

COMPLETED 07/15/05 STORB 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-01071	Project # 1004011
Project Name: PERFECTO ARMIJO & BROS ADDN	
Agent: Berger Briggs Real Estate	Phone No.: 247-0444
	FINAL PLATS) (MASTER DEVELOP. PLAN), was legation of signature(s) to the following departments. BE ADDRESSED
TRANSPORTATION:	
UTILITIES:	
CITY ENGINEER / AMAFCA:	
PLANNING (Last to sign):	Dxf Andrew Gerci
-Tax printout from the County As Include 3 copies of the approved Clark	Treasurer. to the County Clerk). RECORDED DATE: ssessor. ed site plan along with the originals. must be obtained prior to the recording of the plat ture must be obtained prior to Planning Department's ed Com + Amust

DXF Electronic Approval Form

DRB Project Case #:	1004011				
Subdivision Name:	PERFECTO ARMIJO AND BROTHERS ADDITION				
Surveyor:	ANTHONY L HARRIS		···		
Contact Person:	ANTHONY L HARRIS				
Contact Information:	889-8056	·, • • • •			
DXF Received:	7/15/2005	Hard C	opy Received: 7/15/2005		
Coordinate System:	NMSP Grid (NAD 27)		•		
Coordinate System.		· • • •	·		
Manuer System.			07-15-200s		
1 January			07-15-2005 — Date		
Damen		the follo	Date		
Damen	Approved	the follo	Date		
Damen	Approved be accepted (at this time) for		Date owing reason(s):		
Damen	Approved		Date owing reason(s):		

AGIS Use Only

Copied fc 4011

to agiscov on 7/15/2005

Contact person notified on 7/15/2005



DEVELOPMENT REVIEW BOARD ACTION SHEET

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

July 13, 2005

9:00

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

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

1. Project # 1000614 05DRB-00982 Major-Two Year SIA TIERRA WEST LLC agent(s) for DEVELOPMENT SERVICES LTD. CO. request(s) the above action(s) for LA CUEVA OESTE UNIT 2 & 4, zoned R-D, located on HOLLY AVE NE, between LOUISIANA BLVD NE and SAN PEDRO DR NE containing approximately 37 acre(s). [REF: 04DRB-00913] (C-18) A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.

2. Project # 1002397 05DRB-01042 Major-Two Year SIA TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-10, BOSQUE PLAZA, zoned C-1, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 02DRB-01925, 04DRB-01196] (E-12) A SIX-MONTH EXTENSION OF THE SIA WAS APPROVED.

3. Project # 1004139 05DRB-00969 Major-Preliminary Plat Approval BRASHER & LORENZ agent(s) for STEVE SLICK request(s) the above action(s) for all or a portion of Lot(s) 27, 28, 29, Tract 1, Block(s) 17, NORTH ALBUQUERQUE ACRES UNIT 3, zoned R-D, 3DU/ACRE, located on MODESTO AVE NE, between BARSTOW NE and VENTURA NE containing approximately 3 acre(s). [REF: 05DRB-00668] (B-20) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/13/5 AND THE APPROVED GRADING AND DRAINSGE PLAN DATED 6/6/5, THE PRELIMINARY PLAT WAS APPROVED.

4. Project # 1002123 05DRB-00981 Major- Preliminary Plat Approval GARCIA/KRAEMER & ASSOCIATES, agent(s) for DEL'S HIDE-A-WAY PARK, PHILIP D. SHEETS, request(s) the above action(s) for all or a portion of Tract(s) B, DEL'S HIDE-A-WAY, zoned SU-1 FOR RT, located on SAN CLEMENTE NW between 4th ST NW and 2th ST NW containing approximately 3 acres. [REF: 04 DRB-00532, 00533, 04DRB-00535, 03EPC-01087, 1088] [Deferred from 6/29/05] (G-14) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/13/5 AND THE APPROVED GRADING AND DRAINSGE PLAN DATED 2/24/5, THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 1) MAINTENANCE AND BENEFICIARY SHOULD BE STATED FOR ALL PRIVATE EASEMENTS; 2) SANITARY SEWER EASEMENTS ADDED TO TRACT D.

Project # 1000724 05DRB-00989 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for GSR GROUP, LLC request(s) the above action(s) for all or a portion of Tract(s) A, RAYO DEL SOL, UNIT 1, zoned R-LT, located on ARENAL RD SW, between COORS BLVD SW and UNSER BLVD SW containing approximately 9 acre(s). [REF: 02DRB-01268, 0044001098, Z-97-87] (M-10) A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.

6. Project # 1003520 04DRB-01567 Major-Preliminary Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as BENJAMIN PLACE SUBDIVISION) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB-01568, 01863] (B-20) THE PRELIMINARY PLAT WAS ORIGINALLY APPROVED 1/12/5. THE APPROVAL WAS APPEALED TO EPC, THEN CITY COUNCIL. CITY COUNCIL REMANDED THE PLAT TO DRB TO RE-EXAMINE THE PERIMETER WALLS' COMPLIANCE WITH SECTION 14-16-3-19. OF THE ZONE CODE. FOLLOWING THE RE-EXAMINATION, DRB APPROVED THE PRELIMINARY PLAT.

7. Project # 1002590 05DRB-00956 Major-Preliminary Plat Approval 05DRB-00957 Minor-Subd Design (DPM) Variance 05DRB-00958 Minor-Sidewalk Waiver 05DRB-00960 Minor-Temp Defer SDWK 05DRB-00540 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, LANDS OF BRACKSON COURSON, (to be known as CHAPARRAL COURT) zoned R-D residential and related uses zone, developing area, located on 64th STREET NW, between MILNE RD NW and TIERRA PRIETA NW containing approximately 4 acre(s). [REF: 05DRB-0206, 05DRB-0540] [Deferred from 4/13/05 & 6/29/05] (F-10) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/13/5 AND THE APPROVAL OF THE GRADING/DRAINAGE PLAN ENGINEER STAMP DATED 6/2/5 THE PRELIMINARY PLAT WAS APPROVED. A SITE DEVELOPMENT PLAN

FOR SUBDIVISION WAS APPROVED. THE SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C FOR WAIVER OF SIDEWALKS. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE WAS ALSO APPROVED.

