



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 12, 2006

2. Project # 1003239
06DRB-00364 Major-Vacation of Pub Right-of-Way

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for ROEMER/HASKINS, LLC request(s) the above action(s) for all or a portion of Block(s) 264-A-1, **TOWN OF ATRISCO GRANT, UNIT 8**, located on ILLIF RD NW, between INTESTATE 40 NW and ESTANCIA RD NW containing approximately 1 acre(s). [REF: 05EPC0186] (H-10)

At the April 12, 2006, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Storm drain easement shall be retained.
4. The public water line easement shall be retained.
5. Tract 290A needs to be a public roadway easement.

06DRB-00443 Minor-SiteDev Plan Subd/EPC
06DRB-00444 Minor-SiteDev Plan BldPermit/EPC

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for ROEMER/HASKINS, LLC request(s) the above action(s) for all or a portion of Tract(s) 264-A-1, **TOWN OF ATRISCO GRANT, UNIT 8**, (to be known as **ILIFF SELF STORAGE**) zoned SU-1/C-3, located on ILIFF RD NW, between INTESTATE 40 NW and ESTANCIA RD NW containing approximately 1 acre(s). [REF: 05EPC-0186, 05EPC-01930] [David **Stallworth**, **EPC Case Planner**] (H-10)



OFFICIAL NOTICE OF DECISION

PAGE 2

The site plan for subdivision was approved with final sign off delegated to Planning for David Stallworth's initials, EPC language and 3 copies of the site plan.

With the signing of the infrastructure list dated 4/12/06 the site plan for building permit was approved with final sign off delegated to City Engineer for SIA and preliminary and final plat and Planning for David Stallworth's initials, EPC language and 3 copies of the site plan.

If you wish to appeal this decision, you must do so by April 27, 2006, in the manner described below.

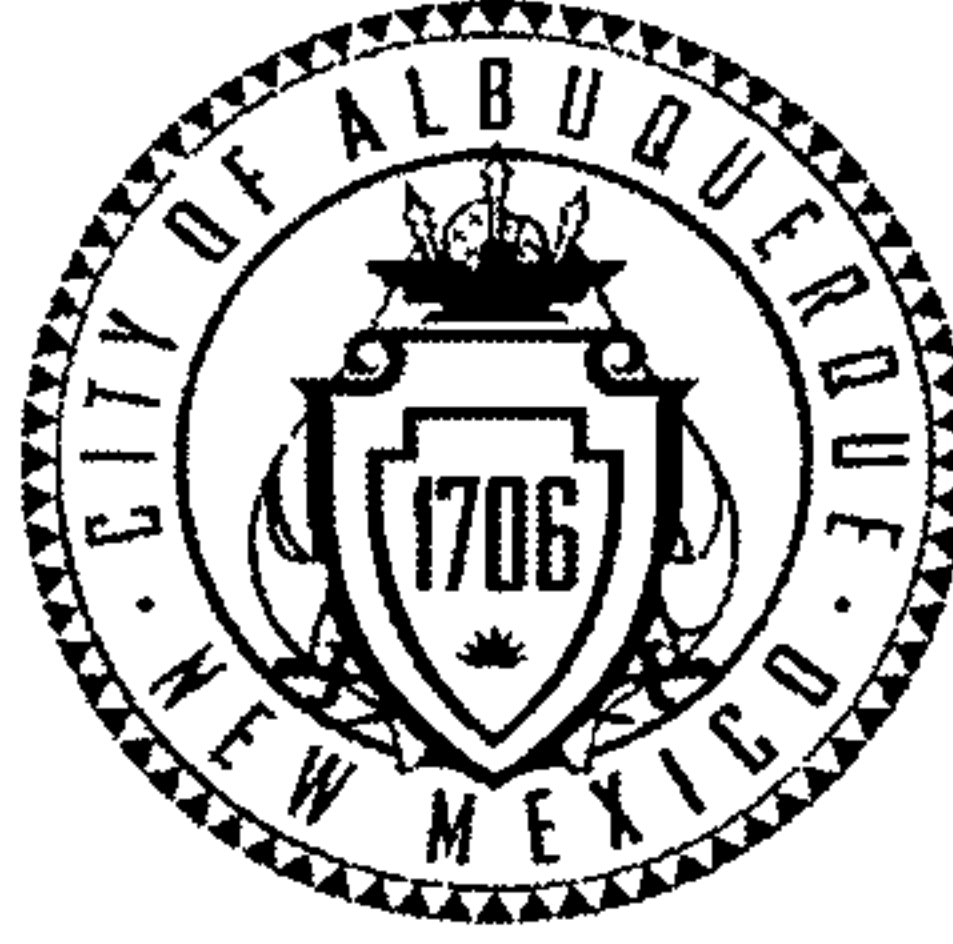
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. 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. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

Cc:Mr. Edel Haskins, Roemer/Haskins, LC, 3631 Coral Gables, Dallas, TX 75227
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Donald Martin, Grubb & Ellis, 2400 Louisiana Blvd NE, Suite 300, 87110
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



#2

**CITY OF ALBUQUERQUE, PLANNING DEPARTMENT
INTERNAL MEMORANDUM**

TO: Sheran Matson, Chairperson – Development Review Board

FROM: David Stallworth, Planner

COPIES TO: Claire Senova, Development Review
Andrew Garcia, Development Review

DATE: April 11, 2006

RE: **PROJECT NO. 1003239, Case Number 06DRB – 00443 and 000444,**
Iiff Self Storage.

The applicant submitted a preliminary site plan for staff review in March, 2006, in accordance with Condition number two (2) of the site development plans for Cases **05EPC – 01806** and **05EPC – 01930** as approved by the Environmental Planning Commission on January 19, 2006. All conditions of approval have been satisfactorily met with the following exceptions:

1. Condition 10a – The proposed ground coverage, Sunset Rose gravel, is unacceptable, per Policies 3 and 4 of the Coors Corridor Plan. A greater emphasis upon native revegetation is suggested.
2. The applicant needs to examine if the proposed modification of development guideline number 9 on the original site plan for subdivision is appropriate. It is suggested that the wording be revised to just include a statement that off-street parking for Tract 264-A shall be determined by the EPC and not make it a blanket revision that might effect the area outside Tract 264-A.

Thank you.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003239 AGENDA#: 2 DATE: 4/12/06

Notice

1. Name: Donaldo D. Martin Address: 2400 Louisiana NE Zip: 87110
QAJBB & Ellis Suite 300 ALAQ

2. Name: Edel Harkins Address: 3631 Corral Gordo Zip: 75229
Dallas, TX

3. Name: John McKinzie Address: MGA & Assoc Zip: _____

4. Name: Joe David Matson Address: MGA & Assoc Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

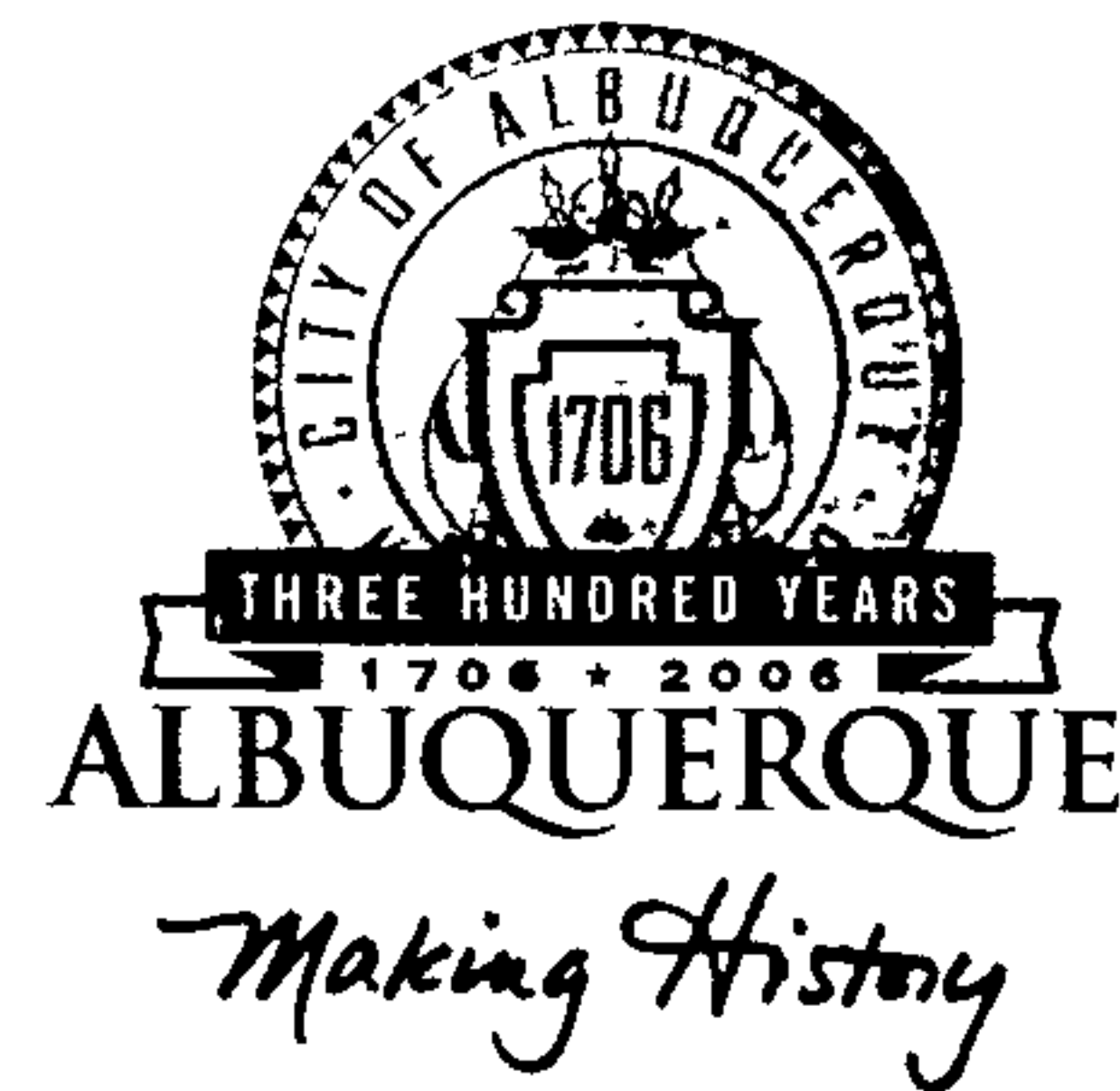
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003239

AGENDA ITEM NO: 2

SUBJECT:

Site Plan for Subd
Site Plan for BP
Vacation

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

The Hydrology Section has no objection to the subject request.
An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 12, 2006



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 12, 2006

Project # 1003239

06DRB-00364 Major-Vacation of Pub Right-of-Way

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ROEMER/HASKINS, LLC request(s) the above action(s) for all or a
portion of Block(s) 264-A-1, **TOWN OF ATRISCO GRANT, UNIT 8**,
located on ILLIF RD NW, between INTESTATE 40 NW and ESTANCIA
RD NW containing approximately 1 acre(s). [REF: 05EPC0186] (H-10)

AMAFCA No adverse comments.

COG No adverse comments.

Transit No objection to the request.

Zoning Enforcement No adverse comments.

Neighborhood Coordination

Letters sent to Los Volcanes NA (R) and S.R. Marmon NA (R).

APS The request for a vacation of public right-of-way for the property located
on Iliff Rd, between I-40 and Estancia Rd NW in the **Town of Atrisco
Grant, Unit 8**, for a self storage unit will have no adverse impacts to the
APS district.

Police Department No crime prevention or CPTED comments at this time.

Fire Department No adverse comments.

PNM Electric & Gas Approved.

Comcast No comments received.

QWEST No comments received.

Environmental Health No comments received.

M.R.G.C.D. No comments received.

Open Space Division

No adverse comments.

City Engineer

No objection to vacation request. Provide as-builts of storm drains to ascertain easement widths.

Transportation Development

Tract 290-A will require a permanent roadway easement to be granted. Infrastructure will be required upon replat. The sidewalk and location of the cul-de-sac need to meet DPM requirements upon re-plat. Vacation exhibit needs to dimension the 15' being vacated.

Parks & Recreation

Defer to Transportation.

Utilities Development

No objection to Vacation request with the condition that the vacated portion be retained as a Public Water Line easement

Planning Department

No objection. Defer to Transportation.

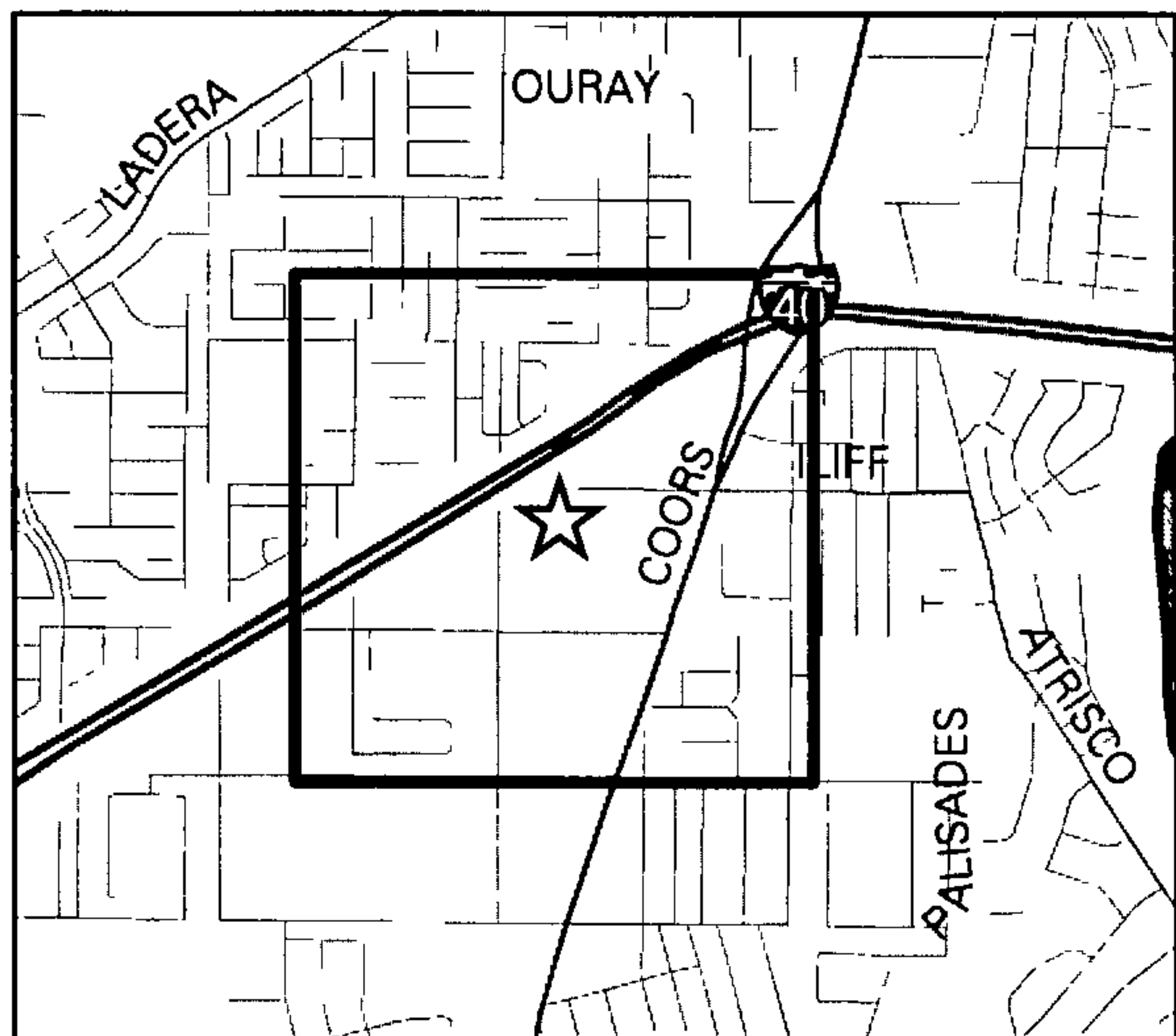
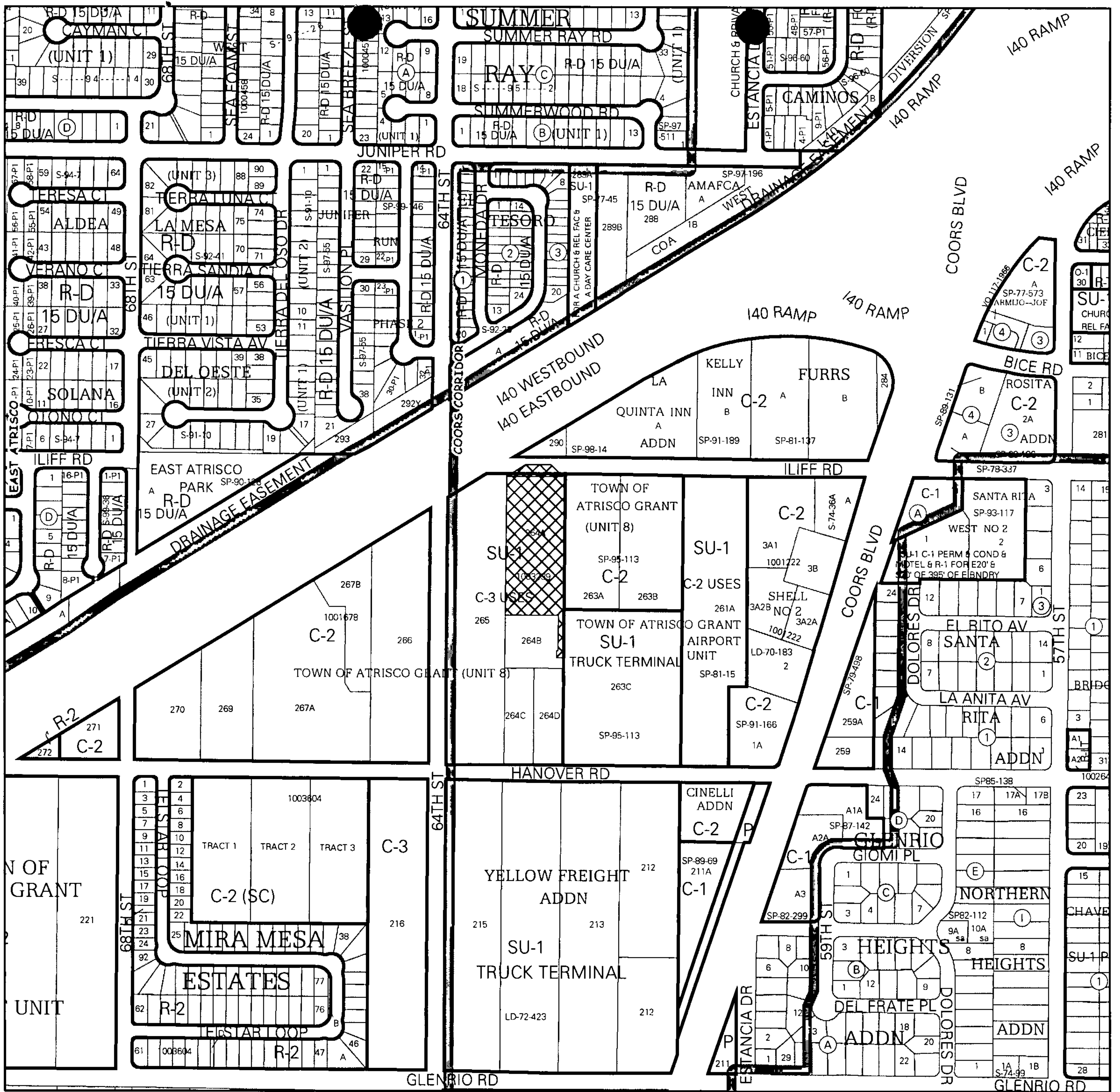
Impact Fee Administrator

No comments on the proposed vacation.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc: Roemer/Haskins LC, 3631 Coral Gables, Dallas, TX 75227

Mark Goodwin & Associates PA, P.O. Box 90606, 87199



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:
1003239

Hearing Date:
4/12/06

Zone Map Page:
H-10

Additional Case Numbers:
06DRB-00364



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, April 12, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000376

06DRB-00359 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BUILDERS INVESTMENT COMPANY OF NM LTD request(s) the above action(s) for all or a portion of Lot(s) 1-117, UNIT 1 Lot(s) 1-35, UNIT 2, **PARADISE SKIES, UNITS 1 & 2**, zoned R-T, located on BANDELIER DR NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 23 acre(s). [REF: DRB-94-107, 04DRB00410, 04DRB00391, 03DRB0013, 03DRB00188] (A-11)

Project # 1003239

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Project # 1004712

06DRB-00233 Major-Vacation of Public Easements
06DRB-00234 Minor-Prelim&Final Plat Approval

ESMAIL Haidari & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, **EAGLE ROCK ESTATES, UNIT 4**, zoned R-D residential and related uses zone, developing area, located on SCHIST AVE NE, between MODESTO AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-46/SV-97-74] *[Was Indef Deferred on 3/15/06 to readvertise]* (C-18) **NO NEW SUBMITTAL**

Project # 1004713

06DRB-00235 Major-Vacation of Public Easements
06DRB-00236 Minor-Prelim&Final Plat Approval

ESMAIL Haidari & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, **EAGLE ROCK ESTATES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on LIMESTONE AVE NE, between OAKLAND AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-17] *[Was Indef Deferred on 3/15/06 to readvertise]* (C-18) **NO NEW SUBMITTAL**

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

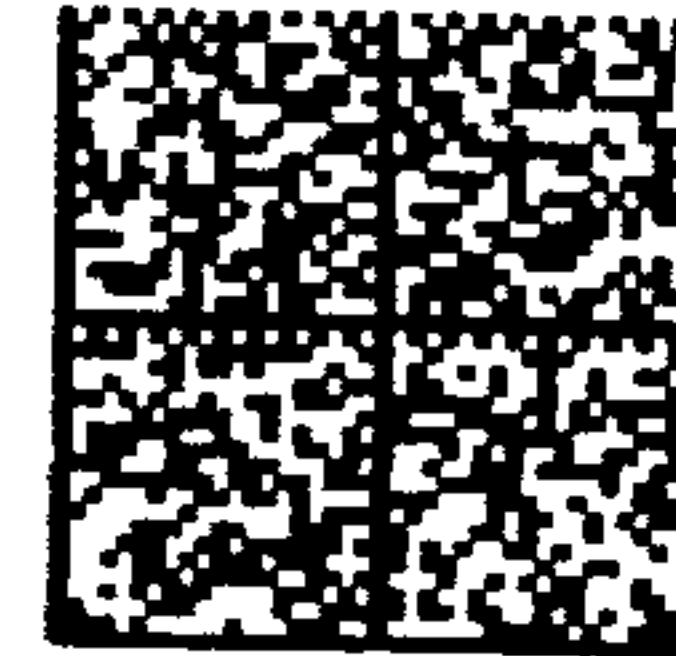

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 27, 2006.

CITY OF ALBUQUERQUE



Planning Department



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MAILED FROM ZIP CODE 87102



**NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD**

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RM 18 CORP
PO BOX 852800
RICHARDSON, TX 75085

DRB



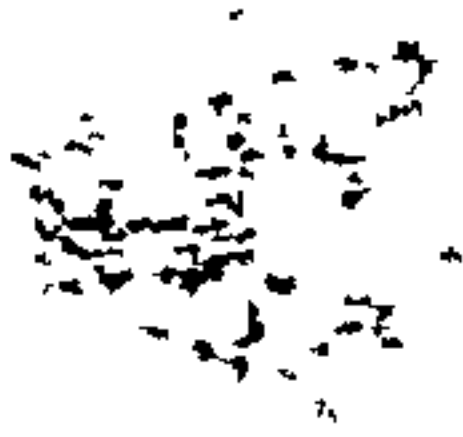
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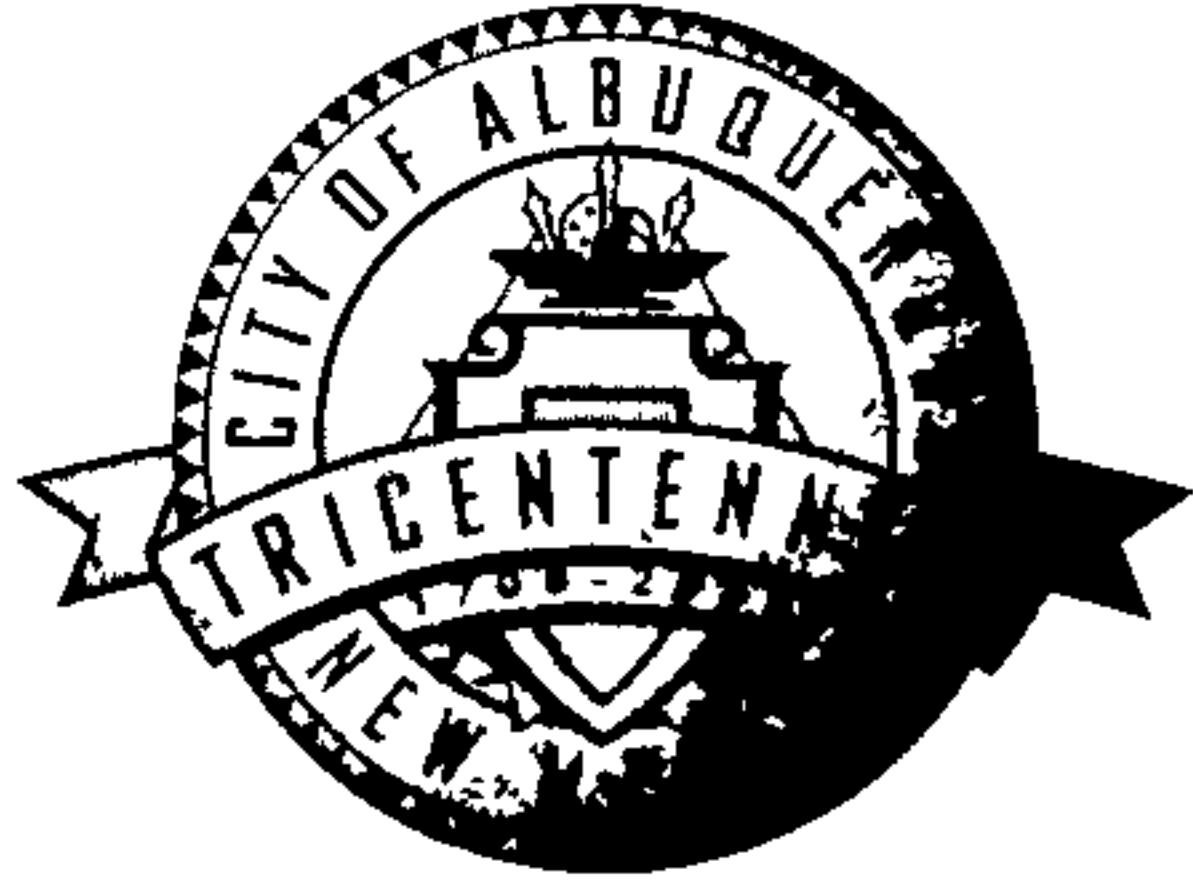
DRB

