

#8



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

REVISED 2/5/04

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

DRB Application No.: 05DRB-00780 (SBP)  
Project Name: OAK STREET CONDOMINIUMS  
Agent: DESIGN PLUS LLC

Project # 1003715  
Phone No.: 842-6789

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/18/05 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

CITY ENGINEER / AMAFCA: SIA  
Roadway Esmt.  
\_\_\_\_\_  
\_\_\_\_\_

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

PLANNING (Last to sign): Carmen's Initials  
3 copies of SBP  
\_\_\_\_\_  
\_\_\_\_\_

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

Project Number 1003715

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2. **Project # 1002739**  
05DRB-00681 Major-Preliminary Plat  
Approval  
05DRB-00683 Minor-Subd Design  
(DPM) Variance  
05DRB-00684 Minor-Sidewalk  
Variance  
05DRB-00685 Minor-Sidewalk Waiver  
05DRB-00686 Minor-Temp Defer  
SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2D, LANDS OF RIO BRAVO PARTNERS and Tract(s) B-1, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS, UNITS 1A THRU 9**) zoned R-D residential and related uses zone, developing area, located on 118<sup>TH</sup> ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 248 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686] (N-8/P-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/18/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/27/05 THE PRELIMINARY PLAT WAS APPROVED. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN CHANGES WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 05DRB-00693 Minor-Amnd SiteDev  
Plan Subd

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2D, LANDS OF RIO BRAVO PARTNERS, (to be known as **ANDERSON HEIGHTS, UNITS 1A THRU 9**) zoned RD, located on 118<sup>TH</sup> ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 119 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686] (N-8/P-8) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

3. **Project # 1003749**  
05DRB-00675 Major-Preliminary Plat  
Approval  
05DRB-00677 Minor-Vacation of  
Private Easements  
05DRB-00676 Minor-Temp Defer  
SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Tract(s) B, ACADEMY SQUARE, UNIT 2, ELENA GALLEGOS GRANT (to be known as **ANCALA VILLAGE**) zoned O-1, located on JUAN TABO BLVD NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 04ZHE01594, 05DRB00059] (F-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/18/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/5/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION, THE APPROVAL OF THE PERIMETER WALL DESIGN IS REQUIRED PRIOR TO FINAL PLAT SUBMITTAL TO DRB. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1003828**  
05DRB-00687 Major-Preliminary Plat  
Approval  
05DRB-00688 Minor-Subd Design (DPM)  
Variance  
05DRB-00689 Minor-Sidewalk Waiver  
05DRB-00690 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 & 114A, MRGCD MAP 34 (to be known as **CANDELARIA VILLAGE**) zoned R-1, located on CANDELARIA RD NW, between 12<sup>TH</sup> STREET NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 04DRB01907, 05DRB00520] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/18/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/12/05 THE PRELIMINARY PLAT WAS APPROVED. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN CHANGES WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1002855**  
05DRB-00692 Major-Vacation of Pub  
Right-of-Way

PRECISION SURVEYS INC agent(s) for ETG PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 4-8 and 13-16, Block(s) 24 & 25, **EAST END ADDITION**, zoned SU-1, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE. [REF: 04DRB01326, 03DRB01511] (J-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00790 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for ETG PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 5A, 7A, 18-A-1-A, 13-A, 15-A AND 18-A-1, Block(s) 24 & 25 **EAST END ADDITION**, zoned SU-1 special use zone, located on VERMONT AVE NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 4 acre(s). [REF: 04DRB01326, 03DRB01511] (J-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/18/05 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, AGIS DXF FILE, MODIFICATION OF EASEMENT LANGUAGE, APPLICATION NUMBER FOR VACATION ON PLAT AND REMOVE PUE.**

6. **Project # 1004073**  
05DRB-00514 Major-Preliminary Plat  
Approval  
05DRB-00515 Major-Vacation of Public  
Easements  
05DRB-00516 Minor-Subd Design (DPM)  
Variance  
05DRB-00517 Minor-Sidewalk Waiver  
05DRB-00518 Minor-Temp Defer SDWK  
  
05DRB-00781 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [Deferred from 4/20/05 & 5/18/05] (M-21/M-22) **DEFERRED AT AGENT'S REQUEST TO 5/25/05.**

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS**, zoned RD, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [REF: 05DRB00514, 05DRB00515, 05DRB00516, 05DRB00517, 05DRB00518] [Deferred from 5/18/05](M-21) **DEFERRED AT AGENT'S REQUEST TO 5/25/05.**

7. **Project # 1003655**  
05DRB-00661 Major-Vacation of Public Easements  
05DRB-00660 Major-Vacation of Pub Right-of-Way  
05DRB-00659 Major-Preliminary Plat Approval  
05DRB-00663 Minor-Temp Defer SDWK  
05DRB-00662 Minor-Sidewalk Waiver

DAVID A AUBE agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16, 17 and a portion of 18, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**) zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] [Deferred from 5/11/05 & 5/18/05] (C-19) **DEFERRED AT AGENT'S REQUEST TO 5/25/05.**

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

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

8. ~~**Project # 1003715**~~  
05DRB-00780 Minor-SiteDev Plan  
BldPermit/EPC

DESIGN PLUS LLC agent(s) for TULSI INC request(s) the above action(s) for all or a portion of Lot(s) 10, Block(s) 22, BROWN AND LAILS HIGHLAND ADDITION (to be known as **OAK STREET CONDOMINIUMS**) zoned SU-2 MC, located on COPPER AVE SE, between OAK ST SE and MULBERRY ST SE containing approximately 1 acre(s). [REF: 04EPC01562] [Carmen Marrone, EPC Case Planner] (K-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND ROADWAY EASEMENT AND TO PLANNING FOR CARMEN MARRONE'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

9. **Project # 1003572**  
05DRB-00795 Minor-SiteDev Plan  
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD., CO., request(s) the above action(s) for all or a portion of Lot(s) A, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP, located on RUTLEDGE RD NE between SNAPROLL ST NE and WASHINGTON NE containing approximately 3 acre(s). [REF: DRB-95-268, 04DRB01142, 04DRB01143] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING**