8. Project # 1004272 05DRB-01039 Minor-Temp Defer SDWK 05DRB-01038 Minor-Sidewalk Waiver 05DRB-01084 Minor-SiteDev Plan Subd

05DRB-01033 Major-Preliminary Plat

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of TRACT(s) 16-D, BULK LAND PLAT for EL RANCHO GRANDE, and TRACT(s) 16-A, 16-B, 16-C, 16-D, 16-E, 16-F, EL RANCHO GRANDE (to be known as EL RANCHO GRANDE, UNIT 17) zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). (N-8) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/13/5 AND APPROVAL OF THE GRADING & DRAINGE PLAN ENGINEER STAMP DATED THE 6/15/5. THE PRELIMINARY PLAT IS APPROVED WITH FOLLOWING CONDITIONS OF FINAL PLAT: BOVINA BE CHANGED TO BOWIE SO THAT CONFORMS WITH THE STREET THAT'S SHOWN ON EL RANCHO GRANDE, UNIT 16; 2) UNIT 16 PLAT SHOULD BE RECORDED PRIOR TO UNIT 17. A TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. SIDEWALK VARIANCE AS SHOWN ON EXHIBIT C FOR WAIVER OF SIDEWALKS WAS APPROVED. THE SUBDIVISION DESIGN VARIANCE FOR MINIMUM DPM DESIGN STANDARDS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE WAS APPROVED. THE SITE PLAN FOR SUBDIVISON WAS APPROVED WITH DELEGATION TO PLANNING FOR WRITTEN COMMENTS IN THE FILE.

4 9. Project # 1000965 05DRB-01025 Major-Vacation of Public Easements BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Tract(s) I, LANDS OF RAY GRAHAM III (to be known as **ANDALUCIA AT LA LUZ**), zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [REF: 05DRB-00124] (F-11) THE VACATION AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WAS APPROVED.

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.

10. Project # 1001946 05DRB-01047 Minor-SiteDev Plan BldPermit DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, LOS ANGELES CENTER, zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] [Deferred from 6/29/05] (D-18) DEFERRED AT THE AGENT'S REQUEST TO JULY 20, 2005.

11. PROJECT #1003699 (DRB-97-165 - V-97-507) 05DRB-00118-SiteDev Plan for Subd

MANAGEMENT DEVELOPMENT WEST TIERRA SERVICES, agents for TIM EICHENBERG, request Vacation (voiding) of Public Power Line Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment for Tracts B and C, Blocks 2 and 7, WELLS SANDIA MANOR, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [FIRST TIME ON THE AGENDA 5/6/97] [Z-96-25] DEFERRED FROM 5/24/00, DEFERRED AT THE AGENT'S REQUEST FROM 7/26/00 TO 9/13/00 TO WORK WITH STATE HIGHWAY DEPARTMENT WHICH HAS BEEN AN ONGOING PROCESS SINCE 5/6/97] [DEFERRED AT THE AGENT'S REQUEST FROM 9/13/00 TO 9/20/00 TO WORK WITH THE STATE HIGHWAY DEPARTMENT, DEFERRED AT THE APPLICANT'S REQUEST FOR ONE-YEAR FROM 11/8/00 TO 11/7/01] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/7/01 TO 11/6/02] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/6/02 TO 11/5/03] [Deferred from 01/05/05] A NEW PROJECT NUMBER WAS ISSUED FOR THIS CASE – PROJECT #1003699] (L-23) THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH DELEGATION TO PLANNING FOR LANDSCAPE DESIGN STANDARDS AND GARAGE DOOR COLORS TO MATCH HOUSE.

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

12. Project # 1000985 05DRB-00883 Minor-SiteDev Plan Subd

SMPC ARCHITECTS agent(s) for ASPEN INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 12, NORTH ALBUQUERQUE ACRES TRACT A UNIT A, (to be known as **PALOMAS PLAZA**) zoned SU-2/C-1, located on SAN PEDRO NE, between PALOMAS NE and SAN BERNADINO NE containing approximately 3 acre(s). [Deferred from 6/1/05] [REF: DRB96-412] (D-18) THE SITE DEVELOPMENT PLAN WAS APPROVED WITH DELEGATION TO CITY ENGINEER FOR SIA, AND TO UTILITIES FOR FIRE MARSHALL APPROVAL, FLOW CALCULATION FOR FIRE, AND REVISE UTILITY PLAN.

13. Project # 1001182 05DRB-01069 Major-Final Plat Approval RIO GRANDE ENGINEERING agent(s) for VISION DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B, WESTRIDGE MOBILE HOME PARK, zoned R-D/R-LT, located on BLUEWATER NW, between 98th ST NW and 90th ST NW containing approximately 8 acre(s). (K-9) THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PARKS FOR OPEN SPACE TABLE AND CASH IN LIEU, AND TO CITY ENGINEER FOR AGIS DXF AND FOR LABELING OF ALL EASEMENTS OF RECORD.

14. Project # 1002134 05DRB-01068 Minor-Final Plat Approval

MARK GOODWIN & ASSOC agent(s) for VISTA DEL NORTE DEV request(s) the above action(s) for TRACT(s) U1, U2, U3, U4, U6, VISTA DEL NORTE, (to be known as LAS LOMITAS BUSINESS PARK), zoned SU-1 FOR IP, located on LAS LOMITAS DR NE, between EDITH BLVD NE and JEFFERSON ST NE containing approximately 34 acre(s). (D-16) THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING TO RECORD THE PLAT.