P O Box 1293 Albuquerque New Mexico 87103



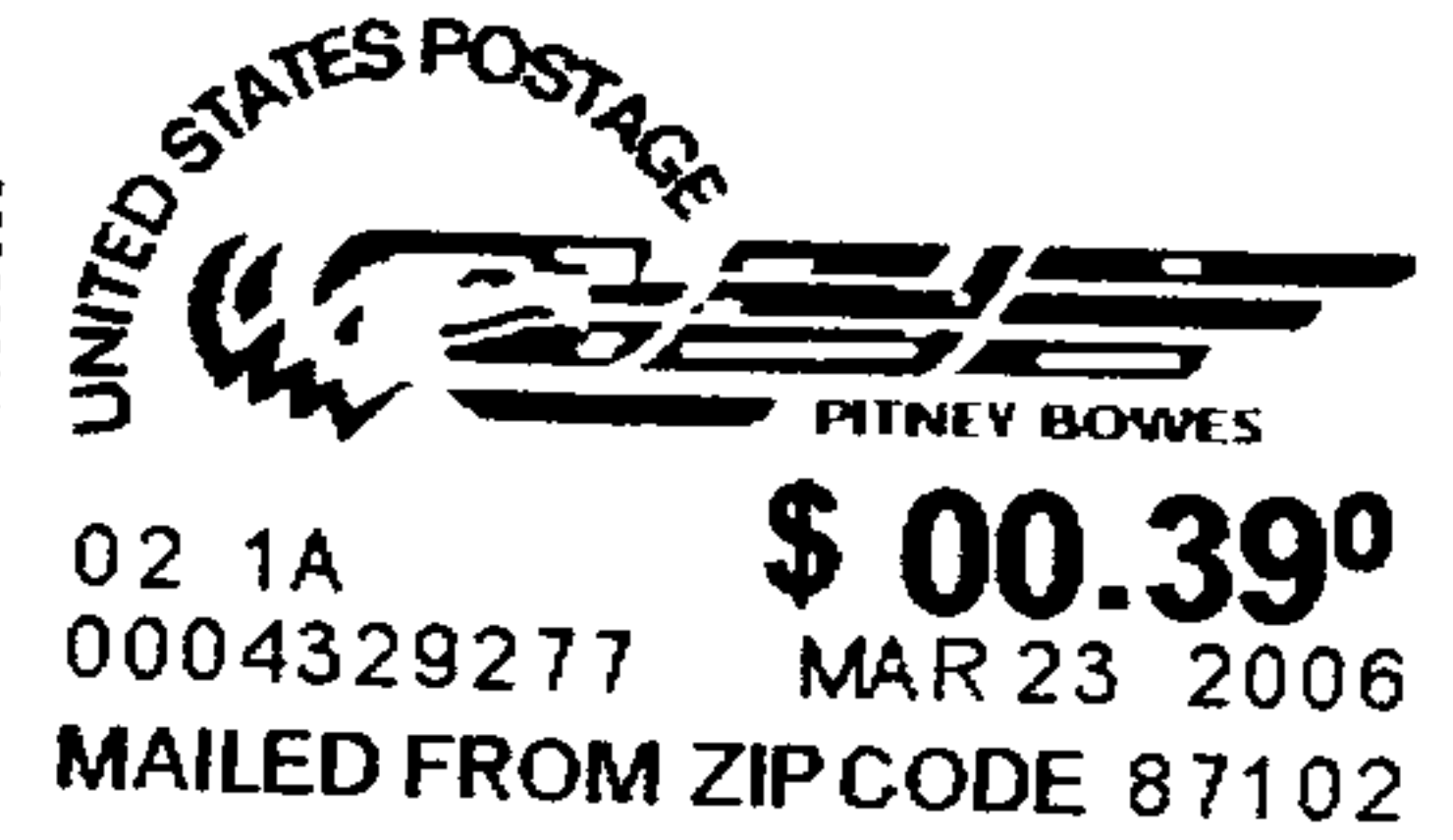

**NOT DELIVERABLE
AS ADDRESSED,
UNABLE TO FORWARD**

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Planning Department

CITY OF ALBUQUERQUE

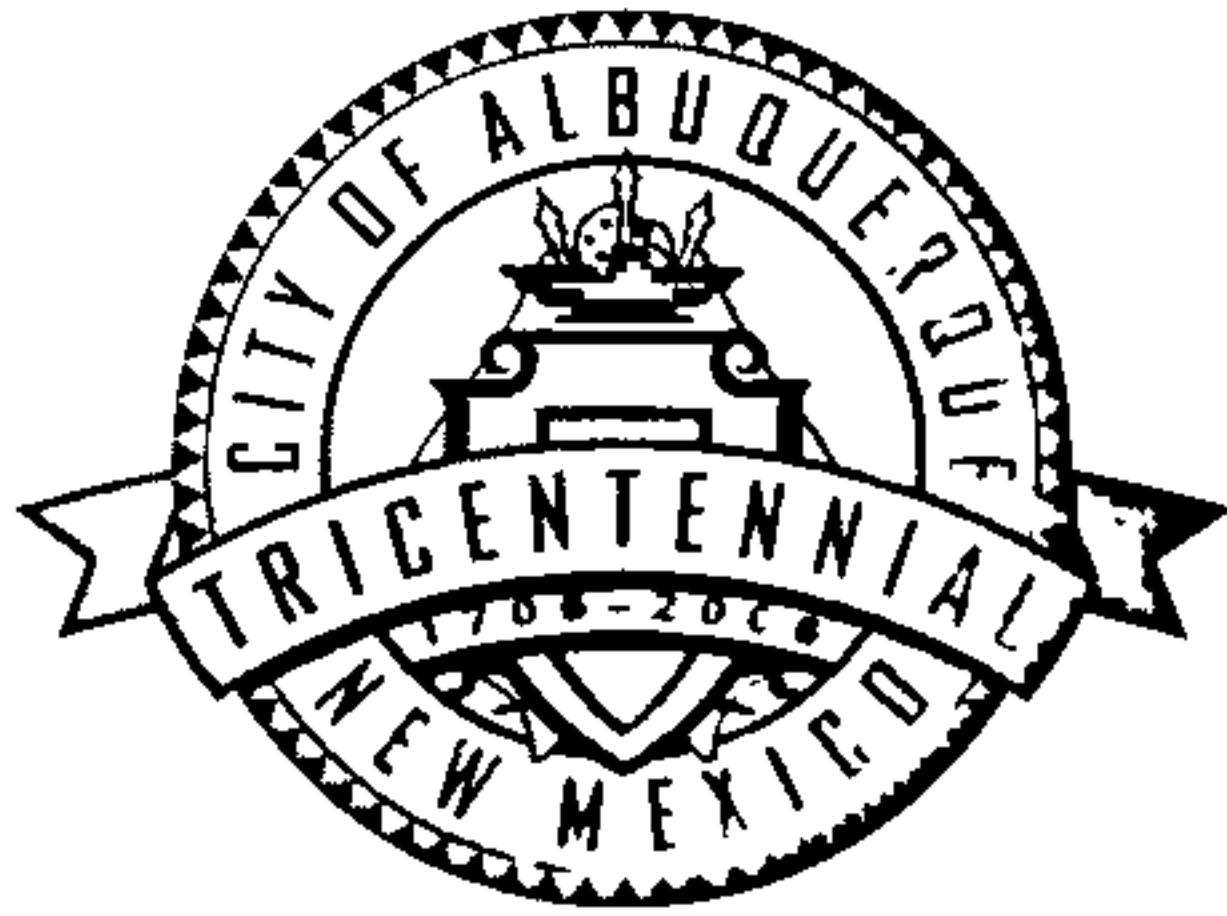


101105806507321701 DRB

MCDONALDS CORP (30-0014)
719 LOS LENTES RD NE
LOS LUNAS NM 87031

87031+8887-18 8008

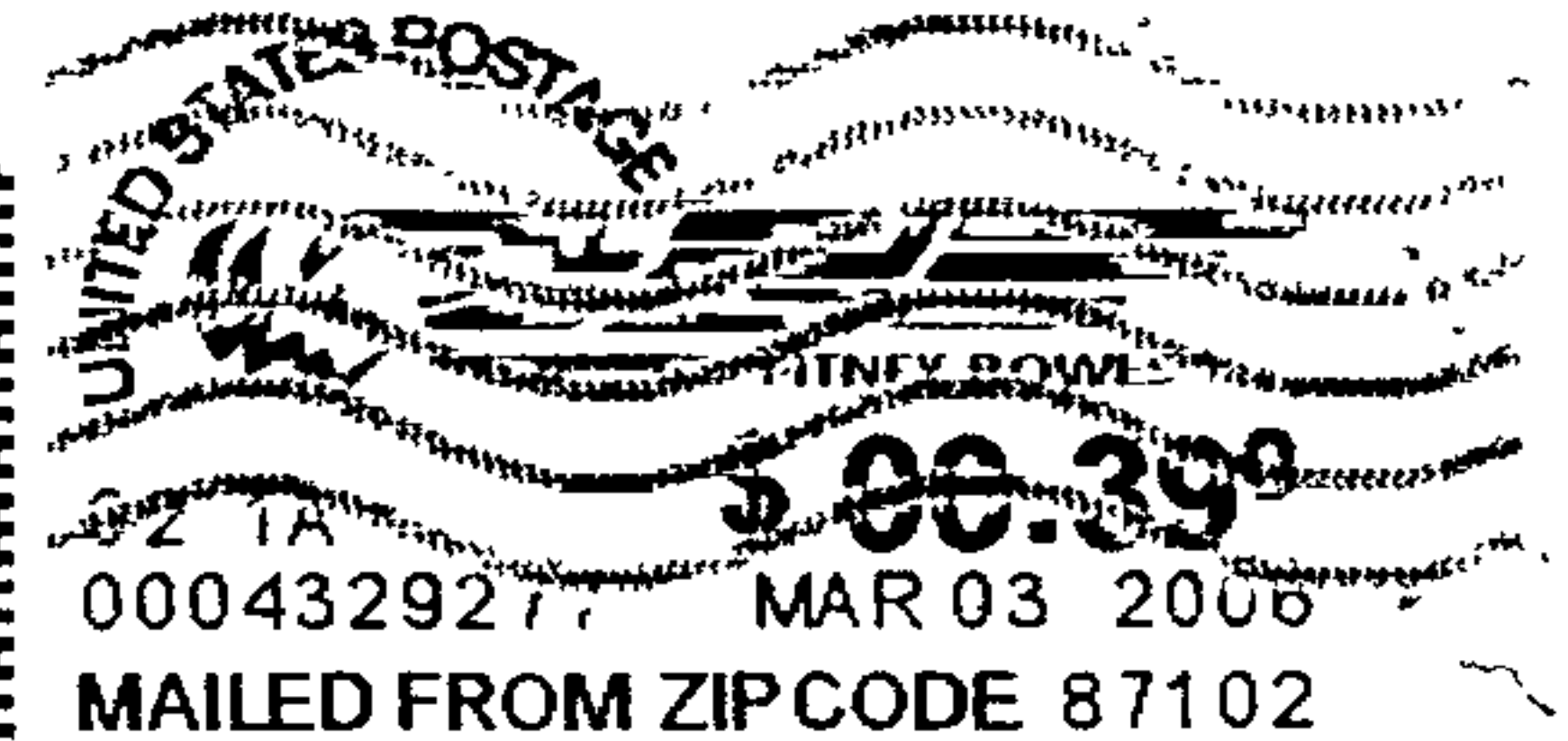
CITY OF ALBUQUERQUE



Planning Department

03 MAR 2006

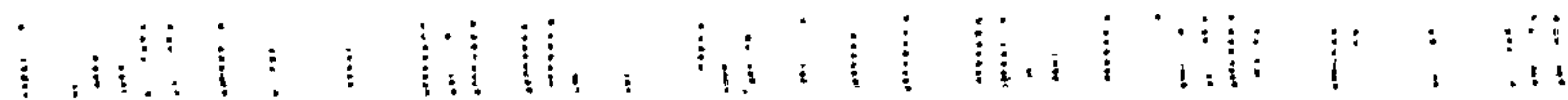
03 MAR 2006



DRB

101205827946520306

WASHINGTON STREET INVESTMENTS
3015 MOUNTAIN RD NW
ALBUQUERQUE NM 87104



DRB



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 27, 2006.

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: APRIL 12, 2006
Zone Atlas Page: H-10-Z
Notification Radius: 100 Ft.

Project# 1003239
App#06DRB-00364

Cross Reference and Location: ILIFF ROAD NW BETWEEN INTERSTATE 40
AND ESTANCIA ROAD

Applicant: ROEMER/HASKINS, LC
Address: 3631 CORAL GABLES
DALLAS, TX 75227

Agent: MARK GOODWIN AND ASSOCIATES, P.A.
P0 BOX 90606
ALBUQUERQUE, NM 87199

Special Instructions:

**Notice must be mailed from the
City's 15 day's prior to the meeting.**

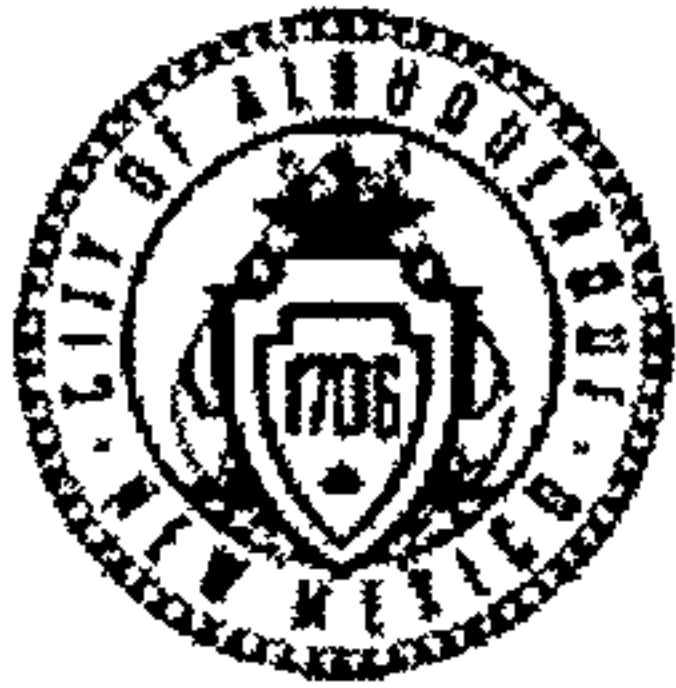
Date Mailed: MARCH 24, 2006
Signature: YVONNE SAAVEDRA

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST**

Project# 1003239
Application# _____

PAGE 1 OF 2

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
H-10	1011059	030-035	324-02	✓
	1011058	056-529	224-03	✓
	1011059	009-035	324-01	✓
	1011058	019-498	224-04	✓
	1011059	079-035	301-05	✓
		104-046	03	✓
		097-025	01	✓ Dup
		077-007	04	✓ Dup 2
		089-003	06	✓
	1011058	076-506	217-03	✓
		065-073	01	✓
	1011059	001-020	324-03	✓
		001-001	04	✓
	1011058	008-495	224-02	✓
		001-495	01	✓
	1010059	488-024	402-01	✓
	1010058	491-528	109-01	✓
		462-527	108-05	✓
		454-529	04	✓ Dup
		432-524	03	✓ Dup 2
		412-522	02	✓
	1010059	510-072	411-01	✓
	1011059	025-072	308-05	✓
		058-082	04	✓



mainframe@coa1mp3.ca
bq.gov
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To
cc
bcc
Subject

1 R E C O R D S W I T H L A B E L S PAGE
1
01011059 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101105903003532402 LEGAL: LT 2 63-B PLAT OF LTS 263-A, 263-B & 263-C TOWN
OF LAND USE:
PROPERTY ADDR: 00000 ILIFF
OWNER NAME: FIVE STAR HOSPITALITY INC
OWNER ADDR: 02616 W HWY 66
GALLUP NM 87301
0101105805652922403 LEGAL: TR 2 61-A SUMMARY REPL SHOWING TRS 261-A & 261-B
UN LAND USE:
PROPERTY ADDR: 00000 ILIFF
OWNER NAME: SUPER 8 MOTEL OF ALBUQ INC
OWNER ADDR: 00619 SW HIGGINS AV
MISSOULA MT 59803
0101105900903532401 LEGAL: LT 2 63-A PLAT OF LTS 263-A, 263-B & 263-C TOWN
OF LAND USE:
PROPERTY ADDR: 00000 ILIFF
OWNER NAME: SUNDARAM T M & RADHA M CO-TRUS
OWNER ADDR: 02616 W HIGHWAY 66
GALLUP NM 87301
0101105801949822404 LEGAL: LT 2 63-C PLAT OF LTS 263-A, 263-B & 263-C TOWN
OF LAND USE:
PROPERTY ADDR: 00000 HANOVER
OWNER NAME: FEDEX FREIGHT WEST INC
OWNER ADDR: 06411 GUADALUPE MINES RD
SAN JOSE CA 95120
0101105907903530105 LEGAL: LT 3 -A-1 PLAT OF LOTS 3-A-1 AND 3-A-2 SHELL
SUBDIV LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: RED SKY HOSPITALITY INC
OWNER ADDR: 01521 COORS BL NW
ALBUQUERQUE NM 87121
0101105910404630103 LEGAL: PARC EL A REPLAT OF PORTION OF TRACTS 259 & 260
UNI LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: CONWAY REAL ESTATE COMP
OWNER ADDR: 00821 E 1ST ST
CLOVIS NM 88101
0101105909702530101 LEGAL: LOT 3-B SHELL SUBDIVISION OF LOT 3 SHELL
SUBDIVISI LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: NICKOLSON DIANA L
OWNER ADDR: 5404 ALICE NE
ALBUQUERQUE NM 87110
0101105907700730104 LEGAL: LT 3 -A-2 -B PLAT OF LOTS 3-A-2-A & 3-A-2-B SHELL
SU LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: NICKOLSON DIANA L
OWNER ADDR: 05404 ALICE NE
ALBUQUERQUE NM 87110

PAGE 2

0101105908900330106 SU LAND USE: LEGAL: LT 3 -A-2 -A PLAT OF LOTS 3-A-2-A & 3-A-2-B SHELL
PROPERTY ADDR: 00000 COORS
OWNER NAME: HERNANDEZ HECTOR & HERMILA
OWNER ADDR: 01517 COORS BL NW
ALBUQUERQUE NM 87121

0101105807650621703 1/2 A LAND USE: LEGAL: LOT 2 SH ELL SUBD NO 2 PORT TRACT 260 & ESTRY
PROPERTY ADDR: 00000 COORS
OWNER NAME: BRADLEY S & CARYN M EKHOFF LLC
OWNER ADDR: 03608 VISTA DEL SUR NW
ALBUQUERQUE NM 87120

0101105806507321701 CON LAND USE: LEGAL: LOT 1-A PLAT OF LOT 1-A SHELL SUBDIVISION NO 2
PROPERTY ADDR: 00000 COORS
OWNER NAME: MCDONALDS CORP (30-0014)
OWNER ADDR: 00719 LOS LENTES RD NE
LOS LUNAS NM 87031

0101105900102032403 264- LAND USE: LEGAL: TR 2 64-A PLAT OF TRACTS 264-A, 264-B, 264-C &
PROPERTY ADDR: 00000 ILIFF
OWNER NAME: RH & L NANCE INC
OWNER ADDR: 07155 DEER CANYON AV NE
ALBUQUERQUE NM 87113

0101105900100132404 264- LAND USE: LEGAL: TR 2 64-B PLAT OF TRACTS 264-A, 264-B, 264-C &
PROPERTY ADDR: 00000 HANOVER
OWNER NAME: CIVCO LLC
OWNER ADDR: 03820 COMMERCIAL NE
ALBUQUERQUE NM 87107

0101105800849522402 264- LAND USE: LEGAL: TR 2 64-D PLAT OF TRACTS 264-A, 264-B, 264-C &
PROPERTY ADDR: 00000
OWNER NAME: S. S. HANOVER LLC
OWNER ADDR: 03811 ATRISCO NW
ALBUQUERQUE NM 87120

0101105800149522401 264- LAND USE: LEGAL: TR 2 64-C PLAT OF TRACTS 264-A, 264-B, 264-C &
PROPERTY ADDR: 00000
OWNER NAME: SKAGGS KENT & CAROL
OWNER ADDR: 04500 OAHU DR NE
ALBUQUERQUE NM 87111

0101005948802440201 GRANT LAND USE: LEGAL: NORT H PO RT OF TRACT 265 AIRPORT UNIT ATRISCO
PROPERTY ADDR: 00000 64TH
OWNER NAME: MALOY MARY BETH & PATRICK
OWNER ADDR: 00535 COMANCHE RD NE
ALBUQUERQUE NM 87107

0101005849152810901 GRANT C LAND USE: LEGAL: SLY PORT ION OF TR 265 AIRPORT UNIT ATRISCO
PROPERTY ADDR: 00000 HANOVER
OWNER NAME: MALOY MARY BETH & PATRICK
OWNER ADDR: 00535 COMANCHE RD NE
ALBUQUERQUE NM 87107

PAGE 3

0101005846252710805 UN LAND USE: LEGAL: TRAC T 26 6 EXC PORT TO R/W ATRISCO GRANT AIRPORT
PROPERTY ADDR: 00000 64TH
OWNER NAME: DOYLE D PARGIN FAMILY LIMITED
OWNER ADDR: PO BOX 665
87060

TOME NM 0101005845452910804 TOWN LAND USE: LEGAL: TR 2 67-B PLAT OF TRACTS 267-A & 267-B UNIT 8
PROPERTY ADDR: 00000 HANOVER
OWNER NAME: RUSH TRUCK CENTERS OF NEW MEXI
OWNER ADDR: PO BOX 34630
78265

SAN ANTONIO TX 0101005843252410803 TOWN LAND USE: LEGAL: TR 2 67-A PLAT OF TRACTS 267-A & 267-B UNIT 8
PROPERTY ADDR: 00000 HANOVER
OWNER NAME: RUSH TRUCK CENTERS OF NEW MEXI
OWNER ADDR: PO BOX 34630
78265

SAN ANTONIO TX 0101005841252210802 ATRISC LAND USE: LEGAL: SOUT HERL Y PORTION OF TRACT 269 AIRPORT UNIT
PROPERTY ADDR: 00000 N/A
OWNER NAME: LORENTZEN JOHN
OWNER ADDR: 02909 YALE BL SE
87106

ALBUQUERQUE NM 0101005951007241101 LAND USE: LEGAL: SLY POR TR 290 TWN OF ATR GRT UNIT 8
PROPERTY ADDR: 00000 ILIFF
OWNER NAME: RH & L NANCE INC
OWNER ADDR: 07155 DEER CANYON AV NE
87113

ALBUQUERQUE NM 0101105902507230805 CONT LAND USE: LEGAL: TRAC T A PLAT OF TRACT A LA QUINTA INN ADDITON
PROPERTY ADDR: 00000 ILIFF
OWNER NAME: LA QUINTA DEV PTNS L P
OWNER ADDR: PO BOX 2636 PROP TAX
78299

SAN ANTONIO TX 0101105905808230804 AC M LAND USE: LEGAL: TR B PLA T OF KELLY INN (TR A & B) CONT 1.7920
PROPERTY ADDR: 00000 ILIFF
OWNER NAME: PSV INC
OWNER ADDR: 08600 HAMPTON AV NE
87122

ALBUQUERQUE NM 0101105907708330801 OF LAND USE: LEGAL: TR A LAN DS OF M D / FURRS SUMMARY PLAT OF PORS
PROPERTY ADDR: 00000 ILIFF
OWNER NAME: WILMINGTON TRUST CO-TRUSTEE M-
OWNER ADDR: PO BOX 117508 TAX DE
75011

CARROLLTON TX 0101105909908330802 OF LAND USE: LEGAL: TR B LAN DS OF M D / FURRS SUMMARY PLAT OF PORS
PROPERTY ADDR: 00000 ILIFF
OWNER NAME: RM 18 CORP
OWNER ADDR: PO BOX 852800
75085

RICHARDSON TX

0101105911907630803 LEGAL: SLY POR 284 ATR GRT UNIT 8 CONT 0.18 AC
LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: STATE HIGHWAY DEPT
OWNER ADDR: PO BOX 1149
SANTA FE NM 87504
0101005938905940401 LEGAL: TR A PLA T OF TR A EAST ATRISCO PARK CONT 2.5027
AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101005939407140601 LEGAL: PARK (DE DICATION) LA MESA DEL OESTE SUB UNIT 1
(TO LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: COUNTY OF BERNALILLO
OWNER ADDR: 00001 CIVIC PLAZA NW
ALBUQUERQUE NM 87102
0101005945005740673 LEGAL: LT 2 1 PL AT OF JUNIPER RUN SUBDIVISION CONT
0.2078 LAND USE:
PROPERTY ADDR: 00000 VASILION
OWNER NAME: PADILLA SALAS DALYN P
OWNER ADDR: 01701 VASILION PL NW
ALBUQUERQUE NM 87120
0101005946306740674 LEGAL: LT 3 8 PL AT OF JUNIPER RUN SUBDIVISION CONT
0.1601 LAND USE:
PROPERTY ADDR: 00000 VASILION
OWNER NAME: DAS GAL VAS LTD CO
OWNER ADDR: 01901 JUAN TABO BL NE
ALBUQUERQUE NM 87112
0101005947307040690 LEGAL: LOT P1-3 0 JUNIPER RUN PHASE 2 CONT .2173 AC
LAND USE:
PROPERTY ADDR: 00000 YARBROUGH
OWNER NAME: GONZALES RENE
OWNER ADDR: 01709 YARBROUGH PL NW
ALBUQUERQUE NM 87120
0101005948407540692 LEGAL: LOT P1-3 2 JUNIPER RUN PHASE 2 CONT .1027 AC
LAND USE:
PROPERTY ADDR: 00000 YARBROUGH
OWNER NAME: RIVERA ANTHONY R
OWNER ADDR: 01701 YARBROUGH PL NW
ALBUQUERQUE NM 87120
0101005947907440691 LEGAL: LOT P1-3 1 JUNIPER RUN PHASE 2 CONT .1013 AC
LAND USE:
PROPERTY ADDR: 00000 YARBROUGH
OWNER NAME: LOPEZ THERESA
OWNER ADDR: 01705 YARBROUGH PL NW
ALBUQUERQUE NM 87120
0101005950711040701 LEGAL: TRAC T A CORRECTION PLAT OF EL TESORO SUBD CONT
1.1 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103

QUIT

101105909702530101 LEGAL: LOT 3-B SHELL SUBDIVISION OF LOT 3 SHELL SUB PARCEL B UNIT
8 TOWN
PROPERTY ADDR: 1525 COORS BLVD SW

OWNERS NAME: NICKOLSON DIANA L
OWNERS ADDR: 5404 ALICE NE
ALBUQUERQUE, NM 87110

101005846252710805 LEGAL: TRACT 266 EXC PORT TO R/W ATRISCO GRANT AIRP .60 AC
PROPERTY ADDR: 1301 64TH ST NW

OWNERS NAME: DOYLE D PARGIN FAMILY LIMITED
OWNERS ADDR: PO BOX 665
TOME, NM 87060

101005845452910804 LEGAL: TR 267-B PLAT OF TRACTS 267-A 7 267-B UNIT 8 0 GRANT CONT
1.3335
PROPERTY ADDR: HANOVER RD NW

OWNERS NAME: RUSH TRUCK CENTERS OF NEW MEXICO
OWNERS ADDR: PO BOX 34630
SAN ANTONIO, TX 78265

101005843252410803 LEGAL: TR 267-A PLAT OF TRACTS 267-A 7 267-B UNIT 8 0 GRANT CONT
4.9188
PROPERTY ADDR: 6521 HANOVER RD NW

OWNERS NAME: RUSHE TRUCK CENTERS OF NEW MEXICO
OWNERS ADDR: PO BOX 34630
SAN ANTONIO, TX 78265

101105902507230805 LEGAL: TRACT A PLAT OF TRACT A LA QUINTA INN ADDITION C
PROPERTY ADDR: 6101 ILIFF RD NW

OWNERS NAME: LA QUINTA DEV PTNS L P
OWNERS ADDR: PO BOX 2636 PROP TAX
SAN ANTONIO, TX 78299

101105907708330801 LEGAL: TR A LAND OF M D / FURRS SUMMARY PLAT OF PO 286 ATRISCO
GRANT
PROPERTY ADDR: 6015 ILIFF RD NW

OWNERS NAME: WILMINGTON TRUST CO-TRUSTEE M-
OWNERS ADDR: PO BOX 117508 TAX DE
CARROLLTON, TX 75011

101105909908330802 LEGAL: TR B LAND OF M D / FURRS SUMMARY PLAT OF P 286 ATRISCO
GRANT
PROPERTY ADDR: 6001 ILIFF RD NW

OWNERS NAME: RM 18 CORP
OWNERS ADDR: PO BOX 852800
RICHARDSON, TX 75085

101105911907630803 LEGAL: SLY POR 284 ATR GRT UNIT 8 CONT 0.18 AC
PROPERTY ADDR: 6001 COORS BLVD NW

OWNERS NAME: STATE HIGHWAY DEPT
OWNERS ADDR: PO BOX 1149
SANTA FE, NM 87504

101005938905940401

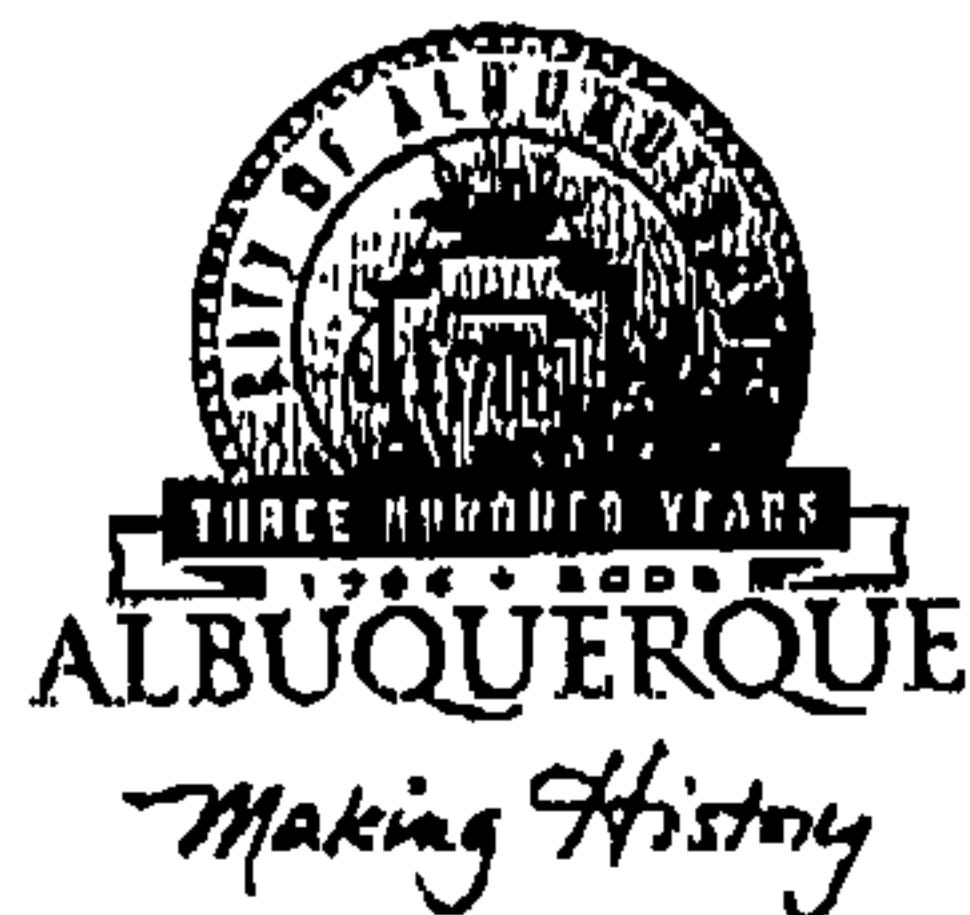
LEGAL: TR A PLAT OF TR A EAST ATRISCO PARK CONT 2.5
PROPERTY ADDR: N/A

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101005950711040701

LEGAL: TRACT A CORRECTION PLAT OF EL TESORO SUBD CO L OR 50,791
SQ FT M
PROPERTY ADDR: N/A

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103



ALBUQUERQUE
Making History
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.

