

#11



# 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.

*Completed 11/10/04*

DRB Application No.: 04DRB-01665 (P&F)

Project #: 1003372

Project Name NO. ALBUQ. ACRES UNIT B

Agent: Forstbauer Surveying

Phone No.: 268-2112

Project Number

1003372

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS) (MASTER DEVELOPMENT PLAN), was approved on 11/3/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

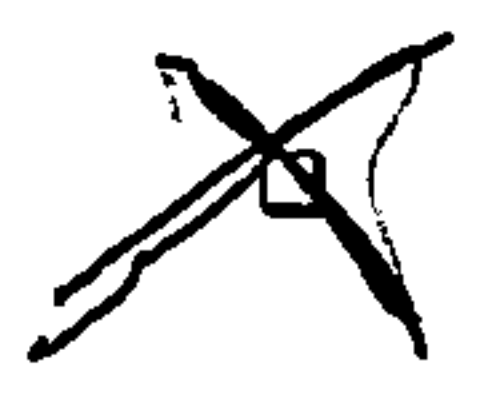
TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 Accommodate New public SAS MH within  
 New public SAS + W easment  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_  
 \_\_\_\_\_  
 Sam, 11/10/04  
 \_\_\_\_\_



**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.** BK
- Copy of recorded plat for Planning.**

#11



Completed  
11/9/04  
OS

# DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 2/5/04

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

DRB Application No.: 04DRB-01234 (SPS)

Project # 1003372

Project Name: NO. ALBUQ. ACRES UNIT B

Agent: Dekker/Perich/Sabatini

Phone No.: 761-9700

Project Number

1003372

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/3/04 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- UTILITIES: \_\_\_\_\_
- Accommodate New public SWS MH within
- New public SWS + w easment
- \_\_\_\_\_
- \_\_\_\_\_

- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- PLANNING (Last to sign): for 3 copies of site plan
- 11/04/04
- 11/04/04
- \_\_\_\_\_

Called  
Kern,  
L.M.  
JAM

- 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.**

#11



# 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-01665 (P&F)  
Project Name NO. ALBUQ. ACRES UNIT B

Project #: 1003372

Agent: Forstbauer Surveying

Phone No.: 268-2112

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS) (MASTER DEVELOPMENT PLAN), was approved on 1/3/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 Accommodate New public SAS MH within  
 New public SAS + W easment  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.

- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required. OK
- Copy of recorded plat for Planning.

Project Number 1003372

#11



# DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 2/5/04

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

DRB Application No.: 04DRB-01234 (SPS)  
Project Name: NO. ALBUQ. ACRES UNIT B  
Agent: Dekker/Perich/Sabatini

Project # 1003372  
Phone No.: 761-9700

Project Number 1003372

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/30/01 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

UTILITIES: \_\_\_\_\_

- Accommodate new public S&B MH within
- New public S&B + w easment
- \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_

PLANNING (Last to sign): for 3 copies of site plan

**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.**

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1003372

Subdivision Name: North ABQ Acres Tract A Unit B - Lots 30A1 - 30A3, block 11

Surveyor: Ronald A Forstbauer

Company/Agent: Forstbauer Surveying

Contact Person: Terese C Forstbauer E-mail: \_\_\_\_\_

Phone: 268-2112 Fax: \_\_\_\_\_

DXF Received Date: 10/21/2004

Hard-Copy Date: 10/21/2004

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



10/21/04

Approved

Date

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

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

AGIS Use Only

Copied cov3372 to agiscov on 10/21/2004. Contact person notified on 10/21/2004

Street Name	Address Range	Map
MCKNIGHT AV NE.....	4700 to..4820....	J17
MCKNIGHT AV NE.....	7708 to..7734....	J19
MCKNIGHT AV NE.....	9500 to..9930....	J20
MCKNIGHT AV NE.....	10200 to 11112....	J21
MCKNIGHT AV NW.....	301 to..715....	H14
MCLEOD BLVD NE.....	4404 to..4931....	F17
MCLEOD RD NE.....	4401 to..4625....	F17
MCLEOD RD NE.....	5501 to..6136....	F18
MCPMAHON BLVD NW.....	4801 to..9150....	A12
MCMULLEN AV NW.....	1001 to..1115....	G14
MCMULLEN DR NW.....	1119 to..1119....	G14
MCNERNEY AV NE.....	7200 to..7513....	G19
MEADE AV SW.....	3645 to..4524....	P9
MEADE AV SW.....	4210 to..4349....	P10
MEADE PL SW.....	3201 to..3429....	P10
MEADE RD SW.....	3838 to..4325....	P10
MEADOW RD SW.....	2204 to..2501....	N11
MEADOW GREEN CT SE.....	601 to..620....	L22
MEADOW HILLS NE.....	6400 to..6525....	E21
MEADOW LAKE PL NW.....	6600 to..6608....	E11
MEADOW LAKE PL NW.....	6609 to..6617....	D11
MEADOWBROOK AV NW.....	8200 to..8248....	H9
MEADOWLARK LA NW.....	1401 to..1401....	A15
MEADOWLARK LA NW.....	1404 to..1446....	A16
MEADOWVIEW CT NW.....	1929 to..1941....	H13
MEADOWVIEW DR NW.....	1817 to..3109....	H13
MEADOWVIEW DR NW.....	3101 to..3205....	G13
MEADOWVIEW PL NW.....	1921 to..2226....	H13
MEANUL BLVD NE.....	901 to..901....	H15
MEANUL BLVD NE.....	11117 to 11117....	H21
MECHEM ST SE.....	2600 to..2632....	M14
MECHENBIER LA SW.....	1208 to..1243....	L12
MEDFORD CT NW.....	6100 to..6115....	E12
MEDICAL ARTS AV NE.....	900 to..1115....	J15
MEDICINE BOW PL SE.....	11500 to 11816....	L21
MEDINAH LA NE.....	6801 to..6817....	E20
MEL SMITH CT NE.....	14312 to 14325....	K23
MEL SMITH DR NE.....	14000 to 14305....	K23
MELINDA AV SW.....	10000 to 10037....	M9
MENAU BLVD NE.....	101 to..2118....	H15
MENAU BLVD NE.....	200 to..281....	H14
MENAU BLVD NE.....	2021 to..3535....	H16
MENAU BLVD NE.....	3620 to..5215....	H17
MENAU BLVD NE.....	5214 to..6810....	H18
MENAU BLVD NE.....	6900 to..8403....	H19
MENAU BLVD NE.....	8400 to..9700....	H20
MENAU BLVD NE.....	9723 to 11261....	H21
MENAU BLVD NE.....	11315 to 12514....	H22
MENAU BLVD NE.....	12801 to 13225....	H23
MENAU BLVD NW.....	120 to..2601....	H14
MENAU BLVD NW.....	1119 to..1724....	H13
MENAU RD NE.....	1760 to..1760....	H15
MENAU EXTENSION NW.....	1401 to..1401....	H13
MENDIUS AV NE.....	6200 to..6509....	E18
MENDOCINO CT NE.....	8805 to..8819....	C20
MENDOCINO DR NE.....	8300 to..8601....	C20
MENDOZA AV NE.....	9601 to..9641....	D20
MENDOZA CT NE.....	7700 to..9616....	D20
MENUAL BLVD NE.....	10508 to 10508....	H21
MEOQUI CT NW.....	6500 to..6510....	E14
MERCANTILE AV NE.....	1400 to..1551....	F16
MERIDIAN PL NW.....	7200 to..7601....	K10
MERIDIAN PL NW.....	7201 to..7401....	J10
MERION CIR NE.....	9600 to..9652....	E20
MERIWETHER AV NE.....	9100 to..9223....	D20
MERLE DR NE.....	7100 to..7212....	D19
MERLIDA ST SW.....	100 to..433....	K11
MERLINDA ST SW.....	240 to..240....	K11
MERRIMAC CT NE.....	8500 to..8528....	D20
MERRITT AV SW.....	2102 to..2116....	J13
MERVOSH AV SW.....	2412 to..2560....	N12
MERVOSH PL SW.....	2402 to..2446....	N12
MERZ RD SW.....	2700 to..2747....	T10
MESA DR SE.....	2500 to..2612....	M15
MESA ST SE.....	108 to..411....	K15
MESA ALEGRE AV NW.....	6400 to..6620....	G10
MESA ANTIGUA PL NW.....	6500 to..6716....	D12
MESA ARRIBA AV NE.....	9708 to 10213....	G21
MESA ARRIBA CT NE.....	9512 to..9604....	G20

Street Name	Address Range	Map
MESA BONITA CT NW.....	4800 to..4917....	D11
MESA CAMINO AV SW.....	8500 to..8519....	L9
MESA DE ARENA NW.....	7200 to..7533....	G10
MESA DEL OSO RD NE.....	5100 to..5296....	F21
MESA DURA DR NW.....	4201 to..4223....	F11
MESA ENCANTADA CT NW.....	4604 to..4721....	D12
MESA ENCANTADA PL NW.....	4601 to..4717....	D12
MESA ENTRADA AV SW.....	8500 to..8519....	L9
MESA ESCONDIDA CT NW.....	4700 to..4711....	D12
MESA GRANDE PL SE.....	4204 to..4328....	K17
MESA LINDA DR NE.....	2406 to..2816....	H20
MESA MARCADA CT NW.....	4704 to..4725....	D12
MESA MARIPOSA PL NW.....	6401 to..6721....	D11
MESA POINTE RD SW.....	7900 to..8120....	L10
MESA PRIETA CT NW.....	4800 to..4833....	D11
MESA REAL AV SW.....	8500 to..8519....	L9
MESA REAL AV SW.....	8508 to..8516....	M9
MESA RIDGE RD NW.....	5400 to..5723....	A11
MESA RINCON DR NW.....	4200 to..4220....	F11
MESA ROJA AV SW.....	8500 to..8519....	L9
MESA SOLANA PL NW.....	6401 to..6725....	D11
MESA SOLANA PL NW.....	6500 to..6724....	D12
MESA SOMBRA PL NW.....	5800 to..5932....	F11
MESA SUNSET AV SW.....	10401 to 10527....	L8
MESA TERRAZA PL NW.....	4800 to..4825....	D11
MESA VERDE AV NE.....	3604 to..3615....	J16
MESA VERDE AV NE.....	3700 to..4162....	J17
MESA VIEJO ST SW.....	800 to..948....	L9
MESA VIENTO RD NW.....	5909 to..5951....	F11
MESA VIEW DR SW.....	6601 to..6625....	S10
MESA VISTA RD NE.....	1620 to..1834....	J15
MESA WOOD PL NW.....	1300 to..1420....	J10
MESCALERO CT NE.....	3602 to..3603....	G16
MESCALERO CT NE.....	3608 to..3615....	G17
MESCALERO RD NE.....	4008 to..5205....	G17
MESCALERO RD NE.....	5208 to..5318....	G18
MESCALERO RD NE.....	9100 to..9229....	G20
MESCALERO RD NW.....	100 to..141....	G15
MESCALERO RD NW.....	142 to..321....	G14
MESILLA ST NE.....	108 to..615....	K19
MESILLA ST NE.....	900 to..1513....	J19
MESILLA ST NE.....	2400 to..2921....	H19
MESILLA ST NE.....	4109 to..4121....	F19
MESILLA ST SE.....	400 to..647....	L19
MESITA CLIFF RD NE.....	14000 to 14113....	J23
MESQUITE DR NE.....	6000 to..6008....	E19
MESQUITE DR NW.....	6200 to..6332....	E12
MESQUITE DR NW.....	6329 to..6340....	D12
MESQUITE WOOD DR NW.....	7301 to..7604....	H10
MESSERVY AV NE.....	9600 to..9649....	D20
METEOR CT NW.....	6200 to..6232....	F10
METRO LA NE.....	750 to..774....	K22
METZCAR RD SW.....	2701 to..2701....	Q10
METZGAR RD SW.....	1989 to..2007....	Q12
METZGAR RD SW.....	2006 to..2520....	Q11
METZGAR RD SW.....	2521 to..2725....	Q10
MEYERS RD NW.....	100 to..215....	B16
MEYERS RD NW.....	101 to..197....	B17
MEZCAL CIR NW.....	201 to..235....	K11
MEZZANO LA SW.....	800 to..800....	M13
MIA ST NE.....	6600 to..6620....	E18
MIAMI RD NW.....	5717 to..5920....	H11
MIAMI RD NW.....	6600 to..6600....	H10
MICHAEL HUGHES DR NE.....	1200 to..1409....	J23
MICHELANGELO LA NW.....	6300 to..6436....	B10
MICHELLE LOOP NE.....	10000 to 10029....	F21
MICHELLE PL NW.....	4611 to..4627....	F13
MICHELLE RD SW.....	2205 to..2416....	N11
MICHELLE ST SW.....	1301 to..1416....	M9
MICHELLE ST SW.....	2201 to..2201....	N12
MIDGE ST NE.....	7700 to..7721....	D19
MIDNIGHT VISTA AV NW.....	5000 to..5009....	B12
MIDNIGHT VISTA AV NW.....	5015 to..5123....	B11
MIDTOWN PL NE.....	2200 to..2430....	G16
MIDWAY PL NE.....	3800 to..3901....	E17
MIDWAY PARK BLVD NE.....	5741 to..5741....	F16
MIDWAY PARK BLVD NE.....	5801 to..6001....	E16
MIDWAY PARK BLVD NE.....	5820 to..6020....	E17
MIDWAY PARK PL NE.....	5500 to..5530....	F17



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 3, 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

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

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

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

- A. Call to Order: 9:00 a.m. Adjourned: 11:40 a.m.  
B. Changes and/or Additions to the Agenda  
C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1003571**  
04DRB-01517 Major-Vacation of Public Easements  
04DRB-01518 Major-Preliminary Plat Approval  
04DRB-01519 Minor-Sidewalk Waiver  
04DRB-01520 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98<sup>TH</sup> ST NW containing approximately 36 acre(s). [REF: 04DRB01134] [Deferred from 11/3/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

2. **Project # 1003520**  
04DRB-01567 Major-Preliminary Plat  
Approval  
04DRB-01570 Minor-Ext of SIA for Temp  
Defer SDWK (WITHDRAWN)  
04DRB-01568 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] [Deferred from 11/3/04] (B-20) 04DRB-1570 WAS WITHDRAWN. **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

3. **Project # 1001685**  
04DRB-01566 Major-Vacation of Pub  
Right-of-Way

WILSON & COMPANY agent(s) for GOLF COURSE & MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1-B, **PARADISE NORTH**, zoned SU-1 FOR IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 24 acre(s). [REF: 02DRB-00005] (A-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

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



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

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION**, zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] *[Deferred from 11/3/04]* (H-12/H-13) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

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

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s). [REF:V-78-38] *[Deferred from 11/3/04]* (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

7. **Project # 1003717**  
04DRB-01565 Major-Vacation of Pub  
Right-of-Way

ERIC C JOHNSON request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION**, zoned SU-2 NCR, located on AVENIDA CESAR CHAVEZ SE, between BROADWAY SE and ARNO SE containing approximately 1 acre(s). (L-14) **VACATION WAS DENIED.**

8. **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, 7/14/04, 7/21/04, 8/11/04, 8/25/04, 9/8/04, 10/6/04 & 11/3/04] (C-20) **DEFERRED AT THE BOARD'S REQUEST TO JANUARY 12, 2005.**

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

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). [Deferred from 10/27/04 & 11/3/04] [REF: 03EPC02054](F-6/G-6) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

04DRB-01630 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506][Chris Hyer, EPC Case Planner] [Deferred from 10/27/04 & 11/3/04] (F-5/G-6) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

**SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS**

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

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

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

~~11. Project # 1003372~~  
04DRB-01234 Minor-SiteDev Plan Subd

DEKKER/PERICH/SABATINI agent(s) for TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352] (The site plan for building permit was withdrawn at the agent's request.) [Site Plan for Subdivision was deferred from 8/18/04 & 9/8/04] (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ACCOMMODATE NEW PUBLIC SAS MANHOLE WITHIN NEW PUBLIC SAS & WATER EASEMENTS AND TO PLANNING FOR 3 COPIES OF SITE PLAN.**

04DRB-01665 Minor-Prelim&Final Plat  
Approval

Forstbauer Surveying agent(s) for Tijeras Place LLC request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352, 04DRB01369] (C-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ACCOMMODATE NEW PUBLIC SAS MANHOLE WITHIN NEW PUBLIC SAS & WATER EASEMENTS AND TO PLANNING TO RECORD.**

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

12. **Project # 1002397**  
04DRB-01668 Minor-Prelim&Final Plat Approval
- SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587, 04DRB00707, 04DRB00798] *[Deferred from 11/3/04]* (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**
13. **Project # 1002711**  
04DRB-01646 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for STV INVESTMENTS VII, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 and 21-26, Tract(s) A, **NORTH ALBUQUERQUE ACRES**, (to be known as **OAKLAND ESTATES**, zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03EPC00907, 03EPC00908, 03EPC00915] (C-18) **FINAL PLAT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND OPEN SPACE NOTE.**
14. **Project # 1002948**  
04DRB-01669 Minor-Final Plat Approval
- ISAACSON & ARFMAN, PA agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Tract(s) A1,171A1BA, **LANDS OF JACK F CULLY** (to be known as **VISTA FAISAN SUBDIVISION**, zoned RA-2, located on ADOBE RD NW, between GUADALUPE TRAIL NW and OPEN SPACE containing approximately 6 acre(s). [REF: 03EPC01736, 03DRB01485, 03DRB01486, 03DRB01497, 04DRB01504] (F-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR M.R.G.C.D. SIGNATURE AND PARKS FOR CASH-IN-LIEU.**

15. **Project # 1003573**  
04DRB-01417 Minor-Prelim&Final Plat  
Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **OAKLAND NORTH 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-01138] [Deferred from 9/22/04 & 10/6/04] (C-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] [Deferred from 10/27/04 & 11/3/04] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

**NO ACTION IS TAKEN ON THESE CASES:**

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

17. **Project # 1003748**  
04DRB-01660 Minor-Sketch Plat or Plan

SANDRA DAVIS request(s) the above action(s) for all or a portion of Tract(s) 8-E & 9-E, **LANDS OF HOLLINGSWORTH**, zoned RA-2 residential and agricultural zone, located on ARCADIAN TRAIL NW, between VAN CLEAVE RD NW and GRIEGOS RD NW containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for October 20, 2004. **THE DRB MINUTES FOR OCTOBER 20, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:40 A.M.

**DEVELOPMENT REVIEW BOARD (DRB)  
CITY OF ALBUQUERQUE**

**REVIEW COMMENTS**

By the

**UTILITY DEVELOPMENT SECTION (WATER & SEWER)**

DEVELOPMENT & BUILDING SERVICES DIVISION

PUBLIC WORKS DEPARTMENT

PHONE 924-3989 Roger Green

924-3988 Nancy Musinski

D.R.B. CASE NO.: 1003372 DATE: 11/3/04 ITEM NO.: 11

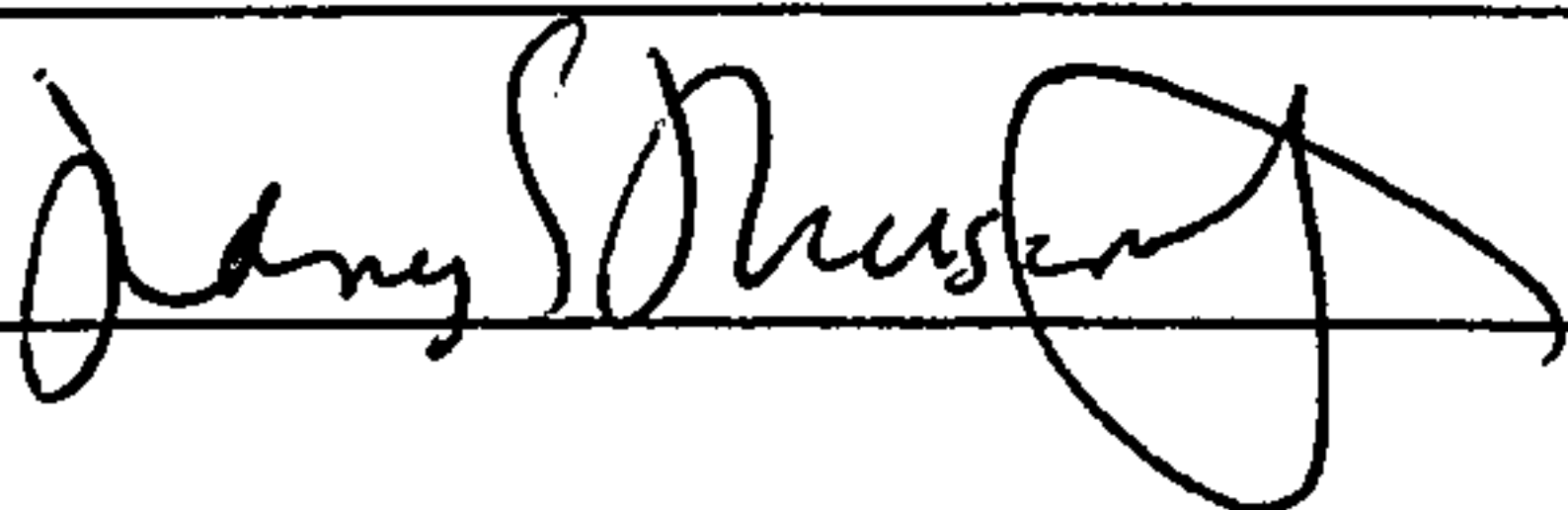
ZONE ATLAS PAGE: C-18 LOCATION: N. side of Alameda  
and block btwn San Mateo + I-25

REQUEST FOR: Site Plan Subdiv.  
Prelim + final Plat.

