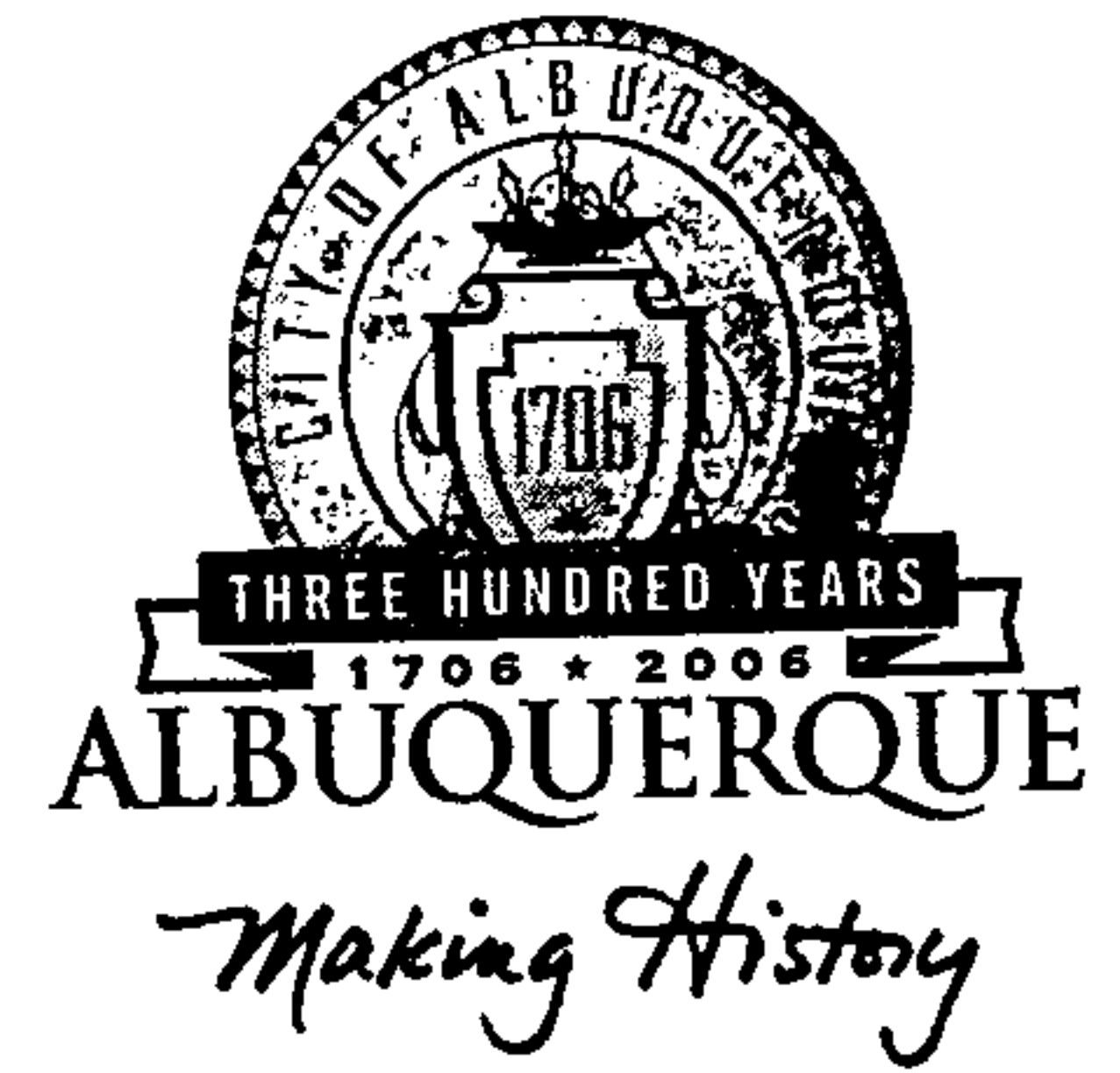


# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003596**

**AGENDA ITEM NO: 4**

**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:()

Albuquerque

**ENGINEERING COMMENTS:**

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APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN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:** October 6, 2004

Handwritten marks: three diagonal lines and a checkmark.



Complete 10/7/04

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

REVISED 2/5/04

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

DRB Application No.: 04DRB-01490 (SBP)

Project # 1003596

Project Name: MONTGOMERY HEIGHTS

Agent: Golden & Associates

Phone No.: 401-9800

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/6/04 by the DRB with delegation of signature(s) to the following departments. OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- Checkboxes for TRANSPORTATION, UTILITIES, CITY ENGINEER / AMAFCA, PARKS / CIP, and PLANNING (Last to sign) with associated lines for comments.

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

Project Number 1003596

Handwritten initials/signature in the top left corner.



# 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.: <u>04DRB-01490 (SBP)</u>	Project # <u>1003596</u>
Project Name: <u>MONTGOMERY HEIGHTS</u>	
Agent: <u>Golden &amp; Associates</u>	Phone No.: <u>401-9800</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/6/04 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

Project Number

1003596



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

October 6, 2004                      9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 10:50 a.m.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1001926**  
04DRB-01393 Major-Preliminary Plat Approval  
04DRB-01394 Major-Final Plat Approval  
TIERRA WEST, LLC agent(s) for JD HOME, INC & JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 225, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned R-2, located on 72<sup>ND</sup> PL NW, between INTERSTATE 40 WEST and GLEN RIO RD NW containing approximately 5 acre(s). [REF: 03DRB01224, 03DRB01115] (J-10) **DEFERRED AT AGENT'S REQUEST TO 10/13/04.**



2. **Project # 1003591**  
04DRB-01384 Major-Preliminary Plat  
Approval  
04DRB-01386 Minor-Sidewalk Waiver  
04DRB-01387 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 31A-1-A, **SUN GATE ESTATES**, zoned R-LT residential zone, located on 98<sup>TH</sup> ST SW, between BLAKE RD SW and OPEN RANGE AVE SW containing approximately 45 acre(s). [REF: 04DRB-01185] *[Deferred from 10/6/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/13/04.**

3. **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]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/3/04.**

**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.**

4. **Project # 1003596** \_\_\_\_\_  
04DRB-01490 Minor-Site Dev Plan \_\_\_\_\_  
BldPermit/EPC

GOLDEN & ASSOCIATES agent(s) for BREWER OIL CO INC request(s) the above action(s) for all or a portion of Tract(s) 100-C1, **MONTGOMERY HEIGHTS**, zoned SU-1 FOR C-2 WITH WAREHOUSE, located on SAN MATEO BLVD NE and MONTGOMERY BLVD NE containing approximately 1 acre(s). [REF: 04EPC01216] **[Stephanie Shumsky, EPC Case Planner]** (F-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR INFRASTRUCTURE LANGUAGE ON THE SIGNATURE BLOCK.**