15. Project # 1003571 05DRB-01062 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC. request(s) the above action(s) for TRACT(s) 9-B-1, 9-B-2, AND 12-A-2, EL RANCHO GRANDE UNIT 9B, zoned R-LT, located South OF BLAKE RD SW, West of AMOLE CHANNEL and containing approximately 36 acre(s). [REF: 05DRB-01002, 04DRB-01518, 04DRB-01519] (N-9) A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

16. Project # 1003624 05DRB-01001 Minor-Prelim&Final Plat Approval

MICHAEL RENFRO request(s) the above action(s) for all or a portion of Tract(s) 22A, 22B, 38A, 38B, MRGCD MAP 34, (to be known as **SAN ISIDRO GARDENS**), zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). [Deferred from 6/22/5] [REF: 04ZHE-01281] (G-13) WITH THE APPROVAL OF THE INFRASTRUCTURE LIST DATED 7/13/5, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

17. 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, 13, Block(s) 15, MESA GRANDE ADDITION (to be known as **ZUNI TOWNHOMES**), zoned 0-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [Deferred from 5/18/5] [REF: ZA-78-377, Z-72, 05DRB-00301] (K-17) THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING TO RECORD THE PLAT.

18. Project # 1004011 05DRB-01071 Minor-Prelim&Final Plat Approval BERGER BRIGGS REAL ESTATE agent(s) for AL'S GAL'S LLC request(s) the above action(s) for all or a portion of Lot(s) 65-A, PERFECTO ARMIJO & BROTHERS ADDITION, zoned SU-2/HDA (DNA SECTOR PLAN), located on MARQUETTE AVE NW, between 7th ST NW and 8th ST NW containing approximately 1 acre(s). [REF: 05ZHE-00405] (J-14) THEEFINAL PLATEWAS APPROVED WITH DELEGATION TO PLANNING FOR

APPROVED=WITH=DELEGATION=10=PLANNING=1 AGIS-DXF-EILE:AND-TO-RECORD THE-PLAT-

19. Project # 1004110 05DRB-01093 Minor-Prelim&Final Plat Approval ADVANCED ENGINEERING AND CONSULTING, LLC agent(s) for ALEXANDER M. & DANETTE S. GARCIA request(s) the above action(s) for all or a portion of Tract(s) 108-D & 108-C-1-A, MRGCD MAP NO. 31, zoned RA-2, located on RIO GRANDE BLVD NW, between ELFEGO RD NW and MANUEL TORRES NW containing approximately 1 acre(s). [REF: 05DRB-00601] (F-13) THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE.

20. Project # 100425105DRB-00959 Minor-Prelim&Final PlatApproval

PRATAP & KANAK YADAV request(s) the above action(s) for all or a portion of Lot(s) 2-6, Block(s) 2, ZIMMERMAN ADDITION, zoned C-2, located on CENTRAL AVE SW, between 46th ST SW and 47th ST SW containing approximately 1 acre(s). (K-12) THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE.

21. Project # 1004232 05DRB-01090 Minor-Prelim&Final Plat Approval A. MIGUEL TRUJILLO agent(s) for WILLIAM K. WILSON request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) A, CLAYTON HEIGHTS, zoned C-2 community commercial zone, located on GIBSON BLVD. SE, between BUENA VISTA DR. SE and WILMOORE DR. SE containing approximately 2 acre(s). (L-15) THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE.

22. Project # 1004289
05DRB-01073 Minor-Prelim&Final Plat
Approval

WILLIE P. GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 5, JOHN BARON BURG PARK ADDITION, zoned SR, located on 19th ST NW, between ZEARING AVE NW and ASPEN AVE NW containing approximately 1 acre(s). (H-13) INDEFINITELY DEFERRED AT THE APPLICANT'S REQUEST.

23. Project # 1004290 05DRB-01075 Minor-Vacation of Private Easements MYERS, OLIVER & PRICE agent(s) for FEDEX FREIGHT WEST, INC. request(s) the above action(s) for all or a portion of Lot(s) 263-C, TOWN OF ATRISCO GRANT UNIT 8, zoned SU-1 special use zone, located on COORS BLVD NW AND HANOVER RD NW containing approximately 6 acre(s). [REF: DRB-94-264] (H-11) THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

24. Project # 1004308 05DRB-01086 Minor-Prelim&Final Plat Approval FRANK L. & EVELYN S. BARELA request(s) the above action(s) for all or a portion of Lot(s) 3, ATRISCO FOUR-PLEX ADDITION, zoned R-2, located on ATRISCO DR NW, between ILIFF RD NW and 53rd ST NW containing approximately 1 acre(s). (H-11) THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.

25. Project # 1004267 05DRB-01092 Minor-Prelim&Final Plat Approval GARY MIRABAL request(s) the above action(s) for all or a portion of Lot(s) 1, LANDS OF MANUEL & CATHY GONZALES, zoned RA-2, located West of MONTOYA RD NW and North of MOUNTAIN RD NW containing approximately 2 acre(s). [REF: DRB-97-247; DRB-97-290] (J-12) WITH THE SIGNING OF THE SIA DATED 7/13/5 AND APPROVAL OF THE GRADING/DRAINAGE PLAN ENGINEER STAMP DATED 7/15/2 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.

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

26. Project # 1004039 05DRB-01074 Minor-Sketch Plat or Plan ISAACSON & ARFMAN, P.A. agent(s) for RUTLEDGE INVESTMENT CO request(s) the above action(s) for all or a portion of Tract(s) 8A, HIGH DESERT (to be known as THE LEGENDS AT HIGH DESERT), zoned SU2/C1, located on ACADEMY BLVD NE, between CORTADERIA ST NE and HIGH DESRT PARK NE containing approximately 8 acre(s). [REF: 05ZHE-00449, 05ZHE-00480] (E-23) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

27. Project # 1004161
 05DRB-01091 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for WILLIAM & BENITA BRENNON request(s) the above action(s) for all or a portion of Lot(s) 4 and 5, RIVERSIDE PLAZA, zoned SU-1 PRD 8DU/ACRE, located on WINTERHAVEN RD NW, between LA ORILLA RD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 05EPC-00740] (E-12) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

28. Approval of the Development Review Board Minutes for June 29, 2005. MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.

Other Matters:

ADJOURNED: 12:50 P.M.