March 3, 2006

Susan Rasinski
Mark Goodwin & Associates
PO Box 90606 /87199
Phone: 828-2200 Fax: 797-9539

Dear Susan:

Thank you for your inquiry of **March 3, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 264-A, UNIT 8, TOWN OF ATRISCO GRANT** zone map **H-10**.

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

LOS VOLCANES N.A. (LVC) "R"

***Max M. Garcia**
6619 Honeylocust Ave. NW/87121 833-0969 (h)
Ben Sandoval
6516 Honeylocust Ave. NW/87121 836-4419 (h)

S.R. MARMON N.A. (SRM) "R"

***Deaun Lewis**
6400 Sunny Day Ct. NW/87120 342-5715 (o)
Annette Gonzales
2323 Big Pine Dr. NW/87120 342-5715 (o)

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

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,

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT TO
BOTH CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION**

Zone Atlas Page: **H-10-Z**
 Map amended through: Aug 06, 2004
 Selected Symbols

- ✕ Incorporated Areas
- Sector Plan Boundaries
- Petroglyph
- Parcel Boundaries
- H-1 Buffer Zone
- Easement Lines
- Freeway Lanes
- LDN Noise Level
- Jurisdictional Boundaries
- Airport Clearance Zone
- Westgate Wall
- Escarpment

0 750 1,500
 Feet

NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS.

CITY OF ALBUQUERQUE
 THREE HUNDRED YEARS
 1706 - 2006
 ALBUQUERQUE
 Alburquerque's Historic
 Geographic Information System
 PLANNING DEPARTMENT
 © Copyright 2004



Project # 1003239

ROEMER/HASKINS, LC
3631 CORAL GABLES
DALLAS, TX 75227

Project # 1003239

BEN SANDOVAL
Los Volcanes N.A.
6516 HONEYLOCUST AVE NW
ALBUQUERQUE, NM 87121

Project # 1003239

MARK GOODWIN & ASSOCIATES, P.A.
PO BOX 90606
ALBUQUERQUE, NM 87199

Project # 1003239

DEAUN LEWIS
S.R. Marmon N.A.
6400 SUNNY DAY CT NW
ALBUQUERQUE, NM 87120

Project # 1003239

MAX M GARCIA
Los Volcanes N.A.
6619 HONEYLOCUST AVE NE
ALBUQUERQUE, NM 87121

Project # 1003239

ANNETTE GONZALES
S.R. Marmon N.A.
2323 BIG PINE DR NW
ALBUQUERQUE, NM 87120

101105903003532402

FIVE STAR HOSPITALITY INC
2616 W HWY 66
GALLUP NM 87301

101105801949822404

FEDEX FREIGHT WEST INC
6411 GUADALUPE MINES RD
SAN JOSE CA 95120

101105909702530101

NICKOLSON DIANA L
5404 ALICE NE
ALBUQUERQUE, NM 87110

101105806507321701

MCDONALDS CORP (30-0014)
719 LOS LENTES RD NE
LOS LUNAS NM 87031

101105800849522402

S. S. HANOVER LLC
3811 ATRISCO NW
ALBUQUERQUE NM 87120

101005849152810901

MALOY MARY BETH & PATRICK
535 COMANCHE RD NE
ALBUQUERQUE NM 87107

101005841252210802

LORENTZEN JOHN
2909 YALE BL SE
ALBUQUERQUE NM 87106

101105905808230804

PSV INC
8600 HAMPTON AV NE
ALBUQUERQUE NM 87122

101105805652922403

SUPER 8 MOTEL OF ALBUQ INC
619 SW HIGGINS AV
MISSOULA MT 59803

101105907903530105

RED SKY HOSPITALITY INC
1521 COORS BL NW
ALBUQUERQUE NM 87121

101105908900330106

HERNANDEZ HECTOR & HERMILA
1517 COORS BL NW
ALBUQUERQUE NM 87121

101105900102032403

RH & L NANCE INC
7155 DEER CANYON AV NE
ALBUQUERQUE NM 87113

101105800149522401

SKAGGS KENT & CAROL
4500 OAHU DR NE
ALBUQUERQUE NM 87111

101005846252710805

DOYLE D PARGIN FAMILY LIMITED
PO BOX 665
TOME, NM 87060

101005951007241101

RH & L NANCE INC
7155 DEER CANYON AV NE
ALBUQUERQUE NM 87113

101105907708330801

WILMINGTON TRUST CO-TRUSTEE M
PO BOX 117508 TAX DE
CARROLLTON, TX 75011

101105900903532401

SUNDARAM T M & RADHA M CO-TRU
2616 W HIGHWAY 66
GALLUP NM 87301

101105910404630103

CONWAY REAL ESTATE COMP
821 E 1ST ST
CLOVIS NM 88101

101105807650621703

BRADLEY S & CARYN M EKHOFF LL
3608 VISTA DEL SUR NW
ALBUQUERQUE NM 87120

101105900100132404

CIVCO LLC
3820 COMMERCIAL NE
ALBUQUERQUE NM 87107

101005948802440201

MALOY MARY BETH & PATRICK
535 COMANCHE RD NE
ALBUQUERQUE NM 87107

101005845452910804

RUSH TRUCK CENTERS OF NEW MEX
PO BOX 34630
SAN ANTONIO, TX 78265

101105902507230805

LA QUINTA DEV PTNS L P
PO BOX 2636 PROP TAX
SAN ANTONIO, TX 78299

101105909908330802

RM 18 CORP
PO BOX 852800
RICHARDSON, TX 75085

101105911907630803

STATE HIGHWAY DEPT
PO BOX 1149
SANTA FE, NM 87504

101005939407140601

COUNTY OF BERNALILLO
1 CIVIC PLAZA NW
ALBUQUERQUE NM 87102

101005945005740673

PADILLA SALAS DALYN P
1701 VASILION PL NW
ALBUQUERQUE NM 87120

101005946306740674

DAS GAL VAS LTD CO
1901 JUAN TABO BL NE
ALBUQUERQUE NM 87112

101005947307040690

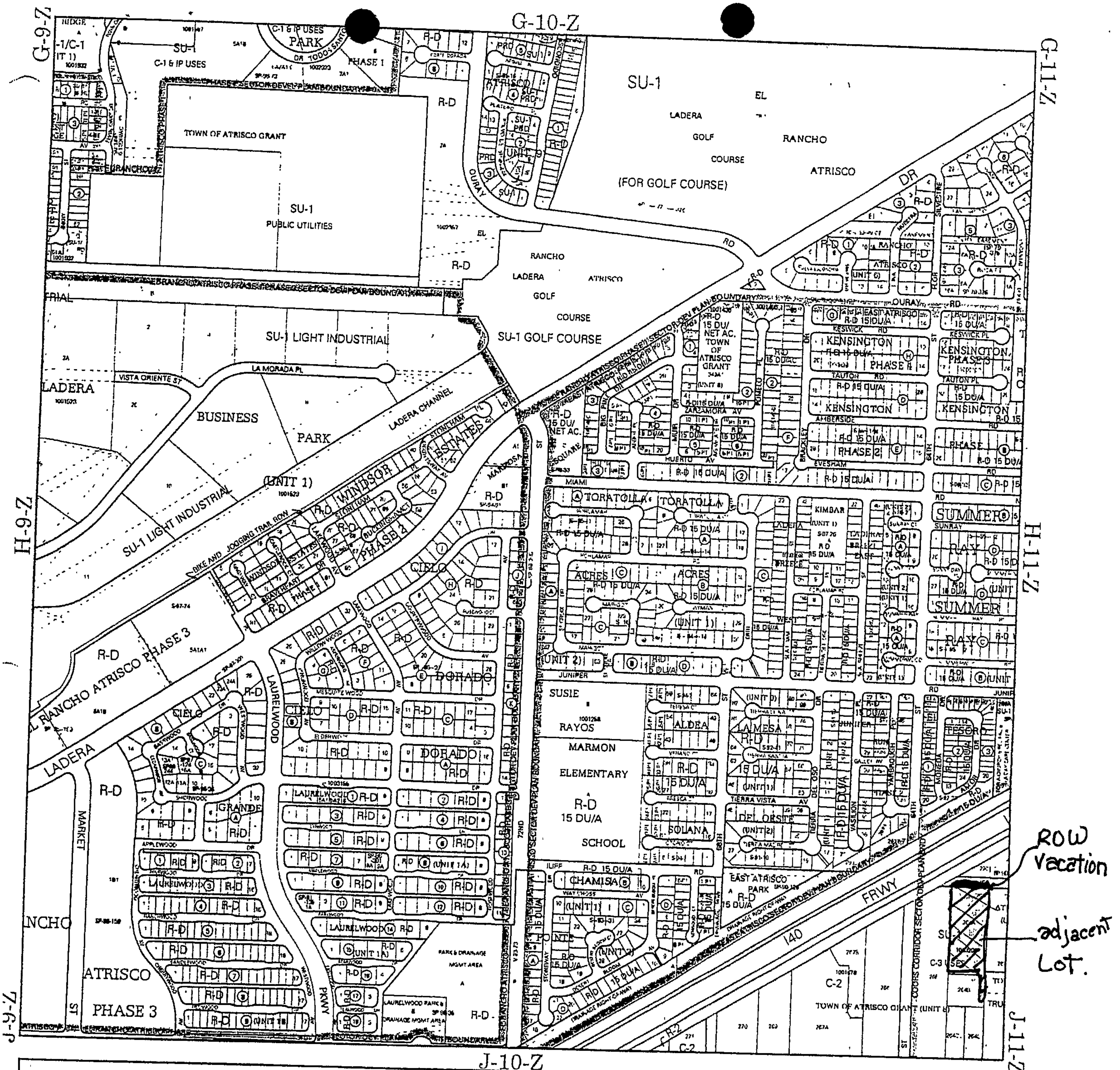
GONZALES RENE
1709 YARBROUGH PL NW
ALBUQUERQUE NM 87120

101005948407540692

RIVERA ANTHONY R
1701 YARBROUGH PL NW
ALBUQUERQUE NM 87120

101005947907440691

LOPEZ THERESA
1705 YARBROUGH PL NW
ALBUQUERQUE NM 87120

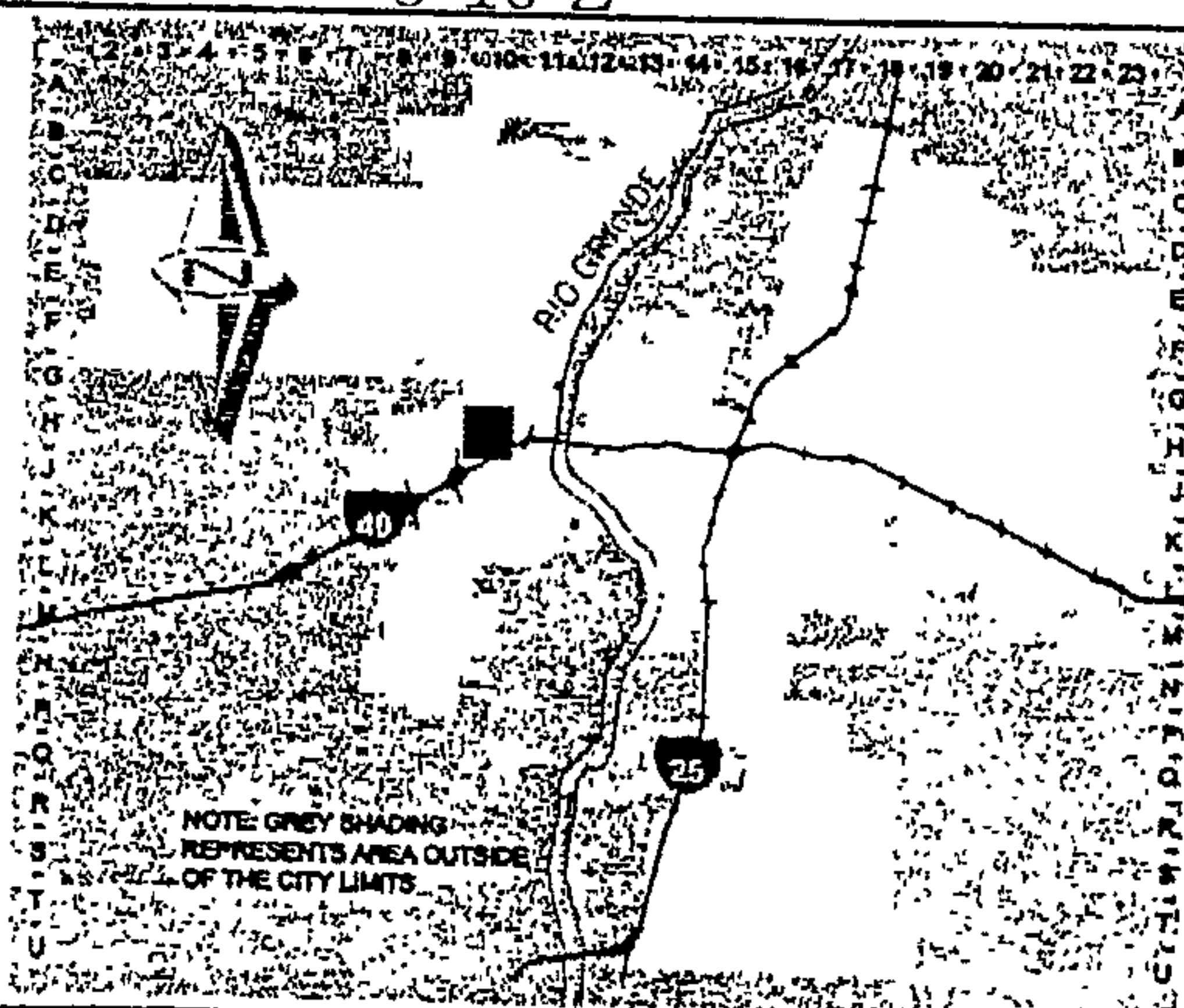
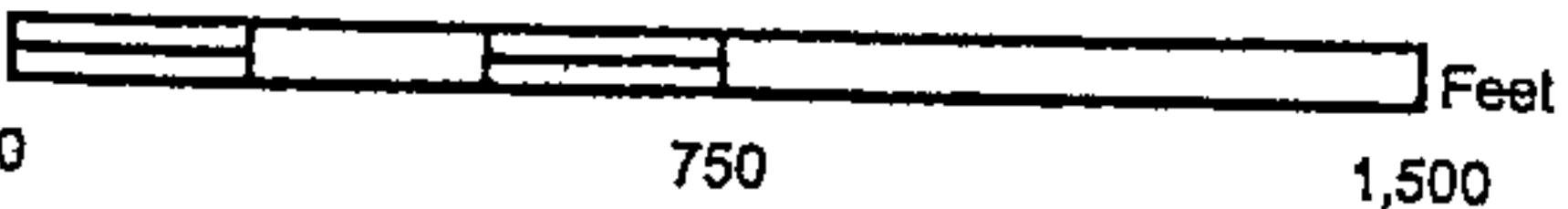


Zone Atlas Page: **H-10-Z**

Map amended through: Aug 06, 2004

Selected Symbols

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ALBUQUERQUE
Hacienda Historia
Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
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NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

March 23, 2006

TO: Max M. Garcia and Ben Sandoval, Los Volcanes NA
Deaun Lewis and Annette Gonzales, S.R. Marmon NA

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately one (1) acre(s): Major Vacation of Public Right-of-Way for Iliff Road NW in the proximity of Interstate 40 for a 15 foot front yard setback for a proposed structure.**

Proposed by: Mark Goodwin and Associates, P.A. at 828-2200
Agent for: Roemer/Haskins, LLC

P.O. Box 1293

For property located: On or near the south side of Illif Road NW between Interstate 40 NW and Estancia Road NW.

The case number(s) assigned is: 06DRB- 00364, Project # 1003239.

Albuquerque

City Planning accepted application for this request on March 17, 2006.

New Mexico 87103

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on **Wednesday, April 12, 2006** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB
Administrative Assistant**

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

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

Iliff Road Storage

~~PROPOSED NAME OF PLAT AND/OR~~ SITE DEVELOPMENT PLAN

Tract 264-A and Tract 290, Town of Atrisco Grant, Unit 8

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	50' Radius	Arterial Pvmt (to include 2 new driveways)	Iliff Rd Cul-de-Sac	East Site Prop. Line	Cul de Sac Terminus	/	/	/
<input type="text"/>	<input type="text"/>	6'	Conc. SW South Side	Iliff Rd	East Property Line	West Property Line	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
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<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

ORIGINAL

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

Approval of Creditable Items:
Impact Fee Administrator Signature Date

Approval of Creditable Items:
City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

John M. Mackenzie
NAME (print)

Mark Goodwin & Associates
FIRM
John Mackenzie 4.10.06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 4/12/06 DRB CHAIR - date
Christina Dandora 4/12/06 PARKS & GENERAL RECREATION - date

[Signature] 4-12-06
TRANSPORTATION DEVELOPMENT - date

Roger A. Green 4/12/06
UTILITY DEVELOPMENT - date

Bradley J. Bingham 4/12/06
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Roemer / Haskins, LC PHONE: (214) 353-0681
 ADDRESS: 3631 Coral Gables FAX: (214) 722-0688
 CITY: Dallas STATE Tx ZIP 75227 E-MAIL: ehask@airmail.net
 Proprietary interest in site: _____ List all owners: RH. + L. Nance
 AGENT (if any): Mark Goodwin and Associates, PA. PHONE: (505) 828-2200
 ADDRESS: P.O. Box 90606 FAX: (505) 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: joedavid@goodwineng.com

DESCRIPTION OF REQUEST: DRB Final Sign Off for EPC Amendment to site plan for subdivision; and approved site plan for building 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. 264-A-1 Block: _____ Unit: 8
 Subdiv. / Addn. Town of Atrisco Grant, TRK, ILLIP SELF STORAGE
 Current Zoning: SU-1/C-3 uses Proposed zoning: N/A
 Zone Atlas page(s): H-10-2 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): +/- 2.5ac Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? N/A
 UPC No. 101 105 900 102 032 403 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: Iliff Road N.W.
 Between: Interstate 40 (6th St) and Estancia Road

CASE HISTORY: David Stallworth EPC Case Planner
 List any current or prior case number that may be relevant to your application (Proj., App, DRB, AX, Z, V, S, etc.):
Project # 100 32 39, 05 EPC 0186/01930

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: 10/11/05

SIGNATURE Joseph D. Montaño DATE 4/4/06
 (Print) Joseph D. Montaño Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING

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

Application case numbers

04DRB - 00443
06DRB - 00444

Action

SPS
SBP
CMF

S.F.

7(3)
7(3)

Fees

\$ 0
 \$ 0
 \$ 20.00
 \$ _____

Hearing date 4-12-06

Total
 \$ 20.00

Vin Sis 4/4/04

Project # 1003239



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
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- 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
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- 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.

Joseph D. Montano
Applicant name (print)
Joseph D. Montano 3/15/06
Applicant signature / date



Form revised JUNE 2005

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

Application case numbers
06DRB - 00443
04DRB - 00444

Jim Suis 4/4/06
Planner signature / date
Project # 1003239

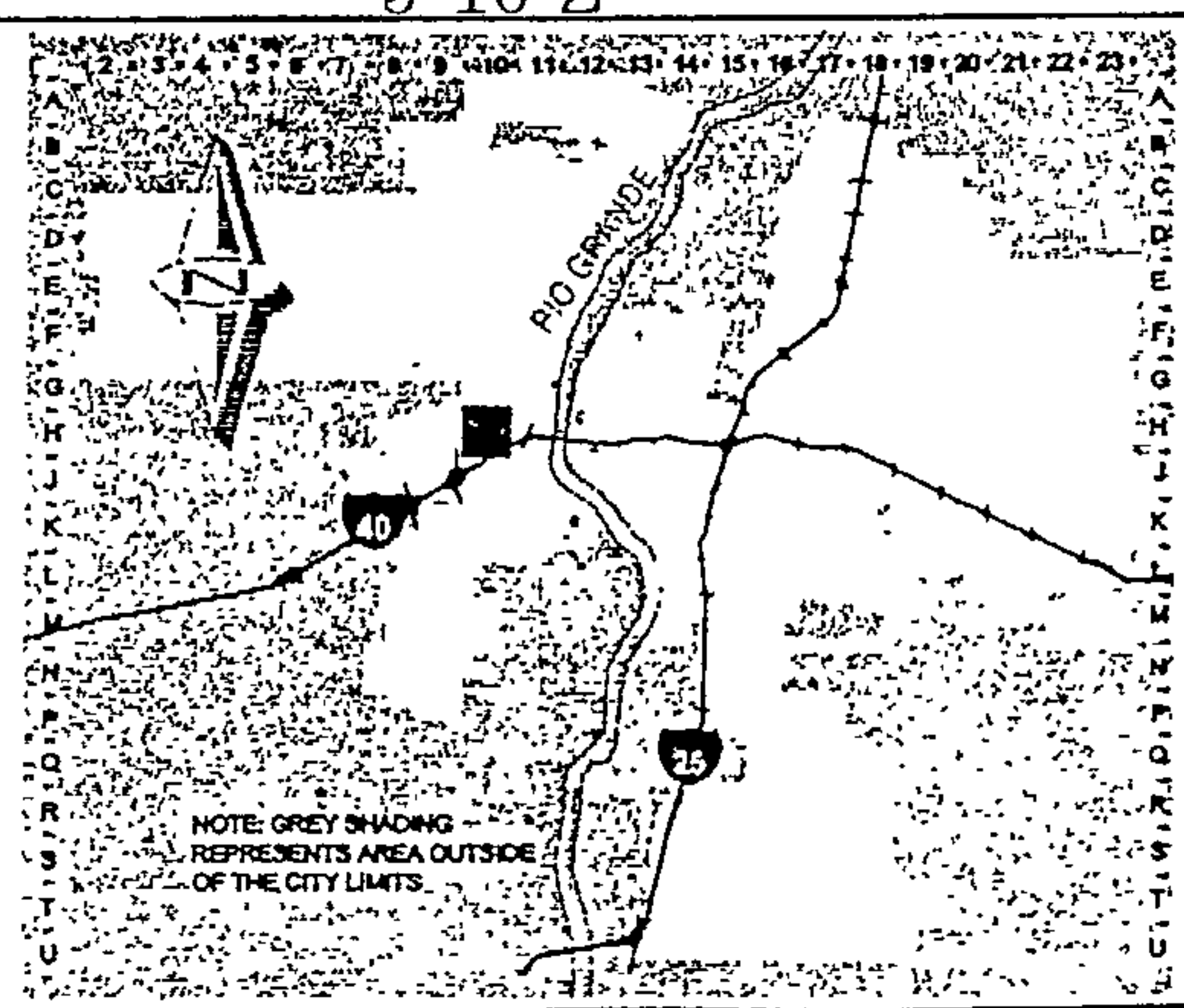


ROW
Vacation
adjacent
Lot.

Zone Atlas Page: H-10-Z
 Map amended through: Aug 06, 2004
 Selected Symbols

	Unincorporated Areas		Grant Boundaries
	Sector Plan Boundaries		Petroglyph
	Parcel Boundaries		H-1 Buffer Zone
	Easement Lines		Arroyos
	Freeway Lanes		LDN Noise Level
	Jurisdictional Boundaries		Airport Clearance Zone
	Westgate Wall		Design Overlay Zones
	Escarpment		

0 750 1,500 Feet



CITY OF ALBUQUERQUE
 THREE HUNDRED YEARS
 1706 - 2006
ALBUQUERQUE
Hacienda Historia
A G I S
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

April 4, 2006

Ms. Sheran Matson, Chairman
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

**Re: ILIFF SELF-STORAGE – DRB FINAL SIGN-OFF
TRACT 264-A / TOWN OF ATRISCO / UNIT 8
(Zone Atlas Map: H-10-Z)**

Dear Chairman:

Enclosed please find a request for DRB final sign-off for EPC approved amendments to the site plan for subdivision; and the approved site plan for building permit for Tract 264A on Iliff Road. The responses to the EPC conditions and modified exhibits are attached.

The Board's consideration on this matter is greatly appreciated and we look forward to your favorable response. Please contact me at 828-2200 if you need further information regarding the proposed action.

Sincerely,


Joseph D. Montano
Senior Planner

Enclosures

Letter of Conditions

Project 1003239/05EPC01930

CONDITIONS - SITE DEVELOPMENT PLAN FOR SUBDIVISION

- 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.

The plans will be submitted to DRB for final sign-off and are accompanied by this letter.

- 2 Prior to an application for final DRB sign-off, the applicant shall meet with the staff planner to ensure that all conditions of approval are satisfactorily met.

The plans have been reviewed by the staff planner.

- 3 The amended site plan for subdivision shall include red-lined strikes through the existing language to be amended or removed, amended or new language in red lettering and a reason for the requested changes in a conspicuous place on the site plan.

These notes will be included on the amended site plan for subdivision:

The site plan for subdivision amendment is requesting variations from the standard for FAR, building height standard, reduced parking requirements and removal of a cross access easement conditioned as part of Interstate 40 improvements.

Floor Area Ratio - The structure is approximately 103,700 square feet and the site is approximately 108,900 square feet, establishing a FAR of 0.95. The design guidelines recommend a FAR of 0.35. As this site is adjacent to Interstate 40 and is surrounded by non residential development the increase in FAR is being requested.

Building Height Standard - The recommended height for structures within the C-3 zone is 26 feet, the proposed height of the tallest structure

(Building A) is 33 feet. The proximity of this individual structure to Interstate 40 and being surrounded by multi-story, non-residential development is being requested. The rest of the 7 structures are single story and do not exceed the 26 feet height restriction.

Reduced Parking Requirements - The required parking for O-1 is 1 per 200 sq. ft. = 6 spaces; apartment is one space per bath but not less than 2; warehousing is one space per 2,000 sq. ft. = 52 spaces. Using the required spaces by use a total of 60 spaces would be required. However, the low frequency of visitors being on site for a self-storage use we are requesting that 10 spaces be designated, short term parking be recognized on the drive aisles for loading and unloading storage items.