**COMMENTS:**

1.) Can't tell if the SAS MH shown @ the SW corner of site is existing. This MH is public + must be within the new public water + SAS easement on plat, with allowance for trenching @ MH.

SIGNED: \_\_\_\_\_



DATE: \_\_\_\_\_

10/29/04

11

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
November 3, 2004  
DRB Comments**

**ITEM # 11**

**PROJECT # 1003372**

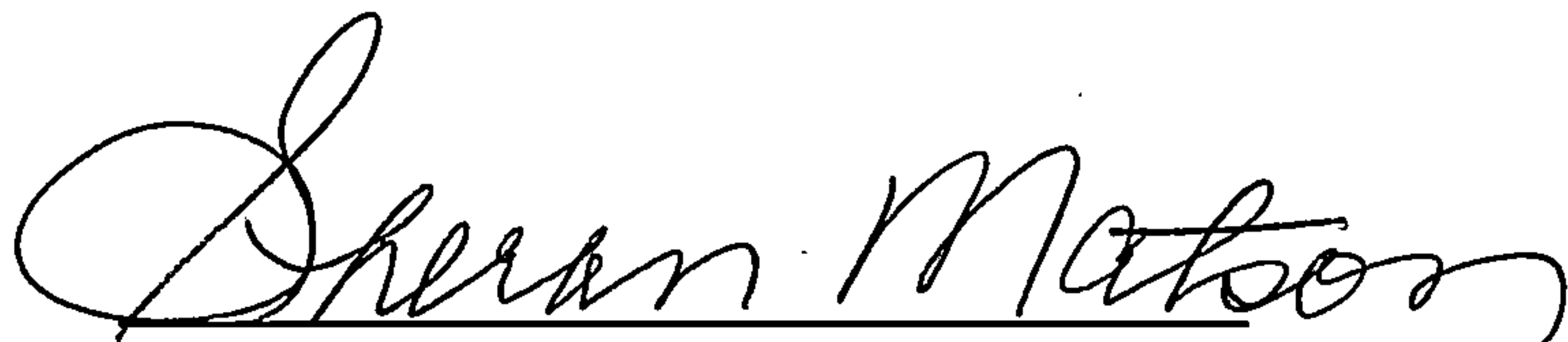
**APPLICATION # 04-01234**

**RE: Used Auto Dealership/minor plat**

No objection as the plat appears to match the SPS.

Planning will record the plat.

AGIS dxf is approved.



Sheran Matson, AICP DRB Chair

924-3880 Fax 924-3864 smatson@cabq.gov

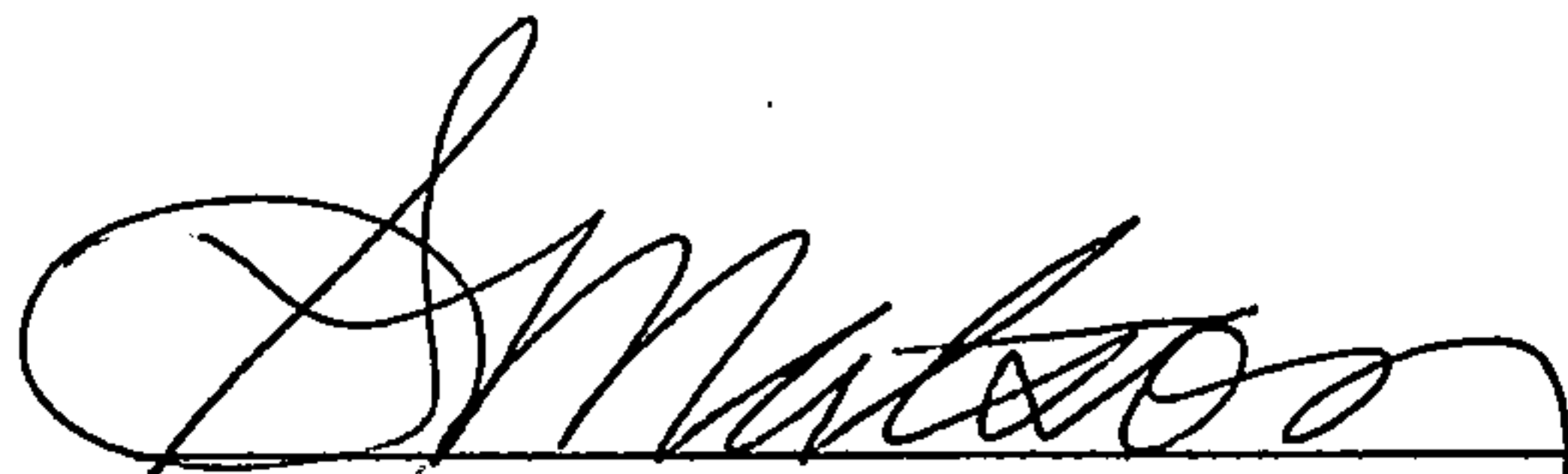


**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DRB Comments**

**Project # 1003372      Application # 04-01234**

**RE: Site Plan for Subdivision Used Auto Dealership**

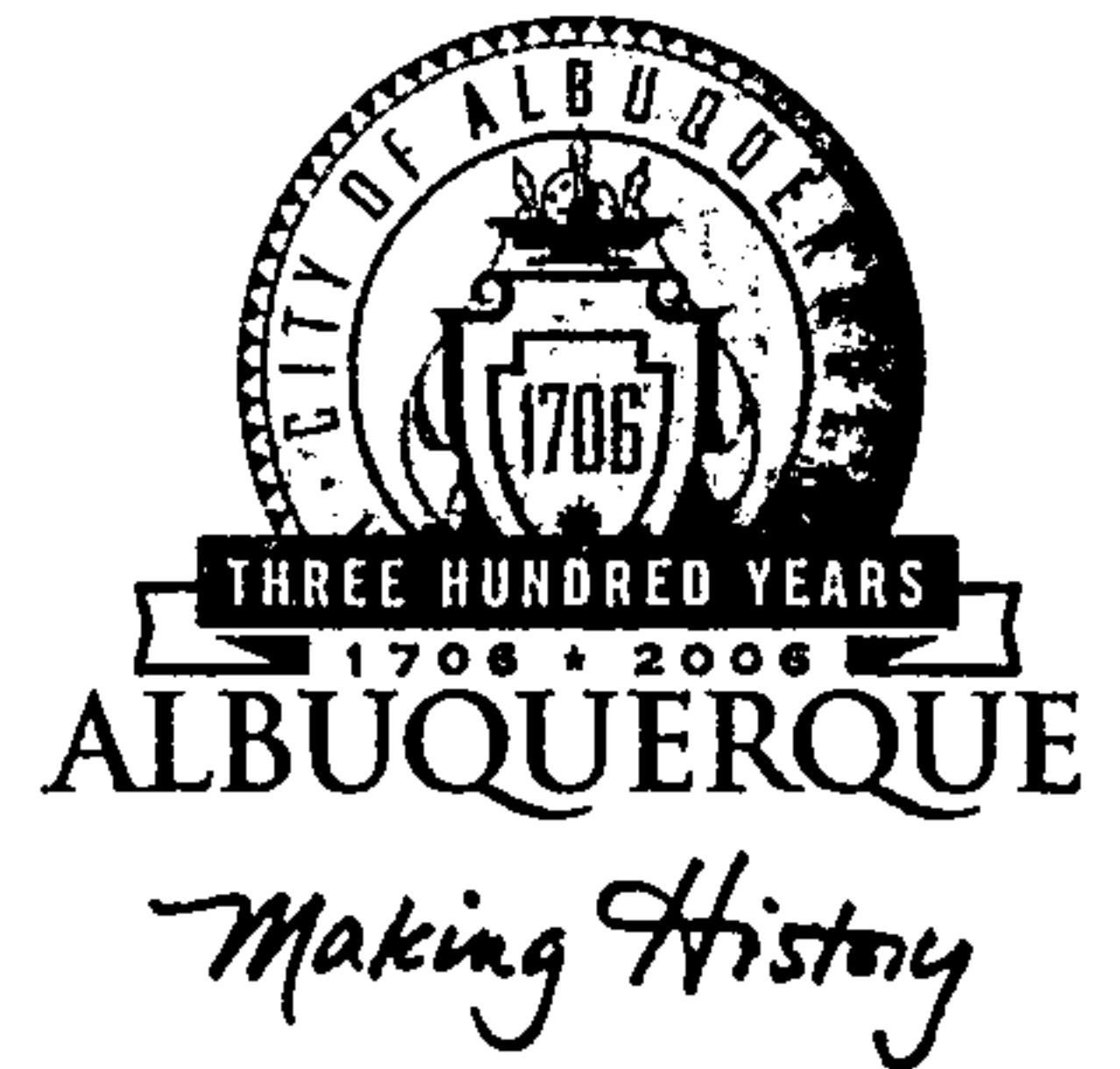
The revised site plan submitted on 9/29/04 meets the requirements of the Alameda Design Overlay Zone & the North I25 Sector Plan.



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Sheran Matson, AICP DRB Chair  
924-3880 Fax 924-3863 smatson@cabq.gov

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003372**

**AGENDA ITEM NO: 11**

**SUBJECT:**

- |                              |                                |                           |
|------------------------------|--------------------------------|---------------------------|
| (01) Sketch Plat/Plan        | <b>(05)</b> 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      | <b>(08)</b> Final Plat         | (13) Master Dev. Plan     |
| <b>(04)</b> Preliminary Plat | (09) Infrastructure List       | (14) Cost Allocation Plan |

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

No adverse comments.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee

**DATE:** November 3, 2004

## PLANNING TRACKING LOG

<b>Date</b>	<b>Project Name &amp; #</b>	<b>Action Request</b>	<b>Action Taken</b>
9/15/04	1003372	Sketch	Comments

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
September 15, 2004  
DRB Comments**

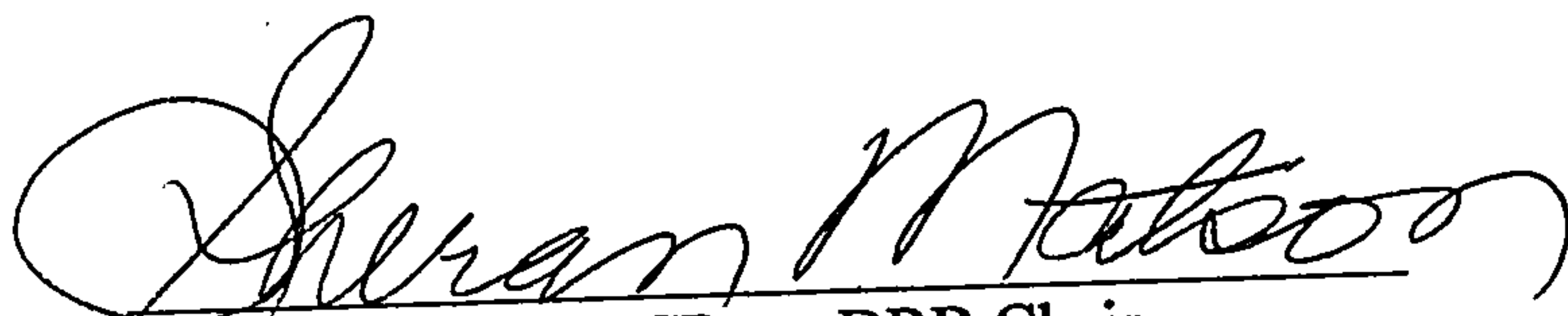
**ITEM # 15**

**PROJECT # 1003372**

**APPLICATION # 04-01369**

**RE: Lot 30-A, Block 11, Tract A, NAA, Unit B/sketch**

The lot lines proposed appear to match the pending site plan action.  
However, the platting action cannot precede site plan approval.



Sheran Matson, AICP DRB Chair  
924-3880 Fax 924-3864 [smtason@cabq.gov](mailto:smtason@cabq.gov)



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

September 15, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 10:50 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1003629**  
04DRB-01288 Major-Vacation of Public Easements

ARMIJO SURVEYING GROUP LLC agent(s) for DONALD VASQUEZ request(s) the above action(s) for all or a portion of Lot(s) 1, **PARKSITO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on 97<sup>TH</sup> ST SW, between FIRMAN CT SW and SAN YGNACIO RD SW containing approximately 1 acre(s). [REF: DRB-96-529, S-98-83, S-97-55][*Deferred from 9/15/04*] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/22/04.**

2. **Project # 1002473**  
04DRB-01258 Major-Vacation of Pub  
Right-of-Way  
04DRB-01254 Major-Preliminary Plat  
Approval  
04DRB-01257 Minor-Temp Defer SDWK

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 & 15-18, Block(s) 5 & 6, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, (to be known as **DESERT VISTA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 15 acre(s). [REF: 03DRB00207, 04DRB00921] [*Deferred from 9/8/04*] (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/15/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/13/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: REVISIT THE WIDTH OF WILSHIRE WITH NEW TRAFFIC DISTRIBUTION MAP SUBMITTAL. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1003237**  
04DRB-01249 Major-Preliminary Plat  
Approval  
04DRB-01250 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS VIII, LLC request(s) the above action(s) for all or a portion of Tract(s) 431, UNIT 3, TOWN OF ATRISCO GRANT, (to be known as **TORRETTA ESTE SUBDIVISION**), zoned R-D, located on TOWER RD SW, between 86<sup>TH</sup> ST SW and 90<sup>TH</sup> ST SW containing approximately 6 acre(s). [REF: AX-93-12, Z-93-125, 04EPC00152, 04EPC 00151, 04DRB00766] [*Deferred from 9/8/04*] (L-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/145/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/23/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: REVISIT THE CONNECTION AT TUNNABORA. 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, AMENDED PLANS AND MASTER DEVELOPMENT PLANS**

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

4. **Project # 1002529**  
04DRB-01374 Minor-SiteDev Plan  
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for RANDY EASTBURG, CAS, LLC request(s) the above action(s) for all or a portion of Lot(s) 2, Tract(s) 6-B, **PARTITION OF BLACK RANCH**, zoned SU-1,C-1 PERM AND AUTO SALES & STORAGE, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 2 acre(s). [REF: 04DRB01059, 04DRB01060, 03EPC02058, 03EPC02059, 03EPC02060, Z-93-115] **[Makita Hill, EPC Case Planner] (B-13) SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
  
5. **Project # 1003262**  
04DRB-01328 Minor-Amnd SiteDev Plan  
Subd

TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 30A, Block(s) 11, **NORTH ALBUQUERQUE ACRES**, zoned SU-1 for M-1, located on OAKLAND NE, between SAN MATEO NE and I-25 containing approximately 2 acre(s). [REF: 04DRB-00215, 04DRB-00216] *[Deferred from 9/8/04]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
  
6. ~~**Project # 1003372**~~  
04DRB-01234 Minor-SiteDev Plan Subd

DEKKER/PERICH/SABATINI agent(s) for TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352] (The site plan for building permit was withdrawn at the agent's request.) *[Site Plan for Subdivision was deferred from 8/18/04 & 9/8/04]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

7. **Project # 1003096**  
04DRB-01344 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX AND STEFAN WATSON request(s) the above action(s) for all or a portion of Lot(s) 53-58, **J. M. MOORE REALTY COMPANY, UNIT 1**, zoned S-R, SAWMILL RESIDENTIAL, located on 8<sup>TH</sup> ST NW, between 8<sup>TH</sup> ST NW and MOUNTAIN RD NW containing approximately 1 acre(s). [REF: 03DRB-01901] (J-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR WATER AND SEWER SERVICE COMPLETION.**
  
8. **Project # 1001926**  
04DRB-01335 Minor-Sidewalk Waiver  
04DRB-01334 Minor-Temp Defer SDWK

MARVIN R KORTUM agent(s) for JEFF DORWART, JD HOMES request(s) the above action(s) for all or a portion of Lot(s) 225-A, **MUSTANG MESA SUBDIVISION**, TOWN OF ATRISCO GRANT, zoned R-2 residential zone, located on GLENRIO RD NW, between 72<sup>ND</sup> ST NW and 72<sup>ND</sup> PL NW containing approximately 5 acre(s). [REF: 03DRB-01225, 03DRB-00674, 04DRB-00329, 03DRB-01475] (J-10) **INDEFINITELY DEFERRED AT THE BOARD'S REQUEST.**
  
9. **Project # 1003654**  
04DRB-01371 Minor-Prelim&Final Plat  
Approval

TERRA LAND SURVEYS, LLC agent(s) for ISLAMIC CENTER OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 2-B-2 and 2-B-3, **FAIRVIEW ADDITION**, zoned C-2, located on YALE BLVD SE, between AVENIDA CESAR CHAVEZ SE and KATHRYN AVE SE containing approximately 2 acre(s). [REF: Z-78-11, ZA-82-303-1, SP-83-352] (L-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**



10. **Project # 1002928**  
04DRB-00718 Major-Final Plat Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS @ THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE and PASEO DEL NORTE containing approximately 20 acre(s). *[Deferred from 5/19/04 & 6/2/04]* (C-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR FEE SIMPLE LANGUAGE, N.M.U. SIGNATURE, AGIS DXF FILE AND UTILITIES SIGNATURES.**

11. **Project # 1002929**  
04DRB-00719 Major-Final Plat Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **SANTA FE @ THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE and RAINBOW containing approximately 17 acre(s). *[Deferred from 5/19/04 & 6/2/04]* (C-09) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR FEE SIMPLE LANGUAGE, N.M.U. SIGNATURE, AGIS DXF FILE AND UTILITIES SIGNATURES.**

12. **Project # 1002022**  
04DRB-01308 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD NW and EUCARIZ AVE. SE containing approximately 10 acre(s). [REF: 02DRB-01237, 03DRB-00424] *[Final Plat deferred from 9/1/04 & 9/8/04 & 9/15/04]* (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.**

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

13. **Project # 1003655**  
04DRB-01373 Minor-Sketch Plat or Plan

DAVID A AUBE agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16 & 17, Block(s) 1, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, (to be known as **DESERT RIDGE ESTATES SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on WYOMING BLVD NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1001816**  
04DRB-01370 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for JOHNNY & JANE CARLTON request(s) the above action(s) for all or a portion of Lot(s) 10, 11 & 12, Block(s) 54, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-2 special neighborhood zone, HDA, located on TIJERAS AVE NW, between 9<sup>TH</sup> ST NW and 10<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: 03DRB-01640, 03DRB-01503] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1003372**  
04DRB-01369 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for TIJERAS PLACE, LLC (TIMOTHY OTT) request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone, M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD. NE and INTERSTATE 25-N containing approximately 2 acre(s). [REF: DRB-96-352, S-96-44 ] (C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1003592**  
04DRB-01368 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING, LLC agent(s) for GOLDEN SLUMBERS, INC., request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **SCHMIDER PARCEL**, zoned M-2 heavy manufacturing zone, located on CANDELARIA RD NE, between EDITH NE and I-25 containing approximately 6 acre(s). [REF: 04DRB01197] (G-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1002584**  
04DRB-01375 Minor-Sketch Plat or Plan

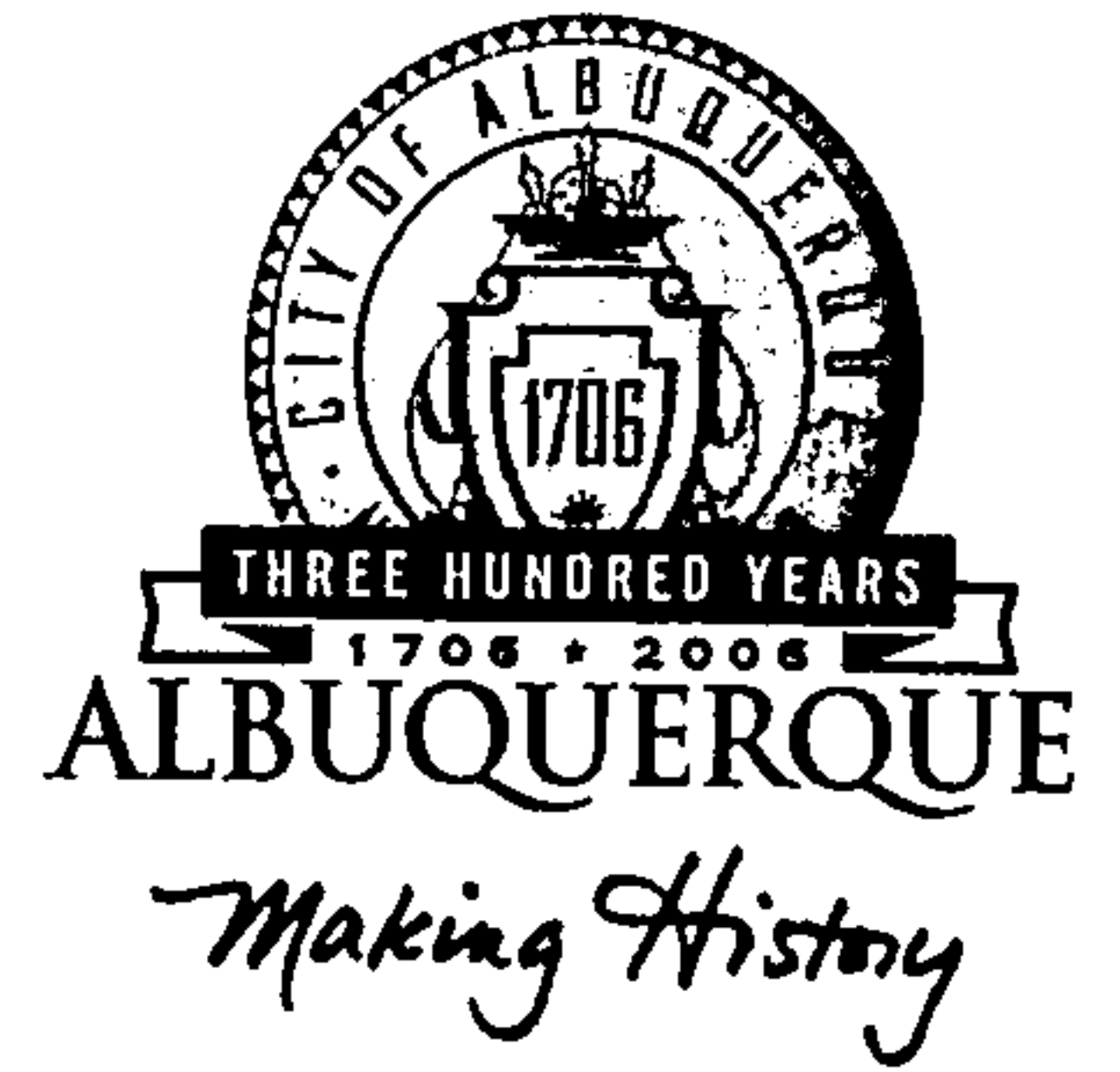
WILSON & COMPANY agent(s) for CENTEX CONCORD, MARK KURY, ARDENT HEALTH, request(s) the above action(s) for all or a portion of Tract(s) 1-A, ST. JOSEPH WEST MESA HOSPITAL, **PARADISE HEIGHTS, UNIT 1**, zoned SU-1 HOSPITAL, located on GOLF COURSE RD NW, between MCMAHON RD NW and GOLF COURSE RD NW containing approximately 20 acre(s). [REF: Z-8-90, 03AA00579,04EPC006, 04EPC01068] (A-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for Month September 1, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR SEPTEMBER 1, 2004 WERE APPROVED.**

ADJOURNED: 10:50 A.M.



# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003372**

**AGENDA ITEM NO: 6**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

No adverse comments.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED <sup>Indef</sup> ~~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:** September 15, 2004

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
September 15, 2004  
DRB Comments**

**ITEM #6**

**PROJECT # 1003372 APPLICATION # 04-01234**

**RE: Lot 30-A, Block 11, Tract A, N.A.A., Unit B/SPS**

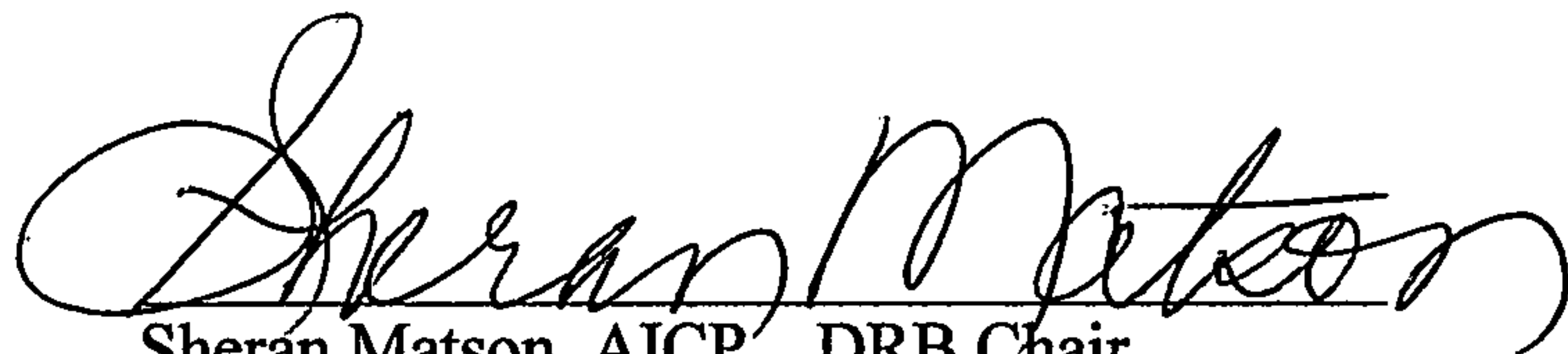
✓ Planning's written comments on 8/18/04 stated that the SPBP was not required and that the SPS needed revision to reflect the requirements of the North I25 Sector Plan and the Alameda Design Overlay Zone. Agent was originally told of these requirements at sketch plat, then called on 8/13/04 & verbally told again when submittal for approval was made.

✓ The latest submittal still does not meet the requirements of the North I25 Sector Plan nor the Alameda Design Overlay Zone. For example, the North I25 Sector Plan has specific Design Standards to be met through the SPS approval process. These standards are found on pages 52-58. It is the agent's responsibility to examine the 2 plans & implement the requirements through the SPS.

✓ Until the SPS is submitted with these requirements in mind, DRB cannot approve this application. One of the major missing elements in the new submittal is a landscaping plan created with the requirements of the two governing plans in mind.

✓ The actual building heights & setbacks should be listed on the SPS.

✓ "For sites less than five acres, the maximum height of a light pole measured from the finished grade to the top of the pole shall be 20 feet." Section 14-16-3-9(D) of the City Zone Code.

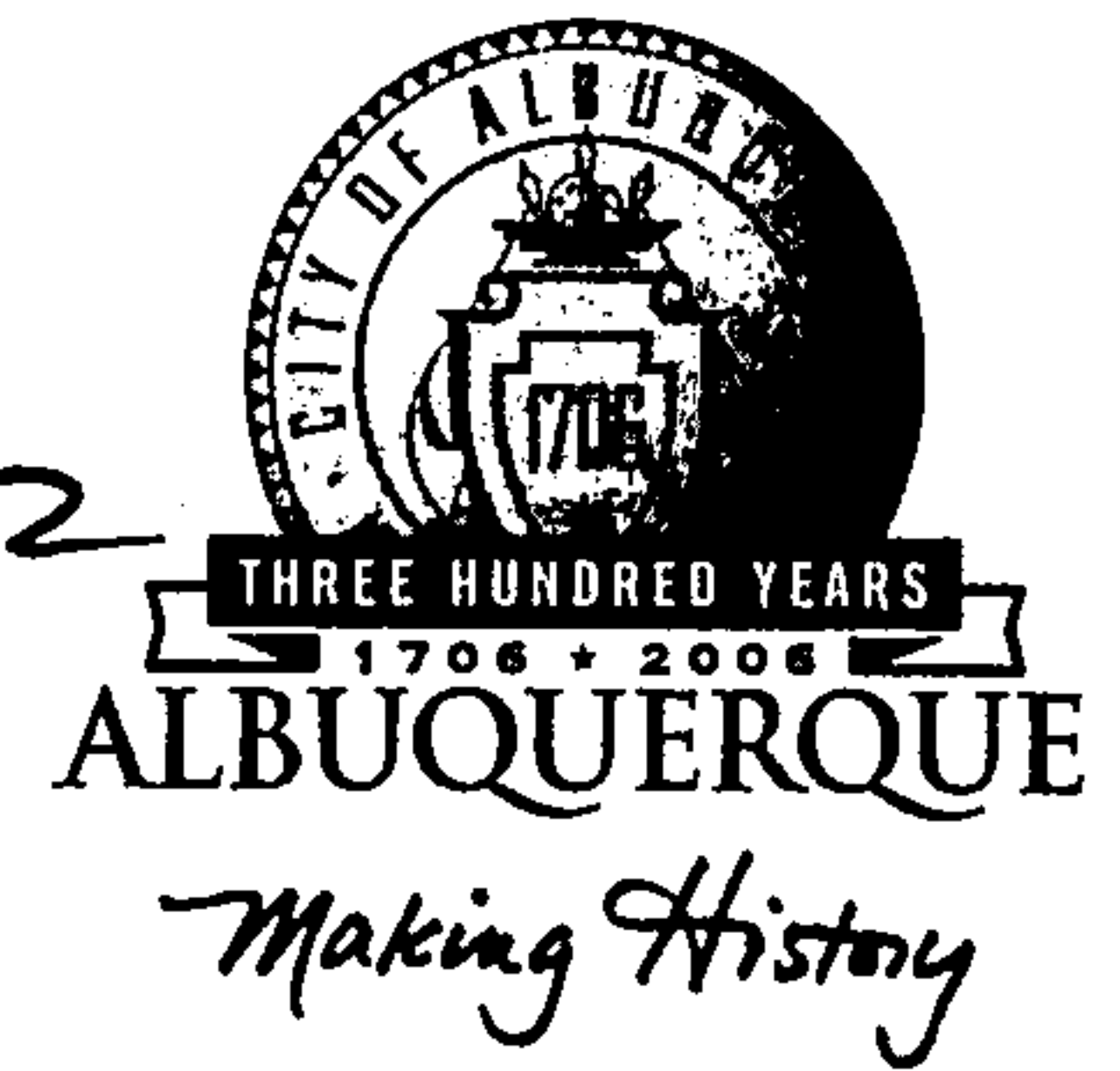


Sheran Matson, AICP DRB Chair  
924-3880 Fax 924-3864 smatson@cabq.gov

# CITY OF ALBUQUERQUE

*Kevin Kofcher*

761-4222



*Refer  
9/15/04*

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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003372**

**AGENDA ITEM NO: 9**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

See DRB minutes/speed memo dated 8-18-04.

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:** September 8, 2004

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
SEPTEMBER 8, 2004  
DRB Comments**

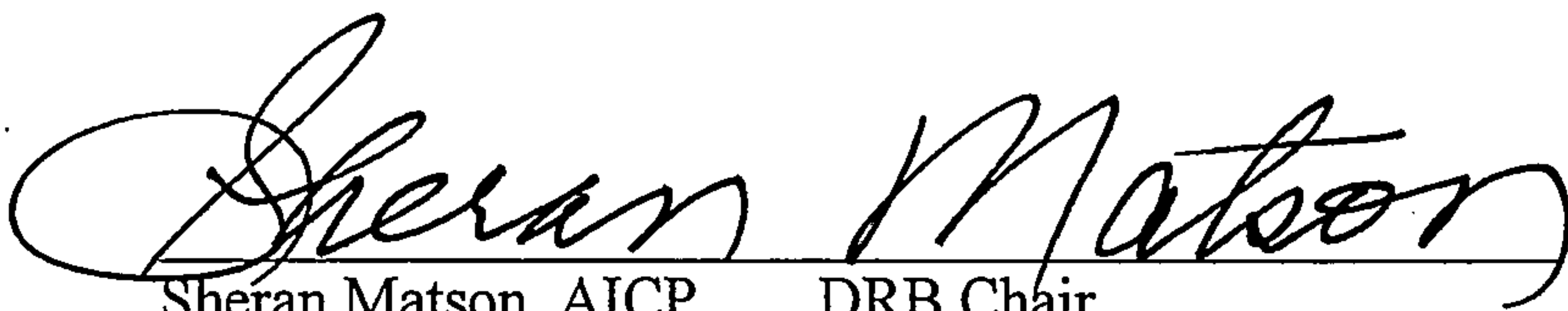
**ITEM # 9**

**PROJECT # 1003372**

**APPLICATION #04-01234**

**RE: Lot 30A, Block 11, Tract A, N.A.A., Unit B**

New submittal needed by Friday at noon plus \$50 fee.



Sheran Matson, AICP DRB Chair  
924-3880 Fax 924-3864 smatson@cabq.gov





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

September 8, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 10:35 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

1. **Project # 1003610**  
04DRB-01251 Major-Preliminary Plat Approval  
04DRB-01252 Minor-Temp Defer SDWK  
WILSON & CO. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT (to be known as **ARROWOOD HILLS SUBDIVISION, UNIT 1**), zoned R-LT residential zone, located on 98<sup>TH</sup> ST SW, between RIO BRAVO SW and BLAKE RD SW containing approximately 29 acre(s). [REF: 1001594, 02DRB-01621 & 01622, 1003231, 04DRB-00137, 04DRB-00261, 00262 & 00263] [Deferred from 9/8/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/22/04.**

2. **Project # 1002473**  
04DRB-01258 Major-Vacation of Pub  
Right-of-Way  
04DRB-01254 Major-Preliminary Plat  
Approval  
04DRB-01257 Minor-Temp Defer  
SDWK

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 & 15-18, Block(s) 5 & 6, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, (to be known as **DESERT VISTA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 15 acre(s). [REF: 03DRB00207, 04DRB00921] *[Deferred from 9/8/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 9/15/04.**

3. **Project # 1003237**  
04DRB-01249 Major-Preliminary Plat  
Approval  
04DRB-01250 Minor-Temp Defer  
SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS VIII, LLC request(s) the above action(s) for all or a portion of Tract(s) 431, UNIT 3, TOWN OF ATRISCO GRANT, (to be known as **TORRETTA ESTE SUBDIVISION**), zoned R-D, located on TOWER RD SW, between 86<sup>TH</sup> ST SW and 90<sup>TH</sup> ST SW containing approximately 6 acre(s). [REF: AX-93-12, Z-93-125, 04EPC00152, 04EPC 00151, 04DRB00766] *[Deferred from 9/8/04]* (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/15/04.**

4. **Project # 1001946**  
04DRB-01177 Major-Vacation of Pub  
Right-of-Way  
04DRB-01178 Major-Preliminary Plat  
Approval  
04DRB-01176 Minor-Vacation of Private  
Easements

BOHANNAN HUSTON agent(s) for LOWE'S (NEAL HAMILTON) request(s) the above action(s) for all or a portion of Tract(s) A, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE RD NE, between I-25 FRONTAGE RD. NE and SAN FRANCISCO DR. NE containing approximately 32 acre(s). [REF: 03DRB-01271] *[Deferred from 8/25/04]* (D-18) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT.**

5. **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, 7/14/04, 7/21/04, 8/11/04, 8/25/04 & 9/8/04] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.

**SITE DEVELOPMENT PLANS, AMENDED PLANS AND MASTER DEVELOPMENT PLANS.** NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

6. **Project # 1002855**  
04DRB-01327 Minor-SiteDev Plan  
BldPermit/EPC

VAN H GILBERT, ARCHITECT agent(s) for ETG PROPERTIES LLC, EDWARD GARCIA request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 24, **EAST END ADDITION**, zoned R-1 residential zone, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 1 acre(s). [REF: 03EPC-00979, 03EPC-00981, 01EPC-01777, 01EPC-01778] (Juanita Garcia, EPC Case Planner) (J-19) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.

- 04DRB-01326 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for ETG PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 4-8, 13-16, Block(s) 24 & 25, **EAST END ADDITION**, zoned P, C-2, SU-1, AUTO SALES & STORAGE, located on LOMAS BLVD NE, between VERMONT AVE NE and UTAH AVE NE containing approximately 4 acre(s). [REF: 03EPC000979, 03EPC-00981, 03DRB-01511] (J-19) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND AGIS DXF FILE.

7. **Project # 1003170**  
04DRB-01330 Minor-SiteDev Plan  
BldPermit/EPC  
04DRB-01329 Minor-Prelim&Final Plat  
Approval

SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE, WATER RESOURCES DEPARTMENT, request(s) the above action(s) for ELENA GALLEGOS GRANT, (to be known as TRACT A, CITY OF ALBUQUERQUE WATER TREATMENT FACILITY, zoned SU-1 for M-1, sand and gravel Extraction & related act. located on MISSION AVE NE, between TOKAY ST NE and CHAPPELL DR NE containing approximately 162 acre(s). [REF: 03EPC-02194, AX-87-20, Z-87-23, Z-97-114, Z-98-51, DRB-96-316, DRB-98-165, S-99-94] (Chris Hyer, EPC Case Planner) (E-16/F-16) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT. PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.

8. **Project # 1003262**  
04DRB-01328 Minor-Amnd SiteDev Plan  
Subd

TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 30A, Block(s) 11, **NORTH ALBUQUERQUE ACRES**, zoned SU-1 for M-1, located on OAKLAND NE, between SAN MATEO NE and I-25 containing approximately 2 acre(s). [REF: 04DRB-00215, 04DRB-00216] [*Deferred from 9/8/04*] (C-18) **DEFERRED AT THE BOARD'S REQUEST TO 9/15/04.**

9. ~~**Project # 1003372**~~  
04DRB-01234 Minor-SiteDev Plan Subd

DEKKER/PERICH/SABATINI agent(s) for TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352] [*Deferred from 8/18/04*] (The site plan for building permit was withdrawn at the agent's request.) [*Deferred from 9/8/04*] (C-18) **DEFERRED AT THE BOARD'S REQUEST TO 9/15/04.**

10. **Project # 1003371**  
04DRB-01184 Minor-SiteDev Plan  
BldPermit

STEPHEN C DAY, ARCHITECT agent(s) for DRIVE TIME AUTOMOTIVE, DAN PACKOWSKI request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 11, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, (to be known as **DRIVE TIME @ ALAMEDA**) zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO NE and I-25 containing approximately 2 acre(s). [REF: 04DRB-00531] [*Deferred from 8/11/04 & 8/25/04*] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR SIGN PERMIT AND ZONING VARIANCE.**

04DRB-01325 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for DRIVE TIME AUTOMOTIVE, DAN PACKOWSKI request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 11, Tract(s) A, NORTH ALBUQUERQUE ACRES UNIT B, (to be known as **DRIVE TIME @ ALAMEDA**) zoned SU-2 M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 2 acre(s). [REF: 04DRB-00531, 04DRB-01184] (C-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ADDITIONAL EASEMENT AND TO PLANNING FOR THE AGIS DXF FILE.**

11. **Project # 1003637**  
04DRB-01302 Minor-SiteDev Plan  
BldPermit

OPUS WEST CONSTRUCTION CORP request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 2, Unit(s) 1, **JOURNAL CENTER PHASE 2**, zoned IP industrial park zone, located on MASTHEAD ST NE, between MASTHEAD ST NE and TIBURON ST NE containing approximately 5 acre(s). [REF: AX-79-13, Z-79-80-2, 1000633] [*Deferred from 9/1/04*] [*Deferred on 9/8/04 on a no show*] (D-17) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

12. **Project # 1003469**  
04DRB-00891 Minor- Final Plat Approval
- 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*)(Final Plat was indefinitely deferred for SIA) (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING FOR AGIS DXF FILE.**
13. **Project # 1003634**  
04DRB-01297 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). [*Deferred from 9/1/04*] (K-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/6/04 THE PRELIMINARY PLAT WS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
14. **Project # 1002022**  
04DRB-01308 Minor-Final Plat Approval
- BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD NW and EUCARIZ AVE. SE containing approximately 10 acre(s). [REF: 02DRB-01237, 03DRB-00424] [*Final Plat deferred from 9/1/04 & 9/8/04*] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/15/04.**

15. **Project # 1003543**  
04DRB-01275 Minor-Prelim&Final Plat  
Approval

OLIVER TRUJILLO agent(s) for DESI BACA & MARY MARCO request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 66, **UNIVERSITY HEIGHTS** and the east 71 feet of the east 1/2 OF BLOCK 14, FIRST UNIT, **VICTORY ADDITION**, zoned R-3, located on PRINCETON AVE SE, between MC EARL SE and GARFIELD SE containing approximately 1 acre(s). [REF: 04DRB01275] *[Deferred from 9/1/04]* (K-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

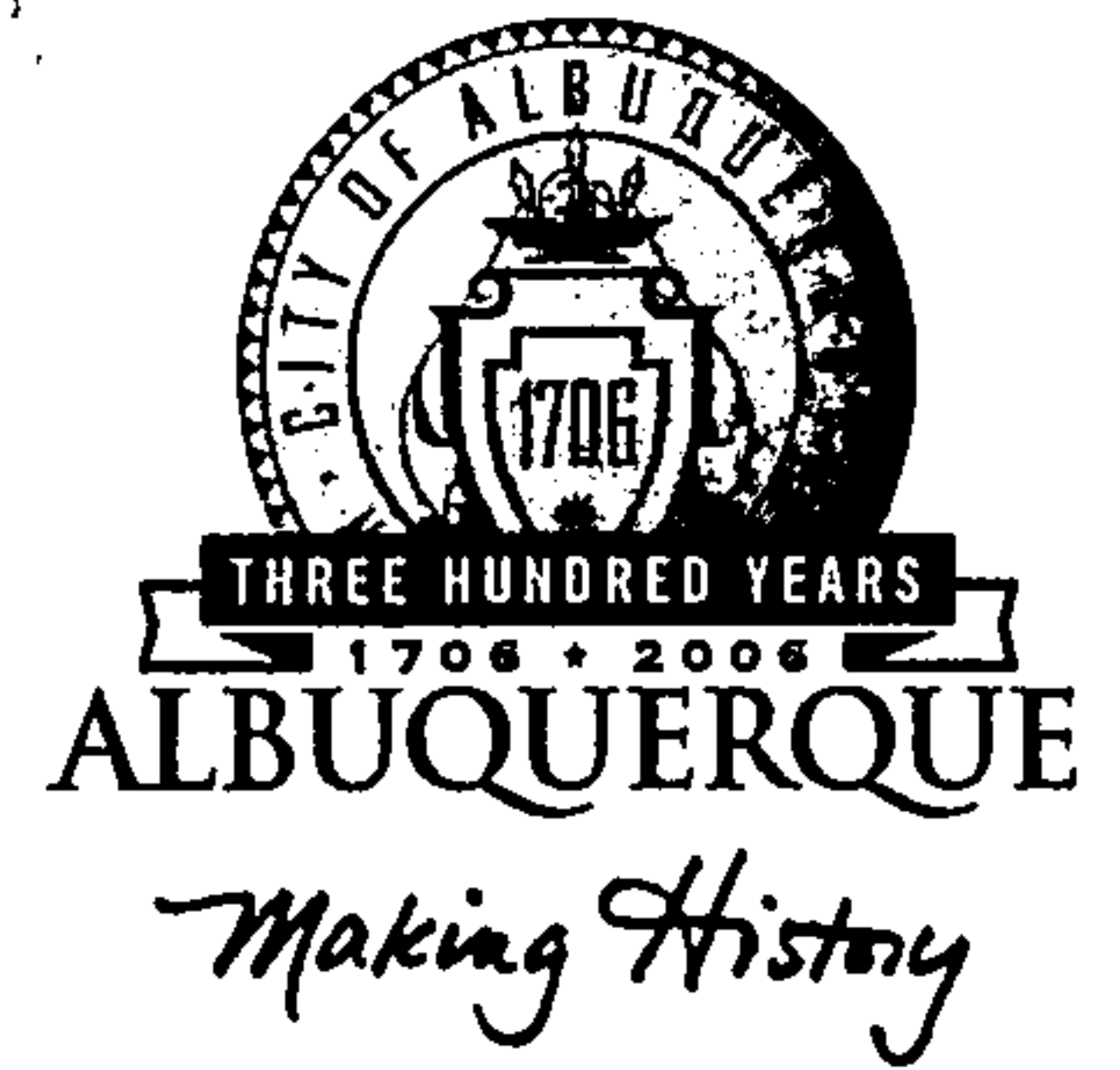
16. **Project # 1003641**  
04DRB-01311 Minor-Sketch Plat or Plan

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 2, **BACA ADDITION**, zoned R-G residential garden apartment zone, located on 2<sup>ND</sup> ST SW, between ATLANTIC SW and SANTA FE SW containing approximately 2 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for August 25, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR 8/25/04 WERE APPROVED.**

ADJOURNED: 10:35 A.M.