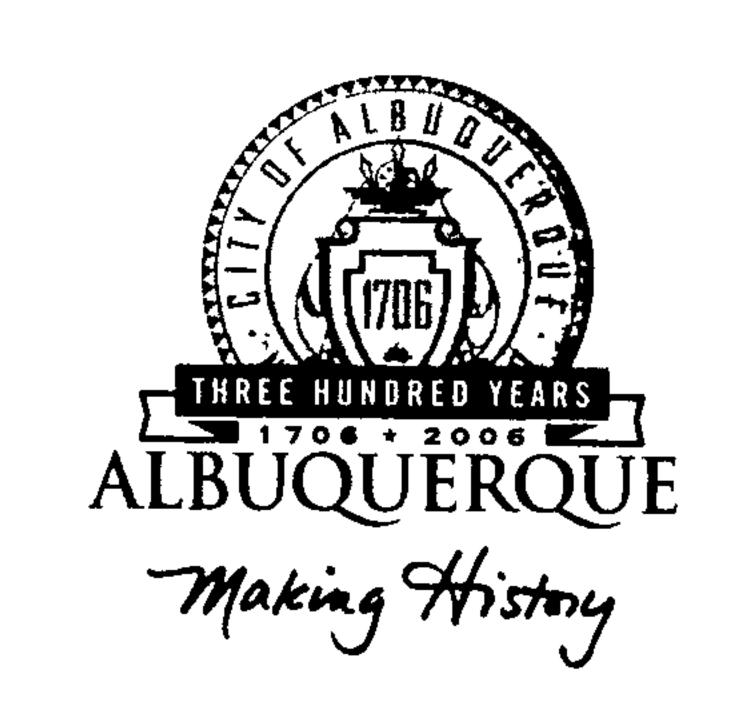


DRB CASE ACTION LOG (SITE PLAN B.P.) REVISED 2/5/04

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-01071	Project # 1004011
Project Name: PERFECTO ARMIJO & BROS ADDN	
Agent: Berger Briggs Real Estate	Phone No.: 247-0444
Your request for SDP for SUB), (SDP for BP) (Fapproved on 7 13 5 by the DRB with deloutstanding signatures comments to	INAL PLATS) (MASTER DEVELOP. PLAN), was legation of signature(s) to the following departments. BE ADDRESSED
TRANSPORTATION:	
UTILITIES:	
CITY ENGINEER / AMAFCA:	
PLANNING (Last to sign):	2xf
-Tax printout from the County As include 3 copies of the approv County Treasurer's signature with the County Clerk.	Treasurer. to the County Clerk). RECORDED DATE: ssessor. ed site plan along with the originals. must be obtained prior to the recording of the plat ture must be obtained prior to Planning Department's

CITY OF AI BUQUERQUE



PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

	DRB CASE NO/PROJECT NO: 1004011	AGENDA ITEM NO: 18
	SUBJECT:	
	Final Plat Preliminary Plat	
	ACTION REQUESTED:	
	REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AME	END:()
P.O. Box 1293	ENGINEERING COMMENTS:	
Albuquerque	No adverse comments.	
New Mexico 87103	RESOLUTION:	
www.cabq.gov	APPROVED; DENIED; CO	MMENTS 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 : July 13, 2005

CITY OF ALBUQUERQUE PLANNING DEPARTMENT July 13, 2005 DRB Comments

ITEM # 18

PROJECT # 1004011

APPLICATION # 05-0107

RE: Perfecto Armijo & Brothers Addition/minor p&f plat

No objection to this request.

Both residential & parking lot uses are allowed per the Downtown Neighborhood Area Sector Plan. The DNASP states that HDA zoning is the same as R-4 in the Zone Code. R-4 has no lot size requirements.

No AGIS dxf on file.