**FOR JOURNAL CENTER ARCHITECTURAL REVIEW COMMITTEE'S LETTER, 3 COPIES OF THE SITE PLAN AND OTHER PLANNING COMMENTS.**

10. **Project # 1003212**  
05DRB-00729 Minor-SiteDev Plan  
BldPermit/EPC

JOHN A MENICUCCI agent(s) for GRAND AVENUE PARTNERS, A NM LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Block(s) 34, Tract(s) A-1-A-1, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on DR MARTIN LUTHER KING JR AVE NE, between UNIVERSITY BLVD NE and PINE STREET NE containing approximately 1 acre(s). [REF: V-94-43, 04ZHE-00086, 04EPC000699] [Russell Brito, EPC Case Planner ~~\$100~~Debbie Stover] [Deferred from 5/11/05] (K-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PREVIOUS COMMENTS, CITY STANDARD NOTES, PUBLIC RIGHT-OF-WAY EASEMENT ALONG UNIVERSITY, CROSS ACCESS EASEMENTS AND TO PLANNING FOR RUPERT HOLLAND'S LETTER.**

11. **Project # 1004138**  
05DRB-00667 Minor-SiteDev Plan  
BldPermit

DEKKER/PERICH/SABATINI agent(s) for JCC-ONE LLC request(s) the above action(s) for all or a portion of Tract(s) 5D-1 AND ALBUQUERQUE WELL SITE, **JOURNAL CENTER, TRACT 5**, zoned IP industrial park zone, located on JEFFERSON ST NE, between MASTHEAD NE and SUN NE containing approximately 6 acre(s).[REF:Z-79-80-2,S-80-26] [Deferred from 4/27/05 & 5/11/05] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND UTILITIES DEVELOPMENT FOR SHARED SERVICE AGREEMENT FOR SANITARY SEWER OR REVISED UTILITY PLAN AND 3 COPIES OF SITE DEVELOPMENT PLAN.**

05DRB-00791 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 5D1, **JOURNAL CENTER**, zoned IP industrial park zone, located on JEFFERSON ST NE, between TIBURON AVE NE and SUN AVE NE containing approximately 7 acre(s). (D-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 15-DAY APPEAL PERIOD (5/26/05), ADA RAMP EASEMENT, CROSS ACCESS AGREEMENT AND UTILITIES DEVELOPMENT FOR PRIVATE SAS SERVICE AGREEMENT AND AGIS DXF FILE.**

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

12. **Project # 1003761**  
05DRB-00787 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for DOUGLAS VAUGHN request(s) the above action(s) for all or a portion of Lot(s) 14, 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK ST NE containing approximately 3 acre(s). [REF: 05DRB00210] (C-20) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1003467**  
04DRB-01706 Minor- Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for CHARLIE MOSS request(s) the above action(s) for all or a portion of Lot(s) 11, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2, located on RICE AVE NW, between I-40 and INDIAN SCHOOL NW containing approximately 1 acre(s). [REF: DRB-95-337, DRB-95-438, 04DRB00814] [*Was Indef deferred for SIA*] (H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE.**



14. **Project # 1001990**  
05DRB-00792 Minor-Prelim&Final Plat  
Approval
- WAYJOHN SURVEYING INC agent(s) for HARDEN ENTERPRISE LLC request(s) the above action(s) for all or a portion of Tract(s) A, **TANNEHILL-TAYLOR ADDITION**, zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 4 acre(s). [REF: 02DRB00844] (G-21) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
15. **Project # 1003989**  
05DRB-00507 Minor-Prelim&Final Plat  
Approval
- WAYJOHN SURVEYING INC agent(s) for EMILY GORDEN request(s) the above action(s) for all or a portion of Lot(s) 22 THRU 27, Block(s) 3, Tract(s) A, **B & R ADDITION**, zoned C-2, located on LOMAS BLVD NE, between DALLAS ST NE and TENNESSEE ST NE containing approximately 1 acre(s). [Listed under Project #1004070 in error] (K-19) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
16. **Project # 1003975**  
05DRB-00698 Minor-Prelim&Final Plat  
Approval
- WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12 and 13, Block(s) 15, MESA GRANDE ADDITION, (to be known as **ZUNI TOWNHOMES**) zoned O-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-78-377, 05DRB00301] ferred from 5/4/05) (K-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/218/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/26/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1000296**  
05DRB-00789 Minor-Prelim&Final Plat  
Approval
- BOHANNAN HUSTON INC agent(s) for GARY AND JUNE MARTIN request(s) the above action(s) for all or a portion of Lot(s) 16-A-1-P1, **OXBOW VILLAGE**, zoned SU-3 special center zone, located on OXBOW VILLAGE LN NW, between OXBOW DR NW and ST JOSEPHS DR NW containing approximately 1 acre(s). (G-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
18. **Project # 1003087**  
05DRB-00788 Minor-Extension of  
Preliminary Plat
- BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **WESTLAND NORTH, (to be known as WATERSHED SUBDIVISION)** zoned SU-2 FOR PDA RESORT, located on TIERRA PINTADA ST NW and 98<sup>TH</sup> ST NW containing approximately 531 acre(s). [REF: 04DRB00556] (H-7, H-8, H-9, J-7 & J-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
19. **Project # 1003573**  
04DRB-01417 Minor- Final Plat  
Approval
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3, OAKLAND NORTH SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] *[Deferred from 9/22/04,10/6/04 & Indef. Deferred on 11/3/04 & 3/9/05 for SIA]* (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA AND PROPERTY MANAGEMENT'S SIGNATURES.**

20. **Project # 1003672**  
05DRB-00704 Minor-Prelim&Final Plat  
Approval  
05DRB-00705 Minor-Temp Defer  
SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **ESTRADA COURT**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01423] (*Deferred from 5/4/05 & 5/18/05*) (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 5/25/05.**

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

21. **Project # 1004172**  
05DRB-00776 Minor-Sketch Plat or  
Plan

WALLACE BINGHAM agent(s) for GERALDINE SNOW request(s) the above action(s) for all or a portion of Lot(s) 5-19, Block(s) C, **DURAN & ALEXANDER ADDITION**, zoned SU-2, located on 4<sup>TH</sup> STREET NW, between MARBLE NW and GRANITE NW containing approximately 2 acre(s). [REF: ZA-80-245] (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1004178**  
05DRB-00794 Minor-Sketch Plat or  
Plan

