



DRB CASE ACTION LOG (EPC SDP – SUBD.)

REVISED 10/08/07

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.: 08DRB-70394

Project # 1003658

Project Name: SEVEN BAR RANCH

Agent: BOHANNAN HUSTON INC.

Phone No.: 823-1000

Your request was approved on 7-17-08 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): - case planner approval

- 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.
 - 3 copies of the approved site plan. Include all pages.**
 - 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.**

Created On:



DRB CASE ACTION LOG (EPC SDP – BUILDING P.)

REVISED 10/08/07

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.: 08DRB-70382

Project # 1003658

Project Name: SEVEN BAR RANCH

Agent: BOHANNAN HUSTON

Phone No.: 823-1000

Your request was approved on 9-17-08 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): - case planner approval;
- transfer of title Dept of rec 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.
 - 3 copies of the approved site plan. Include all pages.**
 - 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.**

Created On:



DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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.: 08DRB-70395	Project # 1003658
Project Name: SEVEN BAR RANCH	
Agent: BOHANNAN HUSTON INC.	Phone No.: <u>823-1000</u>

Your request was approved on 9-17-08 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): - NMCI signature, easements

- 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.
 - 3 copies of the approved site plan. Include all pages.**
 - 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.**

Created On:



DRB CASE ACTION LOG (EPC SDP – BUILDING P.)

REVISED 10/08/07

Complete
10-29-08
VS

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.: 08DRB-70382

Project # 1003658

Project Name: SEVEN BAR RANCH

Agent: BOHANNAN HUSTON

Phone No.: 823-1000

Your request was approved on 9-17-08 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): - case planner approval;

- transportation department 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.

3 copies of the approved site plan. Include all pages.

County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required.

Copy of recorded plat for Planning.

10-29-08

Created On:



Complete
10.29.08
VS

DRB CASE ACTION LOG (EPC SDP – SUBD.)

REVISED 10/08/07

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.: 08DRB-70394

Project # 1003658

Project Name: SEVEN BAR RANCH

Agent: BOHANNAN HUSTON INC.

Phone No.: 823-1000

Your request was approved on 7-17-08 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): - care planner approval

10-29-08

- 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.
 - 3 copies of the approved site plan. Include all pages.**
 - 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.**

Created On:

Completed
10-28



DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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.: 08DRB-70395

Project # 1003658

Project Name: SEVEN BAR RANCH

Agent: BOHANNAN HUSTON INC.

Phone No.: 823-1000

Your request was approved on 9-17-08 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): - NMCA signature, easements

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.

- 3 copies of the approved site plan. Include all pages.**
- 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.**

Created On:

3. **Project# 1007263**
08DRB-70370 VACATION OF PUBLIC
EASEMENT

BOHANNAN HUSTON INC agent(s) for KHANI COMPANY - NASER ALKHANI request(s) the above action(s) for all or a portion of Lot(s) A-1, **FOUR HILLS VILLAGE**, zoned R-1, located in the northeast corner of WARM SANDS DR SE north of STAGECOACH RD SE AND HIDEAWAY LN SE containing approximately 7.2734 acre(s). (M-23) **DEFERRED TO 9/24/08 AT THE AGENT'S REQUEST.**

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

4. **Project# 1003658**
08DRB-70392 EPC APPROVED SDP
FOR BUILD PERMIT
08DRB-70394 EPC APPROVED SDP
FOR SUBDIVISION
08DRB-70395 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for CRT PARTNERS - SOUTHERN ARIZONA FRANCHISE request(s) the above action(s) for all or a portion of Tract(s) D-4-G, **SEVEN BAR RANCH** zoned SU-1 IP, located on NM 528 BETWEEN ELLISON DR NW AND CORRALAS RD NW containing approximately 9.3 acre(s). (A-14) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CASE PLANNER APPROVAL, WHEELCHAIR RAMP INDICATION AND TO LABEL COMPACT SPACES, AND FOR 3 COPIES OF THE APPROVED SITE PLAN. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CASE PLANNER APPROVAL AND FOR 3 COPIES OF THE APPROVED SITE PLAN. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NEW MEXICO UTILITIES SIGNATURE, EASEMENTS AND AGIS DXF FILE.**

5. **Project# 1005542**
08DRB-70396 EPC APPROVED SDP
FOR BUILD PERMIT

DEKKER PERICH SABATINI agent(s) for FOREST CITY COVINGTON NE INC request(s) the above action(s) for all or a portion of Tract(s) L-1, **MESA DEL SOL INNOVATION PARK II** located on SOLAR MESA AVE SE BETWEEN WATSON DR SE AND SAGAN AVE SE containing approximately 1.8 acre(s). (R-16) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO ABCWUA FOR EPC CONDITION # 5 TO BE MET AND TO PLANNING FOR CASE PLANNER APPROVAL, BUMPERS OR WIDEN SIDEWALK TO 8 FEET ON THE NORTHWEST CORNER AND 24FT ENTRANCE.**

#4

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Jack Cloud, DRB Chair
FROM: Randall Falkner, Planner
SUBJECT: Project # 1003658

On July 17, 2008, the Environmental Planning Commission approved Project # 1003658 08EPC-40066/40067/40068, a site development plan for subdivision, a site development plan for building permit, and a request to amend site development plan for building permit for Tract D-4-G, Seven Bar Ranch, zoned SU-1 IP, located on NM 528 between Ellison Drive and Corrales Road, containing approximately 9.3 acres.

Condition #7 requires that parking spaces be eliminated to create a patio in this area. Only one handicap parking space is required for this facility. A wheel stop has been added to the handicap parking space located on the south side of the building to comply with condition #5.

Condition #6b is a requirement to expand the tree wells for Bur Oaks in the two furthest east tree wells. However, these tree wells are located on the adjoining property and not under the control of the property owner. The trees that were originally depicted in these tree wells have been relocated to the new patio area to help provide 50% shading as described in condition #7.

Sheets 3 and 4 in the final submittal are the same Sheets with the same elevations (south and west). One of the Sheets should contain both the north and east elevations.

The applicant has satisfied all of the EPC conditions of approval for the site development plan for building permit.

Compliance with City Engineer conditions should be verified with the City Engineer. If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

08/09/2008 Issued By: E08375

Permit Number: 2008 070 395 **Category Code 910**

Application Number: 08DRB-70395, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: NM 528 BETWEEN ELLISON DR NW AND CORRALAS RD NW

Project Number: 1003658

Applicant

Crt Partners - Southern Arizona Franchise

616 W Las Lomas Rd
Tucson AZ 87109
520-327-7055

Agent / Contact

Bohannon Huston Inc

Kevin Patton

7500 Jefferson Ne

Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$285.00
TOTAL:		\$305.00

City Of Albuquerque
Treasury Division

9/9/2008 10:35AM LOC: ANNX
WS# 007 TRANSH 0009
RECEIPT# 00103637-00103637
PERMITH 2008070395 TRSLJS
Trans Amt \$305.00
Conflict Manag. Fee \$20.00
DRB Actions \$285.00
VI \$305.00
CHANGE \$0.00

Thank You

Robert Gromatzky

From: Cloud, Jack W. [jcloud@cabq.gov]
Sent: Friday, April 02, 2010 12:09 PM
To: Robert Gromatzky
Cc: Handley, Sandra D.; Segura, Vanessa A.
Subject: RE: Amended Plat Tracts D-4-G-1 & D-4-G-2 Seven Bar Ranch

Robert -
the City will accept the withdrawal of your application for Project No. 1003658 Application No. 10DRB-70101

Your payment of \$215.00 for minor plat and \$20.00 for conflict management may be used for your next DRB application - please submit a copy of this email at that time; should that application be less, the balance will be available for the next application after that -

- Jack Cloud, Chair
Development Review Board

From: Robert Gromatzky [mailto:rgromatzky@bhinc.com]
Sent: Wednesday, March 31, 2010 4:19 PM
To: Cloud, Jack W.
Subject: Amended Plat Tracts D-4-G-1 & D-4-G-2 Seven Bar Ranch

Jack, per our conversation today, I am requesting to withdraw the application for the Amended Plat of Tracts D-4-G-1 & D-4-G-2 Seven Bar Ranch, Application number 10DRB-70101. You had mentioned that the application fee would be credited to BHI. Please let me know the process to use the credited funds on future projects. Thank you.

ROBERT GROMATZKY, P.S.
Bohannon Huston, Inc.
Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109
direct (505) 788-7828
fax (505) 788-7888





Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- 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)
- A APPEAL / PROTEST of...**
 - Decision by DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any) BOLLANNAN HUSTON, INC. PHONE: 505-823-1000
 ADDRESS: 7500 JEFFERSON ST., COURTYARD I FAX: 505-798-7988
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: PWYMER@BHINC.COM

APPLICANT SANDIA FOUNDATION PHONE 505-242-2684
 ADDRESS: 6211 SAN MATEO BLVD., NE, STE #100 FAX: 505-246-2411
 CITY ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: BOB@SANDIAFOUNDATION.ORG

Proprietary interest in site. OWNER List all owners: _____

DESCRIPTION OF REQUEST: SUBDIVIDE ONE TRACT OF LAND INTO TWO

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

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

Lot or Tract No. TRACT A-1-A-2 Block _____ Unit _____
 Subdiv/Addn/TBKA: TRIANGLE REALTY
 Existing Zoning: C-3 Proposed zoning: NO CHANGE MRGCD Map No _____
 Zone Atlas page(s): E-17-2 UPC Code: 101706249214240217

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App, DRB-, AX, Z, V, S, etc): 10DRB 70120, PROJECT # 1008321

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 2.5666 ACRES
 LOCATION OF PROPERTY BY STREETS: On or Near SAN MATEO BLVD., NE
 Between: ACADEMY, NE and I-25, NE

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team Date of review: 5/5/10

SIGNATURE Paul M. Wymer DATE 6/1/10
 (Print) PAUL M. WYMER Applicant: Agent

FOR OFFICIAL USE ONLY

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

Application case numbers
10DRB - 70167

Action
P&F
CME

Form revised 4/07 *credit*

SF	Fees
_____	\$ 285.00 - 215.00
_____	\$ 20.00 = 70.00
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	Total
_____	\$ 70.00

Hearing date June 16, 2010

Project # 1008321

6-8-10
 Planner signature / date

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

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8 5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

- Preliminary Plat reduced to 8 5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

- Proposed Final Plat (folded to fit into an 8 5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- N/A 5 Acres or more Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- N/A Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

- 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**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8 5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

