

#9



Complete 4-20-05 BZ.

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-00558 (SBP)

Project # 1003919

Project Name: PARADISE SKIES UNIT 5

Agent: Consensus Planning Inc.

Phone No.: 764-9801

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/13/05 by the DRB with delegation of signature(s) to the following departments. OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: NOTED CITY STANDARD PUBLIC R/W'S FOR APPROVAL WITHIN PUBLIC R/W. ✓ OK WR

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign):

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

Project Number

1003919

#9



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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-00558 (SBP)
Project Name: PARADISE SKIES UNIT 5
Agent: Consensus Planning Inc.

Project # 1003919
Phone No.: 764-9801

Your request for (SDP for SUB) (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/13/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: Need CITY STANDARD PUBLIC R/W'S FOR ROAD WITHIN PUBLIC R/W.

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

Project Number 1003919



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

APRIL 13, 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.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 12:12 P.M.

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

- 1. **Project # 1002315**
05DRB-00477 Major-One Year SIA

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for Tract(s) 13-B, **WILDERNESS @ HIGH DESERT, UNIT 3**, zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TRAIL NE and HIGH DESERT PL NE containing approximately 73 acre(s). [REF: 02DRB01650, 02DRB01653, 02DRB01654, 04DRB01723, 04DRB00713] (F-23) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003011**
05DRB-00439 Major-Vacation of Pub
Right-of-Way

CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION**, zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] *[Deferred from 4/13/05]* (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

3. **Project # 1003236**
05DRB-00452 Major-Vacation of
Public Easements
05DRB-00454 Major-Preliminary Plat
Approval
05DRB-00453 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) A, VILLA DE LA CHAMISA, UNIT 1, (to be known as **VILLA DE LA CHAMISA, UNIT 2**, zoned SU-1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 6 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804, 04DRB01739] *[Deferred from 4/13/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

4. **Project # 1004022**
05DRB-00428 Major-Vacation of Pub
Right-of-Way

EDWARD G LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **VISTA DEL SOL**, zoned R-1, located on CRESTVIEW DR SW, between CRESTVIEW PLACE SW and CENTRAL SW. [REF: V-78-11] (K-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1001273**
05DRB-00478 Major-Amnd SiteDev Plan
BldPermit

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 3 acre(s). [REF: Z-94-13-1, 04DRB01659] (F-16) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

6. **Project # 1003634**
05DRB-00409 Major-Vacation of Pub
Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 6B, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on HIGH STREET SE, between CROMWELL SE and PACIFIC SE containing approximately 1 acre(s). [REF: 04ZHE01162, 01ZHE01165, 01ZHE01166, 04DRB01297] [*Deferred from 4/6/05 & 4/13/05*] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

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.

7. **Project # 1000163**
05DRB-00554 Minor-SiteDev Plan
BldPermit/EPC

SANDERS & ASSOCIATES ARCHITECTS agent(s) for DR. AND MRS. ERNESTO GARZA request(s) the above action(s) for all or a portion of Tract(s) E, **LA CUEVA VILLAGE**, zoned C-2 (SC), located on CARMEL AVE NE, between WYOMING BLVD NE and BARSTOW NE containing approximately 1 acre(s). [REF: 04EPC-01828] [*Elvira Lopez, EPC Case Planner*] [*Deferred from 4/13/05*] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

8. **Project # 1002371**
05DRB-00560 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A1, ALBAN HILLS, UNIT 1, (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 FOR R-2 WITH CHURCH RELATED USES, located on LA ORILLA NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 17 acre(s). [REF:02DRB01824, 03DRB02150] [Elvira Lopez, EPC Case Planner] [Deferred from 4/13/05] (D-12) DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.

9. ~~Project # 1003919~~
05DRB-00558 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) A1, **PARADISE SKIES, UNIT 5**, zoned SU-1/R-T, located on SAGITTARIUS AVE NW, between ROCKCLIFF CT NW and CASSIOPEIA ST NW containing approximately 5 acre(s). [REF: Z-97-143, DRB-97-142, 05EPC00179] [Stephanie Shumsky, EPC Case Planner] (A-10) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT BECAUSE THEY NEED CITY STANDARD DRAWING NUMBERS FOR WORK WITHIN PUBLIC RIGHT-OF-WAY.