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003372**

**AGENDA ITEM NO: 9**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

See DRB minutes/speed memo dated 8-18-04.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

*9-15-04*

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:** September 8, 2004



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
SEPTEMBER 8, 2004  
DRB Comments**

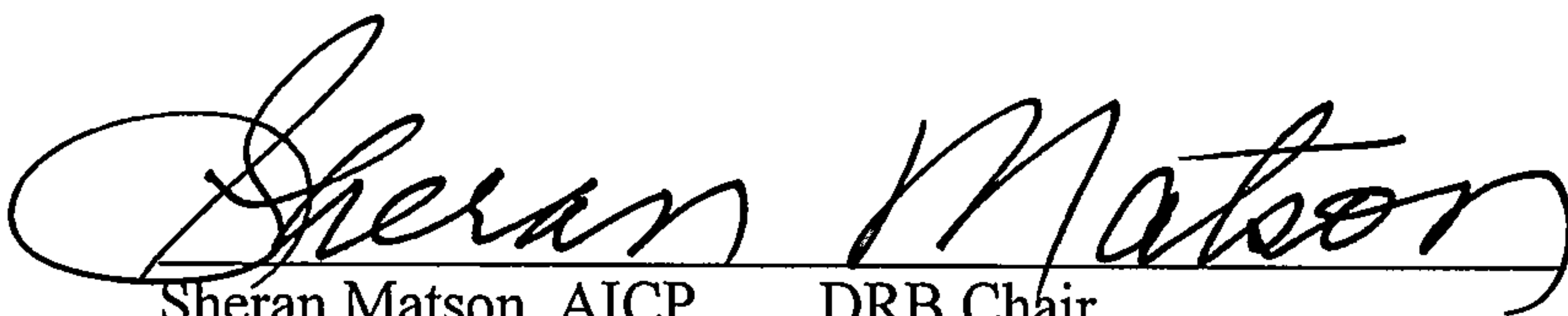
**ITEM # 9**

**PROJECT # 1003372**

**APPLICATION #04-01234**

**RE: Lot 30A, Block 11, Tract A, N.A.A., Unit B**

New submittal needed by Friday at noon plus \$50 fee.

A handwritten signature in black ink that reads "Sheran Matson". The signature is written in a cursive style with a large, looping initial "S".

Sheran Matson, AICP DRB Chair  
924-3880 Fax 924-3864 smatson@cabq.gov



**Sheran A. Matson**

08/13/04 08:34 AM

To: DRB

cc: Richard H. Dourte/PWD/CABQ,

cc:

Subject: # 8 8/18/04 Agenda

When Mr Ott came for sketch plat, I gave him written comments which said he needed to submit a SPS & a landscape plan only. He submitted both. However, the SPS is nothgin more than a sheet with proposed property lines even though his checklist has each required item checked!

To make a long story short, I left a message for him saying DRB would not review the SPBP as it was not required. And he would have to revise & re-submit the SPS before Monday at noon or face deferral with fees since I told him at sketch plat.



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

August 18, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9:00 a.m. Adjourned: 10:55 a.m.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

1. **Project # 1003572**  
04DRB-01143 Major-SiteDev Plan  
BldPermit  
04DRB-01142 Major-SiteDev Plan Subd  
CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) A, JOURNAL CENTER, PHASE 2, UNIT 2, (to be known as **BRUNACINI @ JOURNAL CENTER**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between NORTH DIVERSION CHANNEL and BARTLETT ST NE containing approximately 15 acre(s). [REF: DRB-95-268] [Listed as Project #1000633 in error] [Deferred from 8/18/04] (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.**

2. **Project # 1003080**  
04DRB-01146 Major-Preliminary Plat  
Approval  
04DRB-01147 Minor-Sidewalk Waiver  
04DRB-01149 Minor-Temp Defer  
SDWK  
04DRB-01148 Minor-Subd Design  
(DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for BROWN & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, **BERNARDO TRAILS, UNIT 4**, zoned R-T residential zone, located on the northeast corner of VISTA DEL NORTE DR NE and LAS LOMITAS DR NE and containing approximately 6 acre(s). [REF: 04DRB-00591, O3EPC-01851] (D-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/18/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/10/04 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: A VACATION OF THE DRAINAGE EASEMENT AT TWISTED BRANCH IS REQUIRED. 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. THE SUBDIVISION DESIGN VARIANCE WAS WITHDRAWN AT THE AGENT'S REQUEST.**

3. **Project # 1003568**  
04DRB-01131 Major-Vacation of  
Public Easements

RHOMBUS PA, INC. agent(s) for MIGUEL SHERMAN request(s) the above action(s) for all or a portion of Lot(s) 44, **SANDIA HILLS SUBDIVISION**, zoned SU-1 special neighborhood zone, for PRD, located on NARCISCO ST NE, east of LOMAS BLVD NE and south of MONTE VERDE DR NE containing approximately 1 acre(s). [REF: DRB-94-135, DRB-93-391, Z-81-46] (J-23) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1003366**  
04DRB-00912 Major-Vacation of Pub  
Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] [*Deferred from 7/14/04 & Indefinitely deferred on 7/21/04*] (No new submittal) (B-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDED CONDITION: THE PLAT WILL SHOW THE PUBLIC ROADWAY EASEMENT IS 10 FEET FROM THE CURB.**

04DRB-01242 Minor-SiteDev Plan  
BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT, (to be known as RABADI COMPLEX**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, SPBP, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] [**Juanita Vigil, EPC Case Planner**] (B-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR CHANGES TO THE SITE PLAN AND AN INFRASTRUCTURE LIST STATEMENT. AN INFRASTRUCTURE LIST DATED 8/18/04 WAS APPROVED.**

5. **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 PRD, 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, 7/14/04 & Indefinitely Deferred on 7/21/04] (No new submittal) (K-11)* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/18/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/14/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: THE MAINTENANCE AND REPAIR EASEMENTS SHALL BE SHOWN ON THE FINAL PLAT FOR THE ZERO LOT LINE LOTS. 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.**

04DRB-01000 Minor-SiteDev Plan  
Subd/EPC

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 PRD, for special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETARY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130] *[Elvira Lopez, EPC Case Planner] [Deferred from 7/14/04 & Indefinitely Deferred on 7/21/04] (No new submittal) (K-11)* **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR OFF STREET PARKING CRITERIA TO FOLLOW P1 DESIGNATION PER ZONING CODE AND PLANNING FOR REVISED DESIGN REGS PER COMMENTS, ZERO LOT LINE NOTE ON SITE PLAN FOR SUBDIVISION, THREE (3) COPIES OF WALL DESIGN (SEE FILE) AND AEHD SIGNATURE.**

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

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

6. **Project # 1000300**  
04DRB-01238 Minor-SiteDev Plan  
BldPermit/EPC
- CONSENSUS PLANNING INC agent(s) for AUTO ZONE INC request(s) the above action(s) for all or a portion of Tract(s) A-2-A, **MONTGOMERY CROSSING ADDITION, PHASE 3**, zoned SU-1 FOR C-1 AND O-1, located on MONTGOMERY BLVD NE, between GEN. CHENNAULT ST NE and MOON ST NE containing approximately 1 acre(s). [REF: Z-67-1, DRB--99-330, Z-99-140, 04EPC-00858] [Russell Brito, EPC Case Planner for Eric Morgan] (G-20) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SHARED PARKING AGREEMENT AND CROSS-ACCESS DIMENSIONS AND PLANNING FOR MISCELLANEOUS COMMENTS.**
7. **Project # 1001899**  
04DRB-01240 Minor-SiteDev Plan  
Subd/EPC  
04DRB-01239 Minor-Prelim&Final Plat  
Approval  
04DRB-01241 Minor-Temp Defer SDWK
- BRASHER & LORENZ agent(s) for TIPTON & ASSOCIATES, INC request(s) the above action(s) for all or a portion of Tract(s) 7, LA VILLITA, (to be known as **VILLAS TUSCANO**) zoned SU-1 FOR PRD, located on LA VILLITA RD NE, between CANDELARIA NE and TRAMWAY BLVD NE containing approximately 2 acre(s). [REF: 04EPC00697, 04DRB 00248, DRB 98-84, DRB-99-233] [Carmen Marrone, EPC Case Planner] (H-23) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/18/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/6/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: PROVIDE P1 LOT DESIGNATIONS AND PROVIDE A COPY OF THE RECORDED AGREEMENT. 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.**

8. **Project # 1003372**  
04DRB-01234 Minor-SiteDev Plan Subd  
04DRB-01236 Minor-SiteDev Plan  
BldPermit

DEKKER/PERICH/SABATINI agent(s) for TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352] *[Deferred from 8/18/04]* (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS WITHDRAWN AT THE AGENT'S REQUEST. THE SITE PLAN FOR SUBDIVISION WAS DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

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

9. **Project # 1003417**  
04DRB-01232 Minor-Amnd Prelim Plat  
Approval

MARK GOODWIN & ASSOCIATES agent(s) for QUIVERA 2, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as MOUNTAIN RIDGE SUBDIVISION)**, zoned R-D residential and related uses zone, developing area, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB-01056] (B-19) **THE AMENDED INFRASTRUCTURE LIST DATED 8/18/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**



10. **Project # 1003605**  
04DRB-01235 Minor-Prelim&Final Plat  
Approval

WILKS COMPANY agent(s) for RENEE ANN FREEMAN-WILFON request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 4, **RIDGE PARK SUBDIVISION**, zoned SU-1 special use zone, located on INDIAN SCHOOL RD NE, between MADISON NE and QUINCY NE containing approximately 1 acre(s). (J-17) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1003112**  
04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS**, zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [Deferred from 7/14/04,7/21/04, 8/4/04,8/11/04 & 8/18/04] (F-11/F-12) **DEFERRED AT THE AGENT'S REQUEST TO 9/1/04.**

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

12. **Project # 1003604**  
04DRB-01233 Minor-Sketch Plat or Plan

ABQ ENGINEERING INC agent(s) for TERRY CORLIS request(s) the above action(s) for all or a portion of Lot(s) 217-220, **TOWN OF ATRISCO GRANT, AIRPORT UNIT 2**, zoned R-2 residential zone, located on 68<sup>TH</sup> ST NW between HANOVER RD NW and GLENRIO RD NW containing approximately 13 acre(s). (J-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1003606**  
04DRB-01237 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Lot(s) J09-26 & J0927, 19W, ROW 7; Lot(s) 12B, Tract(s) L, and a portion of Endee Road, TOWN OF ATRISCO GRANT UNIT A, WESTLAND NORTH SUBDIVISION, **SUNDORO SOUTH, UNIT 5**, zoned SU-2, RLT, located on LADERA DR NW, between 94<sup>th</sup> ST NW and 90<sup>th</sup> ST NW containing approximately 22 acre(s). (J-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Approval of the Development Review Board Minutes for August 4, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES DATED AUGUST 4, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:55 A.M.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**August 18, 2004**

**DRB Comments**

**ITEM # 8**

**PROJECT # 1003372 APPLICATION # 04--1234 & 01236**

**RE: Lot 30-A, Block 11, North Albuquerque Acres/SPS & SPBP**

Applicant was called on 8/13/04 and told he would have to revise the SPS to include the items on the SPS checklist plus the North I25 Sector Plan and the Alameda Design Overlay Zone requirements. Applicant was informed in Planning's written comments at sketch plat that these were the requirements.

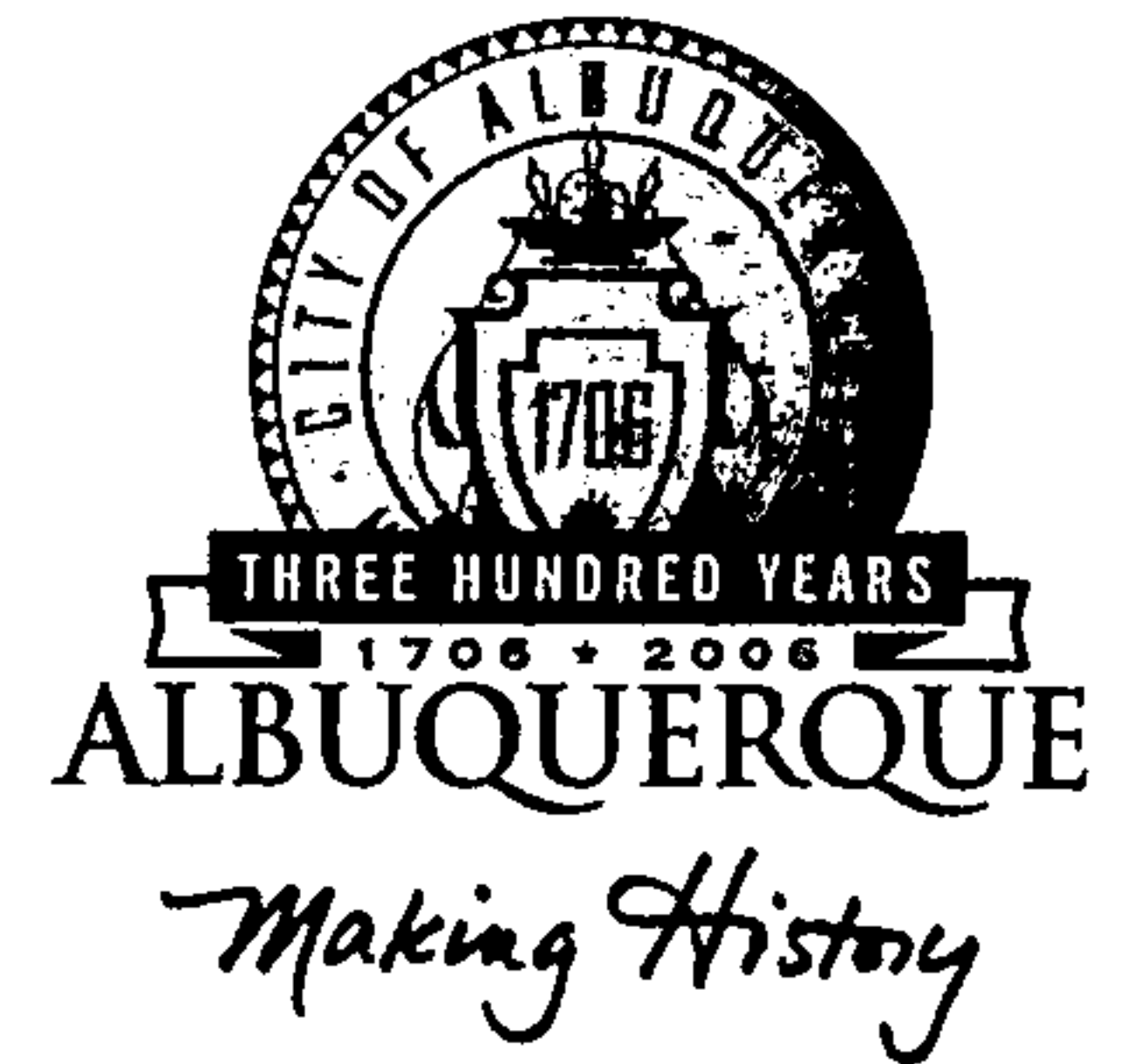
The submittal now has a deficient SPS and a SPBP, not required and which will not be reviewed nor approved.

*Need  
written  
letter*

*Sheran Matson*

Sheran Matson, AICP DRB Chair  
924-3880 Fax 924-3864 smatson@cabq.gov

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003372**

**AGENDA ITEM NO: 8**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

Infrastructure list is required.  
Where is plat?

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED <sup>9-8-04</sup> 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:** August 18, 2004



## PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
4/14/04	Lot 30-A, N.A.A. 1003372	Sketch	Comments given

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
April 14, 2004  
Comments**

**ITEM # 13**

**PROJECT # 1003372**

**APPLICATION # 04-00535**

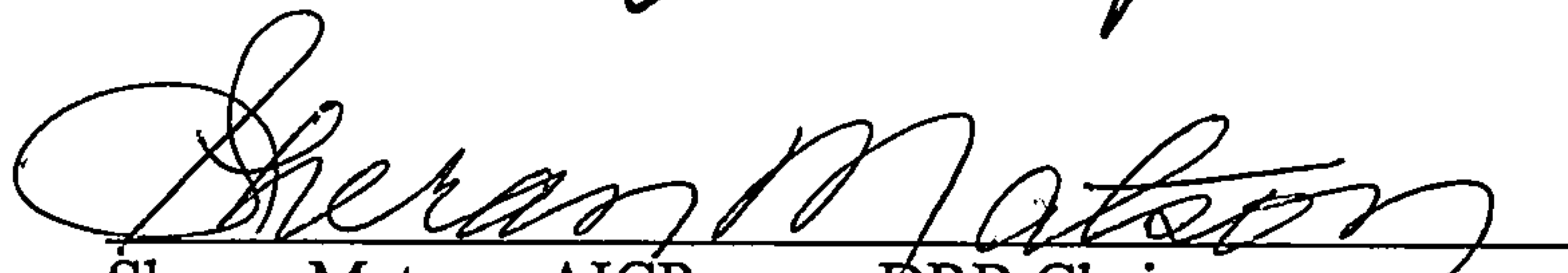
**RE: Lot 30A, Block 11, Unit B, N.A.A./sketch plat**

The Alameda Boulevard Design Overlay Zone, the North I25 Sector Plan as well as the Zoning Code, Subdivision Ordinance, etc. must be followed in developing this property. The exemption from placing a screen wall along Alameda must be addressed through an application to the Zoning Hearing Examiner for a special exception variance.

The site plan for subdivision and the landscaping plan may be placed on one sheet to meet the requirements of the North I25 Sector Plan for SU2-M1 zoned property.

Any perimeter wall built along Alameda must have its design pre-approved at the time of site plan submittal.

*1000' of landfill?*



Sheran Matson, AICP

DRB Chair

924-3880 fax 924-3864

smatson@cabq.gov







**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003372**

**AGENDA ITEM NO: 13**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer / AMAFCA.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED X; WITHDRAWN

*discussed*

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 13, 2004

Current DRC  
Project Number: \_\_\_\_\_

**FIGURE 12**

Date Submitted: 09/03/04

**INFRASTRUCTURE LIST**

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: \_\_\_\_\_

Date Preliminary Plat Expires: \_\_\_\_\_

**EXHIBIT "A"**

DRB Project No.: 1003372

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

DRB Application No.: \_\_\_\_\_

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

**LOTS 30-A-1 THROUGH 30-A-3, BLOCK 11, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES**

**PROPOSED NAME OF PLAT**

**LOT 30-A, BLOCK 11, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES**

**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 Engr
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer	Alameda NE	San Mateo NE	West Property Line Lot 30-A-1	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	Alameda NE	San Mateo NE	West Property Line Lot 30-A-1	/	/	/
<input type="text"/>	<input type="text"/>	WB	Decel. Lane/Entry Drive	Alameda NE	East Property Line Lot 30-A-1	West Property Line Lot 30-A-1	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
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<input type="text"/>	<input type="text"/>						/	/	/

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

NAME (print)

DRB CHAIR - date

PARKS & RECREATION - date

FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

SIGNATURE - date

UTILITY DEVELOPMENT - date

\_\_\_\_\_ - date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB  
EXTENSION: \_\_\_\_\_

CITY ENGINEER - date

\_\_\_\_\_ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



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

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

- 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 Official D.R.B. Notice of approval
  - 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.  
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - 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
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

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, 4 copies for internal routing.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for 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 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.  
 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.