Removal of the cross access easement conditioned as part of the Interstate 40 improvements - The access easement was required in the event that access to Iliff Road would be prohibited by the proposed improvements to Interstate 40 in the immediate proximity. As those improvements are underway, and access to this parcel will not be affected, it is our request that the cross access easement be removed.

- 4 The amendments to the governing site development plan for subdivision shall be submitted to DRB for final sign-off as a separate and disassociated application.

This will be done.

CONDITIONS - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- 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.

The plans will be submitted to DRB for final sign-off and are accompanied by this letter.

- 2 Prior to an application for final DRB sign-off, the applicant shall meet with the staff planner to ensure that all conditions of approval are satisfactorily met.

The plans have been reviewed by the staff planner.

- 3 An application for final DRB sign-off of this site development plan for building permit shall be accompanied with approved amendments to the governing site development plan for subdivision. This site plan amendment shall not be a stand-alone application.

This will be done.

- 4 All observed format-related deficiencies brought to the attention of the applicant by the staff planner shall be satisfactorily addressed on the final site plan.

All observed format related deficiencies have been addressed.

5. With respect to engineering considerations, the following conditions shall apply:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.

All known actions have been provided for.

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

The developer will improve the transportation as required by the DPM.

- c. At main site drive from Iliff, provide a 20' wide entrance lane at key pad island to accommodate emergency, solid waste and delivery/moving vehicles.

The main site driveway has been changed to a single 24± foot wide entrance.

- d. At secondary site drive, if for two way traffic, provide turn-a-round for vehicles that cannot enter storage area (backing out to Iliff is unacceptable). If site drive is for exiting traffic only, provide signing and striping to indicate.

The secondary site drive is for exit only and emergency and trash entrance, and signing has been added.

- e. Site plan shall comply and be designed per DPM Standards.

The site plan is designed per the DPM.

6. With respect to site plan layout and configuration, the following conditions shall apply:

- a. Complete details on proposed trash enclosures shall be provided on the final site plan, to include door design and plan/cardinal view elevations and dimensions.

A plan drawing has been added to sheet SDP-6

- b. A minimum of 400 square feet of public space and at least one bench shall be provided on the final site plan. Shading for this public space and any walkways leading to this space shall be required.

The plan shows 400 square feet of public space (288 sf of patio and 112 sf of landscaping) and one bench.

- c. Property owner information for all properties abutting the project site shall be shown on the final site plan. The applicant shall be responsible for demonstrating on the final site plan that the abutting Tract 265 to the west is not landlocked.

The ownership information (as listed by the COA GIS web site) has been added. Tract 265 is not land locked. A note has been added to sheet SDP-2.

7. With respect to architecture and signage, the following conditions shall apply:

- a. The final site plan shall include clarification on architectural treatments for the three-story primary building, particularly with regards to the façade's neon treatments and the rust-colored, door-like appurtenances.

A note has been added to the "Colors and Finishes" note on sheets SDP-6 and SDP-7.

- b. Plain sheet glass windowpanes without mullions or alternative relief features shall not be used.

A note has been added to the "Colors and Finishes" note on sheets SDP-6 and SDP-7.

- c. Additional architectural treatments or veneers shall be used within the southern half of the both the east and west facades of the three-story primary building.

Vertical stucco banding has been added to the East and West elevations on sheets SDP-6 and SDP-7.

- d. Vertical joints, alternating colorations or textures, or other alternative architectural features shall be used along the first-floor masonry exterior of the three-story primary building.

A window pattern has been added. See sheets SDP-6 and SDP-7.

- e. The rear facades of each perimeter building shall conform to architectural standards outlined in §14.16.3.18.D.2 of the Zoning Code regarding articulation and breaking of the mass. Vegetated trellising along the rear façade of Building "D" is encouraged.

A wall pattern has been added to the perimeter walls. See detail "G" on sheet SDP-7.

- f. The final site plan shall include clearer details on proposed sign design and illumination, to include distances between the proposed sign and the nearest freeway lane on the plan view diagram for the purposes of correlation.

Dimensions have been added to sheet SDP-2

- g. The final site plan shall include language prohibiting off-premise signage on the site.

A note has been added to the site plan, sheet SDP-2

8. With respect to site access, circulation and parking, the following conditions shall apply:

- a. Principal and secondary/emergency access to the site shall be distinguished on the final site plan.

A note has been added to the site plan, sheet SDP-2

- b. Direction of internal traffic flows reflecting one-way traffic originating at the northeast access point and exiting at the northwest access point shall be shown on the final site plan.

Painted direction arrows have been added to the site plan sheet SDP-2

- c. The keypad access shall be relocated to a suitable alternative location within the northwest corner of the site to allow for optimal traffic movement and parking outside of the facility.

The keypad has been relocated, site plan sheet SDP-2

9. With respect to lighting, security, walls and fences, the following conditions shall apply:

- a. The applicant shall ensure that any on-site lighting throughout the overall development is shielded in order to provide downward light emission and prevent both light trespass and upward light pollution. The details and specifications of any proposed site lighting shall be provided on the final site plan.

Detail 'H' on sheet SDP-6 calls for sharp cut-off fixtures.

- b. Design and construction details on on-site walls shall be furnished on the final site plan. All walls shall conform to design standards outlined in §14.16.3.19.B.2 of the Zoning Code. Designs utilizing a masonry base, wrought-iron crowning and masonry pilasters are encouraged for perimeter walls around the developable portion of the site.

A wall pattern has been added to the perimeter walls. See detail "G" on sheet SDP-7.

- c. The use of chain-link fencing shall be limited to the southeastern area of the property containing the cellular tower. All substandard fencing relative to this area shall be replaced. Concertina and barbed-wire

fencing shall be prohibited.

Chain-link fencing is limited to the southeastern area of the property containing the cellular tower.

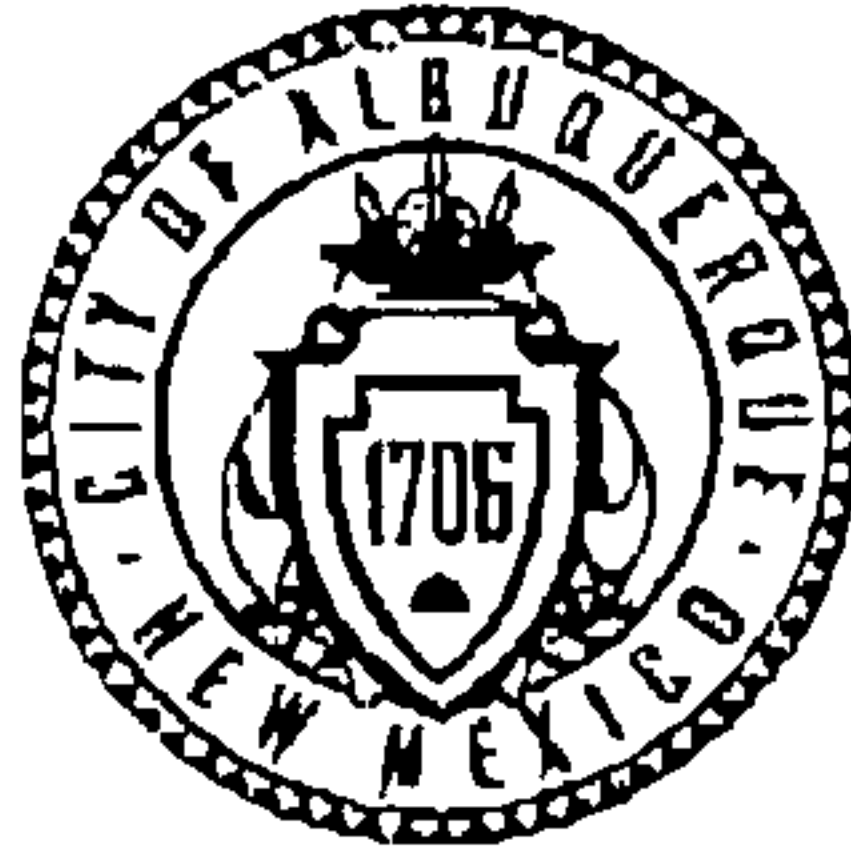
10. With respect to landscaping, the following conditions shall apply:

- a. A minimum 15-foot-wide front landscape area shall be furnished on the final site plan in accordance with the Coors Corridor Plan. Deciduous trees shall be planted within this area in increments of 30-foot spaces.

A 15 foot landscaping area has been added by vacating a portion of Iliff road.

- b. Ground coverage shall be in accordance with minimum guidelines outlined in Policies 3 and 4 of the Coors Corridor Plan.

The landscape plan shows our planting scheme.



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

Date: January 20, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: . **Project # 1003239**
05EPC-01806 EPC Site Development Plan-
Building Permit
05EPC 01930 EPC Amendment to Site
Development Plan- Subdivision

Roemer/Haskins LC
3631 Coral Gables
Dallas TX 75527

LEGAL DESCRIPTION: for all or a portion of Tract 264-A, Town of Atrisco Grant, U-8, zoned SU-1 for C-3, located on the south side of ILIFF RD., NW, approximately 1076 feet west of COORS BLVD., NW, containing approximately 3 acres. (H-10) David Stallworth, Staff Planner

On January 19, 2006 the Environmental Planning Commission voted to approve Project 1003239/05EPC 01930, an amendment to the site development plan for subdivision governing development on Tract 264-A, Town of Atrisco Grant, U-8, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to the site development plan for subdivision governing development on a +/-2.5-acre site identified as **Tract 264-A, Town of Atrisco Grant, U-8** that was approved by the Environmental Planning Commission in April of 2004 (04EPC. 00164).
2. The request is to amend design guidelines relative to floor-to-area ratio (F.A.R.) and building heights to allow the construction of a self-storage facility consisting of eight (8) buildings with a cumulative building area of +/-103,700 square feet and also containing both an accessory dwelling and office.
3. In this case, the requested change in maximum F.A.R. from .35 to .95 to facilitate the proposed building coverage is appropriate and typical for a self-storage warehouse use and will not adversely impact surrounding light industrial development to the south and west. The proposed warehouse use is relatively benign and will generate minimal impact on adjacent properties due to the infrequent activity of its clientele.

OFFICIAL NOTICE OF DECISION

JANUARY 19, 2006

PROJECT 1003239

PAGE 3 OF 7

4. The amendments to the governing site development plan for subdivision shall not be submitted to the DRB for final sign-off as a separate and disassociated application.
-

On January 19, 2006 the Environmental Planning Commission voted to approve Project 1003239/05EPC 01806, a site development plan for building permit, for (Tract 264-A, Town of Atrisco Grant, U-8), based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for consideration and approval of a site development plan for building permit on a +/-2.5-acre site identified as **Tract 264-A, Town of Atrisco Grant, U-8**.
2. The request is for the construction of a self-storage facility consisting of eight (8) buildings with a cumulative building area of +/-103,700 square feet and also containing both an accessory dwelling and office.
3. The request requires amendments to design guidelines relative to floor-to-area ratio (F.A.R.) and building heights as outlined in the governing site development plan for subdivision that was approved by the City Environmental Planning Commission in April of 2004 (04EPC. 00164).
4. With the implementation of recommended conditions, the request will satisfy the following policies of the *City/County Comprehensive Plan*:
 - a. *Policies II.B.5.d, II.B.5.l and II.B.5.m* – The site plan review process plays a crucial role in maintaining area values, ensuring a safe, visually amenable and integral development, promoting economic development, stimulating neighborhood redevelopment, and providing the opportunity for affected residents to participate and offer input relative to the proposed development of the property.
 - b. *Policy II.B.5.e* – The applicant shall be responsible for all necessary public improvements and utility extensions related to this project.
5. With the implementation of recommended conditions, the request will satisfy several key policies of the *West Side Strategic Plan (WSSP)*, most notably *Policy 3.33* (encouraging new commercial development within the Atrisco Park Community), and *Policy 3.38* (expansion of commercial services on the West Side).
6. With the implementation of recommended conditions, the request will satisfy several key policies of the *Coors Corridor Plan (CCP)*, most notably *Policy 3.3* (land use appropriateness), *Policy 3.5* (relationship between land use and existing street system), *Policy 4.b.2* (site and building design), *Policy 4.b.4* (landscaping), *Policy 4.b.7* (pedestrian circulation), *Policy 9* (site lighting) and *Policy 10* (architectural consideration).

OFFICIAL NOTICE OF DECISION
JANUARY 19, 2006
PROJECT 1003239
PAGE 5 OF 7

6. With respect to site plan layout and configuration, the following conditions shall apply:
 - a. Complete details on proposed trash enclosures shall be provided on the final site plan, to include door design and plan/cardinal view elevations and dimensions.
 - b. A minimum of 400 square feet of public space and at least one bench shall be provided on the final site plan. Shading for this public space and any walkways leading to this space shall be required to meet the intent of §14.16.3.18 of the Zoning Code.
 - c. Information regarding owner information for all abutting properties and origination of all easements and dedications affecting this project shall be shown on the final site plan. The applicant shall be responsible for demonstrating on the final site plan that the abutting Tract 265 to the west is not landlocked.

7. With respect to architecture and signage, the following conditions shall apply:
 - a. The final site plan shall include clarification on architectural treatments for the three-story primary building, particularly with regard to the façade's neon treatments and the rust-colored, door-like appurtenances.
 - b. Windows within the three-story primary building shall include either mullions or alternative relief features.
 - c. Additional architectural treatments or veneers shall be used to break up the unadorned galvalume exterior along the southern halves of both east and west facades of the three-story primary building.
 - d. Vertical joints, alternating colorations or textures, or other alternative architectural features shall be used along the first-floor masonry exterior of the three-story primary building.
 - e. The rear facades of each perimeter building shall conform to architectural standards outlined in §14.16.3.18.D.2 of the Zoning Code regarding articulation and breaking of the mass. Vegetated trellising along the rear façade of Building "D" is encouraged.
 - f. The final site plan shall include clearer details on proposed sign design and illumination, to include distances between the proposed sign and the nearest freeway lane on the plan view diagram for the purposes of correlation.
 - g. The final site plan shall include language prohibiting off-premise signage on the site.

8. With respect to site access, circulation and parking, the following conditions shall apply:
 - a. Principal and secondary/emergency access to the site shall be distinguished on the final site plan.
 - b. Direction of internal traffic flows reflecting one-way traffic originating at the northeast access point and exiting at the northwest access point shall be shown on the final site plan.
 - c. The keypad access shall be relocated to a suitable alternative location within the northwest corner of the site to allow for optimal traffic movement, staging and parking outside of the facility.
 - d. The applicant shall conspicuously stripe and place bollards around any on-site hydrants, and stripe the corners of buildings near these hydrants.

9. With respect to lighting, security, walls and fences, the following conditions shall apply:

OFFICIAL NOTICE OF DECISION
JANUARY 19, 2006
PROJECT 1003239
PAGE 7 OF 7

YOU WILL RECEIVE NOTIFICATION IF ANY 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

RD/DS/ac

cc: Mark Goodwin & Assoc., P.O. Box 90606, Albuquerque, NM 87199
M. Max Garcia, Los Volcanes NA, 6619 Honelocust Ave. NW, Albuquerque, NM 87121
David Edwards, Los Volcanes NA, 637 Honelocust Pl. NW, Albuquerque, NM 87121
Deaun Lewis, SR Marmon NA, 6400 Sunny Day Ct. NW, Albuquerque, NM 87120
Annette Gonzales, SR Marmon NA, 2323 Big Pine Dr. NW, Albuquerque, NM 87120

OFFICIAL NOTICE OF DECISION
JANUARY 19, 2006
PROJECT 1003239
PAGE 2 OF 7

4. In this case, the 45° angle height limitation along each property line, as specified in the governing site plan for subdivision, serves no practical benefit because: (a) the current zero-lot-line site design renders almost all on-site activity virtually invisible from any vantage point within adjoining lots, (b) no issues regarding solar access exist relative to the adjacent property to the north of the site, and (c) landscaped setbacks along the south and west site boundaries will be of little to no practical benefit as they will be adjacent to intense non-residential uses, such as truck terminals and warehousing.
5. In this case, the 26-foot maximum building height restriction specified in the governing site plan for subdivision is unreasonable because: (a) the site is not within any identified view shed protection areas, and (b) the proposed height of 33 feet for the primary building is in character with adjacent non-residential development to the east.
6. The governing site development plan for subdivision was originally presumed to further *Policies II.B.5.d, II.B.5.e and II.B.5.i* of the *City/County Comprehensive Plan*, *Policy 3.36* of the *West Side Strategic Plan*, and *Policy 4.b.2* of the *Coors Corridor Plan*. The requested amendments to the governing site development plan for subdivision do not pose a deviation from these policies and are therefore reasonable.
7. The applicant has standing to request an amendment to the governing site development plan for subdivision, per the Zoning Code.
8. There is no known public opposition to the 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. Prior to an application for final DRB sign-off, the applicant shall meet with the staff planner to ensure that all conditions of approval are satisfactorily met.
3. The amended site plan for subdivision shall include red-lined strikes through the existing language to be amended or removed, amended or new language in red lettering, and a reason for the requested changes in a conspicuous place on the site plan.

OFFICIAL NOTICE OF DECISION
JANUARY 19, 2006
PROJECT 1003239
PAGE 4 OF 7

7. The applicant has standing to request consideration and approval of a site development plan for building permit purposes on Tract 264-A, Town of Atrisco Grant, U-8, per the Zoning Code.
8. There is no known public opposition to the 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. Prior to an application for final DRB sign-off, the applicant shall meet with the staff planner to ensure that all conditions of approval are satisfactorily met.
3. An application for final DRB sign-off of this site development plan for building permit shall be accompanied with an application for final DRB sign-off of amendments to the governing site development plan for subdivision.
4. All observed format-related deficiencies brought to the attention of the applicant by the staff planner shall be satisfactorily addressed on the final site plan.
5. With respect to engineering considerations, the following conditions shall apply:
 - a. All the requirements of previous actions taken by the EPC and/or 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 subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. 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. At main site drive from Iliff, provide a 20' wide entrance lane at key pad island to accommodate emergency, solid waste and delivery/moving vehicles.
 - d. At secondary site drive, if for two-way traffic, provide turn-a-round for vehicles that cannot enter storage area (backing out to Iliff is unacceptable). If site drive is for exiting traffic only, provide signing and striping to indicate.
 - e. Site plan shall comply and be designed per DPM Standards.

OFFICIAL NOTICE OF DECISION
JANUARY 19, 2006
PROJECT 1003239
PAGE 6 OF 7

- a. The applicant shall ensure that any on-site lighting throughout the overall development is shielded in order to provide downward light emission and prevent both light trespass and upward light pollution. The details and specifications of any proposed site lighting shall be provided on the final site plan.
 - b. Design and construction details on on-site walls shall be furnished on the final site plan. All walls shall conform to design standards outlined in §14.16.3.19.B.2 of the Zoning Code. Designs utilizing a masonry base, wrought-iron crowning and masonry pilasters are encouraged for perimeter walls around the developable portion of the site.
 - c. The use of chain-link fencing shall be limited to the southeastern area of the property containing the cellular tower. All substandard fencing relative to this area shall be replaced. Concertina and barbed-wire fencing shall be prohibited.
10. With respect to landscaping, the following conditions shall apply:
- a. A minimum 15-foot-wide front landscape area shall be furnished on the final site plan. Deciduous street trees shall be planted within this area in increments of 30-foot spacings.
 - b. Ground coverage shall be in accordance with minimum guidelines outlined in *Policies 3 and 4* of the *Coors Corridor Plan*.
11. The project will comply with all SWMD ordinances and requirements.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY FEBRUARY 3, 2006 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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

PAID RECEIPT

APPLICANT NAME ROEMER / HASKINS

AGENT MARK GOODWIN & ASSOC

ADDRESS _____

PROJECT & APP # 1003239, 06DRB - 00443, 00444

PROJECT NAME ILL-F.F SELF STORAGE

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 20.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

4/4/2006 11:31AM LOC: ANNX
RECEIPT# 00055570 WSH 008 TRANSH 0044
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt \$20.00
.124 Misc \$20.00

CK \$20.00
CHANGE \$0.00

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...
- D 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: Roemer/Haskins, LC PHONE: (214) 353-0681
 ADDRESS: 3631 Coral Gables FAX: _____
 CITY: Dallas STATE TX ZIP 75227 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: R.H & L. Nance
 AGENT (if any): Mark Goodwin and Associates, P.A. PHONE: (505) 828-2200
 ADDRESS: P.O. Box 90606 FAX: (505) 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: joe.david@goodwinengineers.com
 DESCRIPTION OF REQUEST: Vacation of a portion of the public right-of-way for Iliff Road N.W. 50'

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. Iliff Road @ I-40. to be added to Tract Block: 269-A-1 Unit: 8
 Subdiv. / Addn. Town of Atrisco Grant
 Current Zoning: N/A Proposed zoning: N/A
 Zone Atlas page(s): H-10 No. of existing lots: 0 No. of proposed lots: 0
 Total area of site (acres): 0.05 Density if applicable: dwellings per gross acre: 0 dwellings per net acre: 0
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. N/A (to be added to 101105900102032403) MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: Iliff Road N.W.
 Between: Interstate 40 and Estancia Road.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): adjacent property:

Project No. 1003239, OSEPC 0186 / 01930

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: 10/11/05.

SIGNATURE Joseph D. Montano DATE _____
 (Print) Joseph D. Montano _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

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

Application case numbers

06DRB- - 00364

Action

VRW

CMF

Adv

S.F.

V

Fees

\$ 300.⁰⁰

\$ 20.⁰⁰

\$ 75.⁰⁰

\$ _____

\$ _____

Total

\$ 395.⁰⁰

Hearing date April 12, 2006

Rachew Smith - March 17, 2006

Project # 1003239

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. 24 copies of the plat are required. The Variance and subdivision should be applied for simultaneously.
- Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
- Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
- Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") 24 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
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies for unadvertised meetings. These actions are not approved through internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the variance or waiver
- Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies for unadvertised meetings. These actions are not approved through internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the deferral or extension
- Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (not to exceed 8.5" by 14") 6 copies for unadvertised meetings. These actions are not approved through internal routing.
- Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") 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 vacation
- Letter of authorization from the grantors and the beneficiaries
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. 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.

Joseph D. Montano
Applicant name (print)
Joseph D. Montano 3/15/06
Applicant signature / date



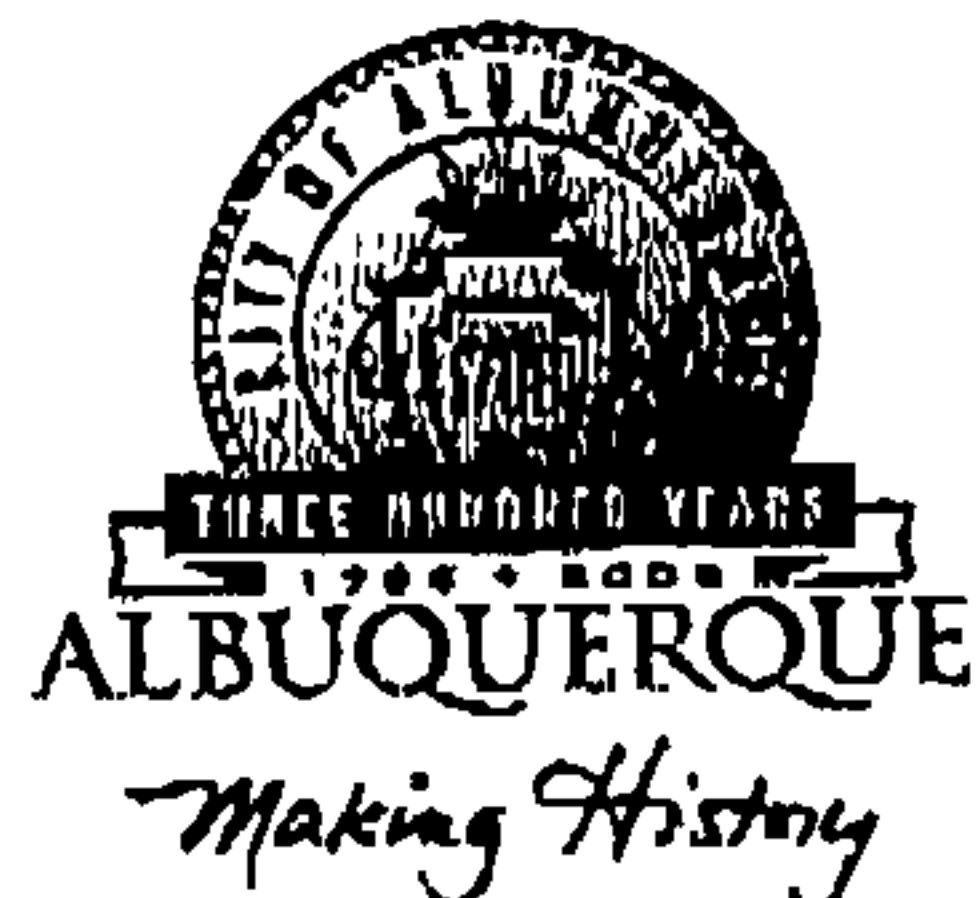
Form revised 4/03, 10/03 and JUNE 2005

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

Application case numbers
06 DRB - 00364

Andrew Gmus March 17, 2006
Planner signature / date

Project # 1003239



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.

March 3, 2006

Susan Rasinski
 Mark Goodwin & Associates
 PO Box 90606 /87199
 Phone: 828-2200 Fax: 797-9539

Dear Susan:

Thank you for your inquiry of **March 3, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 264-A, UNIT 8, TOWN OF ATRISCO GRANT** zone map H-10.