10. **Project # 1000560**
05DRB-00546 Minor-Amnd SiteDev Plan
Subdivision

PRECISION SURVEYS, INC agent(s) for NEW MEXICO
CANCER CENTER request(s) the above action(s) for all or
a portion of Tract(s) 1A-2-B and 1A-2-A-3, **JOURNAL
CENTER**, zoned IP, located on LANG AVE NE, between
PASEO DEL NORTE NE and JEFFERSON ST NE
containing approximately 6 acre(s). (D-17) **AN
AMENDED SITE DEVELOPMENT PLAN FOR
SUBDIVISION WAS APPROVED AND SIGNED OFF BY
THE BOARD.**

05DRB-00527 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for DESIGN GROUP
request(s) the above action(s) for all or a portion of Tract(s)
1A-2-B1, **JOURNAL CENTER**, zoned IP, located on LANG
AVE NE, between JEFFERSON ST NE and HEADLINE
NE containing approximately 6 acre(s). [Deferred from
4/6/05] (D-17) **THE PRELIMINARY AND FINAL PLAT
WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1002590**
05DRB-00540 Minor-SiteDev Plan Subd

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, **REDIVISION OF LANDS OF
BRACKSON A. COURSON**, zoned RD, located on 64TH
ST NW, between MILNE RD NW and TIERRA PRIETTA
NW containing approximately 4 acre(s). (F-10)
**INDEFINITELY DEFERRED AT THE AGENT'S
REQUEST.**

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

12. **Project # 1001946**
05DRB-00557 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for LOWE'S HOME
CENTERS-TARGET CORP request(s) the above action(s)
for all or a portion of Tract(s) A-1-A-1 AND A-1-E-1, **LOS
ANGELES CENTER**, zoned M-1, located on PASEO DEL
NORTE NE, between I-25 and SAN PEDRO NE containing
approximately 13 acre(s). [REF: 04DRB01176,
04DRB01177, 04DRB01178, 05DRB00492, 05EPC00176]
(D-18) **PRELIMINARY PLAT WAS APPROVED WITH
FINAL SIGN OFF DELEGATED TO PLANNING FOR
ENVIRONMENTAL HEALTH SIGNATURE.**

13. **Project # 1004092**
05DRB-00562 Minor-Prelim&Final Plat
Approval

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE & DEBBIE ROCHEFORD request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 15, **MESA VERDE ADDITION**, zoned R-2, located on TENNESSEE NW, between CHICO NW and COPPER NW containing approximately 1 acre(s). **(K-19) PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

14. **Project # 1004088**
05DRB-00555 Minor-Prelim&Final Plat
Approval

BILLY W. BACA request(s) the above action(s) for all or a portion of Lot(s) 3A, 4A, 5 and 6, **NELSON SUBDIVISION**, zoned C-3, located west of 4TH ST NW and MONTANO NW and containing approximately 1 acre(s). **(F-14) PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

15. **Project # 1004089**
05DRB-00556 Minor-Prelim&Final Plat
Approval

WILKS CO agent(s) for CHESTER BURSON request(s) the above action(s) for all or a portion of Lot(s) A, B and C, **RALPH L DAY ADDITION**, zoned C-2, located on 2ND STREET NW, between PLACITAS RD NW and VINEYARD NW containing approximately 2 acre(s). [REF: ZA-93-280] **(F-15) PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EVALUATION OF SIDEWALK EASEMENT REQUIREMENTS.**

16. **Project # 1002743**
04DRB-00927 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) D, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 special use zone, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, 03DRB-02083, 04DRB-00399, 04DRB-00888, 04DRB-00886] [*Final Plat Indef Deferred for SIA*] (F-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

17. **Project # 1004090**
05DRB-00559 Minor-Prelim&Final Plat
Approval

BRASHER & LORENZ INC agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 17, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D, located on WYOMING BLVD NE, between CORONA AVE NE and ANAHEIM AVE NE containing approximately 2 acre(s). (C-19) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

18. **Project # 1001090**
05DRB-00563 Major-Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for NEWMAN HOMES INC (PAUL NEWMAN) request(s) the above action(s) for all or a portion of Lot(s) 29, 30, 31 & 32, Block(s) 4, Tract(s) 3, **TIERRA MORENA SUBDIVISION, UNIT 3**, zoned SU-2 FOR 0-1 & R-T, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA AVE NE containing approximately 4 acre(s). [REF: 01DRB00908, 01DRB00909, 04DRB00863, 04DRB00864, 04DRB00863, 04DRB00864] (C-20) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1004093**
05DRB-00564 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for MICHAEL & SUSAN MORSE request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 3, Block(s) 51, **TERRACE ADDITION**, zoned SU-2 DR, located on GOLD AVE SE and SILVER AVE SE containing approximately 1 acre(s). [REF: Z-78-6, ZA-76-69] (K-15) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

20. **Project # 1001409**
05DRB-00531 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS, UNIT 1**, zoned R-1, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02032, 04DRB01425] [*Deferred from 4/6/05 & 4/13/05*] (J-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

21. **Project # 1003628**
05DRB-00386 Minor-Prelim&Final Plat
Approval

DAC ENTERPRISES INC agent(s) for CONNIE NELLOS request(s) the above action(s) for all or a portion of Lot(s) K-1, K-2 & L-1, **ALVARADO GARDENS UNIT 2**, zoned RA2, located on SHERIDAN ST NW, between DON PABLO NW and CAMPBELL RD NW containing approximately 1 acre(s). [REF: 04ZHE01986] [*Deferred from 3/16/05*] (G-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND FEE SIMPLE LANGUAGE.**

