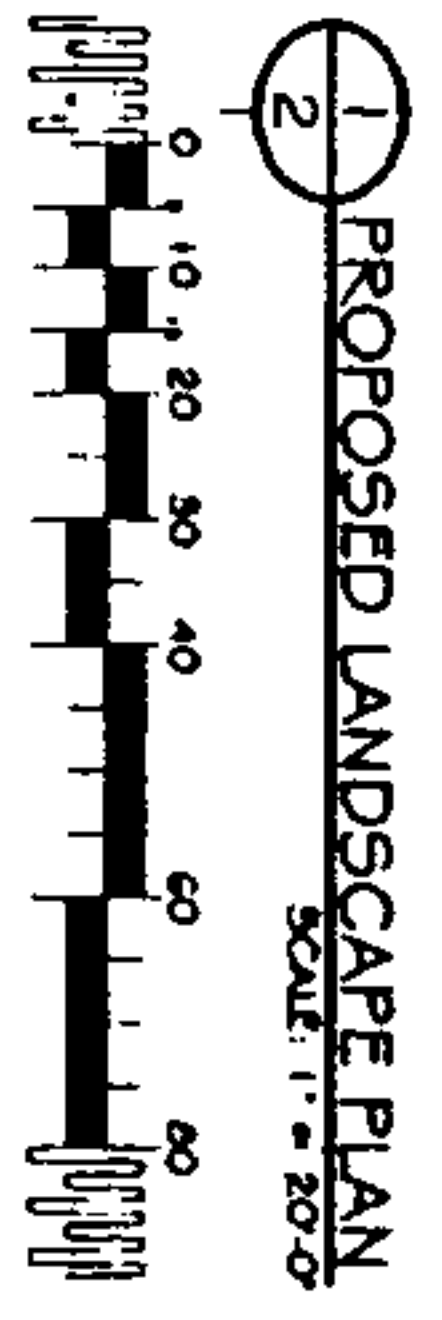
CONCRETE SIDEWALKS & PORCHES 6,364 SF 6.5%

TOTAL 90,254 SF 2.2556 ACRES

NOTE: REQUESTED SITE PLAN CHANGE REDUCES EXISTING TURF BY 13,200 SQ FT (13.4%)



**DESERT HILLS
 5210 SEQUOIA RD NW
 SITE PLAN AMENDMENT**

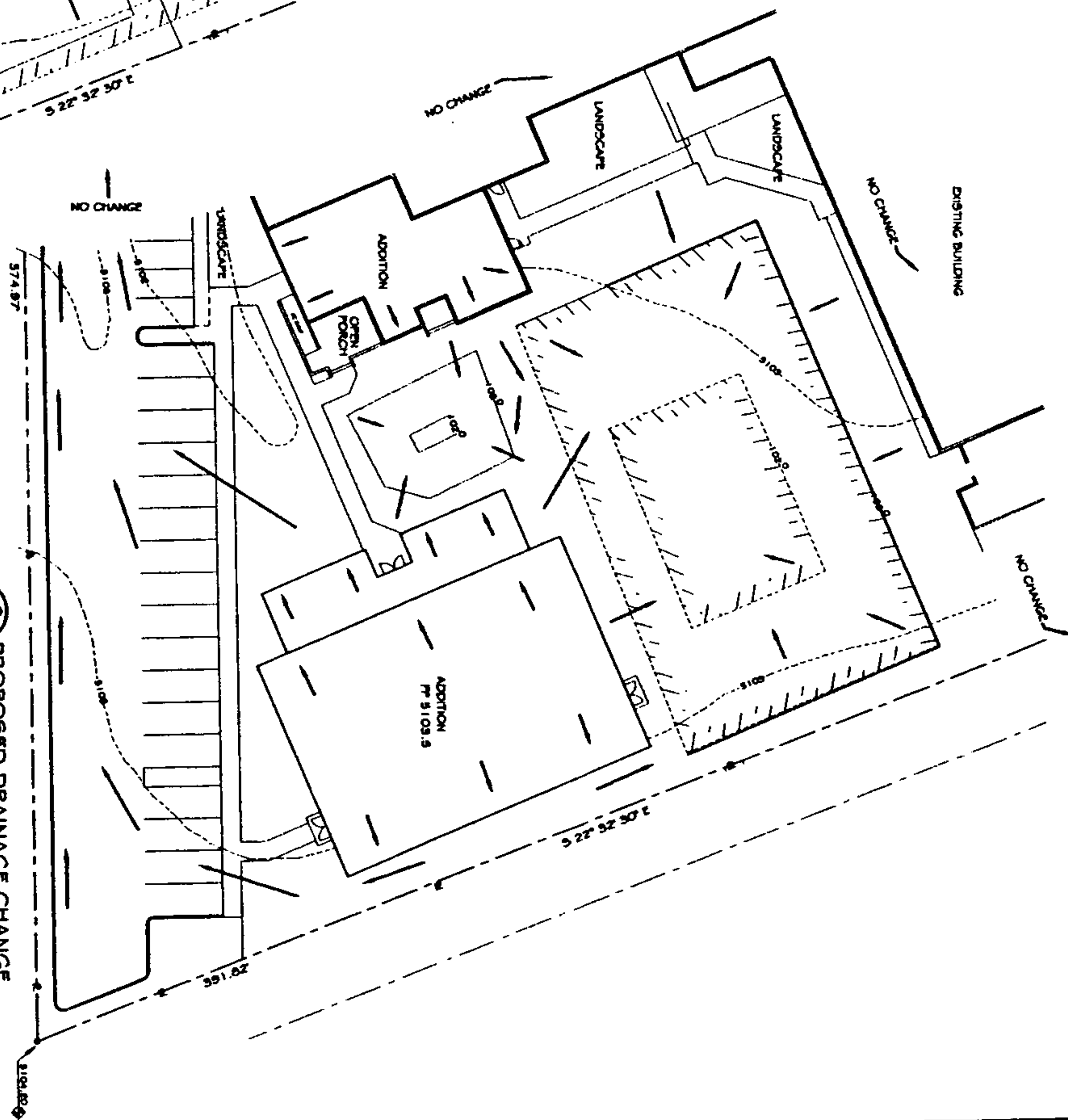
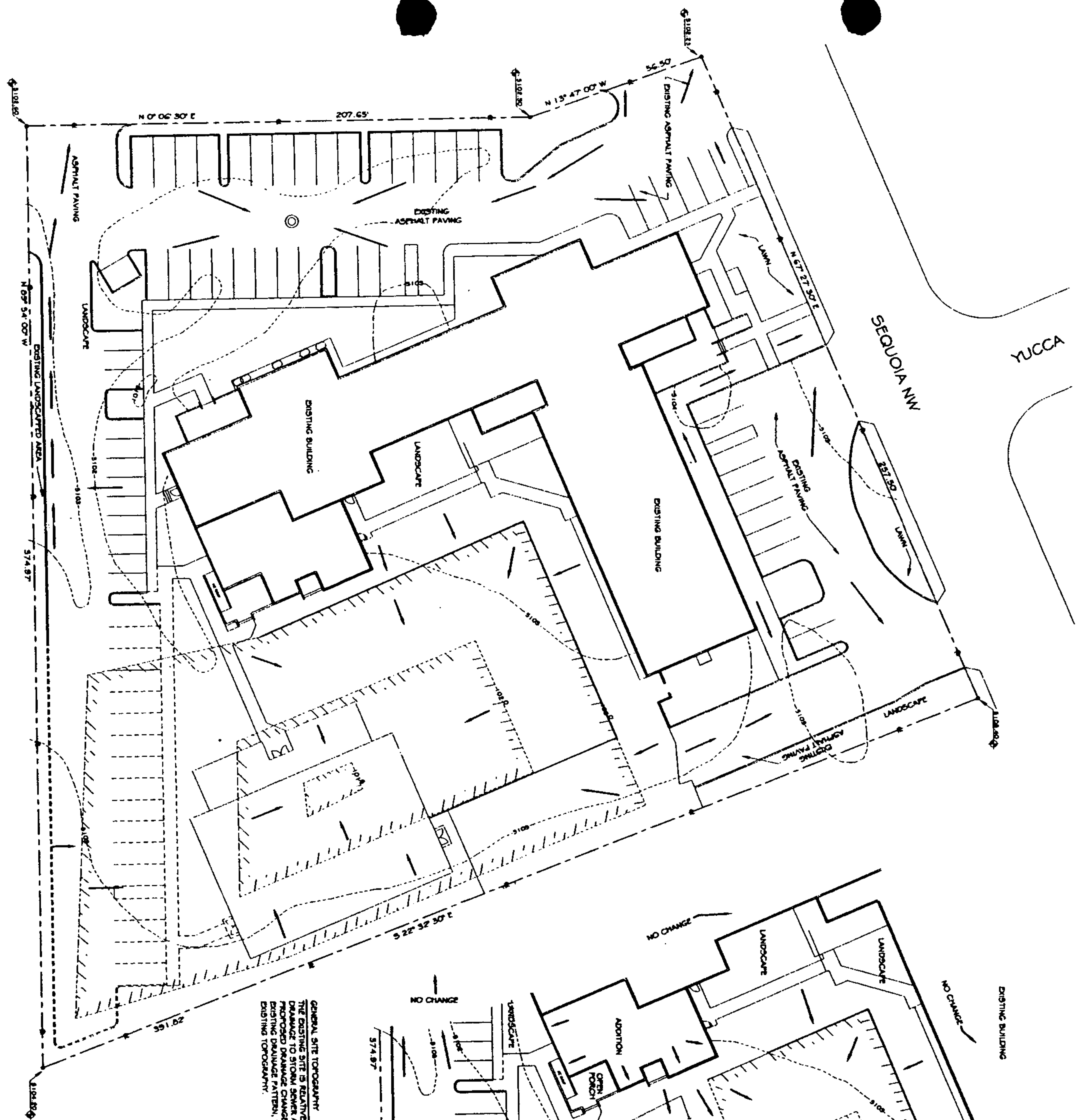


SITE PLAN APPROVAL

DESERT CITY DEVELOPMENT CORPORATION

DATE: DEC 03

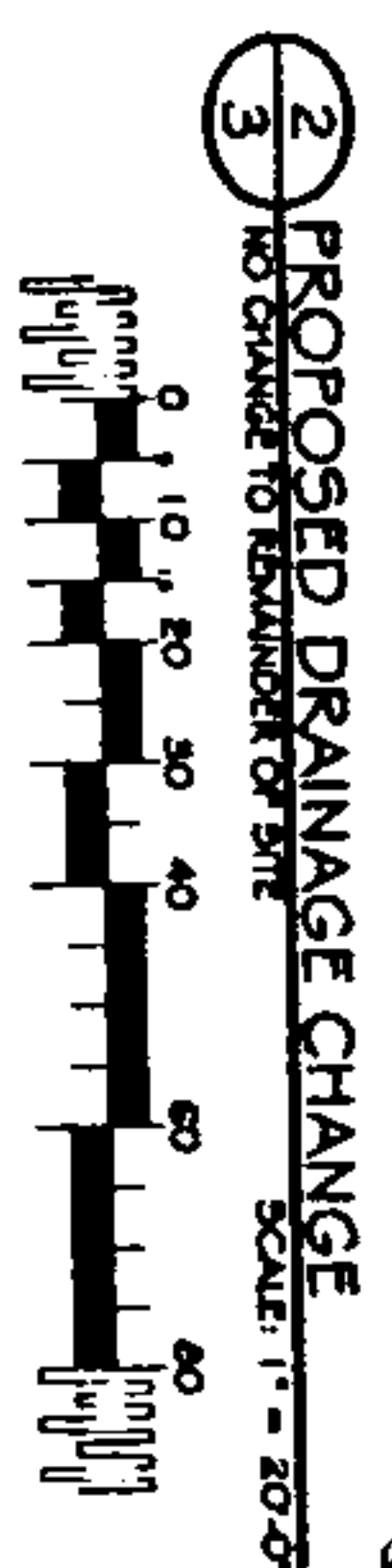
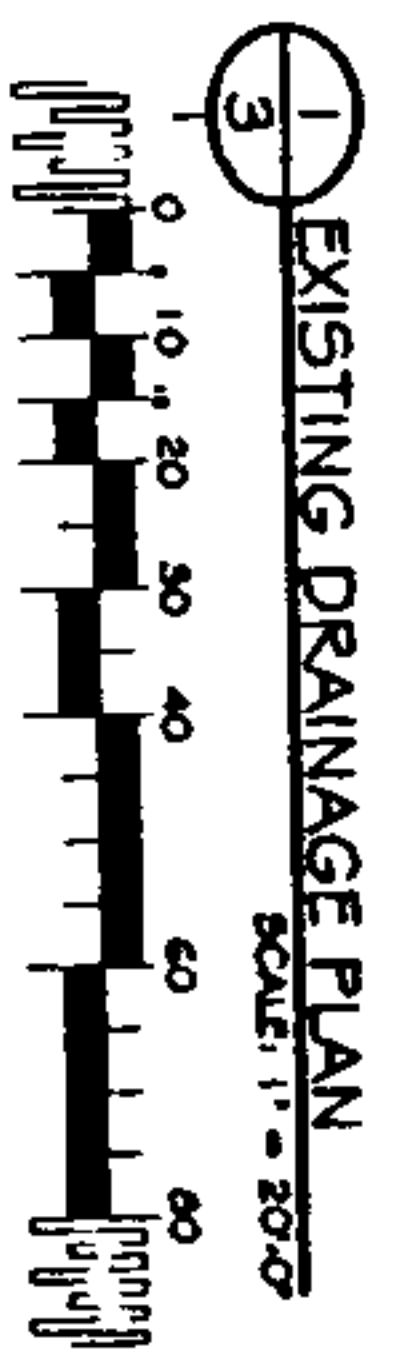
SHEET NO.



GENERAL SITE TOPOGRAPHY
 THE EXISTING SITE IS RELATIVELY FLAT WITH SOUTHWEST
 DRAINAGE TO STORM SEWER AND PAVEMENT CURBS.
 PROPOSED DRAINAGE CHANGES AT PERMITS WILL FOLLOW
 EXISTING DRAINAGE PATTERN, WITH SLIGHT MODIFICATION TO
 EXISTING TOPOGRAPHY.