RONALD FORSTBAUER  
 Applicant name (print)

[Signature] 10/25/04  
 Applicant signature / date



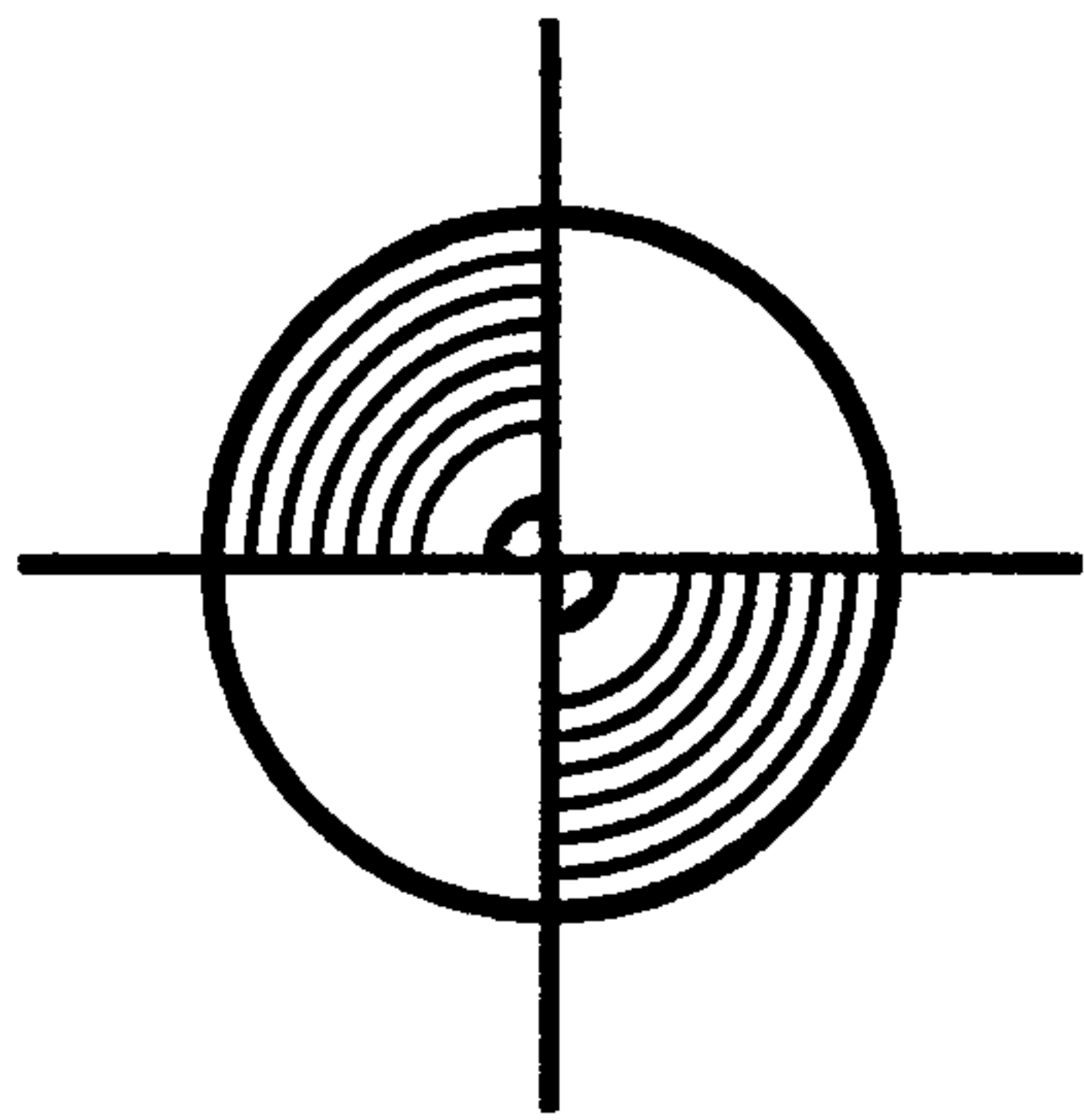
Form revised September 2001

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

Application case numbers  
04DRB-01665

[Signature] 10/25/04  
 Planner signature / date

Project # 1003372



# **Forstbauer Surveying Company, LLC**

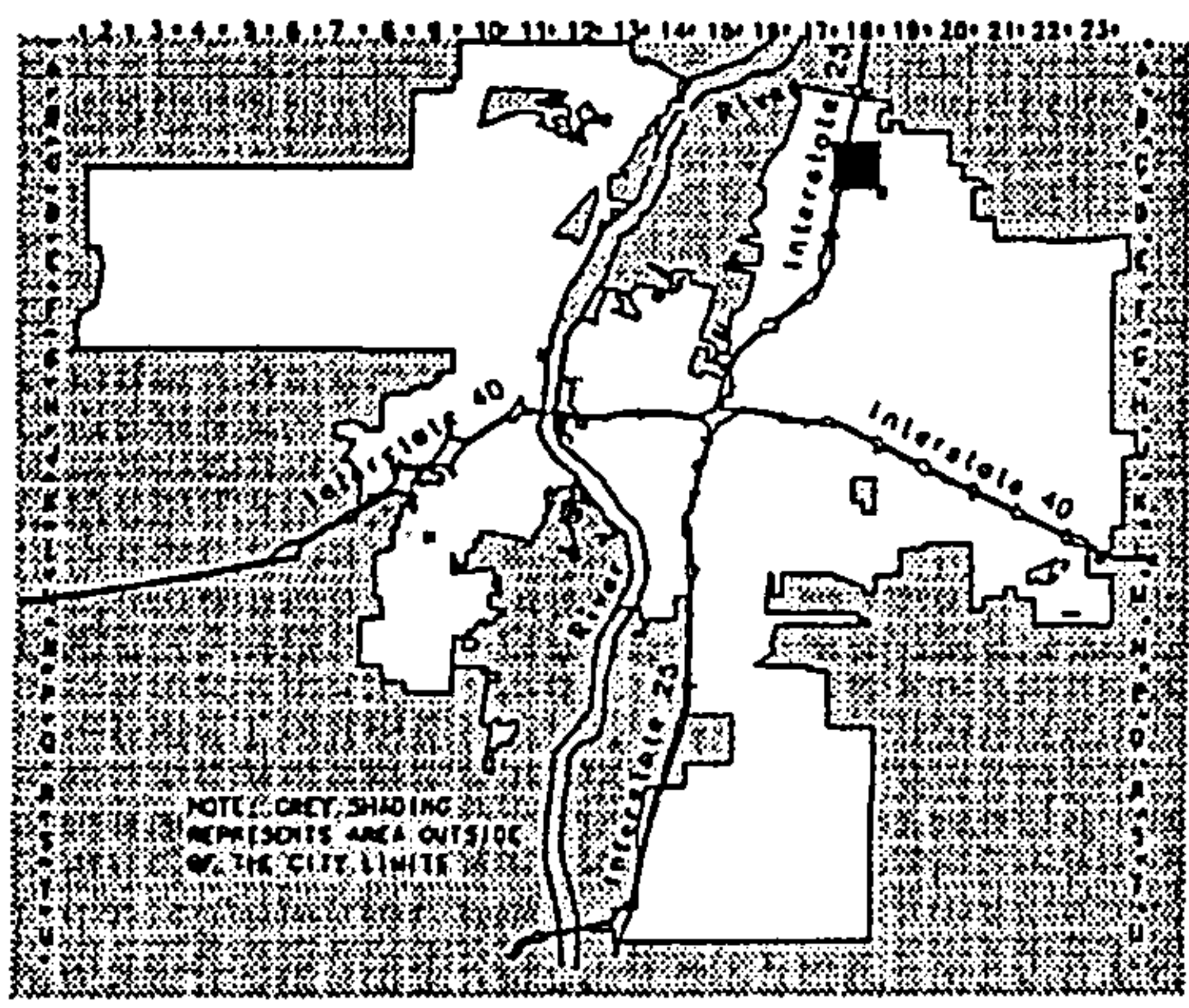
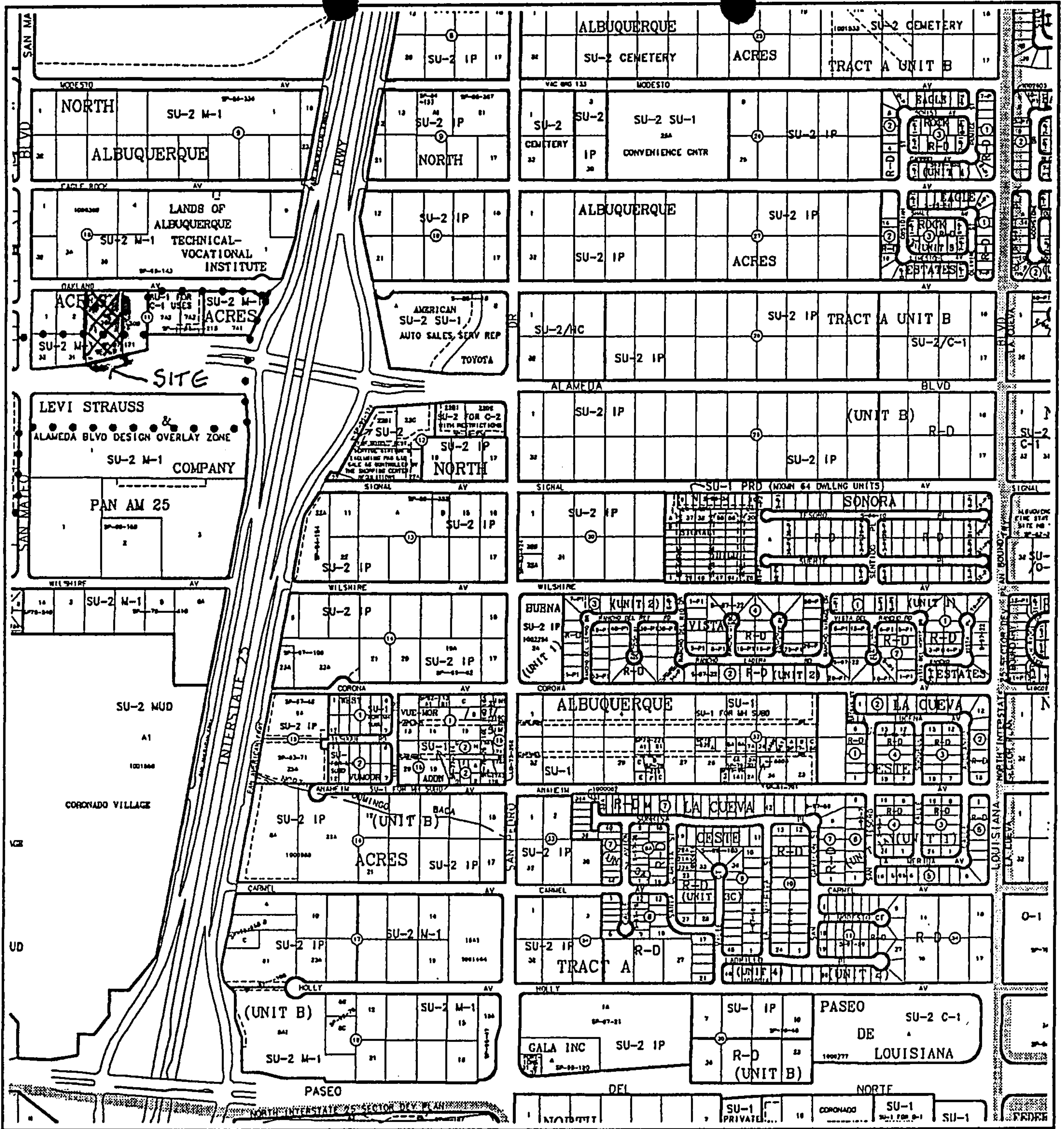
*Professional Surveyor  
New Mexico • Arizona • Colorado  
United States Mineral Surveyor*

October 25, 2004

To: Development Review Board

Re: DRB Project 1003372 (Tijeras Place LLC / Ott)

Forstbauer Surveying LLC requests Preliminary / Final Plat Approval regarding the replat of Lot 30-A, Block 11, Tract A, Unit B, North Albuquerque Acres, dividing the parcel into 3 lots and granting of utility easements and the westerly access easement in accordance with current use and plans for development.



CITY OF  
Albuquerque  
A Geographic Information System  
PLANNING DEPARTMENT  
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Zone Atlas Page  
**C-18-Z**  
Map Amended through July 31, 2003

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

**PAID RECEIPT**

APPLICANT NAME Tijeras Place LLC  
 AGENT Forstbauer Survey  
 ADDRESS 4116 Loma NE  
 PROJECT & APP # 1003372/04DRB01665  
 PROJECT NAME NAA lot 30A BIK II Tr #/UNT 3

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 355.00 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

\$ 375.00 TOTAL AMOUNT DUE

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

<b>KENNETH E. JOHNS</b> PO BOX 7338 ALBUQUERQUE, NM 87194-7338		MERRILL LYNCH BANK ONE, NA COLUMBUS, OHIO 43271 25-80-440	5859 DATE Oct 21, 2004
Memo:	City Of Albuquerque Treasury Division	City Of Albuquerque Treasury Division	AMOUNT *****\$375.00
PAY TO THE ORDER OF:	Three Hundred Seventy-Five and 00/100 Dollars	10/25/2004 2:49PM	LOC1 ANNY
RECEIPT# 00031104 WSH 006 TRANSH 0048	Account 441006 Fund 0110	RECEIPT# 00031103 WSH 006 TRANSH 0048	Account 441032 Fund 0110
Activity 4983000	Activity 3424000	Trans Amt \$375.00	Trans Amt \$375.00
J24 Misc \$355.00	J24 Misc \$20.00	CK \$375.00	CHANGE \$0.00
Thank You			
#005859# 1:044000804: 960140364921#			

081063/12-00



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

**SUBDIVISION** Supplemental form **S**

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

**SITE DEVELOPMENT PLAN** **P**

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

**ZONING & PLANNING** Supplemental form **Z**

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

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

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

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

**APPLICANT INFORMATION:**

NAME: TIJERAS PLACE LLC PHONE: \_\_\_\_\_

ADDRESS: 1311 TIJERAS NW FAX: \_\_\_\_\_

CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

Proprietary interest in site: PURCHASED - Portion List all owners: TIMOTHY OTT

AGENT (if any): FORSTBANEY SURVEYING LLC PHONE: 268-2112

ADDRESS: 4116 LOMAS BL NE FAX: 268-2032

CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: FORSTBANEY@AOL.COM

DESCRIPTION OF REQUEST: SUBDIVIDE LOT 30-A INTO 3 LOTS (SKETCH PLAT REVIEW & COMMENTS)

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 of Tract No. 30-A Block: 11, TRA Unit: B

Subdiv. / Adn. NORTH ALBUQUERQUE ACRES

Current Zoning: SU-2 M-1 Proposed zoning: N/A

Zone Atlas page(s): C-18 No. of existing lots: 1 No. of proposed lots: 3

Total area of site (acres): 1.676 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

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

UPC No. 101806404240220503 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: ALAMEDA BL NE (5301)

Between: SAN MATEO BL NE and I-25

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): Project # 1003372, DRB 96-352 S. 9644 (1003463, ZHE)

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

SIGNATURE Ronald Forstbaney DATE \_\_\_\_\_

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

(Print) RONALD FORSTBANEY Application case numbers Action S.F. Applicant Fees Agent

INTERNAL ROUTING OADRB - 01369 SK (13) \$ 0

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

Hearing date Sept. 15<sup>th</sup> '04

Bober 9/7/04  
Planner signature / date

Project # 1003372

Total \$ 0

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing. *ON SAME AS SITE SKETCH*
- 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.

RONALD A FORSTBAUER, FORSTBAUER SURVEYING LLC

Applicant name (print)

*[Signature]*

Applicant signature / date

9/7/04



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

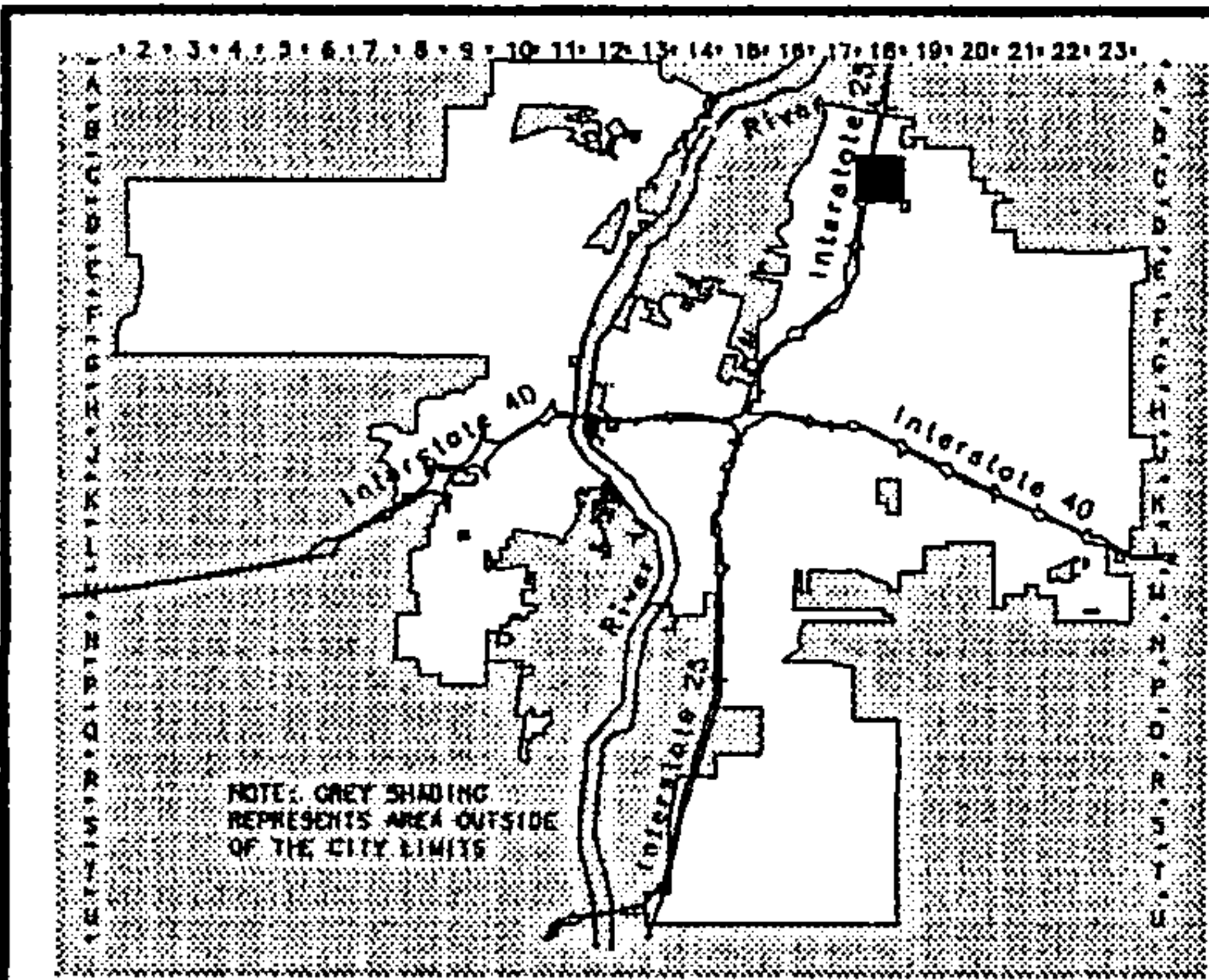
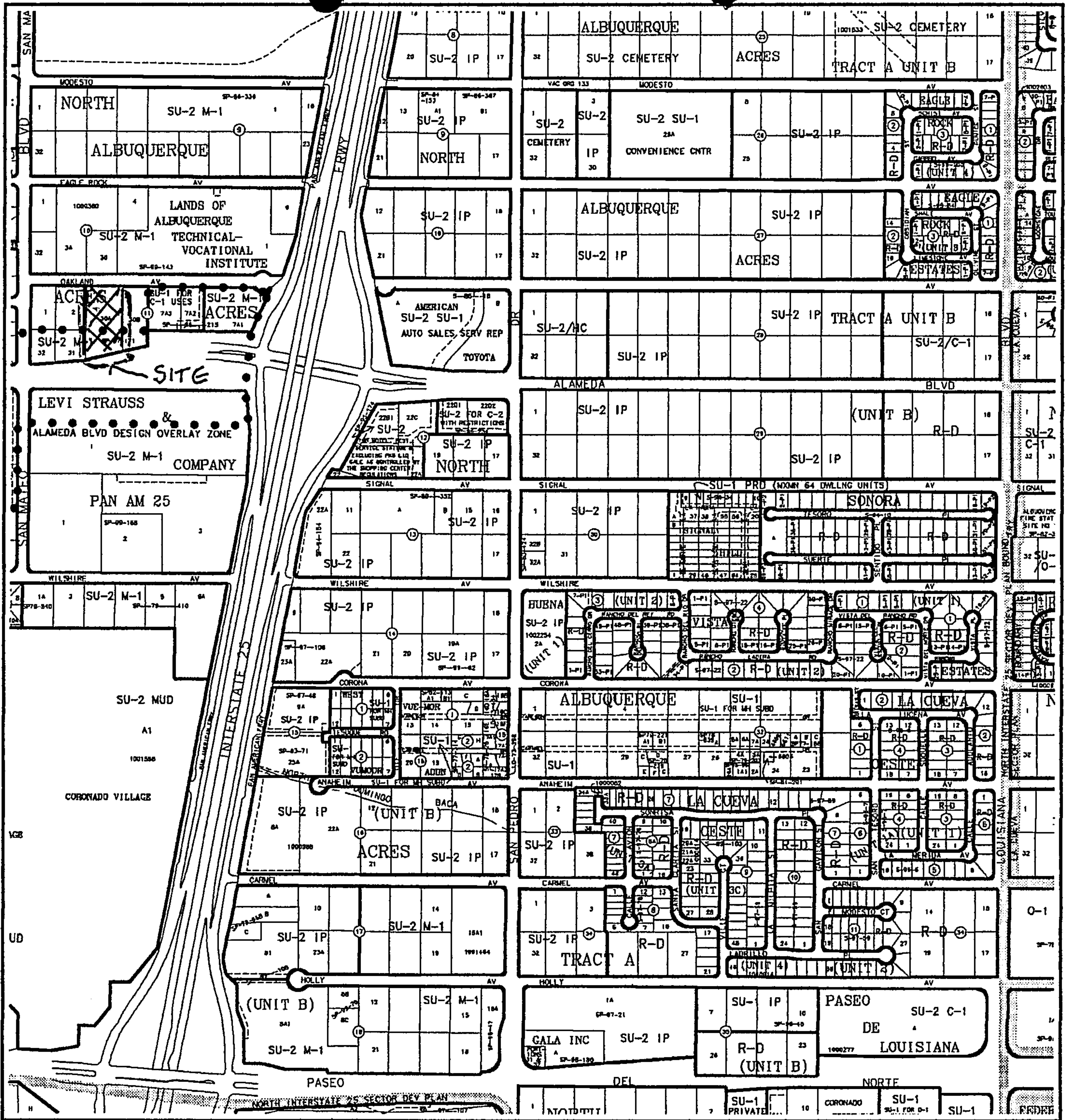
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
04DRB - 01369