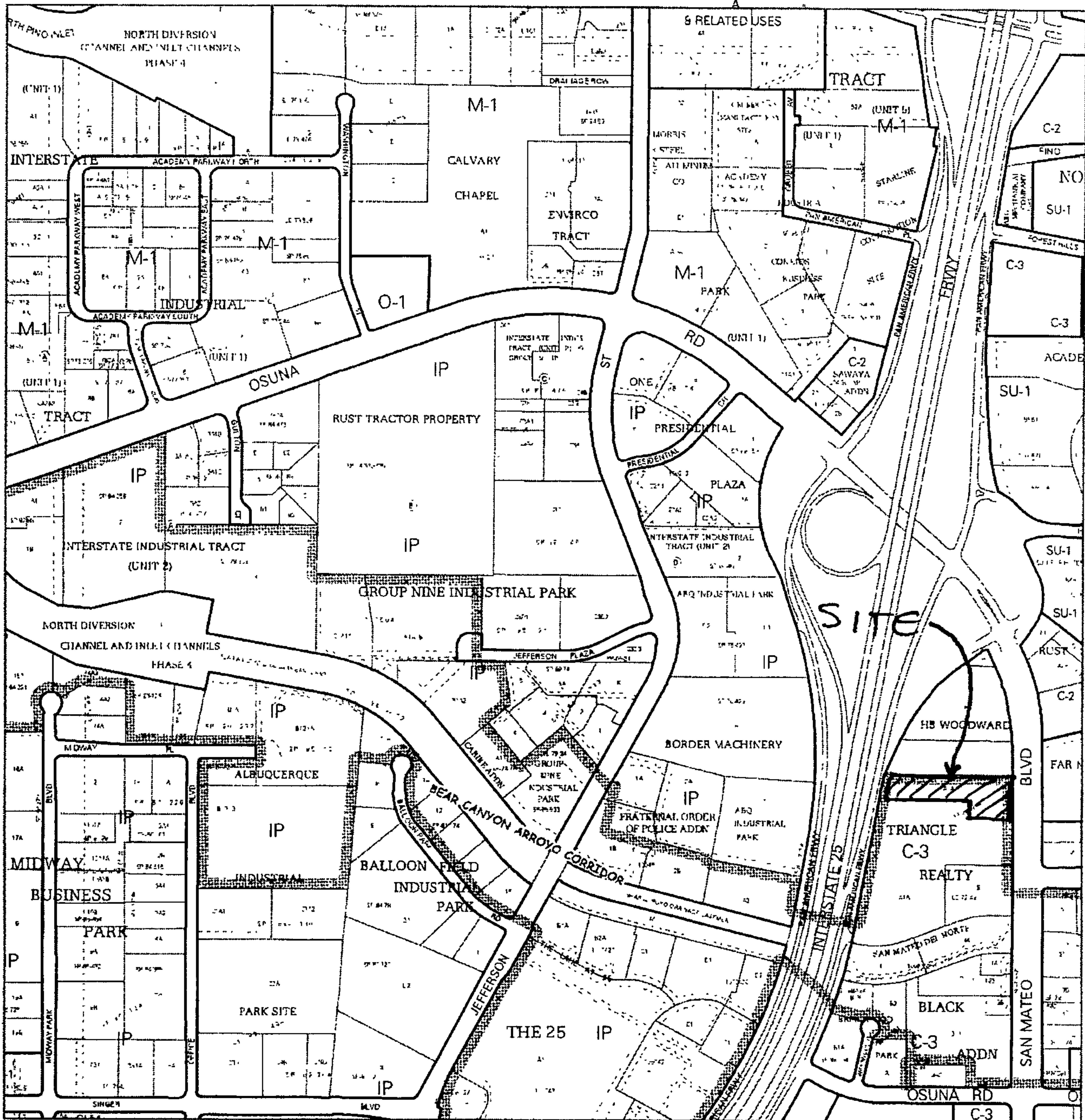
PAUL WYMER
Applicant name (print)
[Signature] 6/1/10
Applicant signature / date




Form revised October 2007

[Signature] 6-8-10
Planner signature / date
Project # 1008321

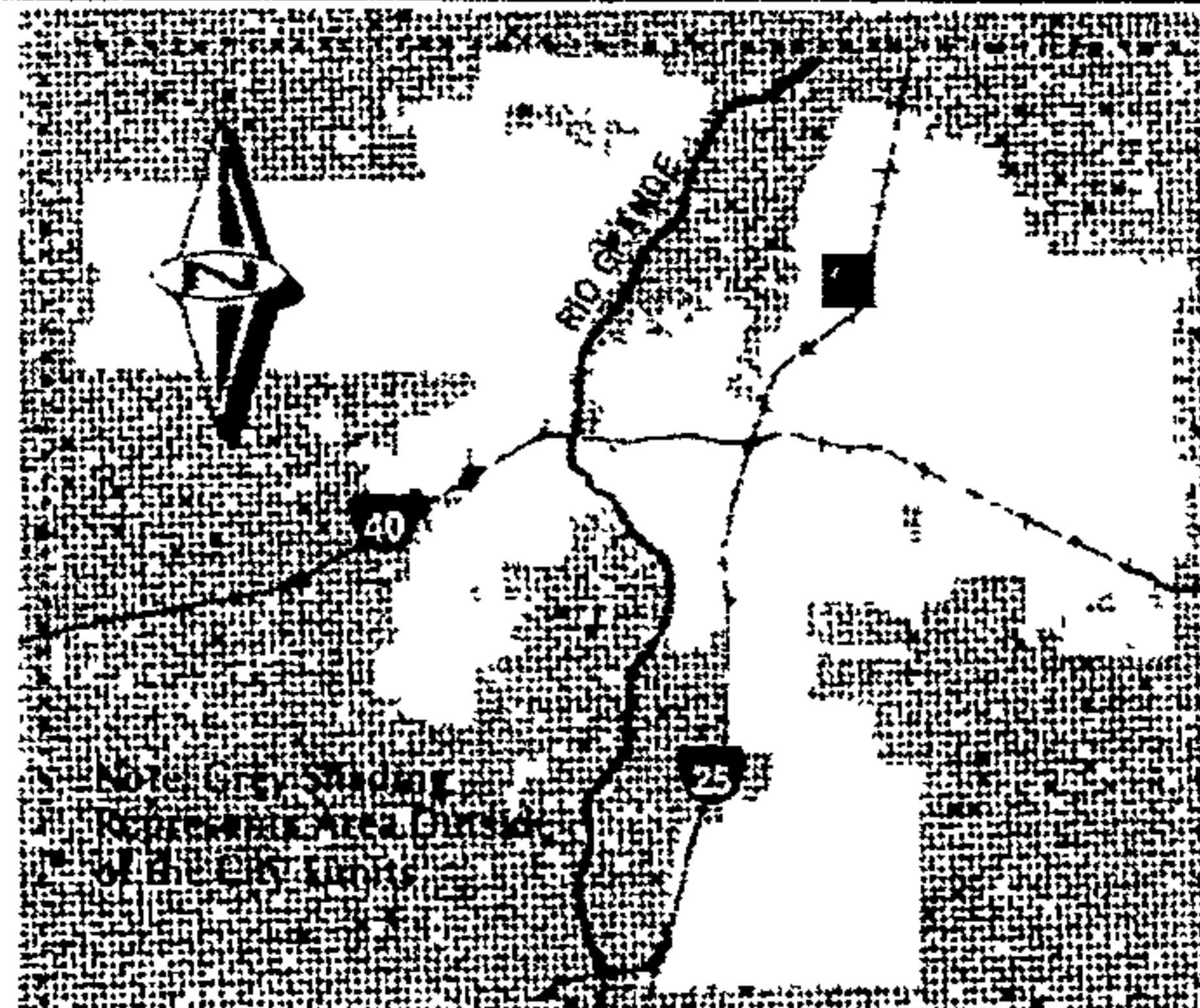
- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
10DRB - 70167



For more current information and more details visit: <http://www.cabq.gov/gis>







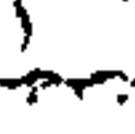





Map amended through: 2/4/2010



Zone Atlas Page:
E-17-Z

Selected Symbols

 SECTOR PLANS	 Escarpment
 Design Overlay Zones	 2 Mile Airport Zone
 City Historic Zones	 Airport Noise Contours
 H-1 Buffer Zone	 Wall Overlay Zone
 Petroglyph Mon.	



0 750 1,500 Feet

Courtyard I
7500 Jefferson St NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

June 1, 2010

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Minor Preliminary/Final Subdivision Request: Triangle Realty Tract A-1-A-2

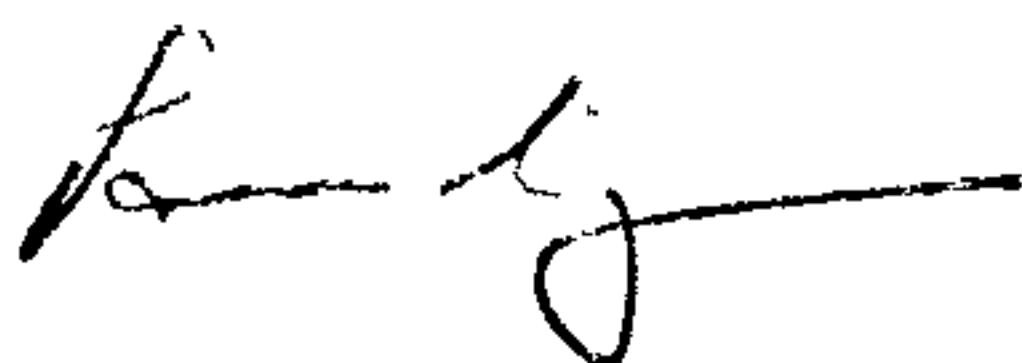
Dear Jack:

Enclosed herewith are the following items associated with the subject request:

1. Development/Plan Review Application
2. Form S(3): Subdivision-D.R.B. Meeting (unadvertised)
3. 6 copies of the proposed Preliminary/Final Plat
4. Aerial Image depicting the existing conditions of the site
5. Zone Atlas Page E-17-Z
6. Fee
7. Copy of documents that created the existing easements on the property
8. Exhibit depicting the sidewalk location relative to the property line and curb

Please review this material and schedule this request to be heard before the June 9, 2010 Development Review Board hearing. Do not hesitate to call Robert Gromatzky or me with comments or questions.

Sincerely,



Paul M. Wymer, AIA, AICP
Project Manger
Community Development and Planning

PMW/cc
Enclosures

cc: Robert Goodman, Sandia Foundation
Robert Gromatzky, Bohannan Huston, Inc.

ENGINEERING 

SPATIAL DATA 

ADVANCED TECHNOLOG

June 7, 2010

RE: Agent Authorization for Tracts A-1-A-2-A & A-1-A-2-B Triangle Realty Inc.

To Whom It May Concern:

This letter authorizes representatives of Bohannon Huston, Inc. to act as agent to submit the Subdivision Plat for Tracts A-1-A-2-A & A-1-A-2-B Triangle Realty Inc. Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert M. Goodman", written over a horizontal line.

Robert M. Goodman, President & CEO Sandia Foundation

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z

V

P

D

L A

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)

APPEAL / PROTEST of...

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston, Inc. PHONE: (505) 823-1000
 ADDRESS: 7500 Jefferson NE FAX (505) 898-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____
 APPLICANT: COTTONWOOD CAPITAL, LLC PHONE: (310) 473-9500
 ADDRESS: 1850 SOUTH SEPULVEDA BLVD. SUITE 200 FAX: _____
 CITY: LOS ANGELES STATE CA ZIP 90025 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: AMENDED PLAT

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

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

Lot or Tract No. TRACT D-4-G Block: _____ Unit: _____
 Subdiv/Addn/TBKA: SEVEN BAR RANCH
 Existing Zoning: SU-1 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): A-14 UPC Code: 101406621309040113, 101406623212540110

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____
1003658 08DRB-70395

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 9.3361
 LOCATION PROPERTY BY STREETS: On or Near: NM 528
 Between: ELISON DRIVE and CORRALES ROAD

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

SIGNATURE Robert Gromatzyk DATE 3/19/10
 (Print) ROBERT GROMATZYK _____ Applicant Agent

FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>10DRB - 70101</u>	<u>P&F</u>		\$ <u>215.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>PMF</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>April 7, 2010</u>			Total \$ <u>235.00</u>

[Signature] 3-29-10
 Planner signature / date

Project # 1003658

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

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22) **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

- 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**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers 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.

