



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 10/08/07

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

DRB Application No.: 09DRB-70006

Project # 1004166

Project Name: ALBUQUERQUE HISPANO CHAMBER OF COMMERCE

Agent: MARK GOODWIN AND ASSOC.

Phone No.:

Your request was approved on 4-1-09 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): - signed off site plan

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

Created On:

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB CASE NO/PROJECT NO: 1004166

AGENDA ITEM NO: 8

SUBJECT:

Final Plat Approval

ENGINEERING COMMENTS:

There is an executed Subdivision
Improvements Agreement on file for Final
Plat approval.

PO Box 1293

D to IL?

Albuquerque

NM 87103

RESOLUTION:

www.cabq.gov

APPROVED ; DENIED ____; COMMENTS PROVIDED ____; WITHDRAWN ____
DEFERRED TO: _____

SIGNED: (UD) (CE) (TRANS) (PKS) (PLNG) -

COMMENTS:

*for Am & Cen
and Sub Development Plan*

SIGNED:

Curtis Cherne
City Engineer Designee
924-3695

DATE: 4-1-09



COMPLETED

stt

DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70006

Project # 1004166

Project Name: ALBUQUERQUE HISPANO CHAMBER OF COMMERCE

Agent: MARK GOODWIN & ASSOCIATES

Phone No.:

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

34
34
34

4166

DXF Electronic Approval Form

DRB Project Case #: 1004166

Subdivision Name: THE ALBUQUERQUE HISPANO CHAMBER OF COMMERCE INC
TRACT A1

Surveyor: WILL PLOTNER JR

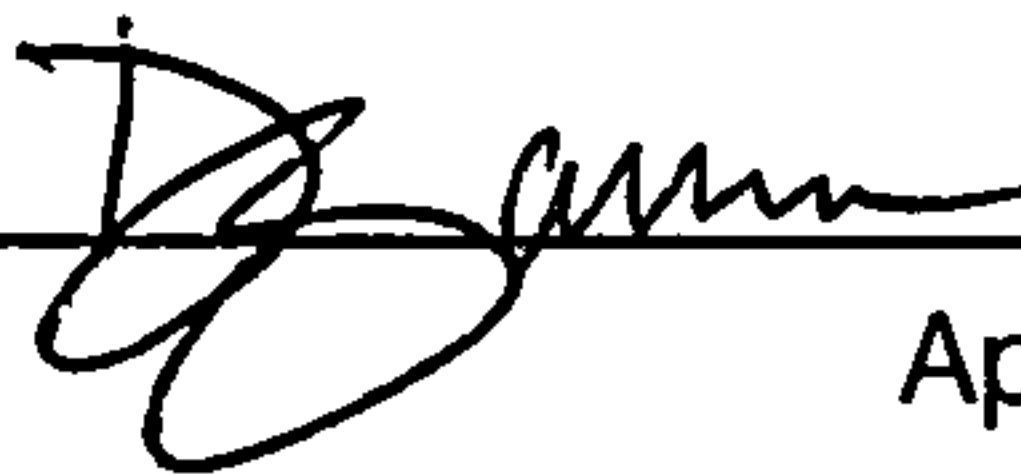
Contact Person: STEPHEN STASIEWICZ

Contact Information: 896-3050

DXF Received: 1/14/2009

Hard Copy Received: 1/14/2009

Coordinate System: NMSP Grid (NAD 83)


Approved

01-14-2009
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc 4166 to agiscov on 1/14/2009 Contact person notified on 1/14/2009

8. ~~(Project# 1004166)~~
09DRB-70006 FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for HISPANO CHAMBER OF COMMERCE request(s) the above action(s) for all or a portion of Tract(s) A & WARRANTY DEED, **ALBUQUERQUE HISPANO CHAMBER OF COMMERCE**, zoned SU-2 FOR NCR, located on BARELAS RD SW BETWEEN 4TH ST SW AND MARQUEZ SW containing approximately 0.98 acre(s). (K-14) *[Deferred from 1/21/09]* **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR SIGNED OFF SITE PLAN.**

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

9. **Project# 1003698**
09DRB-70119 SKETCH PLAT REVIEW
AND COMMENT

JACKS HIGH COUNTRY INC agent(s) for CHRIS & JANET BURKS request(s) the above action(s) for all or a portion of Lot(s) NORTH 1/3 OF 10, 11 & 12, Block(s) 18, **BROWNELL & LAIS HIGHLAND ADDITION**, zoned SU-2 MD-1, located on MAPLE NE BETWEEN HIGHLAND NE AND BROWNELL NE containing approximately 0.1631 acre(s). (K-15) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

10. **Project# 1007005**
09DRB-70120 SKETCH PLAT REVIEW
AND COMMENT

JACKS HIGH COUNTRY INC agent(s) for AUGUSTINE ROMERO & NANCY LOPEZ request(s) the above action(s) for all or a portion of Lot(s) A-1, **LANDS OF EUFELINA A. GABALDON**, zoned RA-2, located on GALBALDON RD NW BETWEEN BEACH NW AND CARLOTTA NW containing approximately 0.5979 acre(s). (H-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. **Project# 1007715**
09DRB-70121 SKETCH PLAT REVIEW
AND COMMENT

WAYJOHN SURVEYING INC agent(s) for SELIGMAN, STEVEN R JANICE T, SUSAN SCANEFER request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **LANDS OF BRYANT & WHITAKER**, zoned O-1, located on LAGRIMA DE ORO RD NE BETWEEN MORRIS ST NE AND JUAN TABO BLVD NE containing approximately 0.6203 acre(s). (F-21) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. Other Matters: None.

ADJOURNED: 9:55

3. **Project# 1003087**
09DRB-70004 EXT OF SIA FOR TEMP
DEFR SDWK CONST

WESTLAND DEVELOPMENT LP request(s) the above action(s) for all or a portion of Lot(s) 1-139, **WATERSHED** zoned SU-2 FOR PDH FOR RR, located on TIERRA PINTADA BLVD NW BETWEEN UNSER BLVD NW AND WEST CREEK PL NW containing approximately 47 acre(s). (H-9) **YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

4. ~~**Project# 1004166**~~
09DRB-70006 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for HISPANO CHAMBER OF COMMERCE request(s) the above action(s) for all or a portion of Tract(s) A & WARRANTY DEED, **ALBUQUERQUE HISPANO CHAMBER OF COMMERCE** zoned SU-2 FOR NCR, located on BARELAS RD SW BETWEEN 4TH ST SW AND MARQUEZ SW containing approximately .98 acre(s). (K-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/21/09, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. CONDITIONS OF FINAL PLAT ARE TO PROVIDE AND EXHIBIT TO TRANSPORTATIONAL DEVELOPMENT VERIFYING ADEQUATE RIGHT-OF-WAY AND EASEMENT.**

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

5. **Project# 1007630**
09DRB-70005 MINOR - SDP FOR
BUILDING PERMIT

MOLZEN-CORBIN AND ASSOCIATION agent(s) for CITY OF ALBUQUERQUE AVIATION & NMDOT request(s) the above action(s) for all or a portion of Tract(s) A, **SUNPORT MUNICIPAL & ALBUQUERQUE INTERNATIONAL SUNPORT** zoned M-2, located on CLARK CARR RD SE BETWEEN ACCESS RD C SE AND SPIRIT DR SE containing approximately .2647 acre(s). (N-15) **DEFERRED TO 1/28/09 AT THE AGENT'S REQUEST.**

6. Other Matters: None

ADJOURNED: 9:30

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

January 21, 2009

DRB Comments

ITEM # 4

PROJECT # 1004166

APPLICATION # 09-70006

RE: Albuquerque Hispano Chamber of Commerce

Please remove zoning note from Final Plat. A Solar Note will be needed on the plat (consistent with Section 14-14-4-7 of the Subdivision Ordinance) which is specific to this type of request, i.e. use the words "THIS PLAT" (rather than the words "REQUESTED FINAL ACTION") at the beginning of the note, and do not use the words "OR SITE DEVELOPMENT PLAN FOR SUBDIVISION" at the end of the note.



Jack Cloud AICP, DRB Chairman
924-3880/ jcloud@cabq.gov



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-01353 (SBP)
Project Name: ABQ. HISPANO CHAM. OF COM
Agent: DCSW ARCHITECTS

Project # 1004166
Phone No.: _____

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/2/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: BUILD NOTES

- _____
- _____
- _____
- _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): re plat
Comments attached
3 copies of SBP
New Utility Plan - see RDGRV

- 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 1004166



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 7, 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: 10:50 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

THERE ARE NO ADVERTISED CASES THIS WEEK

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.