22. **Project # 1001778**
05DRB-00392 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for DRAGONFLY DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 11-A, Tract(s) A-2, Block(s) B, **BRENTWOOD HILLS**, zoned R-1/C-1, located on MENAUL BLVD NE, between CHELWOOD PARK BLVD NE and TRAMWAY BLVD NE containing approximately 3 acre(s). [REF: DRB-94-428, Z-70-134] [*Indef. Deferred on 3/16/05*] (H-22) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1003781**
04DRB-01768 Minor-Final Plat Approval

ALBUQUERQUE SURVEYING CO., INC. agent(s) for TEAM SOUTHWEST, SPERRY VAN NESS request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A1 & 2B1, **UNIVERSITY TOWERS**, zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and I-40 containing approximately 9 acre(s). [*Indefinitely deferred for the SIA*] (H-15) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD. AGENT NEEDS AMAFCA'S SIGNATURE PRIOR TO RECORDING.**

24. **Project # 1004061**
05DRB-00499 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for CONNIE & ZACK LOVELADY, CZ ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 25C and 25D, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on MATTHEW AVE NW and MEADOW VIEW DR NW and containing approximately 1 acre(s). [*Deferred from 3/30/05 & 4/13/05*] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

THERE ARE NO SKETCH PLATS THIS WEEK

25. Approval of the Development Review Board Minutes for March 30, 2005. **DRB MINUTES FOR MARCH 30, 2005 WERE APPROVED.**

ADJOURNED: 12:12 p.m.

April 8, 2005

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Sheran Matson, DRB Chair

FROM: Stephanie Shumsky, Associate Planner

SUBJECT: Project # 1003919

The Environmental Planning Commission approved Project # 1003919/05EPC-00179, a site development plan for building permit for Lot A1, Paradise Skies, Unit 5, located on Sagittarius Avenue NW between Rockcliff Court NW and Cassiopeia Street NW on March 17, 2005. The applicant has satisfied all of the conditions of approval.

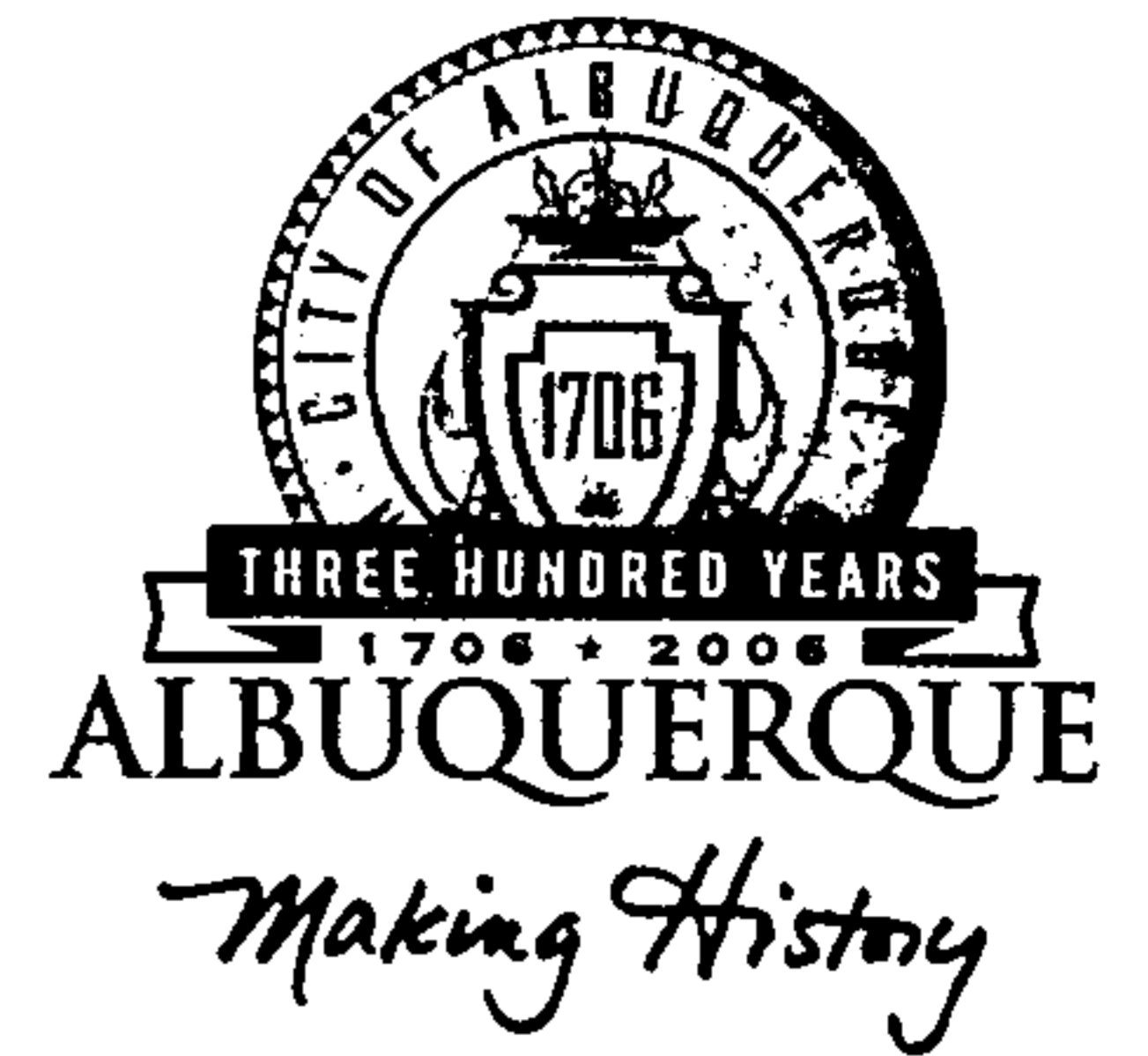
If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.