*[Signature]* 9/7/04

Planner signature / date

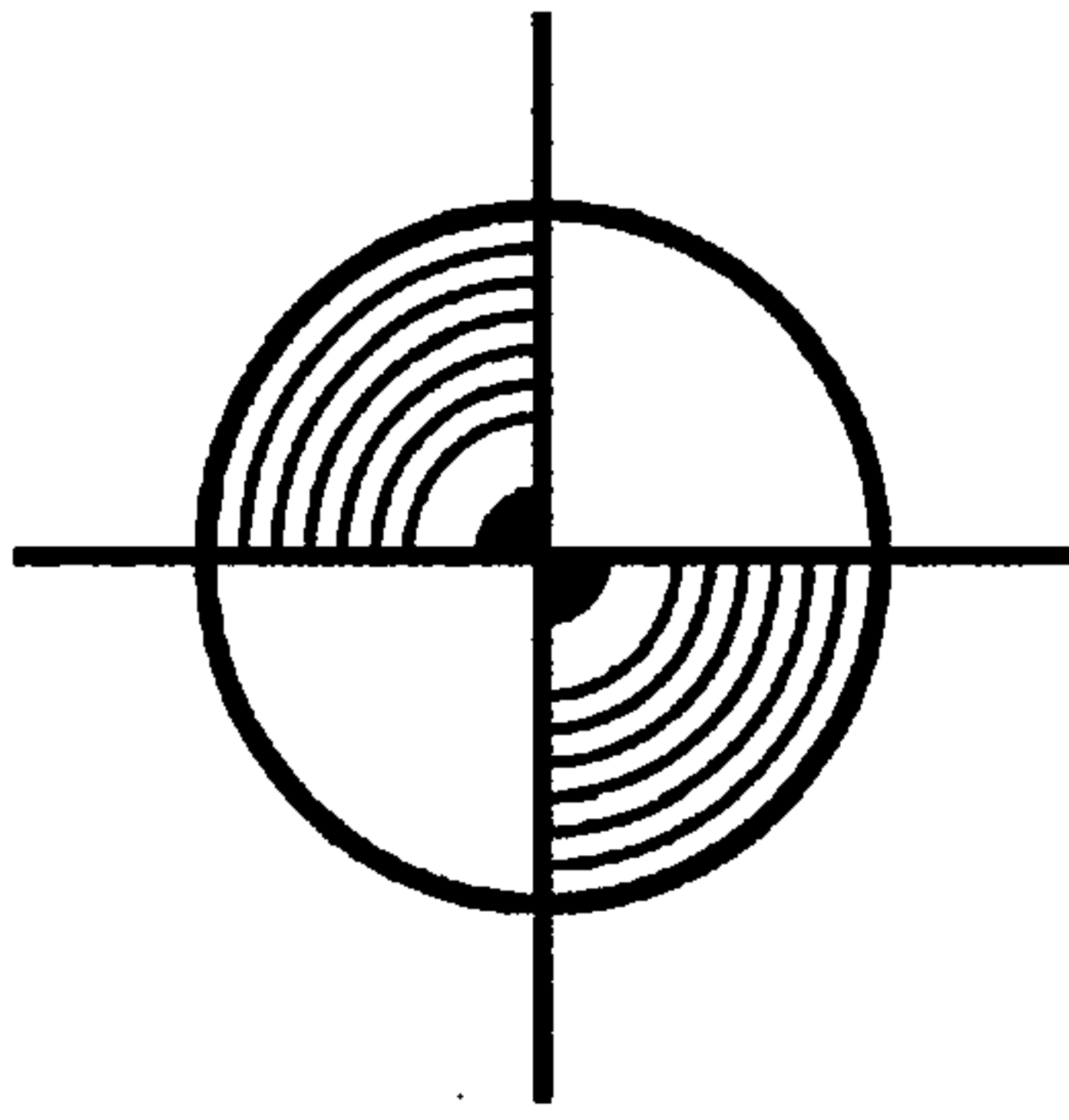
Project # 1003372



CITY OF  
Albuquerque  
Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2003



Zone Atlas Page  
**C-18-Z**  
Map Amended through July 31, 2003



**Forstbauer  
Surveying  
Company, LLC**

*Professional Surveyor  
New Mexico • Arizona • Colorado  
United States Mineral Surveyor*

September 7, 2004

To: Development Review Board

Re: Tijeras Place LLC  
Lot 30-A, Block 11, Tract A, Unit B, North Albuquerque Acres

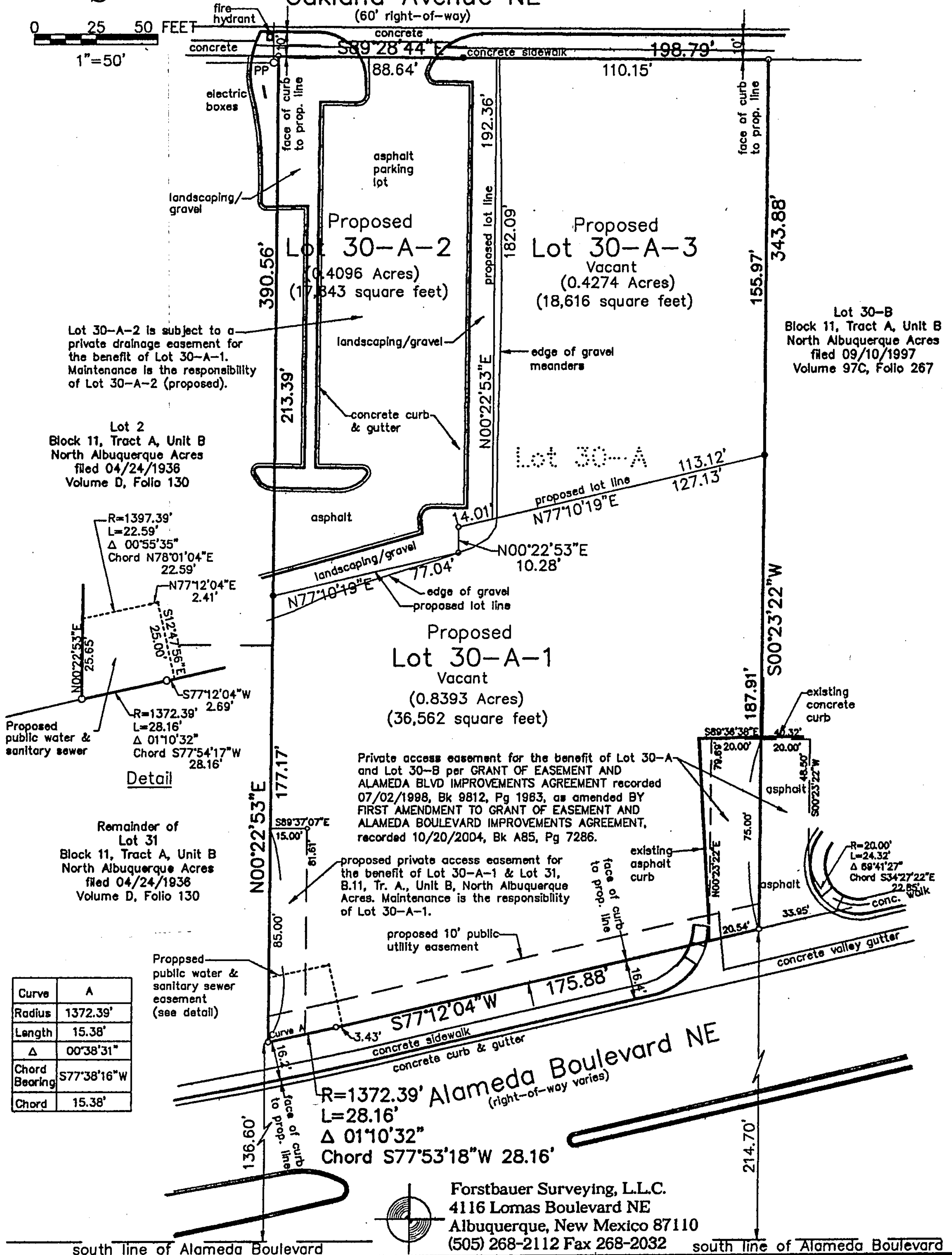
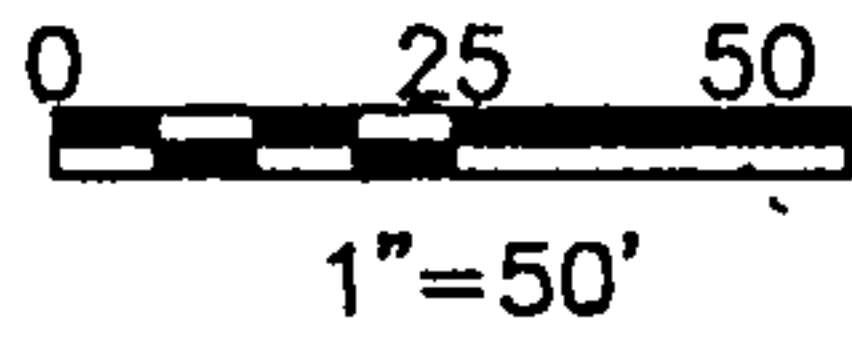
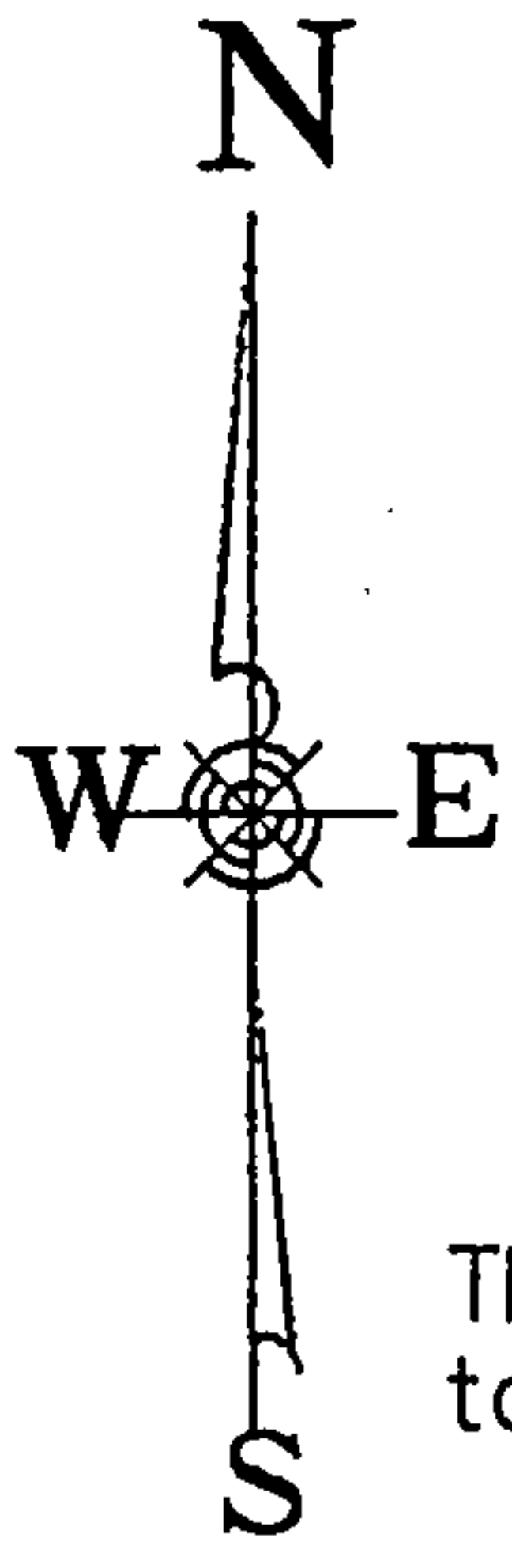
Forstbauer Surveying LLC requests DRB review and comments regarding proposed subdivision of Lot 30-A into three lots as shown on the attached sketch. Subdivision is necessary for future development plans.

**Site Sketch**  
**Proposed Lots 30-A-1, 30-A-2 & 30-A-3**  
**North Albuquerque Acres**  
 Being a Replat of  
**Lot 30-A**

Block 11, Tract A, Unit B  
 North Albuquerque Acres  
 Projected Section 13, T.11N., R.3E., N.M.P.M.  
 City of Albuquerque, Bernalillo County, New Mexico  
 October 2004

The purpose of this plat is to subdivide Lot 30-A into three (3) lots, and to grant the utility easements & westerly access easement shown hereon.

**Oakland Avenue NE**



Lot 30-A-2 is subject to a private drainage easement for the benefit of Lot 30-A-1. Maintenance is the responsibility of Lot 30-A-2 (proposed).

Lot 2  
 Block 11, Tract A, Unit B  
 North Albuquerque Acres  
 filed 04/24/1936  
 Volume D, Folio 130

Lot 30-B  
 Block 11, Tract A, Unit B  
 North Albuquerque Acres  
 filed 09/10/1997  
 Volume 97C, Folio 267

Private access easement for the benefit of Lot 30-A and Lot 30-B per GRANT OF EASEMENT AND ALAMEDA BLVD IMPROVEMENTS AGREEMENT recorded 07/02/1998, Bk 9812, Pg 1983, as amended BY FIRST AMENDMENT TO GRANT OF EASEMENT AND ALAMEDA BOULEVARD IMPROVEMENTS AGREEMENT, recorded 10/20/2004, Bk A85, Pg 7286.

proposed private access easement for the benefit of Lot 30-A-1 & Lot 31, B.11, Tr. A., Unit B, North Albuquerque Acres. Maintenance is the responsibility of Lot 30-A-1.

Proposed public water & sanitary sewer easement (see detail)

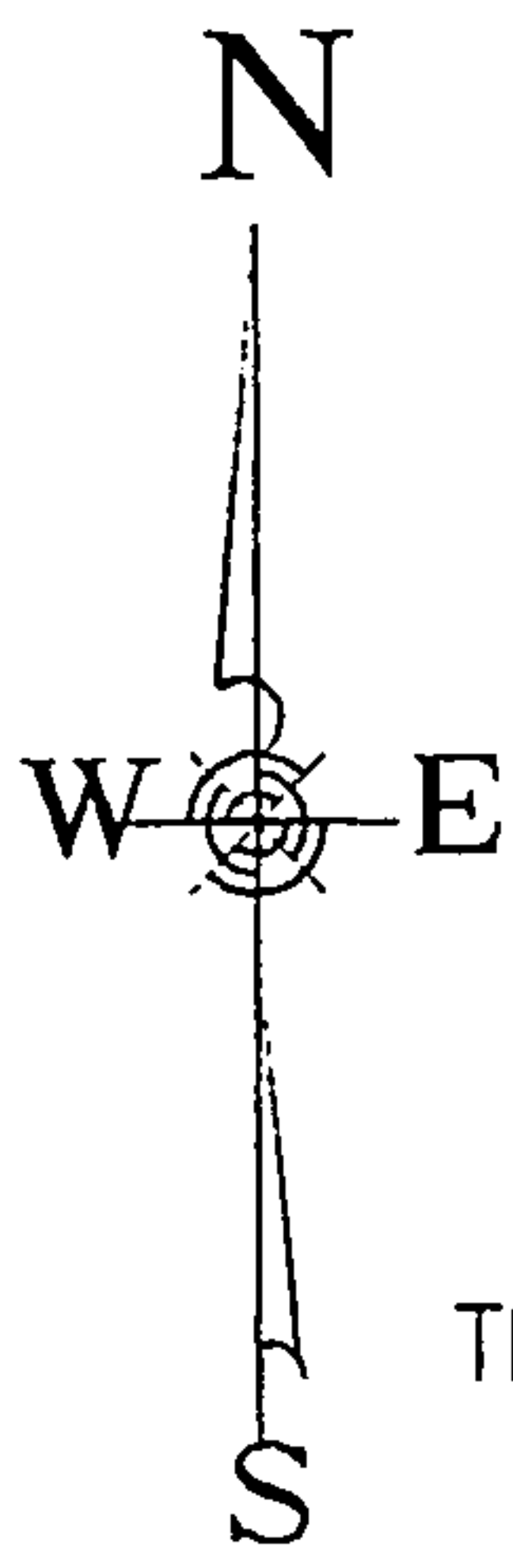
Curve	A
Radius	1372.39'
Length	15.38'
Δ	00°38'31"
Chord Bearing	S77°38'16"W
Chord	15.38'

Remainder of Lot 31  
 Block 11, Tract A, Unit B  
 North Albuquerque Acres  
 filed 04/24/1936  
 Volume D, Folio 130

Forstbauer Surveying, L.L.C.  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
 (505) 268-2112 Fax 268-2032

south line of Alameda Boulevard

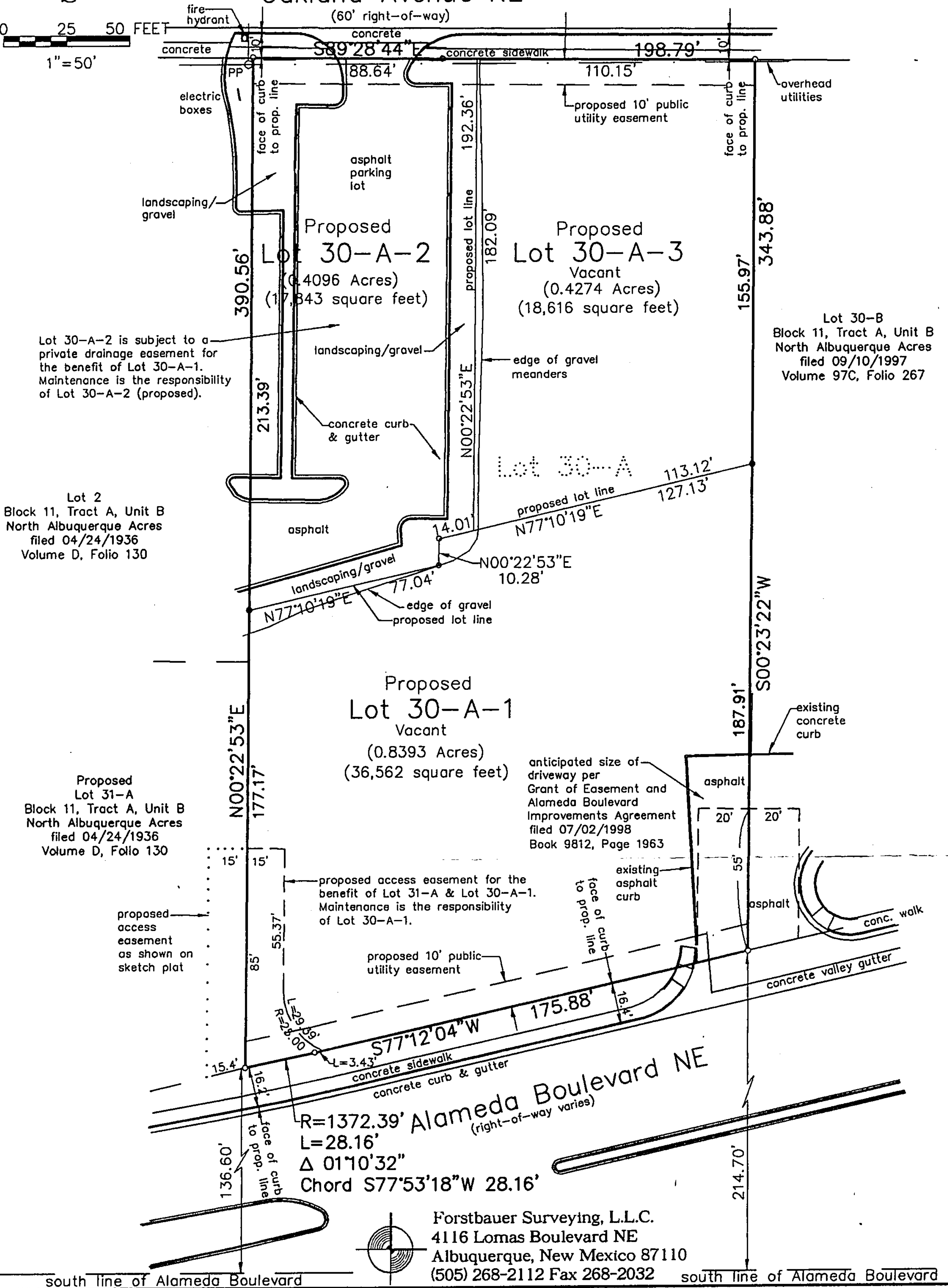
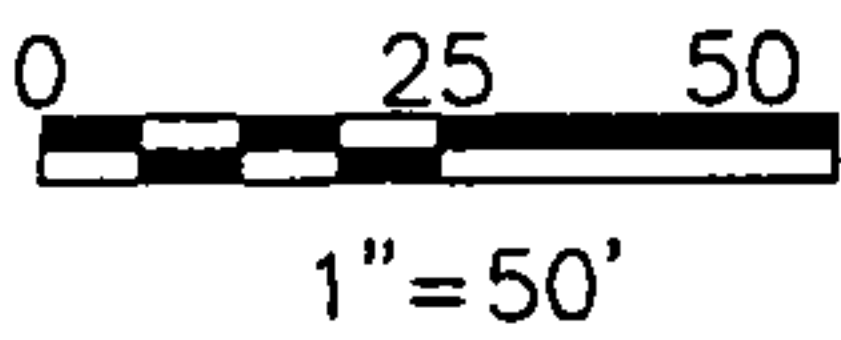
south line of Alameda Boulevard



Sketch Plat  
 Proposed Lots 30-A-1, 30-A-2 & 30-A-3  
 North Albuquerque Acres  
 Being a Replat of  
 Lot 30-A  
 Block 11, Tract A, Unit B  
 North Albuquerque Acres  
 Projected Section 13, T.11N., R.3E., N.M.P.M.  
 City of Albuquerque, Bernalillo County, New Mexico  
 August 2004

The purpose of this plat is to subdivide Lot 30-A into three (3) lots.