ROBERT GROMATSKY
Applicant name (print)
Rob Gromatsky 3-29-10
Applicant signature / date



Form revised October 2007

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

Application case numbers
10DRB - 70101
- - -
- - -

V. [Signature] 3-29-10
Planner signature / date
Project # 1003658

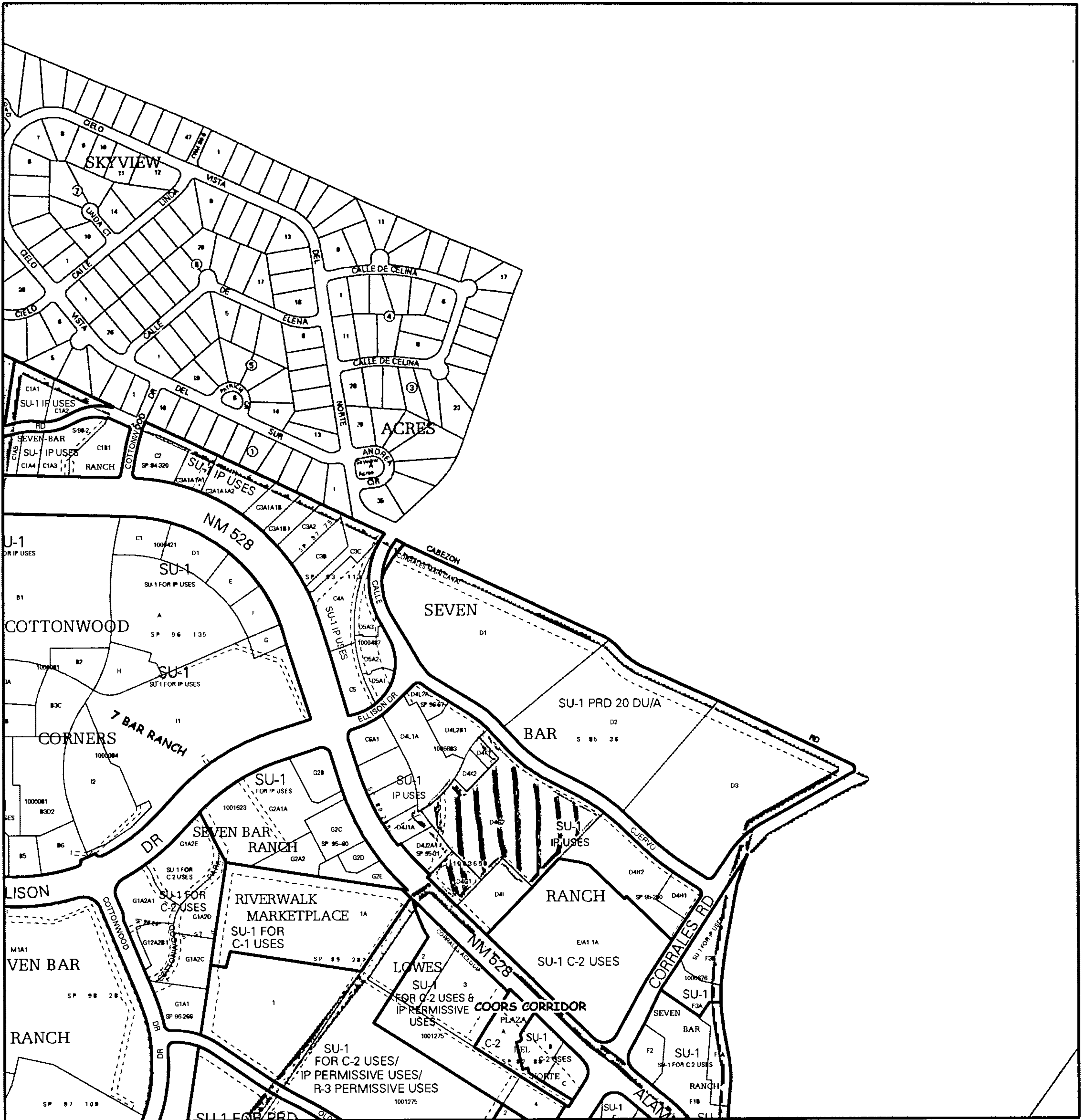
To whom it may concern,

This letter authorizes representatives of Bohannon Huston Inc. to act as agent for the Amended Plat of Tracts D-4-G-1 & D-4-G-2 Seven Bar Ranch, located in Albuquerque, New Mexico.


Sincerely,

Cottonwood Capital, LLC

By: 
John Safi, Managing Member

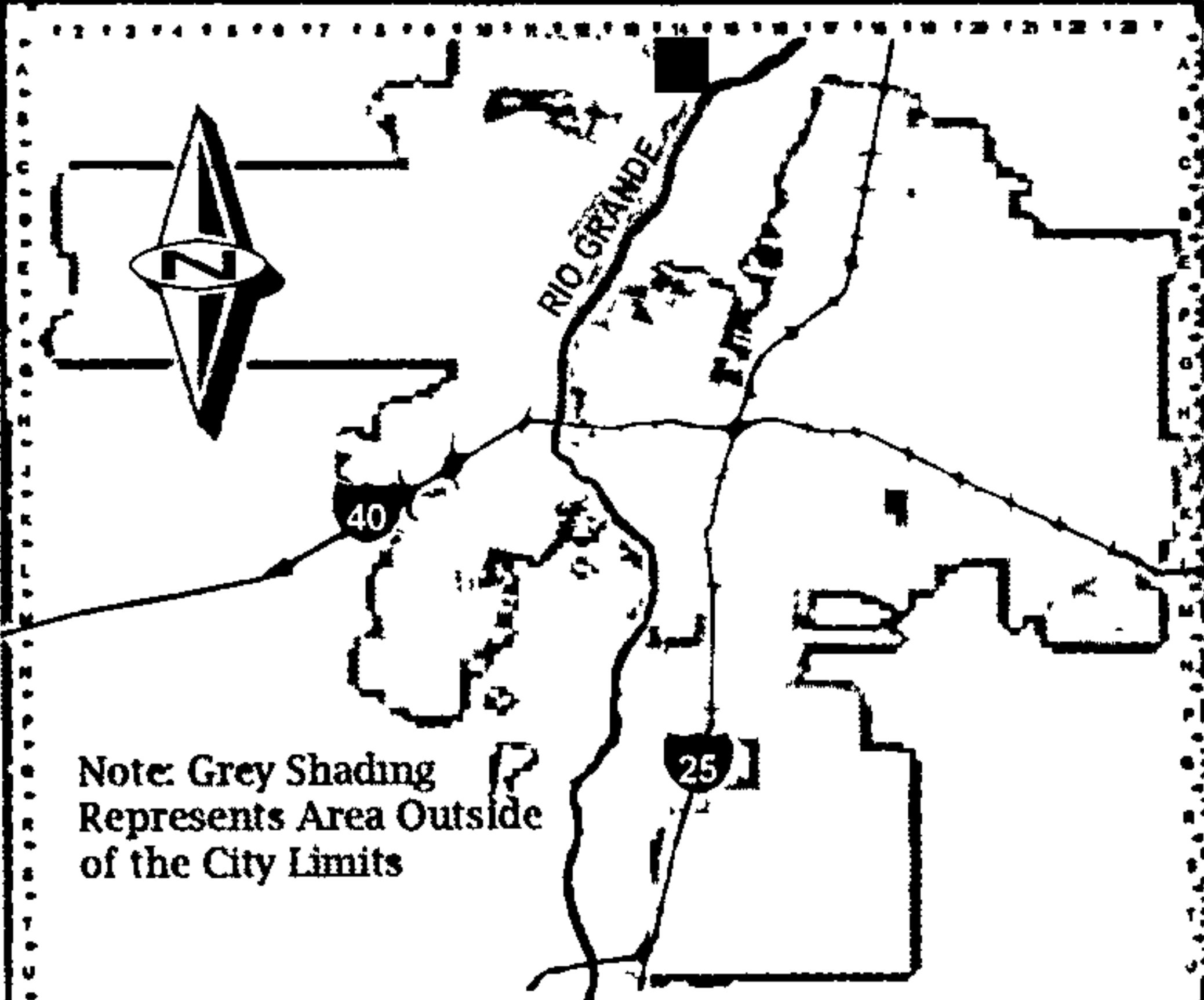


For more current information and more details visit: <http://www.cabq.gov/gis>



AGIS
Albuquerque Geographic Information System


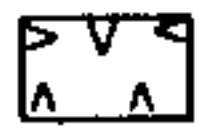
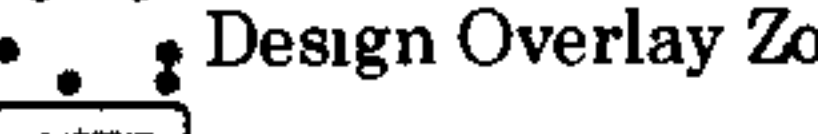


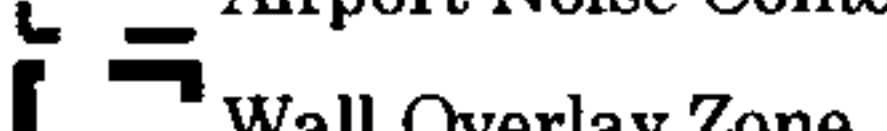



Map amended through: 3/10/2009




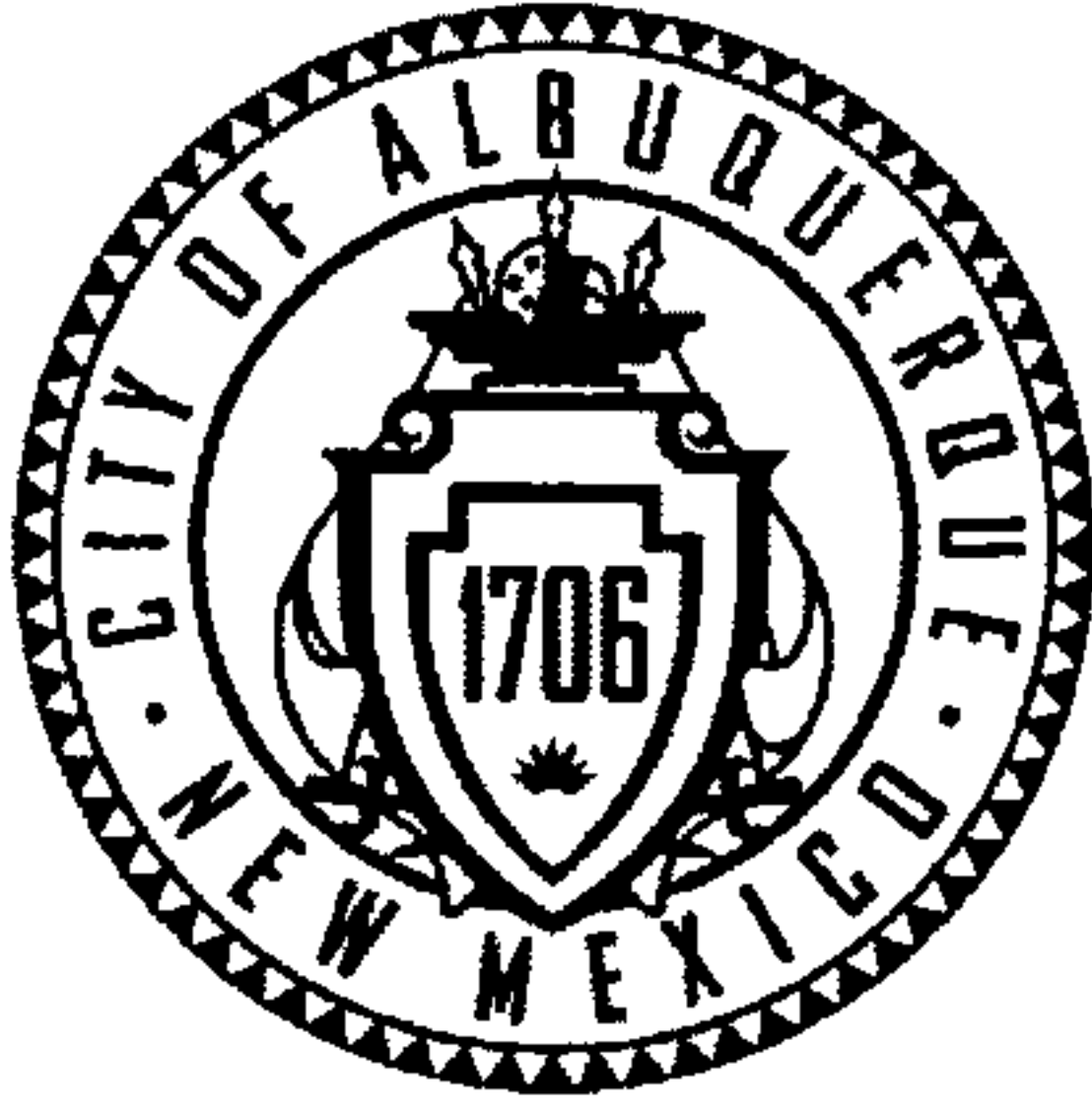
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-14-Z