DESERT HILLS
5310 SEQUOIA RD NW
SITE PLAN AMENDMENT

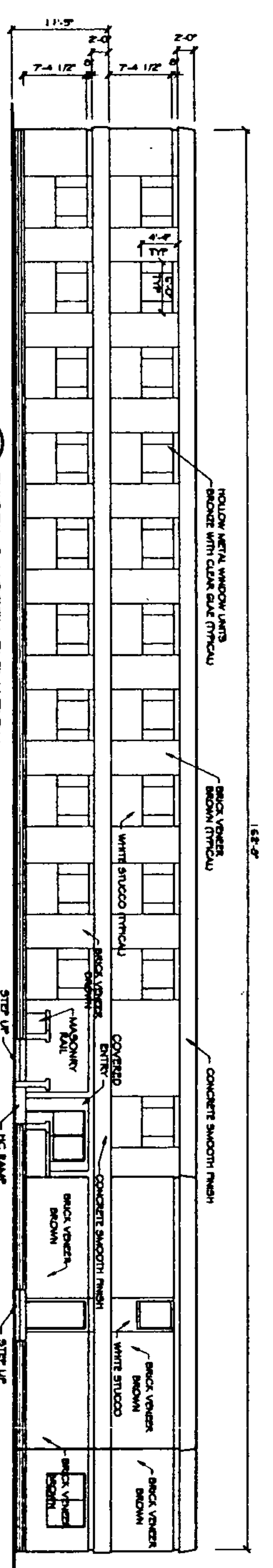


SITE PLAN APPROVAL
 DESERT CITY DEVELOPMENT
 12/03/09
 12/03/09

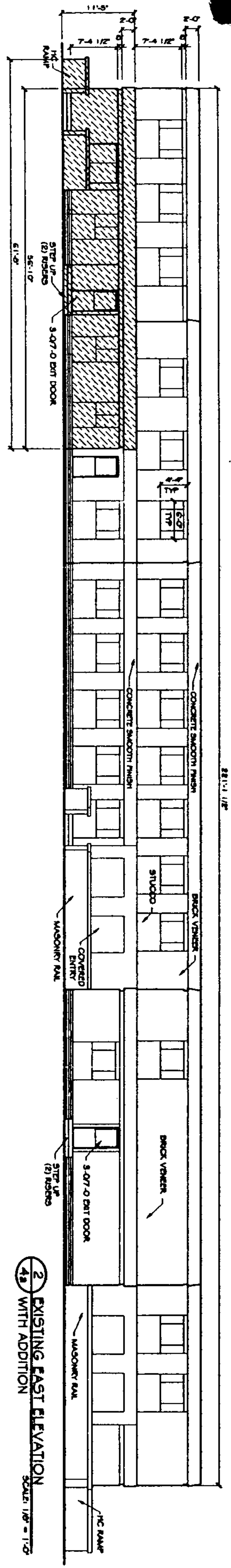
EXISTING DRAINAGE PLAN
 PROPOSED MODIFICATIONS TO EXISTING DRAINAGE

DESERT HILLS CENTER FOR YOUTH & FAMILIES
 ALBUQUERQUE, NEW MEXICO

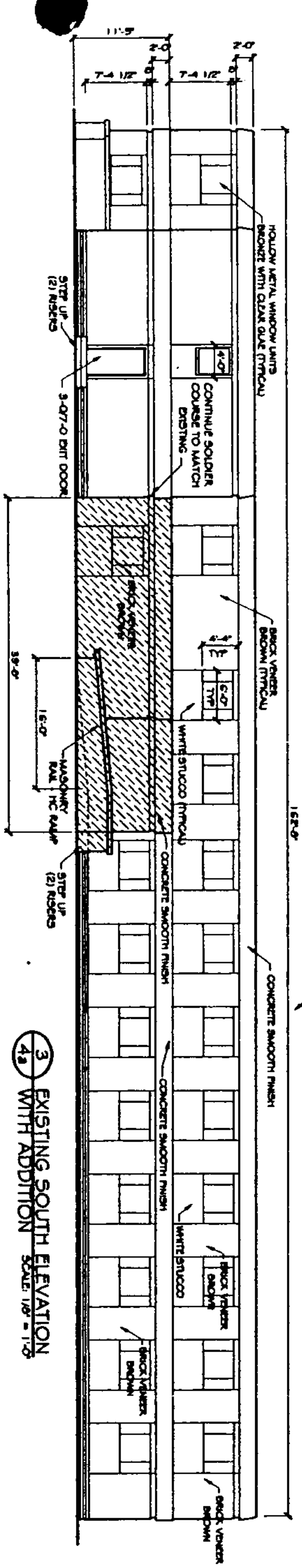
SITE PLAN APPROVAL



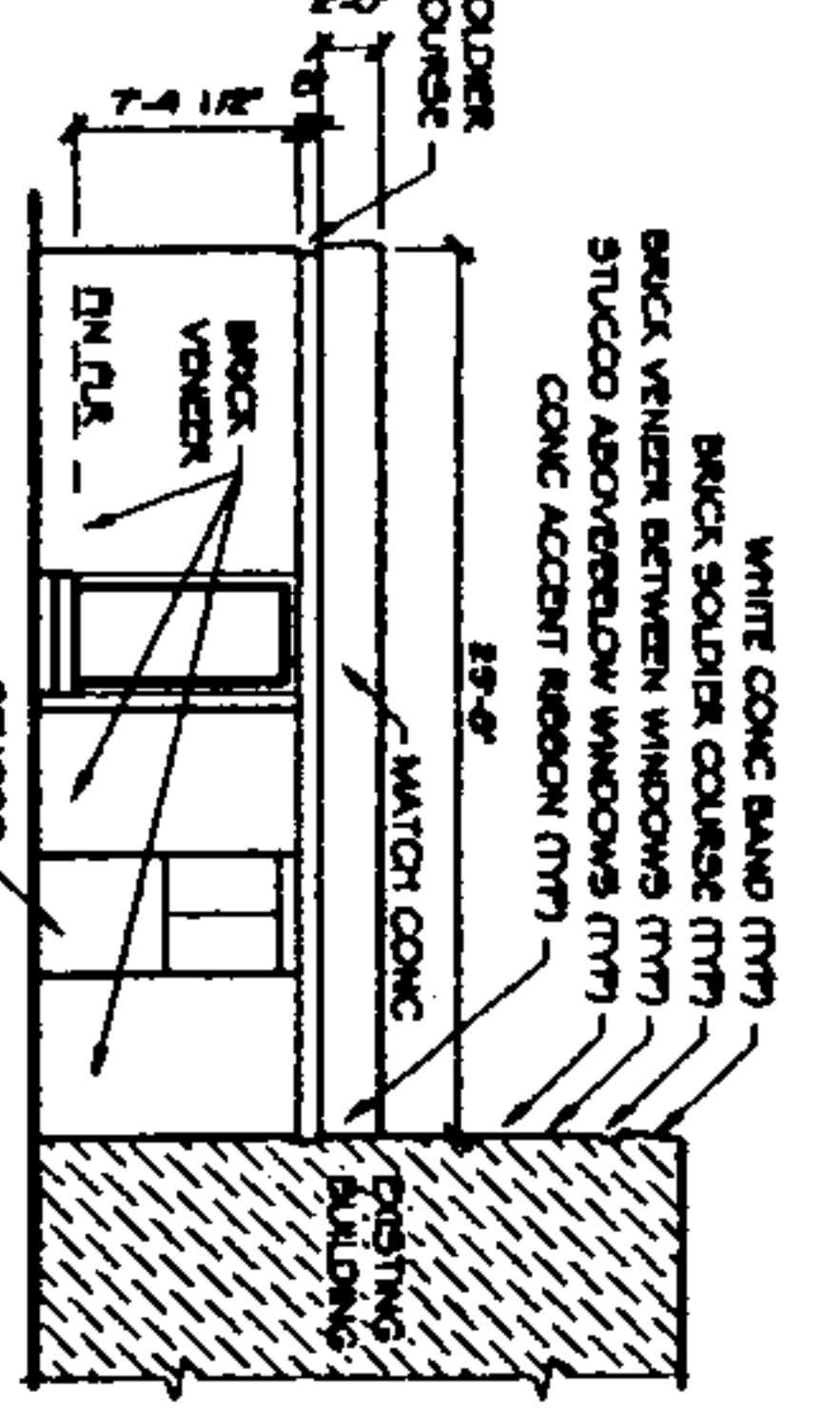
1 EXISTING NORTH ELEVATION
4A STREET ELEVATION SCALE: 1/8" = 1'-0" NO CHANGE



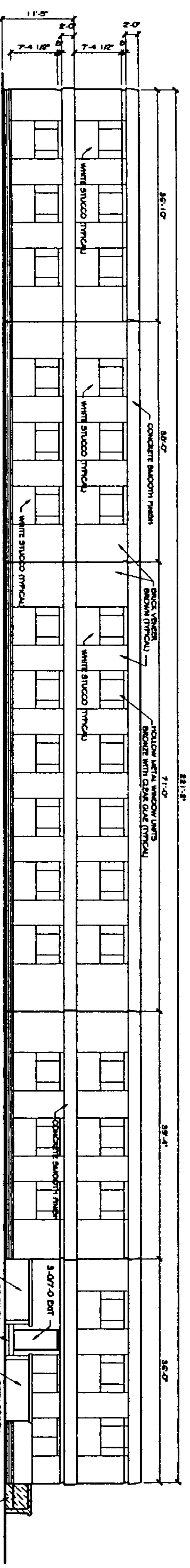
2 EXISTING EAST ELEVATION
4B WITH ADDITION SCALE: 1/8" = 1'-0"



3 EXISTING SOUTH ELEVATION
4C WITH ADDITION SCALE: 1/8" = 1'-0"



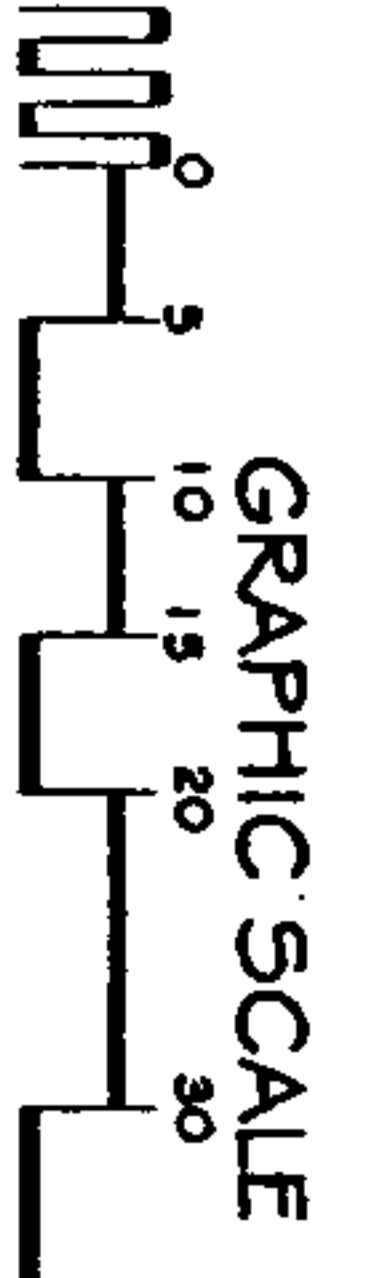
4 COURTYARD NORTH ELEVATION
4D BUILDING ADDITION SCALE: 1/8" = 1'-0"



5 EXISTING WEST ELEVATION
4E WITH ADDITION SCALE: 1/8" = 1'-0"

EXISTING BUILDING
EXISTING EXTERIOR BUILDING MATERIALS
BROWN BRICK VENEER BETWEEN WINDOW AND DOOR PANELS
WITH WHITE CONCRETE TRIM (BAND) - SMOOTH SURFACE.
STUCCO (TYPICAL) IN WINDOW AND DOOR PANELS
STEEL IN WINDOW AND DOOR PANELS
TYPICAL WINDOW/DOOR FRAMED PAINTED BROWN

BUILDING ADDITION
STUCCO FINISH TO MATCH EXISTING
DOORS AND WINDOW FRAMED TO MATCH EXISTING
BRICK VENEER TO MATCH EXISTING
CONCRETE FINISH (PLASTER) TO MATCH EXISTING

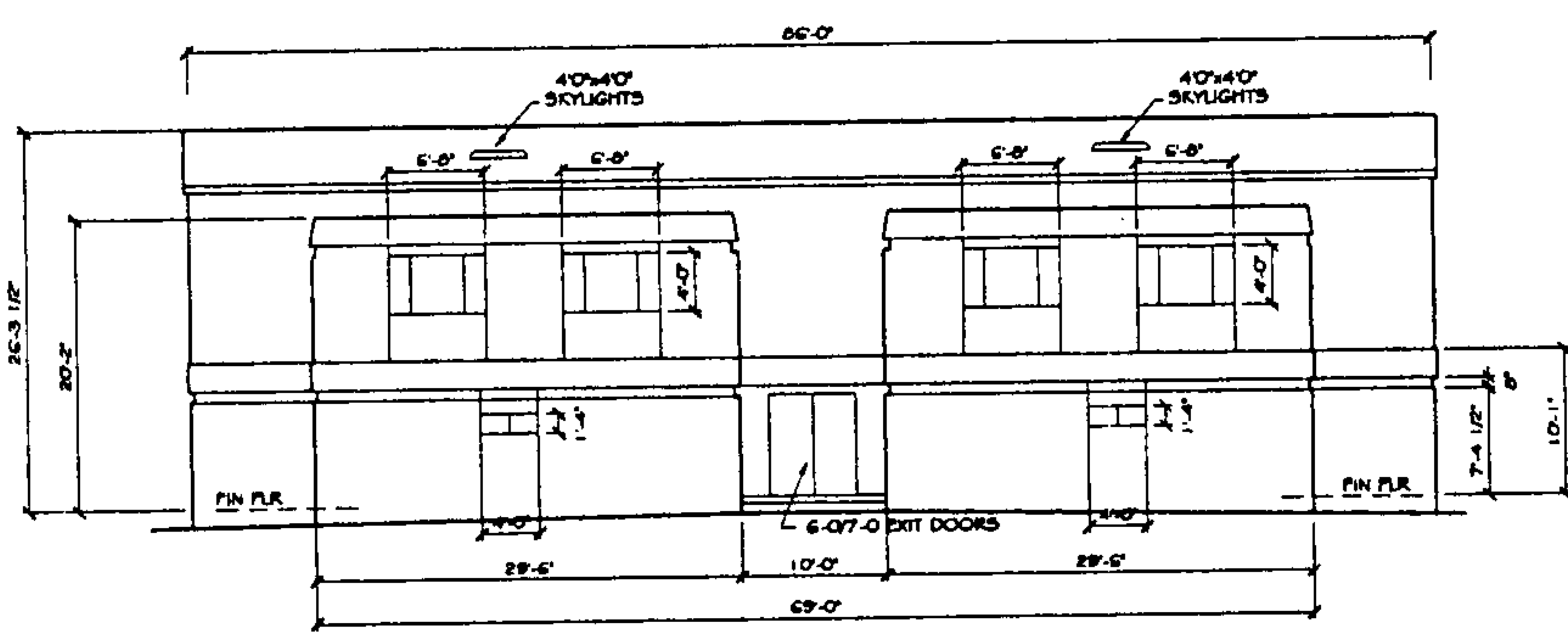


SITE PLAN APPROVAL
DRAWN BY: B. LOEFFLER
DATE: DEC 03
SHEET NO.

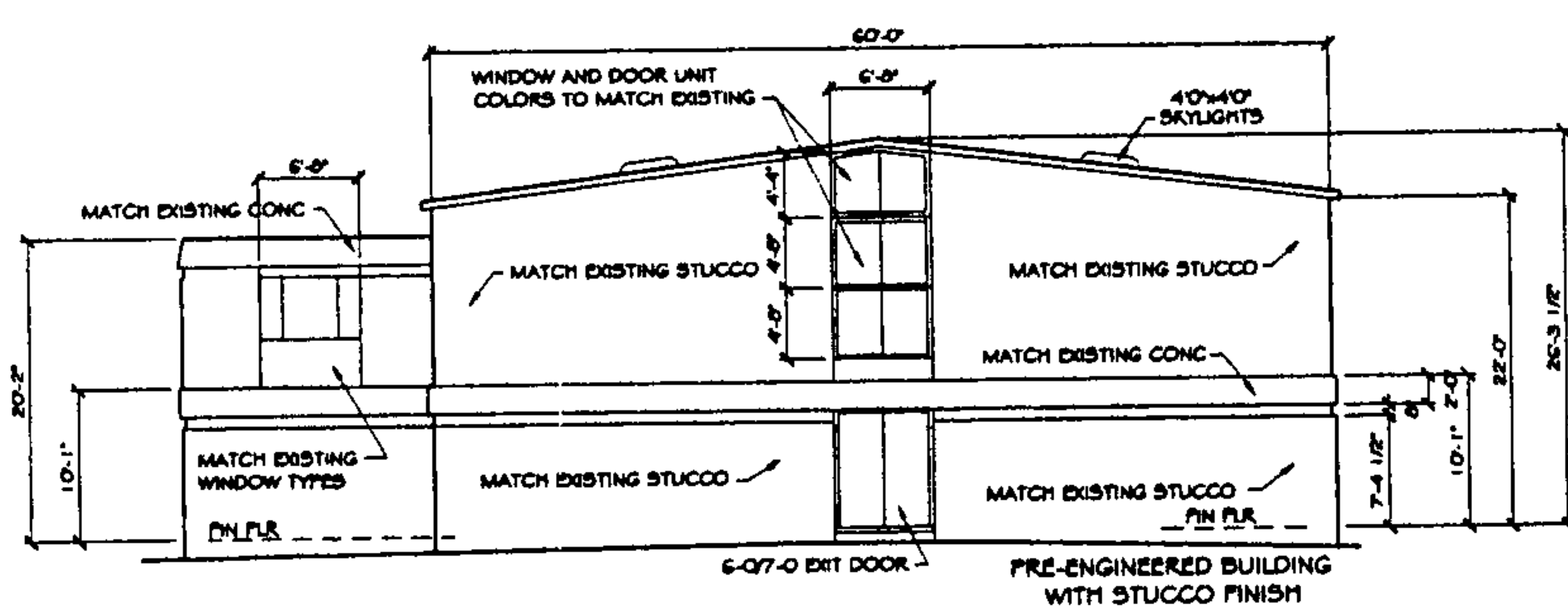
BUILDING ADDITION ELEVATIONS



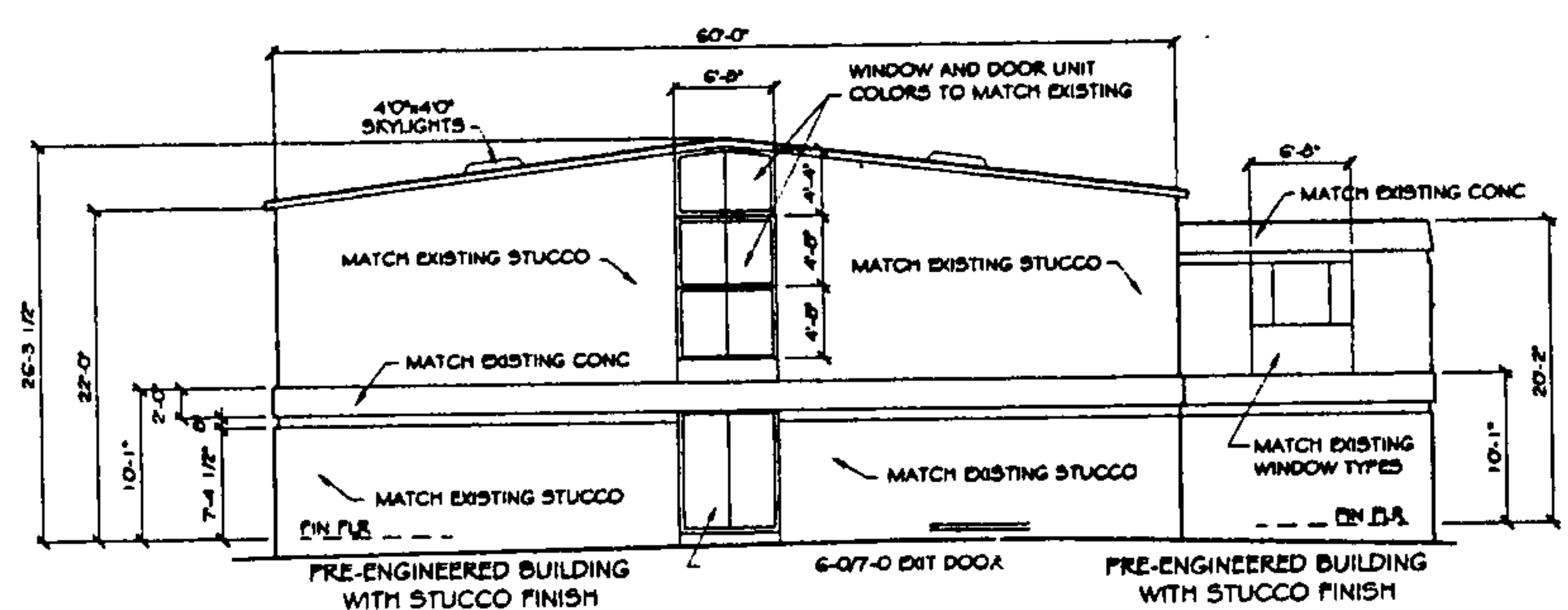
NEW FACILITY
STUCCO AND TRIM FINISH TO MATCH EXISTING BUILDING



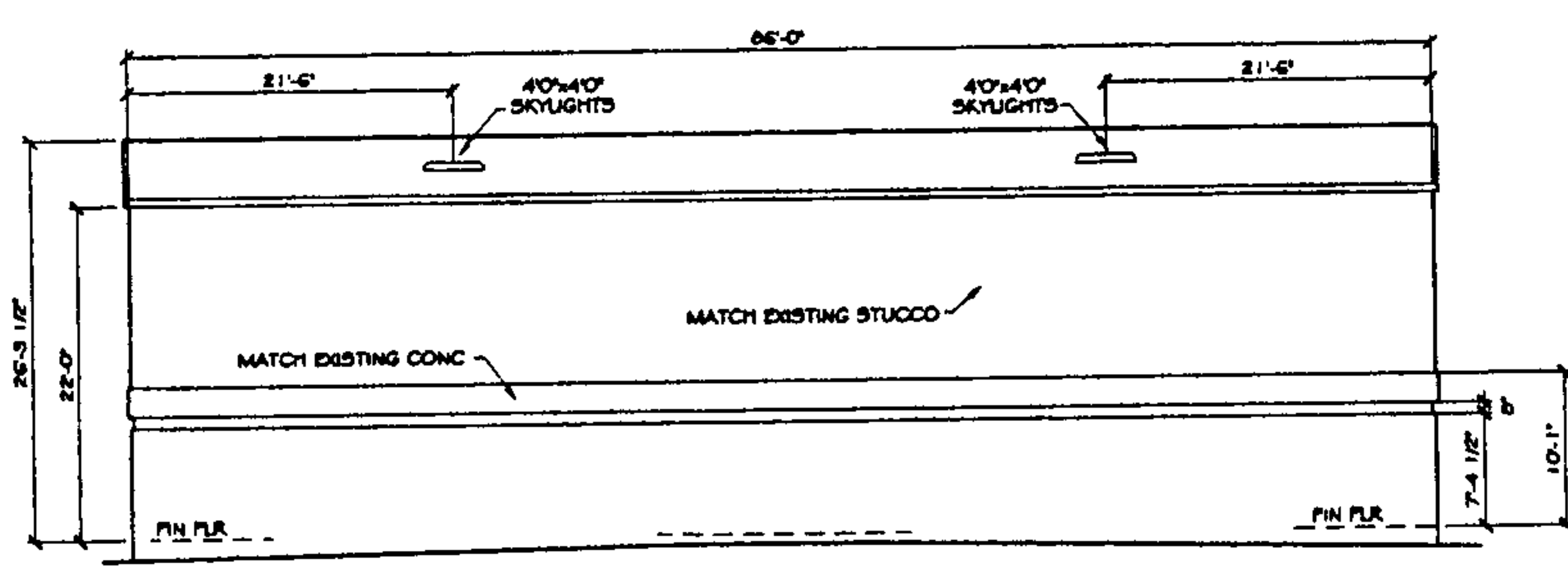
1 WEST ELEVATION MULTI-PURPOSE
4b ADDED BUILDING SCALE: 1/8" = 1'-0"