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

LOS VOLCANES N.A. (LVC) "R"

***Max M. Garcia**
 6619 Honeylocust Ave. NW/87121 833-0969 (h)
Ben Sandoval
 6516 Honeylocust Ave. NW/87121 836-4419 (h)

S.R. MARMON N.A. (SRM) "R"

***Deaun Lewis**
 6400 Sunny Day Ct. NW/87120 342-5715 (o)
Annette Gonzales
 2323 Big Pine Dr. NW/87120 342-5715 (o)

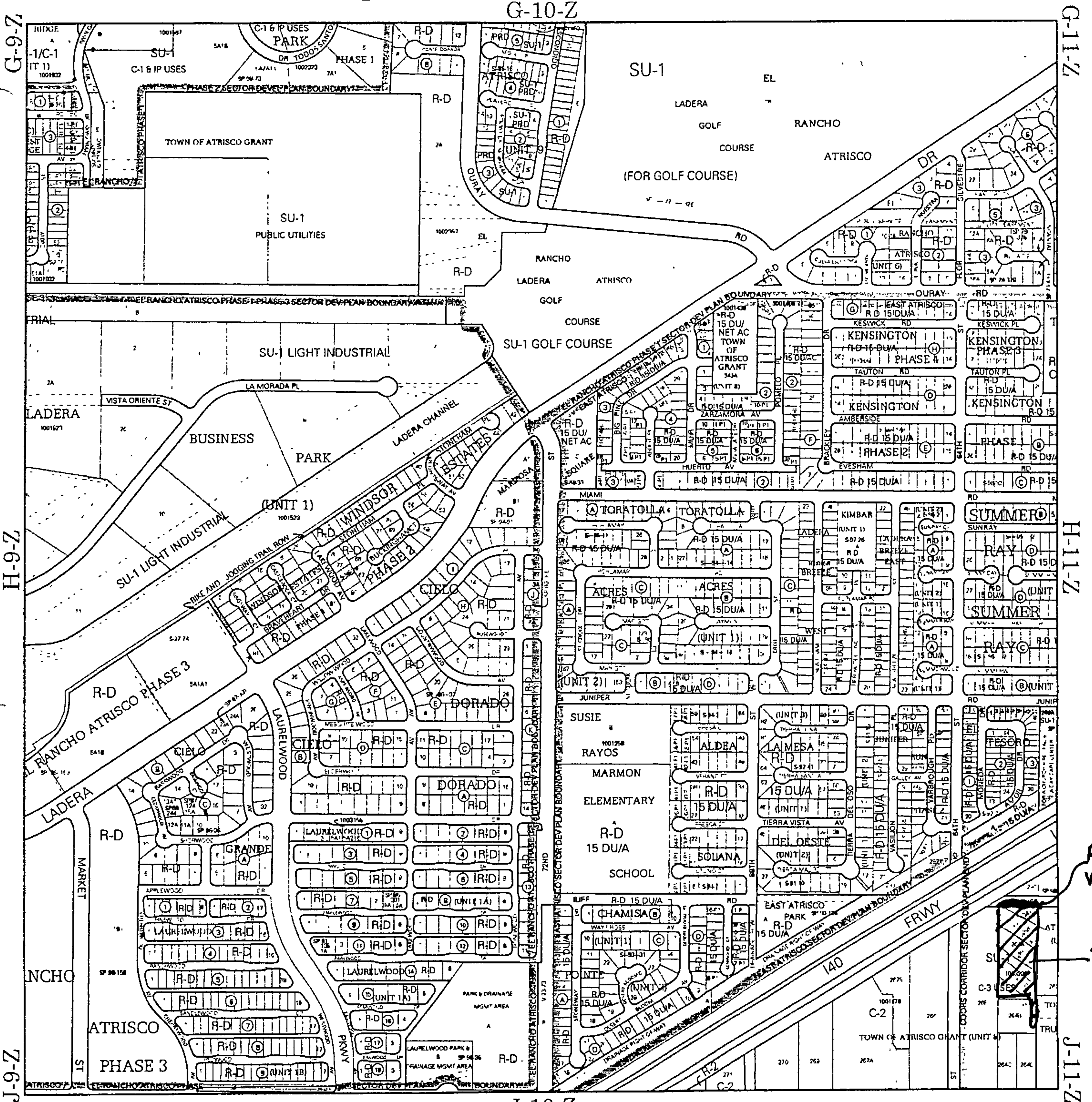
See attached side for additional Neighborhood Association Information: YES { } NO {X}

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,

OFFICE OF NEIGHBORHOOD COORDINATION
 Planning Department

**LETTERS MUST BE SENT TO
 BOTH CONTACTS OF EACH
 NEIGHBORHOOD ASSOCIATION**



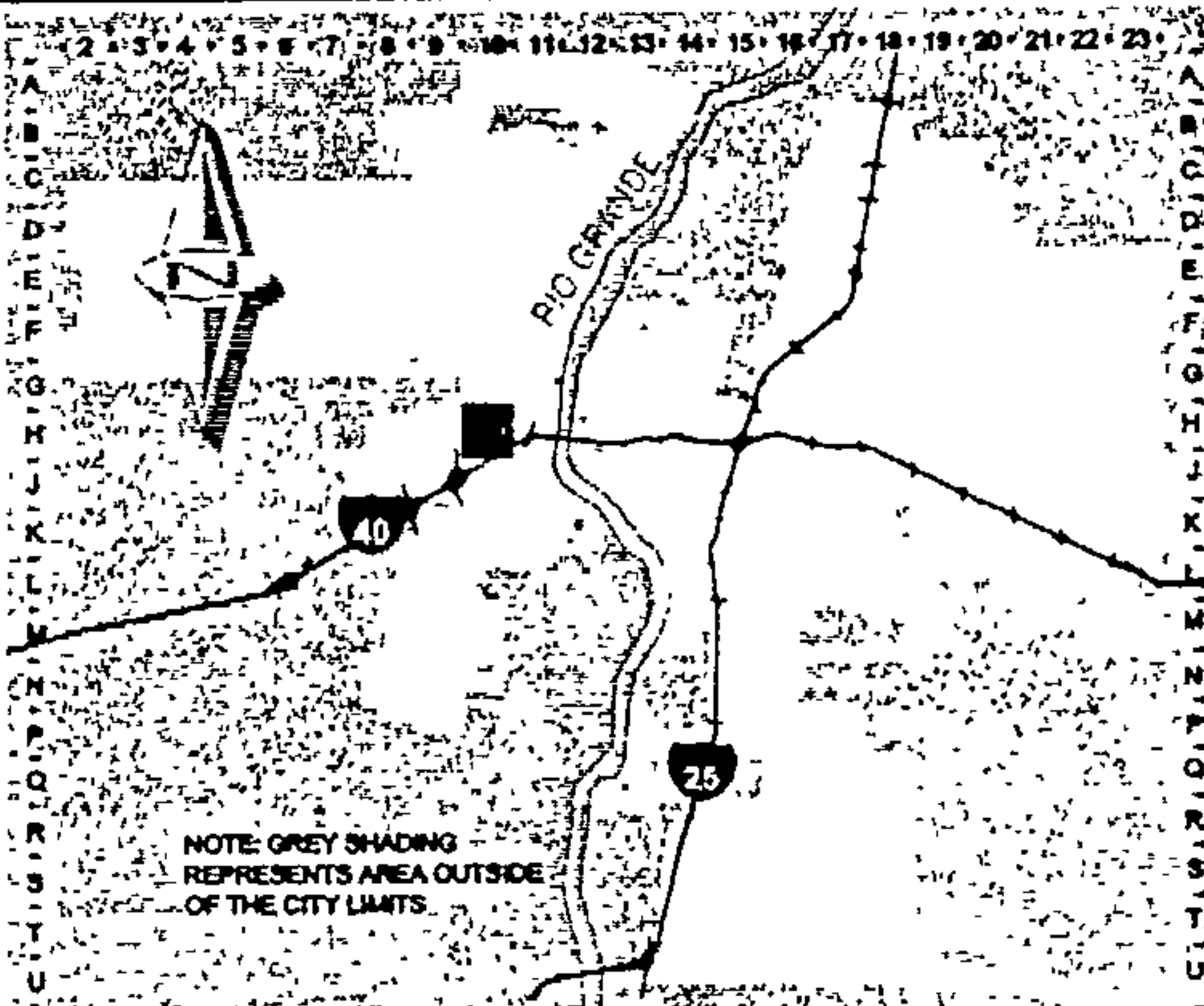
ROW Vacation
adjacent Lot.

Zone Atlas Page: **H-10-Z**

Map amended through: Aug 06, 2004

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



CITY OF ALBUQUERQUE
 1706
THREE HUNDRED YEARS
 1706 - 2006
ALBUQUERQUE
Hacienda Historia
A G I S
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004



D. Mark Goodwin & Associates, P.A.
 Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
 (505) 828-2200 FAX 797-9539

March 2, 2006

Ms. Sheran Matson, Chairman
 Development Review Board
 City of Albuquerque
 P.O. Box 1293
 Albuquerque, New Mexico 87103

**Re: ILIFF ROAD VACATION
 (Zone Atlas Map: H-10-Z)**

Dear Chairman:

Enclosed please find a request for a vacation of a portion of the public right-of-way for Iliff Road N.W. in the proximity of Interstate 40. A 15 foot strip of public right-of-way adjacent to Tract 264A on Iliff Road is the area being requested. The land will be used as a 15 foot front yard setback for the proposed structure on Tract 264A as required by the EPC.

It is the intent of the applicant to request only a narrow portion of the existing right-of-way. The applicant is also prepared to provide right-of-way for the needed cul-de-sac on Tract 290. The square footage of the right-of-way to be vacated is 2,300 square feet while the cul-de-sac dedication is 5,041 square feet. A direct land trade of vacated row for dedicated row is being sought.

The parcels involved in the vacation request are as follows:

<u>OWNER / PARCEL</u>	<u>LEGAL DESCRIPTION</u>	<u>(UPC NUMBER)</u>	<u>ACRES</u>
ROEMER/HASKINS LC	Tract 264-A	101105900102032403	2.50 acres
	TOWN OF ATRISCO GRANT - UNIT 8		
ROEMER/HASKINS LC	Tract 290	101005951007241101	0.23 acres
	TOWN OF ATRISCO GRANT - UNIT 8		
City of Albuquerque	Iliff Road – public right-of-way to be vacated.		0.05 acre

The NMDOT has been contacted regarding the vacation request and is in agreement, if the vacated right-of-way does not impede access to a future frontage road for Interstate 40. The City Public Works Department is also in agreement. The availability of Tract 290 to supplement the future access is perceived as a positive option.

The Board's consideration on this matter is greatly appreciated and we look forward to your favorable response. Please contact me at 828-2200 if you need further information regarding the proposed action.

Sincerely,

Joseph D. Montano
 Senior Planner

Enclosures

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

(Below this line for ONC use only)

Date of Inquiry: 3/3/06 Time Entered: 4:10 PM ONC Rep. Initials: LP



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

March 6, 2006

Mr. Deaun Lewis
S.R. Marmon Neighborhood Association
6400 Sunney Day Court NW
Albuquerque, NM 87120

Ms. Annette Gonzales
S.R. Marmon Neighborhood Association
2323 Big Pine Drive NW
Albuquerque, NM 87120

Re: Iliff Road Storage

Dear Mr. Lewis and Ms. Gonzales:

Enclosed please find a copy of the DRB Application for the Vacation of Right-of-Way for the referenced project. The anticipated date to be heard is April 5, 2006. Please contact Joe David Montañó of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Susan Rasinski
Executive Assistant

/sr

Enclosure



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

March 6, 2006

Mr. Max M. Garcia
Los Volcanes Neighborhood Association
6619 Honeylocust NW
Albuquerque, NM 87121

Mr. Ben Sandoval
Los Volcanes Neighborhood Association
6516 Honeylocust NW
Albuquerque, NM 87121

Re: Iliff Road Storage

Dear Mr. Garcia and Mr. Sandoval:

Enclosed please find a copy of the DRB Application for the Vacation of Right-of-Way for the referenced project. The anticipated date to be heard is April 5, 2006. Please contact Joe David Montañó of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Susan Rasinski
Executive Assistant

/sr

Enclosure

7005 1820 0001 7963 3945

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For delivery information visit our website at www.usps.com

OFFICIAL USE
ALBUQUERQUE, NM 87121

Postage	\$ 0.39	UNIT ID: 0101
Certified Fee		
Return Receipt Fee (Endorsement Required)		Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KQYWSV
Total Postage & Fees	\$ 4.64	03/14/06

Sent To *B. Sandoval - Los Volcanes NA*
 Street, Apt. No., or PO Box No. *6516 Honeylocust NW*
 City, State, ZIP+4 *Albuq NM 87121*

PS Form 3800, June 2002 See Reverse for Instructions

7005 1820 0001 7963 3952

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OFFICIAL USE
ALBUQUERQUE, NM 87120

Postage	\$ 0.39	UNIT ID: 0101
Certified Fee		
Return Receipt Fee (Endorsement Required)	2.40	Postmark Here
Restricted Delivery Fee (Endorsement Required)	1.85	Clerk: KQYWSV
Total Postage & Fees	\$ 4.64	03/20/06

Sent To *D. Lewis - SR. Martinez NA*
 Street, Apt. No., or PO Box No. *6400 Sunny Day Ct NW*
 City, State, ZIP+4 *Albuq NM 87120*

PS Form 3800, June 2002 See Reverse for Instructions

7005 1820 0001 7963 3938

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OFFICIAL USE
ALBUQUERQUE, NM 87121

Postage	\$ 0.39	UNIT ID: 0101
Certified Fee		
Return Receipt Fee (Endorsement Required)	2.40	Postmark Here
Restricted Delivery Fee (Endorsement Required)	1.85	Clerk: KQYWSV
Total Postage & Fees	\$ 4.64	03/14/06

Sent To *M. Garcia - Los Volcanes NA*
 Street, Apt. No., or PO Box No. *6619 Honeylocust NW*
 City, State, ZIP+4 *Albuq NM 87121*

PS Form 3800, June 2002 See Reverse for Instructions

7005 1820 0001 7963 3969

U.S. Postal Service™ *Deliver Joy*
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE
ALBUQUERQUE, NM 87120

Postage	\$ 0.39	UNIT ID: 0101
Certified Fee		
Return Receipt Fee (Endorsement Required)	2.40	Postmark Here
Restricted Delivery Fee (Endorsement Required)	1.85	Clerk: KQYWSV
Total Postage & Fees	\$ 4.64	03/14/06

Sent To *A. Gonzales - SEMARCON NA*
 Street, Apt. No., or PO Box No. *2323 Big River NW*
 City, State, ZIP+4 *Albuq NM 87120*

PS Form 3800, June 2002 See Reverse for Instructions

FEE SCHEDULE FOR ILIFF ROAD VACATION

<i>DRB - PUBLIC NOTIFICATION</i>	\$ 75.00
<i>Vacation of Public Right-of-way</i>	300.00
<i>Conflict Management Program</i>	<u>20.00</u>
	\$ 395.00

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

PAID RECEIPT

APPLICANT NAME

Roemer / Haskins, LC

AGENT

Mark Goodwin and Associates, P.A.

ADDRESS

P.O. Box 90606

PROJECT & APP #

1003239 / 06 DRB

PROJECT NAME

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee

\$ 300.⁰⁰ 441006/4983000 DRB Actions

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

\$ 75.⁰⁰ 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

\$ 395.⁰⁰ TOTAL AMOUNT DUE

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

LOC: ANNX
12:21PM
RECEIPT# 00054704 US# 008 TRANSH# 0034
ACCOUNT 441018 Fund 0110
ACTIVITY 4971000 TRSCCS
TRANS AMT \$395.00
.124 MISC \$75.00
CK \$395.00
CHANGE \$0.00

D. MARK GOODWIN AND ASSOCIATES, P.A.
P.O. BOX 90606
ALBUQUERQUE, NM 87199
(505) 828-2200

DATE 3.14.06

City of Albuquerque \$ 395.00 xx

City of Albuquerque Treasury Division

RECEIPT# 00054702 US# 008 TRANSH# 0034
Account 441032 Fund 0110
ACTIVITY 4984000

Trans Amt Three Hundred ninety-five

FOR Cliff Road Storage

00047820 107006813 283007003

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from March 28, 2006 To April 12, 2006

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

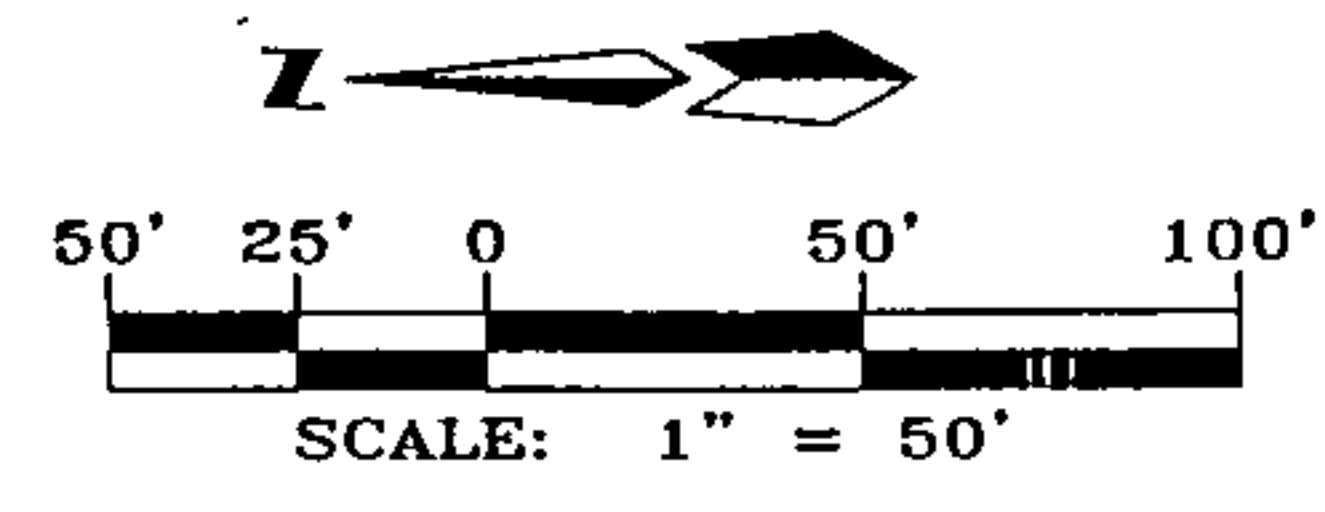
Joseph D. Montano
(Applicant or Agent)

March 17, 2006
(Date)

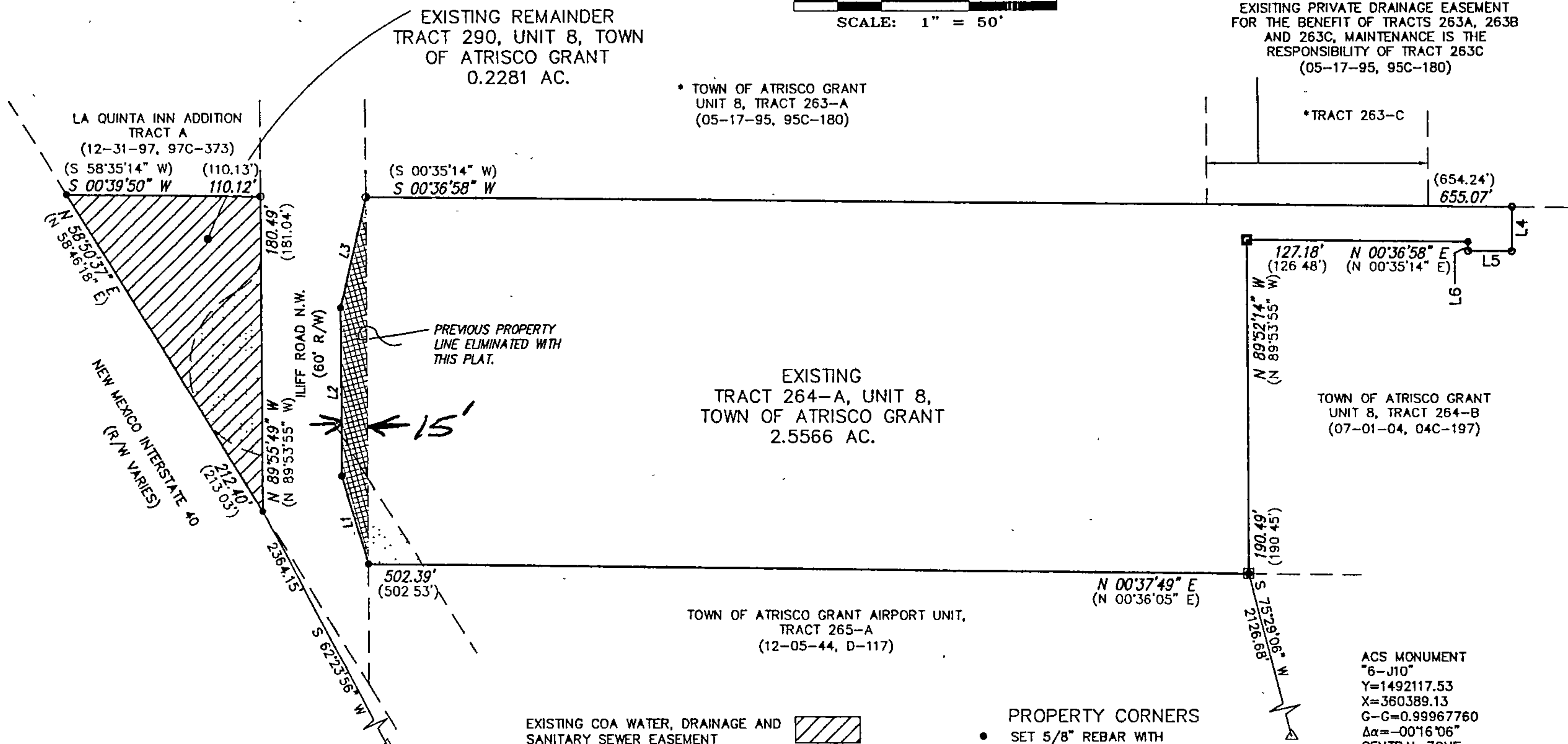
I issued 1 signs for this application, March 17, 2006 Andrew J. Smith
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003239

PLAT FOR
TRACT 264-A-1
TRACT 290-A
TOWN OF ATRISCO GRANT
UNIT 8
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 10
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 March 2006



EXISTING PRIVATE DRAINAGE EASEMENT
 FOR THE BENEFIT OF TRACTS 263A, 263B
 AND 263C, MAINTENANCE IS THE
 RESPONSIBILITY OF TRACT 263C
 (05-17-95, 95C-180)



LINE	BEARING	DISTANCE
L1	S 73°40'35" W	53.15
L2	S 89°55'49" E	96.07
L3	S 76°38'59" E	65.30
L4	N 89°07'04" W (N 89°53'55" W)	25.32' (25.00')
L5	N 00°34'19" E (N 00°35'14" E)	24.98' (25.00')
L6	S 89°33'41" E (N 89°53'55" W)	5.10' (5.00')

ACS MONUMENT
 *6-J10
 Y=1492117.53
 X=360389.13
 G-G=0.99967760
 Δα=-00°16'06"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5117.133

- EXISTING COA WATER, DRAINAGE AND SANITARY SEWER EASEMENT (11-04-98, BK. 9818, PG. 276)
- EXISTING COA WATER, DRAINAGE AND SANITARY SEWER EASEMENT (11-04-98, BK. 9818, PG. 275)
- EXISTING COA TEMPORARY TURN AROUND EASEMENT (07-06-04, BK. A80, PG. 3654)
- LIMITS OF VACATION ILIFF ROAD N.W. 2300 S.F. OR 0.0528 AC

- PROPERTY CORNERS
- SET 5/8" REBAR WITH CAP "ALS LS 7719"
 - FOUND 5/8" REBAR WITH CAP "LS 7924"
 - FOUND 5/8" REBAR
 - FOUND 1/2" REBAR WITH CAP "LS 10472"
 - FOUND 1/2" REBAR WITH CAP "LS 10472"

ACS MONUMENT
 *6-J10
 Y=1492117.53
 X=360389.13
 G-G=0.99967760
 Δα=-00°16'06"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5117.133

VACATION
EXHIBIT B
 Date 4/12/06

F:\A05J085\A5099\plat\Exist_Conditions.dwg, plot: border, 3/17/2006 11:22:13 AM, stephen

#10



Complete 7/1/04
Bl.

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: **04DRB-00947 (P&F)**

Project # **1003239**

Project Name: **Twn of Atrisco Gr. Airport Unit**

Agent: **Brasher & Lorenz Inc.**

Phone No.: **888-6088**

Project Number

1003239

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

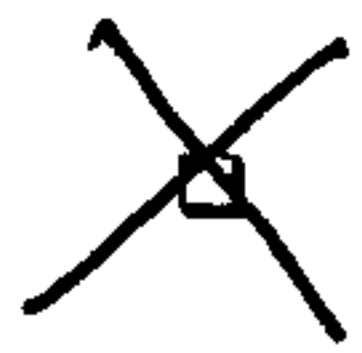
- TRANSPORTATION: _____
- _____
- _____
- _____
- _____

- 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.

#10

3239

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1003239

Subdivision Name: Town of Atrisco Grant Unit 8 - 264A thru 264D

Surveyor: Larry Medrano

Company/Agent: Precision Surveys

Contact Person: Steve Morrow E-mail: _____

Phone: 888-6088 Fax: _____

DXF Received Date: 6/30/2004

Hard-Copy Date: 6/30/2004

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



6/30/04

Approved

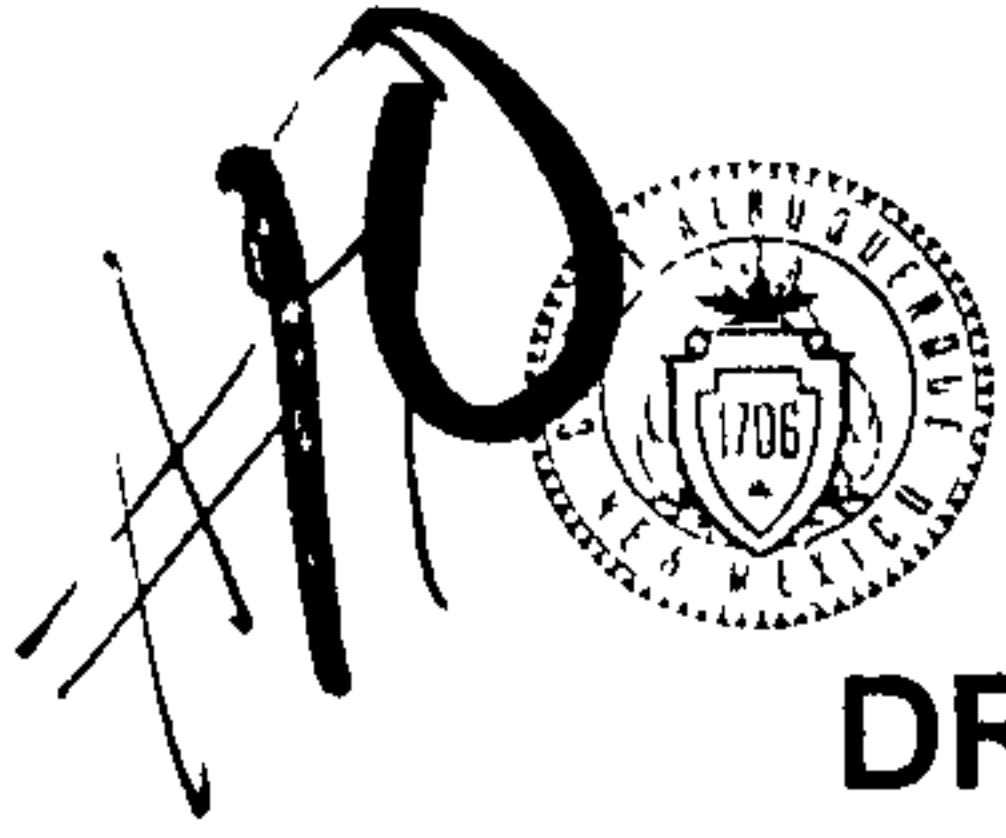
Date

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



AGIS Use Only

Copied cov3239 to agiscov on 6/30/2004. Contact person notified on 6/30/2004



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-00899 (SPS)**
04DRB-00900 (SBP)

Project # **1003239**

Project Name: **Twn of Atrisco Gr. Airport Unit**

Agent: **Brasher & Lorenz Inc.**

Phone No.: **888-6088**

Project Number

1003239

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
SIA - SPBP

PARKS / CIP: _____

PLANNING (Last to sign): ~~SPBP signature to be submitted~~
~~Make sure all comments in both SPBP~~
~~are submitted~~

- 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.** **SPBP (3 copies each)**
 - 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.**

#10



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: **04DRB-00947 (P&F)**

Project # **1003239**

Project Name: **Twn of Atrisco Gr. Airport Unit**

Agent: **Brasher & Lorenz Inc.**

Phone No.: **888-6088**

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

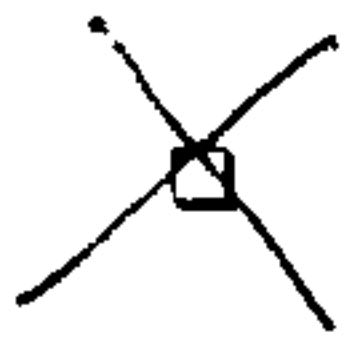
- TRANSPORTATION: _____
- _____
- _____
- _____
- _____

- 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

1003239



**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.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 11:55 A.M.

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: 1003239

AGENDA ITEM NO: 10

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The previous comments dated 6-23-04 have been satisfied.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN
 SIGNED-OFF: (SEC-PLN) (SP-SUB) **(SP-BP)** (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)
 DELEGATED: (SEC-PLN) (SP-SUB) **(SP-BP)** **(FP)** TO: (UD) **(CE)** (TRANS) (PKS) **(PLNG)**
 FOR: SIA dxf

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 30, 2004

MEMORANDUM

To: Development Review Board
From: Makita Hill, Planner, Advance Planning Division MH
Date: Tuesday, June 15, 2004
Re: Comments on Project 1003239 04EPC 00899 00900

Project 1003239, a request for a site development plan for subdivision and a site development plan for building permit, was reviewed by the Environmental Planning Commission at a public hearing on 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 agent Paul Brasher dated June 8, 2004 designed to address the EPC's conditions of approval.