Stephanie Shumsky, Associate Planner



CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003919

AGENDA ITEM NO: 9

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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: April 13, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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 DRB Final Sign-off
- 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: City of Albuquerque Department of Municipal Development PHONE: 768-3815
 ADDRESS: P.O. Box 1293 FAX: 768-2310
 CITY: Albuquerque STATE NM ZIP 87103 E-MAIL: dflores@cabq.gov
 Proprietary interest in site: Owner List all owners: City of Albuquerque
 AGENT (if any): Consensus Planning, Inc. PHONE: 764-9801
 ADDRESS: 924 Park Ave. SW FAX: 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cgreen@consensusplanning.com

DESCRIPTION OF REQUEST: DRB Sign-off of EPC approved Site Plan for Building Permit for City neighborhood park.

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

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

Lot or Tract No. Lot A1 Block: _____ Unit: _____
 Subdiv. / Addn. Paradise Skies Unit 5
 Current Zoning: SU-1/R-T Proposed zoning: _____
 Zone Atlas page(s): A10-11 No. of existing lots: 1 No. of proposed lots: _____
 Total area of site (acres): 4.64 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. 101106600819630468 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Sagittarius Avenue NW
 Between: Rockcliff Court NW and Cassiopeia Street NW

CASE HISTORY: Stephanie Shumsky EPC Case Planner
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Z-97-143, DRB-97-142, 1003919, 05-EPC-00179

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

SIGNATURE Chris Green DATE 4-5-05
 (Print) Chris Green, ASLA Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB 00558</u>	<u>SBP</u>	<u>PL(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>4-13-05</u>			Total \$ <u>0</u>
	<u>4-5-05</u>	Project # <u>1003919</u>		

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.

Chris Green, ASLA
 Applicant name (print)
Chris Green
 Applicant signature / date
 4.5.05