Sheran A Matson, AICP 924-3880 fax 924-3864

smatson@cabq.gov

Acity of Albuquerque



DEVELOPMENT/PLAN REVIEW APPLICATION

	Su	ıpplem	rental	form	
SUBDIVISION Moior Cub division and the		S	Z	ZONING &	PLANNING
Major Subdivision action XXX Minor Subdivision action	•			Anr	nexation County Submittal
Vacation	•	٧			EPC Submittal
. Variance (Non-Zoning)				Zon Zon	ne Map Amendment (Establish or Change
SITE DEVELOPMENT PLAN		P			tor Plan (Phase I, II, III)
for Subdivision Purposes				Ame	endment to Sector, Area, Facility or
for Building Permit	•				nprehensive Plan t Amendment (Zoning Code/Sub Regs)
IP Master Development Plan	•	•	_	Stre	et Name Change (Local & Collector)
Cert. of Appropriateness (LUCC) STORM DRAINAGE		Ľ	A		PROTEST of
Storm Drainage Cost Allocation Plan		ע		ZHE.	sion by: DRB, EPC, LÜCC, Planning Director or Staff, , Zoning Board of Appeals
PRINT OR TYPE IN BLACK INK ONLY. The a Planning Department Development Services Centime of application. Refer to supplemental forms APPLICANT INFORMATION:	iler, buu z	Sur	eet N'	ust submit th W. Albuquero	e completed application in home to u
	•			•	
NAME: Al's Gals, LLC		······································	, 		PHONE: 247-0444
ADDRESS: 215 Third St. SW		· · · · · · · · · · · · · · · · · · ·	·	<u> </u>	FAX: <u>243–1505</u>
CITY: Albuquerque	STATE.	NM_	ZIP_	87102	E-MAIL: jam@bergerbriggs.com
Proprietary interest in site: Owner	, 	List al	owne	rs:	
AGENT (If any): John A. Menicucci/Berge	er Brig	gs R	eal]	Estate	PHONE: 247-0444
ADDRESS: 215 Third St. SW	· · · · · · · · · · · · · · · · · · ·	····	·		FAX:
CITY:Albuquerque	STATE _	NM	ZIP_	87102	E-MAIL: jam@bergerbriggs.com
DESCRIPTION OF REQUEST: replat one parce	l into	2 se	para	te parcels	
717 Marquette NW & one vacant los					**************************************
Is the applicant seeking incentives pursuant to the Fam		·			Voc VV No
•					•
SITE INFORMATION: ACCURACY OF THE LEGAL DESC	RIPHONE	S CRU	CIALI.	ATTACH A SE	PARATE SHEET IF NECESSARY.
Lot or Tract No. Lot 65-A		 -		Blo	ck: 7 Unit:
Subdiv./Addn. <u>Perfecto Armijo & Broti</u>	ners Ad	<u>diti</u>	on to	o the City	y of Albuquerque (
Current Zoning: SII—2/HDA (DNA Sector P)	Lan)	_ Pro	posed:	zoning:	NA
Zone Atlas page(s):		No.	of exis	ting lots: 1	No. of proposed lots: 2
Total area of site (acres): Density if app	olicable: dw	vellings	per gr	oss acre:	dwellings per net acre:
Within city limits? xxYes. No, but site is within 5 n	niles of the d	city lim	its.)	•	Within 1000FT of a landfill?No
UPC No. 1-014-058-067-048-31202		•	•		MRGCD Map No
LOCATION OF PROPERTY BY STREETS: On or Near	" 717_7°	21 M	27011	atta Aiia	· · · · · · · · · · · · · · · · · · ·
Belween: 7th St. NW		and		h St. NW	·
CASE HISTORY:		лп ч			<u></u>
List any current or prior case number that may be releva	ant to your a	applica	tion (Pi	oj., App., DRB-	·, AX_,Z_, V_, S_, etc.):
-05ZHE - 00405 - 100405	24/		 • 		•
Check-off if project was previously reviewed by Sketch F	V T / 1 .				
	Pat Plan 🖂	, or Pre	applio	ation Review T	
	Plat Plan i	or Pre	in		DATÉ 6/27/05
(Print) John A. Menicucei	Plat Plan i	or Pre	in	ation Review T	DATE 6/27/05
(Filly John A. Menicucci.	Plat Plan i	or Pre	in		DATÉ 6/27/05
	Plat/Plah ip	or Pre	in		DATE 6/27/05
OR OFFICIAL USE ONLY	case numbe	rs	24	17-0444	DATE 6 27 0.5 Applicant xx Agent Form revised 4/04 Action S.F. Fees
OR OFFICIAL USE ONLY INTERNAL ROUTING All checklists are complete OSORB	case numbe	rs	in	17-0444	DATE 6 27 05 Applicant xx Agent Form revised 4/04 Action S.F. Fees P:F s(3) \$ 285.00
OR OFFICIAL USE ONLY INTERNAL ROUTING All checklists are complete All fees have been collected	case numbe	rs	24	17-0444	DATE 6 27 05 Applicant xx Agent Form revised 4/04 Action S.F. Fees
INTERNAL ROUTING Application All checklists are complete All fees have been collected All case #s are assigned AGIS copy has been sent	case numbe	rs	24	17-0444	DATE 6 27 05 Applicant xx Agent Form revised 4/04 Action S.F. Fees P:F S(3) \$ 285.00
INTERNAL ROUTING Application All checklists are complete All fees have been collected All case #s are assigned AGIS copy has been sent Case history #s are listed	case numbe	rs	24	17-0444	DATE 6 27 05 Applicant xx Agent Form revised 4/04 Action S.F. Fees P:F s(3) \$ 285.00
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	case numbe	rs	24	17-0444	DATE 6 27 0.5 Applicant xx Agent Form revised 4/04 Action S.F. Fees P:F S(3) \$ 285.00 SMF \$ 20.00 \$ \$ 20.00 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
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	case numbe	1.4.4.	24	7-0444	DATE 6 27 05 Applicant xx Agent Form revised 4/04 Action S.F. Fees P:F s(3) \$ 285.00
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	case numbe	1.4.4.		05-0444	DATE 6 27 0.5 Applicant xx Agent Form revised 4/04 Action S.F. Fees P:F S(3) \$ 285.00 SMF \$ 20.00 \$ \$ 20.00 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$