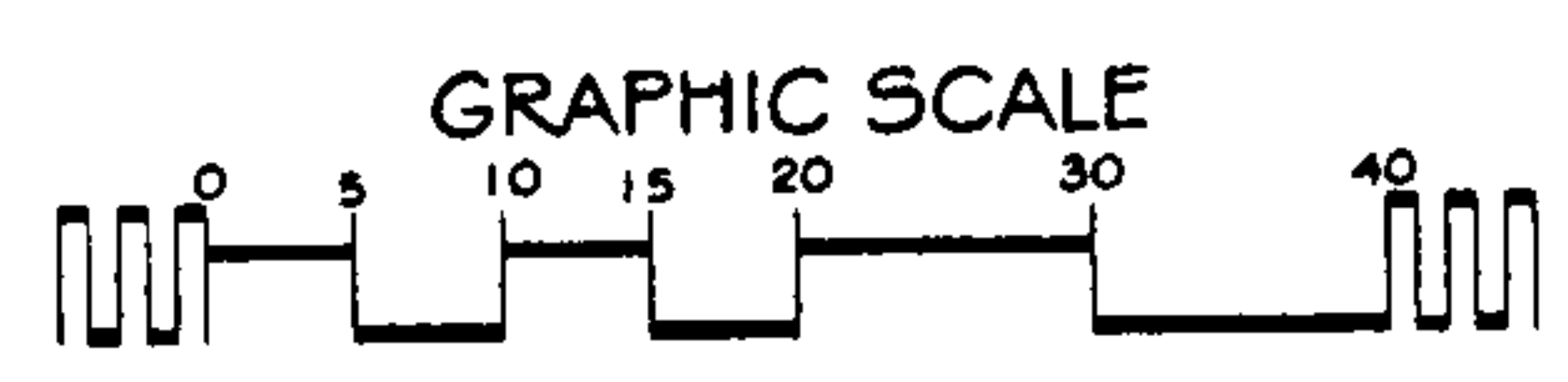
2 SOUTH ELEVATION MULTI-PURPOSE
4b ADDED BUILDING SCALE: 1/8" = 1'-0"



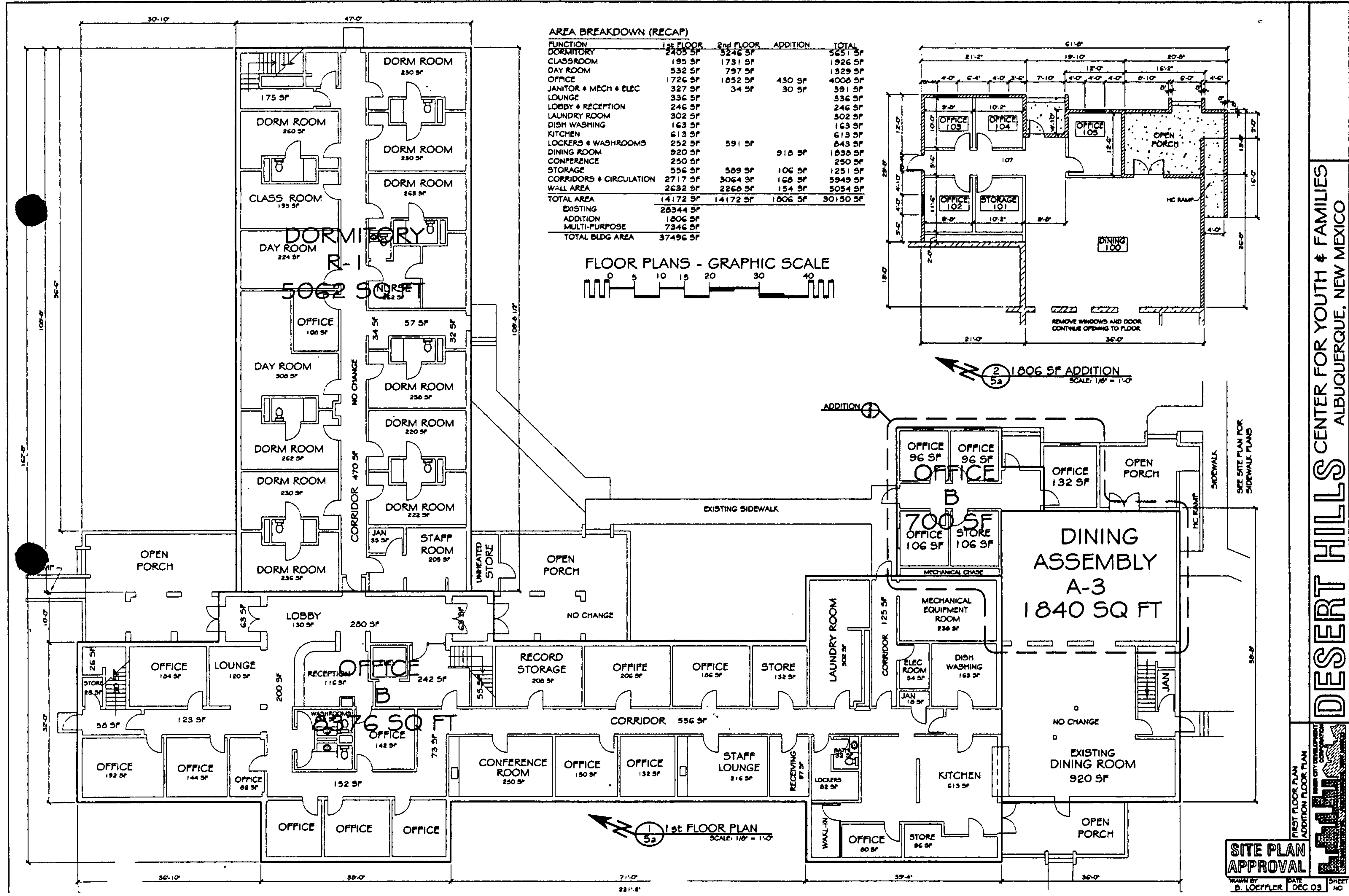
3 NORTH ELEVATION MULTI-PURPOSE
4b ADDED BUILDING SCALE: 1/8" = 1'-0"



4 EAST ELEVATION MULTI-PURPOSE
4b ADDED BUILDING SCALE: 1/8" = 1'-0"

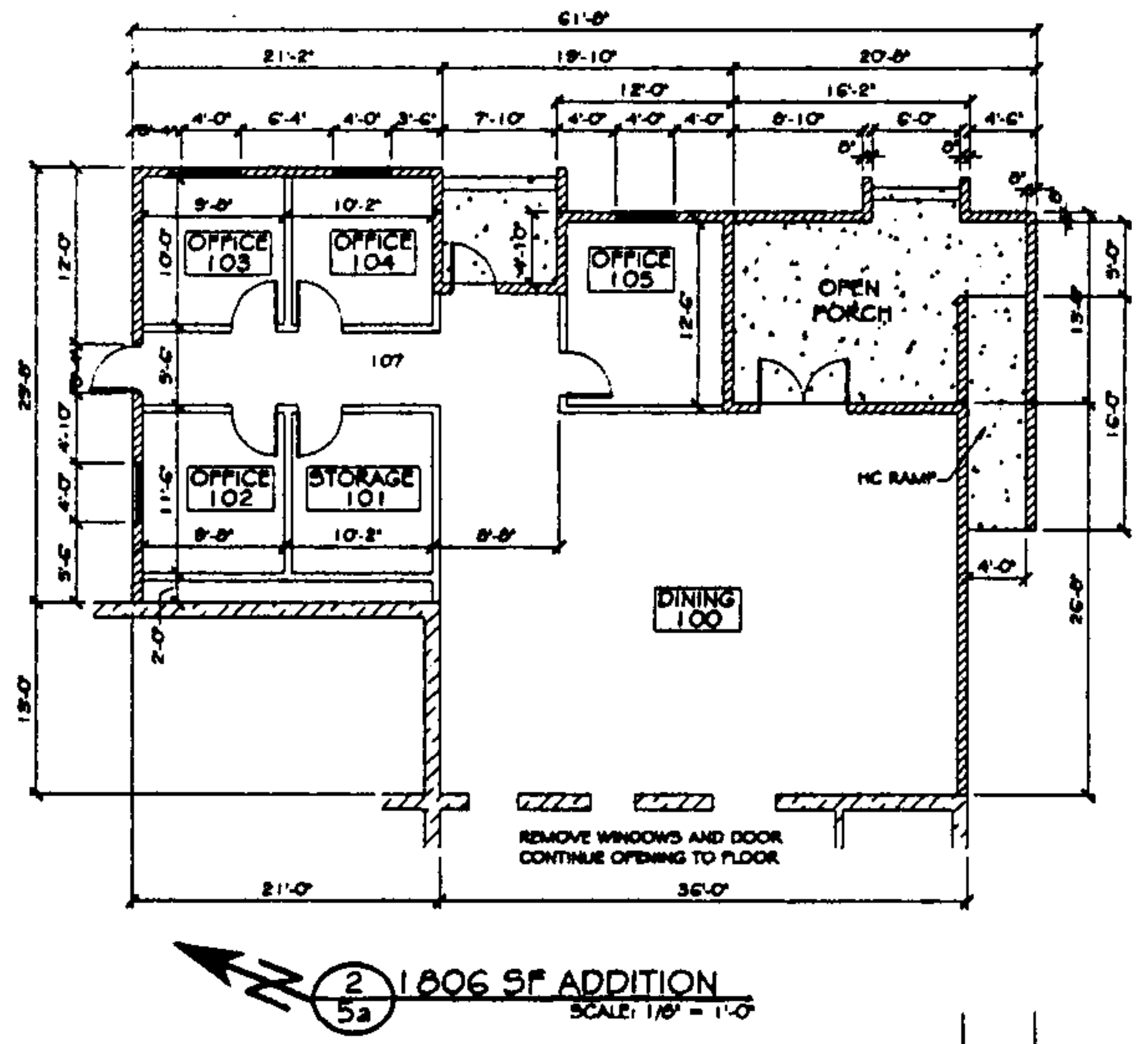


01.01
01.02
01.03



AREA BREAKDOWN (RECAP)

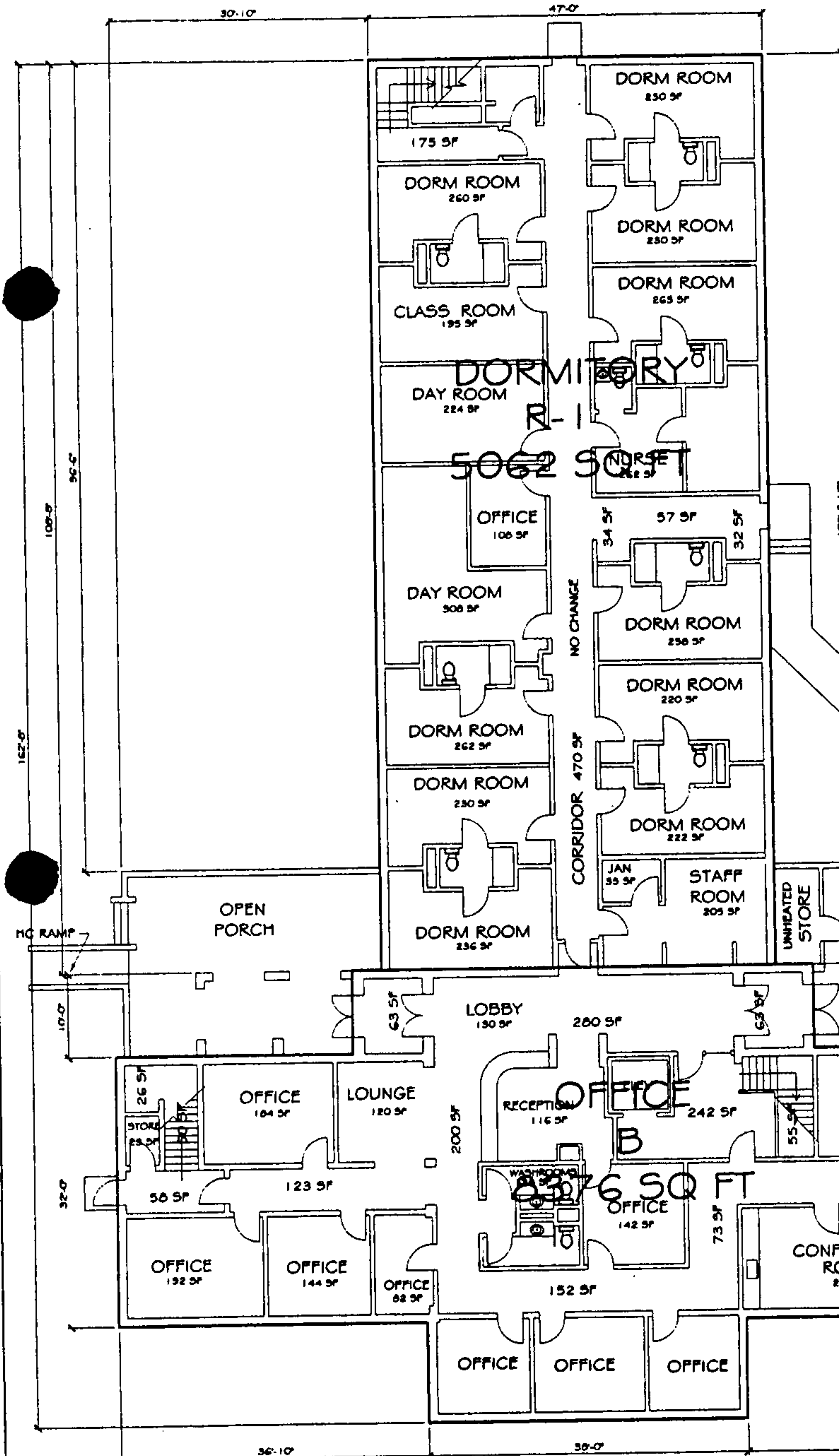
FUNCTION	1st FLOOR	2nd FLOOR	ADDITION	TOTAL
DORMITORY	2405 SF	3246 SF		5651 SF
CLASSROOM	195 SF	1731 SF		1926 SF
DAY ROOM	532 SF	797 SF		1329 SF
OFFICE	1726 SF	1852 SF	430 SF	4008 SF
JANITOR + MECH + ELEC	327 SF	34 SF	30 SF	391 SF
LOUNGE	336 SF			336 SF
LOBBY + RECEPTION	246 SF			246 SF
LAUNDRY ROOM	302 SF			302 SF
DISH WASHING	163 SF			163 SF
KITCHEN	613 SF			613 SF
LOCKERS + WASHROOMS	252 SF	591 SF		843 SF
DINING ROOM	920 SF		918 SF	1838 SF
CONFERENCE	250 SF			250 SF
STORAGE	556 SF	589 SF	106 SF	1251 SF
CORRIDORS + CIRCULATION	2717 SF	3064 SF	168 SF	5949 SF
WALL AREA	2632 SF	2260 SF	154 SF	5046 SF
TOTAL AREA	14172 SF	14172 SF	1806 SF	30150 SF
EXISTING	26344 SF			
ADDITION	1806 SF			
MULTI-PURPOSE	7346 SF			
TOTAL BLDG AREA	37496 SF			



DESERT HILLS CENTER FOR YOUTH & FAMILIES
 ALBUQUERQUE, NEW MEXICO

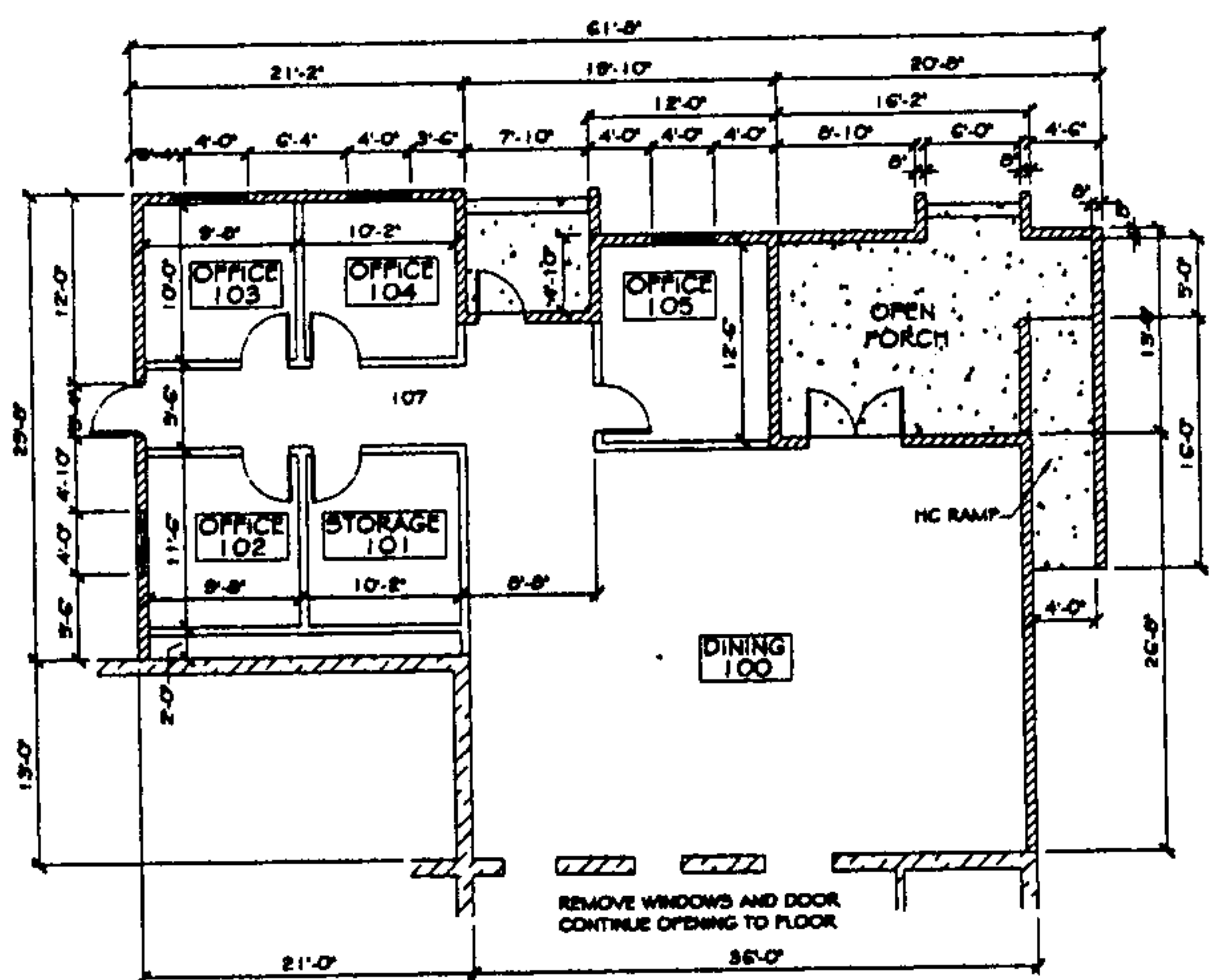
FIRST FLOOR PLAN
 ADDITION FLOOR PLAN

SITE PLAN APPROVAL
 DRAWN BY: D. LOEFFLER
 DATE: DEC 03
 SHEET NO.