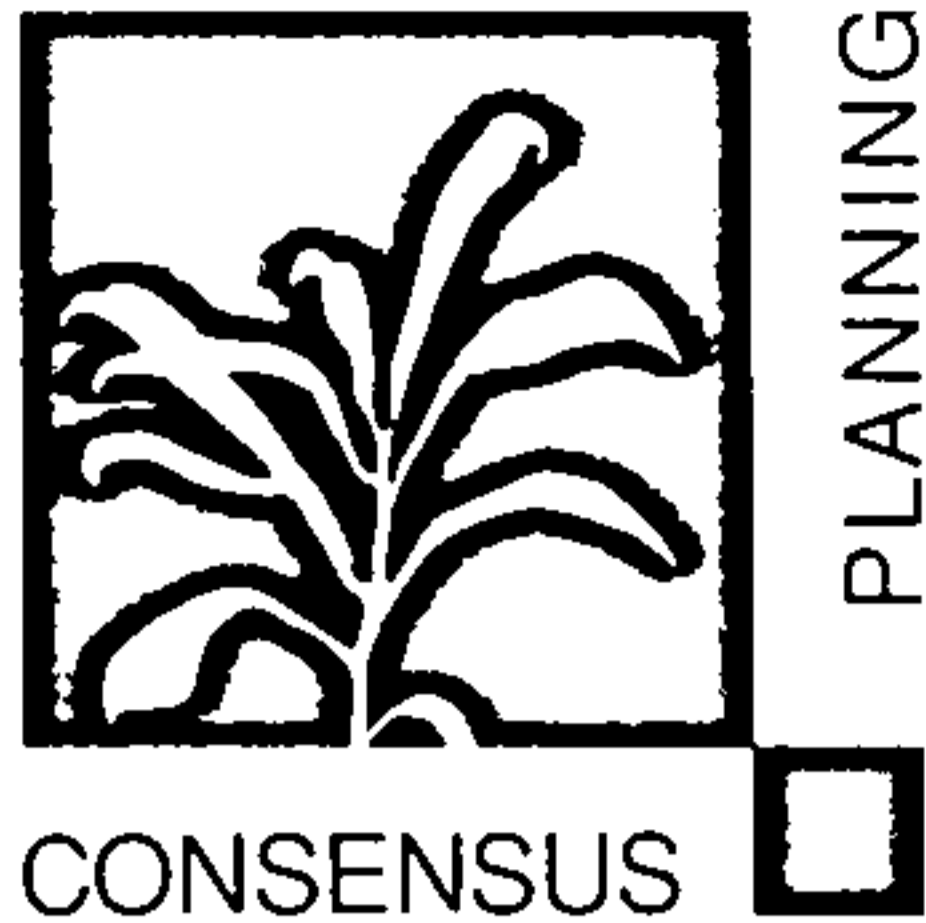


Form revised October 2004

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

Application case numbers
 05DRB - 00558

John Loul
 Planner signature / date
 4-5-05
Project # 1 00 39 19



April 5, 2005

Ms. Sheran Matson, DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

RE: Project # 1003919/04EPC-00179

Dear Ms. Matson:

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to demonstrate compliance with the findings and conditions set forth in the Notice of Decision dated March 18, 2005. The EPC approved the Site Development Plan for Building Permit at the March 17, 2005 hearing. The subject property is located at the southeast corner of Sagittarius Avenue NW and Rockcliff Court NW.

EPC Conditions for Site Development Plan for Building Permit

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.*

This letter is intended to meet this condition.

2. *Transportation Development Division had several conditions that shall be addressed prior to sign off by the DRB:*
 - a. *All the requirements of previous actions taken by the EPC and/or DRB must be completed and/or provided for.*

There are no other applicable actions by the EPC and/or DRB impacting this submittal.

- 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 the public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg.*

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA



PLANNING

CONSENSUS



2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

We are in agreement with this condition.

Given the information and material contained in this letter and submittal, we respectfully request that you approve the site plan for building permit. Please feel free to contact me if you have any questions or require any additional information.

Sincerely,

Chris Green, ASLA
Principal



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

Date: March 18, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003919***
05EPC-00179 EPC Site Development Plan-
Amendment to Building Permit

City of Albuquerque
Department of Municipal Development
P.O. Box 1293
Albuq. NM 87103

LEGAL DESCRIPTION: for all or a portion of Lot A1, **Paradise Skies Unit 5**, zoned SU-1/R-T, located on SAGITTARIUS AVE. NW, between ROCKCLIFF COURT NW and CASSIOPEIA ST. NW, containing approximately 5 acres. (A-10) Stephanie Shumsky, Staff Planner

On March 17, 2005 the Environmental Planning Commission voted to approve Project 1003919/ 05EPC-00179, a request for site development plan for building permit, for Lot A1, Paradise Skies, Unit 5, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request for site development plan for building permit is for an approximately 5-acre site, Lot A1, Paradise Skies, Unit 5, located on Sagittarius Avenue NW between between Rockcliff Court NW and Cassiopeia Street NW.
2. The subject site is currently vacant. The proposed project is a neighborhood park with two tennis courts, a basketball court, one large and one small covered group ramada/picnic area, a children' play sand area and a large open play turf area.
3. This proposal furthers several goals and policies of the *Comprehensive Plan's*, Established Urban area:
 - a. Policy a is furthered because a park compliments the range of land uses already present in the project area.
 - b. Policy d is furthered because the design of the park respects the existing neighborhood and natural environment surrounding the site.
 - c. ~~Policy g is furthered because the park's design conforms to adjacent topographical features and includes connectivity to the arroyo trail.~~

OFFICIAL NOTICE OF DECISION

MARCH 17, 2005

PROJECT #1003919

PAGE 3 OF 4

7. This request is for a City sponsored project. Therefore extensive neighborhood notification was given. Specifically, notification of the project was given to recognized neighborhood association within one-mile of the project site. More specifically, notification was sent to seven recognized neighborhood associations and one unrecognized neighborhood association. Property owners within 100 feet of the project site were also notified. There is no known neighborhood opposition or opposition to this project.

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. Transportation Development Division had several conditions that shall be addressed prior to sign off by the DRB:
 - 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).

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY APRIL 1, 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.