Planner signature / date

FORM S(3): SUBDIVISION - D., . 3. MEETING (UNAD)	VERTISED) O ITERNAL ROUTING
 SKETCH PLAT REVIEW AND COMMENT Scale drawing of the proposed subdivision plat (folded to fit meetings. Sketches are not reviewed through internal rounds. Site sketch with measurements showing structures, parking improvements, etcetera, if there is any existing land use Zone Atlas map with the entire property(ies) precisely and clause. Letter briefly describing, explaining, and justifying the request Any original and/or related file numbers are listed on the covered. 	YOUR ATTENDANCE IS REQUIRED. into an 8.5" by 14" pocket) 6 copies for unadvertised outing. Bldg. setbacks, adjacent rights-of-way and street (folded to fit into an 8.5" by 14" pocket) 6 copies. learly outlined and crosshatched (to be photocopied)
■ MAJOR SUBDIVISION EXTENSION OF PRELIMINARY F Preliminary Plat reduced to 8.5" x 11"	PLAT Your attendance is required.
Zone Atlas map with the entire property(ies) precisely and claused Letter briefly describing, explaining, and justifying the request Copy of previous D.R.B. approved infrastructure list Copy of the LATEST Official D.R.B. Notice of approval for President Copy of the LATEST Official D.R.B. Notice of approval for President Copy of the LATEST Official D.R.B. Notice of approval for President Copy of the LATEST Official D.R.B. Notice of approval for President Copy of the LATEST Official D.R.B. Notice of approval for President Copy of the LATEST Official D.R.B. Notice of approval for President Copy of the LATEST Official D.R.B. Notice of approval for President Copy of the LATEST Official D.R.B. Notice of approval for President Copy of the LATEST Official D.R.B. Notice of approval for President Copy of the LATEST Official D.R.B. Notice of approval for President Copy of the LATEST Official D.R.B. Notice of approval for President Copy of the LATEST Official D.R.B. Notice of approval for President Copy of the LATEST Official D.R.B. Notice of approval for President Copy of the LATEST Official D.R.B. Notice of approval for President Copy of the LATEST Official D.R.B. Notice of approval for President Copy of the LATEST Official D.R.B. Notice Official D.R.B. Noti	reliminary Plat Extension request
Any original and/or related file numbers are listed on the coverage internal routing. Extension of preliminary plat approval expires after one year.	er application
■ MAJOR SUBDIVISION FINAL PLAT APPROVAL — Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) internal routing.	Your attendance is required. 6 copies for unadvertised meetings, 4 copies for
 Zone Atlas map with the entire property(ies) precisely and clessed original Mylar drawing of the proposed plat for internal routing in Property owner's and City Surveyor's signatures on the Mylar Copy of recorded SIA 	ng only. Otherwise, bring Mylar to meeting. r drawing
Landfill disclosure and EHD signature line on the Mylar draw Any original and/or related file numbers are listed on the covered DXF FILE AND HARD COPY OF FINAL PLAT DATA I	er application
MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APP Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 4 copies for internal routing.	14" pocket) 6 copies for unadvertised meetings,
Site sketch with measurements showing structures, parking, improvements, etcetera, if there is any existing land use Zone Atlas map with the entire property(ies) precisely and clearly Letter briefly describing, explaining, and justifying the request Original Mylar drawing of the proposed plat for internal routing	(folded to fit into an 8.5" by 14" pocket) 6 copies. Early outlined and crosshatched (to be photocopied). It
Property owner's and City Surveyor's signatures on the Mylar Landfill disclosure and EHD signature line on the Mylar drawing Fee (see schedule) \$305, Any original and/or related file numbers are listed on the covered to the covere	r drawing ing if property is within a landfill buffer
Infrastructure list if required (verify with DRB Engineer) DXF FILE AND HARD COPY OF FINAL PLAT DATA F	NO INTERNAL ROLLTING
AMENDMENT TO PRELIMINARY PLAT (with minor charges) AMENDMENT TO INFRASTRUCTURE LIST (with minor changes) AMENDMENT TO GRADING PLAN (with minor changes) PLEASE NOTE: There are no clear distinctions between significate amendments. Significant changes are those deemed by the DRE	changes) ant and minor changes with regard to subdivision to require public notice and public hearing
 Proposed Amended Preliminary Plat, Infrastructure List, and/operation pocket) 6 copies for unadvertised meetings. Original Preliminary Plat, Infrastructure List, and/or Grading Plat 	or Grading Plan (folded to fit into an 8.5" by 14"
for unadvertised meetings Zone Atlas map with the entire property(ies) precisely and cle Letter briefly describing, explaining, and justifying the request Original Mylar drawing of the proposed amended plat for inter Property owner's and City Surveyor's signatures on the Mylar	early outlined and crosshatched (to be photocopied) I mal routing only. Otherwise, bring Mylar to meeting
Any original and/or related file numbers are listed on the cove Amended preliminary plat approval expires after one year	r application
Submitted with this application will / / //	Lengucci Applicant name (print) ALBUQUERQUE
likely result in deferral of actions.	Applicant signature / date
☐ Checklists complete Application case numbers ☐ Fees collected OSDRB	Form revised 8/04 & 1/05 Cuchew Janua 6/27/05
Case #s assigned	Planner signature / date Project # 100 401



PHONE (505) 247-0444 FAX (505) 243-1505 215 THIRD STREET S.W. P.O. DRAWER K ALBUQUERQUE, N.M. 87103

June 27, 2005

Application for Minor Subdivision Action

Re:

717 – 721 Marquette Ave. NW

Lot 65-A, Block 7, Perfecto & Armijo Brothers Addition

The owner would like to divide this parcel into two parcels, similar to its original platting.

One parcel, Lot 65-A-2, has a 1300 sq. ft. home that will remain on the parcel and is used as a dwelling. This house will continue to be used as a single family home.

The second parcel, Lot 65-A-1 currently has parking on it and will continue to be used for parking as an interim use.

Please feel free to contact me if you have any questions.

Sincerely,

BERGER BRIGGS REAL ESTATE

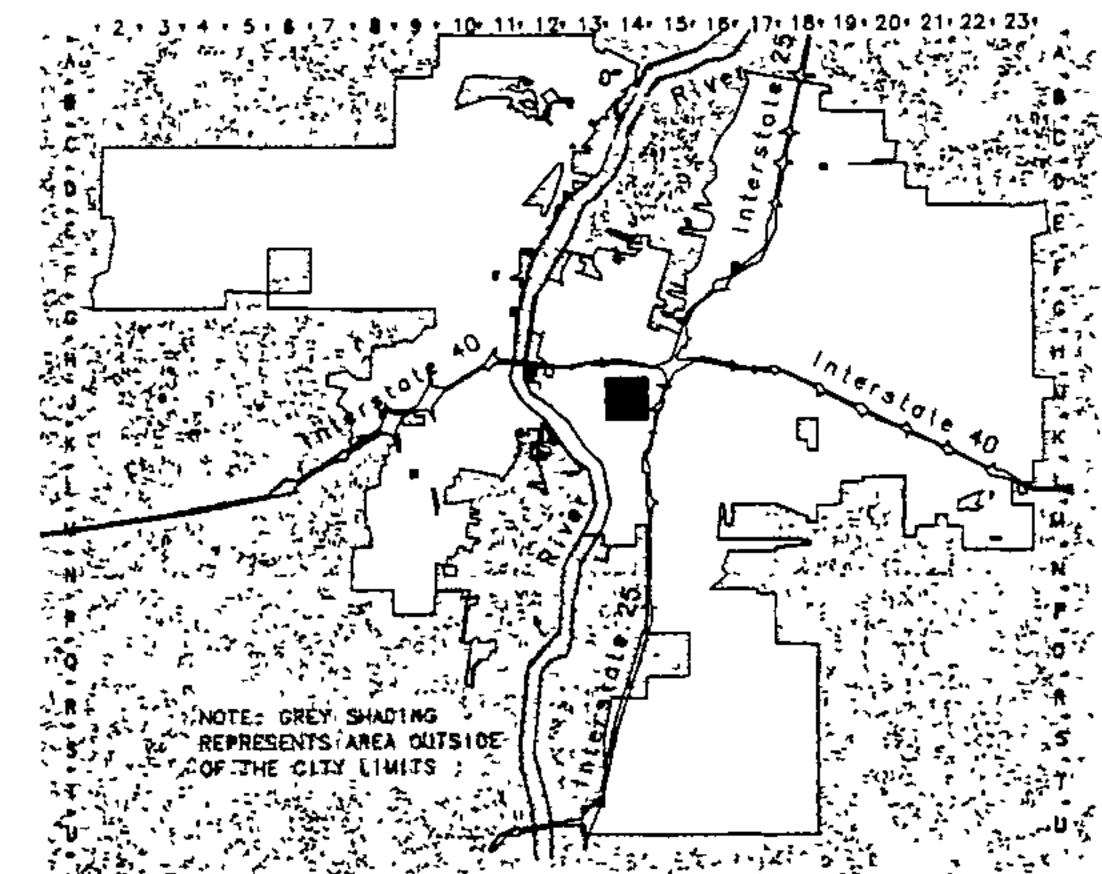
& INSURANCE, INQ.