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		





City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

March 5, 2008

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: Bohannan-Huston Inc

Applicant:

Legal Description: Tract D4I, Seven Bar Ranch

Acreage: 5.0 +

Zone Atlas Page: A-14

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION: AGIS 2006 aerial photo

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance)***

SUBMITTED:

Matthew Schmader, PhD

Superintendent, Open Space Division

Acting City Archaeologist

March 29, 2010

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Re: Amended Preliminary Final Plat Approval
Portion of Tract D-4-G, Seven Bar Ranch, #1003658

Dear Mr. Cloud:

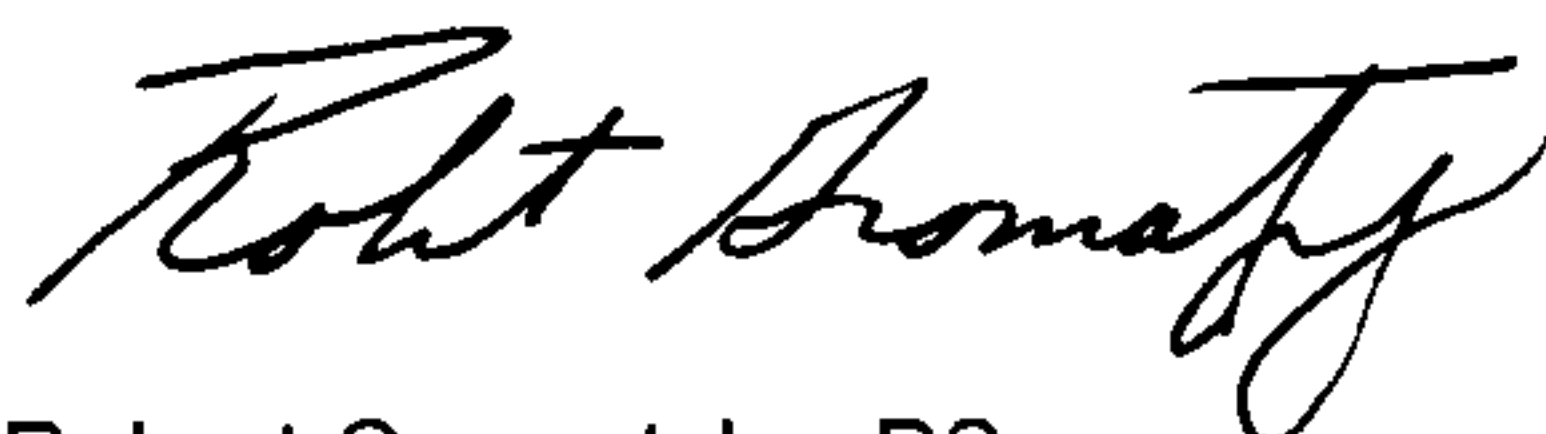
The referenced project includes an Amended Preliminary/Final Plat for commercial development in NW Albuquerque and will amend the plat approved per the above project number. The amended plat will correct discrepancies found in the boundary of the property, add existing easement information and remove an easement incorrectly granted on the prior subdivision, and replat one lot into two lots. The current site is approximately 9.3 acres and is located on NM 528 between Ellison Drive and Corrales Road. The amended replat will divide the current site into a 0.92 acre parcel, Tract D-4-G-1 where the applicant has built a 2,973 sf. restaurant. The remaining 8.4 acres will become Tract D-4-G-2.

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Application
- Certificate of No Effect
- Letter of Authorization from Client
- Six (6) copies of the Preliminary/Final Plat
- Six (6) copies of previously approved Preliminary/Final Plat
- Six (6) copies of previously approved Site Plan
- Zone Atlas Map showing the location of the property
- DRB Fee

Please place this item on the DRB Agenda for hearing on April 7th, 2010. If you have any questions or require further information, please contact me.

Sincerely,



Robert Gromatzky, PS.
Project Manager
Community Development and Planning

RAG
Enclosures

cc:

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z

V

P

D

L A

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)

APPEAL / PROTEST of...

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston, Inc.

PHONE: (505) 823-1000

ADDRESS: 7500 Jefferson NE

FAX (505) 898-7988

CITY: Albuquerque STATE NM ZIP 87109

E-MAIL: _____

APPLICANT: CRT Partners - Southern Arizona Franchise

PHONE: (520) 327-7055 ext 271

ADDRESS: 616 W. Las Lomas Road

FAX: (520) 327-2081

CITY: Tucson STATE AZ ZIP 85704

E-MAIL: _____

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Final Sign-Off for SDP for Subd., SDP for Bldg. Permit, & Amend SDP for Bldg. Permit, Prelim/Final Plat

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

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

Lot or Tract No. Portion of Tract D-4-G Block: _____ Unit: _____

Subdiv/Addn/TBKA: Seven Bar Ranch

Existing Zoning: SU1 IP Proposed zoning: _____ MRGCD Map No _____

Zone Atlas page(s): A-14 UPC Code: 101406623012440110

CASE HISTORY:

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

Z-79-146-13, 1003658, 04AA-01388, 08EPC 40066/40067/40068

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No

No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 9.3

LOCATION PROPERTY BY STREETS: On or Near: NM 528

Between: Ellison Drive and Corrales Road

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: Jan 15, 2008

SIGNATURE Kevin Murtagh, P.E. DATE 9/08/2008
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING

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

Application case numbers

08 DRB - 70392
08 DRB - 70394
08 DRB - 70395

Action

FSBP
ESSD
PBF

S.F.

Fees

\$ 0
 \$ 0
 \$ _____
 \$ 20.00
 \$ _____
 Total
 \$ 305.00

Hearing date September 17, 2008

Project # 1003658

Kevin Murtagh
 Planner signature / date

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 - 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) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - 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) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

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

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - 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) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

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

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - 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) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - 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)
 - List any original and/or related file numbers on the cover application

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

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - 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 for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. 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 Murtagh, P.E.
Applicant name (print)
[Signature] 9/9/08
Applicant signature / date



Form revised **October 2007**

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|--------------------------|--|
| Application case numbers | |
| 08DRB- 70392 | |
| 08DRB- 70394 | |
| - - - - - | |

[Signature] 9/9/08
Planner signature / date
Project # 1003658

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

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
 - ___ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ List any original and/or related file numbers on the cover application

minor

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
 - ___ Preliminary Plat reduced to 8.5" x 11"
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Copy of DRB approved infrastructure list
 - ___ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - ___ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
 - ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - ___ Design elevations & cross sections of perimeter walls **3 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ Copy of recorded SIA
 - ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - ___ List any original and/or related file numbers on the cover application
 - ___ DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
 - 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
 - N/A* Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - N/A* Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - N/A* Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - ___ Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - N/A* Infrastructure list if required (**verify with DRB Engineer**)
 - pending* DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

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**
 - ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
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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.