Oakland Avenue NE



Forstbauer Surveying, L.L.C.  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
 (505) 268-2112 Fax 268-2032

south line of Alameda Boulevard

south line of Alameda Boulevard



**Dekker/Perich/Sabatini**

architecture  
interiors  
planning  
engineering

September 7, 2004

Ms. Sheran Matson  
DRB Chair  
City of Albuquerque Planning Department  
600 Second Street NW  
Albuquerque, New Mexico 87102

Dear Ms. Matson:

I respectfully request a deferral for the site plan for subdivision till September 15<sup>th</sup>, 2004 so that the sketch plat for our project can be heard at the same time (project # 1003372 - 04DRB-01234). If you have any questions please give me a call at 761-9700. Thank you.

Sincerely,

Dekker/Perich/Sabatini Ltd.

Kevin Kofchur

*2 deferrals AS*

**SITE PLAN**

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

### Fax Transmittal



## Dekker/Perich/Sabatini

architecture  
interiors  
planning  
engineering

To: Clair Senova

At: C.O.A. Planning Dept.

Fax Number: 924-3864

No. Of Pages: 1 (excluding this page)

Date: 9/7/04

Project: Used Car Dealership

Project No.: 04042

Re: DRB Hearing Deferral

From: Kevin Kofchur

Hardcopy to Follow

### COMMENTS:

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





**Dekker/Perich/Sabatini**

architecture  
interiors  
planning  
engineering

August 19, 2004

Ms. Sheran Matson  
DRB Chair  
City of Albuquerque Planning Department  
600 Second Street NW  
Albuquerque, New Mexico 87102

Dear Ms. Matson:

Based on our phone conversation on August 13, I would like to withdraw my application of Minor Site Plan for Building Permit (project # 1003372 - 04DRB-01236). Thank you.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Kevin Kofchur

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

**Fax Transmittal**



**Dekker/Perich/Sabatini**

architecture  
interiors  
planning  
engineering

To: Claire Senova

At: C.O.A. Planning Dept.

Fax Number: 924-3864

No. Of Pages: 1 (excluding this page)

Date: 8/19/04

Project: Used Car Dealership

Project No.: 04042

Re: S.P. for Building Permit Withdraw

From: Kevin Kofchur

Hardcopy to Follow

**COMMENTS:**

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

**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.)

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT  
PLANS FOR BUILDING PERMIT (Optional, but STRONGLY  
recommended)**

- 1. Overall Design Theme and Land Use Concept
- 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
- 3. Street Design
- 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
- 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
- 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
- 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
- 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
- 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT  
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- 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
- 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

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

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

 / 8-10-04  
Applicant or Agent Signature / Date

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

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

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

## Accompanying Material

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

## SHEET #1 - SITE PLAN

### A. General Information

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

**B. Proposed Development**

**1. Structural**

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

**2. Parking and Internal Circulation**

- A. Parking layout with spaces numbered per aisle and totaled.
  - 1. Location and typical dimensions, including handicapped spaces
  - 2. Calculations: spaces required: 10 provided: 11  
 Handicapped spaces required: 1 provided: 1
- B. Bicycle parking & facilities
  - 1. Bicycle racks, spaces required: 1  
 provided: 1
  - N/A 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
  - 1. Ingress and egress locations, including width and curve radii dimensions
  - 2. Drive aisle locations, including width and curve radii dimensions
  - 3. End aisle locations, including width and curve radii dimensions
  - 4. Location & orientation of refuse enclosure, with dimensions
  - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
  - 1. Location and dimensions of all sidewalks and pedestrian paths
  - 2. Location and dimension of drive aisle crossings, including paving treatment
  - 3. Location and description of amenities, including patios, benches, tables, etc.

**3. Streets and Circulation**

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

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

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

## 4. Utilities

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

## 5. Phasing

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

## SHEET #2 - LANDSCAPING PLAN

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

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

## SHEET #3 - PRELIMINARY GRADING PLAN -

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

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



# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

## A. General Information

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

## B. Grading Information

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

# SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

## A. General Information

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

## B. Signage

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

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

# 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**

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

**APPLICANT INFORMATION:**

NAME: TIM OTT PHONE: 250-4675

ADDRESS: P.O. BOX 35981 FAX: \_\_\_\_\_

CITY: ALBUQUERQUE STATE NM ZIP 87176 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

AGENT (if any): DEKKER / PERICH / SALSATINI PHONE: 761-9700

ADDRESS: 6801 JEFFERSON NE SUITE 100 FAX: 761-4222

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: SITE PLAN FOR BUILDING PERMIT AND SUBDIVISION

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

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

Lot or Tract No. LOT 30-A Block: 11 Unit: B

Subdiv. / Addn. NORTH ALBUQUERQUE ACRES Tr A

Current Zoning: C-1B Proposed zoning: SAME

Zone Atlas page(s): SUZ FOR M-1 No. of existing lots: 1 No. of proposed lots: 3

Total area of site (acres): 0.84 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. 101806404240220503 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: ALAMEDA BLVD. + SAN MATEO BLVD. NE

Between: SAN MATEO BLVD. NE and I-25

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 03DRB-00092  
DRB-96-352, S-96-44, DRB PROJECT NUMBER 100572

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

SIGNATURE Kevin Korchur DATE 8/10/04

(Print) KEVIN KORCHUR Applicant Agent

**FOR OFFICIAL USE ONLY**

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 01234</u>	<u>SPS</u>	<u>PC(3)</u>	<u>\$385.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>W/D &gt; 04DRB - 01234</u>	<u>SBR</u>	<u>P(3)</u>	<u>\$385.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> GIS copy has been sent	_____	_____	_____	<u>\$ _____</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	<u>\$ _____</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	<u>\$ _____</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	<u>\$ _____</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>8-18-04</u>	_____	_____	<u>Total \$790.00</u>

Kevin Korchur 8-10-04  
Planner signature / date

Project # 1003372

**FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)**

**SKETCH PLAN REVIEW AND COMMENT**

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
  - Solid Waste Management Department signature on Site Plan
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - Blue-line copy of Site Plan with Fire Marshal's stamp
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

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

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
  - Infrastructure List, if relevant to the site plan
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

KEVIN KOFHUP  
Applicant name (print)

[Signature] / 8-10-04  
Applicant signature / date



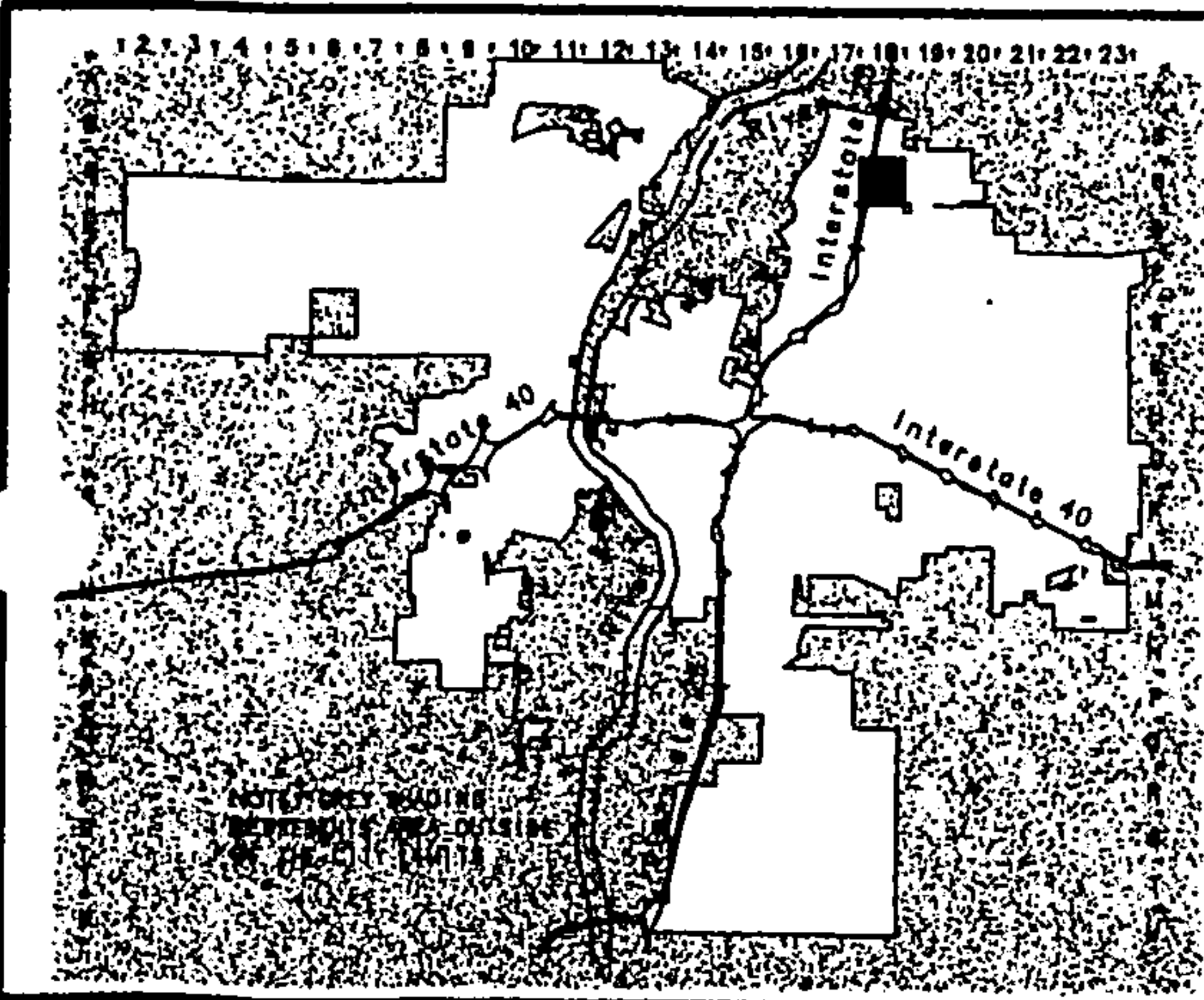
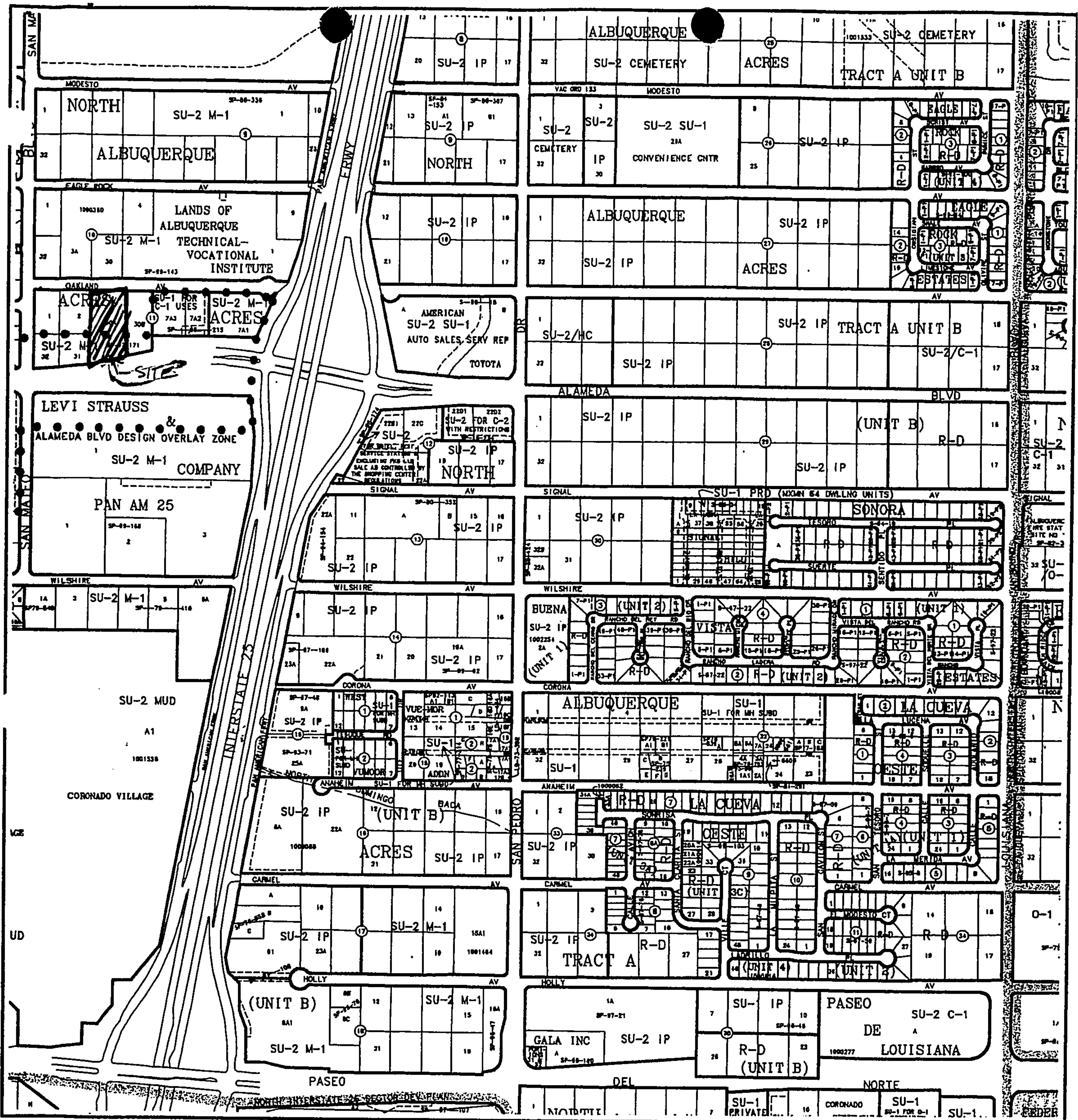
Form revised September 2001

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

Application case numbers  
 04DRB - 01234  
 04DRB - 01236

[Signature] 8-10-04  
Planner signature / date

**Project # 1003372**



CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2003



**Zone Atlas Page**

**C-18-Z**

Map Amended through January 21, 2003



*NEW MEXICO* DEPARTMENT OF  
**TRANSPORTATION**  
 MOBILITY FOR EVERYONE

*Kevin*  
 RECEIVED

JUL 27 2004

Dekker/Perich/Sabatini

District Three Office - Albuquerque

July 26, 2004

Mr. Mr. Kevin Kofchur  
 6801 Jefferson NE.  
 Suite 100  
 Albuquerque, NM 87109

Subject: Driveway for Proposed Automotive Sales Property  
 Located on 5301 Alameda Blvd.)  
 NM 528 (Alameda Boulevard) North of the San Mateo Intersection  
 Bernalillo County, District Three

Dear Mr. Kofchur:

We have reviewed the proposed shared driveway access request for the proposed Automotive Sales located on 5301 Alameda Boulevard (East of the NM 528 (Alameda Blvd.)/San Mateo intersection). As we agreed the Driveway will be constructed approximately 335 Feet east of the San Mateo Intersection. The driveway will serve both the proposed Drive Time Automotive sales and the your property which lies due east of the proposed Drive Time Automotive sales.

**Bill Richardson**  
 Governor

**Rhonda G. Faught P.E.**  
 Cabinet Secretary

In principal, the NMDOT will approve the shared driveway. Before we grant the driveway permit, the following will be required:

1. A completed Driveway Access Permit needs to be turned in to the District Three Office
2. Design plans for the shared driveway need to be submitted to the NMDOT and approved by my office.
3. Drainage plans for both sites needs to be approved by the NMDOT's Drainage Section.
4. Environmental clearance from the Department's Environmental Section needs to be obtained for any work that will be required within our R/W.
5. Both properties that will be using the driveway need to agree to construct the following:
  - a. Right turn deceleration lane on Westbound NM 528 (Alameda Boulevard)
  - b. A left turn lane from Eastbound NM 528 (Alameda Boulevard)
  - c. Any required median modifications along NM 528 (Alameda Boulevard)

Commission

**Johnny Cope**  
 Chairman  
 District 2

**David Schutz**  
 Vice Chairman  
 District 5

**Gregory T. Ortiz**  
 Secretary  
 District 6

**Norman Assed**  
 Commissioner  
 District 3

**Jim Franken**  
 Commissioner  
 District 4

**Bud Hettinga**  
 Commissioner  
 District 1

The above will be constructed to the NMDOT standards.

If you have any questions, please feel free to give me a call at 841-2761

Sincerely,

Tony Abbo, P.E.  
 District Three Traffic Engineer

cc: Mir Amiri  
 Julian Vigil  
 File

Kevin  
**RECEIVED**

JUL 01 2004



**Dekker/Perich/Sabatini**  
CITY OF ALBUQUERQUE  
OFFICE OF THE ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

TIM OTT request(s) a special exception to the Alameda Boulevard Design Overlay Zone, Section C. 2., Page 25: a VARIANCE to the required 3-foot solid wall placement at least 6 feet from the public right-of-way on all or a portion of Lot(s) 30A, Block(s) 11, North Albuquerque Acres, zoned SU-1/M-1 and located at 5301 ALAMEDA BLVD NE (C-18)

Special Exception No:..... **04ZHE - 00745**  
Project No:..... **1003463**  
Hearing Date:..... 06-15-04  
Closing of Public Record:..... 06-15-04  
Date of Decision:..... 06-30-04

**STATEMENT OF FACTS:** The applicant requests a variance to the required 3-foot solid wall placement at least 6 feet from the public right-of-way. Kevin Kofchur represented the applicant, Tim Ott. Mr. Kofchur testified that this request is to allow relief from the requirement to provide a 3-foot high solid wall, fence or dense hedge within 6 feet of the right of way per the Alameda Boulevard Design Overlay Zone. He stated that his client intends to use this property for automobile sales and believes that a 3-foot high wall will impede the view of his merchandise for potential customers. Mr. Kofchur testified that other immediate adjacent properties have not complied with the screening requirements on Alameda Boulevard and that a solid wall would put his client at a disadvantage with competing businesses. The yellow sign was posted.

There is a letter of opposition contained in the file authored by Knight Seavey. Mr. Seavey's opposition is to the placement of a 3-foot wall on this property, which is not what this applicant is requesting.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

**FINDINGS AND CONCLUSIONS:** I find that this parcel is exceptional as compared to other parcels in the vicinity in that it is irregular in size and shape and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

**DECISION:** Approved with condition.

CONDITION:

1. The applicant will comply with all landscaping requirements as provided for by the Alameda Boulevard Design Overlay Zone.

If you wish to appeal this decision, you may do so by 5:00 p.m., on Thursday, July 15, 2004 in the manner described below:

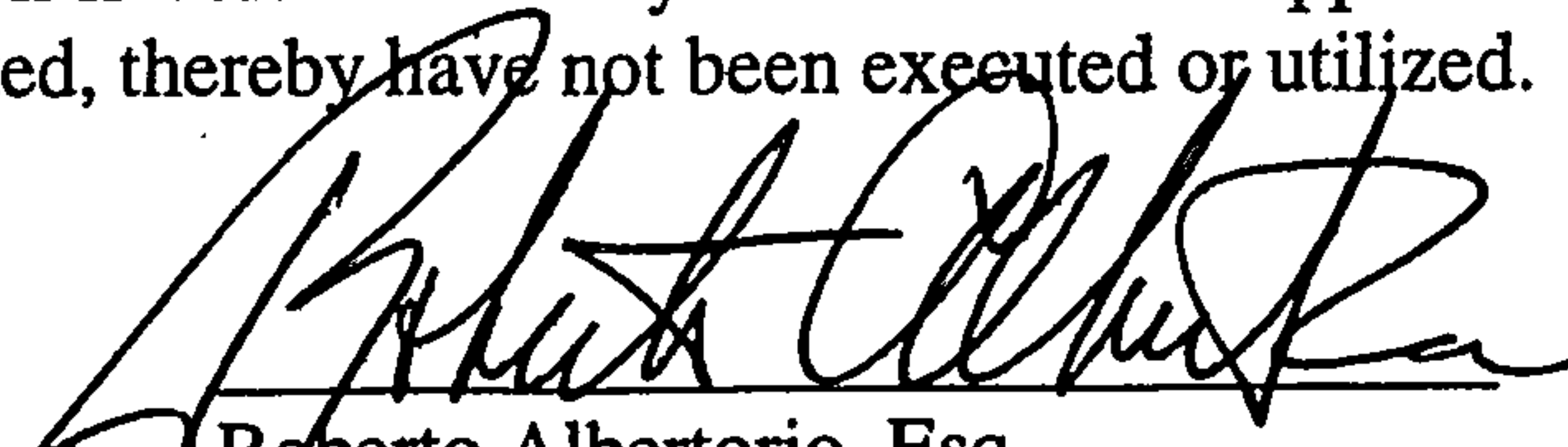
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.