- Project # 1004166**
05DRB-01353 Minor-SiteDev Plan
BldPermit/EPC
DCSW ARCHITECTS INC agent(s) for ALBUQUERQUE HISPANO CHAMBER OF COMMERCE request(s) the above action(s) for all or a portion of Tract(s) A, THE ALBUQUERQUE HISPANO CHAMBER OF COMMERCE and Lot(s) 2, Block(s) D, ARMIJO-JUAN ADDITION, zoned SU-2/R-1 & SU-2/NCR, located on 4TH ST SW,

between BARELAS RD SW and CROMWELL AVE SW containing approximately 1 acre(s). [REF: 05ZHE01065, 05EPC00753, DRB-99-298, ZA-84-257, 05EPC00751, 05EPC00752] [Carmen Marrone, EPC Case Planner] (L-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILD NOTES AND PLANNING FOR REPLAT, CARMEN MARRONE'S SIGNATURE, 3 COPIES OF THE SITE PLAN AND A NEW UTILITY PLAN.**

- 2. Project # 1000195**
05DRB-01358 Minor-SiteDev Plan
Subd/EPC
05DRB-01359 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for MECH-CON INVESTMENTS, LLC request(s) the above action(s) for Lot(s) A, Tract(s) E, F, G, H, I, J & K, **GATEWAY INDUSTRIAL PARK**, zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on BROADWAY BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 8 acre(s). [REF: DRB-98-197, Z-98-116] [Elvira Lopez, EPC Case Planner] (H-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S SIGNATURE AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S SIGNATURE AND 3 COPIES OF THE SITE PLAN.**

- 05DRB-01356 Minor-Prelim&Final Plat
Approval
05DRB-01357 Minor-Vacation of Private
Easements

SURVEYS SOUTHWEST agent(s) for MECH-CON INVESTMENTS, LLC request(s) the above action(s) for TRACT(s) E, F, G, H, I, J & K, **GATEWAY INDUSTRIAL PARK**, zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on BROADWAY BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 8 acre(s). [REF: DRB-98-197, Z-98-116] (H-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ACCESS EASEMENTS FOR SHARED DRIVES. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1004244**
05DRB-01373 Minor-SiteDev Plan
BldPermit/EPC

PA ARCHITECTS agent(s) for SAINT PAUL'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) A, ST. PAULS UNITED METHODIST CHURCH, MESA VILLAGE ADDITION, zoned SU-1 special use zone, located on CONSTITUTION AVE NE, between MOON NE and EUBANK NE containing approximately 5 acre(s). [REF: 05DRB01176, 05DRB01085] [Catalina Lehner, EPC Case Planner] (J-20) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DIMENSIONING AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

4. **Project # 1003991**
05DRB-01293 Minor-SiteDev Plan
Subd/EPC
05DRB-01294 Minor-SiteDev Plan
BldPermit/EPC

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) A-1, TOWN OF ATRISCO GRANT, UNIT 7, zoned SU-1 FOR C-1 with drive up pharmacy & RLT, located on SNOW VISTA BLVD SW, between SAGE RD SW and BENAVIDES RD SW containing approximately 14 acre(s). [REF: 05EPC00365, 05EPC00366, 05EPC00367] [Russell Brito for Elvira Lopez, EPC Case Planner] [Deferred from 8/17/05 & 8/31/05] (M-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/7/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/1/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

- 05DRB-01384 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC, request(s) the above action(s) for all or a portion of Tract(s) A1 & A, TOWN OF ATRISCO GRANT, UNIT 7, zoned SU-1 FOR C-1 with drive up pharmacy, R-LT & C-1 (SC), located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 14 acre(s). [REF: Z-79-154, 05EPC00364, 05EPC00365, 05EPC00366, 05EPC00367, 05DRB01293, 05DRB01294] (M-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER FOR MINOR**

COMMENTS AND PLANNING FOR AGIS DXF FILE AND PLANNING TO RECORD.

5. **Project # 1004343**
05DRB-01213 Minor-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 22-27, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on EDITH BLVD NW, between ALAMEDA PARK DR NW and the AMAFCA DIVERSION CHANNEL containing approximately 12 acre(s). [REF: DRB-98-223] [Deferred from 8/3/05 & 8/10/05 & INDEFERRED ON 9/7/05] (C-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

6. **Project # 1004408**
05DRB-01381 Minor-Prelim&Final Plat
Approval

SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, B & E, **MATTHEW MEADOWS ADDITION**, zoned RA-2 residential and agricultural zone, located on MATTHEW AVE NW, between MATEO PRADO NW and GARDEN PARK CR NW containing approximately 4 acre(s). (G-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK CONSTRUCTION AND PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE AND AGIS DXF FILE.**

7. **Project # 1000116**
05DRB-01385 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for WISZNIA ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) F-2A1-D, **BROADBENT BUSINESS PARK**, (to be known as Tract(s) F-2A1-D-1, F-2A1-D-2, F-2A1-D-3, F-2A1-D-4 and F-2A1-D-5) zoned M-1 light manufacturing zone, located on MENAUL BLVD NE,

between LAMBERTON PL NE and BROADBENT PKWY NE containing approximately 8 acre(s). [REF: Z-73-138, Z-73-138-4] *[Deferred from 9/7/05]* (H-15) **DEFERRED AT THE AGENT'S REQUEST TO 9/14/05.**

8. **Project # 1004393**
05DRB-01354 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for HIGH ASSETS LAND CO LTD request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2 and 3A (to be known as **ALBUQUERQUE WEST, UNIT 2**, Lot(s) 3-A-1, 3-A-2, 2-A-1-B-2-A and 2-A-1-B-2-B), zoned SU-1 PDA TO INCLUDE C-3 USES, located on EAGLE RANCH RD NW, between PASEO DEL NORTE NW and ALL SAINTS RD NW containing approximately 8 acre(s). [REF: DRB-96-14, DRB-90-252] *[Indef Deferred from 9/7/05]* (C-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

9. **Project # 1000965**
05DRB-01382 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC., request(s) the above action(s) for all or a portion of Tract(s) B & 2 LANDS OF RAY GRAHAM III, **VALLE PARAISO SUBDIVISION AT ANDALUCIA AT LA LUZ**, zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857] *[Deferred from 9/7/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 9/14/05.**

10. **Project # 1002778**
05DRB-01383 Major-Amnd Prelim Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 2 & 9, **WESTERN RIDGE, UNITS 1 & 2**, zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW

and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 04DRB-01461] (B-8) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

- 11. Project # 1002322**
05DRB-01372 Minor-Extension of Preliminary Plat

RESOURCE TECHNOLOGY INC agent(s) for ACME REAL ESTATES FUND LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 IP, located on 90TH ST SW, between SUNSET GARDENS RD SW and CENTRAL AVE SW containing approximately 9 acre(s). [REF: 02DRB01666, 03DRB00420, 03DRB00349, 04DRB01396] (L-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

- 12. Project # 1000351**
05DRB-01303 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Tract(s) 3, 7 & 8, **LANDS OF ZIA TRADING COMPANY**, zoned SU-1 FOR IP, located on OSUNA BLVD NE, between BNSF RR TRACKS and EDITH BLVD NE containing approximately 4 acre(s). [REF: Z-99-99, AX-99-10] (*Deferred from 8/24/05 & 8/31/05 FOR SUBMITTAL OF VACATION OF PRIVATE EASEMENT*) [*Indef deferred from 9/7/05*] (E-15) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

13. **Project # 1004392**
05DRB-01352 Minor-Sketch Plat or Plan
- AMBROSE CHAVEZ request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) 1, **VOLCANO CLIFFS, UNIT 7**, zoned R-1 residential zone, located on MOJAVE NW, between POJOAQUE NW and UNSER NW containing approximately 1 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
14. **Project # 1004405**
05DRB-01371 Minor-Sketch Plat or Plan
- GARY D. GARDEY agent(s) for DAVID W. MCCARTY request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 23, **ALBUQUERQUE HIGHLANDS**, zoned R-1, C-2 AND O-1, located on LOMAS BLVD NE, between SAN PEDRO NE and SAN MATEO NE containing approximately 1 acre(s). (J-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. **Project # 1004407**
05DRB-01376 Minor-Sketch Plat or Plan
- FRANK P PEREZ request(s) the above action(s) for all or a portion of Lot(s) 306 & 307, **RIO GRANDE HEIGHTS ADDITION**, zoned R-1 residential zone, located on OASIS DR SW, between SUNSET GARDENS RD SW and DESERT DR SW containing approximately 1 acre(s). (K-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. Approval of the Development Review Board Minutes for August 24, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR AUGUST 24, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

#1

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Division

INTER-OFFICE MEMO

September 1, 2005

TO: Sheran Matson, DRB Chair
FROM: Carmen Marrone, Senior Planner
RE: **Project #1004166, Hispano Chamber of Commerce**

On June 16, 2005, the EPC approved a Site Plan for Building Permit with Conditions involving the Hispano Chamber of Commerce, located on 4th Street SW. The DRB submittal generally meets the EPC conditions with the following exceptions:

Condition 5 requires the 30" high stucco/cmu walls along Barelas Street to be removed. The current submittal still shows these walls.