5. **Project # 1003364**  
04DRB-01407 Minor-SiteDev Plan  
Subd/EPC  
04DRB-01408 Minor-SiteDev Plan  
BldPermit/EPC  
04DRB-01409 Minor-Prelim&Final Plat  
Approval

TIERRA WEST, LLC agent(s) for DOUBLE CHEESE CORPORATION request(s) the above action(s) for all or a portion of Block(s) 10, Tract(s) 1A, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between HOLLY AVE NE and PASEO DEL NORTE NE containing approximately 5 acre(s). [REF: DRB-95-478, 04EPC-00495, 04EPC-00494] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 9/22/04*] (C-19) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/6/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

6. **Project # 1003403**  
04DRB-01493 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, **THE RESERVE @ THE TRAILS SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and the TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 04DRB00632, 04DRB00633, 04DRB00634, 04DRB00635, 03DRB01528] (C-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1001523**  
04DRB-01491 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER/98<sup>TH</sup> STREET PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1 LIGHT INDUSTRIAL, located on UNSER BLVD NW, between LADERA DR NW and MARKET ST NW containing approximately 19 acre(s). [REF: 01EPC01405, 02DRB00518, 02DRB00519, 02DRB00519] (H-9/H-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE.**

8. **Project # 1002856**  
04DRB-01492 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for D R HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Tract(s) 2, **MEADOWS @ ANDERSON HILLS**, (to be known as **BLOSSOM RIDGE ESTATES**) zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98<sup>th</sup> STREET SW and UNSER BLVD SW containing approximately 10 acre(s). [REF: 04DRB01156, 04DRB01157, 04DRB00230, 04DRB00231] (P-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

9. **Project # 1002593**  
04DRB-01502 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 29-35, **VISTA DE ARENAL, UNIT 3**, zoned R-LT residential zone, located on IRVING BLVD NW, between RAINBOW BLVD NW and PAESE PL NW containing approximately 2 acre(s). [REF: 04DRB00911] (B-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **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 & 10/6/04]* (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/20/04.**

11. **Project # 1002718**  
04DRB-01498 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 13, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD SW, between RIVERSIDE DRAIN CANAL and GABALDON RD SW containing approximately 1 acre(s). [REF: 04DRB00758, 04DRB00759] (H-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- Project # 1002718**  
04DRB-01410 Minor-Final Plat Approval  
04DRB-01411 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1, 334B2B & 334B1, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD SW, between RIVERSIDE DRAIN CANAL and GABALDON RD SW containing approximately 10 acre(s). [REF: 04DRB-00758, 04DRB-00759] *[Deferred from 9/22/04]* (H-12) **FINAL PLAT WAS APPROVED AND DELEGATED TO PARKS FOR CASH-IN-LIEU. THE SIDEWALK WAIVER WAS WITHDRAWN AT THE AGENT'S REQUEST.**



12. **Project # 1003051**  
04DRB-01496 Minor-Prelim&Final Plat Approval
- RAY BACA agent(s) for COSME OLGUIN request(s) the above action(s) for all or a portion of Tract(s) A & B, **LANDS OF COSME & HENRIETTA OLGUIN**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between GRIEGOS RD NW and CANDELARIA RD NW containing approximately 1 acre(s). (F-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
13. **Project # 1002520**  
04DRB-00893 Minor- Final Plat Approval
- RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Tract(s) 2, Block(s) 4, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB00705] [*Final Plat Indef. Deferred for SIA*] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR WALL DESIGN AND AGIS DXF FILE.**
14. **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) **DEFERRED AT THE AGENT'S REQUEST TO 11/3/04.**

15. **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 & 9/1/04 Indef. Deferred, 9/29/04 Indef. Deferred*] (F-11/F-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR DETACHED OPEN SPACE FEES.**

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

16. **Project # 1003694**  
04DRB-01485 Minor-Sketch Plat or Plan

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) BB, **ALVARADO GARDENS, UNIT 2**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between TRELIS DR NW and GLENWOOD NW containing approximately 1 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1001440**  
04DRB-01497 Minor-Sketch Plat or Plan

ANDREW MIOUCHOWSKI agent(s) for ILENE MERCHANT request(s) the above action(s) for all or a portion of Tract(s) D3A, **COORS CENTRAL NORTH ADDITION**, zoned SU-1 special use zone, located on COORS BLVD NW, between BLUEWATER RD NW and CENTRAL AVE NW containing approximately 1 acre(s). [REF: DRB-96-27] (K-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1003695**  
04DRB-01494 Minor-Sketch Plat or Plan
- A. BAIN COCHRAN III request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 12, **ALBUQUERQUE HIGHLANDS**, zoned R-1 residential zone, located on MOUNTAIN RD NE, between SAN MATEO NE and SAN PEDRO NE containing approximately 1 acre(s). (J-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. **Project # 1003696**  
04DRB-01495 Minor-Sketch Plat or Plan
- RIO GRANDE ENGINEERING agent(s) for SCACCIA LLC request(s) the above action(s) for all or a portion of Lot(s) 1-17, Tract(s) A, B, C, **VINCINTI MONTANO SUBDIVISION & JUANITA LOPEZ VIGIL SUBDIVISION** (to be known as **TORRENTINO SUBDIVISION**), zoned R-D residential and related uses zone, developing area, located on 97<sup>TH</sup> STREET SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: AX-87-5, DRB-96-529] (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. **Project # 1003689**  
04DRB-01464 Minor-Sketch Plat or Plan
- HALL SURVEYING agent(s) for GREG BOULOY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, Block(s) 13, **PEREA ADDITION**, zoned SU-2 TH special neighborhood zone, located on 16<sup>TH</sup> ST NW, between LOMAS BLVD NW and CENTRAL AVE NW. [Indef. Deferred 9/29/04] (J-13). **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1002864**  
04DRB-01499 Minor-Sketch Plat or Plan
- COMMUNITY SCIENCES CORP agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Lot(s) 56 & 57, **CANTACIELO SUBDIVISION**, zoned R-LT residential zone, located on VENTICICELLO DR NW, between PEGGIO AVE NW and BREZZA DULCE AVE NW containing approximately 30 acre(s). [REF: 04DRB00242] (A-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1003027**  
04DRB-01500 Minor-Sketch Plat or Plan
- COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of **Tract(s) 1P & 2P, TREMENTINA OESTE SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, and CALLE CALMA NE containing approximately 1 acre(s). [REF: 03DRB02159] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
- 04DRB-01501 Minor-Sketch Plat or Plan
- COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of **Tract(s) 14P & 15P, TREMENTINA OESTE SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, and CALLE CALMA NE containing approximately 1 acre(s). [REF: 03DRB02159] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. Approval of the Development Review Board Minutes for September 22, 2004. **THE DRB MINUTES FOR 9/22/04 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50



October 4, 2004

#4

City of Albuquerque  
**Planning Department**  
**Inter-Office Memorandum**

TO: Sheran Matson, DRB Chair  
FROM: Stephanie Shumsky, Associate Planner  
SUBJECT: Project # 1003596

The Environmental Planning Commission approved Project # 1003596/04EPC 01216, Site Plan for Building Permit for Tracts 100-C1 and 100-C, Montgomery Heights, on September 16, 2004. The applicant has satisfied all of the conditions of approval.