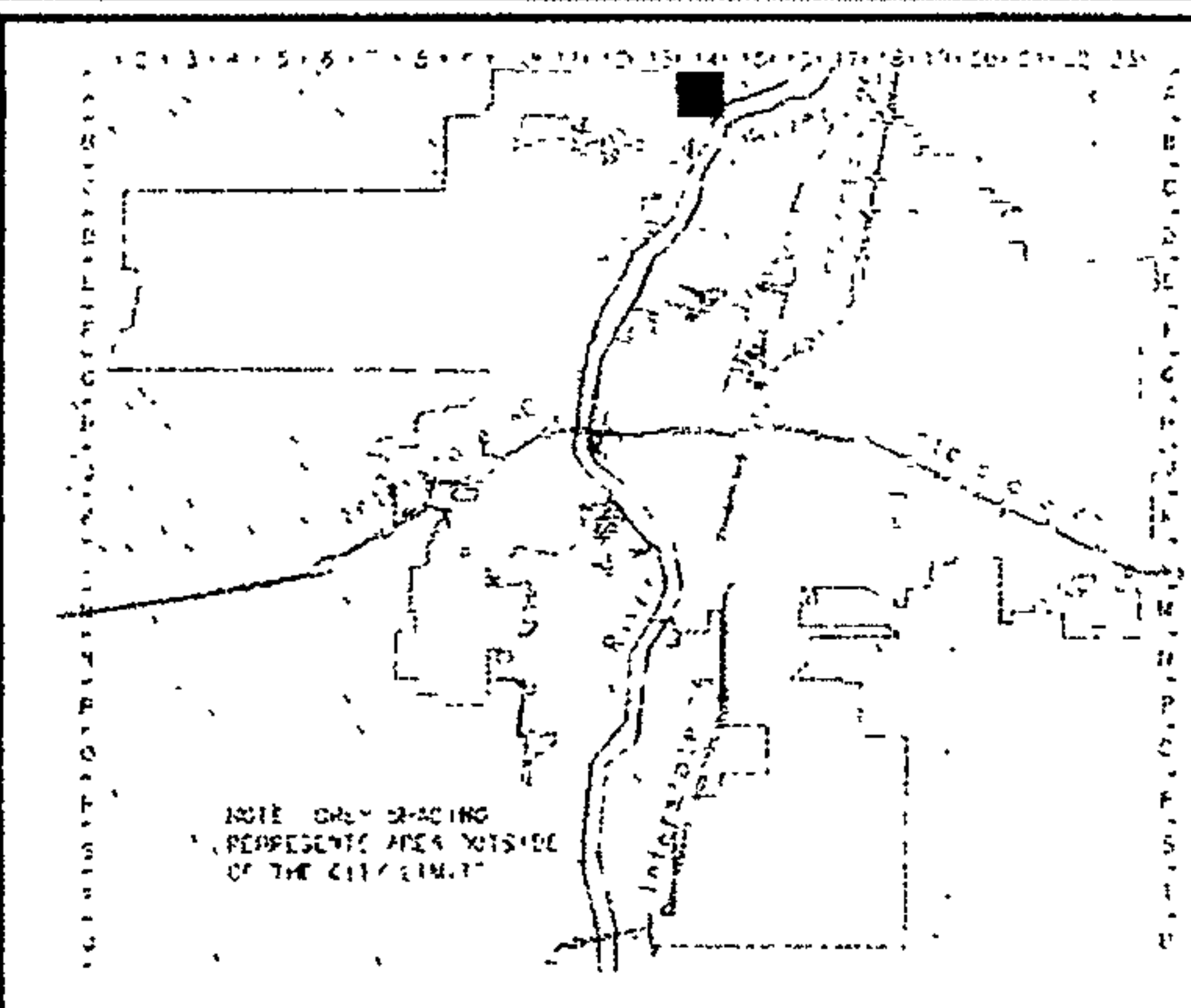
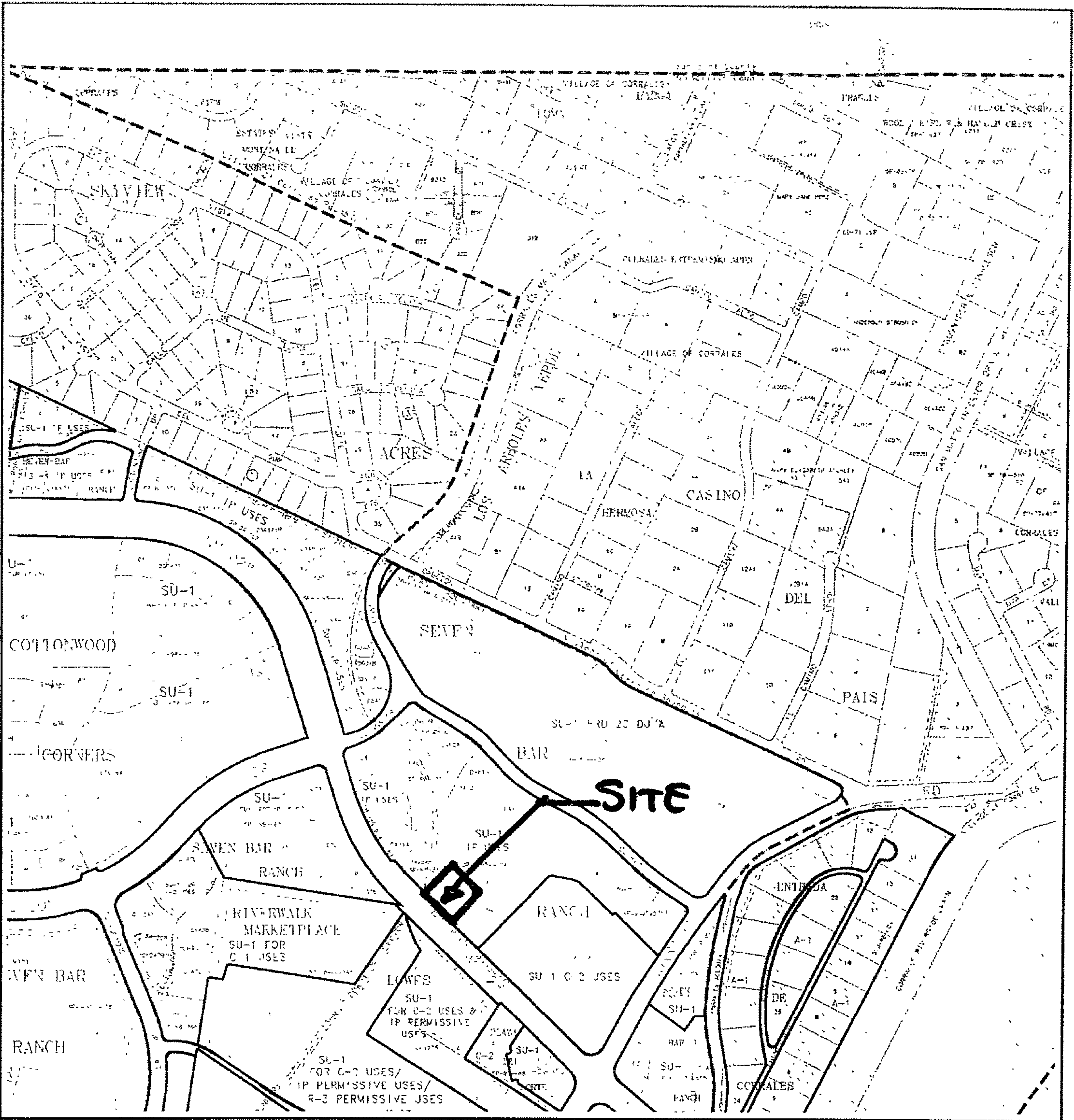
Kevin Murtagh P.E.
 Applicant name (print)
Kevin Murtagh 9/9/08
 Applicant signature / date



Form revised **October 2007**

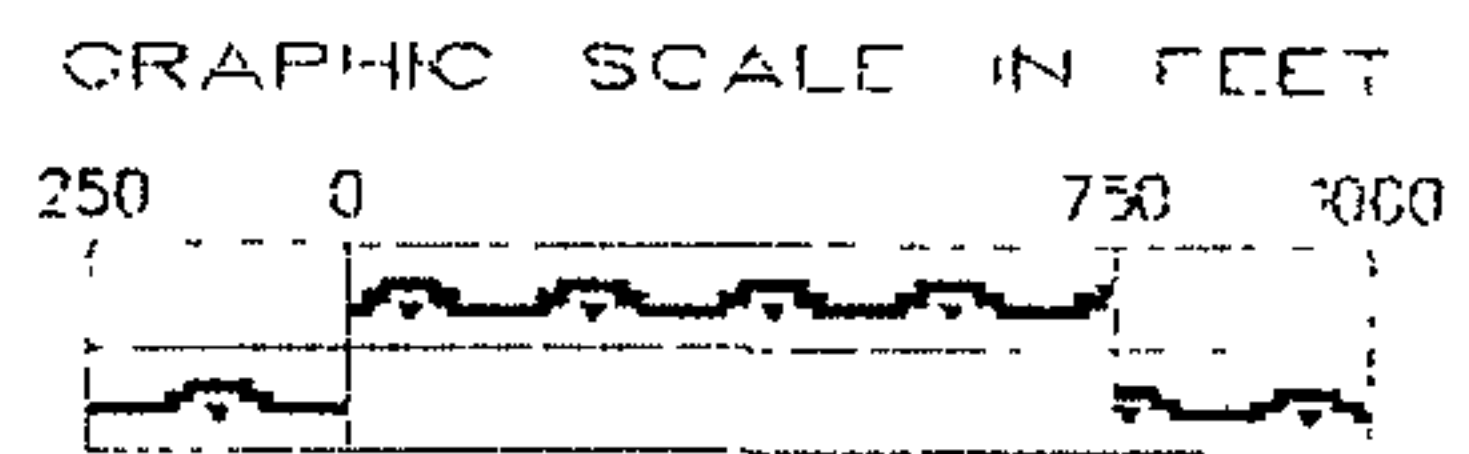
- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
08DRB - 20345

Kevin 9/9/08
 Planner signature / date
 Project # 1003638



ALBUQUERQUE GEOGRAPHIC INFORMATION SYSTEM
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

A-14-Z

Map Amended through September 02, 2003

September 9, 2008

Courtyard I
7500 Jefferson St NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Re: Preliminary Final Plat Approval
Portion of Tract D-4-G, Seven Bar Ranch, #1003658

Dear Mr. Cloud:

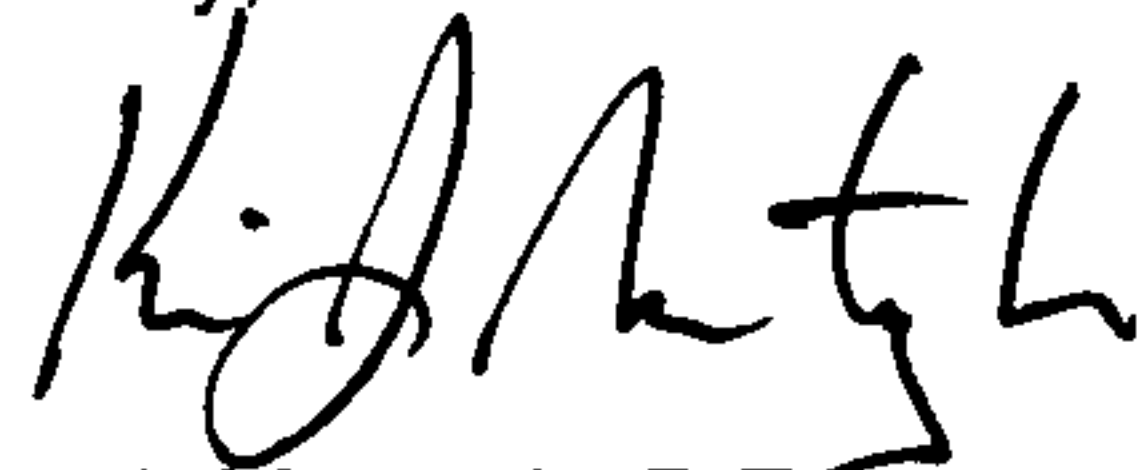
The referenced project includes a Preliminary/Final Plat for commercial development in NW Albuquerque and will replat one lot into two lots. The current site is approximately 9.3 acres and is located on NM 528 between Ellison Drive and Corrales Road. The replat will divide the current site into a 0.92 acre parcel, Tract D-4-G-1 where the applicant intends to build a 2,973 sf. restaurant. The remaining 8.4 acres will become Tract D-4-G-2.

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Application
- Certificate of No Effect
- Six (6) copies of the Preliminary/Final Plat
- Six (6) copies of the Site Plan and related drawings
- Grading and Drainage Plan exemption email from Brad Bingham
- Zone Atlas Map showing the location of the property
- DRB Fee

Please place this item on the DRB Agenda for hearing on September 17, 2008. If you have any questions or require further information, please contact me.

Sincerely,



Kevin J. Murtagh, P.E.
Project Manager
Community Development and Planning

KJM/ssc
Enclosures

cc: Laura Olguin, CRT Partners
Larry Click, L J Click and Assoc.
Lisa Urea, Sedberry and Assoc.
Paul Wymer, BHI
Bruce Stidworthy, BHI

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

September 9, 2008

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823 1000
facsimile: 505.798 7988
toll free: 800.877.5332

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW - 1st Floor
Albuquerque, NM 87102

Re: Jack-in-the-Box Restaurant: - Burlington Coat Factory Site Located at 3400 Calle Cuervo NW;
Final Sign-off by D.R.B. for Site Development Plan for Subdivision, Site Development Plan for Building
Permit and Amended Site Development Plan for Building Permit, # 1003658, 08EPC 40066/40067/40068

Dear Mr. Cloud:

The purpose of this letter is to provide a description of the modifications made to the subject plans to bring them into conformance with E.P.C. conditions as described in the Official Notification of Decision (OND) dated July 17, 2008. The subject site is located west of the intersection of Coors Blvd. and New Mexico State Road 528 on Albuquerque's west side.

This request is to construct a new restaurant on a proposed new pad site to be located abutting New Mexico State Road 528. The property was originally developed in 1992 as a Home Base retail facility (Z-79-146-13). It has since been changed to a Burlington Coat Factory and adjoining Saver's store.

