

#15



Complete 4-19-05 BP

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.: <b>05DRB-00208 (SBP)</b>	Project # <b>1003764</b>
Project Name: <b>HOLIDAY PARK SUBDIVISION</b>	
Agent: <b>SMPC ARCHITECTS</b>	Phone No.: <b>255-8668</b>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 03/16/05 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: 3- COPIES ! ORIGINAL  
 FORMING RUMORS / ok / 5-17-05  
 RECORD TEL /
- UTILITIES: Fire flow calculations
- CITY ENGINEER / AMAFCA:
- PARKS / CIP:
- PLANNING (Last to sign):

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

6/9/05

Completed 6/9/05  
*[Signature]*

Site Plan is being resigned due to loss. Agent will then bring 3 sets of Site Plan back to Clause @ Planning

Project Number 1003764

#15



# 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-00208 (SBP)

Project # 1003764

Project Name: HOLIDAY PARK SUBDIVISION

Agent: SMPC ARCHITECTS

Phone No.: 255-8668

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 RECORD TEL

UTILITIES: Fire <sup>flow</sup> calculations

CITY ENGINEER / AMAFCA:

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- Copy of recorded plat for Planning.**

Project Number 1003764



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

February 16, 2005                      9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9:00 a.m.                      Adjourned: 11:45 a.m.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

1. **Project # 1000126**  
05DRB-00099 Major-Two Year SIA  
05DRB-00100 Minor-Ext of SIA for  
Temp Defer SDWK  
CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 2, 3, 11, 12 and 13, **SAUVIGNON, UNIT 1**, zoned R-1, located on SAN ANTONIO NE, between SKY VALLEY WAY NE and LOWELL ST NE containing approximately 16 acre(s). [REF: 02DRB00032, 03DRB00016] (E-22) **THE TWO-YEAR SIA WAS WITHDRAWN AT THE AGENT'S REQUEST. A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

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

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION**, KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [*Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05*] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/16/05.**

3. **Project # 1000508**  
05DRB-00093 Major-Vacation of  
Public Easements

TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) B1A, **TOWNE PARK PLAZA**, zoned SU-1, C-1, located on EUBANK BLVD NE, between I-40 and CHICO RD NE containing approximately 18 acre(s). [REF: Z-98-114, DRB-90-289, 00EPC01182, 02DRB01528, 02DRB01529, 02AA01605] (K-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION OF FINAL PLAT: RELOCATED WATER LINE MUST BE IN PLACE PRIOR TO FINAL PLAT APPROVAL.**

4. **Project # 1002960**  
05DRB-00108 Major-Vacation of Pub  
Right-of-Way  
05DRB-00109 Major-Preliminary Plat  
Approval  
05DRB-00110 Minor-Sidewalk Waiver  
05DRB-00111 Minor-Temp Defer  
SDWK

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) K, SUNDORO SOUTH, UNIT 1, (to be known as **SUNDORO SOUTH, UNIT 2**, zoned SU-2 FOR RLT, located on 98<sup>TH</sup> STREET NW, between LADERA DR NW and I-40 containing approximately 6 acre(s). [REF: 04DRB01006, 04DRB01007] (J-8/J-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/16/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/16/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: PROPERTY SHALL BE EXCHANGED WITH NMDOT. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003285**  
05DRB-00105 Major-Preliminary Plat Approval  
05DRB-00106 Major-Vacation of Pub Right-of-Way  
05DRB-00112 Minor-Sidewalk Waiver  
05DRB-00107 Major-Vacation of Public Easements  
05DRB-00113 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B-24 through B-28, TOWN OF ATRISCO GRANT UNIT 5 (to be known as **SUNDORO SOUTH, UNIT 6**) zoned SU-2 RLT, located on ENDEE RD NW, between 90<sup>TH</sup> STREET NW and 94<sup>TH</sup> STREET NW containing approximately 23 acre(s). [REF: 04DRB01689, 04DRB01690, 04DRB01691, 04DRB01692, 04DRB01693] [Listed under Project #1003606 in error] (J-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/16/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: SILICA AVENUE SHALL BE DEDICATED AS A 44-FOOT RIGHT-OF-WAY TO THE WESTERN BOUNDARY. VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003360**  
05DRB-00115 Major-Vacation of Public Easements  
05DRB-00116 Minor-Prelim&Final Plat Approval

SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) A, **JOHN ADAMS MULTIPURPOSE CENTER**, zoned SU-1 special use zone, located on GLENRIO RD NW, between 56<sup>TH</sup> ST NW and LOMA HERMOSA DR NW containing approximately 4 acre(s). [REF: ZA-77-179] (J-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND THE 15-DAY APPEAL PERIOD.**