If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.

*Stephanie Shumsky*



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: BREWER OIL Co., INC; ATTN: JIM REKART PHONE: O: 505-982-5576  
C: 505-577-6434  
 ADDRESS: 1404 CERILLOS RD FAX: 505-982-8968  
 CITY: SANTA FE STATE NM ZIP 87505-3548 E-MAIL: N/A  
 Proprietary interest in site: OWNER List all owners: ONLY BREWER OIL Co., Inc.  
 AGENT (if any): BOB GOLDEN, GOLDEN & ASSOCIATES PHONE: C: 401-9800  
 ADDRESS: 4400 TRES VISTAS RD NW FAX: 898-5991  
 CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: nmgolden@aol.com

DESCRIPTION OF REQUEST: DRB APPROVAL OF SITE PLAN FOR BUILDING PERMIT

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

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

Lot or Tract No. TRACT 100-C1 REPLAT OF TRACT 100C Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. MONTGOMERY HEIGHTS  
 Current Zoning: SU-1, C2 WITH WAREHOUSING Proposed zoning: NO CHANGE  
 Zone Atlas page(s): F-17-Z No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 0.46 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 101706151501440113 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: 4401 SAN MATEO BLVD. NE  
 Between: NORTHWEST CORNER OF SAN MATEO and MONTGOMERY

CASE HISTORY: Stephanie Shumsky, EPC Case Planner  
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 04 EPC 01216  
ZA-1974 - NOT RELEVANT. A 1965 REQUEST FOR A SIGN VARIANCE.

Check-off if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team . Date of review: JULY 26, 2004

SIGNATURE Bob Golden, Agent for Brewer Oil Co., Inc. DATE SEPTEMBER 28, 2004  
 (Print) BOB GOLDEN, AGENT FOR BREWER OIL Co., Inc. Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04 DRB 01490</u>	<u>SBP</u>	<u>P(3)</u>	<u>\$ 0</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	_____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	_____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	_____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	_____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	_____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	_____
Hearing date <u>10-6-04</u>			Total	_____

Submittal 9-28-04  
 Planner signature / date

Project # 1003596



**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. *N/A BLB*
  - 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.

BOB GOLDEN, AGENT FOR BREWER OIL  
Applicant name (print)

Bob Golden, Agent for Brewer Oil, 9-28-04  
Applicant signature / date



Form revised September 2001

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

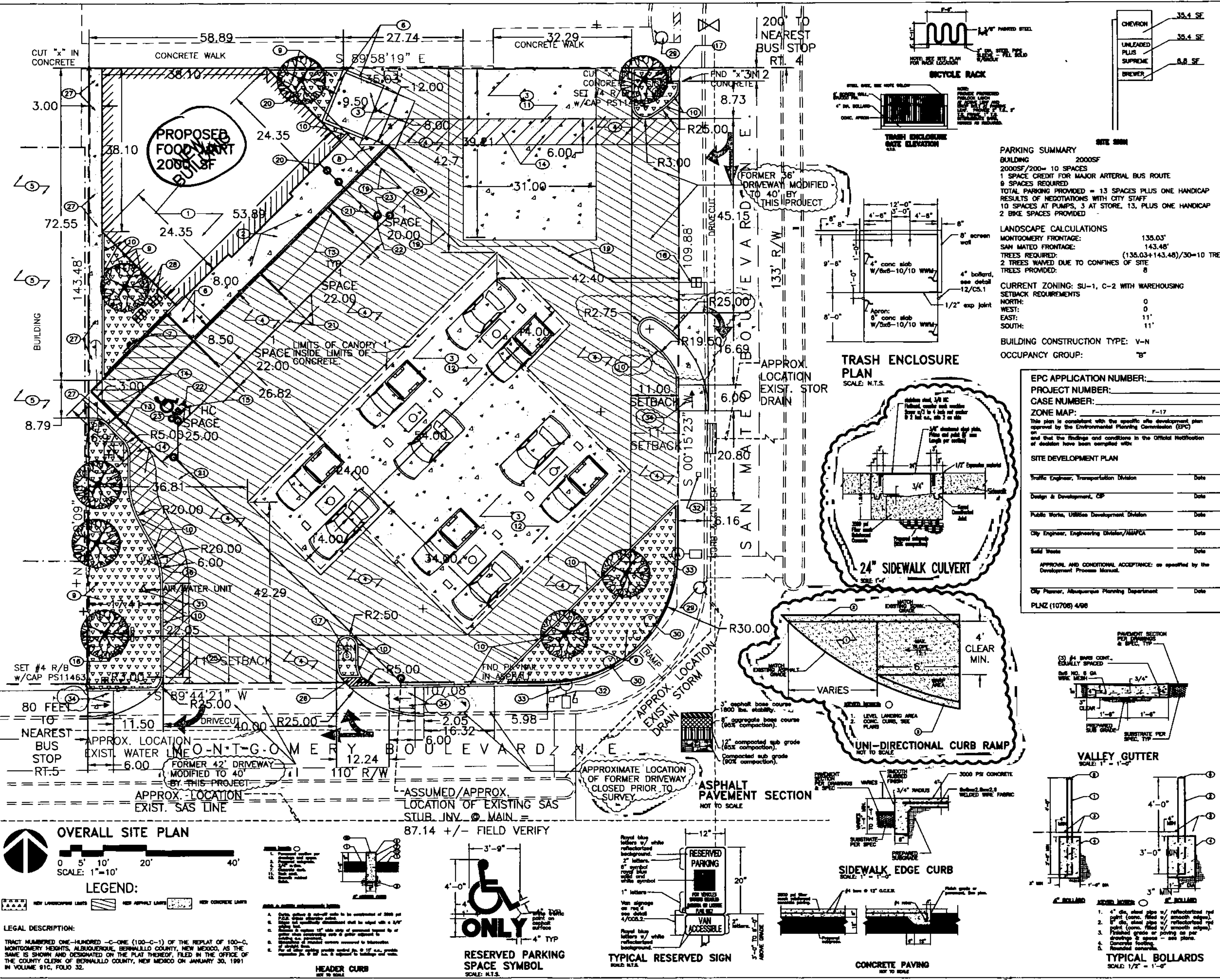
Application case numbers  
04DRB - 01490  
 \_\_\_\_\_  
 \_\_\_\_\_