Condition 6: ZHE approval of a parking variance requires that signs be posted directing patrons to the proper parking spaces. These signs must be shown on the site plan.

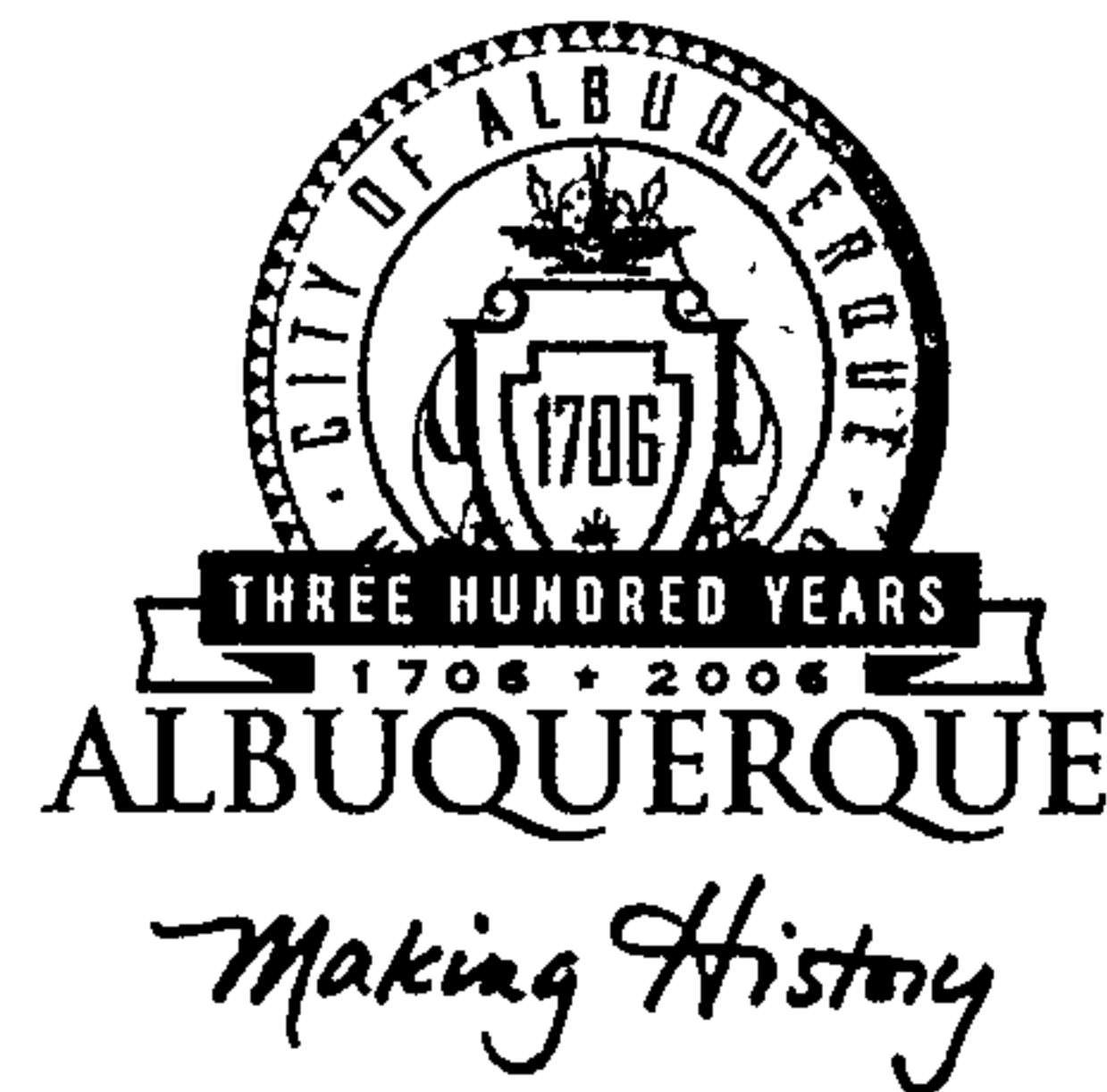
Condition 8: The building-mounted lights need to be shown on the west elevation of the building on Sheet A-201.

Condition 11: The applicant did not meet with the staff planner prior to DRB submittal for final sign-off.

Condition 12 requires a minimum of 12 bicycle parking spaces. The site plan only provides 7.

If you have any questions regarding this case, please call me at 924-3814.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004166

AGENDA ITEM NO: 1

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 7, 2005

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

01/13/2009 Issued By: PLNSDH

Permit Number: 2009 070 006 **Category Code 910**

Application Number: 09DRB-70006, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: BARELAS RD SW BETWEEN 4TH ST SW AND MARQUEZ SW

Project Number: 1004166

Applicant

Hispano Chamber Of Commerce

1309 4th St Sw
Albuquerque NM 87102
842-9003

Agent / Contact

Mark Goodwin And Associates Pa
Mark Goodwin
P.O. Box 90606
Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$215.00
TOTAL:		\$235.00

City Of Albuquerque
Treasury Division

1/13/2009 10:20AM LCC: ANNY
WSH 006 TRANS# 0004
RECEIPT# 00101541-00101741
PERMITH 2009070006 TROEMG
Trans Amt \$235.00
Conflict Manag. Fee \$20.00
DRB Actions \$215.00
CK \$235.00
CHANGE \$0.00

Thank You



Supplemental form

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: 797-9539

CITY: Albuq. STATE NM ZIP 87199 E-MAIL: john@goodwinengineers.com

APPLICANT: Hispano Chamber of Commerce PHONE: 842-9003

ADDRESS: 1309 4th St. SW FAX: 764-9664

CITY: Albuq. STATE NM ZIP 87102 E-MAIL: phil@ahcnm.org

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Preliminary and Final Plat Approval

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

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

Lot or Tract No. Tract A and Warranty Deed Block: _____ Unit: _____

Subdiv/Addn/TBKA: Albuquerque Hispano Chamber of Commerce

Existing Zoning: SU-2 INCR Proposed zoning: N/C MRGCD Map No _____

Zone Atlas page(s): K-14 UPC Code: 101405608351422402
101405607452222442

CASE HISTORY:

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

1004284 1007591 1004166

CASE INFORMATION:

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

No. of existing lots: 2 No. of proposed lots: 1 Total area of site (acres): 0.98

LOCATION OF PROPERTY BY STREETS: On or Near: Barckas Rd. SW

Between: 4th Street SW and Marquez SW

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

SIGNATURE John MacKenzie DATE 01-12-09

(Print) John MacKenzie Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>09 DRB 70006</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>01/21/09</u></p>	<p>Action</p> <p><u>PEE</u></p> <p><u>CME</u></p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p><u>S(3)</u></p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>215.00</u></p> <p>\$ <u>20.00</u></p> <p>_____</p> <p>_____</p> <p>Total</p> <p>\$ <u>235.00</u></p>
---	---	---	--	---

Sandy Handley 01/13/09 Project # 1004166

Planner signature / date

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

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

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

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

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

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

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

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

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

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

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

John Mackenzie
Applicant name (print)
John Mackenzie 01.12.09
Applicant signature / date



Form revised October 2007

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

Application case numbers
09DRB - 70006

Sandy Handley 01/13/09
Planner signature / date
Project # 1004166



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

AGIS
Albuquerque Geographic Information System

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-14-Z

Selected Symbols

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

0 750 1,500
Feet



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

January 12, 2009

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

Re: Hispano Chamber of Commerce's New Job Opportunity Center

Dear Mr. Cloud:

This is a request for preliminary and final plat approval for the combination of two existing lots into one. The property is presently zoned SU-2/NCR. This requested action is in response to Studio Southwest's previous site development plan final sign-off. I understand they have recently requested a building permit for a new building to be located on their existing property, which presently contains an existing building fronting 4th Street, as shown on an attached copy of the plan.