WAYJOHN SURVEYING INC agent(s) for GREVEY INVESTMENTS, HELEN GREVEY request(s) the above action(s) for all or a portion of Lot(s) 27, **MESA VILLAGE**, zoned C-1, C-2 & O-1, located on EUBANK BLVD NE, between LOMAS BLVD NE and WALKER DR NE containing approximately 5 acre(s). (J-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003666**  
05DRB-00793 Minor-Sketch Plat or  
Plan

WAYJOHN SURVEYING INC agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **LANDS OF FREEWAY OLD TOWN LIMITED**, zoned S-MI, located on 10<sup>TH</sup> ST NW, between MOUNTAIN RD NW and BELLAMAH AVE NW containing approximately 4 acre(s). [REF: 04DRB01405] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1004163**  
05DRB-00743 Minor-Sketch Plat or  
Plan

JON E BOLTZ request(s) the above action(s) for all or a portion of Lot(s) 10, **SIERRA BONITA ADDITION**, zoned R-1, located on BELLROSE AVE NW, between GRIEGOS NW and FREEMAN NW. (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. **Project # 1004168**  
05DRB-00761 Minor-Sketch Plat or  
Plan

CATHERINE GORE request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Block(s) 7, **MONTEREY HILLS ADDITION**, zoned R-1, located on BURTON AVE SE, between RICHMOND SE and MONTEREY DR SE. (L-16) **INDEFINITELY DEFERRED ON A NO SHOW.**

26. **Project # 1004176**  
05DRB-00782 Minor-Sketch Plat or  
Plan

BENJAMIN R LOVATO request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF MANUEL G JARAMILLO**, zoned RA-2, located on LOS LUCEROS NW, between DURANES NW and ZICKERT NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1004173**  
05DRB-00777 Minor-Sketch Plat or  
Plan

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NM INC request(s) the above action(s) for all or a portion of Tract(s) 4 & 5, **VENTANA RANCH WEST**, zoned RLT, located on VENTANA RIDGE RD NW, between PASEO DEL NORTE NW and VENTANA WEST PARKWAY NW containing approximately 31 acre(s). [REF: 1002778] (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. **Project # 1004177**  
05DRB-00783 Minor-Sketch Plat or  
Plan

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 10 & 13, **VENTANA RANCH WEST**, zoned RLT, located on VENTANA RIDGE RD NW, between PASEO DEL NORTE NW and VENTANA WEST PARKWAY NW containing approximately 73 acre(s). [REF: 1002778] (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. **Project # 1004179**  
05DRB-00796 Minor-Sketch Plat or  
Plan

TIERRA WEST LLC agent(s) for JOHN PRICE request(s) the above action(s) for all or a portion of Tract(s) 82, **ALVARADO GARDENS, UNIT 3**, zoned RA-2 residential and agricultural zone, located on CANDELARIA RD NW, between TRELIS DR NW and GLENWOOD DR NW. (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for May 4, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 4, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:50 P.M.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

#8

INTER-OFFICE MEMO

May 16, 2005

**TO:** Sheran Matson, DRB Chair  
**FROM:** Carmen Marrone, Senior Planner  
**RE:** Project #1003715, Oak Street Condominiums

On December 16, 2004, the EPC approved a Site Plan for Building Permit for Lot 10, Block 22, Brownwell and Lail's Highland Addition. The applicant proposes to develop five condominiums with access from the abutting alley.

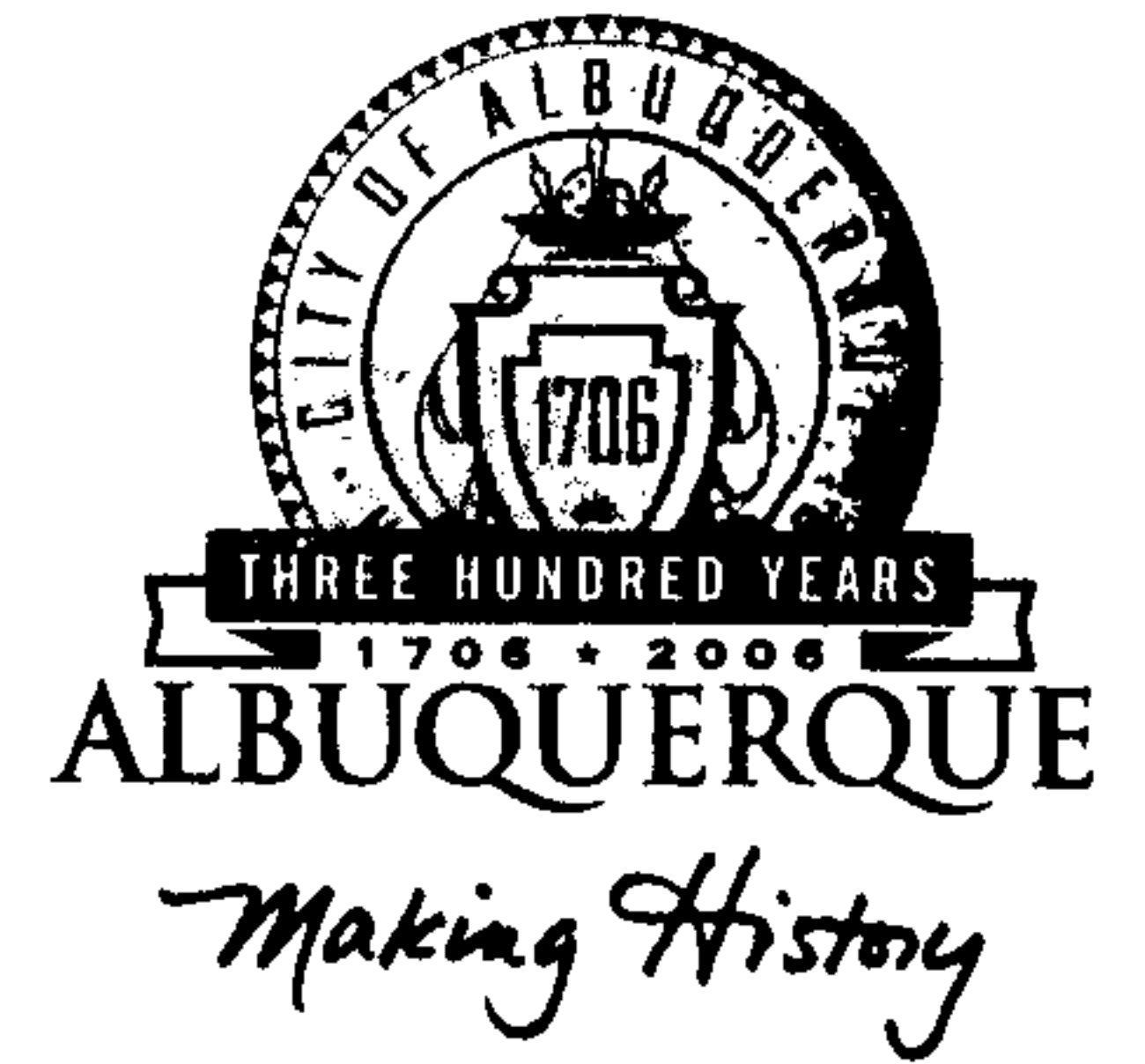
The DRB submittal for the amended Site Plan for Building Permit generally meets all of the EPC conditions with the following exceptions:

Condition 4: Revise "Usable Open Space Calculation" note to read, "(Usable open space shall be provided in accordance with the R-2 Zone)"  
Required: 600 sq. ft. for each 3-bedroom unit x 5 units = 3,000 sq. ft.  
Provided: ...

Condition 17: The site plan shows three street trees along Copper Avenue while the landscape plan shows two street trees. Revise the site plan to match the landscape plan.

Condition 18: Provide evidence to the file that the Sycamore, Spruce Park and the Silver Hill Neighborhood Associations have been contacted regarding this submittal.

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003715**

**AGENDA ITEM NO: 8**

**SUBJECT:**

Site Plan for BP

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off by City Engineer.

P.O. Box 1293

Albuquerque

New Mexico 87103

**RESOLUTION:**

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

www.cabq.gov

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

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

FOR:

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

**DATE:** May 18, 2005



**City of Albuquerque**  
**Parks and Recreation Department**  
 PO Box 1293, Albuquerque, New Mexico 87103  
 Inter-Office Correspondence

Development Review Board Comments

**Project Number:** 1003715  
**Application Number:** 05DRB-00780

**DRB Date:** 5/18/2005  
**Item Number:** 8

**Subdivision:** Oak Street Condominiums  
 Lots 10, Block 22, Brown & Lails Highland Addition

**Request for:**

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

**Zoning:** SU-2 MC

**Zone Page:** K-15

**New Lots (or units) :** 0

**Parks and Recreation Comments:**

This development is subject to Parks and Recreation Impact Fees.

**Signed:**

Christina Sandoval, (DMD)

Phone: 768-3808





Current DRC  
Project Number:

**ORIGINAL**

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: 5/9/05  
Date Site Plan Approved: 5/18/05  
Date Preliminary Plat Approved: N/A  
Date Preliminary Plat Expires: N/A  
DRB Project No: 1003715  
DRB Application No: 05-00780

OAK STREET CONDOMINIUMS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 10, BLOCK 22, BROWNEWELL AND LAIL'S HIGHLAND ADDITION  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer		
		<b>WATERLINE</b>									
		4"	Waterline PVC C-900	20' Alley	Copper Ave, SE	North Prop. Line Alley	/	/	/		
		1-FH					/	/	/		
		<b>PAVING</b>									
		20' Edge-Edge	Residential Pavement	20' Alley	Copper Ave, SE	North Prop. Line Alley	/	/	/		
		16' Edge-Edge	Residential Pavement	16' Alley	EXIST. ALLEY	Mulber Alley SE	/	/	/		
		<b>MISC.</b>									
		4"	4-SAS SERVICES	20' Alley			/	/	/		
							/	/	/		

ORIGINAL

NOTES

1 Water Infrastructure to Include Services, Vales, Fittings, Valve Boxes, and Fire Hydrants as Required

2  
3  
4  
5  
6  
7

AGENT/OWNER

Sally Salazar

NAME (print)

Advanced Engineering and Consulting, LLC

FIRM

*Sally Salazar*  
Sally Salazar 5-9-05  
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB

EXTENSION:

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*Bob Peterson* 5/18/05  
DRB CHAIR - date

*Christina Sandoval* 5/18/05  
PARKS & GENERAL SERVICES - date

*Jeffery* 5-18-05  
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

*Roger Green* 5/18/05  
UTILITY DEVELOPMENT - date

- date

*Bradley Bingham* 5/18/05  
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

NAME OF PLAT AND/OR SITE PLAN: OAK STREET CONDOMINIUMS



Supplemental form

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

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

**APPLICANT INFORMATION:**

NAME: TULSI, INCORPORATED PHONE: 505-766-5471  
 ADDRESS: 200 OAK STREET NE FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_  
 AGENT (if any): DESIGN PLUS LLC PHONE: 505-842-6789  
 ADDRESS: 209 GOLD AVENUE SW FAX: 505-842-1818  
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Amended SITE DEVELOPMENT PLAN APPROVAL FOR FIVE THREE STORED TOWN HOME STYLE CONDOMINIUMS.

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. 10 Block: 22 Unit: \_\_\_\_\_  
 Subdiv. / Addn. BROWN AND LAIL'S HIGHLAND TBK OAK STREET  
 Current Zoning: SU2-MC Proposed zoning: SAME CONDOMINIUMS  
 Zone Atlas page(s): K-15-2 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 7,100 sqft 0.162 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No  
 UPC No. 101505713238622202 MRGCD Map No. K-15  
 LOCATION OF PROPERTY BY STREETS: On or Near: 1015 COPPER AVENUE SE  
 Between: OAK STREET SE and MULBERRY STREET SE

CASE HISTORY: Carmen Navarro EPC Case Planner  
 List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):  
FILE PROJECT # 1003715, 04EPC-01562 EPC

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

SIGNATURE [Signature] DATE 05-04-05  
 (Print) HALEY APPEL  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>05DRB</u>	<u>00780</u>	<u>ASBP</u>	\$ <u>-0-</u>
<input type="checkbox"/> All fees have been collected	_____	_____	<u>CME</u>	\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>20.00</u>

Hearing date 5-18-05

[Signature]

Project # 1003715

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

**SKETCH PLAN REVIEW AND COMMENT**

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

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

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

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

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

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

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

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

HALEY APPEL  
Applicant name (print)