John A. Menicucci, CPM Certified Property Manager

Qualifying Broker

JAM/ls



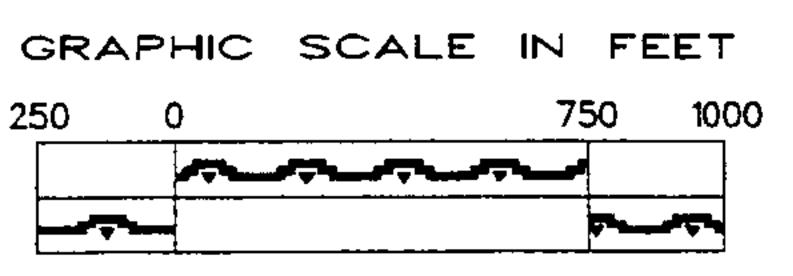




Albuquerque

Abuquerque Geographic Information System
PLANNENG DEPARTMENT

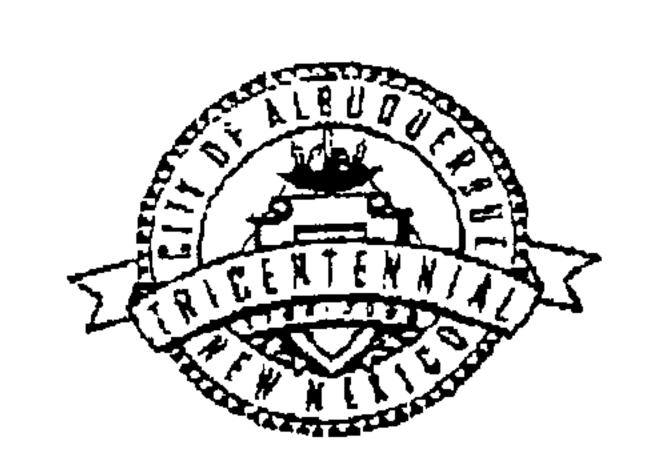
C Copyright 2002



Zone Atlas Page

J-14-Z

Map Amended through April 03, 2002



CITY OF ALBUQUERQUE OFFICE OF THE ZONING HEARING EXAMINER NOTIFICATION OF DECISION

TODD & KAHLEETAH CLARKE (FOR ARRIGONI) request(s) a special exception to Section 14. 16 2. 23. (A). Reference DNA Sector Development Plan R/C (5); a VARIANCE to allow for 100% of the floor area for offices in the HDA zone on all or a portion of Lot(s) 65 A, Block(s) 7, Perfecto Armijo & Brothers Addition, zoned SU-2/HDA and located at 717 MARQUETTE NW (J-14)

Special Exception No:	05ZHE - 00405
Designation No.	LOUMULE C
Hearing Date:	04-19-05
Closing of Public Record:	04-19-05
Date of Decision:	05-04-05

STATEMENT OF FACTS: The applicants, Todd & Kahleetah Clarke (for Arrigoni), request a variance to allow for 100% of the floor area for offices in the HDA zone. Doug Crandal) represented the applicants. Mr. Crandall testified that his clients are desirous to use this property strictly for office use. He stated that this property was zoned C-1 prior to 1976 and that when the Downtown Neighborhoods Sector Plan was adopted this property was re-zoned to SU-2/HDA, or the equivalent of the R-4 zone, which is now void. He indicated that the deletion of the R-4 zone should be considered to be governmental action for which his clients were not compensated. He submitted that this parcel is situated in a very high density area and that it is surrounded by parking lots. Mr. Crandall testified that this property aburs the SU-3 Downtown core that includes very high density, high impact uses. He stated that his clients contacted 258 property owners in this immediate neighborhood by mail regarding this request. 87% of those responding either supported or did not oppose this request. Mr. Crandall cited a previous variance approval (REF: ZA-00-181) for a similar request located at 712 Marquette NW, and argues that this requests should be similarly approved.

The Clarkes testified that they have a purchase agreement to buy this property. They own a real estate business and employ 6 other individuals. They stated that there is sufficient parking for this business as there are 15 existing parking spaces on this property. Proposed days and hours of operation are Monday through Friday, 7:30 a.m. to 6:00 p.m. no weekends. They propose to have signage advertising their business on the building and intend to upgrade the landscaping on this parcel. They have lived in the downtown area for approximately 3 years. Mrs. Clarke testified that she did meet with representatives of the Downtown Neighborhoods Association (DNA). There are two letters of support for this request in the file that are signed by property owners in the area. The yellow sign was posted.