Access to the site will be provided by two new driveways on Barelas Road. Additional right-of-way for Barelas Road is also being granted so as to straighten-out the right-of-way line along the street frontage. The new right-of-way line has been set at the back of sidewalk.

The grading and drainage plan for this site has been approved.

Utilities for the new building are to be routinely connected to the site from Barelas Road.

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

John M. MacKenzie, PE
Vice President

JMM/la

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1004166
DRB Application No.: _____

INFRASTRUCTURE LIST

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

ALBUQUERQUE HISPANO CHAMBER OF COMMERCE
PROPOSED NAME OF PLAT

Tract A and Warranty Deed (4-17-03) Abq. Hispano Chamber of Commerce
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	10'	RES. PAVEMENT	BARELAS RD.	SW PRP. CORNER	120' NW OF SW PC	/	/	/
<input type="text"/>	<input type="text"/>	4"	VALLEY GUTTER						
<input type="text"/>	<input type="text"/>	8"	STD C & G				/	/	/
<input type="text"/>	<input type="text"/>	4'	CONC. SW* (E. SIDE ONLY)	BARELAS RD.	SW PRP. CORNER	NW PRP. CORNER			

* Includes two driveways on Barelas

AGENT / OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

NAME (print)

MARK GOODWIN & ASSOCIATES

FIRM

John MacFarlane 1/19/09
SIGNATURE - date

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

MAXIMUM TIME ALLOWED TO CONSTRUCT

THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: N/A

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

D. Mark Goodwin and Associates, P.A.
Consulting Engineers

P.O. Box 90606 Albuquerque, NM 87199
(505) 828-2200 (505) 797-9539 fax
e-mail: john@goodwinengineers.com

LETTER OF TRANSMITTAL

TO: City One-Stop Plaza del Sol
Jack Cloud

DATE: January 19, 2009
RE: Barelas Job Center
09DRB 70006 (1004166)

#4

We are sending:

1-Copy of Boundary Survey with Site Plan
1-Copy of Plat
~~1-Copy of IL~~

_____ For your approval

 X For your use

_____ As you requested

_____ For your re-review

_____ Request for Bid

_____ Pre-Design Meeting

NOTES:

Project Engineer John Mackenzie *JMac*

SIGNED:

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...**
- D 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: Albuquerque Hispano Chamber of Commerce PHONE: 842-9003
 ADDRESS: 1309 4th Street SW FAX: 764-9664
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: N/A
 Proprietary interest in site: Owner List all owners: Albuquerque Hispano Chamber of Commerce
 AGENT (if any): DCSW Architects, Inc. PHONE: 843-9639
 ADDRESS: 320 Central Ave SW FAX: 843-9683
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: Sadams@DCSW.com

DESCRIPTION OF REQUEST: Amendment to Sector Plan, Zone Change and Per Dare site plan for building Permit Masser

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

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

Lot or Tract No. Tract A, Map #41 & Tract 2, map #41 Block: D Unit: -
 Subdiv. / Adn. -
 Current Zoning: SU-2/R1 & SU-2/NCR Proposed zoning: SU-2/NCR for Both
 Zone Atlas page(s): L-14-2 No. of existing lots: 2 No. of proposed lots: 1
 Total area of site (acres): .988 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101405608351422402 MRGCD Map No. 41

LOCATION OF PROPERTY BY STREETS: On or Near: 1309 4th Street SW
 Between: Barelas Road SW and 4th Street SW

CASE HISTORY: Carmen Navarro Epc Case Plans
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 05ZHE-01065
Project # 1004166 / 05EPC00753, DRB 99298, 2A 84257, 05EPC00751, 05EPC-00752

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

SIGNATURE [Signature] DATE 8-24-05
 (Print) David Gasser, DCSW Architects, Inc. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
<u>05DRB 01353</u>	<u>SBP</u>	<u>P(3)</u>	<u>\$ 0.00</u>
	<u>CMF</u>		<u>\$ 20.00</u>
			\$
			\$
			\$
			\$
Hearing date <u>09/07/05</u>			Total <u>\$ 20.00</u>

Sandy Sandley 08/24/05
 Planner signature / date

Project # 1004166

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
 - Completed Site Plan for Subdivision Checklist
 - 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
 - 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
 - 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.