The following list of plan modifications corresponds to the numerical sequence of the OND discussed above. Most plan modifications are depicted with a "cloud" surrounding the plan change.

A. Site Plan for Subdivision (08EPC-40066):

1. See the description for Condition 11 under the Site Plan for Building Permit discussed next in this letter.

B. Site Plan for Building Permit (08EPC-40067):

1. This letter serves as the required description of modifications made to the submittal documents.
2. A meeting was held on Wednesday September 3rd, 2008 with Mr. Randal Falkner to discuss the document changes.
3. The site plan includes a refuse enclosure of sufficient size to accommodate recycle containers. Included with this submittal is a copy of the site plan approved by Solid Waste staff.
4. All sidewalks have been adjusted to be 6 foot minimum in width and are ADA compatible. Crosswalks have been modified to be patterned concrete (keyed note 12).
5. A wheel stop has been added to the handicap parking spot located on the south side of the building. Condition 7 requires that parking spaces be eliminated to create a patio in this area. Only one handicap parking space is required for this facility.
6. a. The landscape planter located along the new pedestrian sidewalk (leading from the subject site to the existing Burlington Coat Factory store) has been modified to be a continuous tree and planting well.

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

- b. This condition was discussed with case Planner Randal Falkner and it was noted that these tree wells are located on the adjoining property and not under the control of this property owner. The southern most tree well already has an established tree in it. Trees previously depicted in these planters have been relocated to the new patio area required by Condition 7.
7. Three (3) parking spaces on the south side of the building have been eliminated and a new patio with shade trees resulting in a minimum of 50% shading have been added to the plan. The bicycle rack has been relocated to accommodate the new patio.
8. Additional Architectural features have been incorporated into the building facades. These additional features include a continuous wainscoting around the base of the building and incorporation of a new electrical equipment protrusion/room on the south side of the structure. Wall mounted equipment has been depicted as matching the color of the adjacent wall surface.
9. All signage described in this condition has been removed from the plans.
10. Shared parking agreement language has been added to the subdivision plat (Note 8 on Page 1).
11. a. No new permanent improvements are required for this site.
b. The drive thru lane has been increased in width to 12' and the radii of the curb face has been increased to 25'.
c. A concurrent platting action is on-going.
d. An unsigned title block for DRB signature has been added to the Site Plan sheet.
e. The Site Plan conforms to DPM requirements, or will be made to conform as required following building permit review.
f. This requirement has been waived by Mr. John Hartman, COA Department of Municipal Development as sufficient right-of-way and easements exist for on-street bicycle lanes. (See attached E-mail from Mr. Hartman dated September 2, 2008).

C. Amended Site Plan for Building Permit (08EPC-40068):

Conditions 1 thru 11 are identical to those described in Paragraph B for the Site Plan for Building Permit discussed above. Condition 12 is similar to Condition 3 and has been addressed as described in that note.

Please review the enclosed submittal and contact me if additional information is necessary. Please schedule this request to be heard at the September 17, 2008 DRB hearing.

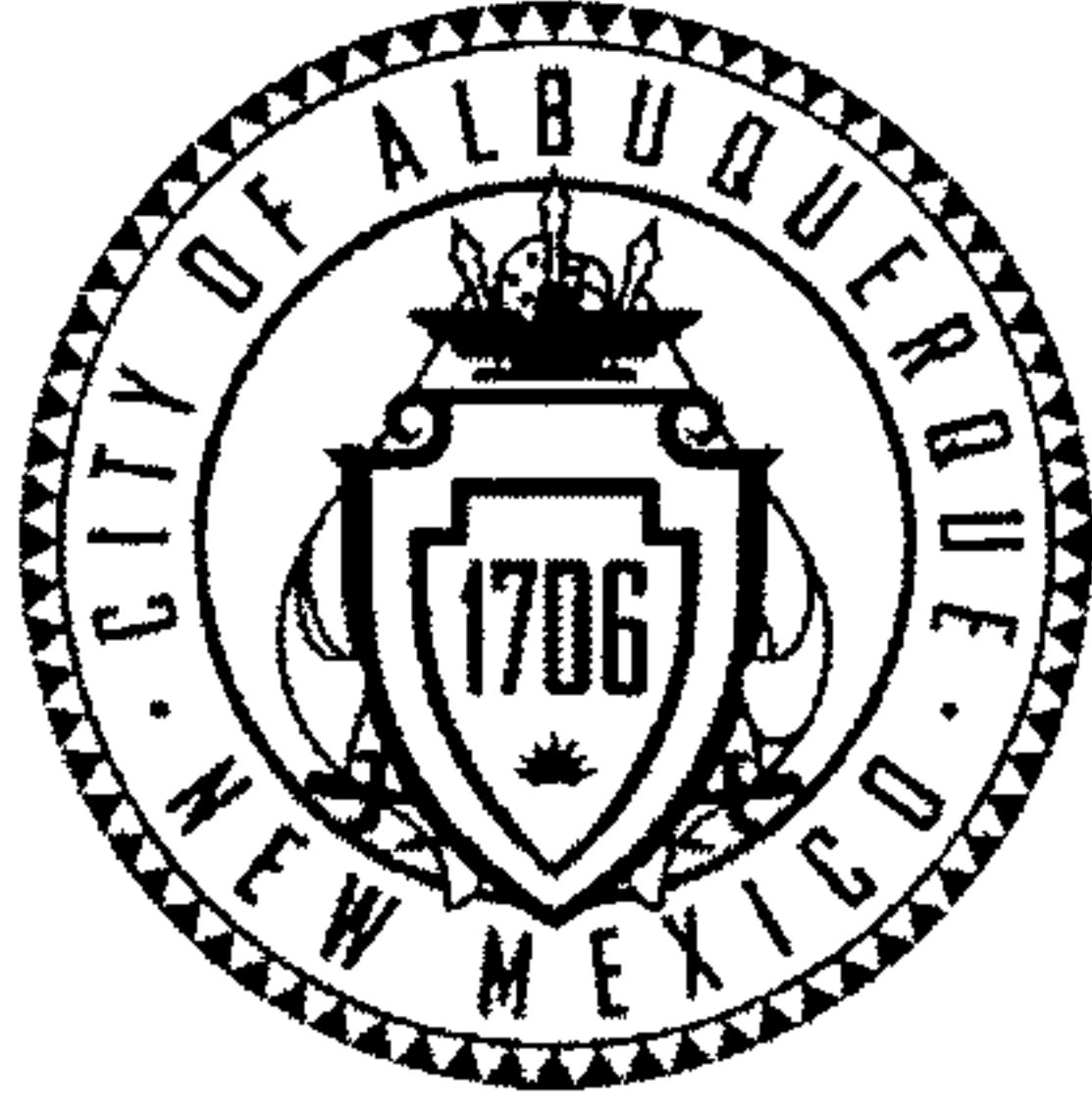
Sincerely,



Kevin J. Murtagh, P.E.
Project Manager
Community Development and Planning

KJM/ssc
Enclosures

cc: Laura Olguin, CRT Partners
Larry Click, L J Click and Assoc.
Lisa Urea, Sedberry and Assoc.
Paul Wymer, BHI
Bruce Stidworthy, BHI



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

March 5, 2008

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: Bohannan-Huston Inc

Applicant:

Legal Description: Tract D4I, Seven Bar Ranch

Acreage: 5.0 +

Zone Atlas Page: A-14

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION: AGIS 2006 aerial photo

RECOMMENDATION(S):

- *CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance)*

SUBMITTED:

Matthew Schmader, PhD

Superintendent, Open Space Division

Acting City Archaeologist

Paul Wymer

080343-009

From: Hartmann, John M. [JHartmann@cabq.gov]
Sent: Tuesday, September 02, 2008 4:32 PM
To: Kevin Murtagh
Cc: Paul Wymer; Bruce Stidworthy, Metro, Kristal D.; Falkner, Randall S.; Brito, Russell D.; Larry Click
Subject: RE: Jack in the Box - Burlington

Kevin, this is to confirm our discussion and acknowledge that I agreed that since there is an existing 18 foot wide roadway easement plus an additional 15 feet of unused space within the existing right-of-way along NM 528, I did not feel the additional 6 foot dedication of right-of-way for the bike lane was necessary. Please let me know if further clarification is required.

John M. Hartmann

Department of Municipal Development
 PO Box 1293
 Albuquerque, New Mexico 87103
 Phone 505 768-3679
 Fax 505 768-2733

From: Kevin Murtagh [mailto:kmurtagh@bhinc.com]
Sent: Tuesday, September 02, 2008 1:20 PM
To: Hartmann, John M.
Cc: Paul Wymer; Bruce Stidworthy; Metro, Kristal D.; Falkner, Randall S.; Brito, Russell D.; Larry Click
Subject: RE: Jack in the Box - Burlington

John,

I spoke to Krisal Metro this morning regarding the EPC (Proj. # 1003658) condition requiring a 6' dedication of ROW. Per our conversation on Aug 14th you agreed that since there is an 18' roadway easement already in place and there is also approximately 15' of viable existing ROW a dedication is not necessary at this time. Kristal has requested something in writing from you (replying to this email will suffice) indicating **item 11f** of the EPC OND conditions is no longer required.

Please "Reply to All" so that Russell and Randall in Planning can address an amendment to the conditions for DRB. We are meeting with Planning on Thursday to demonstrate our compliance to the OND conditions.

Thanks for your attention to this matter and let me know if you have any questions

Kevin J. Murtagh, P.E.
Bohannon Huston Inc
505-823-1000

From: Kevin Murtagh [mailto:kmurtagh@bhinc.com]
Sent: Thursday, August 14, 2008 9:51 AM
To: Hartmann, John M.; Loyd, Tony J.
Cc: Paul Wymer; Bruce Stidworthy
Subject: Jack in the Box - Burlington

John and Tony, The Jack in the Box at Burlington Coat Factory was approved at EPC. One of the conditions set forth is to dedicate 6' of ROW along NM528 for a future bike lane. We are looking at the existing ROW and there is plenty of room for a bike lane without any dedication at this time. Is there any chance this condition can be waived?

9/9/2008

Sally Salazar-Cass

080343-009
1003658

From: Bingham, Brad L. [BBingham@cabq.gov]
Sent: Monday, September 08, 2008 2:17 PM
To: Kevin Murtagh
Cc: Sally Salazar-Cass; Paul Wymer
Subject: RE: Draining and Graidng Plan for DRB

These projects will not require a grading plan prior to Site Plan approval at DRB. There will be a requirement for a grading plan prior to Building Permit signoff by Hydrology.

From: Kevin Murtagh [mailto:kmurtagh@bhinc.com]
Sent: Monday, September 08, 2008 2:06 PM
To: Bingham, Brad L.
Cc: Sally Salazar-Cass; Paul Wymer
Subject: RE: Draining and Graidng Plan for DRB

#1003658
Jack in the Box at the Burlington Coat Factory on NM 525 just west of Coors.

#1002249
Jack in the Box on the SE corner of Central and Conchas just west of Eubank.

Kevin J. Murtagh, P.E.
Bohannon Huston Inc
505-823-1000

From: Bingham, Brad L. [mailto:BBingham@cabq.gov]
Sent: Monday, September 08, 2008 1:54 PM
To: Kevin Murtagh
Subject: RE: Draining and Graidng Plan for DRB

Please be more specific on locations.