At the hearing and testifying in opposition to this request was Phillip Ortiz. Mr. Ortiz testified that when he purchased his Downtown property, he had also thought about requesting a similar special exception but after having met with his neighbors and understanding their concerns, he decided against going forward. He stated that he uses

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

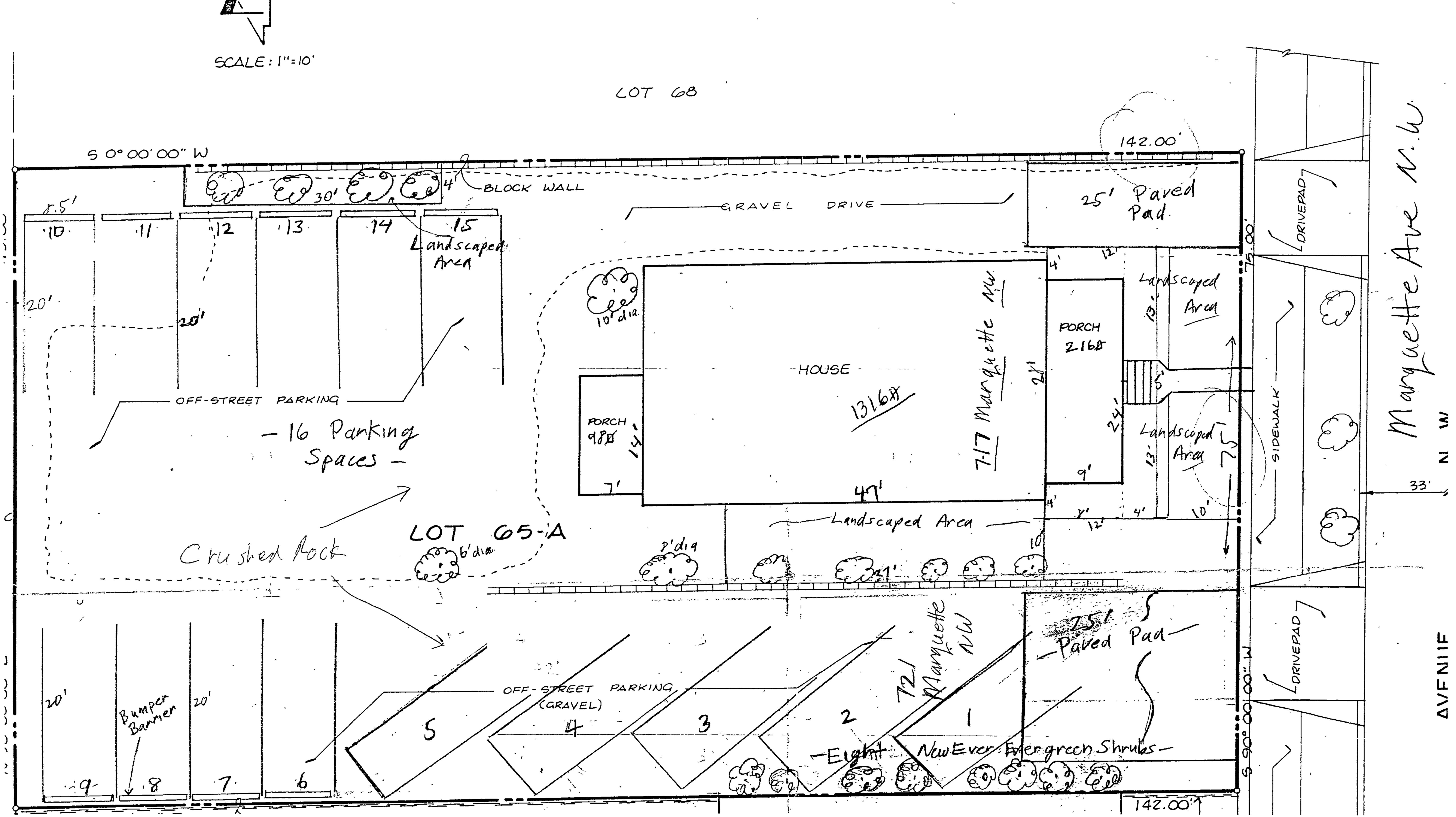
PAID RECEIPT

APPLICANT NAME	Als Gals	LLC		
AGENT	John A. M.	enicucci/Berger Br	iggs Real Esta	.te
ADDRESS	215 Third	5t. NW.	· · · · · · · · · · · · · · · · · · ·	
PROJECT & APP #	10040CL. 1004287 / C	5 DRB-01071		
PROJECT NAME				
\$ 20.00 441032/3	3424000 Conflict Mar	nagement Fee		-
\$ 285. 441006/4	1983000 DRB Actions			
\$441006/4	1971000 EPC/AA/LU	CC Actions & All Appea	als	
\$441018/4	1971000 Public Notifi	cation		
\$441006/4	1983000 DRAINAGE PI	LAN REVIEW OR TRAFFIC	C IMPACT STUDY*	k *
: ()Ma; () Let	jor/Minor Subdivision tter of Map Revision	n ()Site Development ()Conditional Letter (Plan ()Bldg Per	rmit
	affic Impact Study		•	
	AMOUNT DUE	•		
*** <u>NOTE</u> : If a subsequent additional charge.	t submittal is required	bring a copy of this paid	d receipt with you i	to avoid an
	, p.			41288
BERGER BRIGGS RE	F. INC.	NEW MEXICO BA	NK'& TRUST	
PROPERTY MANAGEMENT TO P.O. DRAWERIK (505) ALBUQUERQUE, NM	RUST ACCOUNT 247-0444	ALBUQUERQUE	, INIVI 87103 070	
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TO THE SO	,	DATE Tr	y of Albuquergue basumy Division	AMOUNT:
4. Or 3 are 13 " M. J. J.	QUERQUE	6727/2005 RECEIPTE 000	7/05 4=12+M: 45162 WS# 007 TRA	30500***** JEE ANN
BOX 1313 ABBUQUERQUE	~NM 87103	<i>)</i> *	706) Fund 100	
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SCALE: 1"=10"

LOT 65-A, BLOCK 7
ERFECTO ARMIJO AND BROTHERS ADDITION

SITE PLAN



ArcIMS Viewer