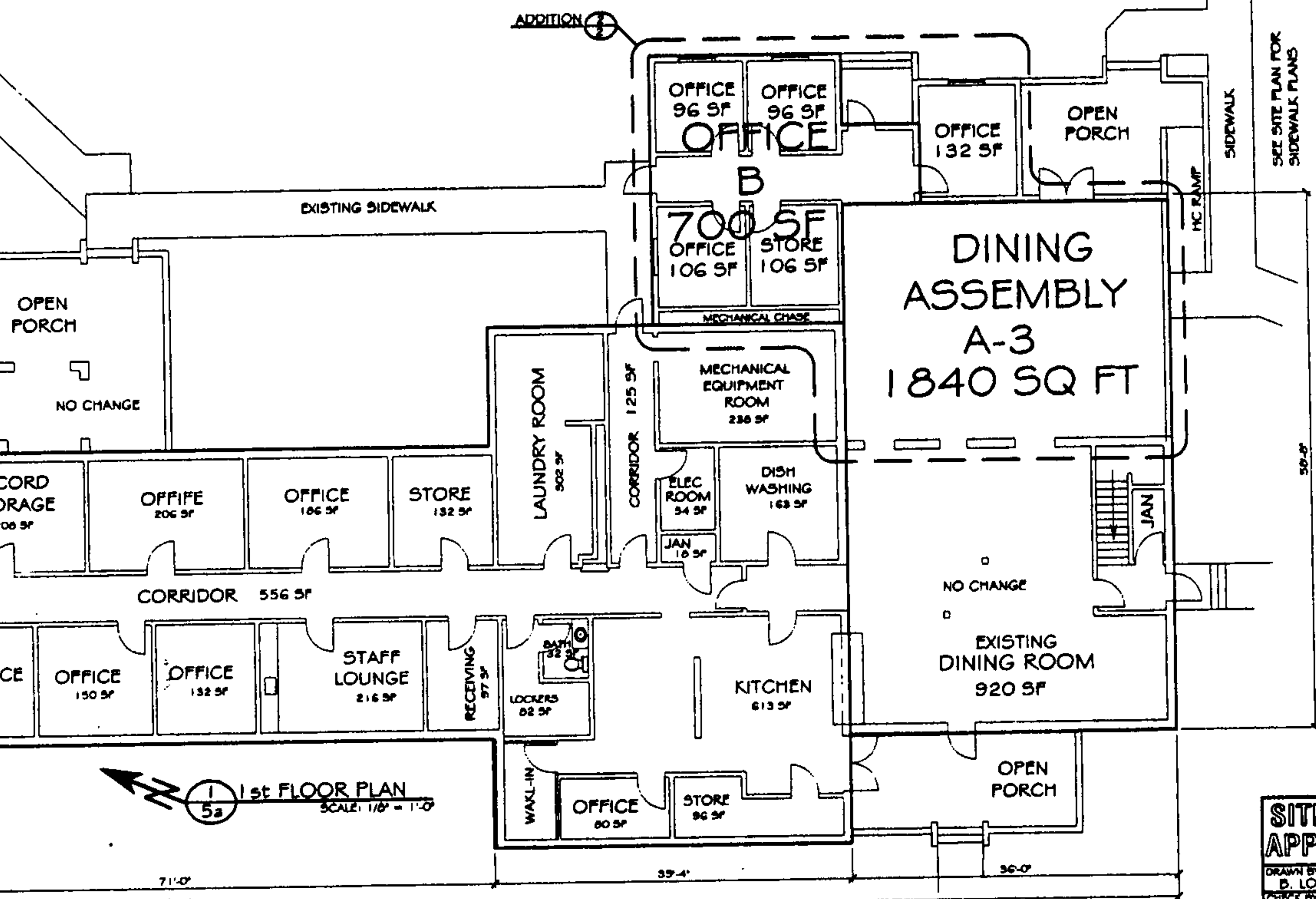


AREA BREAKDOWN (RECAP)

FUNCTION	1st FLOOR	2nd FLOOR	ADDITION	TOTAL
DORMITORY	2405 SF	3246 SF		5651 SF
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KITCHEN	613 SF			613 SF
LOCKERS + WASHROOMS	252 SF	591 SF		843 SF
DINING ROOM	920 SF		916 SF	1836 SF
CONFERENCE	250 SF			250 SF
STORAGE	556 SF	589 SF	106 SF	1251 SF
CORRIDORS + CIRCULATION	2717 SF	3064 SF	168 SF	5949 SF
WALL AREA	2632 SF	2266 SF	154 SF	5054 SF
TOTAL AREA	14172 SF	14172 SF	1806 SF	30150 SF
EXISTING	28344 SF			
ADDITION	1806 SF			
MULTI-PURPOSE	7346 SF			
TOTAL BLDG AREA	37496 SF			



2 1806 SF ADDITION
SCALE: 1/8" = 1'-0"



SITE PLAN APPROVAL

DRAWN BY: D. LOEFFLER
DATE: DEC 03
CHECK BY: [Signature]
SCALE: [Blank]
SHEET NO: 16

DESERT HILLS CENTER FOR YOUTH & FAMILIES
 ALBUQUERQUE, NEW MEXICO

REPLAT OF

TRACT 22

CORONA DEL SOL

A SUBDIVISION
ALBUQUERQUE, NEW MEXICO

APR. 1984

SCALE - 1" = 100'

RECTED REPLAT
ATION OF THE
EMENT.

25.21
35.10

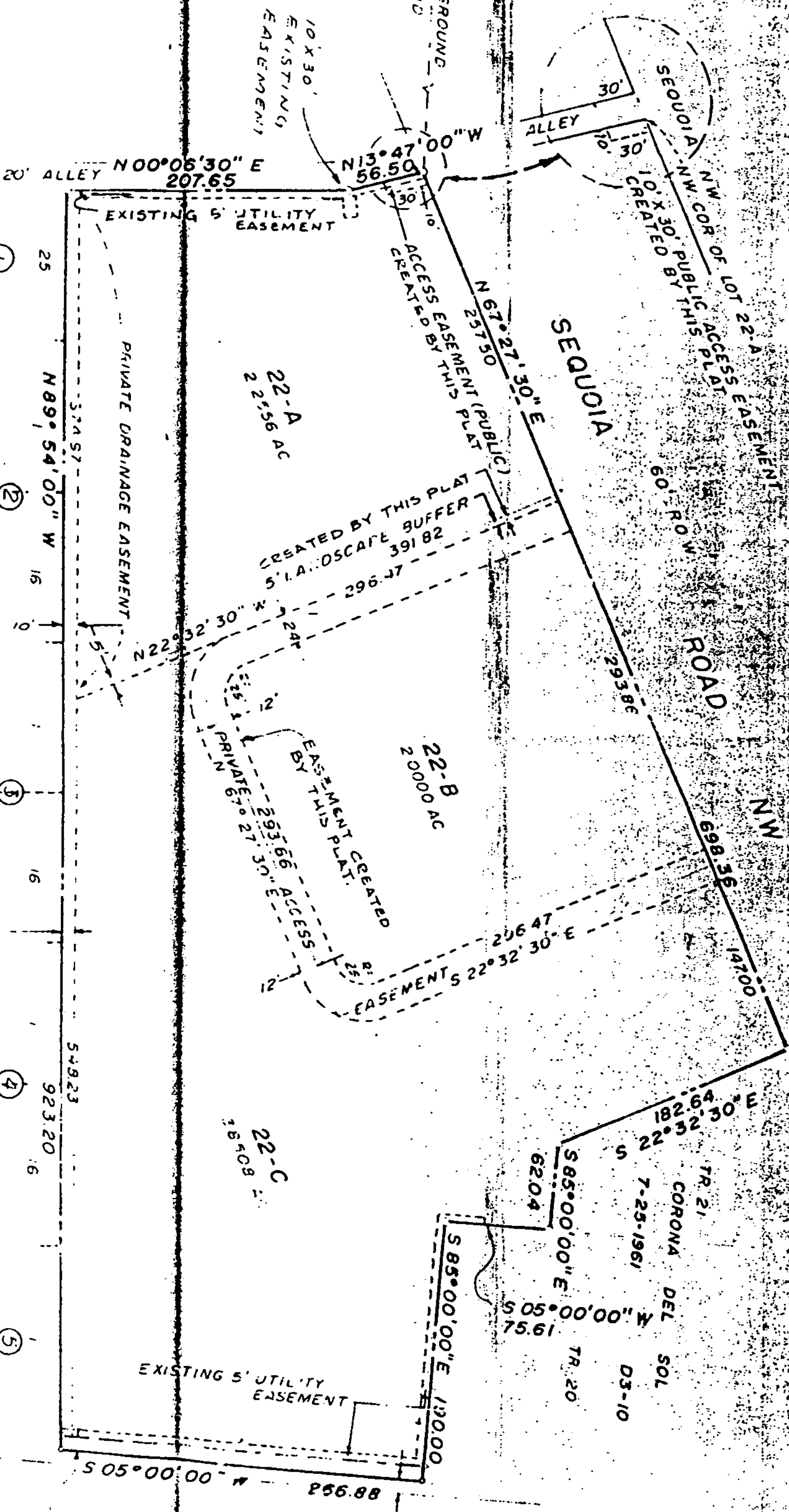
ZONE
D = 996.10
A = 05'5"

V.87°19'35" 475.59 GROUND
V.87° 14" W GRID
N.4 A

Free lots 1, 2
Sol filed

aque Water and
d 250 must be
the Works separa-
est for water
ment.

of the
date
and
the
field



ALLEY VACATED
 8-21 FILED 12-21-78 W.S.C. 658, PG. 637
 SHIT CLAIM
 FILED 3264A, P. 311
 RECALLED AS UTILITY EASEMENT

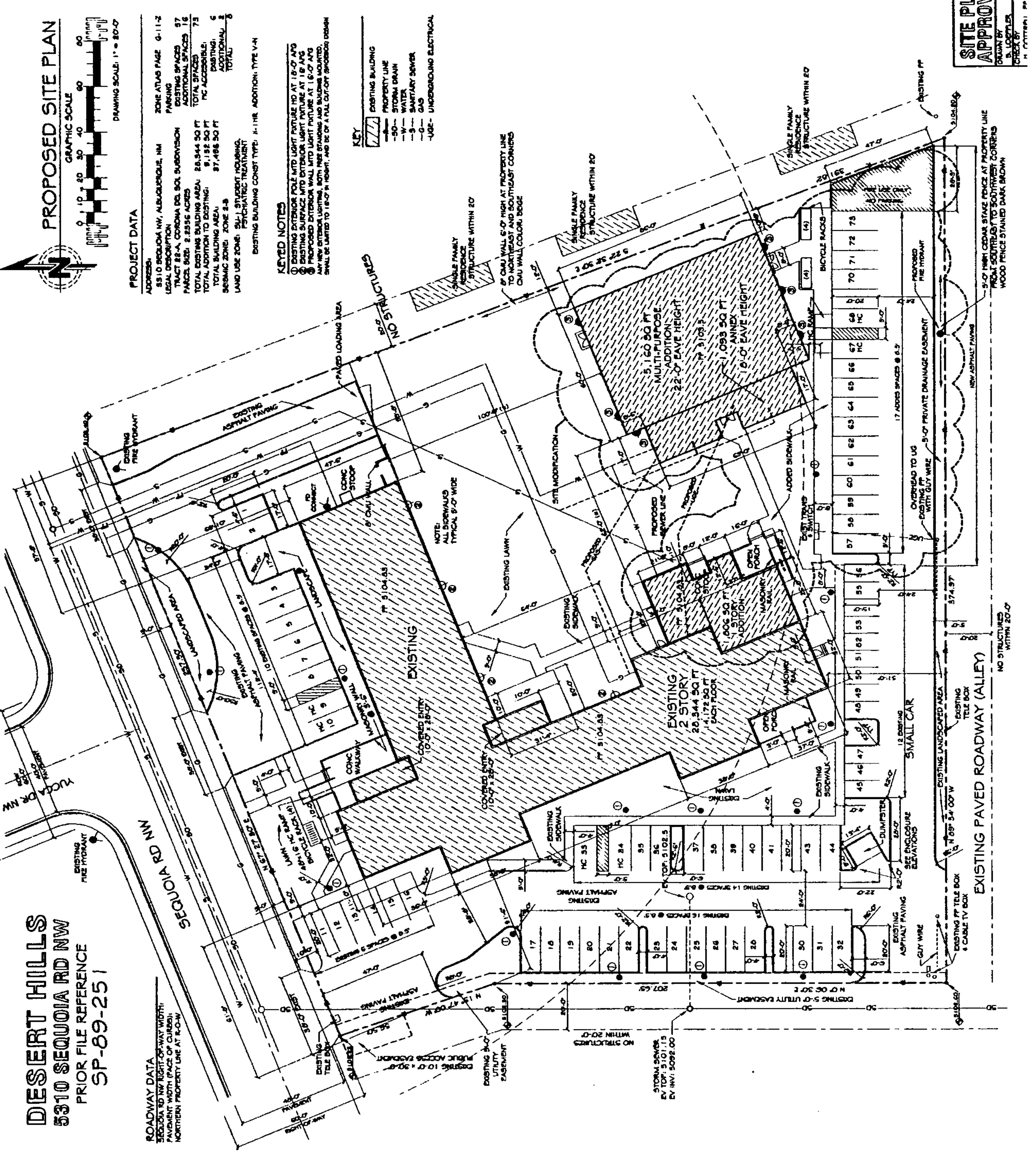
①

②
KATHERINE
09-85

③

④
VILLAGE
3-21-1979

⑤



PROPOSED SITE PLAN
 GRAPHIC SCALE
 DRAWING SCALE: 1" = 20'-0"

PROJECT DATA
 ADDRESS: 5310 SEQUOIA NW, ABUQUERQUE, NM
 LEGAL DESCRIPTION: TRACT 28-A, CORONA DEL SOL SUBDIVISION
 PARCEL SIZE: 2.2556 ACRES
 TOTAL EXISTING BUILDING AREA: 20,544 SQ FT
 TOTAL ADDITION TO EXISTING: 22,200 SQ FT
 TOTAL BUILDING AREA: 42,744 SQ FT
 SPACING ZONE: ZONE S-3
 LAND USE ZONE: S-3 (RESIDENTIAL HOUSING)
 ZONE ATLAS PAGE: G-11-2
 PARKING: 15 SPACES
 ADDITIONAL SPACES: 16
 TOTAL SPACES: 31
 NC ACCESSIBLE: 73
 ADDITIONAL: 6
 TOTAL: 79

KEYED NOTES
 1. EXISTING EXTERIOR POLE AND LIGHT FIXTURES TO BE REMOVED.
 2. EXISTING SURFACE AND EXTERIOR LIGHT FIXTURES AT 18'-0" AFG TO BE REMOVED.
 3. PROPOSED EXTERIOR WALL LIGHT FIXTURES AT 16'-0" AFG AND NEW EXTERIOR LIGHTING, BOTH FINE STRANDS AND BULBS INSTALLED, SHALL BE LIMITED TO 18'-0" H. ROOST, AND BE OF A FULL CUT-OFF BEHIND DESIGN.