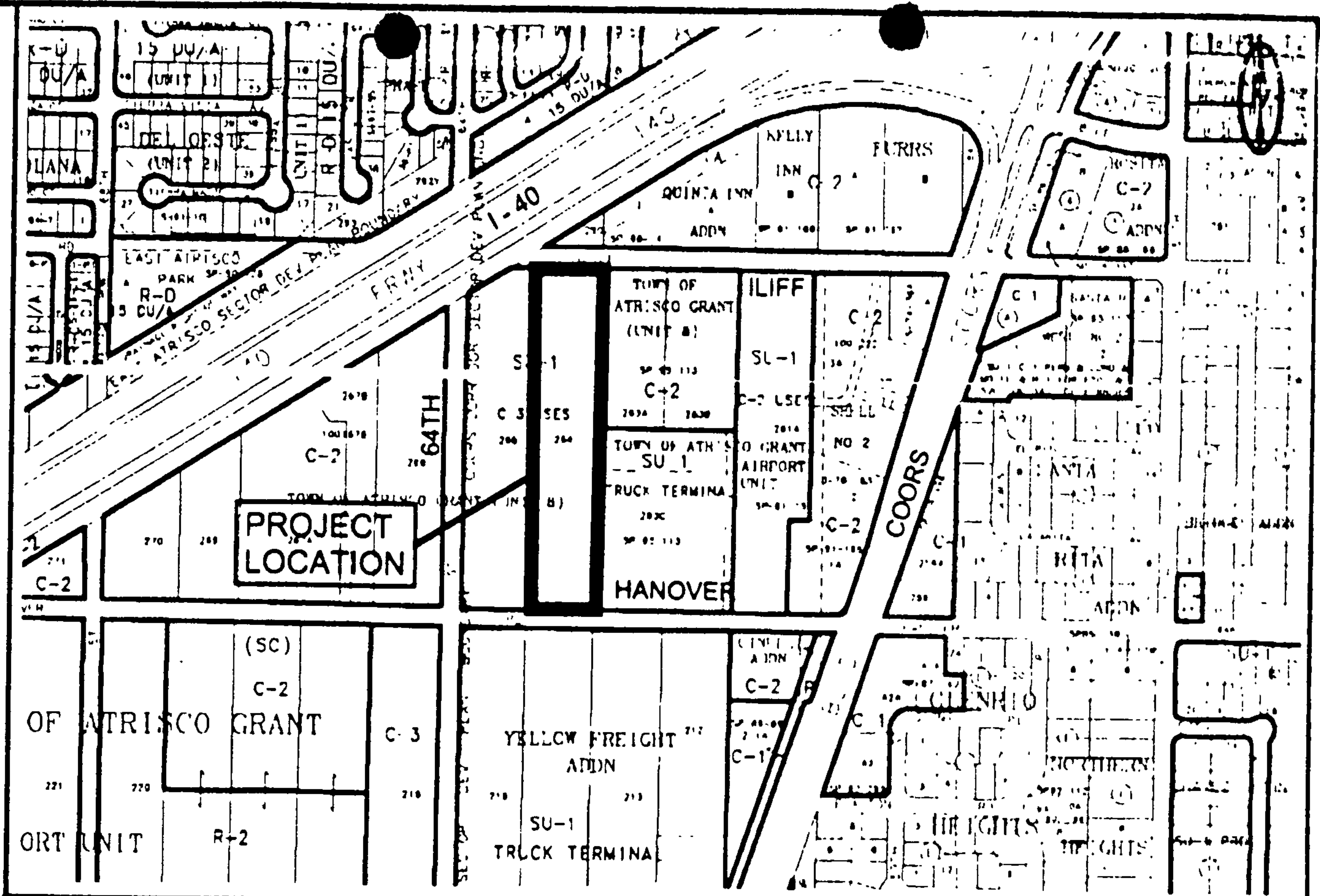
I have the following comments regarding this request:

1. EPC Condition #4 for site development plan for subdivision (04EPC-00164) requires the applicant to establish a maximum building height of 26 feet for all uses to be developed on the site. The site plan indicates a reference to C-3 standards for building height, which may allow a building to be taller than 26 feet within a prescribed building envelop. The applicant should replace the reference to the C-3 standards for building height with the maximum 26-foot standards stipulated by the EPC. Building heights taller than 26 feet are appropriately addressed in an amendment to the EPC approved site plan for subdivision.
2. EPC Condition #6 for site development plan for building permit (04EPC-00165) requires the applicant to adhere to Section 14-16-3-9, Area Lighting Regulations, in the Zoning Code in the event that lighting is added to the site in the future. The site plan indicates that no lighting is proposed for the site, and references the C-3 zone for future lighting standards. The applicant should delete the reference to the C-3 zone and replace it with the applicable section on lighting from the Zoning Code.

EPC Conditions regarding the placement of the driveway in relation to driveway locations on the south side of Hanover cannot be confirmed due to the lack of information on the submitted site plans. These conditions should be reviewed by Transportation Planning staff for compliance.

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

XC: Paul Brasher, agent



H/J-10/11

LOCATION MAP

NTS

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

PAID RECEIPT

APPLICANT NAME LEE SMITH
AGENT Brasher & Lorenz Inc.
ADDRESS 2201 San Pedro NE 87110
PROJECT & APP # 1003239 04DRB-00899
PROJECT NAME Town of Atrisco Grant Airport Unit

\$ _____ 469099/4916000 Conflict Management Fee

\$ 425.00 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 425.00 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

06/17/2004 3:11PM LOC: ANNX
RECEIPT# 00025174 WSH# 008 TRANSH# 0036
Account 441006 Fund 0110
Activity 4983000 TRSIMM
Trans Amt \$425.00
J24 misc \$425.00
CK \$425.00
CHANGE \$0.00



**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.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 12:55 P.M.

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.



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: 1003239

AGENDA ITEM NO: 10

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

See DRB minutes/speed memo dated 6-16-04.

RESOLUTION:

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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 16, 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.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 12:55 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002002**
04DRB-00803 Major-Vacation of
Public Easements
04DRB-00805 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for RETAIL DEVELOPMENT INC, LLC request(s) the above action(s) for a Portion of Drainage Easement, **BEAR CANYON ARROYO**, zoned C-3 heavy commercial zone, located on SAN MATEO BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00168, 03DRB-00605, 02DRB-01743] (E-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/17/02 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. FINAL PLAT WAS INDEFINITELY DEFERRED.**

2. **Project # 1002397**
04DRB-00798 Major-Vacation of
Public Easements
04DRB-00797 Minor-Vacation of
Private Easements

TIERRA WEST, LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, **LANDS OF TAYLOR - MARTIN L.**, zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 04DRB-00762] (E-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **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) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

4. **Project # 1002632**
04DRB-00760 Major-Bulk Land
Variance
04DRB-00761 Minor-Prelim&Final Plat
Approval

TIERRA WEST, LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, PARAGON RESOURCES, (to be known as **SUNDANCE ESTATES**) zoned R-D residential and related uses zone, developing area FOR R-LT, located on PARADISE BLVD. NW, between LYONS BLVD. NW and BLANDA COURT NW containing approximately 122 acre(s). [REF: 03EPC-00690, 03DRB-01306] [Deferred from 6/9/04] (B-11) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL PLAT DELEGATED TO PLANNING FOR AGIS DXF FILE AND THE 15-DAY APPEAL PERIOD AND TO CITY ENGINEER FOR AMAFCA SIGNATURE.**

5. **Project # 1002718**
04DRB-00758 Major-Preliminary Plat
Approval
04DRB-00759 Minor-Temp Defer
SDWK

TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1 TRACT 334B2B, 334B1, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). [Deferred from 6/9/04]. (H-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/8/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, **LANDS OF SALAZAR/QUATRO/SJ HANNETT**, zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 5/19/04 & 6/9/04] (N-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/3/04 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**

7. **Project # 1002739**
04DRB-00641 Major-Preliminary Plat Approval
04DRB-00642 Major-Vacation of Pub Right-of-Way
04DRB-00645 Major-Vacation of Public Easements
04DRB-00646 Minor-Sidewalk Waiver
04DRB-00647 Minor-Subd Design (DPM) Variance
04DRB-00648 Minor-Temp Defer SDWK
04DRB-00818 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Block(s) PARA & 2D, Tract(s) B-1 LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, developing area, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: 03DRB-00983, 04DRB-00179] [*Deferred from 5-19-04 & 6-2-04*] (P-8/N-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/23/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SIDEWALK VARIANCE FROM DESIGN STANDARDS 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. THE SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

04DRB-00894 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HEIGHTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-D, LANDS OF RIO BRAVO PARTNERS, **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, developing area, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 119 acre(s). [REF: 04DRB00641, 00642-00645,00646,00647 & 0064848, 04DRB00818] (N-8/P-8) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

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

8. **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**, 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) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**
9. ~~**Project # 1003239**~~
04DRB-00900 Minor-SiteDev Plan
BldPermit
04DRB-00899 Minor-SiteDev Plan
Subd/EPC
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*) (H-10 & J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

10. **Project # 1000418**
04DRB-00824 Minor-SiteDev Plan
BldPermit

LPDJ ARCHITECTS, LLC, LELAND GRAY agent(s) for VICTORY LOVE FELLOWSHIP CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1 VICTORY LOVE FELLOWSHIP CHURCH (to be known as **LEGACY CHURCH**, zoned SU-1 FOR CHURCH & RELATED FACILITIES, located on CENTRAL AVE NW, between COORS BLVD NW and UNSER BLVD NW [REF: 00128-00459, 02EPC-01952, 03EPC 01471] [*Deferred from 6/2/04*] **[Makita Hill, EPC Case Planner]** K-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. AN INFRASTRUCTURE LIST DATED 6/16/04 WAS APPROVED.**

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

11. **Project # 1002247**
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, **ABQ UPTOWN SITE, ST. PIUS X**, 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) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

12. **Project # 1002404**
04DRB-00904 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) 1, **LADERA INDUSTRIAL CENTER**, zoned SU-1 FOR I-P, located on UNSER BLVD NW, between OLD OURAY RD NW and VISTA ORIENTE ST NW containing approximately 10 acre(s). [REF: Z-92-45, Z-81-49-1, DRB-99-102, 02EPC01948, 03EPC10192, 03EPC-01211, 03EPC01116, 04DRB00673, 04DRB00672] (H-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SPS LOT ACREAGE – AA SUBMITTED TO AMEND TO MATCH PLAT.**

13. **Project # 1002520**
04DRB-00893 Minor-Prelim&Final Plat
Approval
04DRB-00895 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) 15 & 16, Tract(s) 2, Block(s) 4, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB00705] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/31/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

14. **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*) (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

15. **Project # 1002743**
04DRB-00888 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) C, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: Z-03-01007, 03DRB00989] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/17/79 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

04DRB-00886 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) H, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB01544, 03DRB02083, 04DRB00399] (F-11) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD WITH THE FINDING THAT THE REPLAT DOES NOT REQUIRE A REVISED INFRASTRUCTURE LIST OR SUBDIVISION IMPROVEMENTS AGREEMENT.**

16. **Project # 1003111**
04DRB-00715 Major-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for WINDMILL MANOR PLACE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR**, zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: 04DRB-00377, Z-95-79, Z-98-57, DRB-96-355, 03DRB-01986, 03DRB-01987, 01988, 01989] (Deferred from 5-19-04, Indef. Deferred on 5/26/04) (E-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **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) 03, **CRYSTAL RIDGE**, zoned R-LT, located on BARRETT AV E 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) **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

18. **Project # 1003486**
04DRB-00887 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for SERGIO ROMAN request(s) the above action(s) for all or a portion of Lot(s) 3, 4 & 4A, Block(s) 1, **APODACA & SEDILLO ADDITION**, zoned SU-2 special neighborhood zone, R-1 & LCR, located on EIGHTH ST SW, between BELL AVE. SW and LEWIS SW containing approximately 1 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **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) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

20. **Project # 1003488**
04DRB-00898 Minor-Sketch Plat or Plan

JEFF HENRY request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-3, **JOURNAL CENTER BUSINESS PARK**, zoned IP, located on JOURNAL CENTER BLVD NW, between PAN AMERICAN and I-25 FRONTAGE RD containing approximately 7 acre(s). [REF: DRB-94-324, DRB-94-563, V-94-97] (D-17 & D-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1003487**
04DRB-00901 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORPORATION, agent(s) for PETERSON PROPERTIES REAL ESTATE SERVICES INC. request(s) the above action(s) for all or a portion of Tract(s) 8 - 15 **BELMONT ADDITION AND** Tract(s) 10, **HARWOOD ADDITION**, zoned C-2 community commercial zone & P, located on 4TH ST NW, between SAN CLEMENTE NW and FREEMAN ST NW containing approximately 2 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Other Matters:

Project # 1003403
04DRB-00634 Minor-Sidewalk Waiver

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, **THE TRAILS** (to be known as **THE RESERVE AT THE TRAILS**), zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04, 6/2/04) [On 6/9/04 the Preliminary Plat, Vacation of Public Easements and Temporary Deferral of Sidewalks was approved. The above request was omitted in error.] (C-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

ADJOURNED: 12:55 P.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: 1003239

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:

Comments on infrastructure list.
Crosslot drainage easement should be shown on plat.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED **X** ⁶⁻²³⁻⁰⁴; 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 16, 2004

INFRASTRUCTURE LIST

ORIGINAL

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

SITE DEVELOPMENT PLAN FOR HYDROSYSTEMS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS 264-B, 264-C, AND 264-D, UNIT 8, TOWN OF ATRISCO GRANT

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 06-30-04
 Date Site Plan Approved: 6/30/04
 Date Preliminary Plat Approved: 1003239
 Date Preliminary Plat Expires: 6/30/05
 DRB Project No.: 04-0090
 DRB Application No.: 04-0090

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	WATERLINE 210 L.F., PLUS F.H	HANOVER	SE CORNER TRACT 264	SW CORNER TRACT 264	/	/	/
			STANDARD CURB AND GUTTER	N. SIDE HANOVER	"	"	/	/	/
		6' WIDE	SIDEWALK	"	"	"	/	/	/
			DRIVEWAY CURB RETURNS	"	HANOVER	SITE	/	/	/
		20' WIDE	COLLECTOR ASPHALT PAVING SECTION	"	SE CORNER TRACT 264	SW CORNER TRACT 264	/	/	/
		6"	SAN. SEWER CONNECTION TO EXISTING LINE IN HANOVER (PRIVATE)	HANOVER	SEWER MAIN	N. R/W LINE	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

SIA	COA DRC
Sequence #	Project #
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Size	Type of Improvement	Location	From	To

Private Inspector	City Inspector	City Cnst Engineer
1	1	1
1	1	1
1	1	1
1	1	1

NOTES
 1 COLLECTOR PAVING SECTION LISTED ABOVE IS REQUIRED ONLY IF THE EXISTING HANOVER PAVING SECTION DOES NOT MEET CURRENT CITY STANDARDS.

2 _____
 3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

PAUL BRASHER
 NAME (print)

[Signature]
 DRB CHAIR - date 6/30/04

[Signature]
 PARKS & GENERAL SERVICES - date 6/30/04

BRASHER & LORENZ, INC.
 FIRM

[Signature]
 TRANSPORTATION DEVELOPMENT - date 6-30-04

AMAFCA - date _____

[Signature]
 SIGNATURE - date 06.30.04

[Signature]
 UTILITY DEVELOPMENT - date 6/30/04

- date _____

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 2 YRS

[Signature]
 CITY ENGINEER - date 6/30/04

- date _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT OWNER



BRASHER & LORENZ, INC.
CONSULTING ENGINEERS

2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

June 8, 2004

Sheran Matson, AICP, Chair
Development Review Board
Planning Department
PO Box 1293
Albuquerque, New Mexico 87103

RE: HYDROSYSTEMS SITE PLAN FOR SUBDIVISION – 64TH AT HANOVER

Dear Ms. Matson:

On April 15, 2004, the City Environmental Planning Commission heard our request for Site Development Plan approvals for Subdivision, and Building Permit. Attached are six copies of each of these Site Plans, together with the infrastructure listing for Hydrosystems contractor's yard on Tract 264, north of Hanover, east of 64th. The drawings have been modified to incorporate EPC conditions.

Specifically,

- The proposed use of the proposed Tracts has been indicated on the plans
- The plan that EPC reviewed showed a maximum building height of 120 feet; this has been deleted
- An Infrastructure listing has been prepared to reflect required paving, sidewalk, and waterline improvements to Hanover along the frontage of the site.
- The cross access easement originally proposed between new Tracts 264-A and 264-B has been removed, since the New Mexico State Department of Transportation has since indicated that Iliff right-of-way along the north side of Tract 264-A will not be used or otherwise restricted for the State's I-40 frontage road project.
- The project landscaping still shows landscaping coverage of at least 20%, pursuant to the Coors Corridor Sector Development Plan. The plan has been modified to include the seeding of gramma grass mulched in Santa Fe brown crushed aggregate
- The plan shows the basis for bicycle parking, which reflects the requirements for one bicycle parking space for each ten vehicle parking spaces
- The central private access easement has been widened from 24 to 28 feet, with taper to 36 feet at the south end
- The site plan for subdivision shows a 50-foot radius public turn-around easement located on Tract 290, on the north side of Iliff. The current owner of Tract 264 is also the owner of Tract 290
- Sidewalks in front of the proposed buildings adjoining parking spaces have been widened from 6 to 8 feet in width

Also attached are six copies of the proposed plat which subdivides Tract 264 into a 2.5-

acre tract, and three 0.833-acre tracts. The 2.5-acre tract will be developed at a later date, under a separate Site Development Plan. The three smaller tracts are to be developed as contractors' yards, with small office buildings under the Site Development Plan submitted with this request.

Please schedule this application for Final Plat, Site Plan for Subdivision, and Site Plan for Building Permit approval for hearing before DRB at its June 16, 2004 meeting.

If you have any questions, I am available to discuss. Thank you for your help in this.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Brasher". The signature is fluid and cursive, with a prominent initial "P" and a long, sweeping underline.

Paul Brasher, PE
Brasher & Lorenz, Inc.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

... for Subdivision Purposes

.. for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

STORM DRAINAGE **D**

Storm Drainage Cost Allocation Plan

Supplemental form

ZONING & PLANNING **Z**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

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

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

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

APPLICANT INFORMATION:

NAME: LEE SMITH PHONE: 344-3840

ADDRESS: 3820 COMMERCIAL N.E. FAX: _____

CITY: ALBUQUERQUE STATE N.M ZIP 87107 E-MAIL: _____

Proprietary interest in site: OWNER UNDER CONTR. List all owners: R & L HANCE, INC.

AGENT (if any): BRASHER & LORENZ, INC. PHONE: 888-6088

ADDRESS: 2201 SAN PEDRO NE; BLDG 1, STE 1200 FAX: 888-6188

CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: _____

DESCRIPTION OF REQUEST: SITE PLANS FOR SUBDIVISION AND BUILDING PERMIT; PLAT

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. 264 Block: N/A Unit: 8

Subdiv. / Addn. TOWN OF ATRISCO GRANT Airport UNIT

Current Zoning: SU-1 FOR C-3 USES Proposed zoning: N/A

Zone Atlas page(s): H/S-10 No. of existing lots: 1 No. of proposed lots: 4

Total area of site (acres): 5.00 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. 101005851352710902 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: HANOVER

Between: 64TH ST and COORS

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.):

04 EPC 00164 ; 00165 ; PROJECT NO. 1003239

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

SIGNATURE Paul Brasher DATE 06-06-04

(Print) PAUL BRASHER _____ Applicant _____ Agent

FOR OFFICIAL USE ONLY

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

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	04DRB - 00899	SPS	P-3	\$ 0
<input checked="" type="checkbox"/> All fees have been collected	04DRB - 00880	SBS	P3	\$ 0
<input checked="" type="checkbox"/> All case #s are assigned		CMF		\$ 20.00
<input checked="" type="checkbox"/> AGIS copy has been sent	04DRB - 00947	PJF		\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
				Total
				\$ 20.00

Hearing date 6-16-04

6-8-04
Planner signature / date

Project # 1003239

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 *will submit later*
- 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) *will submit later*
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

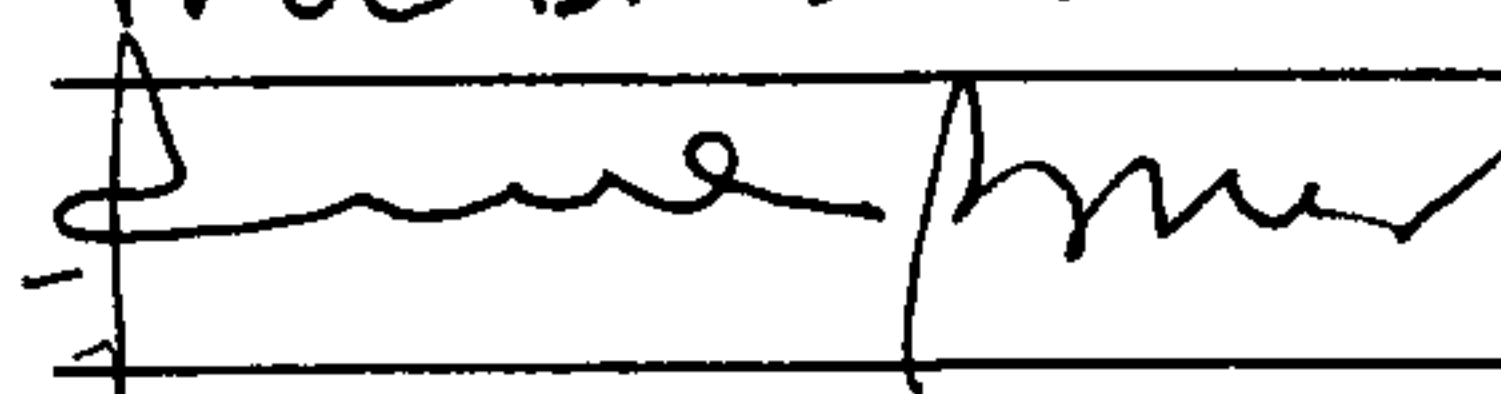
D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

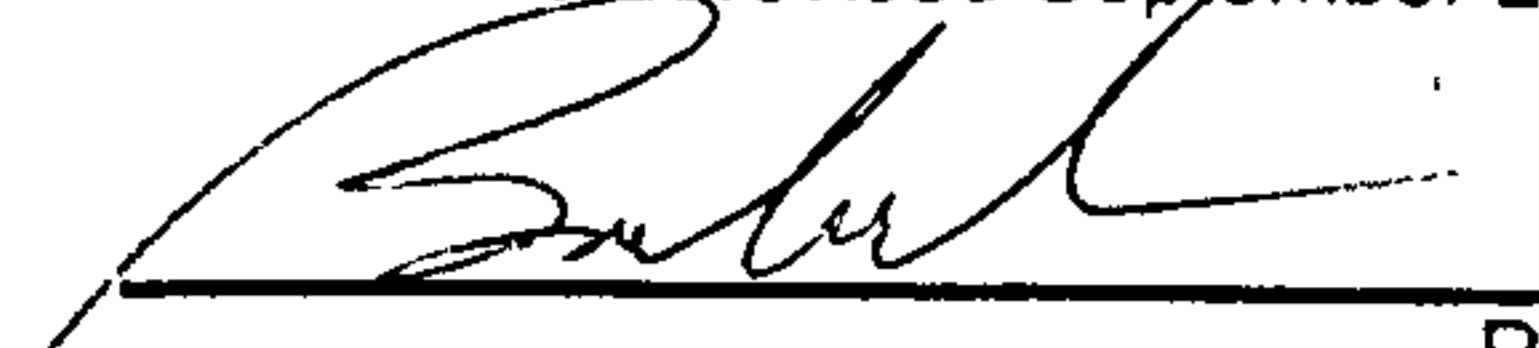
PAUL BRASHUR

 Applicant name (print)
 06-08-04
 Applicant signature / date



Form revised September 2001

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

Application case numbers
 04DRB - 00899
 01+DRB - 00900

 6-8-04
 Planner signature / date
Project # 1003239

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

PAUL BRASHER
[Signature]

Applicant name (print)

6-8-04
Applicant signature / date

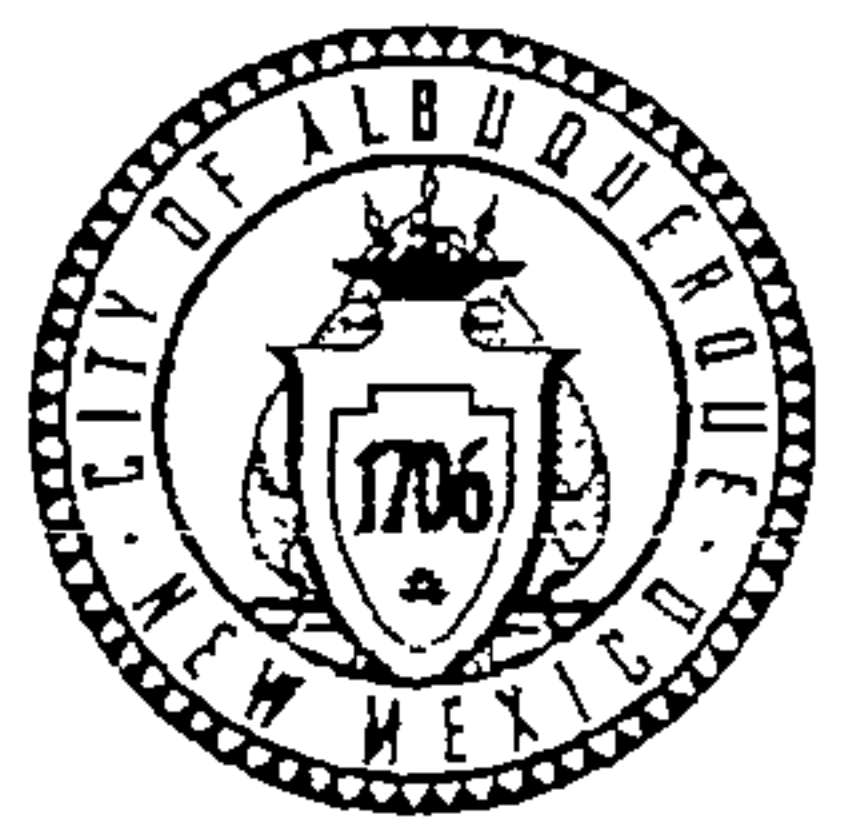
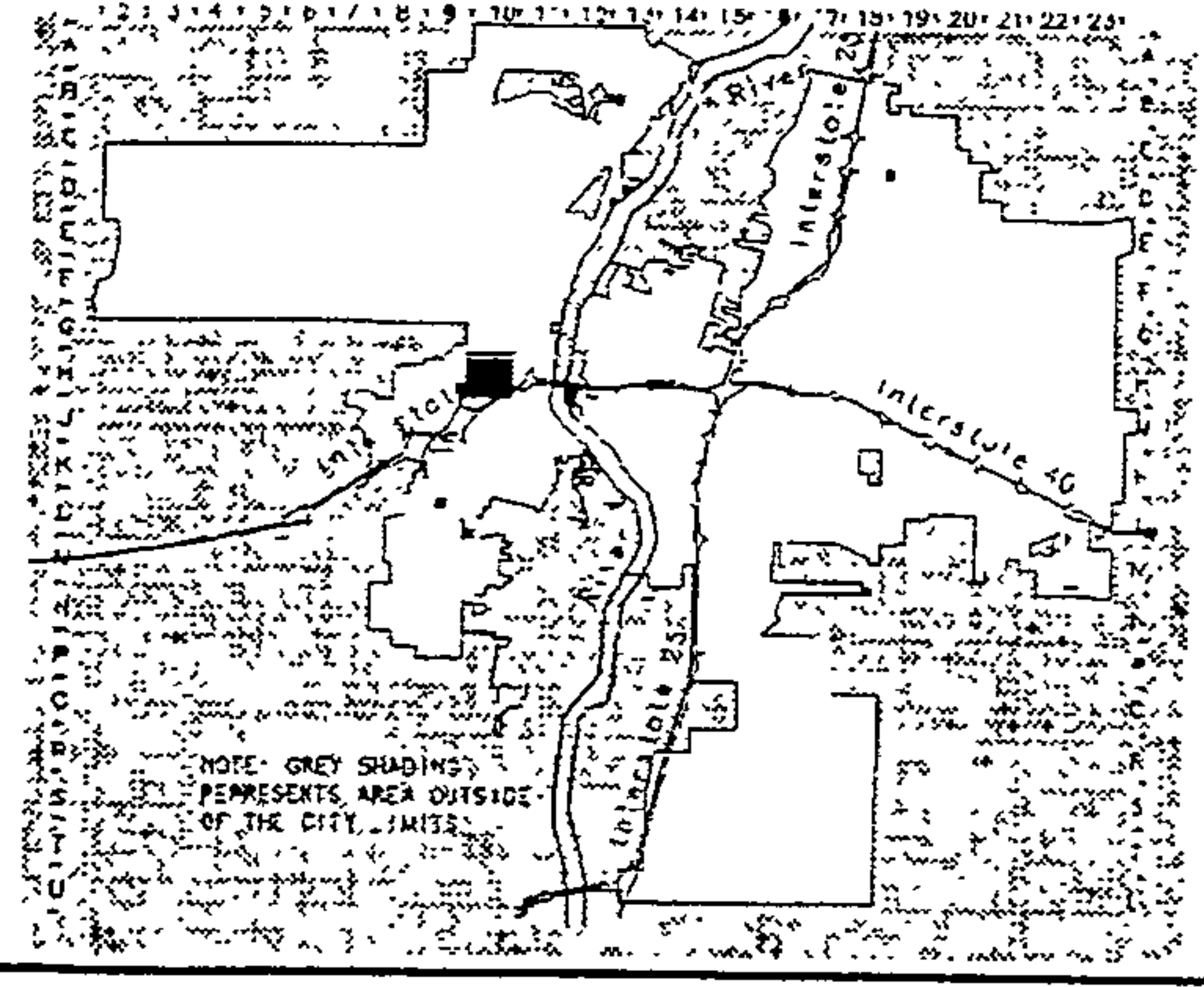
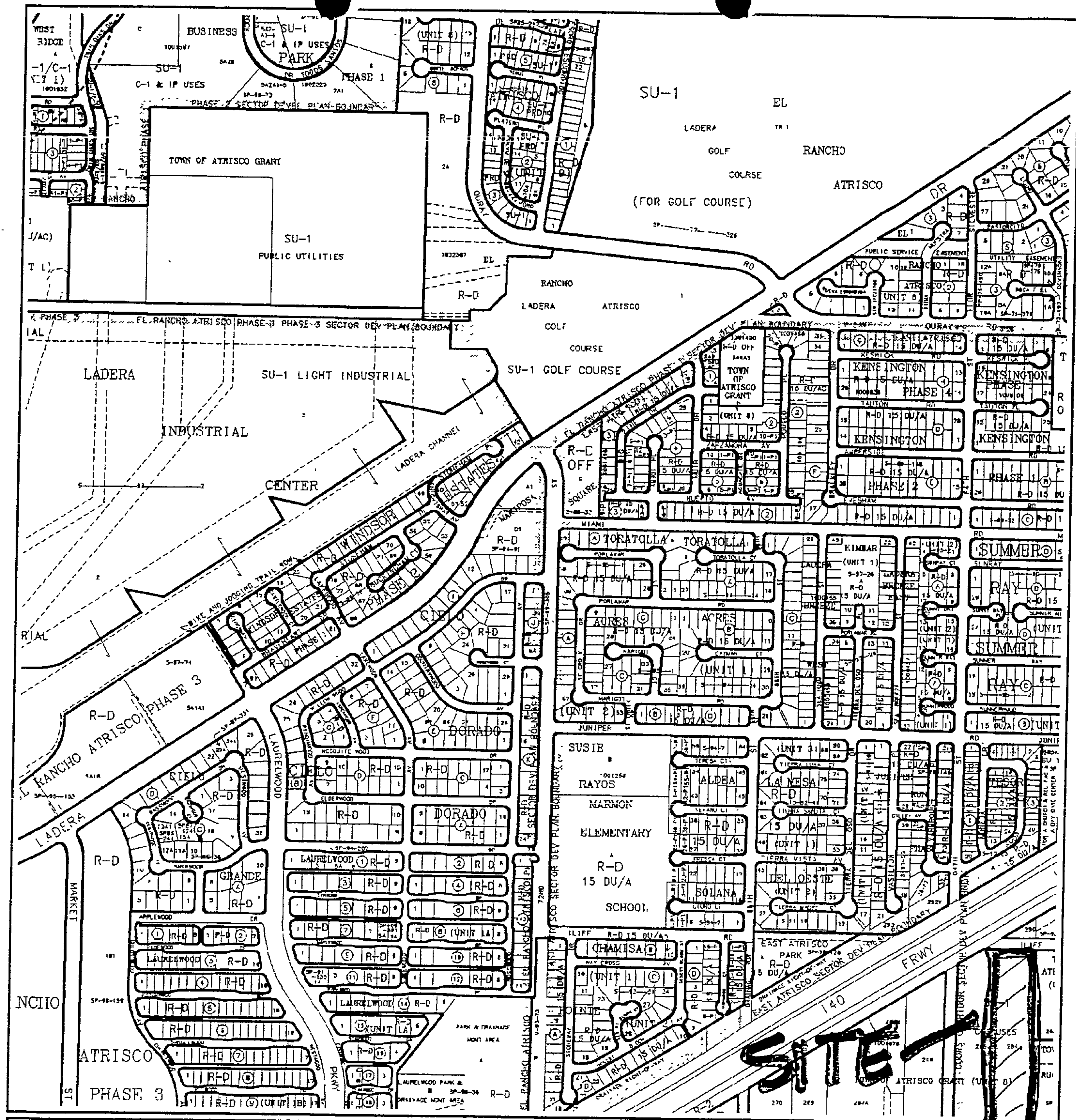