Haley Appel 5.9.05  
Applicant signature / date



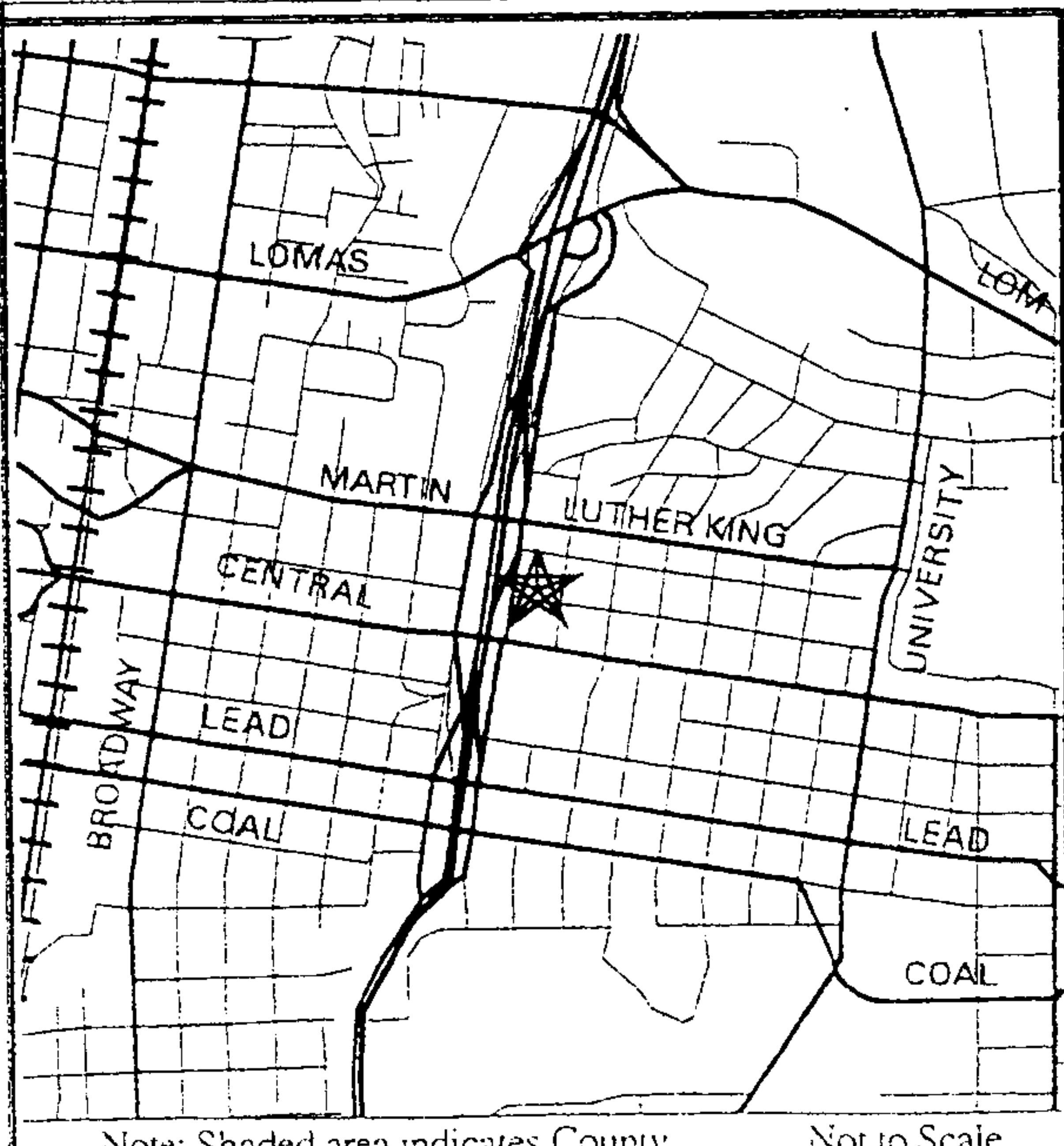
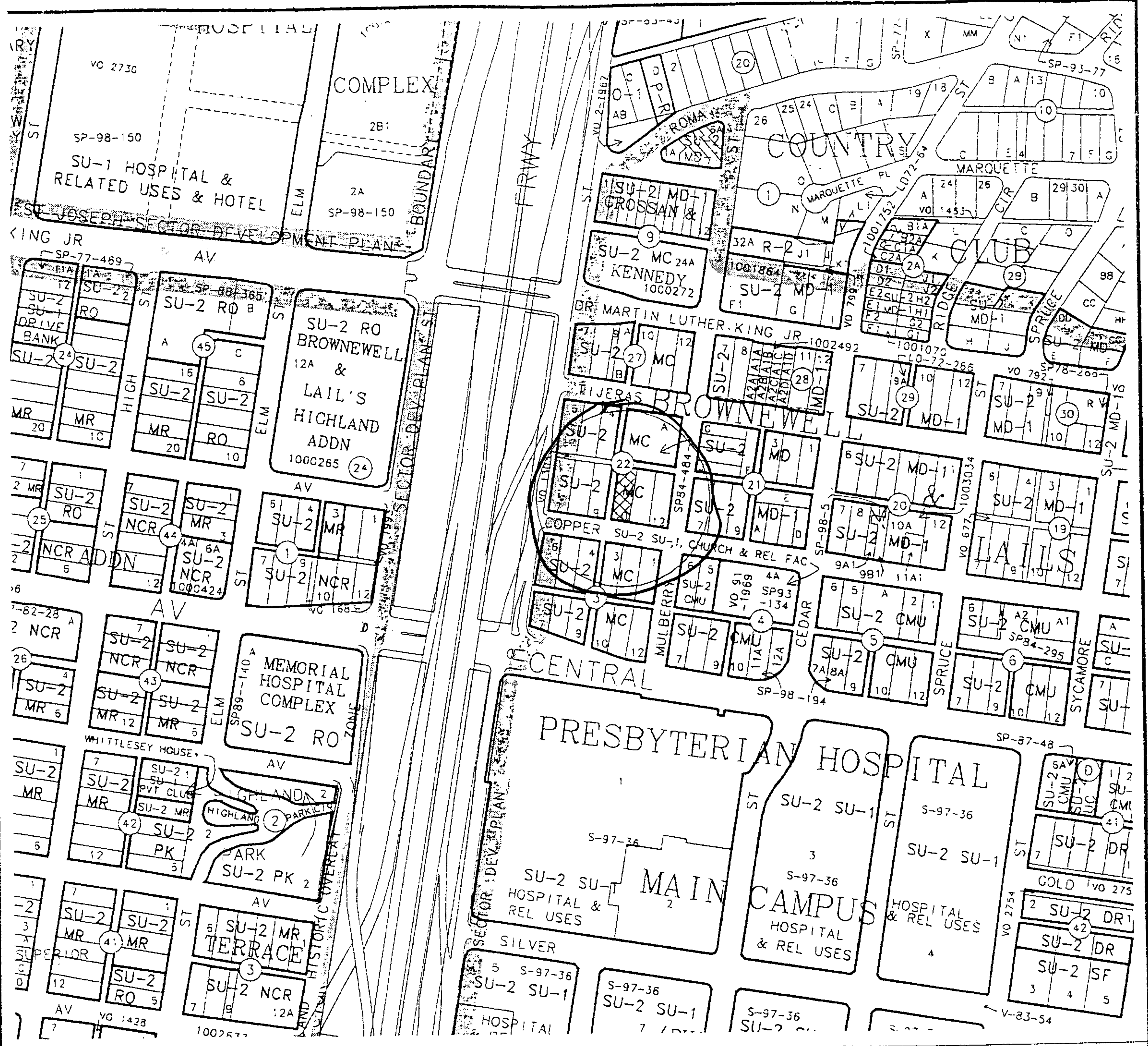
Form revised October 2004