7. **Project # 1003684**  
05DRB-00118 Major-Vacation of Pub  
Right-of-Way  
05DRB-00121 Major-Preliminary Plat  
Approval  
05DRB-00119 Minor-Sidewalk Waiver  
05DRB-00120 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443 ] [*Deferred from 2/16/05*] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

8. **Project # 1003475**  
04DRB-01694 Major-Vacation of Pub  
Right-of-Way  
04DRB-01695 Major-Preliminary Plat  
Approval  
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLTL, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] [*Deferred from 12/1/04, 1/26/05 & 2/9/05 & 2/16/05*] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

9. **Project # 1001440**  
05DRB-00026 Major-SiteDev Plan  
BldPermit

BOB BOGAN agent(s) for RICHARD RODRIGUEZ request(s) the above action(s) for all or a portion of Tract(s) D-3A, **COORS CENTRAL NORTH PLAZA**, zoned SU-I, located on COORS BLVD NW, between BLUEWATER RD NW and CENTRAL AVE NW containing approximately 1 acre(s). [*Deferred from 2/2/05*] (K-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CORRECT WATER AND SEWER SERVICE LINE SIZES AND SHOW METER LOCATION AND SIZE AND PLANNING FOR 15-DAY APPEAL PERIOD AND COMMENTS IN FILE.**

10. **Project # 1003790**  
05DRB-00085 Major-Vacation of Public  
Easements

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s). [REF: 04DRB01790] [Deferred from 2/9/05 & 2/16/05] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

05DRB-00158 Minor-SiteDev Plan Subd

DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] [Deferred from 2/9/05 & 2/16/05] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

05DRB-00165 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] [Deferred from 2/9/05 & 2/16/05] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

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

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

11. **Project # 1003929**  
05DRB-00205 Minor-SiteDev Plan  
BldPermit

SANDERS AND ASSOCIATES ARCHITECTS agent(s) for MIKE BAKER request(s) the above action(s) for all or a portion of Lot(s) 42, **ALAMEDA BUSINESS PARK**, zoned SU-2 FOR IP-EP USES, located on CALLE ALAMEDA NE, between PASEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223, PROJ-1000624] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO ADDRESS COMMENTS ON COMMENT SHEET AND TO PLANNING TO ADD ROOF LANGUAGE ON 2/11/05 LETTER ONTO SITE PLAN FOR BUILDING PERMIT AS A NOTE.**



12. **Project # 1002529**  
05DRB-00212 Minor-SiteDev Plan  
Subd/EPC  
05DRB-00213 Minor-SiteDev Plan  
BldPermit/EPC  
05DRB-00214 Minor-Amnd Prelim Plat  
Approval

CONSENSUS PLANNING agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, a partition of BLACK RANCH (to be known as **CAS SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 04EPC01840, 04EPC01841, 04EPC01843, 04DRB01060, 04DRB01059, 04DRB01374] [Makita Hill, EPC Case Planner] (B-13/B-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITION: A PUBLIC SIDEWALK EASEMENT FOR THE MEANDERING SIDEWALK NEEDS TO BE ADDED. THE AMENDED INFRASTRUCTURE LIST DATED 2/16/05 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

13. **Project # 1003646**  
05DRB-00114 Minor-SiteDev Plan  
BldPermit

PAULA DAL SANTO request(s) the above action(s) for all or a portion of Lot(s) 1-B-5, Block(s) 1, **VIDAS SUBDIVISION**, zoned SU-1 C-3, located on PROSPECT NE, between SAN MATEO NE and WASHINGTON NE containing approximately 19 acre(s). [REF: 04EPC01336] [Elvira Lopez, EPC Case Planner] [Deferred from 2/2/05] (H-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1000980**  
05DRB-00161 Minor-Amnd SiteDev Plan  
BldPermit/EPC  
05DRB-00162 Minor-SiteDev Plan  
Subd/EPC  
05DRB-00163 Minor-SiteDev Plan  
BldPermit/EPC

NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 2/9/05 & 2/16/05*] (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

05DRB-00160 Minor-Prelim&Final Plat  
Approval

RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [*Deferred from 2/9/05 & 2/16/05*] (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