Form revised 3/03, 8/03 and 11/03

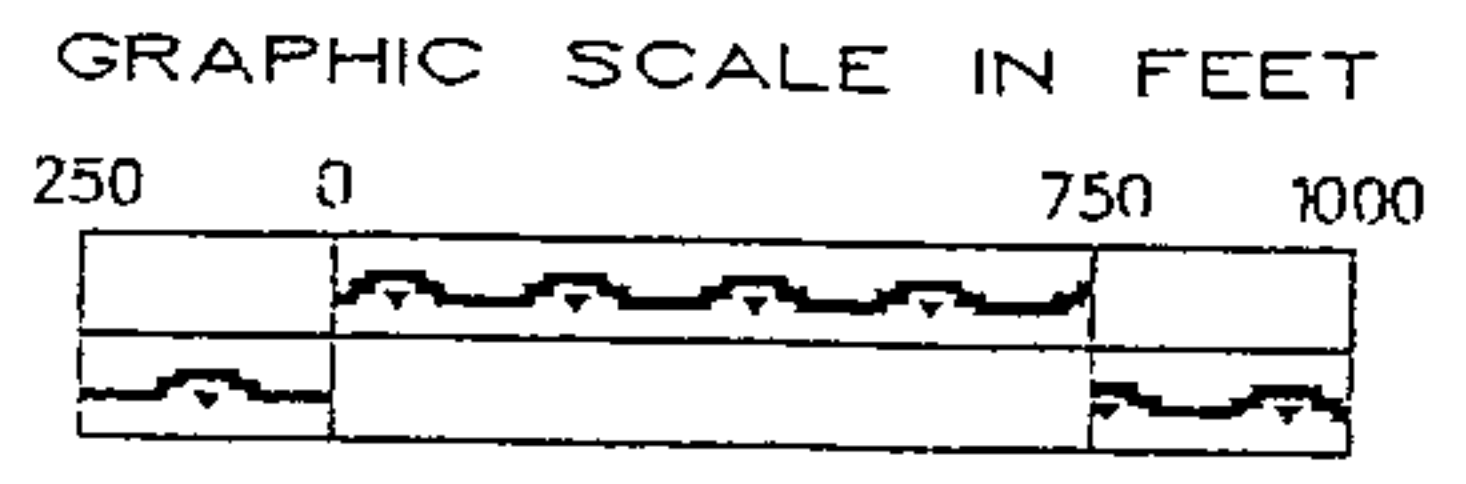
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
04DRB - 00947

[Signature] 6/16/04
Planner signature / date
Project # 1003239

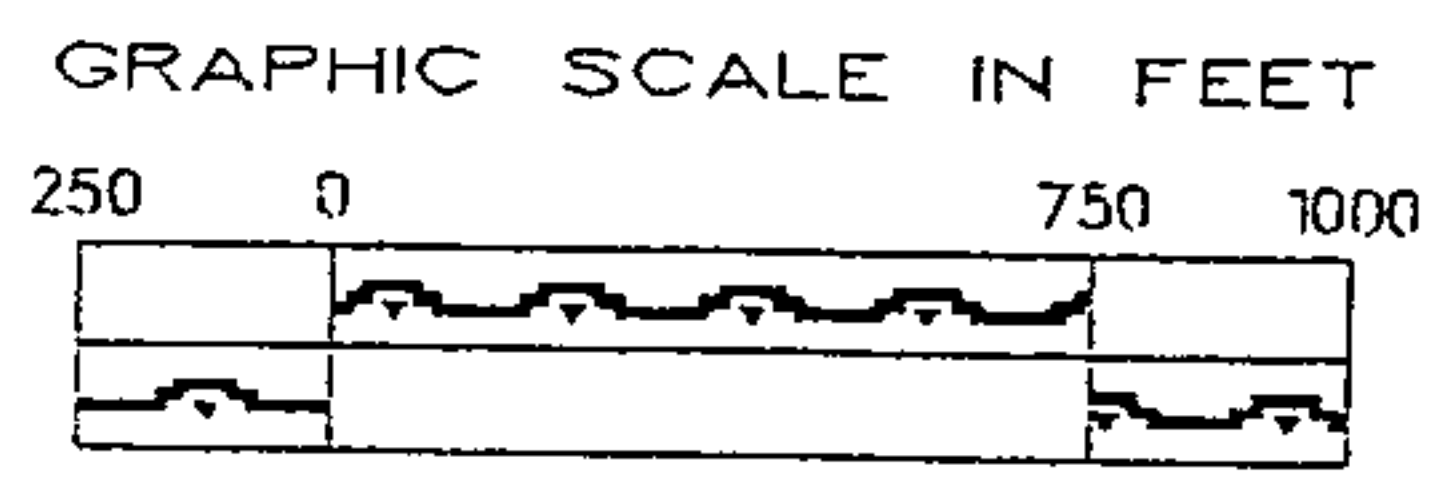
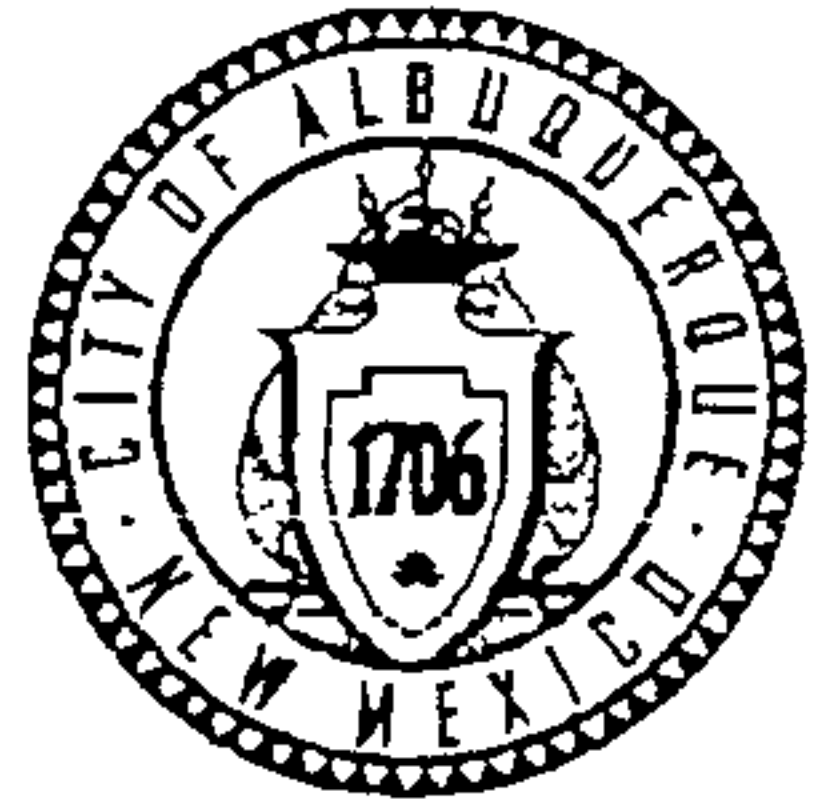
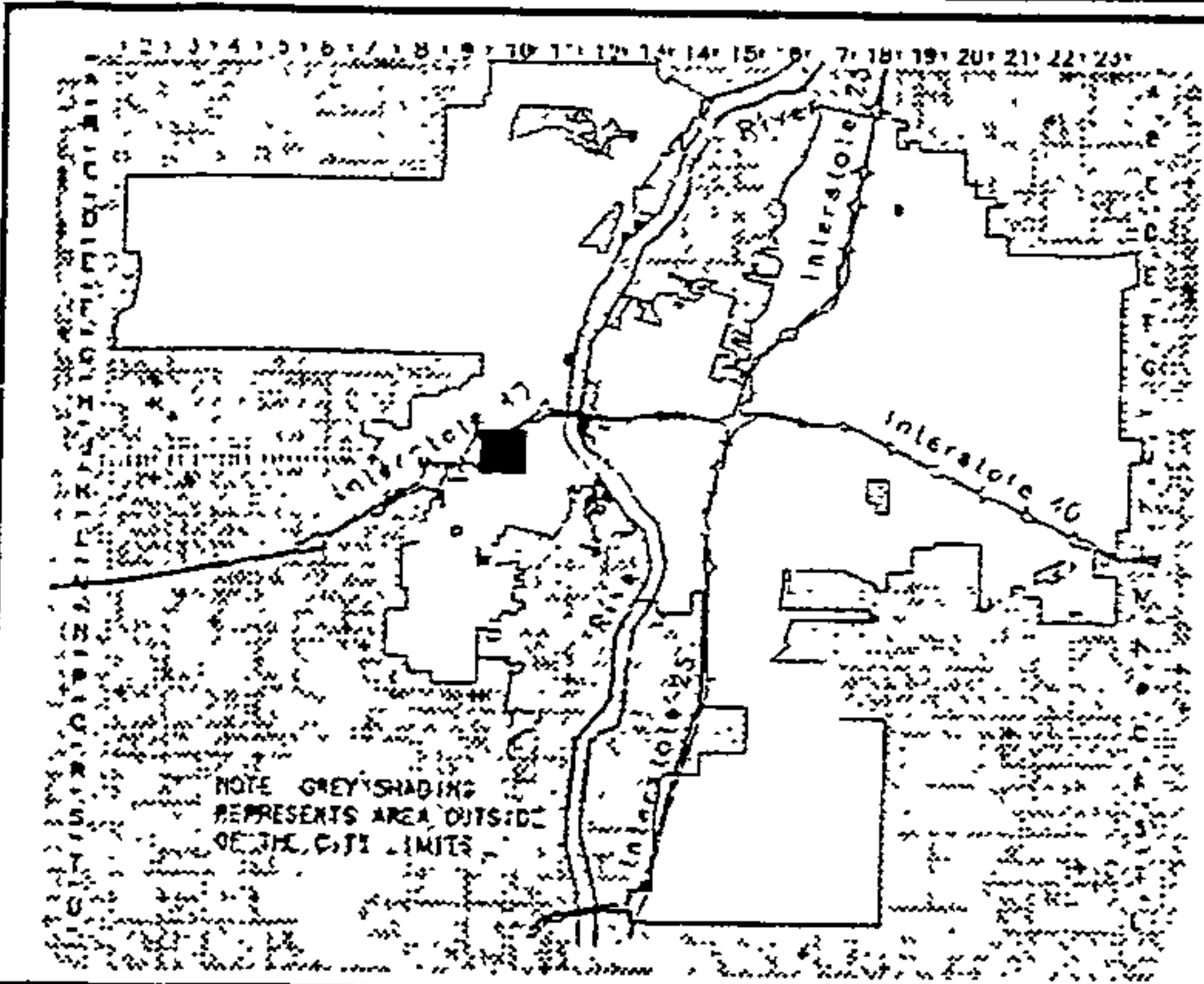
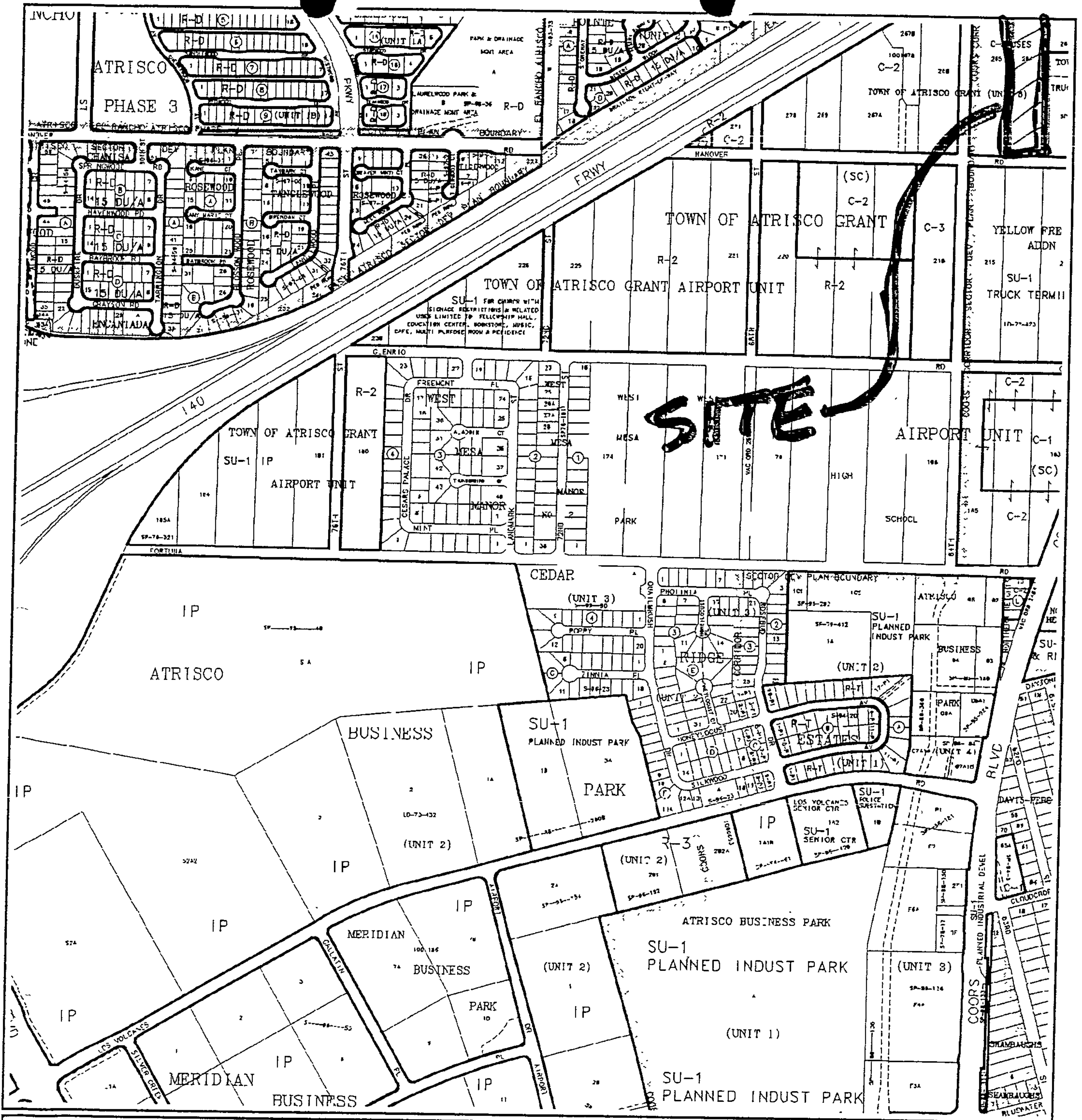


ALBUQUERQUE
 G
 I
 S
 PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page
H-10-Z

Map Amended through November 01, 2003



A G I S
 Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2003

Zone Atlas Page
J-10-Z
 Map Amended through November 01, 2003

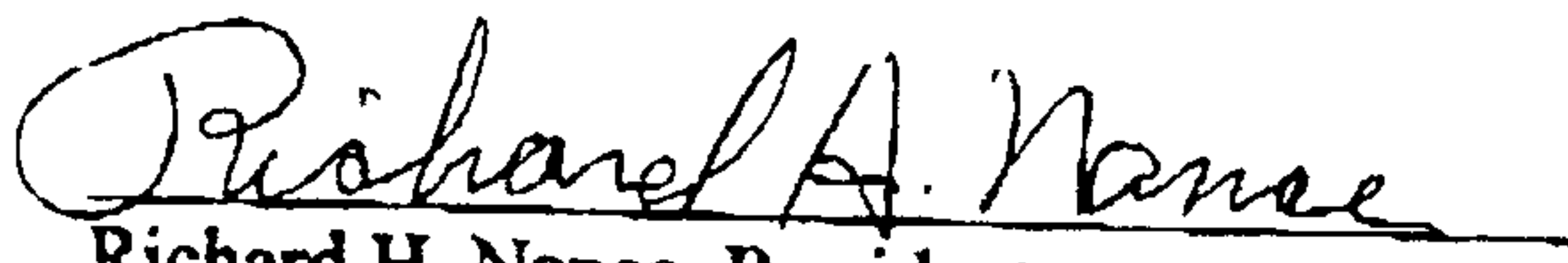
June 8, 2004

City of Albuquerque
DRB
600 2nd Street NW
Plaza Del Sol
Albuquerque, NM 87102

Re: Tracts 264 and 290 Airport Unit, Atrisco

To Whom It May Concern:

I, Richard Nance, president of R. H. and L. Nance, Inc. hereby authorize Paul Brasher of Brasher and Lorenz, Inc. to submit a site plan, a site plan for building permit, and plat for tract 264.


Richard H. Nance, President
of R.H. and L. Nance, Inc.

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.

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)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

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

4. Utilities

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

5. Phasing

- X 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.

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

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan (required)**
2. **Design requirements for future site development plans for building permit (optional, but STRONGLY recommended)**

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

Accompanying Material

- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

SHEET # 1 – SITE PLAN (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
 - a. Maximum Building Height
 - b. Minimum Building Setback
 - c. Maximum Total Dwelling Units and / or
 - d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: TRACT 264, UNIT 8, TOWN OF ATRISCO GRANT
DRB #: _____ EPC#: _____

ZONE MAP/DRG. FILE #: J/H-10
WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 264, UNIT 8, TOWN OF ATRISCO GRANT
CITY ADDRESS: HANOVER ROAD NW

ENGINEERING FIRM: BRASHER & LORENZ
ADDRESS: 2201 SAN PEDRO NE BLDG 1, SUITE 1200
CITY, STATE: ALBQ, NM

CONTACT: P. BRASHER
PHONE: 888-6088
ZIP CODE: 87110

OWNER: LEE SMITH
ADDRESS: 3820 COMMERCIAL NE
CITY, STATE: ALBQ, NM

CONTACT: L. SMITH
PHONE: 344-3840
ZIP CODE: 87107

ARCHITECT: NA
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: NA
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: NA
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- DRAINAGE REPORT
- DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL GRADING & DRAINAGE PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERTIFICATION (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEERS CERTIFICATION (TCL)
- ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- SIA / FINANCIAL GUARANTEE RELEASE
- PRELIMINARY PLAT APPROVAL
- S. DEV. PLAN FOR SUB'D. APPROVAL
- S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- SECTOR PLAN APPROVAL
- FINAL PLAT APPROVAL
- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY (PERM.)
- CERTIFICATE OF OCCUPANCY (TEMP.)
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- YES
- NO
- COPY PROVIDED

DATE SUBMITTED: 02-05-2004

BY PAUL BRASHER, PE

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five

(5) acres.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 12, 2004

Mr. Dennis A. Lorenz, P.E.
Brasher & Lorenz, Inc.
2201 San Pedro NE, Bldg 1 Suite 1200
Albuquerque, NM 87110

RE: Water and Sanitary Sewer Availability Statement
Southerly Portion of Tract 264, Unit 8 of the Town of Atrisco Grant

H-10/J-10

Mr. Lorenz:

Project Information: The property includes approximately 2.5 acres of the existing 5.0 acre parcel located on the north side of Hanover Road east of 64th Street in northwest Albuquerque. The site is currently zoned SU-1 for permissive C-3 uses. Planned development of the site is to involve subdivision of the existing tract into two lots, the southern portion of which is the subject of this correspondence. Three structures with plan areas of 2,400, 4,800, and 4,800 square feet will then be constructed.

Existing Conditions: Currently, adjacent infrastructure elements consist of an 8-inch sanitary sewer line and a dead-end 8-inch water line within the right-of-way of Hanover Road. The water line terminates immediately west of the existing fire hydrant #11 located on the southeast corner of the project site.

Sanitary Sewer Service is currently available via a routine connection to the existing 8-inch sewer line. According to utility plan included with your request for availability, this connection will be made with a 6-inch sewer line which will provide service to each of the three structures. By definition this 6-inch line will be privately owned and maintained. Each service connection to the proposed 6-inch line must be made at a right angle. Furthermore, as per adopted standards, the connection to the 8-inch public main must be made either at a manhole or through a "Tee-Wye" connector. Utilization of a tapping saddle will not be allowed for a 6-inch to 8-inch connection.

Metered Water Service will be available contingent upon a public line extension. As shown on your utility plan, the existing 8-inch public waterline must be extended to the southwestern property corner so as to cover the southern frontage of the property. Service to the site will then be available via routine connection to the new line.

Fire Protection is proposed to be provided through a combination of one (1) existing public fire hydrant and two (2) new private fire hydrants which would be served by an 8-inch unmetered fire line. Please be advised that this configuration will not be allowed as currently proposed. Frictional energy losses associated with the utilization of both private hydrants simultaneously would reduce the residual pressures below acceptable limits. The southernmost of the two private hydrants must be relocated to a point within the public right-of-way. According to the statement issued by the Fire Marshal on February 5, 2004, a minimum flow rate of 1,870 gpm must be available to satisfy fire protection requirements. With a modification of the hydrant configuration as previously discussed, this flow rate will be available with acceptable residual pressures. The exact location of each of the proposed fire hydrants must be coordinated with and approved by the Fire Marshal prior to DRC approval.

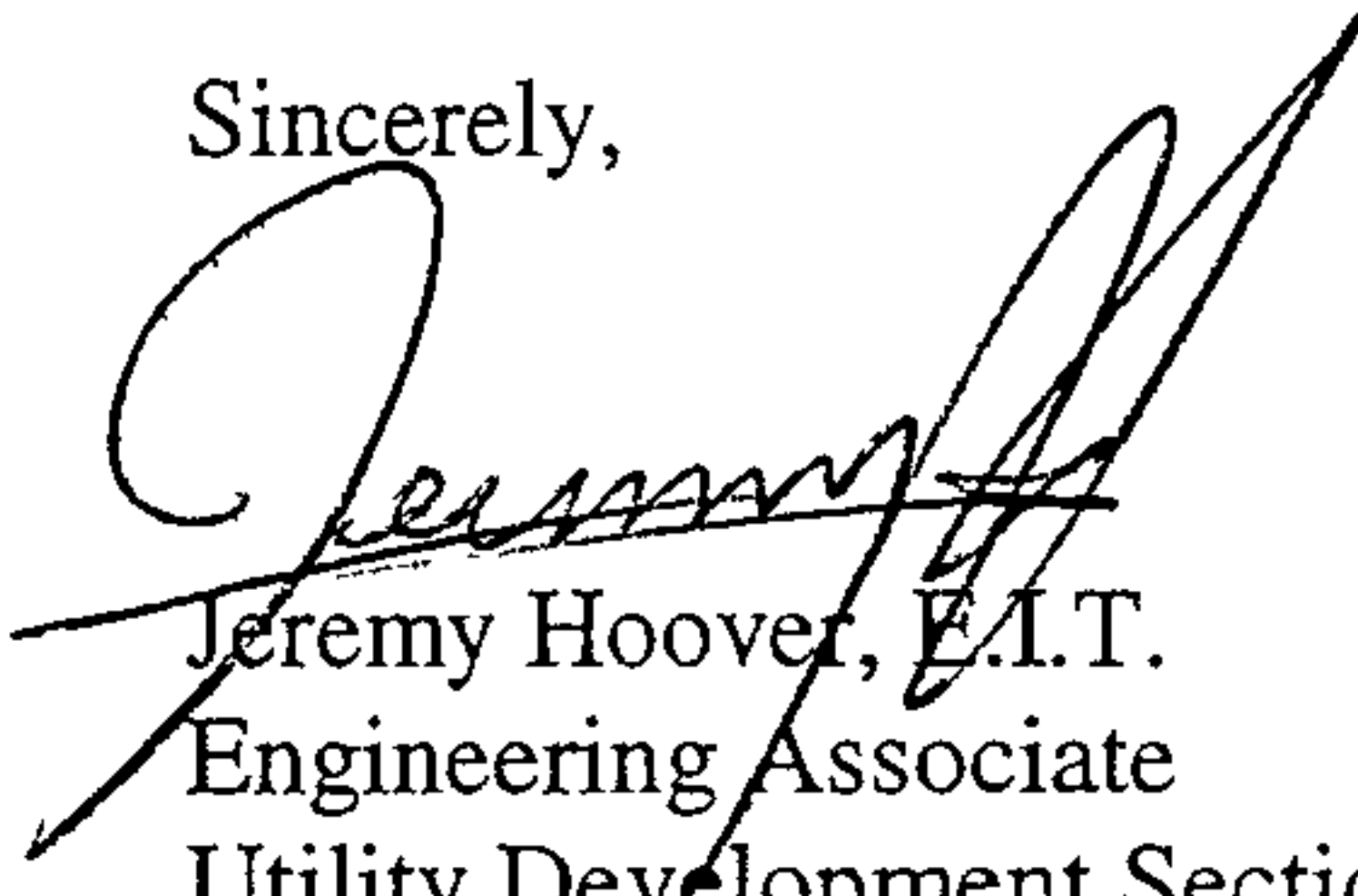
Design and Construction of all required improvements will be at the developer / property owner's expense and must be coordinated through the City of Albuquerque via the DRC / City Work Order Process. Designs must be by a New Mexico registered professional engineer. Construction must be by a licensed, bonded public utility contractor.