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

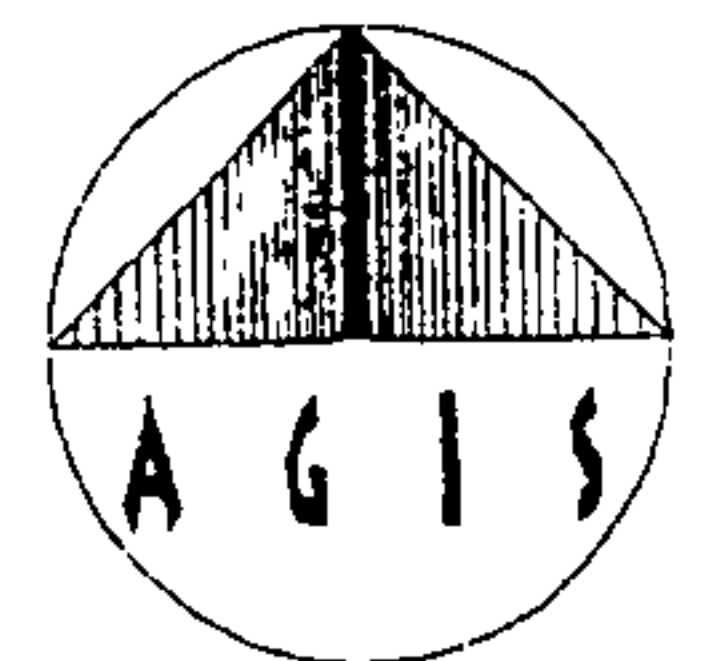
Application case numbers  
OSDRB - 00780  
 \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_

Oliver Lopez 5/9/05  
Planner signature / date

**Project #** 1003715



ZONING MAP



Scale 1" = 381'

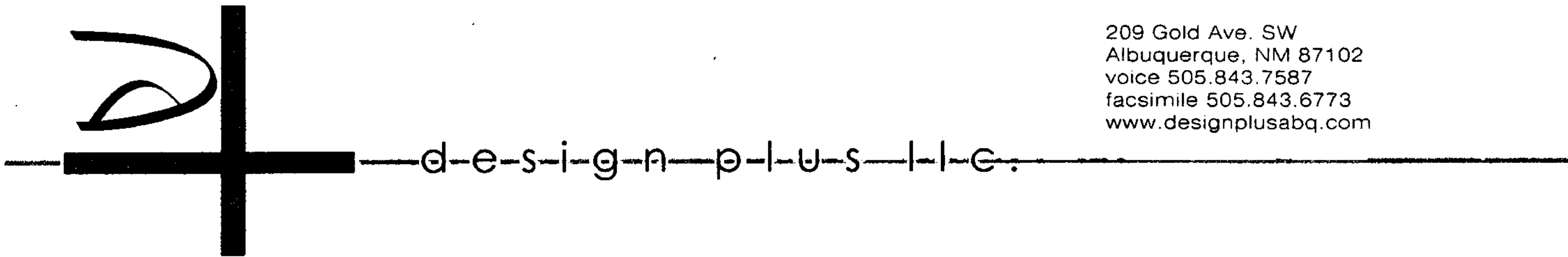
PROJECT NO.  
1003715

HEARING DATE  
11-18-04

MAP NO.  
K-15

ADDITIONAL CASE NUMBER(S)  
04EPC-01562

Note: Shaded area indicates County Not to Scale



209 Gold Ave. SW  
Albuquerque, NM 87102  
voice 505.843.7587  
facsimile 505.843.6773  
www.designplusabq.com

April 27, 2005

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

RE: Project # 1003715  
04EPC – 01562 EPC Site Development Plan

To Whom It May Concern:

In regards to the proposed development at Lot 10, Block 22, Brown & Lail's Highland Subdivision, zoned SU-2 MC, located on COPPER AVE SW, between OAK STREET SE and MULBERRY STREET SE, containing approximately 0.162 acre. (K-15) Carmen Marrone, Staff Planner.