15. **Project # 1003764**  
05DRB-00208 Minor-SiteDev Plan  
BldPermit/EPC

SMPC ARCHITECTS agent(s) for HOPE EVANGELICAL FREE CHURCH request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, **HOLIDAY PARK SUBDIVISION**, zoned SU-1 Church & Related, located on JUAN TABO BLVD NE, between MANITOBA ST NE and BAJA DR NE containing approximately 4.6 acre(s). [**Stephanie Shumsky, EPC Case Planner**] (F-22) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCULATIONS AND TRANSPORTATION DEVELOPMENT FOR PARKING BUMPERS, RESCIND TCL AND 3 COPIES OF SITE PLAN FOR BUILDING PERMIT.**

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

16. **Project # 1003874**  
05DRB-00199 Minor-Subd Design (DPM)  
Variance
- ISAACSON & ARFMAN, PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-E, **EL RANCHO GRANDE, UNIT 16**, zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB-01892, 04DRB-00717, 05DRB-00032, 05DRB-00033, 05DRB-00034, 05DRB-00035, 05DRB-00126] (N-8) **A SUBDIVISION DESIGN VARIANCE FOR BLOCK LENGTH WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**
17. **Project # 1003932**  
05DRB-00215 Minor-Prelim&Final Plat  
Approval
- ISAACSON & ARFMAN PA agent(s) for TRICOR REFERENCE LABS request(s) the above action(s) for all or a portion of Tract(s) D-1-A, **GATEWAY SUBDIVISION**, zoned SU-2 FOR C-3, located on WOODWARD PL NE, between LOMAS BLVD NE and MOUNTAIN RD NE containing approximately 10 acre(s). [REF: 02DRB01516] (J-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND CHECK FOR LINEOUT NOTE.**
18. **Project # 1000849**  
05DRB-00211 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST, LTD agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 61, 62 and 63, **BREEZE AT MOUNTAIN GATE**, zoned SU-1, PRD,C-1, SC, located on FOUR HILLS RD SE, between WENONAH AVE SE and SHAFFER CT SE containing approximately 1 acre(s). [REF: 03DRB-02074] (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003761**  
05DRB-00210 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST, LTD agent(s) for DOUGLAS F. VAUGHAN request(s) the above action(s) for all or a portion of Lot(s) 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK NE containing approximately 2 acre(s). *[Deferred from 2/16/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

20. **Project # 1002743**  
04DRB-00888 Minor-Final Plat  
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF:Z-03-01007, 03DRB00989][*Final Plat was Indef Deferred for SIA 6/16/04*] *[Deferred from 2/9/05 & 2/16/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/23/05.**

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

21. **Project # 1003931**  
05DRB-00209 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for THOMAS AND BETTS request(s) the above action(s) for all or a portion of Tract(s) A, **ATRISCO BUSINESS PARK, UNIT 1**, zoned SU-1 Planned Industrial Park, located on BLUEWATER RD NW, between AIRPORT DR NW and COORS BLVD NW containing approximately 40 acre(s). (J-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003928**  
05DRB-00203 Minor-Sketch Plat or Plan

SURVEY'S SOUTHWEST agent(s) for JIM MOCHO request(s) the above action(s) for all or a portion of Lot(s) 16-D, **TOHATCHI ADDITION** and Lot(s) 12, Block(s) C, **J. M. MOORE REALTY CO'S 3<sup>RD</sup> ADDITION**, zoned R-1, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 2 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003930**  
05DRB-00206 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FAMIE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **LANDS OF BRACKSON A. COURSON**, zoned RD, located on 64<sup>TH</sup> ST NW, between MILNE RD NE and containing approximately 4 acre(s). [REF: 03DRB-02074] (G-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for January 26, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 26, 2004 WERE APPROVED.**

ADJOURNED: 11:45 A.M.

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
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TRANSMISSION OK

TX/RX NO 2967  
CONNECTION TEL 92686665  
SUBADDRESS  
CONNECTION ID  
ST. TIME 02/11 10:48  
USAGE T 00'51  
PGS. 2  
RESULT OK

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
FAX FORM**

TO: Dave Cook FAX # 268-6665  
Sm PC Architects  
# PAGES (INCLUDING COVER SHEET) 2

FROM: **Sheran Matson, DRB Chair** FAX # 924-3864 PHONE # 924-3880

**COMMENTS:**

Planning's comments only.  
Be sure corrections are  
completed & initialed  
Stephanie receives initials  
the original before Planning

February 10, 2005

#15

City of Albuquerque  
Planning Department  
Inter-Office Memorandum

TO: Sheran Matson, DRB Chair  
FROM: Stephanie Shumsky, Associate Planner  
SUBJECT: Project # 1003764