Bob Golden 9-28-04  
 Planner signature / date

**Project #** 1003596



REF. OTHER  
RE PLG CD - 7  
P&P DRB



**BPLW**  
Architects & Engineers, Inc.  
6200 University Blvd. NE  
Suite 400  
Albuquerque, New Mexico 87110  
(505) 881-2700

48 Third Street  
Suite 100  
Albuquerque, New Mexico 87102  
(505) 827-2700

*Designing to Shape the Future*

- SITE PLAN KEYED NOTES:**
- Proposed Chevron Food Mart building.
  - Construct concrete sidewalk (edge curb) per detail this sheet. See Sheet C2.0 for spot elevations.
  - Construct concrete paving per detail this sheet.
  - Construct asphalt paving to remain. Protect throughout construction.
  - Existing building wall to remain. Protect throughout construction.
  - Construct new single trash enclosure per detail this sheet.
  - Install Van Accessible Handicap reserved parking sign per detail this sheet.
  - Slope/ramp sidewalk at 1:21 max.
  - Landscaped area. See Landscaping plan.
  - Construct concrete header curb per detail this sheet.
  - Proposed fuel storage tank below grade by others.
  - Proposed fuel dispensing stations beneath canopy w/ recessed 400 watt flat pane lighting at 10'-0".
  - Point 4" wide white parking stripes.
  - Point 4" wide white cross-hatch.
  - Point handicap symbol per detail this sheet.
  - Existing dual fixture site light to remain. Approx. 15' high. Protect during construction.
  - Existing site sign.
  - Connect to existing domestic metered water service.
  - Install 1 1/2" water service line.
  - See Mechanical/Plumbing plans for continuation.
  - Install new 4" PVC (SDR-35) SAS line.
  - Install 4" eye in new SAS line.
  - Install SAS single cleanout.
  - Install 4" SAS terminal cleanout.
  - The new SAS service line into existing SAS service line. Field verify location, invert elevation and condition of existing line.
  - Construct stormwater culvert per detail this sheet.
  - Construct concrete valley gutter per detail this sheet.
  - Install bike rack per detail this sheet.
  - Existing fire hydrant to remain.
  - Existing traffic light to remain.
  - Existing air/water station to remain.
  - Existing traffic control box to remain.
  - Existing street light to remain.
  - Construct Uni-Directional HC ramp per detail this sheet.

**PARKING SUMMARY**

BUILDING	2000SF
2000SF/200= 10 SPACES	
1 SPACE CREDIT FOR MAJOR ARTERIAL BUS ROUTE	
9 SPACES REQUIRED	
TOTAL PARKING PROVIDED = 13 SPACES PLUS ONE HANDICAP	
RESULTS OF NEGOTIATIONS WITH CITY STAFF	
10 SPACES AT PUMPS, 3 AT STORE, 13, PLUS ONE HANDICAP	
2 BIKE SPACES PROVIDED	

**LANDSCAPE CALCULATIONS**

MONTGOMERY FRONTAGE:	135.03'
SAN MATEO FRONTAGE:	143.48'
TREES REQUIRED:	(135.03+143.48)/30=10 TREES
TREES PROVIDED:	0

**CURRENT ZONING:** SU-1, C-2 WITH WAREHOUSING

**SETBACK REQUIREMENTS**

NORTH:	0
WEST:	0
EAST:	11'
SOUTH:	11'

**BUILDING CONSTRUCTION TYPE:** V-N

**OCCUPANCY GROUP:** "B"

**EPC APPLICATION NUMBER:** \_\_\_\_\_

**PROJECT NUMBER:** \_\_\_\_\_

**CASE NUMBER:** \_\_\_\_\_

**ZONE MAP:** F-17

This plan is compliant with the specific site development plan approved by the Environmental Planning Commission (EPC) on [ ] and that the findings and conditions in the Official Notification of decision have been complied with:

**SITE DEVELOPMENT PLAN**

Traffic Engineer, Transportation Division	Date
Design & Development, CIP	Date
Public Works, Utilities Development Division	Date
City Engineer, Engineering Division/AMAPCA	Date
Sold Waste	Date
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.	
City Planner, Albuquerque Planning Department	Date