Utility Expansion Charges: In addition to installation and construction costs, both sanitary sewer and metered water service will be subject to Utility Expansion Charges (UEC). These charges are payable at the time service is requested and will be based on the ordinances in effect at the time of connection. Outstanding pro rata charges in the existing sanitary sewer line may also be due.

Closure: This statement of availability will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the City of Albuquerque as soon as possible. Any outstanding pro rata and standby assessments must be paid at the time service is taken. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Please feel free to contact the undersigned at (505) 924-3987 or by fax at (505) 924-3864 if you have questions regarding the statements contained herein or need additional information.

Sincerely,

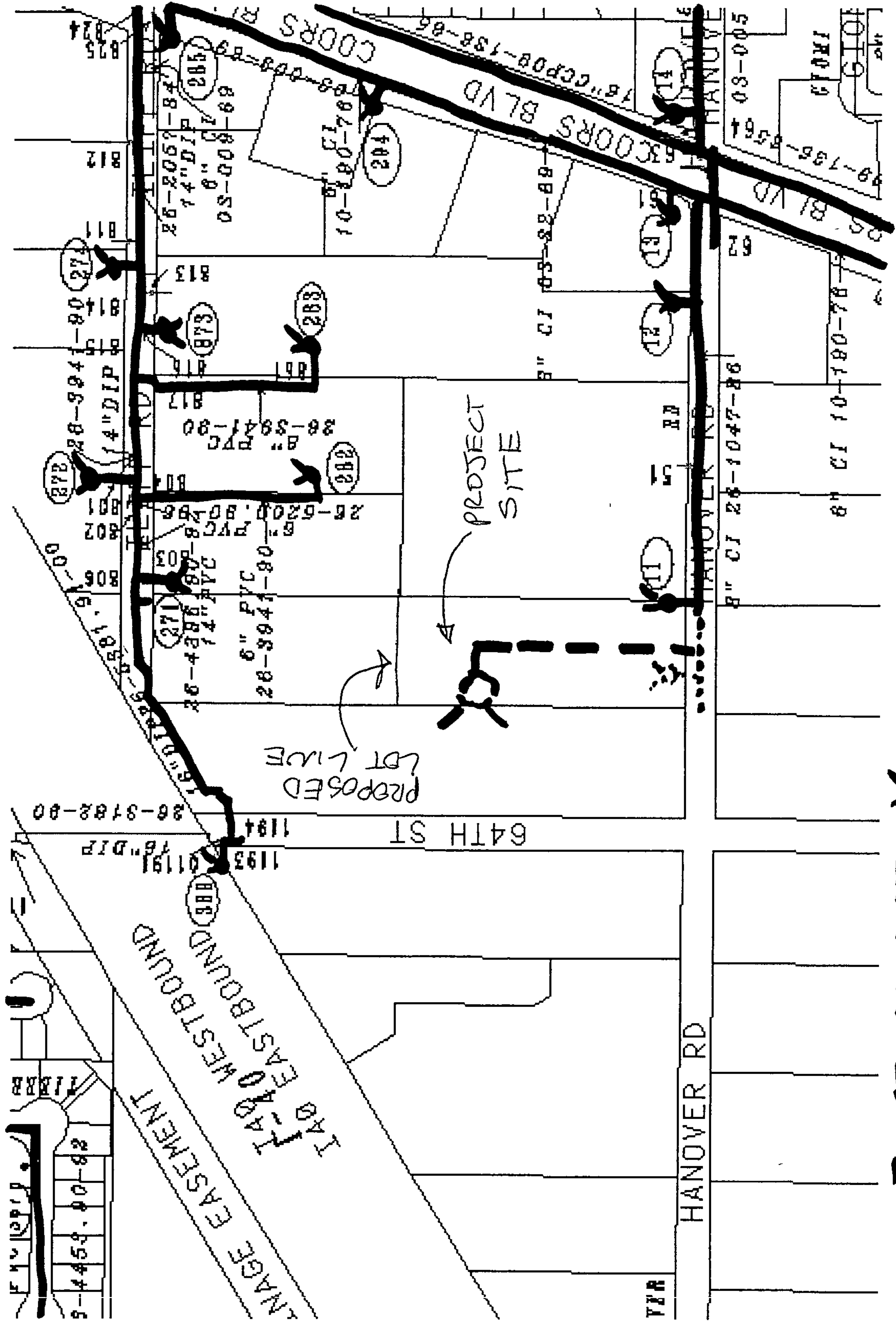


Jeremy Hoover, E.I.T.
Engineering Associate
Utility Development Section
Public Works Department

f/	availability	H-10/J-10
f/	readers	#40202
f/	DRB	#1003239

WATER

Pan/Zoom X,Y: 4.28150,2.82972 dx,dy: 0.39370,0.01230 dist: 0.39389



— EXISTING LINE & EXISTING FIRE HYDRANT

..... REQUIRED LINE EXTENSION & PROPOSED PUBLIC FIRE HYDRANT

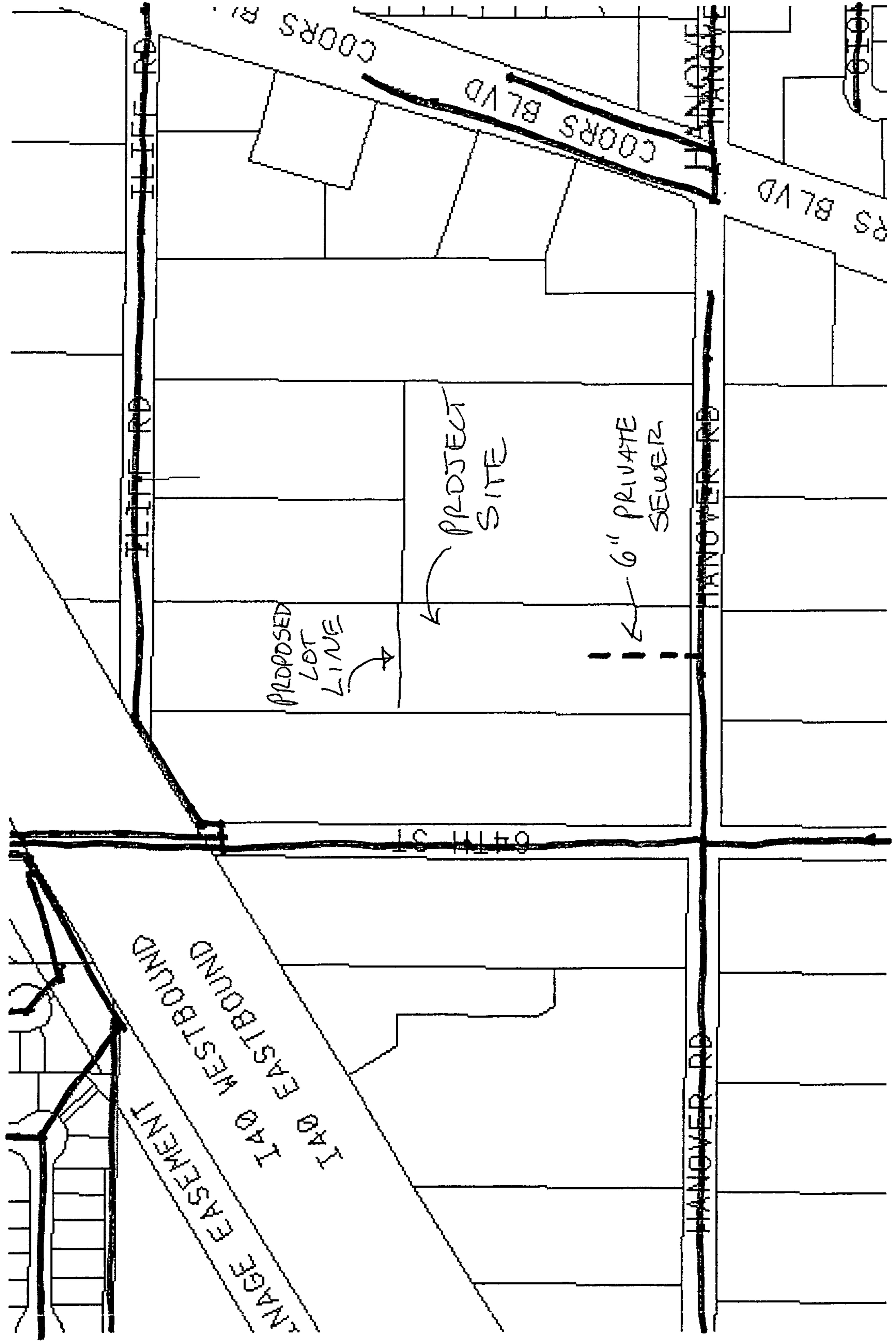
- - - - - PROPOSED PRIVATE FIRE LINE & HYDRANT

SANITARY SEWER LINES

Pan/Zoom x,y: 3.78937,3.38337

dx,dy: 0.04921,0.08612

dist: 0.09919



— EXISTING SANITARY SEWER LINES (PUBLIC)

- - - - - PROPOSED PRIVATE SANITARY SEWER LINES

**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W., 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

H/J - 10/11

ZONE MAP NUMBER H-10

REFERRAL # _____

SITE ADDRESS Hanover @ 64th

LEGAL DESCRIPTION: SUBJECT TRACT _____

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 2

INSTANTANEOUS FLOW REQUIRED 1870 GPM

SQUARE FOOTAGE - LARGEST BUILDING 4300

TYPE CONSTRUCTION IT-N

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

- ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.
- ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 2

DATE: 2-5-04

FIRE DEPARTMENT INSPECTOR: R.C. Sanchez

RECEIVED BY: [Signature] TELEPHONE: 888-6088

NOTES:

1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS.
2. DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA
3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.

WHITE - INDIVIDUAL YELLOW - FILE

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: LEE SMITH Date of Request: 2/5/04 Zone Atlas Page(s): H/J10

CURRENT: Zoning SU-1 FOR C-3 Parcel Size (acres/sq.ft.) 6.00 AC Legal Description: Lot or Tract # 264 Block # UNIT 8 Subdivision Name TOWN OF ATRISCO GRANT

REQUESTED CITY ACTION(S):

- Annexation []
Sector Plan Amendment []
Zone Map Amendment []
Other []

Site Development Plan:

- a.) Subdivision [X] d. Building Permit [X]
b.) Building Purposes [] e. Other []
c.) Amendment []

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:1

Number of units NA
Building size (sq. ft.)
1 @ 2400 SF, 2 @ 4800 SF sum = 12,000 SF

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

Applicant or Agent for the Applicant Date 2.5.04

TRAFFIC IMPACT STUDY REQUIRED: YES [] NO [X] BORDERLINE []

PUBLIC WORKS DEPT. Transportation Development Division 1st Floor/Plaza del Sol 924-3900

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

Notes: A TIS IS NOT REQUIRED UNDER THIS PROPOSAL (i.e. OFFICE WAREHOUSE OR CONTRACTORS YARD). HOWEVER, THE SUBDIVIDED PORTION OF 2.5 ACRES THAT IS REMAINING UNDEVELOPED MAY REQUIRE A TIS IN THE FUTURE

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 updated or new TIS.

TRAFFIC ENGINEER Tony Lynd DATE 2-5-04

AIR QUALITY IMPACT ASSESSMENT MAY BE REQUIRED

Section 14-16-3-14 of COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the zoning code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. No AQIA is required if associated TIS shows intersections functioning at level of service A, B or C.

IF AN AQIA IS REQUIRED: A scoping meeting must be held to define the level of analysis needed and the parameters of the study. The applicant should call 768-2638 or 768-2600 to insure that input is received from the AQD during the scoping of the companion TIS. Note that any subsequent changes to the development proposal identified above may require an updated or new AQIA.

Required TIS and/or AQIA must be completed prior to applying to 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 / / TRAFFIC ENGINEER DATE
- FINALIZED / /

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME TRACT 264 UNIT 8 TOWN OF ATTISSCO GRANT

AGIS MAP # H/J10

LEGAL DESCRIPTION TRACT 264 UNIT 8 TOWN OF ATTISSCO
GRANT

X **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 2-5-04 [date].

[Signature]

Applicant / Agent

2-5-04

Date

[Signature]

Hydrology Division Representative

2/5/04

Date

X **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 2-5-04 [date].

[Signature]

Applicant / Agent

2-5-04

Date

[Signature]

Utilities Division Representative

2/5/04

Date

DRB# -

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 06-08-04

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: 1003239

DRB Application No.: _____

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

SITE DEVELOPMENT PLAN FOR HYDROSYSTEMS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 264, UNIT 8, TOWN OF ATRISCO GRANT

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	WATERLINE 210 L.F., PLUS F.H.	HANOVER	SE CORNER TRACT 264	SW CORNER TRACT 264	/	/	/
			STANDARD CURB AND GUTTER	N. SIDE HANOVER	"	"	/	/	/
		6' WIDE	SIDEWALK	"	"	"	/	/	/
			DRIVEWAY CURB RETURNS	"	HANOVER	SITE	/	/	/
		20' WIDE	COLLECTOR ASPH. PAVING SECTION	"	SE CORNER TRACT 264	SW CORNER TRACT 264	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NAME OF PLAT AND/OR SITE PLAN _____

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NOTES

- 1 COLLECTOR PAVING SECTION LISTED ABOVE IS REQUIRED ONLY IF THE EXISTING HANOVER PAVING SECTION DOES NOT MEET CURRENT CITY STANDARDS
- 2 _____
- 3 _____

AGENT / OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

PAUL BRASHER
NAME (print)

BRASHER & LORENZ, INC.
FIRM

Paul Brasher 06-08-04
SIGNATURE - date

_____ DRB CHAIR - date

_____ TRANSPORTATION DEVELOPMENT - date

_____ UTILITY DEVELOPMENT - date

_____ CITY ENGINEER - date

_____ PARKS & GENERAL SERVICES - date

_____ AMAFCA - date

_____ - date

_____ - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: 2 YRS.

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



BRASHER & LORENZ, INC.
CONSULTING ENGINEERS

2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

June 8, 2004

Sheran Matson, AICP, Chair
Development Review Board
Planning Department
PO Box 1293
Albuquerque, New Mexico 87103

RE: HYDROSYSTEMS SITE PLAN FOR SUBDIVISION – 64TH AT HANOVER

Dear Ms. Matson:

On April 15, 2004, the City Environmental Planning Commission heard our request for Site Development Plan approvals for Subdivision, and Building Permit. Attached are six copies of each of these Site Plans, together with the infrastructure listing for Hydrosystems contractor's yard on Tract 264, north of Hanover, east of 64th. The drawings have been modified to incorporate EPC conditions.

Specifically,

- The proposed use of the proposed Tracts has been indicated on the plans
- The plan that EPC reviewed showed a maximum building height of 120 feet; this has been deleted
- An Infrastructure listing has been prepared to reflect required paving, sidewalk, and waterline improvements to Hanover along the frontage of the site.
- The cross access easement originally proposed between new Tracts 264-A and 264-B has been removed, since the New Mexico State Department of Transportation has since indicated that Iliff right-of-way along the north side of Tract 264-A will not be used or otherwise restricted for the State's I-40 frontage road project.
- The project landscaping still shows landscaping coverage of at least 20%, pursuant to the Coors Corridor Sector Development Plan. The plan has been modified to include the seeding of gramma grass mulched in Santa Fe brown crushed aggregate
- The plan shows the basis for bicycle parking, which reflects the requirements for one bicycle parking space for each ten vehicle parking spaces
- The central private access easement has been widened from 24 to 28 feet, with taper to 36 feet at the south end
- The site plan for subdivision shows a 50-foot radius public turn-around easement located on Tract 290, on the north side of Iliff. The current owner of Tract 264 is also the owner of Tract 290
- Sidewalks in front of the proposed buildings adjoining parking spaces have been widened from 6 to 8 feet in width

Also attached are six copies of the proposed plat which subdivides Tract 264 into a 2.5-

acre tract, and three 0.833-acre tracts. The 2.5-acre tract will be developed at a later date, under a separate Site Development Plan. The three smaller tracts are to be developed as contractors' yards, with small office buildings under the Site Development Plan submitted with this request.

Please schedule this application for Final Plat, Site Plan for Subdivision, and Site Plan for Building Permit approval for hearing before DRB at its June 16, 2004 meeting.

If you have any questions, I am available to discuss. Thank you for your help in this.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Brasher". The signature is written in a cursive style with a long horizontal stroke extending to the left.

Paul Brasher, PE
Brasher & Lorenz, Inc.

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

PAID RECEIPT

APPLICANT NAME Lee Smith
AGENT Brasher E Lorenz
ADDRESS 2201 San Pedro NE 87110
PROJECT & APP # 1003237/04DRB00899/04DRB900
PROJECT NAME Town of Atrisco Grant AP. Addn

\$ 20.00 469099/4916000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

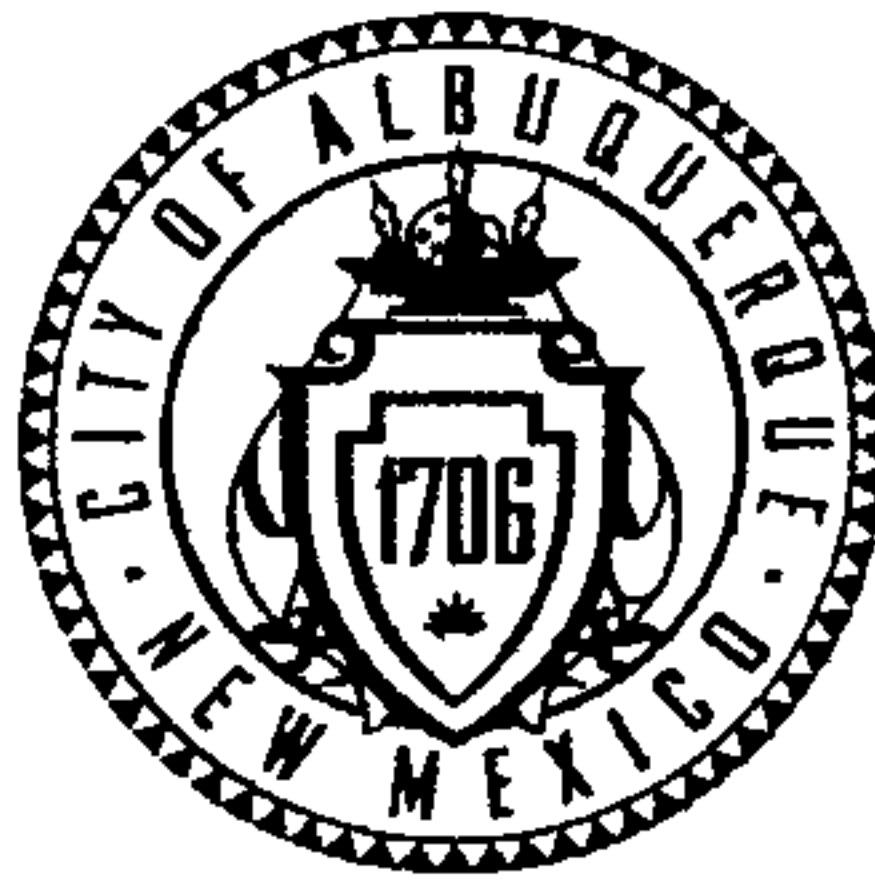
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 20.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

06/08/2004 12:45PM LOC: ANN
X
RECEIPT# 00027129 WSH 007 TRANSH 0026
Account 469099 Fund 0110
Activity 4916000 TRSLJS
Trans Amt \$20.00
J24 Misc \$20.00
CK \$20.00
CHANGE \$0.00



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 # 1003239**
04EPC-00164 EPC Site Development Plan-
Subdivision
04EPC-00165 EPC Site Development Plan-
Building Permit

Lee Smith
3820 Commercial NE
Albuq. NM 87107

LEGAL DESCRIPTION: for all or a portion of Tracts 264, **Town of Atrisco Grant**, zoned SU-1 for C -3 Uses, located on HANOVER ROAD NW, between 64TH ST. NW and COORS ROAD NW, containing approximately 5 acres. (H-10) Makita Hill, Staff Planner

On April 15, 2004 the Environmental Planning Commission voted to approve Project 1003239/ 04EPC 00164, a request for approval of a site development plan for subdivision, for Tract 264, Town of Atrisco Grant, zoned SU-1 for C-3 Uses, 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 subdivision for Tract 264, Town of Atrisco Grant, located on Hanover Road NW between 64th Street NW and Coors Boulevard NW. The site contains approximately 5 acres and is currently vacant.
2. The purpose of the site development plan for subdivision is to create four new tracts (Tracts 264A, 264B, 264C, 264D).
3. This request is accompanied by a site development plan for building permit to facilitate development of an office/warehouse complex on the proposed Tracts 264B, 264C, and 264D.

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4. This request was deferred for 30 days from the March 18, 2004 EPC public hearing at the request of the applicant. The applicant has revised the site development plan for subdivision with a new configuration of the proposed Tract 264-A to the north. The new configuration creates a flagpole-like extension of Tract 264-A southward into the proposed Tract 264-B on its eastern edge. The purpose of the revision is for future consideration of a cell tower. The revision was presented to Public Works Department staff for transportation and hydrology comments. The proposed revision does not require any additional comments or conditions from the Public Works Department.
5. The proposed site development plan for subdivision is consistent with the Established Urban Goal and related applicable policies of the Comprehensive Plan. As the subject site is not located adjacent to a residential area, the request will not negatively impact neighborhoods, will utilize vacant land, and thus will operate with minimal impacts on the neighborhood area (Established Urban Area, Policies d, e, i.).
6. The request is also consistent with the West Side Strategic Plan (WSSP). The location of the request is within the Atrisco Park Community Area, and policies related to this area support development of commercial and public services within the Coors Boulevard vicinity (WSSP Policy 3.36, p. 65).
7. The proposed use of development shown on Lots 264B, 264C, and 264D must be included on the site plan in order to bring the site plan into full compliance with Section 14-16-1-5, Definitions, of the City Zoning Code regarding site development plans for subdivision.
8. The site plan indicates a maximum building height of 120 feet for IP purposes. Staff will recommend that the maximum building height for all lots at this site to be 26 feet as the site is currently zoned SU-1 for C-3 Uses and has no IP zoning.
9. 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 Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for 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).
 - b. Site plan shall comply and be designed per DPM Standards.
 - c. Driveway/entrance to be 36' to 40' in width.
 - d. Driveway/entrance to align with or be offset by 50' with driveways on the south side of Hanover.
 - e. Provide cross access between Tracts.
 - f. Platting should be a concurrent DRB action.
3. The applicant shall indicate the proposed use of development shown on Tracts 264A, 264B, 264C, and 264D.
4. The applicant shall eliminate the 120-foot maximum building height shown on the site plan for IP uses, and shall revise the maximum building height allowance on the site plan to 26 feet for all uses.

On April 15, 2004 the Environmental Planning Commission voted to approve Project 1003239/ 04EPC APPROVAL of 04EPC 00165, a request for approval of a site development plan for building permit, for Tracts 264B, 264C, and 264D, Town of Atrisco Grant, zoned SU-1 for C-3 Uses, 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 Tracts 264B, 264C, and 264D, Town of Atrisco Grant, located on Hanover Road NW between 64th Street NW and Coors Boulevard NW. The site contains approximately 2.5 acres and is currently vacant.
2. The purpose of the site development plan for building permit is to facilitate development of an office/warehouse complex on Tracts 264B, 264C, 264D.

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3. This request is accompanied by a site development plan for subdivision that proposes to create Tracts 264A, 264B, 264C, and 264D.
4. This request was deferred for 30 days from the March 18, 2004 EPC public hearing at the request of the applicant. The applicant has revised the site development plan for building permit with a new configuration of the proposed Tract 264-A to the north. The new configuration creates a flagpole-like extension of Tract 264-A southward into the proposed Tract 264-B on its eastern edge. The purpose of the revision is for future consideration of a cell tower. The revision was presented to Public Works Department staff for transportation and hydrology comments. The proposed revision does not require any additional comments or conditions from the Public Works Department.
5. The proposed site development plan for building permit is consistent with the Established Urban Goal and related applicable policies of the Comprehensive Plan. As the subject site is not located adjacent to a residential area, the request will not negatively impact neighborhoods, will utilize vacant land, and thus will operate with minimal impacts on the neighborhood area (Established Urban Area, Policies d, e, i,).
6. The request is also consistent with the West Side Strategic Plan (WSSP). The location of the request is within the Atrisco Park Community Area, and policies related to this area support development of commercial and public services within the Coors Boulevard vicinity (WSSP Policy 3.36, p. 65).
7. The Coors Corridor Sector Development Plan requires a minimum 20% landscape coverage for sites within the plan area, and requires the use of organic plant materials in all landscape areas. The CCSDP also prohibits the use of gravel as a landscape groundcover (CCSDP, Issue 3, Land Use and Intensity of Development, Policy 4.B.1, p. 93, Policy 5.B.1, p. 94). The applicant must revise the landscape plan to reflect the above policies to bring the landscape plan into full compliance with the CCSDP.
8. The proposed building facades on Tracts 264B, 264C, and 264D abut parking areas, thus 8-foot wide sidewalks are required in these areas as established in Section 14-16-3-1(G), Off-Street Parking Regulations, Pedestrian Connections, in the City Zoning Code.
9. The New Mexico Department of Transportation (NMDOT) is currently studying improvements to the Interstate 40/Coors Boulevard interchange. Among these improvements is consideration of an off-ramp on Interstate 40 and Illif Road. Illif Road is the northern boundary of the subject site, and an Interstate 40 off-ramp to Illif Road would prohibit access from the proposed Tract 264A to Illif. To insure access to all areas of the site, the applicant will be required to provide a cross access to the proposed Tract 264A.

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10. Bicycle parking racks are shown on the site plan, however bicycle parking spaces are not indicated. The applicant is required to provide bicycle parking calculations on the site plan.
11. No site lighting is indicated on the site plan. If the applicant intends to provide site lighting, the locations, types, and elevations of the site lighting must be shown on the site plan.
12. 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 Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for 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).
 - b. Site plan shall comply and be designed per DPM Standards.
 - c. Driveway/entrance to be 36' to 40' in width.
 - d. Driveway/entrance to align with or be offset by 50' with driveways on the south side of Hanover.
 - e. Provide cross access between Tracts.
 - a. Platting should be a concurrent DRB action.
3. The applicant shall revise the landscape plan to reflect a minimum 20% landscape coverage for tracts 264B, 264C, and 264D, and the use of organic plant materials in all landscape areas on these tracts as established for this site in the Coors Corridor Sector Development Plan (CCSDP, Issue 3, Land Use and Intensity of Development, Policy 4.B.1, p. 93, Policy 5.B.1, p. 94).
4. The applicant shall revise the site plan to reflect minimum 8-foot sidewalks where building facades abut parking areas in Tracts 264B, 264C, and 264D, as required in Section 14-16-3-1(G), Off-Street Parking Regulations, Pedestrian Connections, in the City Zoning Code.

5. The applicant shall provide bicycle parking calculations on the site plan.
6. No site lighting is indicated on the site plan. If the applicant intends to provide site lighting, the locations, types, and elevations of the site lighting must be shown on the site plan. Site lighting cannot be higher than 20 feet as established in Section 14-16-3-9, Area Lighting Regulations, of the City Zoning Code.

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.

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

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RD/MH/ac

cc: Brasher & Lorenz, 2201 San Pedro NE, Building 1, Suite 1200, Albuquerque, NM 87110
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Ben Sandoval, Los Volcanes NA, 6516 Honeylocust Pl. NW, Albuquerque, NM 87121
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