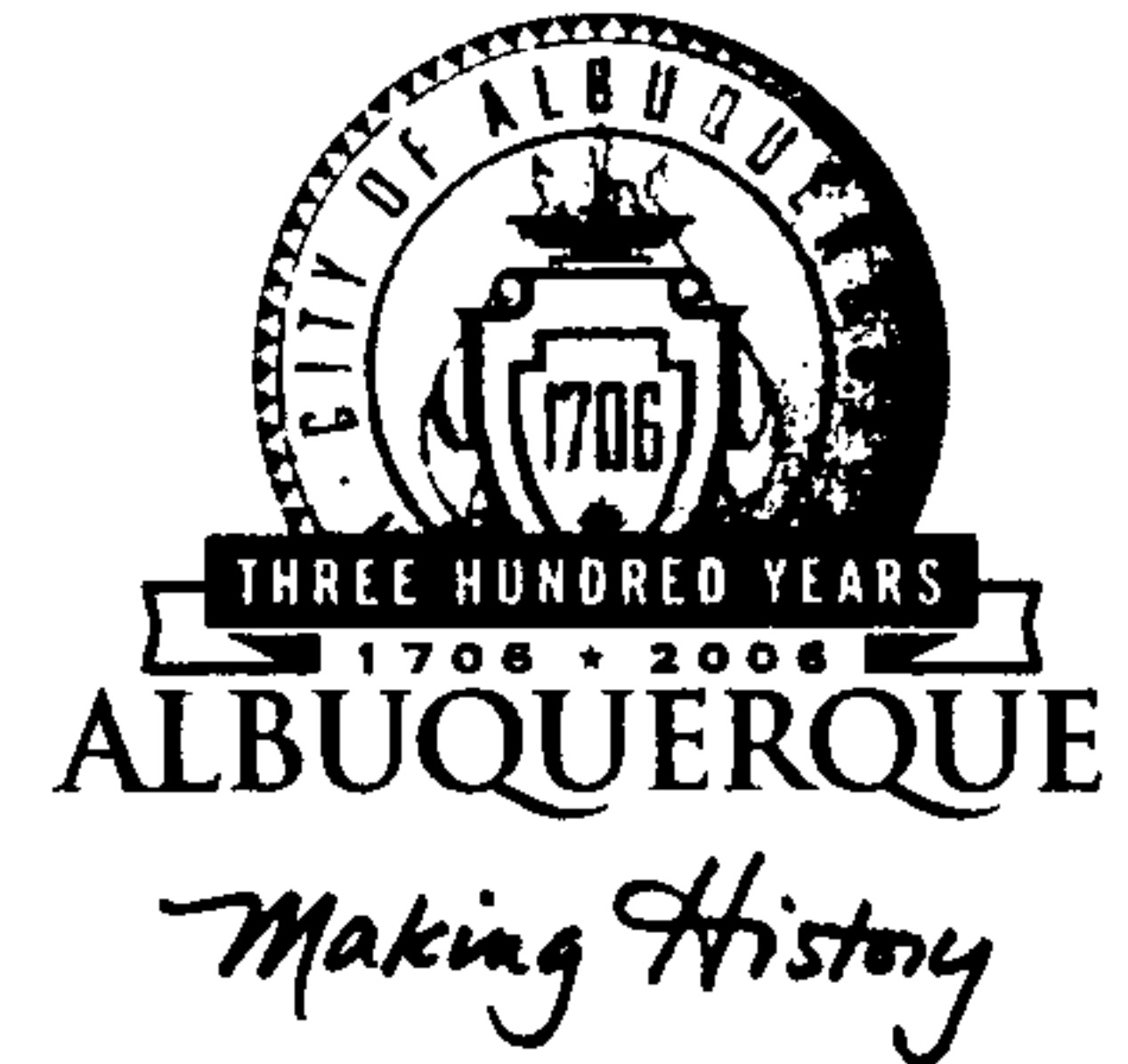
The Environmental Planning Commission approved Project # 1003764/04EPC-01720, an Amendment to a Site Development Plan for Building Permit, for all or a portion of Lots 7 & 8, Holiday Park Subdivision, zoned SU-1 Church & Related Facilities, located on Juan Tabo Boulevard NE between Manitoba Street NE and Baja Drive NE, containing approximately 5 acres (F-22), on December 16, 2004. The applicant has satisfied all of the conditions of approval with the following exceptions:

- Condition 2: Zoning Code Section 14-16-3-1(G6) has not been satisfied. This section states, "Parking subareas shall be linked to the main pedestrian walkway leading to the main entrance of the building by means of pedestrian walkways." Each parking island should be connected to the parking area abutting Juan Tabo Blvd. as well as connecting to the main pedestrian walkway leading to the main entrance of the building.
- Condition 5: The retaining wall's location has been identified on the Site Master Plan but not on the Grading Plan as indicated it shall be in condition 5. In addition, the retaining wall has not been dimensioned on the Grading Plan as stated it shall be in condition 5.
- The Site Development Plan/Site Master Plan does not reflect the applicant's changes to the number of parking spaces provided as indicated in his letter addressing the EPC's conditions.