PLN2 (10708) 4/08



REVISED 08/18/04  
**CHEVRON SERVICE STATION**  
4401 SAN MATEO NE  
ALBUQUERQUE, NM

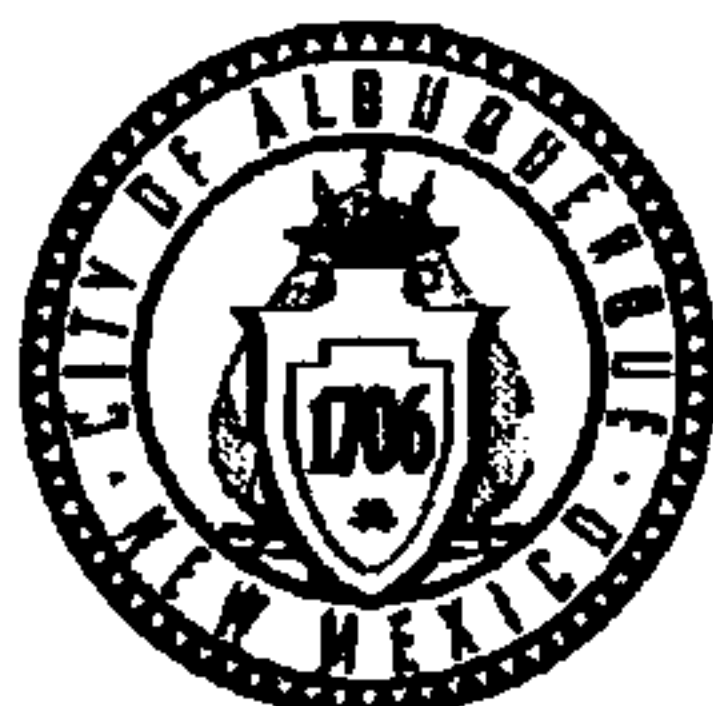
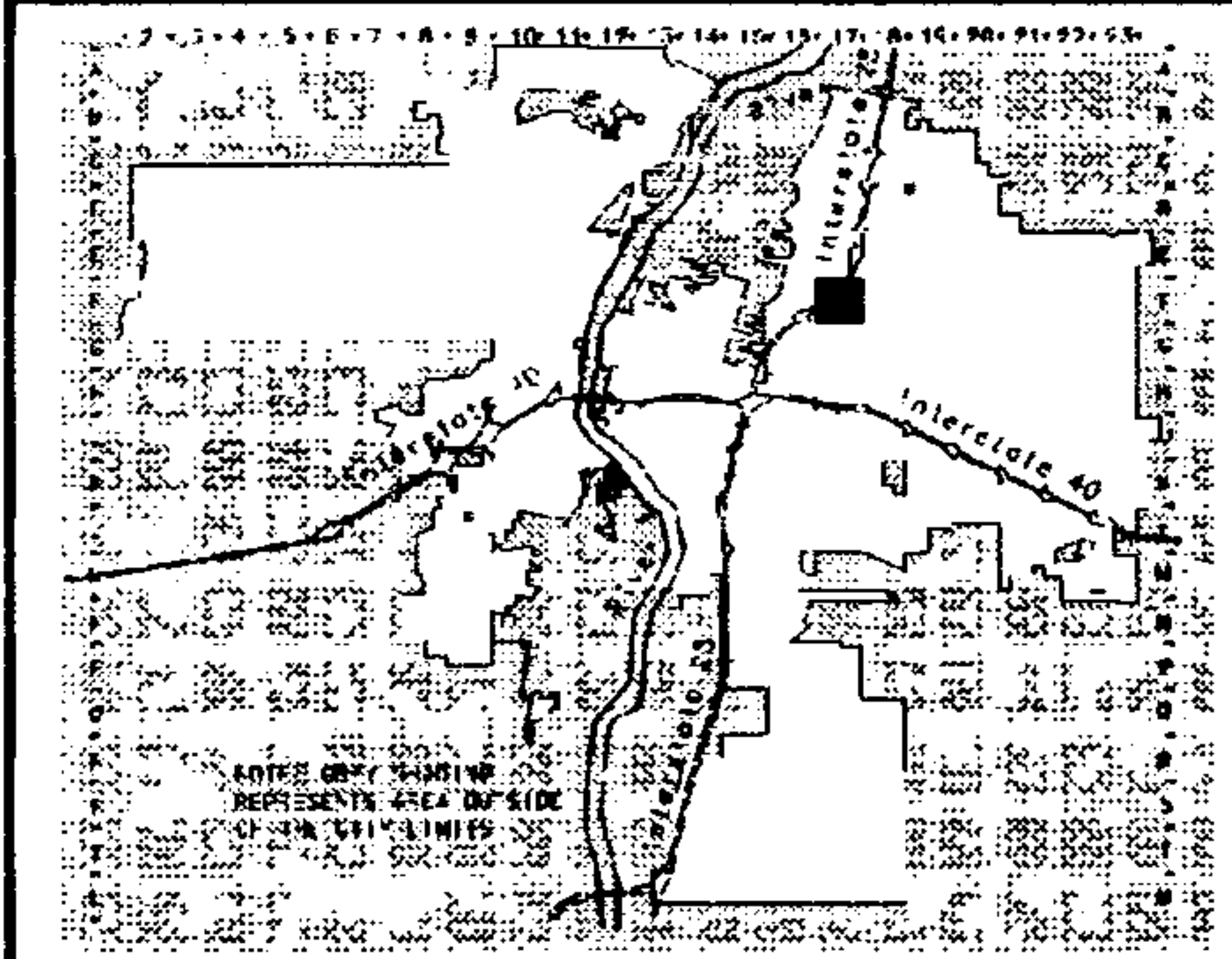
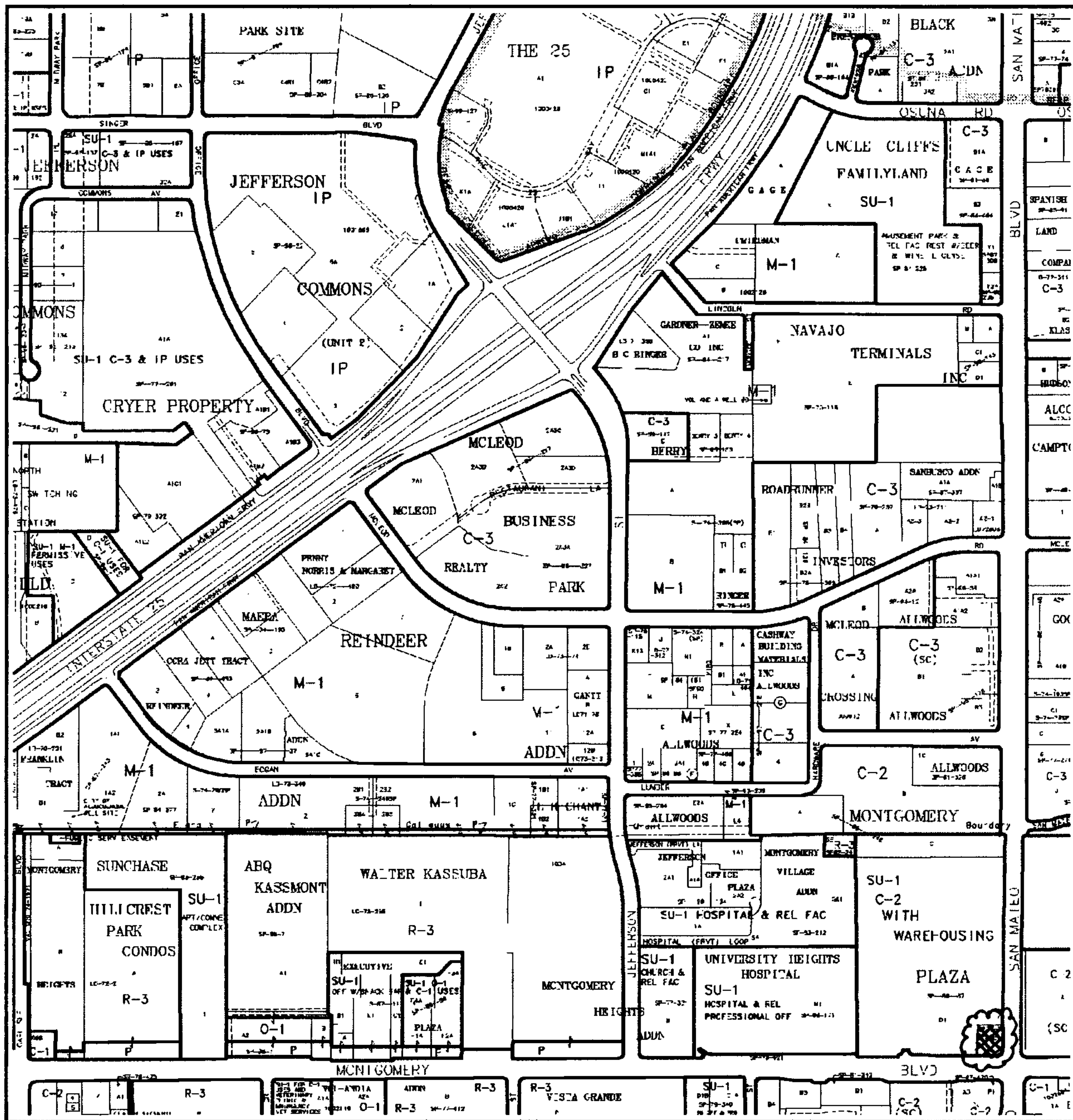
RTM A04019 DATE 8-5-04