- d. Policy l is furthered because the park's design is appropriate for a neighborhood.
 - e. Policy m is furthered because the park has been designed to maintain and enhance the view of the Calabacillas Arroyo.
4. This proposal furthers several goals and policies of the *Comprehensive Plan's*, Developed Landscape section (pg. II-67):
- a. Policy a is furthered because the unique natural and visual environment of the area are respected by the park's design.
 - b. Policy b is furthered because the park will visually enhance and beautify the project area.
 - c. Policy e is furthered because the park's design and materials do not adversely affect the natural and developed landscape.
5. This proposal furthers several goals, objectives, and policies of the *West Side Strategic Plan*:
- a. Goal 10 is furthered because the park will improve the quality of life for residents by providing an area for play and relaxation.
 - b. Objective 3 is furthered because the natural features of the Calabacillas Arroyo will be preserved.
 - c. Objective 4 is furthered because parks can foster a sense of community and quality of life for residents.
 - d. Policy 3.5 is furthered because the park provides open space next to the Calabacillas Arroyo, which is one of the most defining natural features of the West Side.
 - e. Policy 6.23 is furthered because the park will provide access to the trail network via connection to the Calabacillas Arroyo.
 - f. Policy 6.25 is furthered because the park includes internal bicycle/pedestrian trails that link to the Calabacillas Arroyo.
 - g. Policy 7.10 is furthered because the park serves to expand public open space on the West Side.
 - h. Policy 7.16 is furthered because the park will continue to serve as a natural drainage area to the arroyo.
6. This proposal furthers several goals and policies of the *Facility Plan for Arroyos*:
- a. Policy 5, of both the Major Open Space Arroyo and Major Open Space Link sections, is furthered because the proposed landscaping includes reseeded of disturbed land with low-maintenance native plant materials, shrubs, trees and vegetative ground covers.
 - b. Policy 7, of both the Major Open Space Arroyo and Major Open Space Link sections, is furthered because the park will have shaded picnic areas, connectivity to the Calabacillas Arroyo, and will prohibit motorized recreational vehicles from entering pedestrian and bicycle-oriented trails and open space.


OFFICIAL NOTICE OF DECISION
MARCH 17, 2005
PROJECT #1003919
PAGE 4 OF 4

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.