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

Thank you,

*Stephanie Shumsky*



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003764**

**AGENDA ITEM NO: 15**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

No adverse comments.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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

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

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

FOR:

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

**DATE:** February 16, 2005



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### Supplemental form

### S Z ZONING & PLANNING

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

### L A APPEAL / PROTEST of...

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

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

### APPLICANT INFORMATION:

NAME: Hope Evangelical Free Church PHONE: 292-5444  
 ADDRESS: 4710 Juan Tabo NE FAX: 292-5567  
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): SMPC Architects (Dave Cook) PHONE: 255-8668  
 ADDRESS: 115 Amherst Drive SE FAX: 268-6665  
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: dac@smpcarch.com

### DESCRIPTION OF REQUEST:

**DRB FINAL SIGN OFF FOR EPC APPROVED SRP**

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. Parts 7 & 8 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Holiday Park Subdivision  
 Current Zoning: SU-1 Church & Related Proposed zoning: same  
 Zone Atlas page(s): F-22-2 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_  
 Total area of site (acres): 4.6 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. 102206103518330925 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Blvd. NE  
 Between: Manitoba St. NE and Baja Dr. NE

### CASE HISTORY:

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

Z-76-44 Z-94-43/DRB 94-182 AA-97-1

**#1003764 (EPC)**  
**04 EPC-01720**

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: 9-28-04

SIGNATURE Dave Cook DATE 2-7-05  
 (Print) Dave Cook \_\_\_\_\_ 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

051212 00208

### Action

SBP

### Form revised 4/04

### S.F. Fees

\$ 0

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ 20.00

Total

\$ 20.00

Hearing date 2-16-05

1/8/05

### Project #

1003764

*A. Garcia*

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

**SKETCH PLAN REVIEW AND COMMENT**

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

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

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

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

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

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

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

DAVE COOK  
 Applicant name (print)  
Dave Cook 2-7-05  
 Applicant signature / date