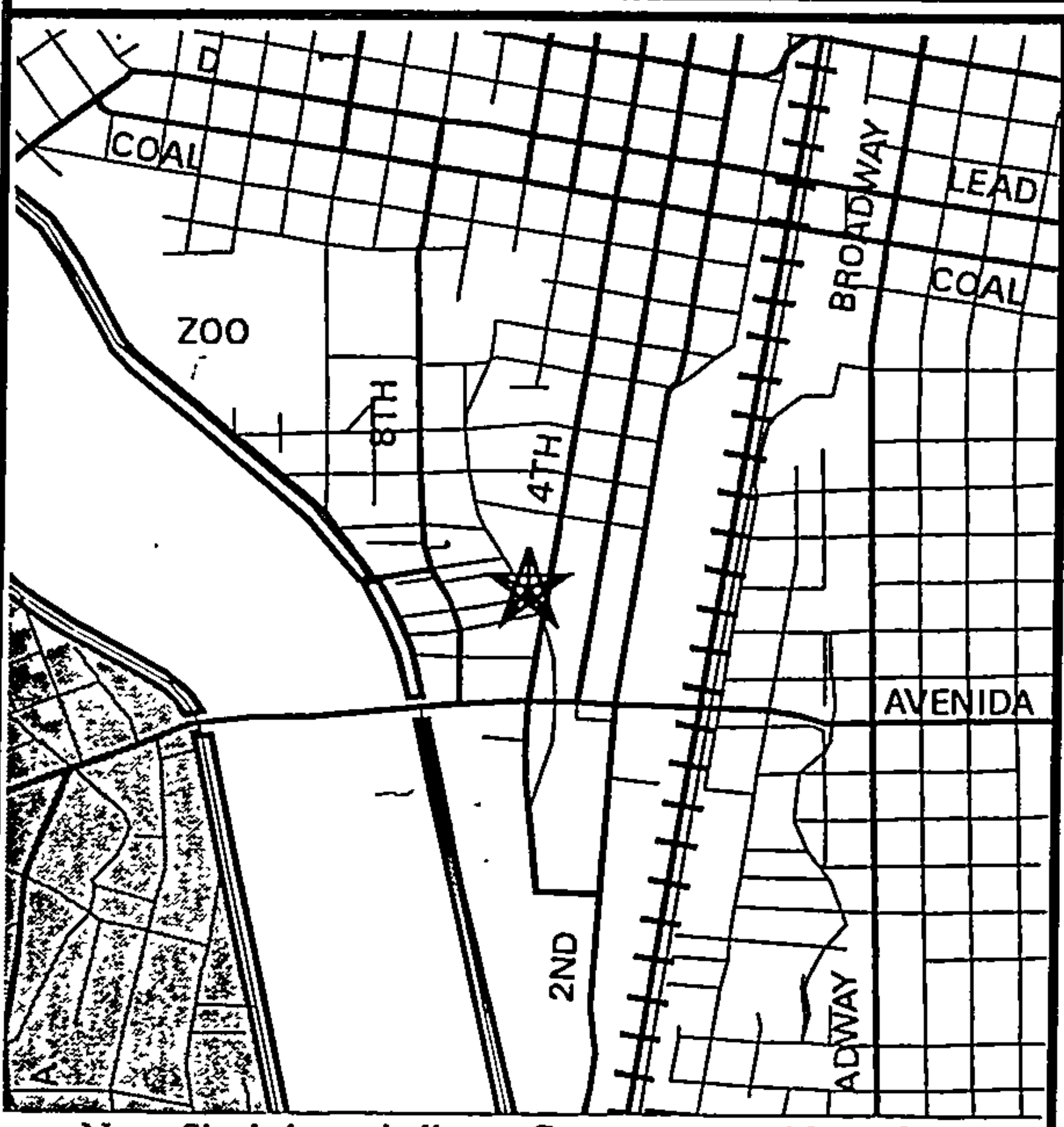
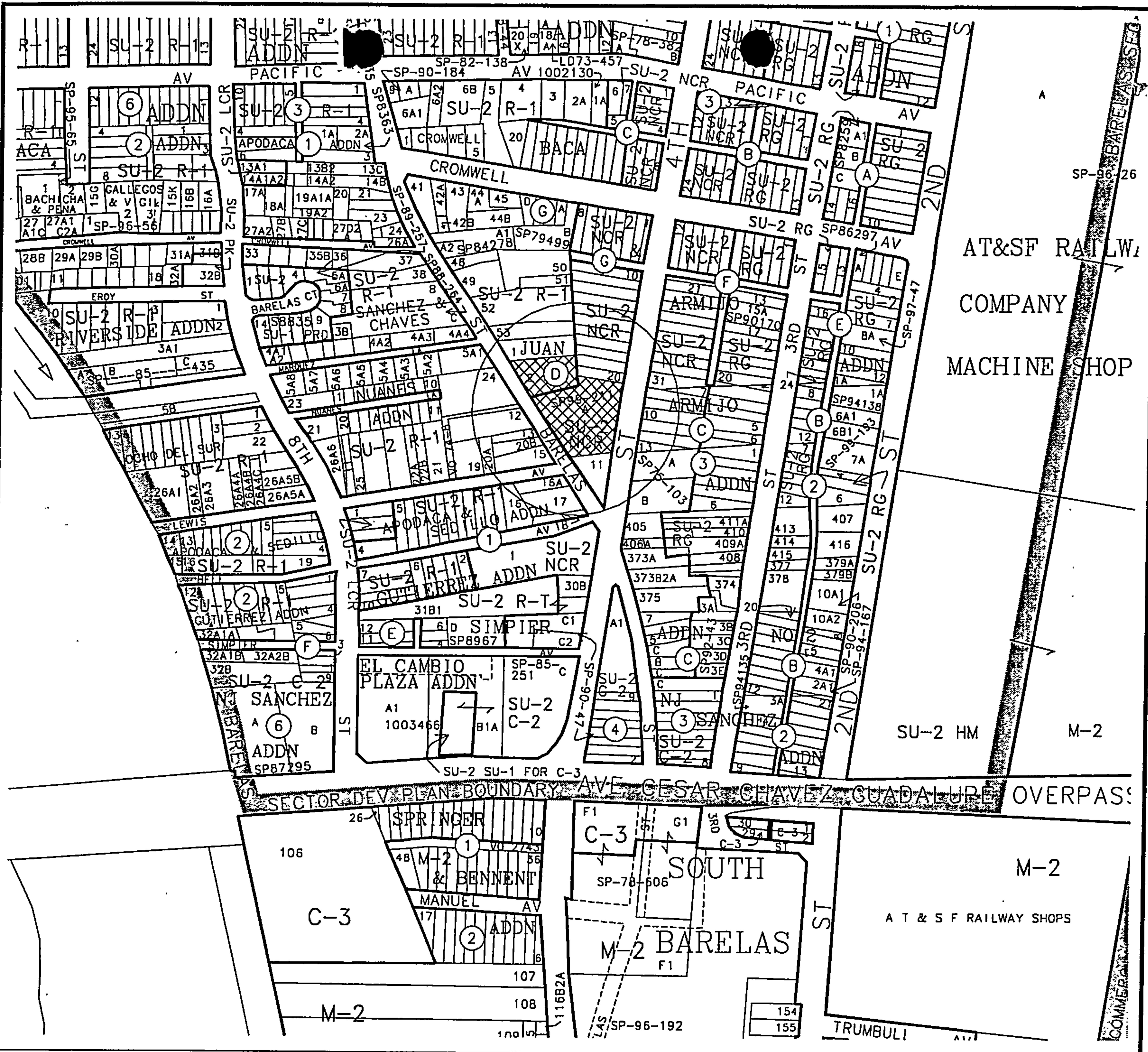
David Gasser DCSW, Inc.
 Applicant name (print)
DA 8-29-05
 Applicant signature / date



Form revised JUNE 2005

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
05DRB - - - - - 01353

Sandy Hudley 08/29/05
 Planner signature / date
Project # 1004166



ZONING MAP



Scale 1"=356'

PROJECT NO.
1004166

HEARING DATE
6-16-05

MAP NO.
L-14

ADDITIONAL CASE NUMBER(S)
05EPC-00751
05EPC-00752
05EPC-00753

Note: Shaded area indicates County Not to Scale



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

ALBQ HISPANO CHAMBER OF COMMERCE request(s) a special exception to Section 14.16.3.1.(A).(21): a VARIANCE of 7 parking spaces to the 52 parking space requirement for office uses on all or a portion of Tract(s) A, MRGCD Map 41, zoned SU-2/NCR and located at 1305 4TH ST SW (K-14)

Special Exception No:..... 05ZHE – 01065
Project No: 1004284
Hearing Date: 07-19-05
Closing of Public Record: 07-19-05
Date of Decision: 08-03-05

STATEMENT OF FACTS: The applicant, Albuquerque Hispano Chamber of Commerce, requests a variance of 7 parking spaces to the 52 parking space requirement for office uses. Shary Adams with DCSW Architects represented the applicant. Ms. Adams testified that this request is for an office complex that will be known as the Barelás Job Opportunity Center. She stated that she is the architect for this project and that this center will provide an important service to this community. There will be 20 employees on staff at this center. Ms. Adams maintains that 45 parking spaces remain and she does not believe that the elimination of 7 parking spaces will be detrimental to the neighborhood or adjacent properties. Ms. Adams indicated that this project was presented to and approved by the Environmental Planning Commission (EPC) on June 16, 2005. Ms. Adams was advised that the EPC paperwork must be submitted to this file. She stated that this property is triangular in shape and is, therefore, exceptional as compared to surrounding parcels. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

Testifying in support of this request was Adele Hundley who is a resident in this community. She stated that this project is a welcome development in this neighborhood. Also testifying in support was George Franco. Mr. Franco indicated that he resides on adjacent property to the north and that this applicant has made adjustments to accommodate his concerns and that he appreciates the dialog that occurred during this development and would appreciate continued communication from his new neighbor.

Leo Felix, property owner in this community, testified that he is not in opposition to this request but has a concern that an overflow of vehicles would cause injury to the adjacent neighbors. He stated that he owns the corner parcel across the street from the subject property and does not want individuals to park on his lot.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this parcel is exceptional as compared to other parcels in the vicinity in that it is irregular in size and shape and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved with condition.

CONDITION:

1. The applicant must ensure that there will be no overflow of vehicles parking on adjacent properties. Also, the applicant is required to post signs directing their patrons to the proper parking spaces. No Exceptions!

If you wish to appeal this decision, you may do so by 5:00 p.m., on Thursday, August 18, 2005 in the manner described below:

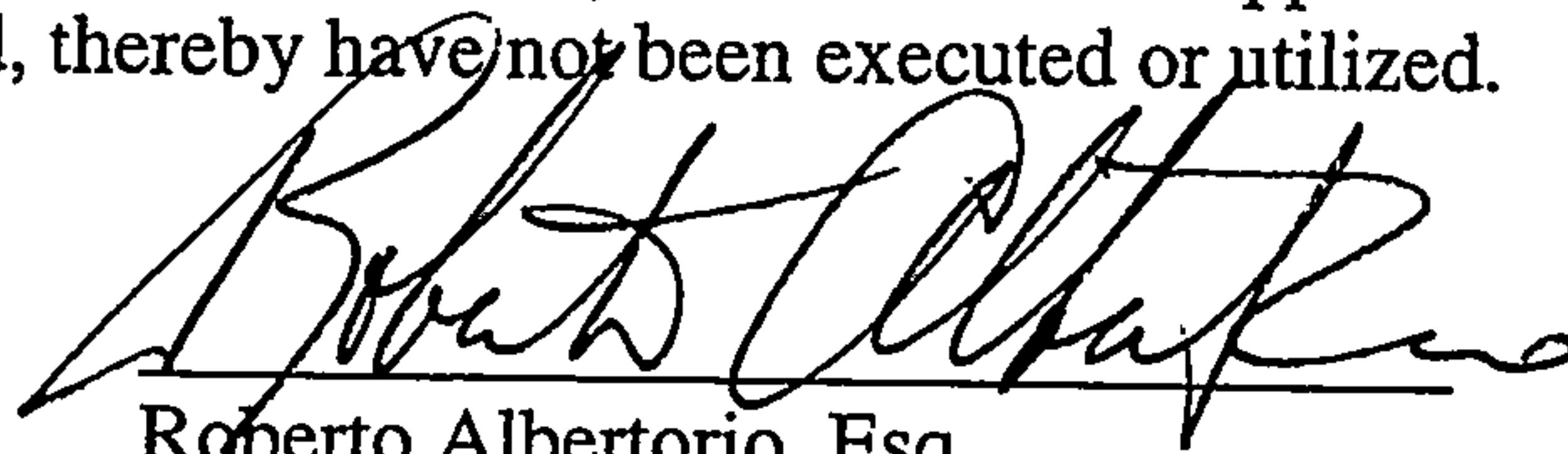
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