KEY
 [Symbol] EXISTING BUILDING
 [Symbol] PROPERTY LINE
 [Symbol] STORM DRAIN
 [Symbol] WATER
 [Symbol] SANITARY SEWER
 [Symbol] GAS
 [Symbol] UNDERGROUND ELECTRICAL

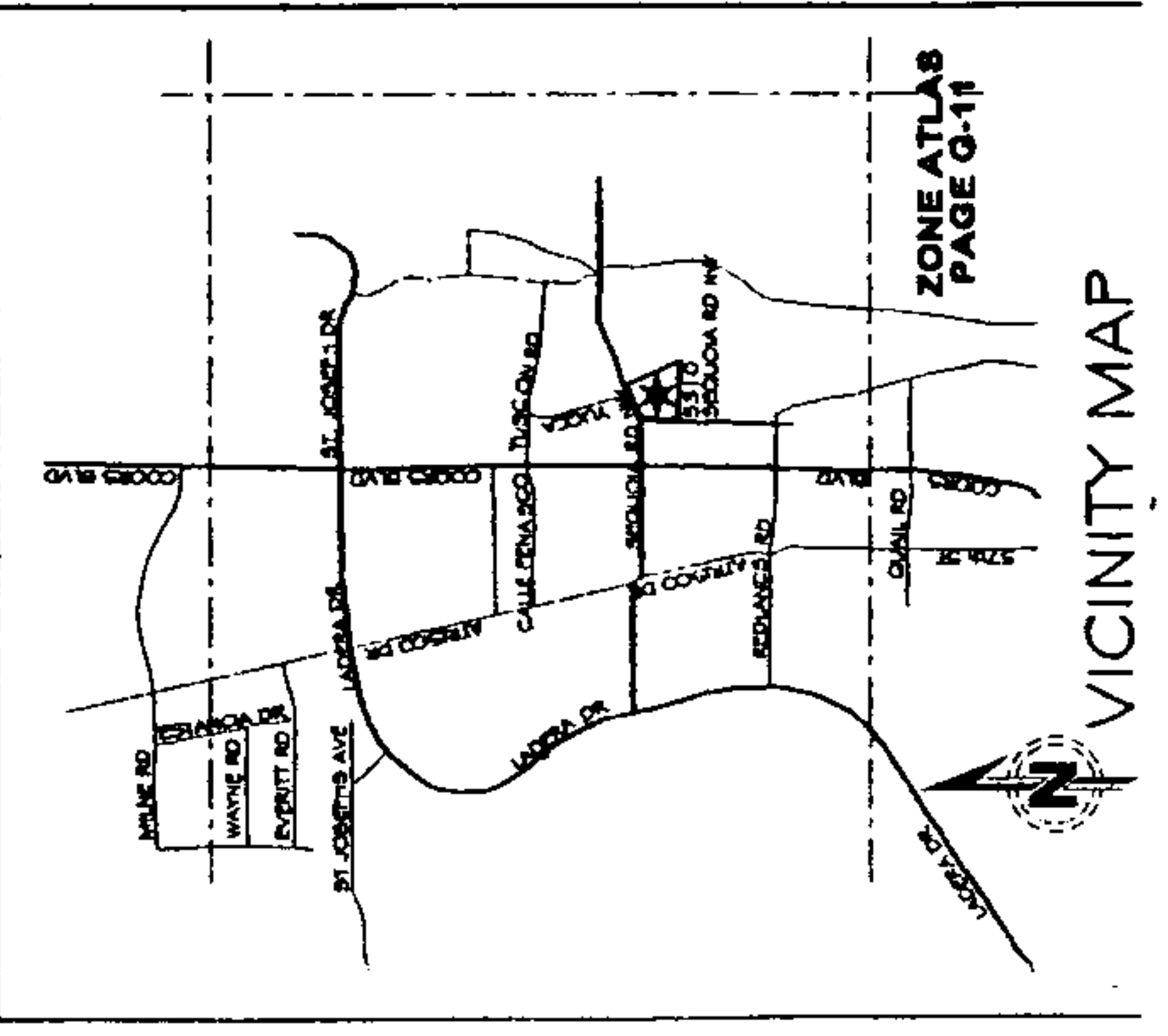
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ROADWAY DATA
 SEQUOIA RD NW RIGHT-OF-WAY WIDTH: 100'-0"
 SEQUOIA RD NW RIGHT-OF-WAY WIDTH: 100'-0"
 SEQUOIA RD NW RIGHT-OF-WAY WIDTH: 100'-0"
 SEQUOIA RD NW RIGHT-OF-WAY WIDTH: 100'-0"

ROADWAY DATA
 SEQUOIA RD NW RIGHT-OF-WAY WIDTH: 100'-0"
 SEQUOIA RD NW RIGHT-OF-WAY WIDTH: 100'-0"
 SEQUOIA RD NW RIGHT-OF-WAY WIDTH: 100'-0"
 SEQUOIA RD NW RIGHT-OF-WAY WIDTH: 100'-0"

DRD SITE DEVELOPMENT PLAN APPROVAL

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEPARTMENT	DATE
TREASURY AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
SOLID WASTE MANAGEMENT	DATE
DRD CHAIRPERSON, PLANNING DEPARTMENT	DATE



LAND COVER BREAKDOWN

BUILDING (FOOTPRINT)	22,231 SF	22.6%
ASPHALT PAVING	84,946 SF	85.6%
LANDSCAPED AREAS (TURF)	23,960 SF	24.3%
PLANTING BEDS	9,416 SF	9.5%
75% COVER AT MATURITY	7,701 SF	7.9%
CONCRETE SIDEWALKS & PORCHES	96,254 SF	2.2556 ACRES
TOTAL		

NOTE: 15,891 SF OF TURF USED FOR CHILD RECREATION AREA AND DRAINAGE RETENTION

PLANT MATERIAL

SYM	QTY	COMMON NAME
①	15	EXISTING OREGON ASH TREE
②	9	EXISTING SUGAR MAPLE TREE
③	6	EXISTING COMMON MULBERRY
④	1	EXISTING LONG NEEDLED PINE
⑤	3	EXISTING SOUTHERN PINE
⑥	3	EXISTING CHINEESE REDBUD
⑦	23	EXISTING LILAC
⑧	2	NEW FLOWERING PLUM (1" CALIPER)
⑨	2	NEW LOCUST (2" CALIPER)
⑩	1	NEW OREGON ASH (2" CALIPER)
⑪	1	REMOVED ASH
⑫	1	REMOVED MAPLE

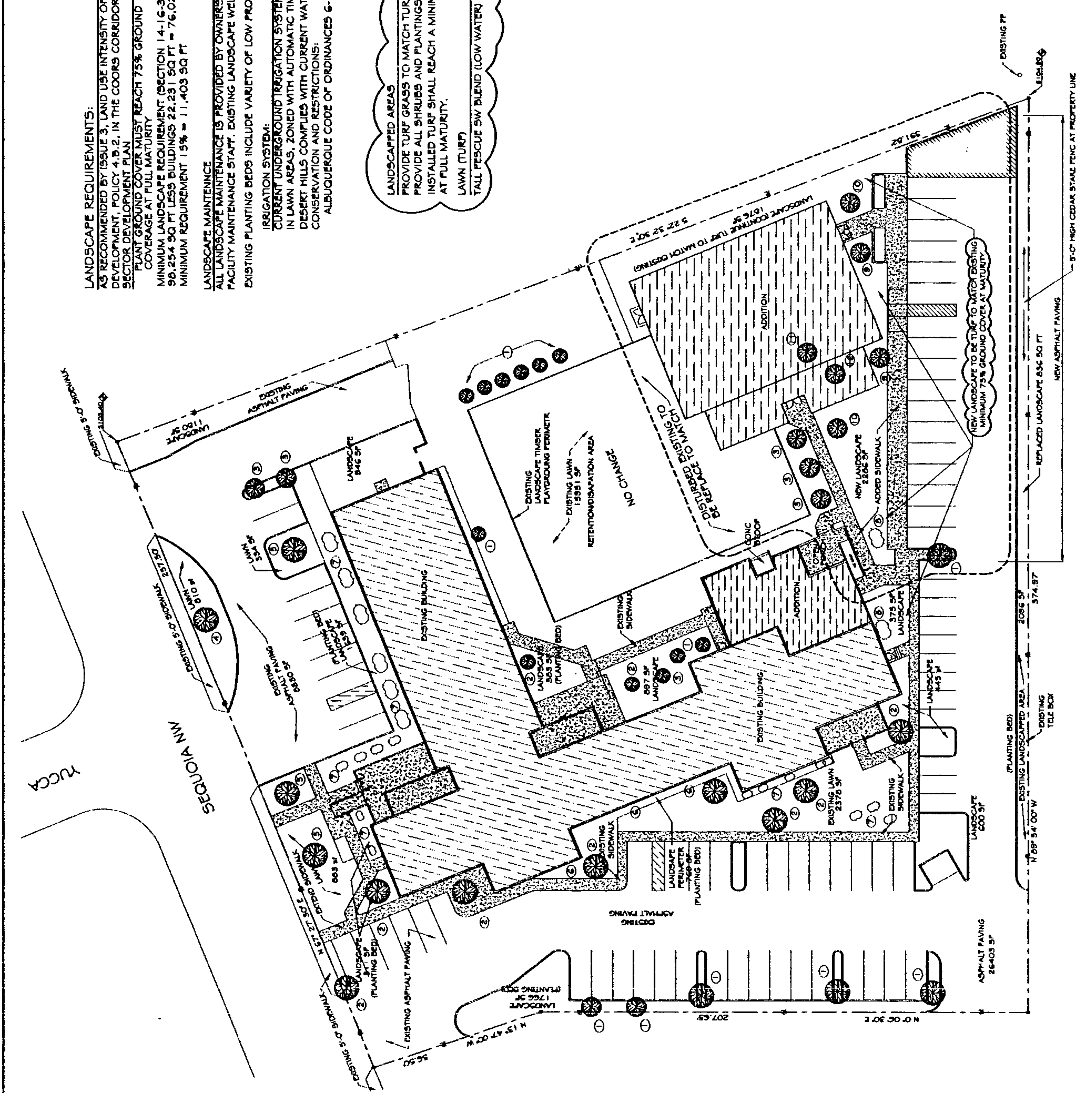
LANDSCAPE REQUIREMENTS:
 AS RECOMMENDED BY ISSUE 3, LAND USE INTENSITY OF DEVELOPMENT, POLICY 4.B.2, IN THE COORS CORRIDOR SECTOR DEVELOPMENT PLAN
 PLANT GROUND COVER MUST REACH 75% GROUND COVERAGE AT FULL MATURITY
 MINIMUM LANDSCAPE REQUIREMENT (SECTION 14-16-3-1) 96,254 SQ FT LESS BUILDINGS 22,231 SQ FT = 76,023 SQ FT
 MINIMUM REQUIREMENT 15% = 11,403 SQ FT

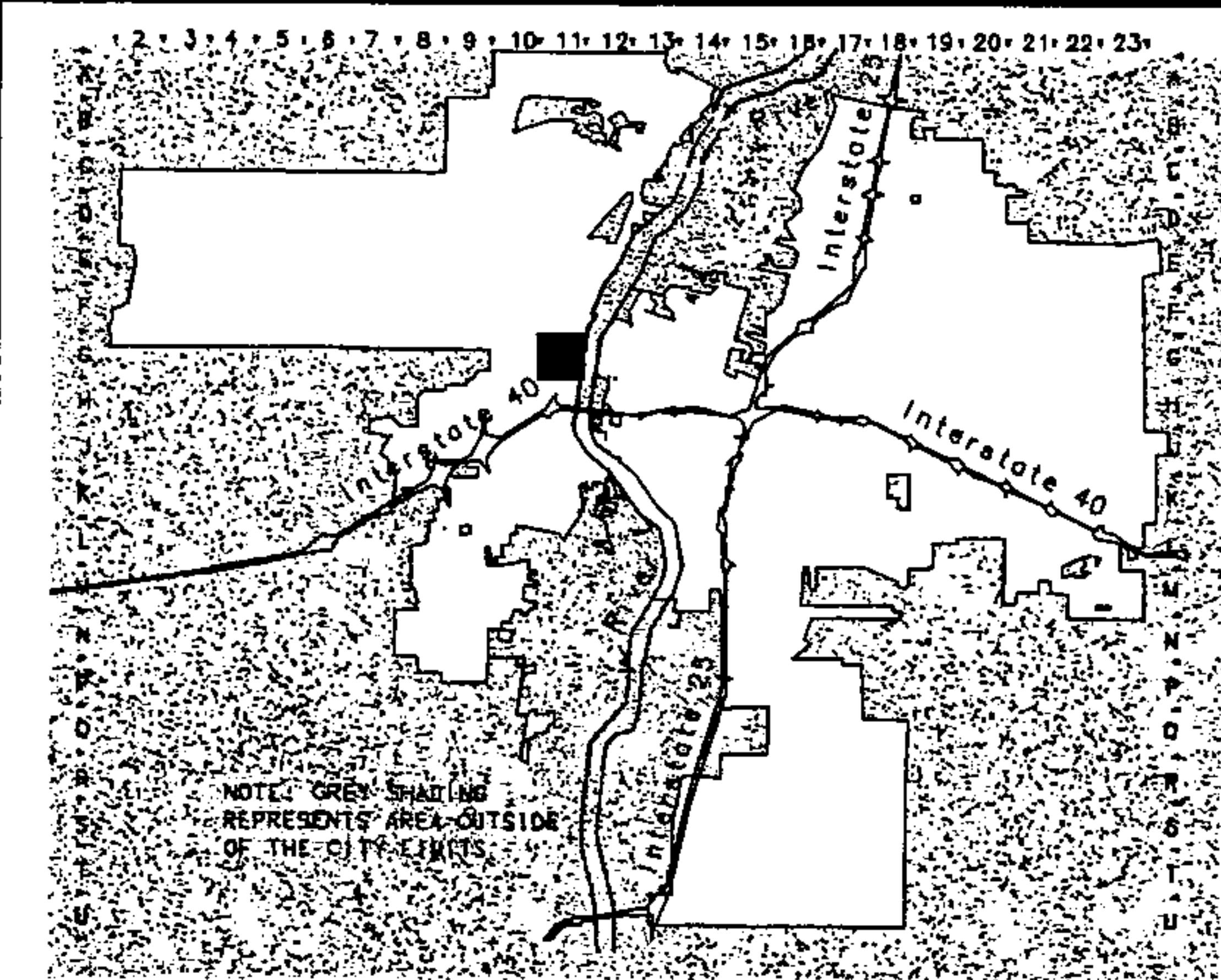
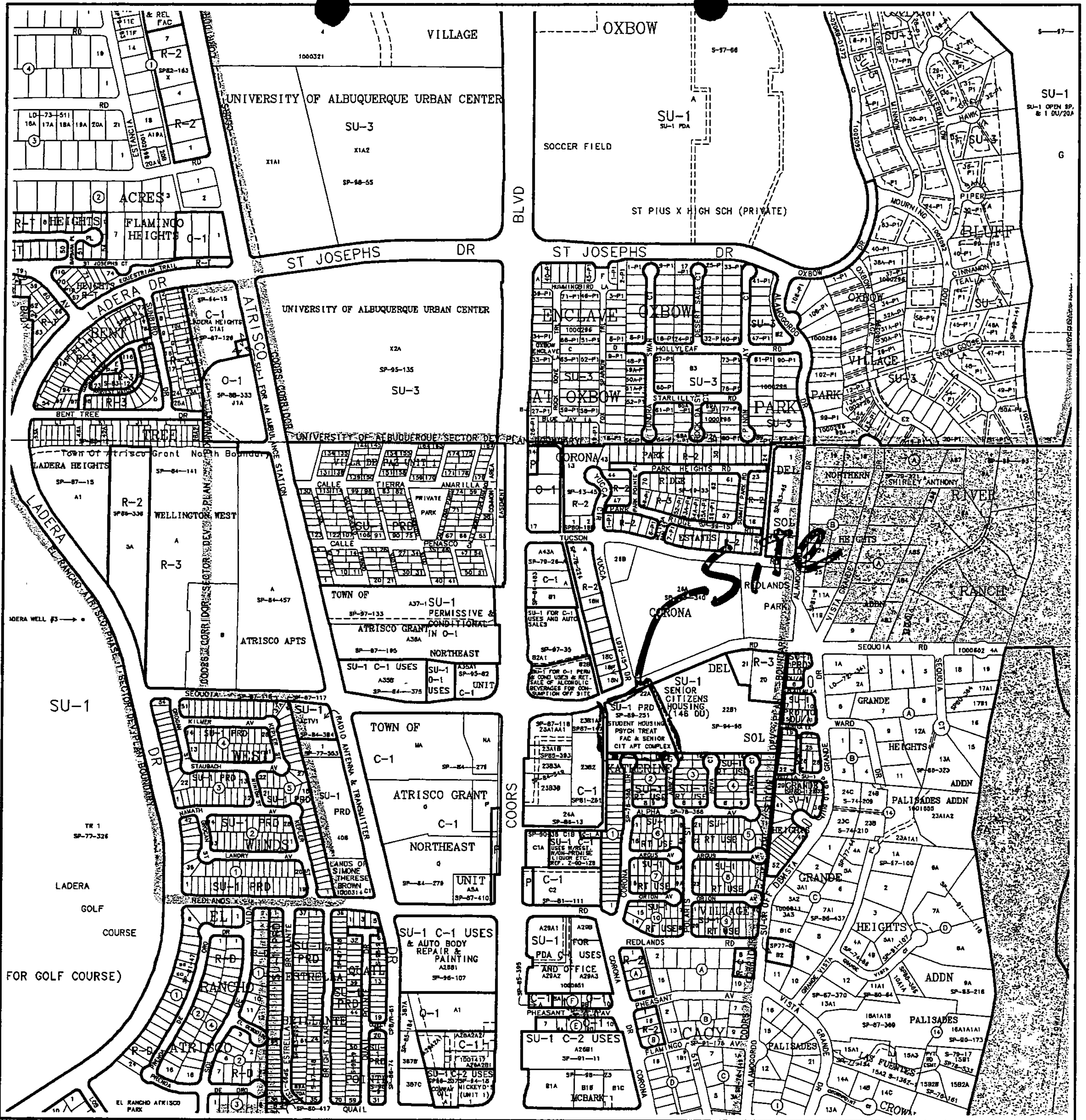
LANDSCAPE MAINTENANCE
 ALL LANDSCAPE MAINTENANCE IS PROVIDED BY OWNERS
 FACILITY MAINTENANCE STAFF. EXISTING LANDSCAPE WILL MAINTAINED.
 EXISTING PLANTING BEDS INCLUDE VARIETY OF LOW PROFILE VEGETATION

IRRIGATION SYSTEM:
 CURRENT UNDERGROUND IRRIGATION SYSTEM IN LAWN AREAS, ZONED WITH AUTOMATIC TIMER
 DESERT HILLS COMPLIES WITH CURRENT WATER CONSERVATION AND RESTRICTIONS:
 ALBUQUERQUE CODE OF ORDINANCES 6-1-1-5

LANDSCAPED AREAS:
 PROVIDE TURF GRASS TO MATCH TURF IN UNDISTURBED AREAS
 PROVIDE ALL SHRUBS AND PLANTINGS AS SHOWN
 INSTALLED TURF SHALL REACH A MINIMUM OF 75% GROUND COVER AT FULL MATURITY.
 LAWN (TURF)
 TALL RESCUE SW BLEND (LOW WATER) TURF MIX