I.E.
#1003658
JIB on the corner of Eubank and Central in the shopping center that used to be an old Furr's...

Thanks

From: Kevin Murtagh [mailto:kmurtagh@bhinc.com]
Sent: Monday, September 08, 2008 1:51 PM
To: Bingham, Brad L.
Cc: Paul Wymer; Sally Salazar-Cass
Subject: Draining and Graidng Plan for DRB

Brad we have 2 sites approved at EPC heading to DRB (Jack in the Box # 1003658 and Jack in the Box# 1002249. Each are about 1 ac in size and are existing asphalt parking lots being replaced with a building, some landscaping and parking. Will you please confirm that approved grading and drainage plans will not be required for the submittals to DRB. We are aware that an approved G & D Plan is required for building permit approval.

Let us know (Reply to All). Thanks

Kevin J. Murtagh, P.E.

9/8/2008



SAFCO CAPITAL CORP.
Development / Investment / Management

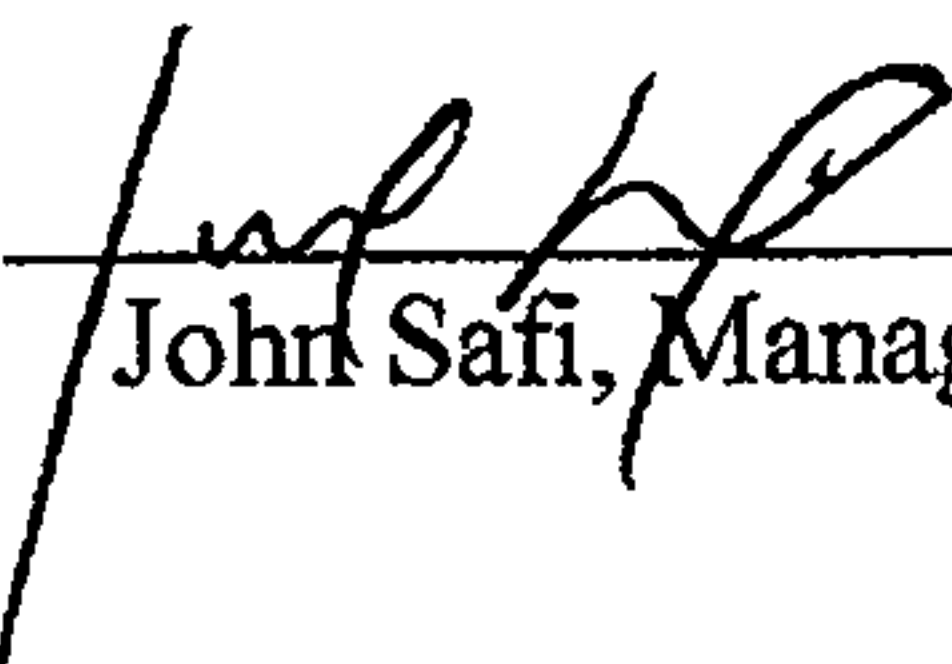
June 3, 2008

To whom it may concern,

This letter authorizes representatives of Bohannon Huston Inc. to act as agent for the Jack-in-the-Box Restaurant site on 3400 Calle Cuervo, Albuquerque, New Mexico on matters associated with the Site Plan for Subdivision, Site Plan for Building Permit, Preliminary and/or Final Plat(s).

Sincerely,

Cottonwood Capital, LLC

By: 
John Safi, Managing Member

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On June 3, 2008 before me, MYLA P. LANTO, NOTARY PUBLIC

personally appeared JOHN SAFI

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



my commission expires January 16, 2011

Place Notary Seal Above

Signature [Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Authorization Letter

Document Date: June 3, 2008 Number of Pages: one

Signer(s) Other Than Named Above: No other signer

Capacity(ies) Claimed by Signer(s)

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____



Signer Is Representing: _____

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____



Signer Is Representing: _____



DANCEL, L.L.P.
 616 W. Las Lomas Rd.
 Tucson, AZ 85704
 520-327-7055
 Fax: 520-327-2081

Independently owned & operated as a
 Franchisee of Jack in the Box Inc.

February 26th, 2008

To whom it may concern,

This letter authorizes representatives of Bohannon Huston Inc. to act as agent for the Jack-in-the-Box Restaurant site on NM 528 (Tract D-4-G, Seven Bar Ranch) on matters associated with the Site Plan for Subdivision, Site Plan for Building Permit, Preliminary and/or Final Plat(s).

Sincerely,

Dancel, L.L.C.

Laura E. Olguin
 CEO

State of Arizona

County of Pima

The foregoing instrument was acknowledged before me, Norma J. Hammack on February 29, 2008 by Laura E. Olguin.

WITNESS my hand and official seal.

Signature of Notary



NORMA J. HAMMACK
 Notary Public - Arizona
 Pima County
 Expires 03/19/2011

CITY OF ALBUQUERQUE

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

APPLICANT: CAT Partners DATE OF REQUEST: 2/28/08 ZONE ATLAS PAGE(S): A-14

CURRENT:

ZONING SU-1 For IP Uses

LEGAL DESCRIPTION:

LOT OR TRACT # D46 BLOCK # _____

PARCEL SIZE (AC/SQ FT.) _____

SUBDIVISION NAME Seven Bar Ranch

REQUESTED CITY ACTION(S):

ANNEXATION []	SECTOR PLAN []	SITE DEVELOPMENT PLAN:
COMP. PLAN []	ZONE CHANGE []	A) SUBDIVISION [X] BUILDING PERMIT [X]
AMENDMENT []	CONDITIONAL USE []	B) BUILD'G PURPOSES [] ACCESS PERMIT []
		C) AMENDMENT [X] OTHER []

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION: ¹

OF UNITS: 1
BUILDING SIZE: 2600 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE S. Salazar-Cano DATE 3-4-08
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []

THRESHOLDS MET? YES [] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. *Any subsequent changes to the development proposal identified above may require an update or new TIS.*

Tony J. [Signature]
TRAFFIC ENGINEER

3-4-08
DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO [X]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. *Any subsequent changes to the development proposal identified above may require an update or new AQIA.*

S. Salazar-Cano
APPLICANT

3-1-08
DATE

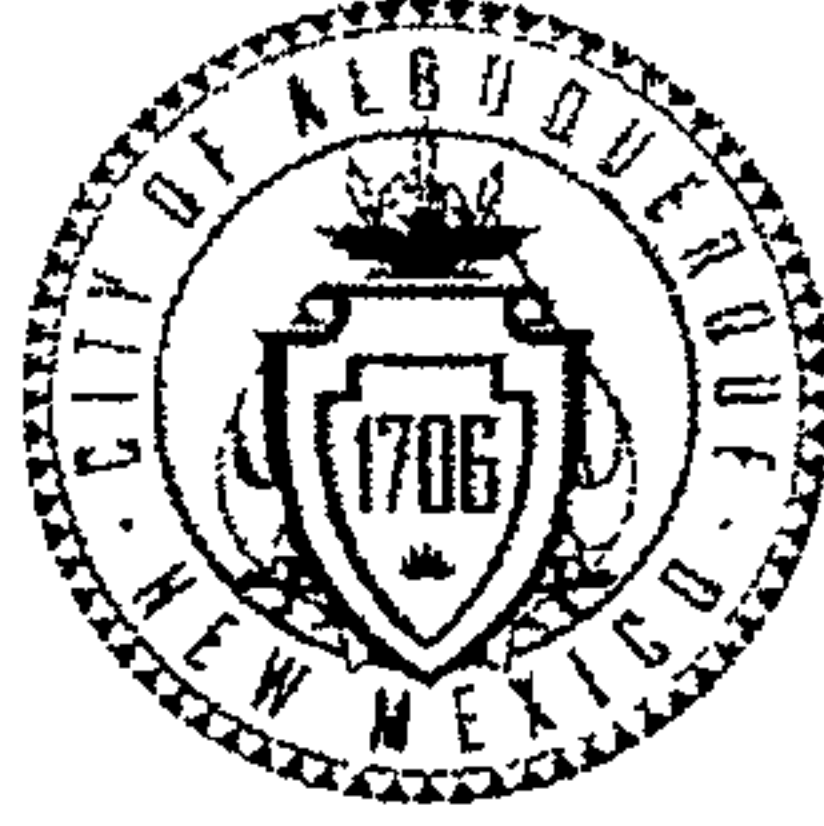
Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____

REC'D JUL 24 2008



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

Date: July 18, 2008

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project# 1003658***
08EPC-40066 SITE DEVELOPMENT -
SUBDIVISION
08EPC-40067 SITE DEVELOPMENT -
BUILDG PRMT
08EPC-40068 AMEND SITE DEVELOPMENT
PLAN - BLD PRMT

CRT Partners-Southern Arizona Franchise
616 W. Las Lomas Rd.
Tucson, AZ, 85704

LEGAL DESCRIPTION: for all or a portion of
PORTION OF TRACT D-4-G, SEVEN BAR
RANCH zoned SU-1 IP located on NM 528
BETWEEN ELLISON DR AND CORRALES
RD containing approximately 9.3 acres. (A-14)
Randal Falkner, Staff Planner

On July 17, 2008 the Environmental Planning Commission voted to approve Project 1003658/08EPC 40066, a site development plan for subdivision, for Tract D-4-G, Seven Bar Ranch, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision. The site is approximately 9.3 acres and is located on NM 528 between Ellison Drive and Corrales Road. The site comprises a portion of Tract D-4-G, Seven Bar Ranch and is zoned SU-1 IP Uses. The applicant intends to build a 2,973 s.f. restaurant on a new pad site. The site development plan for subdivision is to create a new parcel.
2. This request is accompanied by a request for a site development plan for building permit and a request to amend a site development plan for building permit.
3. The subject site is within the Established Urban area of the Comprehensive Plan, and within the boundaries of the West Side Strategic Plan and the Seven Bar Ranch Sector Development Plan.

4. The following Comprehensive Plan policies for Developing and Established Urban Areas are furthered by the proposal:
 - a. Policy II.B.5d – The proposed site development plan for building permit is in accord with the surrounding neighborhood values and natural environmental conditions. The development is similar in scale to surrounding developments.
 - b. Policy II.B.5e – The development will occur on a portion of a parking lot that is contiguous to existing urban facilities and services.
 - c. Policy II.B.5i – The proposed use would provide some employment opportunities to nearby residents, and noise and lighting, from the use would be minimized through appropriate site design.
 - d. Policy II.B.5m – The proposed site design is 19 feet high, does not exceed height restrictions in a SU-1 IP zone, generally maintains unique vistas and fits in with surrounding development along NM 528.
5. The request partially furthers Developing and Established Urban Areas Policy II.B.5l of the Comprehensive Plan because it is appropriate to the plan area and similar to adjacent sites; however, the design is not innovative.
6. The request partially furthers Economic Development Policies II.D.6a and II.D.6b of the Comprehensive Plan because the request would present new employment opportunities and offer chances for improvement in occupational skills and advancement. However, the request does not accommodate a wide range of salary levels or help to develop a local business enterprise.
7. The request furthers Objective 8 of the West Side Strategic Plan by helping to promote job opportunities and business growth on the West Side.
8. The request furthers Policies 1.5 and 4.10 of the West Side Strategic Plan by providing pedestrian access to key activity areas, including the buildings on the subject site itself, as well as the surrounding neighborhood and the Cottonwood Center to the south. There is also limited transit service available on the Wyoming Commuter, and a bicycle lane is proposed on this portion of NM 528.
9. The request furthers Policy 3.3 of the West Side Strategic Plan as connections to transit systems and pedestrian trails are provided. A bicycle lane is proposed for this section of NM 528.
10. The request furthers Goal 1 of the Seven Bar Ranch Sector Development Plan by helping to provide some additional employment that is in proximity to a wide diversity of housing densities and types on the West Side.
11. The submittal does not conflict with the existing site development plan (Z-79-146-13).
12. There is no known opposition to the project and no letters of opposition have been received.