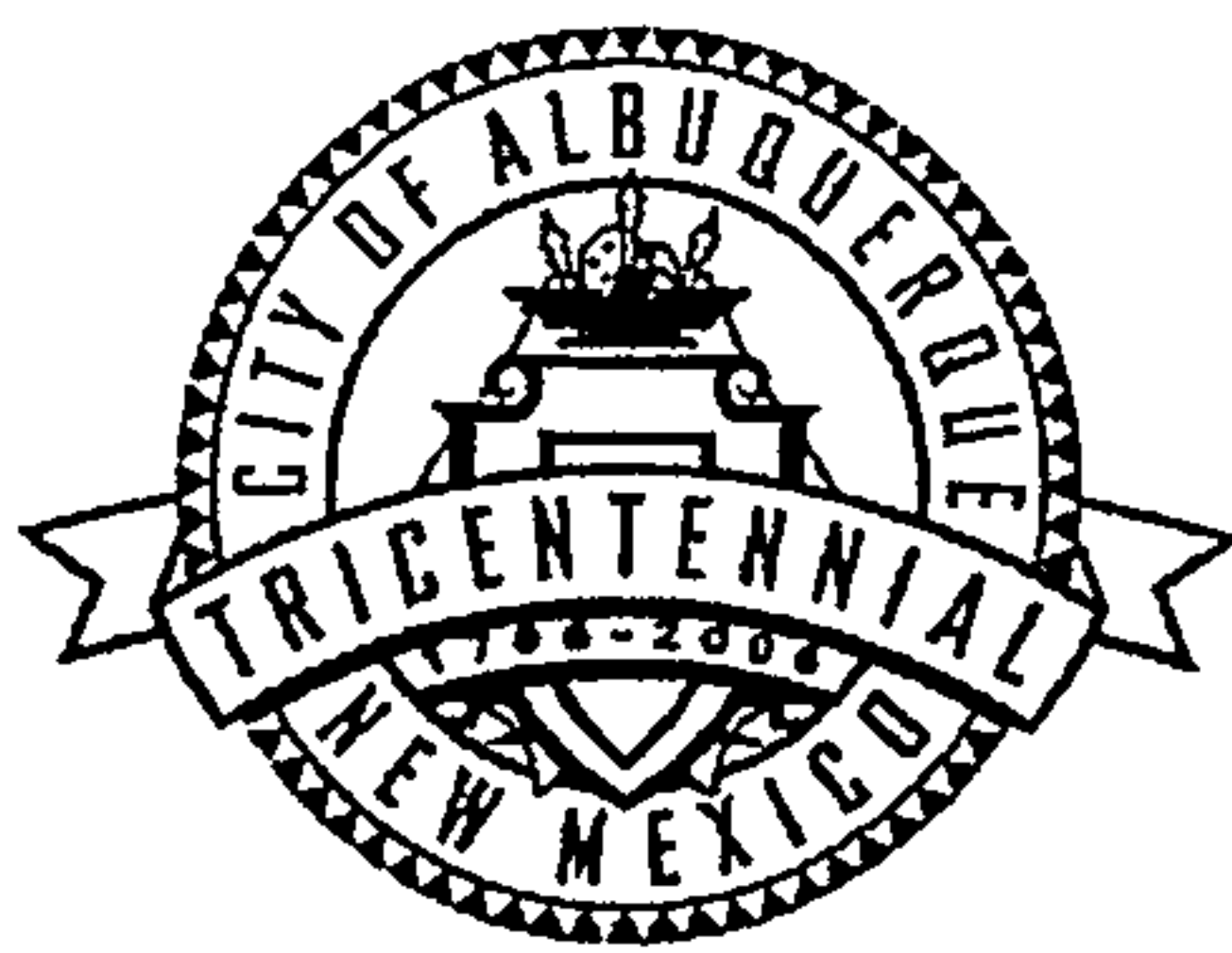
You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement (2)
ZHE File
Albuquerque Hispano Chamber of Commerce, 1305 4th Street SW, 87102
Shary Adams, DCSW Architects, 320 Central Ave. SW, 87102
Leo Felix, Mailing Address Inaudible on Tape
Adele Hundley, 901 3rd Street SW, 87102
George & Elaine Franco, 1312 Barelmas SW, 87102



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

Date: June 17, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1004166*
05EPC-00751 EPC Site Development Plan-
Building Permit
05EPC-00752 Zone Map Amendment
05EPC-00753 EPC Sector Development Plan

Albuquerque Hispano Chamber of Commerce
1309 4th St. SW
Albuq. NM 87102

LEGAL DESCRIPTION: for, Tract A, **ALBUQ. HISPANO CHAMBER OF COMMERCE** and Lot 2, Block D, **ARMIJO-JUAN ADDITION**, zoned SU-2/R1 & SU-2/NCR, located at the intersection of 4TH ST. SW and BARELAS SW, containing approximately 1 acre. (L-14) Carmen Marrone, Staff Planner

On June 16, 2005 the Environmental Planning Commission voted to approve Project 1004166/05EPC 00753, an amendment to the Barelás Sector Development Plan for Lot 2, Block D, Juan Armijo Addition, from SU-2/R-1 to SU-2/NCR, based on the following Findings:

FINDINGS:

1. This is a request for an amendment to the Zoning Map of the Barelás Sector Plan on page 80 from SU-2/R-1 to SU-2/NCR for a .3-acre site known as Lot 2, Block D, Juan Armijo Addition, located on Barelás Street SW. The purpose of the request is to facilitate expansion of the Barelás Job Opportunity Center located within the Albuquerque Hispano Chamber of Commerce which will require additional parking on Lot 2.
2. The NCR zone (Neighborhood Commercial Residential) is intended to provide neighborhood-oriented commercial uses along 4th Street. The NCR zone corresponds to the C-1 zone and the R-2 zone of the Zoning Code with a few exceptions. Properties to the east and south of the subject site are also zoned SU-2/NCR.
3. The proposed use, expansion of the Barelás Job Opportunity Center, is considered an office use and is allowed under the proposed zoning, SU-2/NCR.

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JUNE 16, 2005

PROJECT #1004166

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4. The request will further the goals for Central Urban Areas in the *Comprehensive Plan* by allowing expansion of an existing public facility that provides job training and educational services to the Barelás neighborhood and the greater Albuquerque area (*Central Urban Policy 4a*) and by advancing the City's efforts in the Barelás neighborhood (*Central Urban Policy 4b*).
5. The request will not jeopardize existing neighborhood values or the livability and safety of established residences per *Policies 5d and 5k* for Established Urban Areas of the *Comprehensive Plan* because the site only involves .3 acres, which is not significant, and because the proposed zoning is compatible with the surrounding zoning. The Barelás Neighborhood was notified regarding this request and has not expressed concern with the request.
6. The request will provide employment and service uses that will complement the surrounding area per *Policy 5i* for Established Urban Areas of the *Comprehensive Plan*. The Barelás Job Opportunity Center is an office use as defined in the *Comprehensive Zoning Code*, and will operate Monday thru Friday between the hours of 8 a.m. to 5 p.m. which will minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
7. The subject request furthers *Policy 5o* for Established Urban Areas by proposing redevelopment in an older neighborhood that will strengthen the vitality of the neighborhood.
8. The subject request will meet help achieve *Goal 1, Objective a* of the *Barelás Sector Plan* by expanding an existing use in order to meet the community's needs as supported by the attached Case Study dated 2/17/04 from the Albuquerque Hispano Chamber of Commerce. The request will conserve the unique qualities of the neighborhood per *Goal 2* by proposing a zone that is compatible with the surrounding zoning. The request will also facilitate *Goal 3, Objective c* by "improving public facilities" to provide for the public health, safety and welfare of the community. And finally, the request furthers *Goal 5, Objective a* by providing a zone that will not destabilize the existing land use pattern and will not create a land use or zoning conflict.
9. The applicant has provided solid arguments per *Resolution-270-1980* to justify the requested zone change as follows:
Section 1A: The proposed zone change will help improve the health, safety, and general welfare of the neighborhood, the community, and the city by facilitating expansion of the Barelás Job Opportunity Center, a center that provides job training and educational services to the Barelás neighborhood and the greater Albuquerque area.
Section 1B: The proposed zone change will not jeopardize the stability of land use and zoning in the surrounding area since the proposed zoning is the same as the zoning to the east and south of the subject site.
Section 1C: The proposed zone change is not in conflict with applicable policies of the *Comprehensive Plan* or the *Barelás Sector Plan* and, in fact, is supported by *Comprehensive Plan Policies 6a and 6b* for Central Urban Areas and *Policies 5d, 5i, 5k and 5o* for Established Urban Areas and *Goals 1, 2, 3 and 5* of the *Barelás Sector Plan* as noted above.