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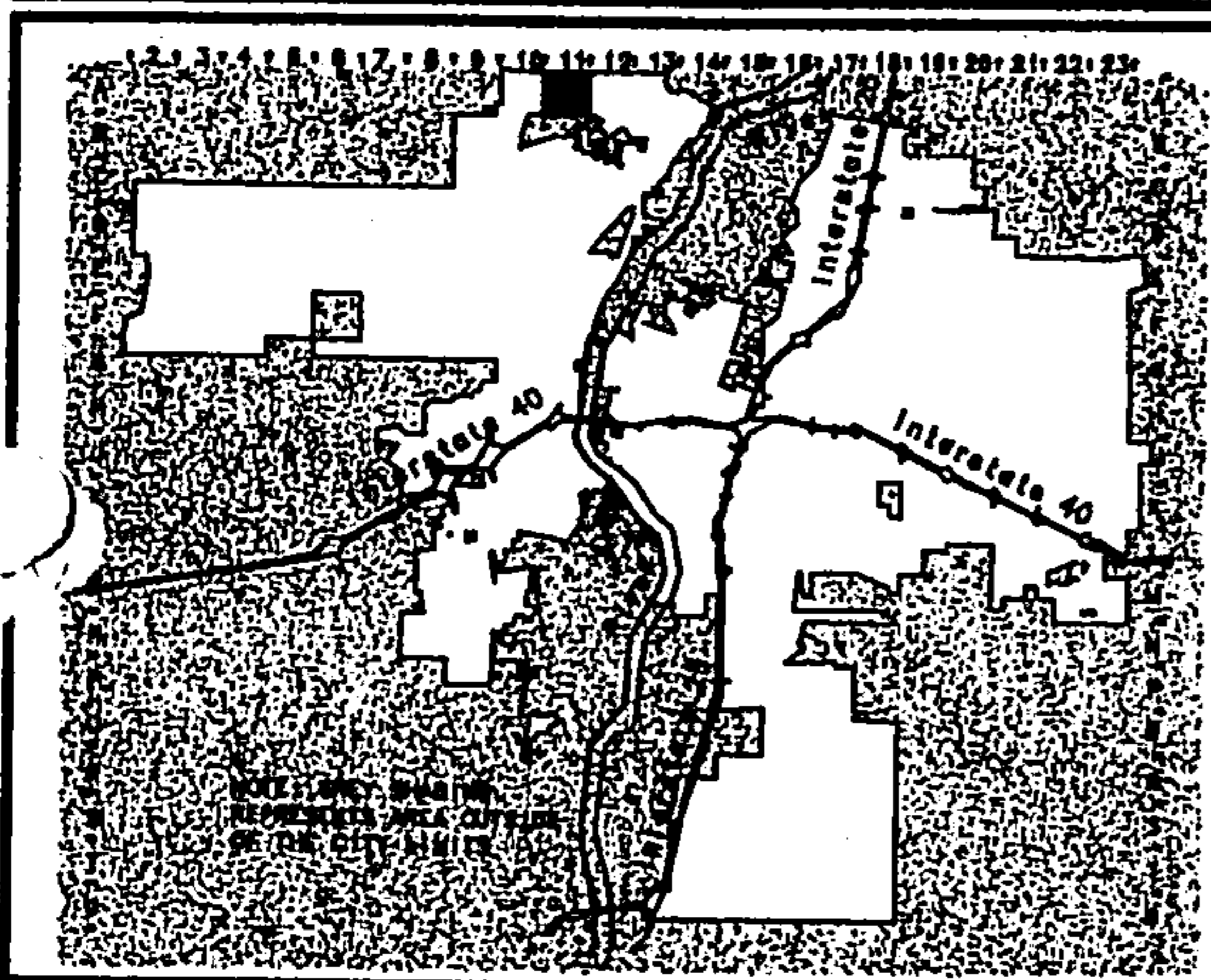
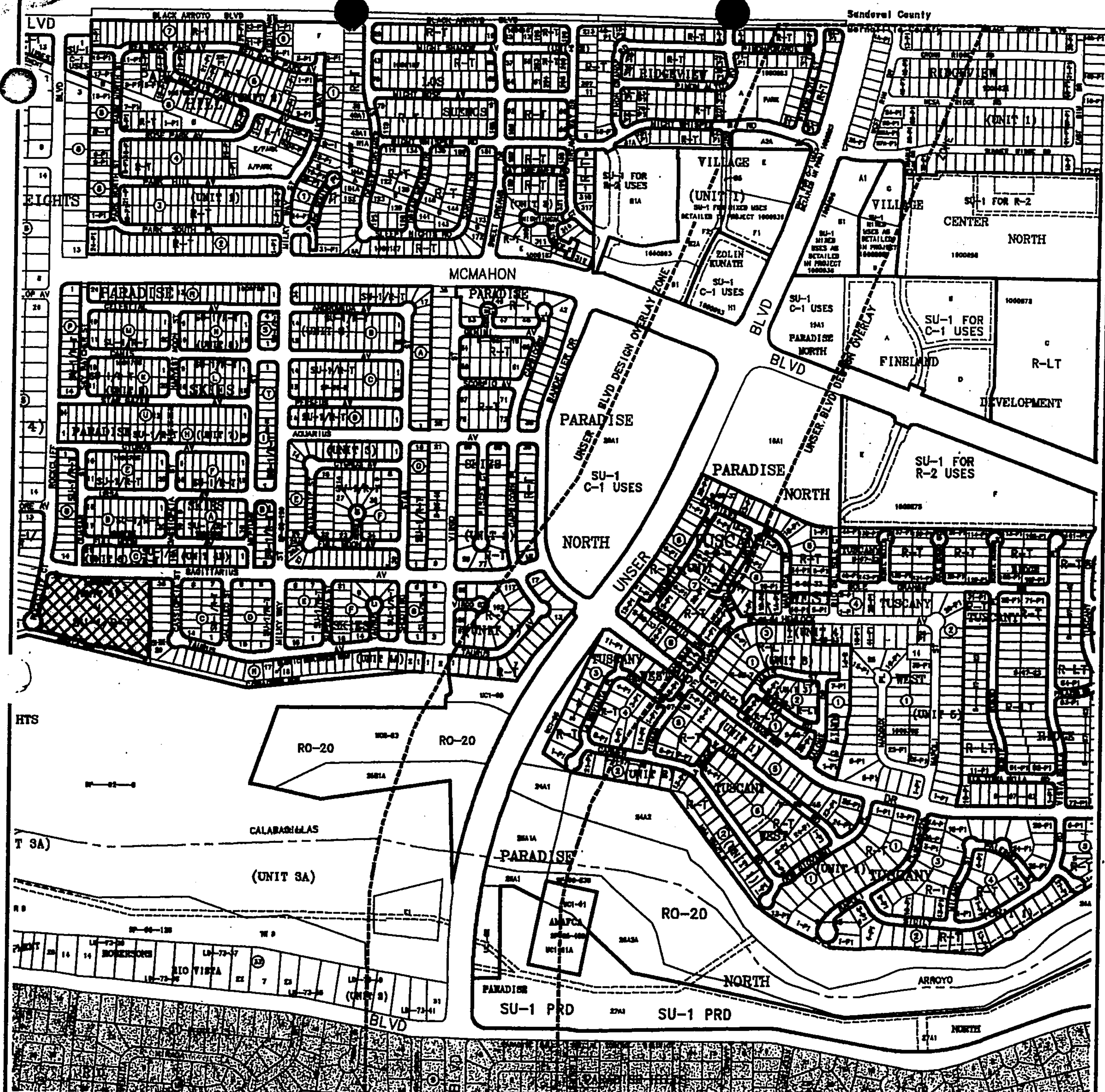
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Sincerely,