  
Roberto Albertorio, Esq.  
Zoning Hearing Examiner

**ZHE Decision**

**04ZHE - 00745 / 1003463**

**Page 3**

cc: Zoning Enforcement (2)

ZHE File

Tim Ott, PO Box 35981, 87176

Kevin Kofchur, % Dekker / Perich / Sabatini, 6801 Jefferson NE, Suite 100,  
87109

Knight Seavey, AIA, 57 Rock Point Place NE, 87122

Larry Caudill, WNA, 4915 Watercress NE, 87113

Steve Wentworth, 8919 Boe Lane NE, 87113



August 10, 2004

Ms. Sheran Matson, AICP  
DRB Chair  
City of Albuquerque Planning Department  
600 Second Street, NW  
Albuquerque, New Mexico 87102



**Dekker/Perich/Sabatini**

architecture  
interiors  
planning  
engineering

Re: Submittal for Site Plan for Building Permit and Subdivision, North Albuquerque Acres Lot 30-A  
Located east of the Alameda Boulevard and San Mateo Boulevard intersection  
**Project # 1003372**

Dear Ms. Matson:

Enclosed for Development Review Board (DRB) application for Site Plan for Building Permit and Subdivision are copies of the following information:

- Development Review Applications
- Letter explaining, describing, and justifying request
- Six (6) copies of site plan for building permit/subdivision
- Zone Atlas Map
- Copy of NMDOT letter
- Copy of Zoning Hearing Examiner letter
- Copy of letter for approval as acting agent

The purpose of this site plan is to use a portion of the existing Lot 30-A facing Alameda Boulevard for a small car dealership. The remaining portions of Lot 30-A will remain vacant and not used in this proposal. The intent was to meet the existing guidelines dictated in the Alameda Boulevard Design Overlay Zone, North I-25 Sector Plan, and City Zoning Ordinances. The following are key points to our site plan based on the previously mention criteria and applicable to this project:

1. We plan on using the existing shared access drive from Alameda Boulevard between the car dealership and the adjacent Holiday Inn Express.
2. A landscape setback of 30 ft. fronts Alameda Boulevard.
3. The Dealership will have car display areas in front of and in back of the proposed sales building. It is the project's intent to screen as many display areas as possible behind the proposed building. But since the building is so small, and the needs to have possible customers view merchandise from Alameda, we require a car display area fronting Alameda. This area would need to be unobstructed from view in order to view the automobile display in its entirety. We have been granted a variance for placement of the required screen wall as dictated in the attached letter by the Zoning Hearing Examiner.
4. We are also proposing a second access point into the Dealership along the west property line from Alameda Boulevard. This would allow possible customers to turn into the dealership after viewing automobile displays, as well as serving as the entry point for refuse pick-up. This shared access drive was required by NMDOT, as well as a deceleration lane for west bound traffic and improvements to Alameda Boulevard for east bound traffic. Please refer to the attached letter by NMDOT approving the schematic design of the Alameda Boulevard improvements (final approval pending driveway permit submittal).
5. The proposed building has the required parking needed based on city zoning ordinances. We exceed the necessary parking by one parking stall.

Should you have any questions or need clarification of these statements of compliance, please call me at 761-9700.

Sincerely,

Dekker/Perich/Sabatini Ltd.

Kevin Kofchur

Cc: file

S:\04042 Ken Johns Car Dealership\General\Correspondence\DRB LETTER 8-9-04 doc

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

April 1, 2004

Re: Tim Ott:  
Application for  
Site Development Plan for Subdivision  
of Lots 30-A and 30-B of Block 11, Tract A, Unit B North Albuquerque Acres  
commonly known as 5301 Alameda Blvd. NE Albuquerque, New Mexico

To Whom It May Concern:

Tim Ott, developer of the referenced project, hereby authorizes Decker / Perich /  
Sabatini, Ltd., to act as its agent in matters pertaining to the City of Albuquerque, Design  
Review Board site plan approval process.

Sincerely,



Tim Ott

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

**PAID RECEIPT**

APPLICANT NAME TIM OTT  
 AGENT DEKKER/PERICH/SABATINI  
 ADDRESS 6801 Jefferson NE 87109  
 PROJECT & APP # 1003372/04DRB01234 & 01236  
 PROJECT NAME \_\_\_\_\_

\$ 20.00 441032/3424000 Conflict Management Fee  
 \$ 770.00 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  
 \$ 790.00 TOTAL AMOUNT DUE

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

8/10/2004  
 RECEIPT# 0002716 WSH 006 TRANS# 0026  
 Account 441032 Fund 0000  
 Activity 4424000 TRSEJA  
 Trans Amt \$790.00  
 J24 Misc \$20.00

**DEKKER/PERICH/SABATINI, LTD** 12-92  
 SUITE 100  
 ALBUQUERQUE, NM 87109  
 (505) 761-7000  
 FED # 35-037023

**DUPLICATE\*\*\***

CITY OF ALBUQUERQUE

WELLS FARGO NEW MEXICO, N.A. 0204  
 Albuquerque, NM 87103-1081  
 95-219-1070

032223

CHECK NO.

City Of Albuquerque  
 Treasury Division

DATE	AMOUNT
8/10/2004 11:27AM	LOC: ANNX
RECEIPT# 0002716 WSH 006 TRANS# 0026	TRAND# 00026
Account 441006 Fund 0000	
Activity 4983000	TRSEJA
Trans Amt \$790.00	VOID AFTER 90 DAYS
J24 Misc \$20.00	
CK \$770.00	
CHARGE \$790.00	
	\$0.00

8



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

REVISED 2/5/04

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

DRB Application No.: 04DRB-01236 (SBP)  
Project Name: NORTH ALBUQ. ACRES UNIT B  
Agent: Dekker/ Perich/Sabatini.

Project # 1003372  
Phone No.: 761-9700

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on \_\_\_\_\_ 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 nvar 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

1003372

**FIRE HYDRANT AND INSTANTANEOUS  
FIRE FLOW REQUIREMENTS**

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

ZONE MAP NUMBER C-18-Z

REFERRAL # \_\_\_\_\_

SITE ADDRESS 5301 Alameda Blvd. (NE) 87113

LEGAL DESCRIPTION: SUBJECT TRACT Lot 30-A Block 11, Tract A,  
Unit B North Albug. Acres,

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 1

INSTANTANEOUS FLOW REQUIRED 1,196 GPM'S

SQUARE FOOTAGE - LARGEST BUILDING \_\_\_\_\_

TYPE CONSTRUCTION V

**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 1

DATE: 8/10/04

FIRE DEPARTMENT INSPECTOR: H. A. Z. Chavez

RECEIVED BY: [Signature] TELEPHONE: 761-9700

**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

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

**PAID RECEIPT**

APPLICANT NAME TIM OTT  
 AGENT DEKKER/PERICH/SABATINI  
 ADDRESS 6801 JEFFERSON ST. NE STE 100  
 PROJECT & APP # 1003372 / 04DRB-01237 \$1,36  
 PROJECT NAME ALAMEDA CAR DEALERSHIP

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee  
 \$ 100.00 441006/4983000 DRB Actions  
 \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ \_\_\_\_\_ 441018/4971000 Public Notification  
 \$ 100.00 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  
 \$ 200.00 TOTAL AMOUNT DUE

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

<b>DEKKER/PERICH/SABATINI, LTD</b> 6801 JEFFERSON NE SUITE 100 ALBUQUERQUE, NM 87109 (505) 761-9700 FED #85-0367023		12-92	<b>WELLS FARGO NEW MEXICO, N.A.</b> Albuquerque, NM 87103-1081 95-219-1070	0204	<b>032499</b> CHECK NO.
J24 Misc \$200.00 \$10.00	Two Hundred <del>and</del> 00/100	* DUPLICATE * 9/09/2004 Albuquerque Treasury Division	DATE	AMOUNT	VOID AFTER 90 DAYS
PAY TO THE ORDER OF CITY OF ALBUQUERQUE	TRANS# 0016 Fund 0110	RECEIPT # 200712 Account # 470000	9/10/2004	\$200.00	TRANS# 0016 Fund 0110

"032499" : 607002192: 1047518568"  
 CHANGE \$0.00

Thank You

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

NAME: TIM OTT PHONE: 250-4675  
 ADDRESS: P.O. BOX 35981 FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87176 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): DEKKER / PERICH / SABATINI PHONE: 761-9700  
 ADDRESS: 6801 JEFFERSON NE SUITE 100 FAX: 761-4222  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: REVIEW AND COMMENT OF SKETCH SITE PLAN

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

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

Lot or Tract No. LOT 30-A Block: 11 Unit: B  
 Subdiv. / Addn. NORTH ALBUQUERQUE ACRES  
 Current Zoning: SU-2 FOR M-1 Proposed zoning: SAME  
 Zone Atlas page(s): C-18 No. of existing lots: 1 No. of proposed lots: 2  
 Total area of site (acres): 0.76 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. 101806.404240220503 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: ALAMEDA BOULEVARD AND SAN MATEO BOULEVARD NE  
 Between: SAN MATEO BOULEVARD NE and I-25

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 03DRB-00092, DRB-96-352, S-96-44

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

SIGNATURE <u>Kevin Kochur</u>		DATE _____	
FOR OFFICIAL USE ONLY			
(Print) <u>KEVIN KOCHUR</u>		Form revised 9/01, 3/03, 7/03, 10/03, 3/04	
<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F. Applicant Fees <input checked="" type="checkbox"/> Agent
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00535</u>	<u>SK</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All case #s are assigned			\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent			\$ _____
<input checked="" type="checkbox"/> Case history #s are listed			\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill			\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus			\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate			\$ _____
	Hearing date <u>April 14, 2004</u>		Total \$ <u>0</u>
<u>KS Durandaux</u>	<u>4-6-04</u>	Project # <u>1003372</u>	
Planner signature / date			

**FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)**

**SKETCH PLAN REVIEW AND COMMENT**

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

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

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

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

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

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

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

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

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

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

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

KEVIN KORCHUR  
Applicant name (print)  
[Signature] / 04-06-04  
Applicant signature / date



Form revised September 2001

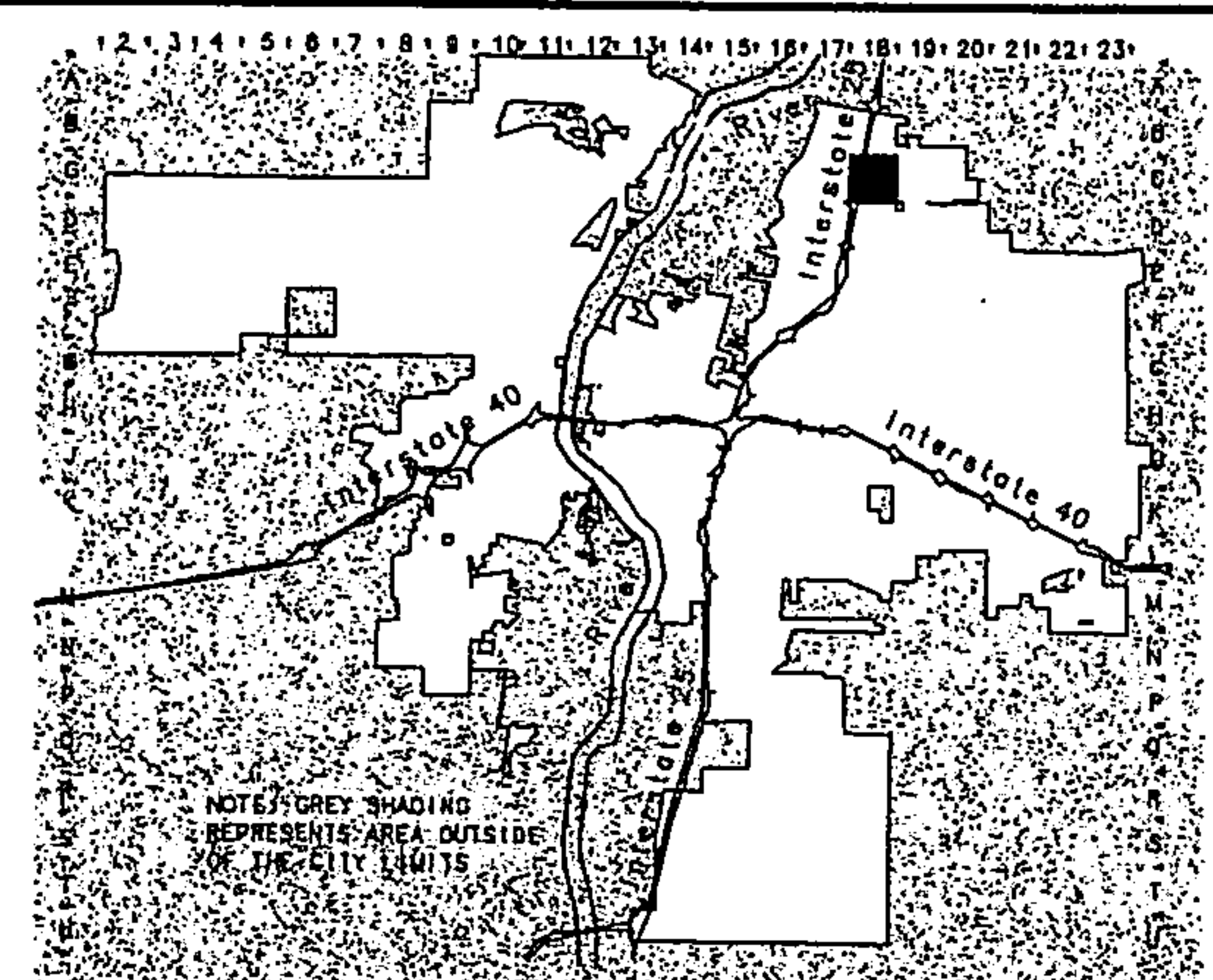
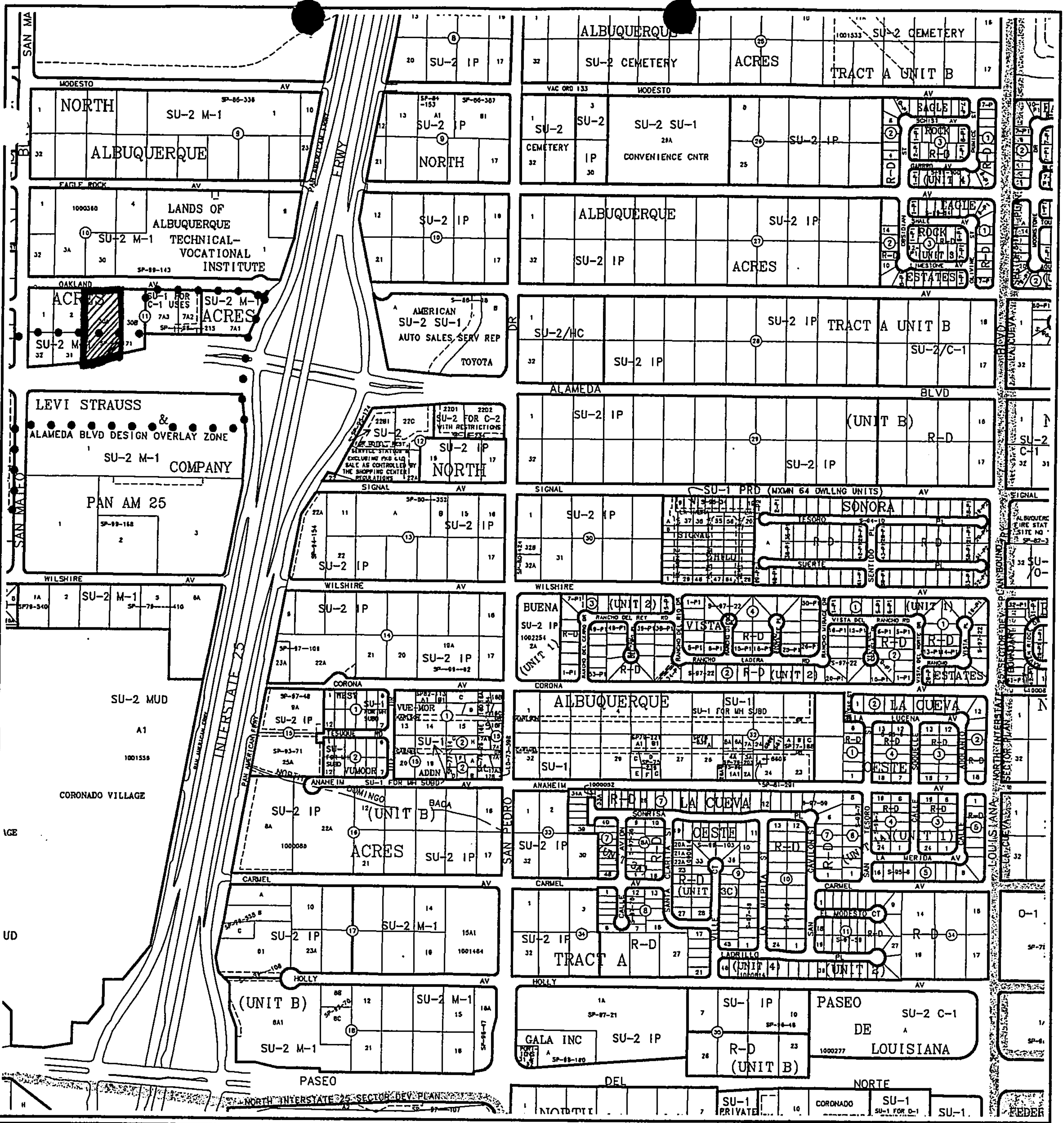
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
ADR B - 00535

[Signature] 4-6-04  
Planner signature / date

**Project # 1003372**





CITY OF  
Albuquerque  
A Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

**C-18-Z**

Map Amended through January 21, 2003

April 6, 2004

Ms. Sheran Matson, AICP  
DRB Chair  
City of Albuquerque Planning Department  
600 Second Street, NW  
Albuquerque, New Mexico 87102



**Dekker/Perich/Sabatini**

architecture  
interiors  
planning  
engineering

Re: Sketch Plan Review and Comment, North Albuquerque Acres Lot 30-A  
Located east of the Alameda Boulevard and San Mateo Boulevard intersection

Dear Ms. Matson:

Enclosed for Development Review Board (DRB) sketch plat review and comment are copies of the following information:

- Development Review Applications
- Letter explaining, describing, and justifying request
- Six (6) copies of sketch plan
- Zone Atlas Map

The purpose of this sketch plan would be use a portion of the existing Lot 30-A facing Alameda Boulevard for a small car dealership. The remaining portion of Lot 30-A will remain vacant and not used in this proposal. The intent was to meet the existing guidelines dictated in the Alameda Boulevard Design Overlay Zone and City Zoning Ordinances. The following are key points to our sketch plan based on the previously mention criteria and applicable to this project:

1. We are proposing a shared access drive from Alameda Boulevard between our car dealership and the adjacent Holiday Inn Express.
2. A landscape setback of 30 ft. fronts Alameda Boulevard.
3. The Dealership will have car display areas in front of and in back of the proposed sales building. It is was the projects intent to screen as many display areas as possible behind our proposed building. But since the building is so small, and the need to have possible customers view our merchandise from Alameda, we require a car display area fronting Alameda. This area would need to be unobstructed from view in order to view the automobile display in its entirety. We request an exemption from placing a screen wall along Alameda.
4. We are also proposing a second access point into the Dealership along the west property line from Alameda Boulevard. This would allow possible customers to turn into the dealership after viewing our automobile display, as well as serving as the entry point for refuse pick up. The desired intent is to have another shared access drive between our dealership and the adjacent property to the west. This would adhere to the design criteria in the Overlay Zone as well as help limit access points along Alameda. It is the project intent for the Design Review Board to allow us to pursue possibly manipulating the existing median running along Alameda for east bound traffic to enter this proposed shared access point.
5. The proposed building has the required parking needed based on city zoning ordinances. We exceed the necessary parking by one parking stall.

This sketch plan is being presented to the Development Review Board for the purpose of obtaining City input and comment. Should you have any questions or need clarification of these statements of compliance, please call me at 761-9700.

Sincerely,

**Dekker/Perich/Sabatini Ltd.**

Kevin Kofchur

Cc: file

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

April 1, 2004

Re: Tim Ott:  
Application for  
Site Development Plan for Subdivision  
of Lots 30-A and 30-B of Block 11, Tract A, Unit B North Albuquerque Acres  
commonly known as 5301 Alameda Blvd. NE Albuquerque, New Mexico

To Whom It May Concern:

Tim Ott, developer of the referenced project, hereby authorizes Dckkr / Perich /  
Sabatini, Ltd., to act as its agent in matters pertaining to the City of Albuquerque, Design  
Review Board site plan approval process.

Sincerely,



Tim Ott