Section 1D: The proposed zone change will be more advantageous to the community as articulated in the *Comprehensive Plan* and the *Barelas Sector Plan* by allowing the expansion of the Barelas Job Opportunity Center (BJOC), an existing public facility that provides job training and educational services to the Barelas neighborhood and the greater Albuquerque area. Expansion of this facility will help advance the City's efforts in the Barelas neighborhood and the larger community. The proposed zoning is compatible with the surrounding existing zoning and will not jeopardize existing neighborhood values or the livability and safety of established residences. In addition, the zone change will help stabilize the neighborhood by providing economic and educational opportunities to the community as recommended in the Barelas Sector Plan.

Section 1E: Permissive uses of the proposed zoning SU-2/NCR will not be harmful to adjacent property, the neighborhood or the community because the zoning is similar to the surrounding zoning.

10. There is no known neighborhood or other opposition to this request. Ms. Franco was omitted erroneously from the process but did not object in proceeding and has felt like she has adequate input and understanding of the process.

On June 16, 2005 the Environmental Planning Commission voted to approve Project 1004166/05EPC 00752, a Zone Map Amendment from SU-2/R-1 to SU-2/NCR for Lot 2, Block D, Juan Armijo Addition, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from SU-2/R-1 to SU-2/NCR for a .3-acre site known as Lot 2, Block D, Juan Armijo Addition, located on Barelas Street SW. The purpose of the request is to facilitate expansion of the Barelas Job Opportunity Center located within the Albuquerque Hispano Chamber of Commerce.
2. The NCR zone (Neighborhood Commercial Residential) is intended to provide neighborhood-oriented commercial uses along 4th Street. The NCR zone corresponds to the C-1 zone and the R-2 zone of the Zoning Code with a few exceptions. Properties to the east and south of the subject site are also zoned SU-2/NCR.
3. The proposed use, expansion of the Barelas Job Opportunity Center, is considered an office use and is allowed under the proposed zoning, SU-2/NCR.
4. The request will further the goals for Central Urban Areas in the *Comprehensive Plan* by allowing expansion of an existing public facility that provides job training and educational services to the Barelas neighborhood and the greater Albuquerque area (*Central Urban Policy 4a*) and by advancing the City's efforts in the Barelas neighborhood (*Central Urban Policy 4b*).

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5. The request will not jeopardize existing neighborhood values or the livability and safety of established residences per *Policies 5d and 5k* for Established Urban Areas because the site only involves .3 acres, which is not significant, and because the proposed zoning is compatible with the surrounding zoning. The Barelás Neighborhood was notified regarding this request and has not expressed concern with the request.
6. The request will provide employment and service uses that will complement the surrounding area per *Policy 5i* for Established Urban Areas. The Barelás Job Opportunity Center is an office use as defined in the Comprehensive Zoning Code, and will operate Monday thru Friday between the hours of 8 a.m. to 5 p.m. which will minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
7. The subject request furthers *Policy 5o* for Established Urban Areas by proposing redevelopment in an older neighborhood that will strengthen the vitality of the neighborhood.
8. The subject request will meet help achieve *Goal 1, Objective a* of the *Barelás Sector Plan* by expanding an existing use in order to meet the community's needs as supported by the attached Case Study dated 2/17/04 from the Albuquerque Hispano Chamber of Commerce. The request will conserve the unique qualities of the neighborhood per *Goal 2* by proposing a zone that is compatible with the surrounding zoning. The request will also facilitate *Goal 3, Objective c* by "improving public facilities" to provide for the public health, safety and welfare of the community. And finally, the request furthers *Goal 5, Objective a* by providing a zone that will not destabilize the existing land use pattern and will not create a land use or zoning conflict.
9. The applicant has provided solid arguments per *Resolution-270-1980* to justify the requested zone change as follows:
 - Section 1A: The proposed zone change will help improve the health, safety, and general welfare of the neighborhood, the community, and the city by facilitating expansion of the Barelás Job Opportunity Center, a center that provides job training and educational services to the Barelás neighborhood and the greater Albuquerque area.
 - Section 1B: The proposed zone change will not jeopardize the stability of land use and zoning in the surrounding area since the proposed zoning is the same as the zoning to the east and south of the subject site.
 - Section 1C: The proposed zone change is not in conflict with applicable policies of the *Comprehensive Plan* or the *Barelás Sector Plan* and, in fact, is supported by *Comprehensive Plan Policies 6a and 6b* for Central Urban Areas and *Policies 5d, 5i, 5k and 5o* for Established Urban Areas and *Goals 1, 2, 3 and 5* of the *Barelás Sector Plan* as noted above.
 - Section 1D: The proposed zone change will be more advantageous to the community as articulated in the *Comprehensive Plan* and the *Barelás Sector Plan* by allowing the expansion of the Barelás Job Opportunity Center (BJOC), an existing public facility that provides job training and educational services to the Barelás neighborhood and the greater Albuquerque area.

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Expansion of this facility will help advance the City's efforts in the Barelás neighborhood and the larger community. The proposed zoning is compatible with the surrounding existing zoning and will not jeopardize existing neighborhood values or the livability and safety of established residences. In addition, the zone change will help stabilize the neighborhood by providing economic and educational opportunities to the community as recommended in the Barelás Sector Plan.

Section 1E: Permissive uses of the proposed zoning SU-2/NCR will not be harmful to adjacent property, the neighborhood or the community because the zoning is similar to the surrounding zoning.

11. There is no known neighborhood or other opposition to this request. Ms. Franco was omitted erroneously from the process but did not object in proceeding and has felt like she has adequate input and understanding of the process.

On June 16, 2005 the Environmental Planning Commission voted to approve Project 1004166/05EPC 00751, a Site Plan for Building Permit for Lot 2, Block D, Juan Armijo Addition and Tract A, Albuquerque Hispano Chamber of Commerce, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site plan for building permit for an 8,844 sq. ft. building addition on Tract A, Albuquerque Hispano Chamber of Commerce and associated parking on Lot 2, Block D, Juan Armijo Addition.
2. The SU-2/NCR zone does not require EPC approval of a site plan for building permit. The applicant submitted such a site plan in order to enlist the EPC's support of the on-street parking proposal on Barelás Street and to demonstrate the compatibility of the proposed expansion with the existing buildings and the surrounding Barelás neighborhood.
3. The proposed site plan respects existing neighborhood conditions by maintaining a similar land use/parking pattern along Barelás Street. The proposed building will replace existing parking that was facing Barelás Street to provide a better street face. Additionally, the new parking area, north of the proposed building will not be facing Barelás but will be parallel to the street and will be screened by wide landscaped buffers.