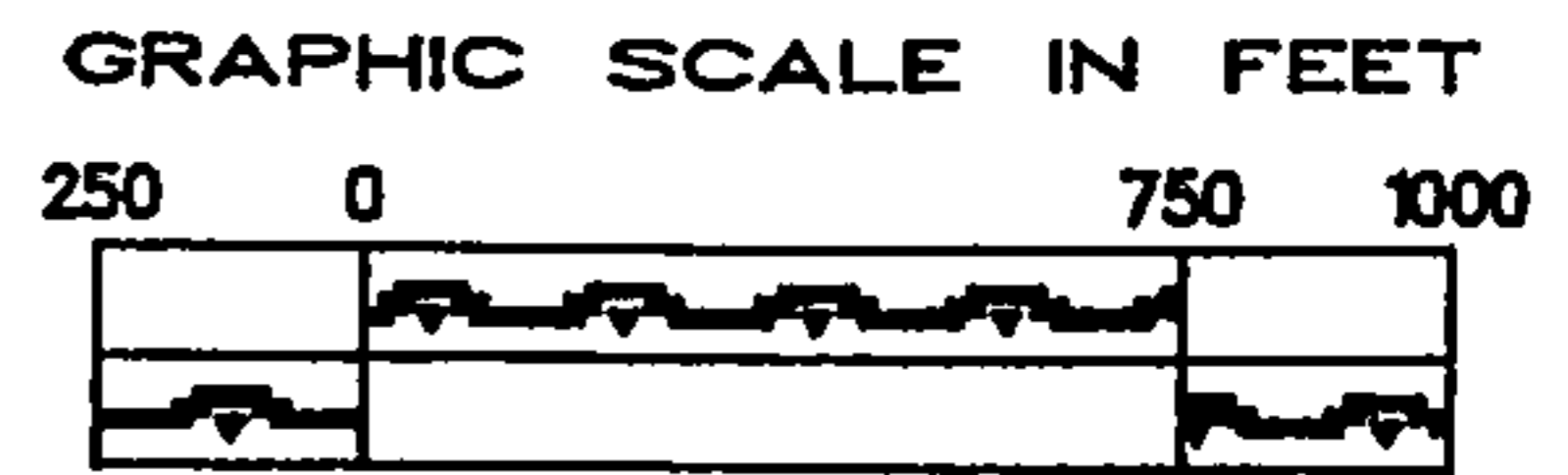

For Richard Dineen
Planning Director

RD/SS/ac

cc: Consensus Planning, 924 Park Ave. SW, Albuquerque, NM 87102
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Janet Saiers, 1622 Propps NE, Albuquerque, NM 87112



CITY OF
Albuquerque
A Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
A-11-Z
Map Amended through January 21, 2003



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

Date: March 18, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003919***
05EPC-00179 EPC Site Development Plan-
Amendment to Building Permit

City of Albuquerque
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OFFICIAL NOTICE OF DECISION

MARCH 17, 2005

PROJECT #1003919

PAGE 3 OF 4

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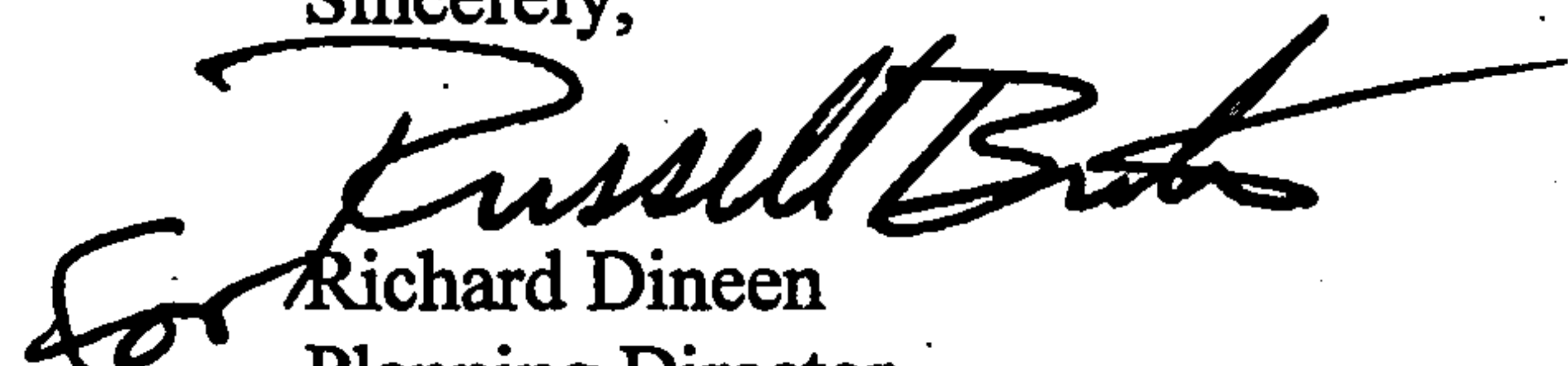
OFFICIAL NOTICE OF DECISION
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PROJECT #1003919
PAGE 4 OF 4

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Richard Dineen
Planning Director

RD/SS/ac

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