SITE PLAN FOR BUILDING PERMIT

DRAWING NO.  
**C1.0**

CONDITION 4





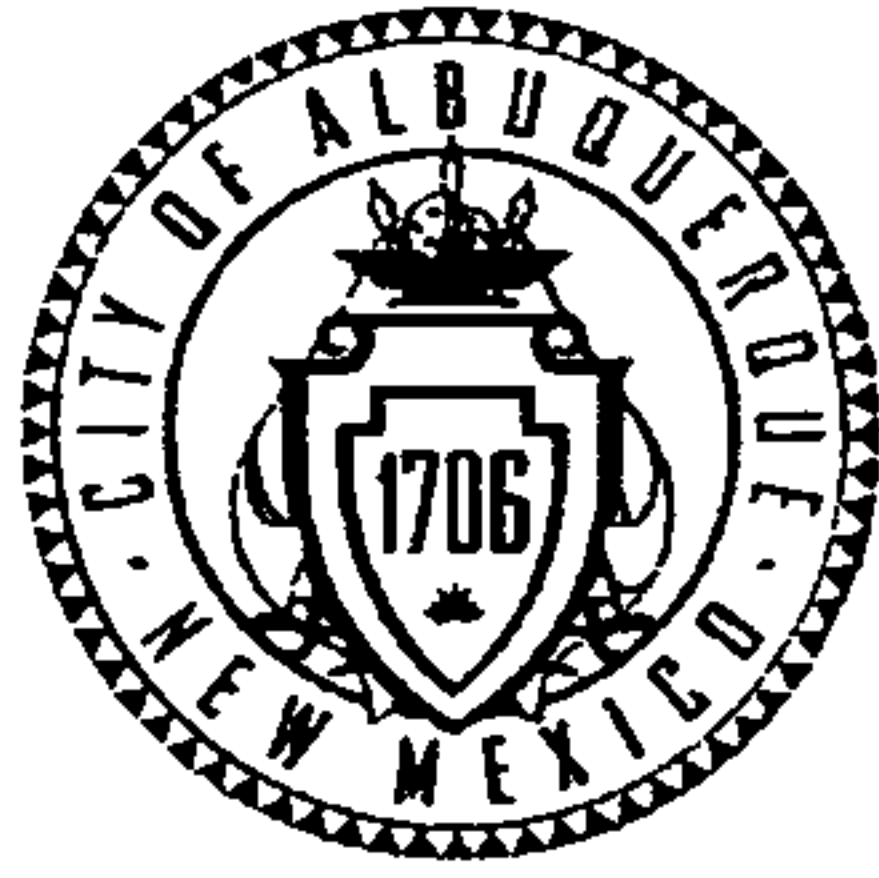
**Albuquerque Geographic Information Systems**  
PLANNING DEPARTMENT  
© Copyright 2004



**Zone Atlas Page**  
**F-17-Z**

Map Amended through September 01, 2004

4401 SAN MATEO BLVD NE  
CHEVRON SERVICE STATION



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

Date: September 17, 2004

**OFFICIAL NOTIFICATION OF DECISION**

FILE: **Project # 1003596 \***  
04EPC-01216 EPC Site Development Plan-  
Building Permit

Brewer Oil Co., Inc.  
Jim Rekart  
1404 Cerillos Rd.  
Santa Fe, NM 87505-3548

**LEGAL DESCRIPTION:** for all or a portion of Tract(s) 100-C1 and Tract 100C, **Montgomery Heights**, zoned SU-1 C-2 with Warehouse, located on SAN MATEO BLVD. NE, between SAN MATEO and MONTGOMERY, containing approximately 1 acre. (F-17) (Stephanie Shumsky, Staff Planner)

On September 16, 2004 the Environmental Planning Commission voted to approve Project 1003596/ APPROVAL of 04EPC 01216, a request for Site Development Plan for Building Permit, for Tracts 100-C1 and 100-C, Montgomery Heights, located on San Mateo Blvd. NE at the corner of San Mateo Blvd. NE and Montgomery Blvd. NE, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This request is for site plan for building permit. The subject site is located on San Mateo Blvd. NE at the corner of San Mateo Blvd. NE and Montgomery Blvd. NE. The site is approximately 1 acre and is zoned SU-1 for C-2 with Warehouse.
2. The five existing Chevron gas station pumps and the 318.5 square foot convenience store will be demolished and replaced with five updated gas pumps and a 2000 square foot convenience store.
3. Because the request is for the reconfiguring and redeveloping of a commercial building that has been part of the neighborhood for over 40 years, the existing neighborhood values will be maintained and respected (*Comprehensive Plan, Established Urban Area, Policies d, j and o*).
4. The site plan denotes improvements to the traffic circulation pattern of the site and improved pedestrian access to and from the convenience store. Adequate parking (14 spaces) is provided for both customers and employees (*Comprehensive Plan, Established Urban Area, Policy k*).