DESERT HILLS
5210 SEQUOIA RD NW
SITE PLAN AMENDMENT





CITY OF
Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page

G-11-Z

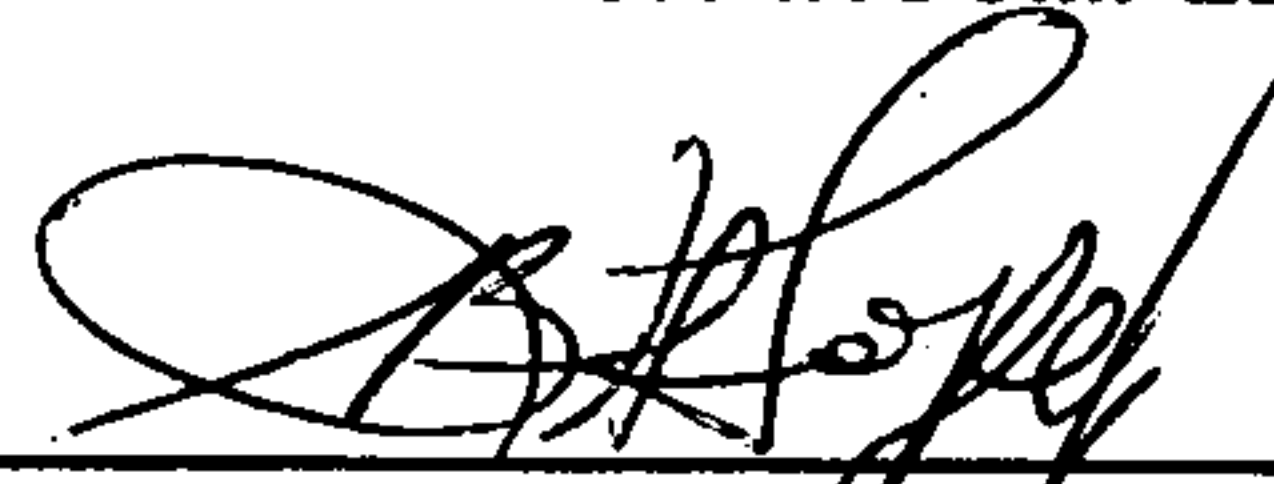
Map Amended through July 10, 2003

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

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

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



6/14/04

Applicant or Agent Signature / Date

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

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

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

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

HEET #1 - SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' [Other scales as approved by staff]
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Existing structures on the site and within 20 feet of the site boundaries
- 7. Property lines (clearly identify)
- 8. Existing and proposed easements (identify each)

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- N/A D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type) **NOT TO EXCEED 10' NOTE ON DWG**
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: 52 provided: 73
 Handicapped spaces required: 4 provided: 6
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 12
 provided: 12
 - N/A 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - N/A 5. Curb cut locations and dimensions **EXISTING**
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - N/A 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

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

4. Utilities

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

5. Phasing

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

SHEET #2 - LANDSCAPING PLAN

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

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 - PRELIMINARY GRADING PLAN -

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

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

A. General Information

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

B. Grading Information

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

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

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

B. Signage

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

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

Desert Hills

A Comprehensive Behavioral Treatment Center
For Adolescents & Their Families

City of Albuquerque
Planning Department
Development Services Division
600 2nd NW
Albuquerque, NM 87102

Subject: EPC Project Number: 1003220, Site Development Plan for Building Permit

Desert Hills Center for Youth and Families of 5310 Sequoia Rd NW, Albuquerque, NM 87120 received project approval of a Site Plan Development Plan for Building Permit for the installation of a building addition of 1,806 sq ft and the construction of a separate structure of 7,346 sq ft to be located on tract 22-A of Corona Del Sol Subdivision. The current site contains an existing 28,344 sq ft, two story building with parking, landscape and turf.

The purpose of this application is to receive DRB approval in accordance with the conditions outlined in the Official Notification of Decision issued by the EPC. A copy of the Official Notification of Decision is attached. As Indicated in the notification of the approval, the following items have been addressed and/or changed in accordance with the conditions stipulated:

- (a) The drive aisle extension adjacent to the proposed 17 additional parking spaces has been replaced by a striped "Fire Use Only" area as requested by the City Fire Marshall. This area will be clearly marled, and monitored for compliance.
- (b) All gravel landscape areas have been removed and replaced with live plant materials for groundcover as recommended by the EPC.
- (c) The sidewalk width has been changed from 5'-0" to 8'-0" along the parking area where the new buildings are proposed, as requested by the EPC.
- (d) The height of all new exterior lighting fixtures has been changed from 18'-0" AFG to 16'-0" AFG. The statement "Any new exterior lighting, both free standing and building mounted, shall be limited to 16 feet in height and be of full cut-off (shoebox) design" has been added to the drawing sheet.
- (e) An additional fire hydrant has been added, as requested by the City Fire Marshall. The hydrant shall be located as shown on the drawing along the property line opposite the handicapped parking stalls (number 67 & 68) on the site plan.

Every attempt has been made to match existing site improvements. Continuity of color, scale and texture for the addition and new facility is included in the design concept, and will be indicated in the construction drawings.

The following information is provided for review.

- (a) EPC Application
 1. Original EPC application documents
 2. Original EPC application drawings
- (b) Revised EPC application Drawings
 1. Revised Site Plan addressing approval conditions
 2. Revised Landscape Plan addressing approval conditions

For Desert Hills Treatment Center


Bernard P. Koebber, Jr.

Inner City Development Corporation (505) 254-1599



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

Date: April 16, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1003220*
04EPC-00107 EPC Site Development Plan-
Amendment to Building Permit

Desert Hills Treatment Center
5810 Sequoia NW
Albuq. NM 87120

LEGAL DESCRIPTION: for all or a portion of Tracts 22A, **Corona Del Sol**, zoned SU-1 PRD, located on SEQUOIA RD. NW, between COORS ROAD NW and ALAMAGORDO RD. NW, containing approximately 2.2556 acres. (G-11) Makita Hill, Staff Planner

On April 15, 2004 the Environmental Planning Commission voted to approve Project 1003220/ 04 EPC 00107, a request for approval of a site development plan for building permit for Lot 22-A, Corona del Sol, located on Sequoia Road NW between Coors Boulevard NW and Alamogordo Road NW, currently zoned SU-1 for PRD, Student Housing, Psychiatric Treatment Facility, and Senior Citizen Apartments, 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 Lot 22-A, Corona del Sol, located on Sequoia Road NW between Coors Boulevard NW and Alamogordo Road NW, currently zoned SU-1 for PRD, Student Housing, Psychiatric Treatment Facility, and Senior Citizen Apartments. The site contains approximately 2.25 acres.
2. The purpose of the request is to facilitate development of a 1,806 square-foot addition to an existing cafeteria/office area, a 5,160 square-foot multi-purpose building, and a 1,093 square foot annex to the multi-purpose building. The total addition square footage proposed is 8,059.
3. The request is consistent with Policy d of the Established Urban goal of the Comprehensive Plan. The scale of the proposed buildings blend in well with the scale of adjacent residential uses and should not negatively impact the neighborhood.

4. The subject site is located within the Ladera Community Area of the West Side Strategic Plan (WSSP). Although the site is located on the east side of the Ladera Community Area, Policy 3.23 of the Ladera Community Area section encourages public facilities in the area as follows: "Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard ." (WSSP p. 59). The use on the subject site, and the proposed additions, are generally consistent with this WSSP policy.
5. The subject site is located within Segment 2 of the boundaries of the Coors Corridor Sector Development Plan. General policies that address landscaping materials and 20% landscaping coverage for the net lot area apply to the subject site (Issue 3, Land Use and Intensity of Development, Policy 4.B.2, Policy 5.B.1, p. 93-94). The request is consistent with the 20% coverage policy, however modifications to the landscape plan will be needed to address groundcover materials.
6. Additional modifications are needed to the site plan to address sidewalk and lighting to be in full compliance with regulations in the City Zoning Code.
7. There is no known opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:**

Conditions of approval for the proposed Amendment to Site Development Plan for Building Permit shall include:

- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.

OFFICIAL NOTICE OF DECISION
APRIL 15, 2004
PROJECT #1003220
PAGE 3 OF 4

- 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.
 - d. What is the intent, of the extension of the drive isle adjacent to the proposed 17 additional parking spaces? If it is to simply function as a key way, then it only needs to be five foot deep. If it is not striped, clearly marked or reduced in size, it will be used for parking which is not desirable.
3. The applicant must replace the gravel indicated on the landscape plan with live plant materials for groundcover as recommended by Issue 3, Land Use and Intensity of Development, Policy 4.B.2, in the Coors Corridor Sector Development Plan, and the plant groundcover must reach 75% ground coverage at full maturity, to address both the groundcover policy in the CCSDP and plant maturity regulations in Section 14-16-3-10, Landscaping Regulations, of the City Zoning Code. A statement addressing the 75% groundcover maturity must also be included on the landscape plan.
 4. The applicant shall provide sidewalk, minimum 8 feet in width along the parking area where the new buildings are proposed, as required in Section 14-16-3-1, Off-Street Parking Regulations, of the City Zoning Code.
 5. The applicant shall modify the height of all proposed exterior lighting to 16 feet. The applicant shall also provide a statement on the site development plan for building that states the following:
"Any new exterior lighting, both free-standing and building mounted, shall be limited to 16 feet in height and be of a full-cut-off (shoebox) design.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY APRIL 30, 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.

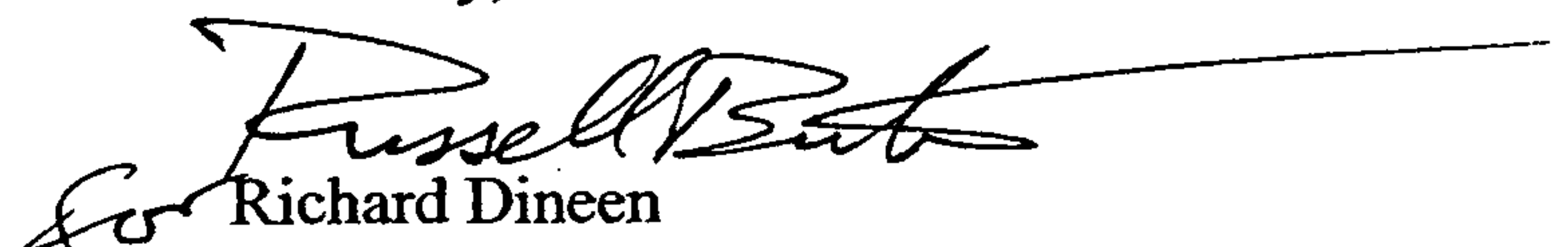
OFFICIAL NOTICE OF DECISION
APRIL 15, 2004
PROJECT #1003220
PAGE 4 OF 4

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

RDMH/ac

cc: Inner City Development Corp., 708 San Mateo SE, Albuquerque, NM 87108
Berent Groth, Vista Grande, 3546 Sequoia Pl. NW, Albuquerque, NM 87120
Linda Socha, Vista Grande, 3516 Vista Grande NW, Albuquerque, NM 87120
John Landman, West Bluff, 2236 Ana Ct. NW, Albuquerque, NM 87120
Dr. Joe Valles, West Bluff, 5020 Grande Vista Ct. NW, Albuquerque, NM 87120



Agenda Number: 2
 Project Number: 1003220
 Case Number: 04EPC 00107
 April 15, 2004

Staff Report

Agent	Inner City Development Corporation
Applicant	Desert Hills Treatment Center
Request	Site Development Plan for Building Permit
Legal Description	Tract 22-A, Corona del Sol
Location	On Sequoia Rd NW between Coors Blvd NW and Alamogordo Rd NW
Size	Approximately 2.25 acres
Existing Zoning	SU-1 PRD, Student Housing, Psychiatric Treatment Facility, Senior Citizen Apartments
Proposed Zoning	NA

Staff Recommendation

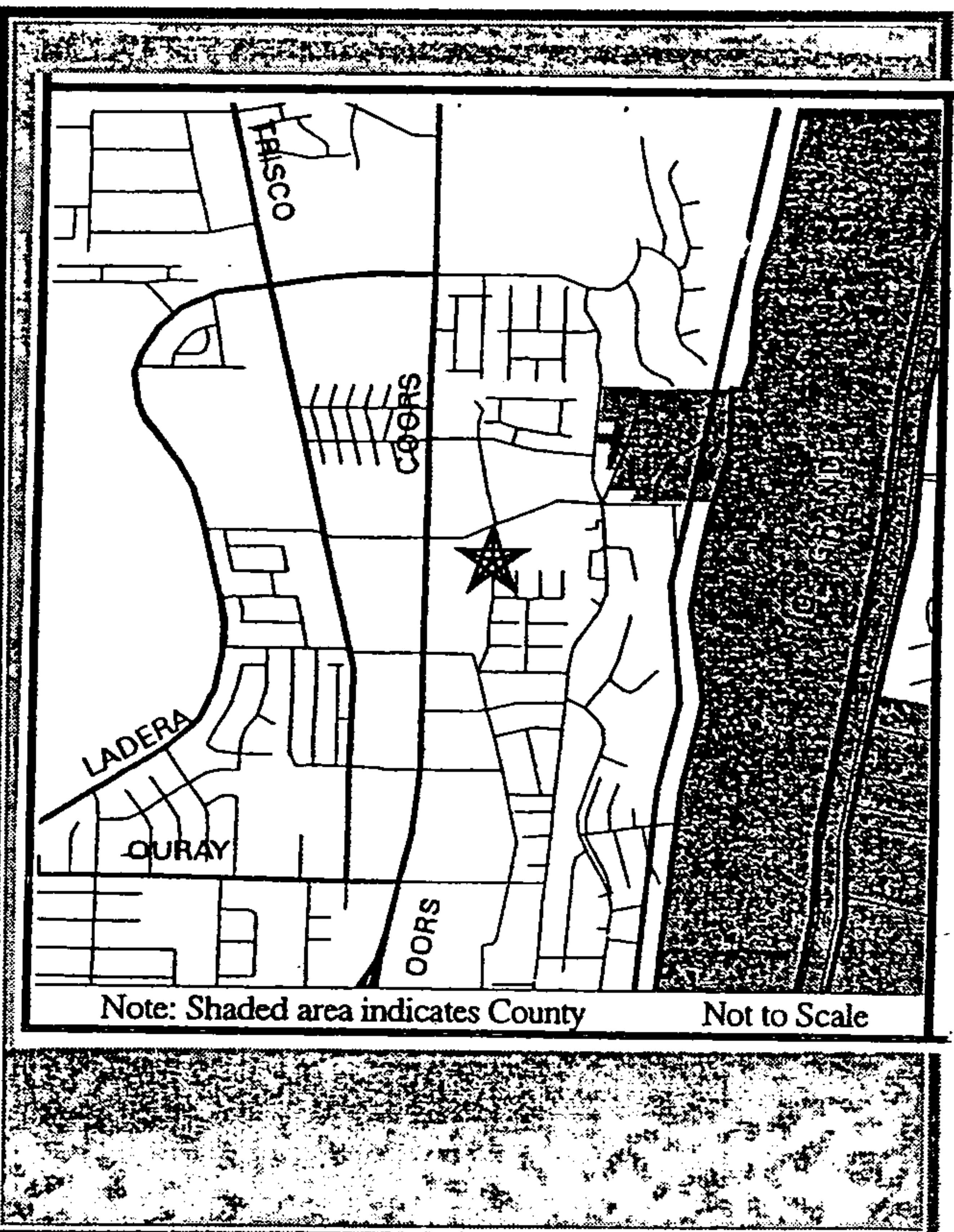
APPROVAL of 04EPC 00107, based on the findings on page 7, and subject to the conditions of approval on pages 8-9.

Staff Planner

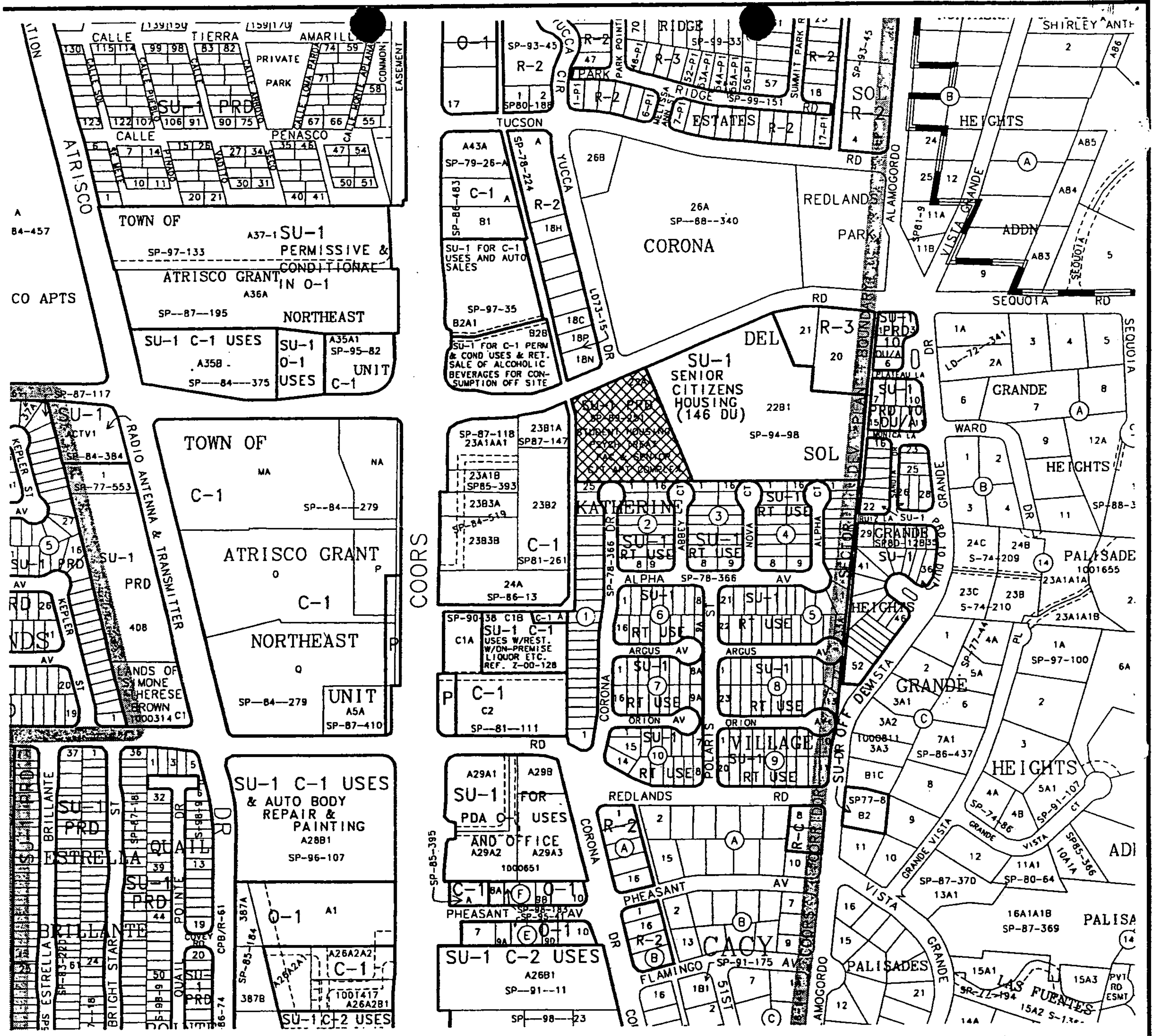
Makita Hill, Planner

Summary of Analysis

This is a request for approval of a site development plan for building permit for Lot 22-A, Corona del Sol, located on Sequoia Road NW between Coors Boulevard NW and Alamogordo Road NW, currently zoned SU-1 for PRD, Student Housing, Psychiatric Treatment Facility, and Senior Citizen Apartments. The site contains approximately 2.25 acres. The purpose of the request is to facilitate development of a 1,806 square-foot addition to an existing cafeteria/office area, a 5,160 square-foot multi-purpose building, and a 1,093 square-foot annex to the multi-purpose building. The total addition square footage proposed is 8,059. With modifications to the site plan, the request will be in compliance with applicable policies of the Comprehensive Plan, West Side Strategic Plan, Coors Corridor Sector Development Plan, and sidewalk and lighting regulations in the City Zoning Code. Staff recommends approval of this request.