CONDITION:

1. Conditions of approval for the proposed Site Development Plan for Subdivision, Site Development Plan for Building Permit Amendment and Site Development Plan for Building Permit shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - b. Drive thru lane width to be 12' minimum with 25' turning radii (inside edge) for all turns. 14' lane width may be used with turning radii of 15' - see DPM.
 - c. A concurrent platting action is required at DRB.
 - d. Provide unsigned title blocks, for DRB signature, on the site development plans for subdivision and building permit.
 - e. Site plan shall comply and be designed per DPM Standards.
 - f. Dedication of an additional 6 feet of right-of-way along NM 528/Alameda Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
-

On July 17, 2008 the Environmental Planning Commission voted to approve Project 1003658/08EPC 40067, a site development plan for building permit, for Tract D-4-G, Seven Bar Ranch, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit. The site is approximately 9.3 acres and is located on NM 528 between Ellison Drive and Corrales Road. The site comprises a portion of Tract D-4-G, Seven Bar Ranch and is zoned SU-1 IP Uses. The applicant intends to build a 2,973 s.f. restaurant on a new pad site.
2. This request is accompanied by a request for a site development plan for subdivision and a request to amend a site development plan for building permit.
3. The subject site is within the Established Urban area of the Comprehensive Plan, and within the boundaries of the West Side Strategic Plan and the Seven Bar Ranch Sector Development Plan.

4. The following Comprehensive Plan policies for Developing and Established Urban Areas are furthered by the proposal:
 - a. Policy II.B.5d – The proposed site development plan for building permit is in accord with the surrounding neighborhood values and natural environmental conditions. The development is similar in scale to surrounding developments.
 - b. Policy II.B.5e – The development will occur on a portion of a parking lot that is contiguous to existing urban facilities and services.
 - c. Policy II.B.5i – The proposed use would provide some employment opportunities to nearby residents, and noise and lighting from the use would be minimized through appropriate site design.
 - d. Policy II.B.5j – The proposed site design is 19 feet high, does not exceed height restrictions in a SU-1 IP zone, visually maintains unique vistas and fits in with surrounding development along NM 528.
5. The request partially furthers Developing and Established Urban Areas Policy II.B.5l of the Comprehensive Plan because it is appropriate to the plan area and similar to adjacent sites; however, the design is innovative.
6. The request partially furthers Economic Development Policies II.D.6a and II.D.6b of the Comprehensive Plan because the request would present new employment opportunities and offer chances for improvement in occupational skills and advancement. However, the request does not accommodate a wide range of salary levels or help to develop a local business enterprise.
7. The request furthers Objective 8 of the West Side Strategic Plan by helping to promote job opportunities and business growth on the West Side.
8. The request furthers Policies 1.5 and 4.10 of the West Side Strategic Plan by providing pedestrian access to key activity areas, including the buildings on the subject site itself, as well as the surrounding neighborhood and the Cottonwood Center to the south. There is also limited transit service available on the Wyoming Commuter, and a bicycle lane is proposed on this portion of NM 528.
9. The request furthers Policy 3.3 of the West Side Strategic Plan as connections to transit systems and pedestrian trails are provided. A bicycle lane is proposed for this section of NM 528.
10. The request furthers Goal 1 of the Seven Bar Ranch Sector Development Plan by helping to provide some additional employment that is in proximity to a wide diversity of housing densities and types on the West Side.
11. The submittal does not conflict with the existing site development plan (Z-79-146-13).
12. There is no known opposition to the project and no letters of opposition have been received.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The site development plan shall comply with all Solid Waste Management Department ordinances and requirements, including recycle areas.
4. All sidewalks shall be 6 foot clear and ADA compatible, including existing sidewalks and painted crosswalks shall be changed to pattern concrete.
5. Wheel stops shall be provided on the three spaces next to the handicapped spaces in front of the south side of the building.
6. Landscaping
 - a. Expand individual tree well sizes or make a continuous tree well for Eastern Redbuds along the new parking lot sidewalk.
 - b. Expand the tree wells for Bur Oaks in the two furthest east tree wells.
7. Eliminate three parking spaces adjacent to handicapped parking spaces and develop a patio approximately 25 ft. wide by 40 feet deep. Relocate bicycle rack. Shading shall be provided for 50% of the patio area.
8. Additional fenestration and/or architectural features shall be provided on both the south and east sides to break up the plain façade building mass, to enhance the visual appearance, and promote street and neighborhood character. Wall mounted mechanical equipment and electrical boxes shall be painted to match the wall color if possible.
9. Eliminate poster marquee building panels, the Jack Silhouette window panel, and the four translucent window film panels but not any of the windows themselves as only one wall sign is permitted per façade per business (Section 14-16-2-19).
10. Eight parking spaces of the applicants choosing shall be eliminated and replaced by landscaping unless the applicant can provide a shared parking agreement.

11. Conditions of approval for the proposed Site Development Plan for Subdivision, Site Development Plan for Building Permit Amendment and Site Development Plan for Building Permit shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - b. Drive thru lane width to be 12' minimum with 25' turning radii (inside edge) for all turns. 14' lane width may be used with turning radii of 15' – see DPM.
 - c. A concurrent platting action is required at DRB.
 - d. Provide unsigned title blocks, for DRB signature, on the site development plans for subdivision and building permit.
 - e. Site plan shall comply and be designed per DPM Standards.
 - f. Dedication of an additional 6 feet of right-of-way along NM 528/Alameda Boulevard as required by the City Engineer to provide for on-street bicycle lanes.

 12. Shall comply with all SWMD ordinances and requirements and have required recycle area and sanitary sewer drain.
-

On July 17, 2008 the Environmental Planning Commission voted to approve Project 1003658/08EPC 08EPC 40068, a request to amend site development plan for building permit, for Tract D-4-G, Seven Bar Ranch, based on the following Findings, and subject to the following:

FINDINGS:

1. This is a request to amend site development plan for building permit. The site is approximately 9.3 acres and is located on NM 528 between Ellison Drive and Corrales Road. The site comprises a portion of Tract D-4-G, Seven Bar Ranch and is zoned SU-1 IP Uses. The applicant intends to build a 2,973 s.f. restaurant on a new pad site.
2. This request is accompanied by a request for a site development plan for building permit and a site development plan for subdivision.
3. The subject site is within the Established Urban area of the Comprehensive Plan, and within the boundaries of the West Side Strategic Plan and the Seven Bar Ranch Sector Development Plan.

4. The following Comprehensive Plan policies for Developing and Established Urban Areas are furthered by the proposal:
 - a. Policy II.B.5d – The proposed site development plan for building permit is in accord with the surrounding neighborhood values and natural environmental conditions. The development is similar in scale to surrounding developments.
 - b. Policy II.B.5e – The development will occur on a portion of a parking lot that is contiguous to existing urban facilities and services.
 - c. Policy II.B.5i – The proposed use would provide some employment opportunities to nearby residents, and noise and lighting, from the use would be minimized through appropriate site design.
 - d. Policy II.B.5m – The proposed site design is 19 feet high, does not exceed height restrictions in a SU-1 IP zone, generally maintains unique vistas and fits in with surrounding development along NM 528.
5. The request partially furthers Developing and Established Urban Areas Policy II.B.5l of the Comprehensive Plan because it is appropriate to the plan area and similar to adjacent sites; however, the design is not innovative.
6. The request partially furthers Economic Development Policies II.D.6a and II.D.6b of the Comprehensive Plan because the request would present new employment opportunities and offer chances for improvement in occupational skills and advancement. However, the request does not accommodate a wide range of salary levels or help to develop a local business enterprise.
7. The request furthers Objective 8 of the West Side Strategic Plan by helping to promote job opportunities and business growth on the West Side.
8. The request furthers Policies 1.5 and 4.10 of the West Side Strategic Plan by providing pedestrian access to key activity areas, including the buildings on the subject site itself, as well as the surrounding neighborhood and the Cottonwood Center to the south. There is also limited transit service available on the Wyoming Commuter, and a bicycle lane is proposed on this portion of NM 528.
9. The request furthers Policy 3.3 of the West Side Strategic Plan as connections to transit systems and pedestrian trails are provided. A bicycle lane is proposed for this section of NM 528.
10. The request furthers Goal 1 of the Seven Bar Ranch Sector Development Plan by helping to provide some additional employment that is in proximity to a wide diversity of housing densities and types on the West Side.
11. The submittal does not conflict with the existing site development plan (Z-79-146-13).
12. There is no known opposition to the project and no letters of opposition have been received.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The site development plan shall comply with all Solid Waste Management Department ordinances and requirements, including recycle areas.
4. All sidewalks shall be 6 foot clear and ADA compatible, including existing sidewalks and painted crosswalks shall be changed to pattern concrete.
5. Wheel stops shall be provided on the three spaces next to the handicapped spaces in front of the south side of the building.
6. Landscaping
 - a. Expand individual tree well sizes or make a continuous tree well for Eastern Redbuds along the new parking lot sidewalk.
 - b. Expand the tree wells for Bur Oaks in the two furthest east tree wells.
7. Eliminate three parking spaces adjacent to handicapped parking spaces and develop a patio approximately 25 ft. wide by 40 feet deep. Relocate bicycle rack. Shading shall be provided for 50% of the patio area. Shading shall be provided for 50% of the patio area.
8. Additional fenestration and/or architectural features shall be provided on both the south and east sides to break up the plain façade building mass, to enhance the visual appearance, and promote street and neighborhood character. Wall mounted mechanical equipment and electrical boxes shall be painted to match the wall color if possible.
9. Eliminate poster marquee building panels, the Jack Silhouette window panel, and the four translucent window film panels as only one wall sign is permitted per façade per business (Section 14-16-2-19).

10. Eight parking spaces of the applicants choosing shall be eliminated and replaced by landscaping unless the applicant can provide a shared parking agreement.
11. Conditions of approval for the proposed Site Development Plan for Subdivision, Site Development Plan for Building Permit Amendment and Site Development Plan for Building Permit shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - b. Drive thru lane width to be 12' minimum with 25' turning radii (inside edge) for all turns. 14' lane width may be used with turning radii of 15' – see DPM.
 - c. A concurrent platting action is required at DRB.
 - d. Provide unsigned title blocks, for DRB signature, on the site development plans for subdivision and building permit.
 - e. Site plan shall comply and be designed per DPM Standards.
 - f. Dedication of an additional 6 feet of right-of-way along NM 528/Alameda Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
12. Approved on condition, will comply with all SWMD ordinances and requirements and have required recycle area and sanitary sewer drain.

PROTEST: 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, WHICH IS BY AUGUST 1, 2008.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY AUGUST 1, 2008 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

OFFICIAL NOTICE OF DECISION
JULY 17, 2008
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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 the City Council finds 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).

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/RF/ac

cc: Paul Wymer, Bohannan Huston, Inc., 7500 Jefferson NE, Albuquerque, NM 87109