5. Increased landscaped areas and a unique building design, reflect the need for efficient use of space and improved visual appearance of the site and surrounding areas (*Comprehensive Plan, Established Urban Area, Policies l and m*).
6. The new 2000 square foot convenience store will require more employees than are currently employed at the existing 318.5 square foot store, thus providing employment opportunities for area residents (*Comprehensive Plan, Transportation and Transit, Policy b*).
7. Ingress to and egress from the site will be “right-in and right-out” from one driveway on San Mateo Boulevard and one driveway on Montgomery Boulevard (*Comprehensive Plan, Transportation and Transit, Policy d*).
8. Ten trees are required on the site however, due to confines of the site, a waiver reducing the requirement to eight trees, has been granted to the applicant by the Zoning Enforcement Division. The landscape requirement, per Section 14-16-3-10 of the Zoning Code, requires that at least 15% of the net lot area of a site be landscaped. The proposed landscaping for this site exceeds this requirement by 113 square feet.
9. No neighborhood concerns or comments have been received concerning this request.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The applicant shall demonstrate compliance with requirements of the Solid Waste Department prior to DRB approval.
3. Under canopy lighting fixtures shall not protrude below the canopy ceiling as outlined in Zoning code § 14-16-3-189D0960.

4. **CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT: Conditions of approval for the proposed Site Development Plan for Building Permit shall include:**
- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for, if applicable.
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - c. Site plan shall comply and be designed per DPM Standards.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY OCTOBER 1, 2004 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.**

**Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.**

**YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).**



OFFICIAL NOTICE OF DECISION  
SEPTEMBER 16, 2004  
PROJECT #1003596  
PAGE 4 OF 4

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

  
for Richard Dineen  
Planning Director

RD/SS/ac

cc: Bob Golden, Golden & Assoc., 4400 Tres Vistas Rd. NW, Albuquerque, NM 87120  
Robert Casey, Del Norte NA, 4812 Brookwood NE, Albuquerque, NM 87109  
Mike Edgar, Del Norte NA, 4609 Sherwood NE, Albuquerque, NM 87109  
Carl Soderberg, Hodgins NA, 4408 Ponderosa NE, Albuquerque, NM 87110  
Edsel Overall, Hodgins NA, 4713 Delamar NE, Albuquerque, NM 87110  
Joe T. Mares, Montgomery Park Assoc. of Residents, 5312 Palo Duro Dr. NE, Albuquerque, NM 87110  
Reginald Roark, Montgomery Park Assoc. of Residents, 5221 Comanche NE, Albuquerque, NM 87110  
Angela Padilla, 101 b. Sun Ave. NE, Albuquerque, NM 87109

# Golden & Associates

4400 Tres Vistas Road NW  
Albuquerque, NM 87120-5700  
Office: 505-898-0321 Fax: 505-898-5991  
Cell: 505-401-9800 [nmgolden@aol.com](mailto:nmgolden@aol.com)

September 28, 2004

Sheran Matson, Chair  
Design Review Board  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102-2208

924-3352

- RE: 1. Project 1003596, 04EPC-01216 Site Development Plan – Building Permit  
4401 San Mateo Blvd. NE (Chevron Service Station);
2. Official Notification of Decision, Findings and Conditions, dated September  
17, 2004 (attached);
3. Agency Comments, dated September 16, 2004 (attached).

Dear Chair Matson:

Golden & Associates, agent for Brewer Oil Company, Inc. (Brewer), submits the following information for approval of "Site Development Plan for Building Permit."

Brewer agrees to the findings as listed in reference 2 above.

Brewer has met the following Environmental Planning Commission (EPC) conditions.

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

RESPONSE: Brewer agrees to all four conditions. Modifications are addressed for each condition.

**Condition 2** "The applicant shall demonstrate compliance with requirements for the Solid Waste Department prior to DRB approval."

Response: No modification to site plan. Attached is a letter signed by Michael Holton, Solid Waste Plan Reviewer, dated September 2, 2004, approving the location of the

solid waste container as drawn. Mr. Holton wanted clarification of canopy locations. The canopy does not affect the route of travel of the refuse truck.

**Condition 3** Under canopy lighting fixtures shall not protrude below the canopy ceiling as outlined in Zoning Code Section 14-16-3-189DO960 (sic).” Correct cite Sections 14-16-3-9-(A) to (F). (attached)

RESPONSE: No modification to site plan. Issue already addressed by Note 12, Sheet C1.0 “Proposed fuel dispensing stations beneath canopy **w/recessed 400 watt flat lens lighting at 18’-6”**.” (emphasis added)

**CONDITION 4** CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NEW MEXICO DEPARTMENT OF TRANSPORTATION:  
Conditions of approval for the proposed Site Development Plan for Building Permit shall include:

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

b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed Site Development Plan for Building Permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk, and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include, but are not limited to, sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426), and wheel chair ramps (std. dwg. 2441).

c. Site plan shall comply and be designed per DPM Standards.

RESPONSE: The following revisions have been made to the Site Plan for Building Permit, Sheet C1.0, revised September 27, 2004:

- The sidewalk ramps at the east and west sides of the Montgomery entrance as well as the south side of the San Mateo entrance have been called-out as a “Uni-Directional” ramp per the detail added to this sheet (see below)
- A detail for a “Uni-Directional” ramp has been added to illustrate the ramps required at the east and west sides of the Montgomery entrance as well as the south side of the San Mateo entrance. The Uni-Directional ramp is being used since the former drivepads serving the site have been modified to include a radius return requiring a grade change from the top of sidewalk to lower drivepad elevation. There is no sidewalk entering the sidewalk, nor is the resultant modification a standard case, precluding the use of COA Std. Dwgs. 2426, 2440 or 2441.
- A sidewalk culvert rather than a concrete rundown (uncovered) is now being called for on the south side of the site near the existing sign to remain.
- The concrete rundown detail has been replaced with a sidewalk culvert detail.
- Notes have been added describing the location of existing entrances that are being modified as well as the approximate location of the eastern Montgomery entrance that was closed off prior to the survey.

- The south side of the San Mateo entrance has been modified. The original plan attempted to mimic the existing condition with the curb tapering off inside the property. The revision wraps the curb all the way around on the south side of this entrance creating a small island.

None of the aforementioned revisions alter the original intent nor any of the requirements for this site.

**ADDITIONAL REQUIREMENT BY REFERENCE 3, Agency Comments, dated September 16, 2004.**

“FIRE DEPARTMENT New construction, building additions or reconstruction will require a “Fire Flow Statement” to determine the number of fire hydrants required and their spacing. Fire flow statements for construction must be obtained prior to DRB.”

RESPONSE: No modification to Site Plan. Attached is the “Fire Flow Statement” dated September 8, 2004, from the Albuquerque Fire Department. Required one hydrant, existing - two hydrants on site plan.

If no appeals are received by the October 1, 2004 deadline, I request approval of the Site Plan for Building Permit.