City Departments and other interested agencies reviewed this application from 3/8/04 to 3/19/04. Agency comments were used in the preparation of this report, and begin on page 10.



ZONING MAP



Scale 1"=459'

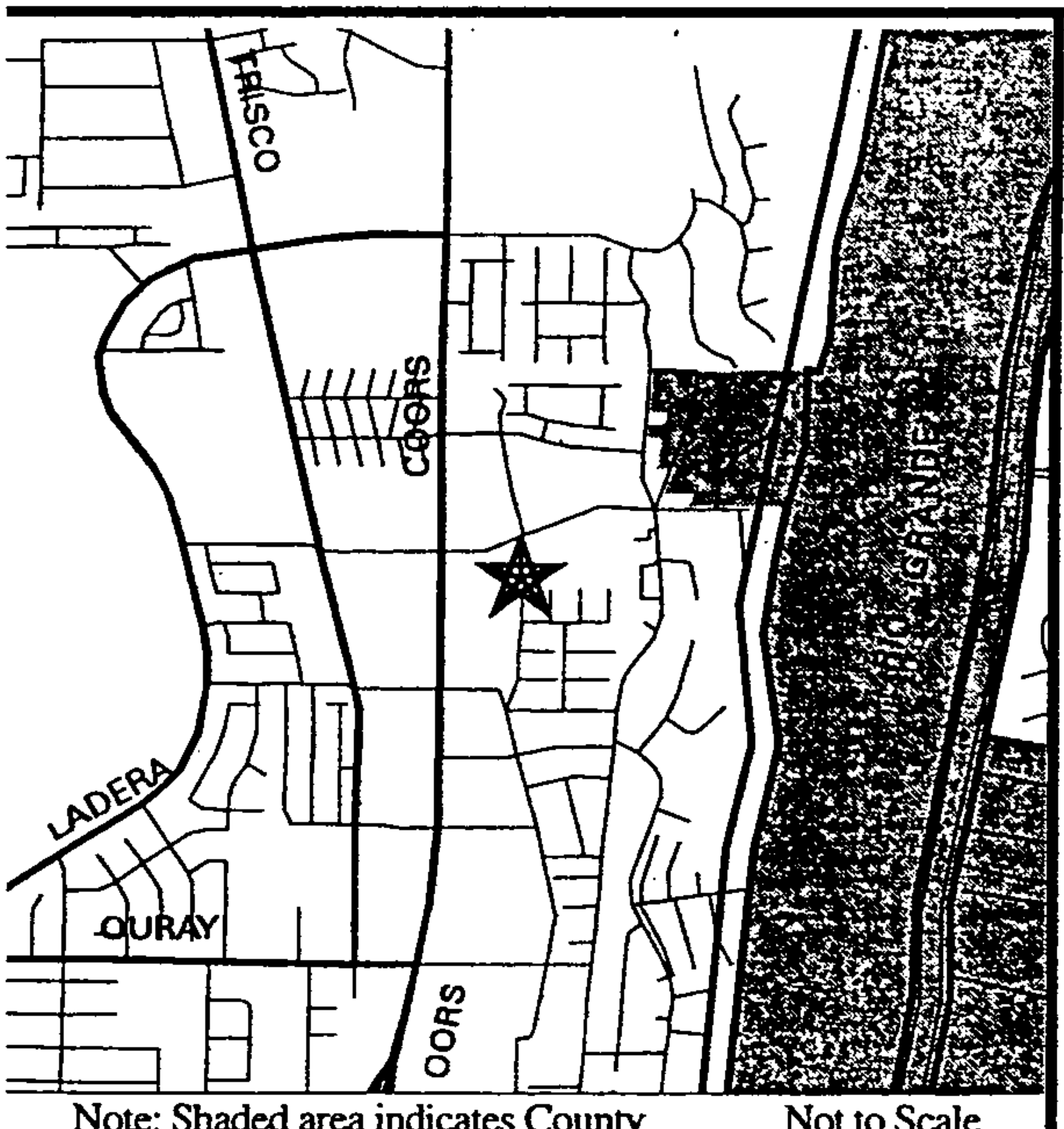
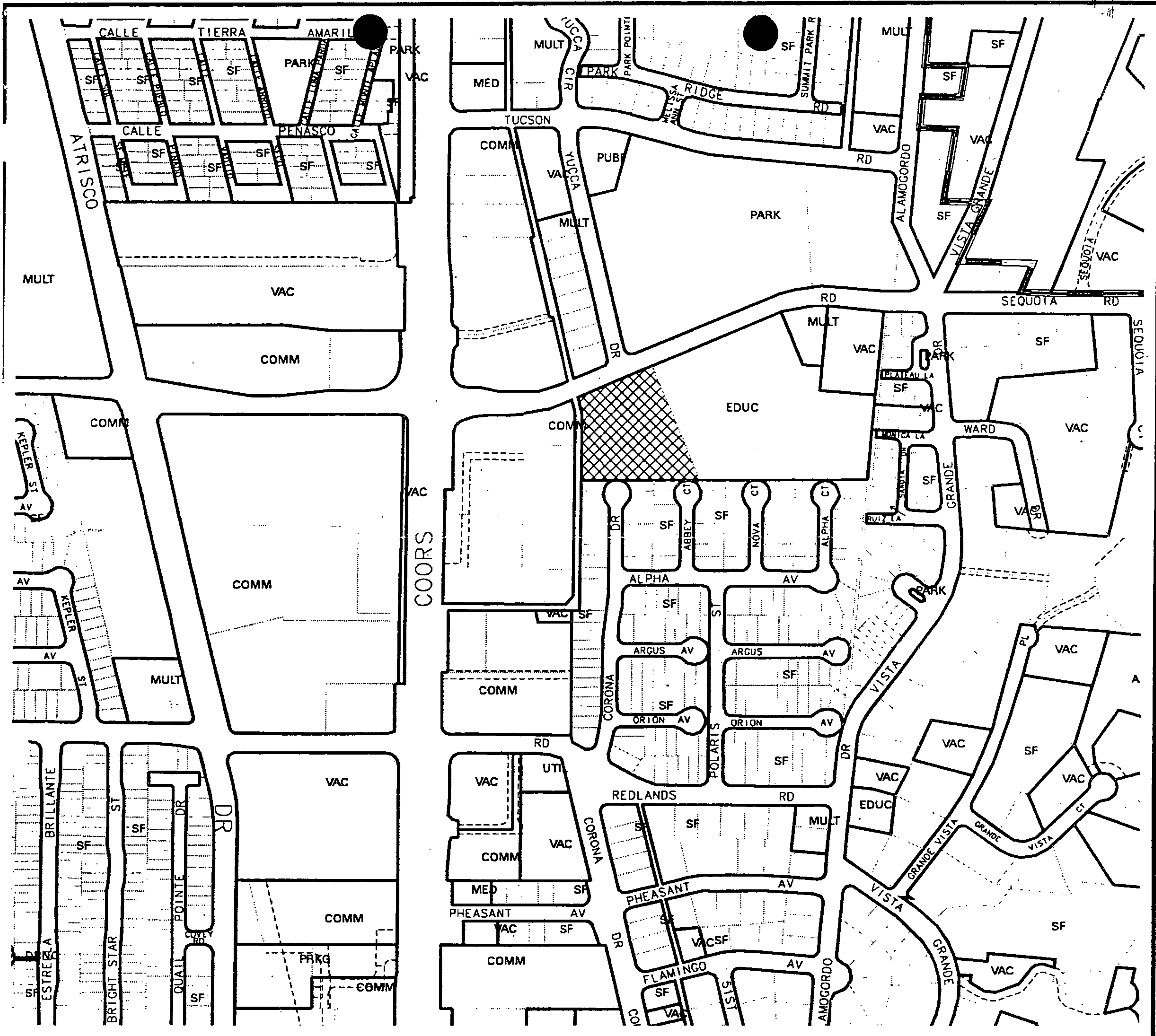
PROJECT NO.
1003220

HEARING DATE
4-15-04

MAP NO.
G-11

ADDITIONAL CASE NUMBER(S)
04EPC-00107

Note: Shaded area indicates County Not to Scale

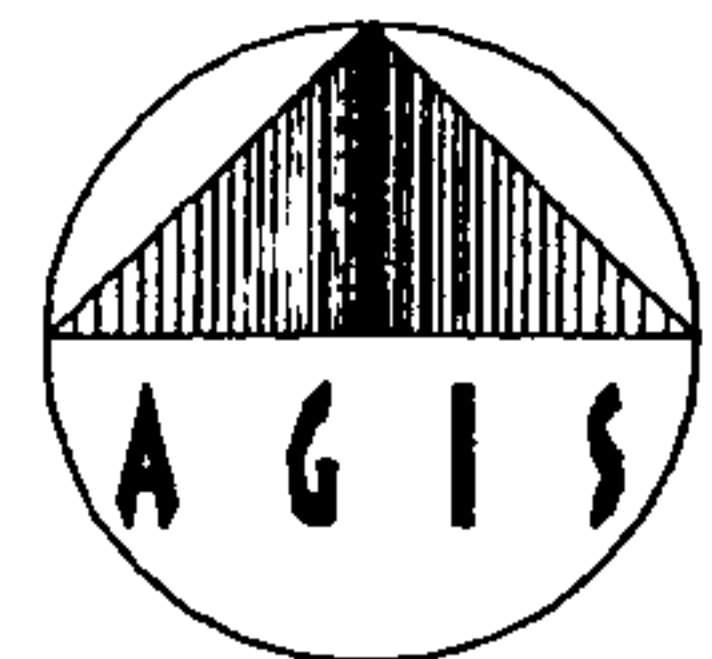


Note: Shaded area indicates County Not to Scale

LAND USE MAP

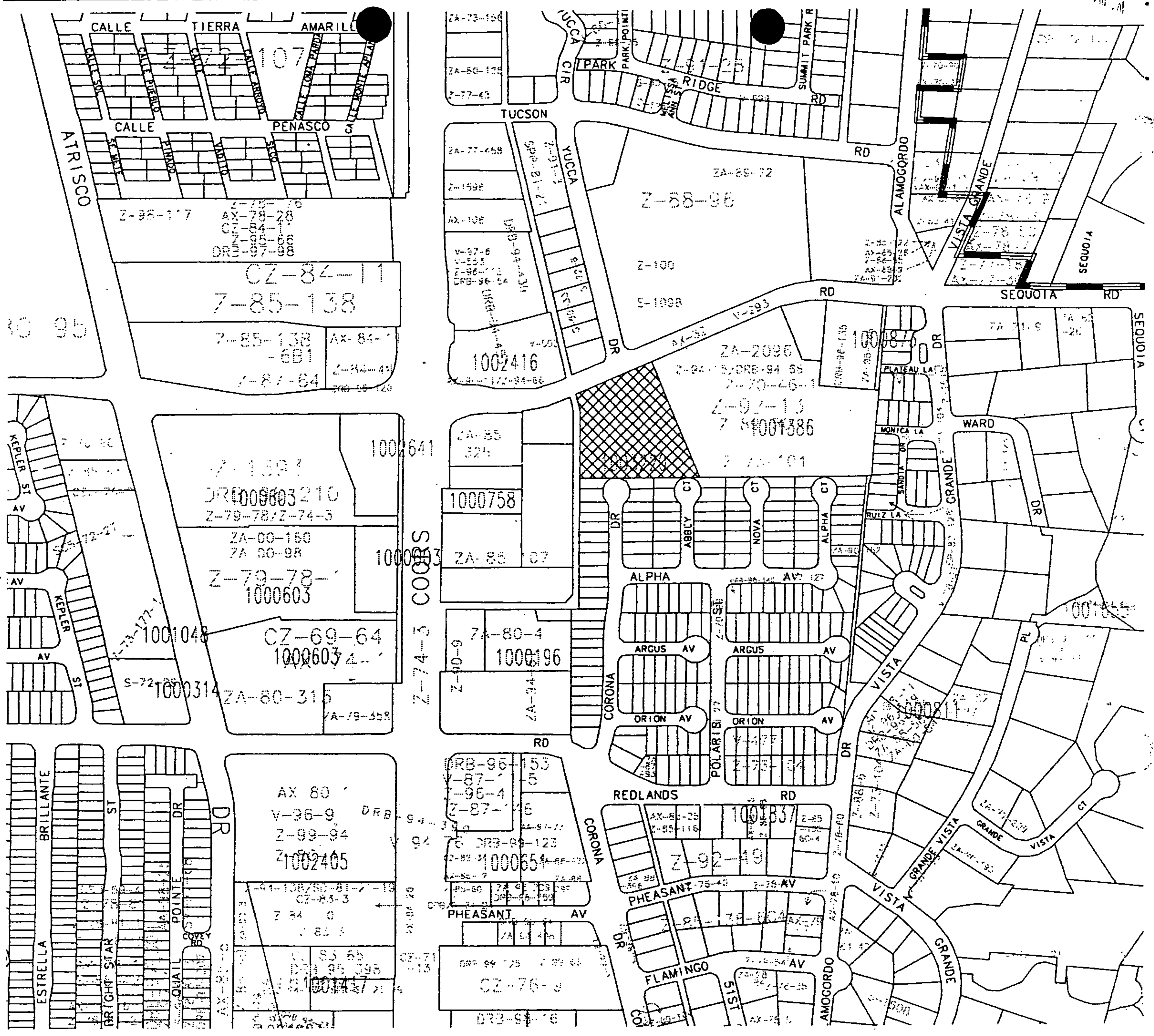
KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial -Retail, Service, Wholesale
- DRNG Drainage
- EDUC Public or Private School
- GOLF Golf Course
- MED Medical Office or Facility
- MFG Manufacturing or Mining
- MH Mobile Home
- MULT Multi-Family or Group Home
- OFF Office
- ORG Social or Civic Organization
- PARK Park, Recreation or Open Space
- PRKG Parking
- PUBF Public Facility
- RELG Religious Facility
- SF Single Family
- TRAN Transportation Facility
- UTIL Utility
- VAC Vacant Land or Abandoned Bldgs
- WH Warehousing & Storage



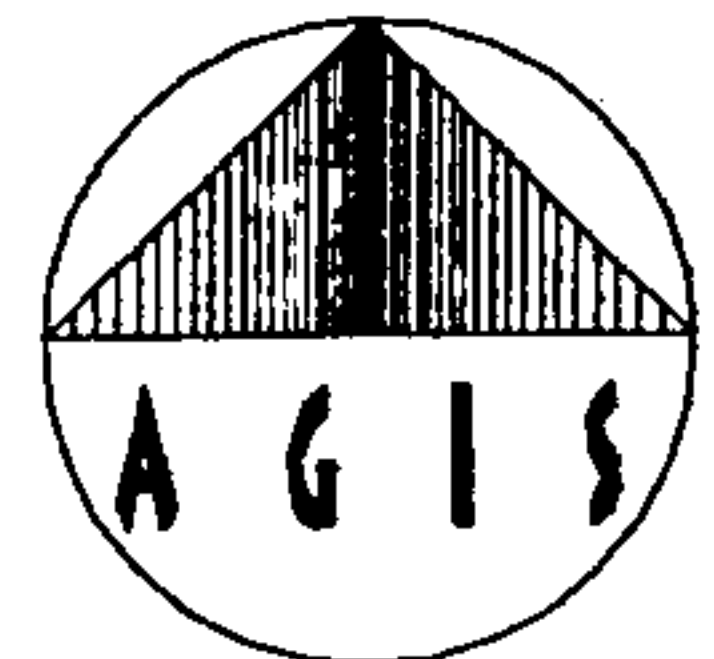
Scale 1" = 459'

PROJECT NO. 1003220
HEARING DATE 4-15-04
MAP NO. G-11
ADDITIONAL CASE NUMBER(S) 04EPC-00107



Note: Shaded area indicates County Not to Scale

HISTORY MAP



Scale 1" = 459'

PROJECT NO. 1003220
HEARING DATE 4-15-04
MAP NO. G-11
ADDITIONAL CASE NUMBER(S) 04EPC-00107

Development Services Report

SUMMARY OF REQUEST

Request(s)	Site Development Plan for Building Permit
Location	On Sequoia Rd NW between Coors Blvd NW and Alamogordo Rd NW

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area, Applicable Rank II & III Plans	Land Use
Site	SU-1 PRD	Established Urban, Coors Corridor Sector Development Plan, WSSP	Psychological Development Center
North	R-2, R-1	"	Single-Family Residences, Park
South	SU-1 for R-T Uses	"	Single-Family Residences
East	SU-1 for Senior Citizens Housing	"	Senior Citizens Housing
West	C-1	"	Commercial Development

Background, History and Context

This is a request for approval of a site development plan for building permit for Lot 22-A, Corona del Sol, located on Sequoia Road NW between Coors Boulevard NW and Alamogordo Road NW, currently zoned SU-1 for PRD, Student Housing, Psychiatric Treatment Facility, and Senior Citizen Apartments. The site contains approximately 2.25 acres. The purpose of the request is to facilitate development of a 1,806 square-foot addition to an existing cafeteria/office area, a 5,160 square-foot multi-purpose building, and a 1,093 square foot annex to the multi-purpose building. The total addition square footage proposed is 8,059.

A site development plan for subdivision was approved by the DRB for the subject site in 1989 (SP-89-251, DRB-89-219) as part of a larger subdivision action that included parcels abutting to the east. The SU-1 for Planned Residential Development, Student Housing, Psychiatric Treatment Facility, and Senior Citizens Apartments zoning was also established on the subject site in 1989 (Z-89-50). The subject site is surrounded by single-family homes and a park to the north, senior citizen housing to the east (Z-92-13), single-family homes under SU-1 for R-T Uses zoning to the south (Z-70-99), and commercial development under C-1 zoning to the west and under SU-1 for C-1 zoning to the northwest.