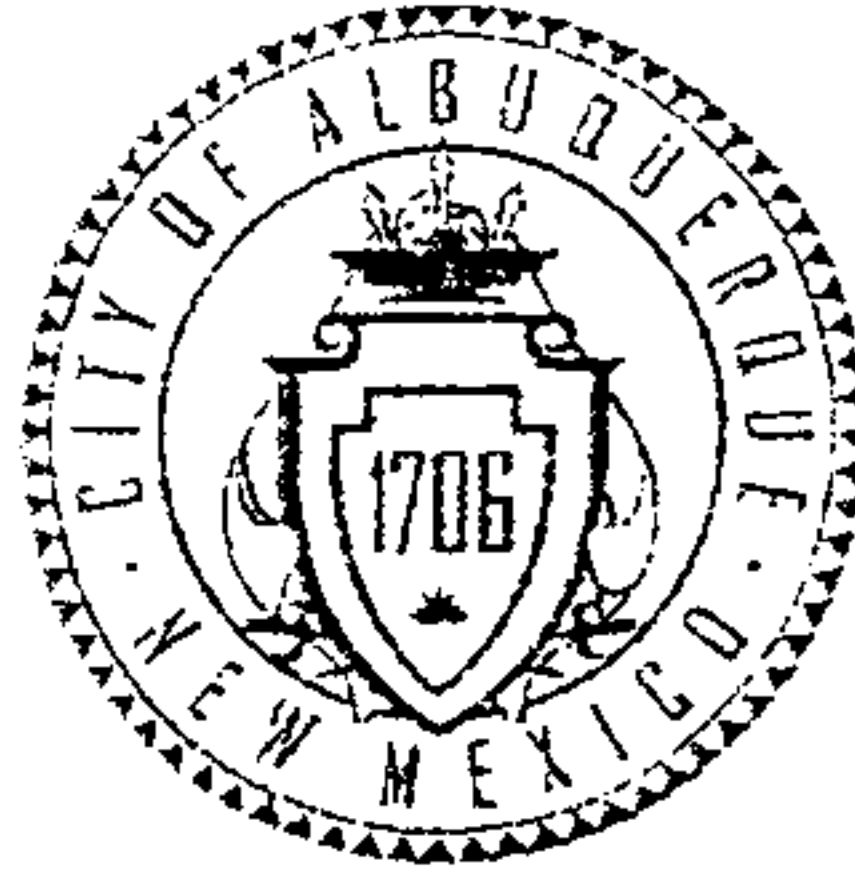
We are submitting the document set for DRB approval for the above referenced project. Attached plans find the Official Notification of Decision from the EPC City of Albuquerque.

The drawings we are submitting, address the conditions set forth in the decision and listed as follows:

- Item # 2: The site plan contains a note regarding maintenance responsibility of the common areas and facilities by the condominium association or a similar entity.
- Item # 3: Note 6 of the site plan includes additional language referencing the detail of the trash enclosure on sheet 5.
- Item # 4: The site plan lists all the usable open space, and meets the open space requirements of the R-2 zone.
- Item # 5: The patios and benches are labeled in the courtyard.

- Item # 6a: The landscape plan has a north arrow on the title block.
- Item # 6b: The tan gravel in the individual patios has been replaced with crusher fine.
- Item # 6c: The trellis over the entryway courtyard has been labeled.
- Item # 6d: The landscape maintenance notes include the maintenance of the common areas by the condominium association or similar entity.
- Item # 7: Note 8 on the Grading and Draining plan have been expanded to comply with section 14-16-3-19 of the Zoning Code, General Height and Design Regulations for Walls, Fences, and Retaining Walls.
- Item # 8: The owner will create a condominium association to comply with the 4<sup>th</sup> condition of the approval as imposed by the ZHE on December 1, 2004 by recording a condominium agreement with the Bernalillo County Clerk and providing evidence of such recording before the City issues a certificate of occupancy.
- Item # 9: The project complies with the condition #9.
- Item # 10: Note 7 on the site plan have been changed to say "Existing 16' wide public alley".
- Item # 11: The landscape plans no longer call out for "PAMPAS GRASS". The note has been changed to "HEAVENLY BAMBOO" (Nandina Domestica).
- Item # 12: Landscape Calculations for both landscape requirements and usable space requirements are accurate and complete.
- Item # 13: The Grading and Draining plan has been changed to read: "LOT 10, BLOCK 22, BROWNWELL AND LAIL'S HIGHLAND ADDITION, ALBUQUERQUE, BURNALILLO COUNTY, NEW MEXICO, CONTAINING 7, 100 SQUARE FEET (0.16299 ACRES) MORE OR LESS."
- Item # 14: The legend and the general notes on the Exterior Elevations and Details Plan include the materials, color and finish for operable windows and doors.
- Item # 15: Both the finish and the color for the concrete trash enclosure and the concrete planter on the "Trash Enclosure Detail" have been called out.
- Item # 16: The revised site plan will comply with the Zoning Code for DRB submittal.
- Item # 17: The site plan and the landscape plan have been revised to be consistent.
- Item # 18: We have notified Sycamore, Spruce Park and silver Hill neighborhood Associations, via email.





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

Date: December 17, 2004

### OFFICIAL NOTIFICATION OF DECISION

- FILE: **Project # 1003715**
- 04EPC-01562 EPC Site Development Plan-  
Building Permit

Design Plus LLC  
209 Gold Ave. SW  
Albuq. NM 87111

LEGAL DESCRIPTION: for all or a portion of Lot 10, Block 22, **Brown & Lail's Highland Subdivision**, zoned SU-2 MC, located on COPPER AVE SE, between OAK STREET SE and MULBERRY STREET SE, containing approximately 0.162 acre. (K-15) Carmen Marrone, Staff Planner

On December 16, 2004 the Environmental Planning Commission voted to approve Project 1003715/04EPC 01562 a Site Plan for Building Permit for Lot 10, Block 22, Brownwell & Lails Highland Addition, based on the following Findings and subject to the following Conditions:

#### FINDINGS:

1. This is a request for a site plan for building permit for Lot 10, Block 22, Brownwell and Lail's Highland Addition. The site is approximately 0.16 acres in size and is located on Copper Avenue NE between Oak Street and Mulberry Street NE. The applicant proposes to develop five owner-occupied, residential condominiums on the site with access off the abutting alley.
2. The site is currently zoned SU-2/MC (mixed commercial) per the *University Neighborhoods Sector Development Plan*. This zone generally corresponds to the C-2 zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone.
3. Residential development is a Conditional Use in the C-2 zone and requires conditional use approval by the Zoning Hearing Examiner (ZHE). On December 1, 2004, the ZHE granted approval of a conditional use for residential development on the subject site with four conditions. The site plan for building permit meets three of the four conditions imposed by the ZHE. The fourth condition, preparation and filing of a legal condominium association agreement, shall be met upon construction of the condominiums.