Sincerely,



Bob Golden, Agent for Brewer Oil Co., Inc.

attachments



# Golden & Associates

4400 Tres Vistas Road NW  
Albuquerque, NM 87120-5700  
Office: 505-898-0321 Fax: 505-898-5991  
Cell: 505-401-9800 [nmgolden@aol.com](mailto:nmgolden@aol.com)

September 2, 2004

Stephanie Shumsky, Staff Planner  
Albuquerque Planning Department  
600 Second Street NW, Ste 300  
Albuquerque, NM 87102

924-3933

RE: 1. EPC Project No: 100-3596; Case 04EPC-01216, Site Plan – Refuse  
Container, Chevron, 4401 San Mateo Blvd. NE

2. Environmental Planning Commission, Agency Comments, dated September  
16, 2004, Refuse Division.

Dear Stephanie,

This letter confirms that Michael Holton, Solid Waste Plan Reviewer, approves the location of the refuse container as drawn on the Site Plan for the above project. Mr. Holton wanted a clarification on the location of the canopy for the fuel pumps and if there was a canopy over the underground storage tanks.

## ACKNOWLEDGED



Bob Golden  
Agent for Brewer Oil Co., Inc.

## ACKNOWLEDGED



Michael Holton  
Refuse Division Plan Reviewer  
cell: 228-3441

**City of Albuquerque, Code of Ordinances**

**§ 14-16-3-9 AREA LIGHTING REGULATIONS.**

(A) The location of the lighting fixture together with its cut-off angle shall be such that it does not directly shine on any public right-of-way or any other residential premises;

(B) It shall not have an off-site luminance greater than 1,000 footlamberts; it shall not have an off-site luminance greater than 200 footlamberts measured from any private property in a residential zone.

(C) Where on-site lighting is provided, the location of all light poles shall be indicated on the site plan.

(D) For sites smaller 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.

(E) For sites five or more acres, the maximum height of a light pole, measured from the finished grade to the top of the pole, shall be 30 feet.

(F) The maximum height of a light pole, measured from the finished grade to the top of the pole, within 100 feet of a residential zone shall be 16 feet.

('74 Code, § 7-14-40I) (Am. Ord. 36-2002)

CONDITION 3

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## CITY OF ALBUQUERQUE AGENCY COMMENTS

### PLANNING DEPARTMENT

#### Zoning Code Services

Reviewed, no comment.

#### Office of Neighborhood Coordination

Del Norte ®

Hodgin ®

Montgomery ®

### PUBLIC WORKS DEPARTMENT

#### Transportation Development:

- All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for, if applicable.
- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- Site plan shall comply and be designed per DPM Standards.

#### Note

- The City Traffic Engineer previously approved the site plan as submitted to EPC.

#### Utility Development:

- No adverse comments.

#### Traffic Engineering Operations:

- No comments received.

#### Hydrology:

- The Hydrology Section has no adverse comments regarding the Site Development Plan.

#### Transportation Planning:

JOHN HARTMAN DMD

Municipal Development

- A convenience store with gas pumps and a service station with a food Market are both very different from a gas station with a given number of pumping islands. The number of trips generated by this proposal may be substantially different from the existing site.

#### Recommendation

REFERENCE 3  
SEE PAGE 8 OF 9



- Indefinite deferral until a trip generation comparison of the existing versus proposed development is provided to the City Engineer.

**Street Maintenance:**

- No comments received.

**Water Resources, Water Utilities and Wastewater Utilities:**

- No comments received.

**New Mexico Department of Transportation:**

- Reviewed, no comments.

**Conditions of approval on the next page:**

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

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

- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for, if applicable.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

Site plan shall comply and be designed per DPM Standards.

**ENVIRONMENTAL HEALTH DEPARTMENT**

**Air Quality Division**

**Environmental Services Division**

**PARKS AND RECREATION**

**Planning and Design**

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Reviewed, no objection. Request does not affect our facilities.

Open Space Division

No adverse comment.

**POLICE DEPARTMENT/Planning**

Name, location and service area of the nearest Police station

John Carrillo Northeast Area Command  
8201 Osuna Rd

Any plans for expansion of existing facilities or plans for the new facilities in the area

No

CPTED comments on site layout and building design

burglaries  
maintenance of landscaping  
a higher probability of crimes during evening/weekend hours

**SOLID WASTE MANAGEMENT DEPARTMENT**

Refuse Division

→ Disapproved, relocation of enclosure location required for adequate truck access, call for details (761-8142).

**FIRE DEPARTMENT/Planning**

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

Fire Hydrants

New construction, building additions or reconstruction will require a "Fire Flow Statement" to determine the number of fire hydrants required and their spacing. Fire flow statements for construction must be obtained prior to DRB.

→ **Permit Required from this office for underground storage tank removal.** 724 Silver <sup>CARMEN</sup> 764-6301

Project #1003596 Fire and EMS protection is already being provided to this area by AFD Station, located at 3520 San Andres, E-19 and R-15 designated first-due response companies to this area. Service is comparable to current citywide levels of capacity; there are no near future needs or plans for development or expansion of fire facilities in this area.

**TRANSIT DEPARTMENT**

Adjacent and nearby routes	The #5 Montgomery-Carlisle and #4 San Mateo pass the site directly. The #34 San Pedro Commuter and #13 Comanche Commuter are within 1 mile of the site.
Adjacent bus stops	The #5 and #4 have stops at the intersection of San Mateo and Montgomery, in close proximity to the site as noted on the site plan (C1.0). Closest stop for the #34 and #13 are about ½ mile away.
Site plan requirements	None.
Large site TDM suggestions	None.
Other information	The Comprehensive Plan identifies Montgomery and San Mateo as Enhanced Transit Corridors.

**COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY**

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

Reviewed, no comment.

**ALBUQUERQUE PUBLIC SCHOOLS**

**MID-REGION COUNCIL OF GOVERNMENTS**

No comment.

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT**

**PUBLIC SERVICE COMPANY OF NEW MEXICO**

No comment based upon the information provided to date



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

PAID RECEIPT

APPLICANT NAME Brewer Oil Co  
AGENT Bob Golden, Golden Assoc.  
ADDRESS 4400 Tres Vistas Rd NW  
PROJECT & APP # 100 3596/04DRB 01490  
PROJECT NAME Montgomery Heights

\$ 20.00 441032/3424000 Conflict Management Fee  
\$ \_\_\_\_\_ 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ 0 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 20.00 TOTAL AMOUNT DUE

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

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

9/28/2004 9:16AM LOC: ANNX  
RECEIPT# 00032116 WSH 007 TRANSH 0009  
Account 441032 Fund 0110  
Activity 3424000 TRSLJS  
Trans Amt \$20.00  
J24 Misc \$20.00  
NC \$20.00  
CHANGE \$0.00

Thank You