The subject site is within the planning areas of the West Side Strategic Plan and the Coors Corridor Sector Development Plan.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in the area designated Established Urban by the *Comprehensive Plan* with a Goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing environment.” Applicable policies include:

Policy d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

West Side Strategic Plan

The West Side Strategic Plan, a Rank II plan, was first adopted in 1997. The Plan area is bounded by the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan boundary map on p. 2 in the WSSP.

The WSSP is based on a Community Concept that identified seven communities in the plan and established a community-based urban form which defines areas for low density and open spaces as well as nodes of higher density development to support services and transit. Each community is comprised of villages and the plan describes uses that should occur in core and adjacent areas of the Community and Village centers. The WSSP strives to create and encourage a multi-nodal pattern of low-density and high-density forms.

The subject site is located within the Ladera Community Area. The Ladera Community encompasses 2,926 acres and was 40% vacant at the time the Plan was written. It is completely within the City of Albuquerque’s municipal limits. Major existing streets are Coors Boulevard and Atrisco. Ladera and Ouray provide east/west access through the community. Substantial existing commercial and public services exist along Coors Boulevard extending from Interstate 40 to St. Joseph’s Drive. This is recognized as pre-existing in the Plan and is expected to continue to build out as a major corridor of services, higher density residential and employment generators. Although the site is located on the east side of the Ladera Community Area, Policy 3.23 of the Ladera Community Area section encourages public facilities in the area as follows: “Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard ...” (WSSP p. 59).

Coors Corridor Sector Development Plan (Rank 3)

The site is located within the boundaries of the Coors Corridor Sector Development Plan, first adopted by the City of Albuquerque and Bernalillo County in 1984. The Plan provides policy, regulations, and guidelines for development of Coors Boulevard. The Plan generally encompasses properties between NM 528/ Alameda Boulevard to the north and Central Avenue to the south. The corridor area is divided into four Segments, with the subject site located in Segment 2. The subject site is in an area recommended for SU-1 for R-T zoning and residential use (Issue 3, Land Use and Intensity of Development, Policy 3, pages 70-71).

Much of the CCSDP is focused on design standards for new development along Coors Boulevard. As the subject site is not located on Coors, the following development-related policies from Issue 3 apply:

Policy 4 (B.2.), Site Landscaping: Live plant materials shall be used extensively in all landscaped areas. Gravel, colored rock, bark, and similar materials, are generally not acceptable as groundcover. Bark should only be utilized as mulch, not as a permanent form of groundcover. In some cases, "hard" materials such as brick or cobblestone may be considered (p. 93).

Policy 5 (B.1.) Off-Street Parking: A minimum of 20% of the parking area shall be landscaped...Generally, peripheral landscaping should not be less than five feet in width (p. 94).

Long Range Roadway System

The Long Range Roadway System designates Coors Boulevard as a Limited-Access Principal arterial, with a right-of-way of 156'.

ANALYSIS

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for building permit for Lot 22-A, Corona del Sol, located on Sequoia Road NW between Coors Boulevard NW and Alamogordo Road NW, currently zoned SU-1 for PRD, Student Housing, Psychiatric Treatment Facility, and Senior Citizen Apartments. The site contains approximately 2.25 acres. The purpose of the request is to facilitate development of a 1,806 square-foot addition to an existing cafeteria/office area, a 5,160 square-foot multi-purpose building, and a 1,093 square foot annex to the multi-purpose building. The total addition square footage proposed is 8,059.

The proposed building additions are located at the southeast corner of the site adjacent to single-family residences, and there are three single-family residences shown on the site plan that are within 20 feet of the proposed multi-purpose building. The height of the 1,806 square-foot addition is approximately 11 feet, the height of the proposed multi-purpose building is approximately 26 feet, and the multi-purpose building annex is approximately 18 feet at the eave. As such, the proposed buildings blend in well with the scale of adjacent residential uses and should not negatively impact the neighborhood. Thus, the request is consistent with Policy d of the Established Urban goal of the Comprehensive Plan.

The subject site is located within the Ladera Community Area of the West Side Strategic Plan (WSSP). Although the site is located on the east side of the Ladera Community Area, Policy 3.23 of the Ladera Community Area section encourages public facilities in the area as follows: "Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard ..." (WSSP p. 59). The existing use on the subject site, and the proposed additions, are generally consistent with this WSSP policy.

The subject site is also located within Segment 2 of the boundaries of the Coors Corridor Sector Development Plan. The subject site is in an area recommended for SU-1 for R-T zoning and residential use (Issue 3, Land Use and Intensity of Development, Policy 3, pages 70-71). Much of the CCSDP is focused on design standards for new development along Coors Boulevard. As the subject site is not located on Coors, general policies that address landscaping materials (Policy 4.B.2) and 20% landscaping coverage for the net lot area (Policy 5.B.1) apply to the subject site. The request is consistent with the 20% coverage policy, however modifications to the landscape plan will be needed to address groundcover materials. Details regarding this compliance will be addressed in the following sections.

Site Plan Layout / Configuration

The existing two-story, 28,344 square-foot building comprises of a section that runs parallel to Sequoia Road and a section running parallel to the west property line, connecting near the northwest corner of the site. The additions to the building are located at the southeast corner of the site, and are comprised of a 1,806 square-foot addition to an existing cafeteria/office area, a 5,160 square-foot multi-purpose building, and a 1,093 square foot annex to the multi-purpose

building. The total addition square footage proposed is 8,059. The height of the 1,806 square-foot addition is approximately 11 feet, the height of the proposed multi-purpose building is approximately 26 feet, and the multi-purpose building annex is approximately 18 feet at the eave.

Vehicular Access, Circulation and Parking

Access to the site is facilitated from two curb cut entrances off Sequoia Road, with circulation on the west side of the site that allows access to the southern area where the additions are proposed. Parking has been calculated according to the parking needs of the entire site, not just the addition portion of the site. Required parking of 53 regular spaces and 4 handicap spaces has been calculated on the site plan, while a total of 73 regular spaces and 6 handicap spaces are proposed.

Pedestrian and Bicycle Access and Circulation, Transit Access

Sidewalks 5 feet in width are located at the front of the existing building adjacent to Sequoia Road, and circulate along the west side of the building and to the southern area of the site where the additions are proposed. Section 14-16-3-1, Off-Street Parking Regulations, of the Zoning Code requires a minimum width of 6 feet for sidewalks in internal site areas, and a minimum width of 8 feet for sidewalk where building facades abut parking areas. The multi-purpose building and annex addition façade does not face the parking area, however the façade does abut the parking area on one corner. The applicant should provide sidewalk, minimum 8 feet in width along the parking area, where the new buildings are proposed.

Lighting and Security

The subject site has existing 18-foot light poles adjacent to the parking area. Exterior wall-mounted light fixtures 18 feet above grade are proposed for the north and south sides of the multi-purpose building. The height of exterior wall mounted light fixtures is not regulated in the City Zoning Ordinance. For light poles, the height is limited to 16 feet where the light pole is within 100 feet of a residential zone (Section 14-16-3-9, Area Lighting Regulations, City Zoning Code). As the subject site is zoned SU-1 and is within 100 feet of SU-1 for R-T zoning, the EPC may regulate the height of these and other exterior light fixtures as deemed appropriate. Staff recommends that any new exterior lighting, both free-standing and building mounted, be limited to 16 feet in height and be of a full-cut-off (shoebox) design.

Landscaping

Policies in the Coors Corridor Sector Development Plan call for a landscape minimum net lot coverage of 20%, and discourages the use of gravel or similar products for groundcover (Issue 3, Land Use and Intensity of Development, Policy 4.B.2, Policy 5.B.1, p. 93-94). Although only a small portion of the site is the subject of this request, landscaping calculations on the site plan include the subject portion and the rest of the site. Site plan calculations verify that the overall percentage of landscaping for the net lot area is 28%, with overall turf coverage at 9%. Turf coverage on a site may not exceed 20% as established in the City's Water Conservation Ordinance. The subject site portion also indicates use of bedded rock in much of the landscape area surrounding the proposed building additions. The CCSDP discourages the use of gravel or similar materials for groundcover. The applicant must replace the gravel with live plant

materials for groundcover, and the plant groundcover must reach 75% ground coverage at full maturity, to address both the groundcover policy in the CCSDP and plant maturity regulations in Section 14-16-3-10, Landscaping Regulations, of the City Zoning Code. A statement addressing the 75% groundcover maturity must also be included on the landscape plan.

Grading, Drainage, Utility Plans

The site plan includes a grading and drainage plan, with utility information shown on the front page of the site plan. Grades over the entire site are relatively flat with a slight dip in the center of the site.

Architecture and Signage

No new signage is proposed with this request. The proposed building additions are located at the southeast corner of the site adjacent to single-family residences, and there are three single-family residences shown on the site plan that are within 20 feet of the proposed multi-purpose building. The height of the 1,806 square-foot addition is approximately 11 feet, the height of the proposed multi-purpose building is approximately 26 feet, and the multi-purpose building annex is approximately 18 feet at the eave. The exterior design and material palette matches the existing buildings, with white stucco, brick veneer, smooth concrete finishes, and bronze metal windows.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The Public Works Department, Transportation Planning Division, has commented that the developer is responsible for permanent improvements to transportation facilities, and has questioned the proposed design of a drive isle adjacent to the proposed parking area.

Neighborhood Concerns

The Vista Grande and West Bluff Neighborhood Associations were notified regarding this request, and neither association requested a facilitated meeting with the developer regarding this request. The West Bluff Neighborhood Association expressed concerns regarding on-street parking surrounding the subject site on Sequoia Road for baseball events at the park to the north of the site.

Conclusions

This is a request for approval of a site development plan for building permit for Lot 22-A, Corona del Sol, located on Sequoia Road NW between Coors Boulevard NW and Alamogordo Road NW, currently zoned SU-1 for PRD, Student Housing, Psychiatric Treatment Facility, and Senior Citizen Apartments. The site contains approximately 2.25 acres. The purpose of the request is to facilitate development of a 1,806 square-foot addition to an existing cafeteria/office area, a 5,160 square-foot multi-purpose building, and a 1,093 square foot annex to the multi-purpose building. The total addition square footage proposed is 8,059. With modifications to the site plan, the request will be in compliance with applicable policies of the Comprehensive Plan, West Side Strategic Plan, Coors Corridor Sector Development Plan, and sidewalk and lighting regulations in the City Zoning Code. Staff recommends approval of this request.

FINDINGS – 04EPC 00107, APRIL 15, 2004

1. This is a request for approval of a site development plan for building permit for Lot 22-A, Corona del Sol, located on Sequoia Road NW between Coors Boulevard NW and Alamogordo Road NW, currently zoned SU-1 for PRD, Student Housing, Psychiatric Treatment Facility, and Senior Citizen Apartments. The site contains approximately 2.25 acres.
2. The purpose of the request is to facilitate development of a 1,806 square-foot addition to an existing cafeteria/office area, a 5,160 square-foot multi-purpose building, and a 1,093 square foot annex to the multi-purpose building. The total addition square footage proposed is 8,059.
3. The request is consistent with Policy d of the Established Urban goal of the Comprehensive Plan. The scale of the proposed buildings blend in well with the scale of adjacent residential uses and should not negatively impact the neighborhood.
4. The subject site is located within the Ladera Community Area of the West Side Strategic Plan (WSSP). Although the site is located on the east side of the Ladera Community Area, Policy 3.23 of the Ladera Community Area section encourages public facilities in the area as follows: “Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard ...” (WSSP p. 59). The use on the subject site, and the proposed additions, are generally consistent with this WSSP policy.
5. The subject site is located within Segment 2 of the boundaries of the Coors Corridor Sector Development Plan. General policies that address landscaping materials and 20% landscaping coverage for the net lot area apply to the subject site (Issue 3, Land Use and Intensity of Development, Policy 4.B.2, Policy 5.B.1, p. 93-94). The request is consistent with the 20% coverage policy, however modifications to the landscape plan will be needed to address groundcover materials.
6. Additional modifications are needed to the site plan to address sidewalk and lighting to be in full compliance with regulations in the City Zoning Code.
7. There is no known opposition to this request.

RECOMMENDATION – 04 EPC 00107, APRIL 15, 2004

APPROVAL of 04 EPC 00107, a request for approval of a site development plan for building permit for Lot 22-A, Corona del Sol, located on Sequoia Road NW between Coors Boulevard NW and Alamogordo Road NW, currently zoned SU-1 for PRD, Student Housing, Psychiatric Treatment Facility, and Senior Citizen Apartments, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 04 EPC 00107, APRIL 15, 2004

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. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:**

Conditions of approval for the proposed Amendment to Site Development Plan for Building Permit shall include:

- 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.
 - d. What is the intent, of the extension of the drive isle adjacent to the proposed 17 additional parking spaces? If it is to simply function as a key way, then it only needs to be five foot deep. If it is not striped, clearly marked or reduced in size, it will be used for parking which is not desirable.
3. The applicant must replace the gravel indicated on the landscape plan with live plant materials for groundcover as recommended by Issue 3, Land Use and Intensity of Development, Policy 4.B.2, in the Coors Corridor Sector Development Plan, and the plant groundcover must reach

75% ground coverage at full maturity, to address both the groundcover policy in the CCSDP and plant maturity regulations in Section 14-16-3-10, Landscaping Regulations, of the City Zoning Code. A statement addressing the 75% groundcover maturity must also be included on the landscape plan.

4. The applicant shall provide sidewalk, minimum 8 feet in width along the parking area where the new buildings are proposed, as required in Section 14-16-3-1, Off-Street Parking Regulations, of the City Zoning Code.

 5. The applicant shall modify the height of all proposed exterior lighting to 16 feet. The applicant shall also provide a statement on the site development plan for building that states the following: "Any new exterior lighting, both free-standing and building mounted, shall be limited to 16 feet in height and be of a full-cut-off (shoebox) design."
-

***Makita Hill
Planner***

cc: Desert Hills Treatment Center, 5810 Sequoia NW, Albuquerque, NM 87120
Inner City Development Corp., 708 San Mateo SE, Albuquerque, NM 87108
Berent Groth, Vista Grande, 3546 Sequoia Pl. NW, Albuquerque, NM 87120
Linda Socha, Vista Grande, 3516 Vista Grande NW, Albuquerque, NM 87120
John Landman, West Bluff, 2236 Ana Ct. NW, Albuquerque, NM 87120
Dr. Joe Valles, West Bluff, 5020 Grande Vista Ct. NW, Albuquerque, NM 87120

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed, no comments.

Office of Neighborhood Coordination

Vista Grande ®

West Bluff ®

PUBLIC WORKS DEPARTMENT

Transportation Development:

- All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- 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).
- Site plan shall comply and be designed per DPM Standards.
- What is the intent, of the extension of the drive aisle adjacent to the proposed 17 additional parking spaces? If it is to simply function as a key way, then it only needs to be five foot deep. If it is not striped, clearly marked or reduced in size, it will be used for parking which will not be desirable.

Utility Development:

- It is unclear whether a new water meter is to be included for the multi-purpose structure to be located at the southeast corner of the site or if service will be obtained from the existing meter. Records indicate that the site is currently served by a size 5 water meter. There is no fire line account currently associated with this site. The proposed site plan does show a fire protection line serving a portion of the new addition. As such, a new fire line account must be setup with New Services. Fire protection requirements must be verified with the Fire Marshal prior to DRB approval. Installation of a new fire hydrant may also prove necessary.

Traffic Engineering Operations:

- No comments received.

Hydrology:

- No adverse comments.

Transportation Planning:

- No adverse comments regarding on-street bikeways, off-street trails or roadway system facilities.

Street Maintenance:

- No comments received.

Water Resources, Water Utilities and Wastewater Utilities:

- No comments received.

New Mexico Department of Transportation:

- No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:

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- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
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ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

No comment.

PARKS AND RECREATION

Planning and Design

This facility is across the street from the existing Redlands Park, this request has no negative impact on the Park. No objection to the request.

Open Space Division

No adverse comment.

POLICE DEPARTMENT/Planning
maintenance of landscaping
traffic volume

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Disapproved, may require double enclosure,(call for details, 761-8142).

FIRE DEPARTMENT/Planning
General

New construction will be reviewed through the normal City of Albuquerque Plans Review Process. Items to be reviewed by AFD will be but not limited to, fire hydrants, fire department access, fire alarm systems, sprinkler systems, as well as accessible fire department connections.

Fire Hydrants

New construction, building additions or reconstruction will require a "Fire Flow Statement" to determine the number of fire hydrants required and their spacing. Fire flow statements for construction must be obtained prior to DRB. (*Additional fire hydrants may be needed for this site. See AFD/FMO planner*).

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No comment

ALBUQUERQUE PUBLIC SCHOOLS

No adverse comments to the above requests (SU-1 for PRD on 2.2556 acres) for **Desert Hills Center for Youth & Families** located on Soqioia NW between Coors NW and Alamogordo NW.

MID-REGION COUNCIL OF GOVERNMENTS

No adverse comment.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

No comment based upon the information provided to date

FSI Future Solutions, Inc.
Facilitators Report

Dated: Tuesday, March 30, 2004
Facilitator: Shannon Watson

Makita Hill
Planning Department
600 2nd Street NW
Third Floor
Albuquerque, NM 87102

RE: Project #1003220

Makita:

I have spoken with Linda Socha of the Vista Grande N.A. and Dr. Joe Valles of the West Bluff N.A. in regard to the proposed expansion of the Desert Hills Treatment Center. Both neighborhood associations do not feel the need for a facilitated meeting at this time.

Dr. Valles did express concern over parking at the facility. Dr. Valles stated that during baseball season, families park in the street and walk to the field creating an unsafe situation for the residents of the community. Dr. Valles spoke with the agent of Desert Hills Treatment Center, Bernard Loeffler, Jr. of Inner City Development Corporation in regard to the parking situation.

Mr. Loeffler stated that: 1) 23 additional parking spaces will be added to the Desert Hills Treatment Center and 2) that he would support having the City of Albuquerque restrict on-street parking South of Sequoia during baseball season.

West Bluff and Vista Grande neighborhood associations currently support this project; however, Dr. Valles, with the support of Mr. Loeffler, strongly encourages the City of Albuquerque to restrict on-street parking South of Sequoia during baseball season to ensure the safety of the residents in the community.

If you have any questions, please contact me at 505-259-7681.

Sincerely,



Shannon Watson
Future Solutions, Inc.
Shannon_d_Watson@hotmail.com
505-259-7681

CC:

JoEllen Howarth	Albuquerque ADR Office
Don Newton	Office of Neighborhood Coordination
Debbie Miera	Land Use Facilitation Coordinator
Bernard Loeffler, Jr.	Inner City Development Corp., agent of Applicant
Linda Socha	Vista Grande N.A.
Dr. Joe Valles	West Bluff N.A.