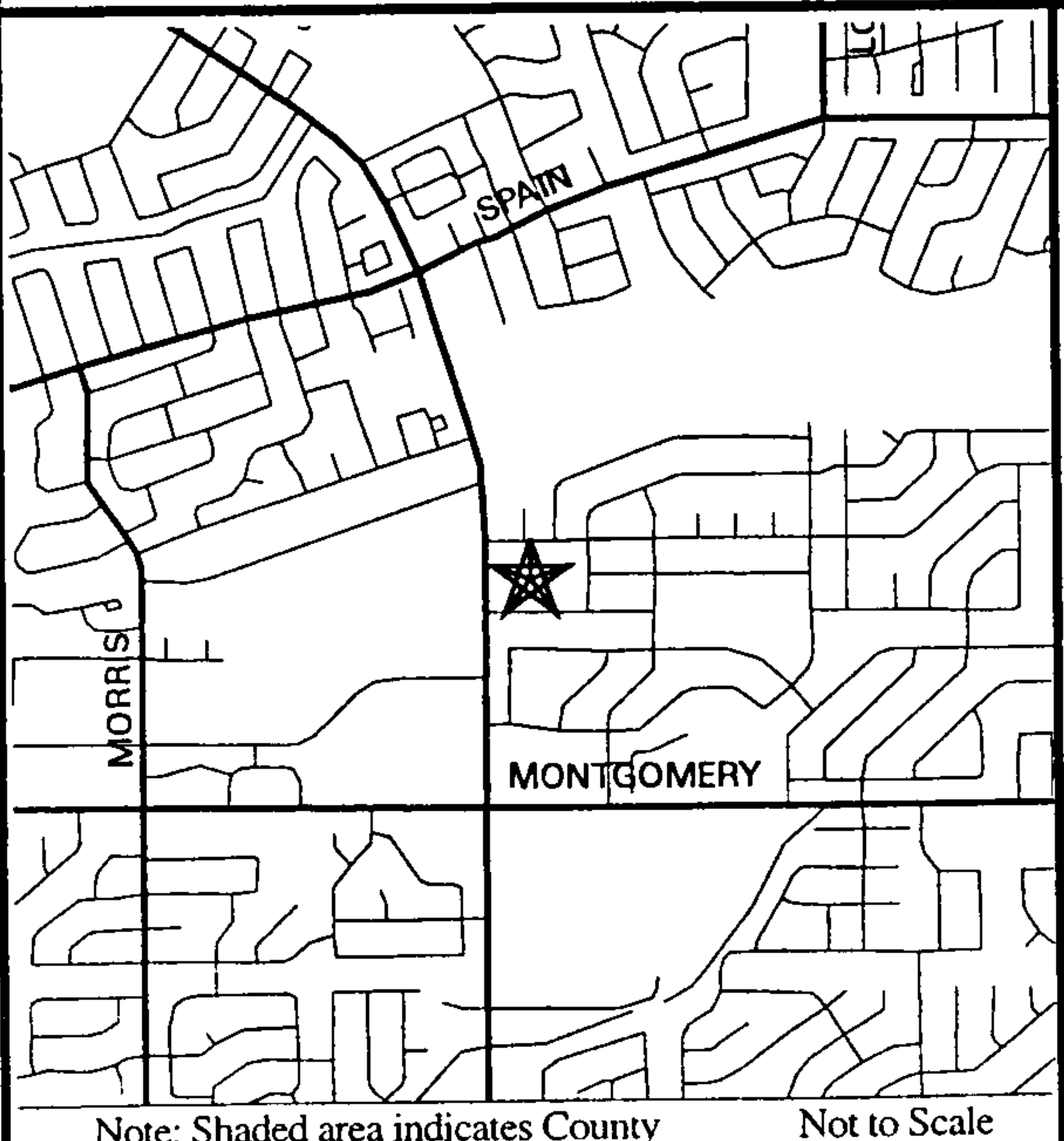
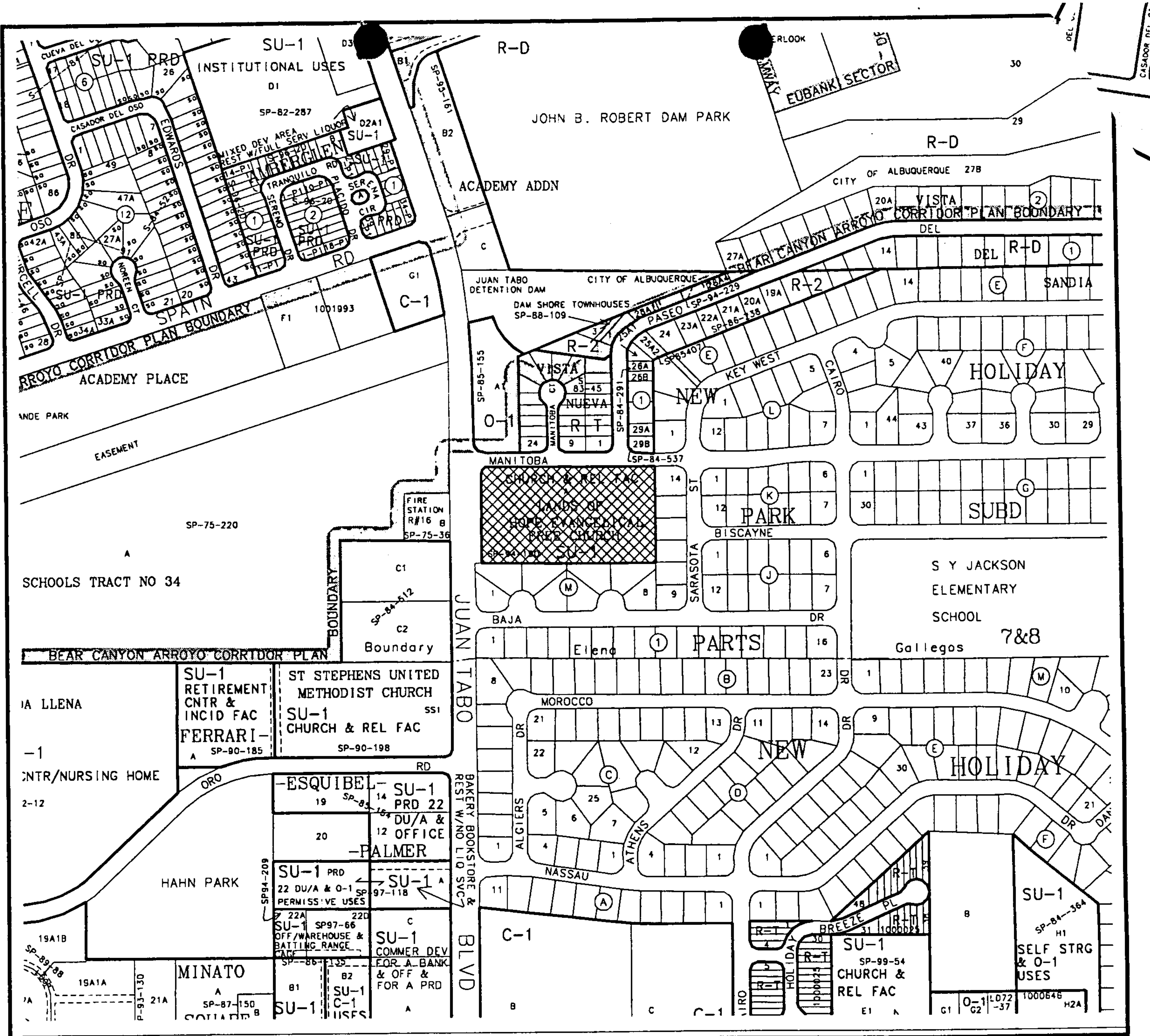