4. The subject site is within the Central Urban Area, which is part of the Established Urban Area of the *Comprehensive Plan*. The proposed development furthers the applicable goals and policies for the Established Urban Area by accommodating development in an area where vacant land is contiguous to existing facilities and services and by allowing for a location, intensity, and design that respects existing neighborhood conditions (Policies 5d, 5e). The development is designed to conform to existing topographical features (Policy 5g) and is appropriate and compatible with existing area land uses (Policy 5h). In addition, this request proposes an innovative residential design that maintains the unique vistas (Policy 5o) and is appropriate to the Plan area (Policy 5l).
5. The subject request furthers the goals of the *University Neighborhoods Sector Plan* by proposing residential development that will serve the neighborhoods and the institutions in the area. In particular, the request complies with Recommendations 5 and 6, page 19 of the Plan because the applicant has met with the affected neighborhood associations to discuss the proposed site plan and because the site plan limits the height of the proposed building to protect the access to the sun for residential properties.
6. The request furthers the goals of the *Sycamore Metropolitan Redevelopment Plan* for "mixed commercial" areas by buffering the existing residential development east of the site from the medical offices west of the site. In addition, the site plan complies with Design Policies 3 and 4 for "Mixed Density Residential" areas by conforming to the existing topography while preserving existing views, and by providing convenient access, sufficient open space and landscaping, an attractive street facade, and off-street parking in close proximity to individual units.
7. The site plan generally meets the applicable regulations pertaining to C-2 zoned sites and only requires slight modification prior to DRB final sign-off.
8. In general, the affected neighborhood associations support the request and there is no known opposition to the request.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. The applicant shall include a letter with the submittal to the DRB, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The site plan shall contain a note regarding maintenance responsibility of the common areas and facilities by the condominium association or a similar entity.
3. Note 6 of the site plan shall include additional language referencing the detail of the trash enclosure on Sheet 5.

4. The Zoning Hearing Examiner's approval of a conditional use for dwelling units requires the usable open space to meet the open space requirements of the R-2 zone. The site plan shall list all the usable open space areas with associated square footages to justify the total square footage number.

5. Label the patios and benches in the courtyard.

6. LANDSCAPE PLAN:

- a. Provide a North Arrow
- b. Replace the tan gravel in the individual patios with crusher fine to provide a more natural surface that is easier to walk on.
- c. Label the trellis over the entryway to the courtyard.
- d. Revise the landscape maintenance notes to include maintenance of the common areas by the condominium association or a similar entity.

Expand Note 8 on the Grading and Drainage Plan to assure compliance with Section 14-16-3-19 of the Zoning Code, General Height and Design Regulations for Walls, Fences, and Retaining Walls.



Re: ZHE approval of conditional use: The applicant shall comply with the fourth condition of approval as imposed by the ZHE on December 1, 2004 (creation of a Condo minimum Association) by recording a condominium agreement with the Bernalillo County Clerk and providing evidence of such recording before the City issues a certificate of occupancy.

9. **CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS, WATER AUTHORITY and NMDOT:**

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

10. Revise Note 7 on the site plan to read: "Existing 16' wide public alley."

11. Replace the "PAMPAS GRASS" in the individual patios with "HEAVENLY BAMBOO Nandina domestica).  
*Handwritten note: pampas grass?*

12. Revise the "Landscape Calculations" on the Landscape Plan so that the calculations for both landscape requirements and usable open space requirements are accurate and complete.  
*Handwritten note: provided*

13. Revise the Legal Description on the Grading and Drainage Plan to read: "LOT 10, BLOCK 22, BROWNEWELL AND LAIL'S HIGHLAND ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, CONTAINING 7, 100 SQUARE FEET (0.16299 ACRES) MORE OR LESS."
14. Revise the "Legend and General Notes" on the Exterior Elevations and Details Plan to include details (e.g. materials, color and finish) for any operable windows and any doors other than main entrance doors.
15. Include both the finish and the color for the concrete trash enclosure and the concrete planter on the "Trash Enclosure Detail".
16. The revised site plan submitted to the DRB for final sign-off shall comply with all relevant Zoning Code regulations, including, e.g., for all the necessary dimensions on the elevations and all dimensions for all landscape areas.
17. The site plan and the landscape plan shall be consistent with each other. All notations that are extraneous to a landscape plan shall be removed from the landscape plan.
18. The applicant shall notify Sycamore, Spruce Park and Silver Hill Neighborhood Associations, in writing, prior to or at the time of submittal of the site development plan to the DRB for final sign-off, and shall provide the neighborhood associations copies of the site plan being submitted for final approval.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JANUARY 3, 2005** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.


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

OFFICIAL NOTICE OF DECISION  
DECEMBER 16, 2004  
PROJECT #1003715  
PAGE 5 OF 5

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/CM/ac

cc: Bill Cobb, Silver Hill NA, 1701 Silver Ave. SE, Albuquerque, NM 87106  
Gordon Reisalt, Silver Hill NA, 124 Maple SE, Albuquerque, NM 87106  
David Bader, Spruce Park Na, Inc., 465 Sycamore St. NE, Albuquerque, NM 87106  
Rhonda Reynolds, Spruce Park NA, 1510 Roma Ave. NE, Albuquerque, NM 87106  
Peter Schilke, Sycamore NA, 1217 Coal Ave. SE, Albuquerque, NM 87106  
Ruth Koury, Sycamore NA, 411 Maple St. NE, Albuquerque, NM 87106

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

PAID RECEIPT

APPLICANT NAME Tulsi Inc  
AGENT Design Plus LLC  
ADDRESS \_\_\_\_\_  
PROJECT & APP # 1003715 / 05DRB00780  
PROJECT NAME Oak Street Condominiums

\$ 20<sup>00</sup> 441032/3424000 Conflict Management Fee  
\$ \_\_\_\_\_ 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

\$ 20<sup>00</sup> TOTAL AMOUNT DUE

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

City Of Albuquerque  
Treasury Division

5/9/2005 2:20PM LOC: ANNA  
RECEIPT# 00040162 WS# 006 TRANS# 0025  
Account 441032 Fund 0110  
Activity 3424000 TRSEJA  
Trans Amt \$20.00  
J24 Misc \$20.00  
CK \$20.00  
CHANGE \$0.00

Thank You