Form revised September 2001

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

Application case numbers  
 ASDRB - \_\_\_\_\_ - 00208  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

A. Garcia 2/8/05  
 Planner signature / date  
 Project # 1003764



# ZONING MAP



Scale 1" = 480'

PROJECT NO.  
1003764

HEARING DATE  
12-16-04

MAP NO.  
F-22

ADDITIONAL CASE NUMBER(S)  
04EPC-01720

Note: Shaded area indicates County Not to Scale



February 7, 2004

Planning Department  
City of Albuquerque  
600 2<sup>nd</sup> St. NW  
Albuquerque, New Mexico 87102

Re: Amended Site Development Plan  
Project # 1003764  
Hope Evangelical Free Church  
4710 Juan Tabo NE  
Albuquerque, NM 87111

Development Review Board and Staff:

1. This letter addresses how each EPC condition has been met. Subsequent to the EPC hearing we met with staff—Bob Paulsen and Stephanie Shumsky to discuss minor changes in the geometry of the building entrance and pedestrian approach to improve pedestrian access and vehicular drop off. The resulting plan reduces parking from 218 to 205, still more than required. Staff concurred with the changes.
2. Pedestrian paths (striped crosswalks) have been added between the main parking lot and the main entry, and between the existing sidewalk along Manitoba and the sidewalk leading to the main entry.
3. Six outdoor seats (benches) have been added adjacent to the main entry with two covered by the overhang of the building.
4. The sidewalk width requirements allow for varying width, provided the average required is maintained. The average width of the sidewalk along the building frontage is 24.5 feet and the minimum is 8 feet.
5. The retaining wall along the curving sidewalk leading to the entry has been dimensioned on the site plan and on the elevation drawing. The seating is shown on the site plan (see 3 above).
6. A strip of existing high water turf area (174 SF) is shown to be replaced with low water turf to comply with the ordinance.
7. Utility plan information has been updated and a fire hydrant has been added to satisfy the Fire Department requirements.
8. Landscape calculations have been corrected and revised.
9. Plan will comply with City Engineer conditions, although no specific changes or additions were requested.

Sincerely,

A handwritten signature in black ink that reads 'Dave Cook' in a cursive, flowing script.

Dave Cook  
Principal  
SMPC Architects

SMPC, P.A.  
115 Amherst Drive SE  
Albuquerque  
New Mexico 87106  
505 255 8668  
FAX 268 6665  
smpc@smpcarch.com  
www.smpcarch.com



RECEIVED  
DEC 22 2004

S/MPC  
Architects

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 # 1003764\***  
04EPC-01720 EPC Site Development Plan-  
Amendment to Building Permit

Hope Evangelical Free Church  
4710 Juan Tabo NE  
Albuq. NM 87111

**LEGAL DESCRIPTION:** for all or a portion of  
Lots 7 & 8, **Holiday Park Subdivision**, zoned SU-  
1 Church & Related, located on JUAN TABO  
BLVD NE, between MANITOBA ST NE and  
BAJA DR NE, containing approximately 5 acres.  
(F-22) Stephanie Shumsky, Staff Planner

On December 16, 2004 the Environmental Planning Commission voted to approve Project 1003764/  
04EPC 01720, a request for amendment to an approved site development plan, for Lots 7 and 8, Holiday Park  
Subdivision, zoned SU-1 for Church and Related Facilities, based on the following Findings and subject to  
the following Conditions:

**FINDINGS:**

1. This request is for an amendment to a site plan for building permit for an approximately 5-acre site located on the southeast corner of the Juan Tabo Boulevard NE and Manitoba Street NE intersection. The request is for a proposed 10,181 square foot addition to the existing church sanctuary building, an expansion of the parking area adjacent to the south property line, and the addition of six new parking spaces.
2. This request furthers several policies of the *Comprehensive Plan's* Established Urban area:
  - a. A wide range of urban land uses is encouraged by the proposed expansion (Policy a).
  - b. The location, intensity, and design of the proposed addition will be consistent with the form, mass, scale and use of the existing structure and surrounding neighborhoods (Policy d).
  - c. The site currently has access to urban facilities and services and the proposed addition will have access as well (Policy e).
  - d. The proposed addition is sensitive in design and color to the existing structure and natural surroundings (Policy g).
  - e. The design of the proposed addition is similar in scale and mass to the existing structure and complements the adjacent neighborhoods and natural landscape surrounding it (Policy l).

3. This request furthers Policy g of the *Comprehensive Plan's* Transportation and Transit section because the church is located adjacent to a principal arterial and has pedestrian connections to Manitoba St.
4. An original site plan was approved for the site in 1976 with two subsequent amendments in March of 1994 (Z-94-43) and in January 1997 (AA-97-1).
5. There is no known opposition to this request.
6. The submitted site plan will meet all Zoning Code requirements with changes and additions as outlined in the Conditions of Approval

**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. All pedestrian paths shall be provided in accordance with Zoning Code Section 14-16-3-1 (G). Specifically, pedestrian paths shall be provided linking parking areas to the main pedestrian walkway leading to the principal entrance.
3. Outdoor seating shall be provided in accordance with Zoning Code Section 14-16-3-18 (C3) which states that for buildings containing major facades greater than 100' in length, outdoor seating must be incorporated adjacent to at least one of the facades and if the seating is located on the south or west sides of the building than at least 25% of it shall be covered. Seating must be provided at a rate of 1 seat per 25 linear feet of façade.
4. Because the proposed addition will increase the building footprint to over 30,000 square feet, Zoning Code Section 14-16-3-18 (C) (1) applies. This section requires that buildings over 30,000 square feet have 11-foot sidewalks provided adjacent to the major façades containing primary entrances. 14-16-3-18(G)(2) provides for an exception to this requirement
5. Because the retaining wall (#12 on the site plan) is functional rather than decorative, it shall be dimensioned on the grading plan drawing. It shall also be detailed how the required outdoor seating will be incorporated on the site.

6. High water use turf areas shall not exceed 20% of the landscaped areas pursuant to the Water Conservation Ordinance Section 6-1-1 et.seq. The 174 square foot overage of turf shall be converted to bring the landscaping plan into compliance with this ordinance.
7. All required utility plan information and adequate fire hydrants shall be provided prior to DRB approval.
8. All inaccurate landscape calculations shall be corrected prior to DRB sign off.
9. **CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS, WATER AUTHORITY and NMDOT:**  
Conditions of approval for the proposed Site Development Plan for Building Permit Amendment shall include:
  - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - c. Site plan shall comply and be designed per DPM Standards.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY 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 #1003764  
PAGE 4 OF 4

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

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

Sincerely,

  
Richard Dineen  
Planning Director

RD/SS/ac

cc: SMPC Architects, Amherst Dr. SE, Albuquerque, NM 87106  
Lori Martinez, John Robert NA, 5232 Zurich NE, Albuquerque, NM 87111  
Joe Schayb, John Roberts NA, 5414 Camino Sandia NE, Albuquerque, NM 87111  
Kaliopé Maestas, SY Jackson NA, 4605 Oahu Dr. NE, Albuquerque, NM 87111  
LeeAnn Stubbs, SY Jackson NA, 4609 Bali Ct. NE, Albuquerque, NM 87111



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

PAID RECEIPT

APPLICANT NAME Hope Evangelical Free Church  
AGENT SMPC Architects  
ADDRESS 115 Amherst Dr SE.  
PROJECT & APP # ~~10037~~ 1003764 (EPC) / 05DRB00208  
PROJECT NAME \_\_\_\_\_

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

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

City Of Albuquerque  
Treasury Division

2/8/2005 9:05AM LOC: ANNX  
RECEIPT# 00035774 WS# 008 TRANSH 0009  
Account 441032 Fund 0110  
Activity 3424000 TRSDMM  
Trans Amt \$20.00  
J24 Misc \$20.00  
CA \$20.00  
CHANGE \$0.00