4. Based on the submitted site plan, the site requires 52 off-street parking spaces. Forty-five (45) spaces are provided. In addition to the off-street parking spaces provided, the site can accommodate eight on-street parking spaces on Fourth Street abutting the subject property. The City of Albuquerque encourages on-street parking where possible, however on-street parking cannot count towards the off-street parking requirement. In order to meet the current off-street parking regulations of the Zoning Code, the applicant will be required to get a variance for seven off-street parking spaces from the Zoning Hearing Examiner.
5. The off-street parking shortage of seven parking spaces is justified because many of the users of the facility do not travel by automobile and because adequate on-street parking is provided. The off-street parking shortage will not pose a hardship to the users of the facility or to the adjacent property owners.
6. The proposed building is similar in size and scale to the existing buildings and will integrate well with the surrounding residential and commercial buildings of the Barelás neighborhood.
7. There is no neighborhood opposition to this request. Ms. Franco was omitted erroneously from the process but did not object in proceeding and has felt like she has adequate input and understanding of the process.

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. This development is located adjacent to a streetscape maintained by the City Parks and Recreation Department. Coordinate construction and street closures with Park Management 857-8650 as it may impact ability to perform maintenance.
3. Correct the zoning on Tract 2 from R-1 to SU-2/R-1 on all applicable sheets.
4. The stucco finish on the trash enclosure shall be similar in color to the main buildings (tan).
5. The walls along Barelás Street hide all of the landscaping behind them and serve no purpose. These walls should be removed in order to provide a more pleasant street environment.

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6. The applicant will be required to get a variance for seven off-street parking spaces from the Zoning Hearing Examiner.
7. The bicycle rack should be relocated to a more conspicuous and convenient place and should be placed on a solid surface, perhaps a few feet south of the proposed location, immediately south of the landscape area.
8. Two light poles are proposed in the middle of the public sidewalk that runs along the west side of the proposed building. These light poles shall be relocated to the edge of the sidewalk in order to provide a 4-foot wide clear pathway.
9. Five trees are proposed west of the proposed building that will be planted in 3-4 foot wide planters. These trees shall be planted in planters that are a minimum of 36 square feet to assure survivability of the trees.
10. RECOMMENDED CONDITIONS FROM THE CITY ENGINEER
 - 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 subdivision. 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. Parallel parking along Barelax Street is permitted. However, a minimum 24' driving lane is to be maintained adjacent to this parking.
 - d. Site plan shall comply and be designed per DPM Standards.
 - e. Platting must be a concurrent DRB action.
11. The applicant shall meet with the staff planner prior to DRB submittal for final sign-off to ensure that conditions of approval are adequately met.
12. A secure bicycle parking area shall be provided in a convenient location that allows for passive surveillance. At least twelve total bicycle parking spaces shall be located in this area.
13. The location of the trash enclosure shall be moved away from the residential area to the interior of the site closer to the buildings.
14. The trees along the north side of the parking lot shall be changed to an evergreen species.

15. At least two motorcycle parking spaces shall be provided on the site.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JULY 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.

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.

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

OFFICIAL NOTICE OF DECISION

JUNE 16, 2005

PROJECT #1004166

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RD/CM/ac

cc: DCSW Architects, Inc., 320 Central Ave. SW, Albuquerque, NM 87102
Steve Mayer, Barelas NA, 911 Santa Fe SW, Albuquerque, NM 87102
Robert Vigil, Barelas NA, 919 Santa Fe SW, Albuquerque, NM 87102
Elaine Franco, 1312 Barelas SW, Albuquerque, NM 87102
Shary Adams, 1017 Acequia Tr. NW, Albuquerque, NM 87107



Design Collaborative
Southwest, Inc.

A R C H I T E C T S

August 23, 2005

Sheran Matson, Chairman
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Marc E. Schiff, AIA
Senior Principal / Architect

J. David Dekker, AIA
Senior Principal / Architect

Robert Gerard Heiser, AIA
Senior Principal / Architect
Interiors Director

Del L. Dixon
Senior Principal / Architect

Richard Braun, AIA
Senior Principal / Architect

Ron Burstein, AIA, CCS
Principal / Architect

Kim Hooker, AIA
Principal / Architect

Re: Final Sign-off for Environmental Planning Commission Approved Site Development Plan for Building Permit of the Albuquerque Hispano Chamber of Commerce: Barelás Job Opportunity Center

Dear Mr. Matson,

The following is a list of each condition the EPC requested from the Official Notice of Decision on June 16th, 2005 for project #1004166. Below each condition is a response stating that each item has been satisfied.

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.

The site plan AS-101 attached to this submittal has only been modified to address the conditions of the EPC hearing listed below.

2. This development is located adjacent to a streetscape maintained by the City Parks and Recreation Department. Coordinate construction and street closures with Park Management 857-8650 as it may impact ability to perform maintenance.

Coordination of construction and street closure with Park Management will occur during construction.

3. Correct the zoning on Tract 2 from R-1 to SU-2/R-1 on all applicable sheets.

Albuquerque
320 Central Ave. SW
Albuquerque, NM 87102
T 505 843 9639
F 505 843 9683

Santa Fe
130 Grant Ave., Suite 102
Santa Fe, NM 87501
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Design Collaborative
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J. David Dekker, AIA
Senior Principal / Architect

Robert Gerard Heiser, AIA
Senior Principal / Architect
Interiors Director

Del L. Dixon
Senior Principal / Architect

Richard Braun, AIA
Senior Principal / Architect

Ron Burstein, AIA, CCS
Principal / Architect

Kim Hooker, AIA
Principal / Architect

A R ~~Correction of zoning~~ *Correction of zoning on tract 2 has been made from R-1 to SU-2/R-1.*

4. The stucco finish on the trash enclosure shall be similar in color to the main buildings (tan).

Finish of trash enclosure has been noted to match building on sheet AS-101.

5. The walls along Barelás Street hide all of the landscaping behind them and serve no purpose. These walls should be removed in order to provide a more pleasant street environment.

The walls have been removed and replaced with landscaped area. See AS-101.

6. The applicant will be required to get a variance for seven off-street parking spaces from the Zoning Hearing Examiner.

A variance has been approved by ZHE for a reduction of 7 parking spaces according to Special Exception Number 05ZHE-01065 on 08-03-05.

7. The bicycle rack should be relocated to a more conspicuous and convenient place and should be placed on a solid surface, perhaps a few feet south of the proposed location, immediately south of the landscape area.

Proposed bicycle rack has been relocated south of planting area. See Site Plan AS-101.

8. Two light poles are proposed in the middle of the public sidewalk that runs along the west side of the proposed building. These light poles shall be relocated to the edge of the sidewalk in order to provide a four-foot wide clear pathway.

Light poles on sidewalks have been changed to building-mounted lights to provide a 4' wide clear pathway.

9. Five trees are proposed west of the proposed building that will be planted in 3-4 foot wide planters. These trees shall be planted in planters that are a minimum of 36 square feet to assure survivability of the trees.



Design Collaborative
Southwest, Inc.

A R C H I T E C T S

All trees will be planted in a minimum area of 36 square feet per section 14-16-3-10, letter G-1-c Special Landscaping Standards.

10. RECOMMENDED CONDITIONS FROM THE CITY ENGINEER

a. All the requirements of previous actions taken by the EPC and/or the DRB must completed and/or provided for.

All requirements of EPC and/or DRB will be met.

b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. 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 wheelchair ramps (std. dwg. 2441).

All City standards and ADA requirements have been addressed for site conditions on AS-101.

c. Parallel parking along Barelmas Street is permitted. However, a minimum 24 foot driving lane is to be maintained adjacent to this parking.

24 foot minimum driving lane has been provided on AS-101.

d. Site plan shall comply and be designed per DPM Standards.

Site plan complies with DPM standards.

e. Platting must be a concurrent DRB action.

Platting will be concurrent with DRB action.

11. The applicant shall meet with the staff planner prior to DRB submittal for final sign-off to ensure that conditions of approval are adequately met.

Marc E. Schiff, AIA
Senior Principal / Architect

J. David Dekker, AIA
Senior Principal / Architect

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Kim Hooker, AIA
Principal / Architect

A R ~~EPC~~ *Required Changes have been completed and discussed during the 7-19-05 ZHE hearing # 05ZHE-01065.*

12. A secure bicycle parking area shall be provided in a convenient location that allows for passive surveillance. At least twelve total bicycle parking spaces shall be located in this area.

13 bicycle parking spaces will be provided in openly visible areas on the north end of the Plaza and those existing along 4th street at north end of the existing building.

13. The location of the trash enclosure shall be moved away from the residential area to the interior of the site closer to the buildings.

The trash enclosure has been relocated to the N.E. interior corner of the site, see plan AS-101.

14. The trees along the north side of the parking lot shall be changed to an evergreen species.

Trees along north boundary of parking lot have been changed to evergreen on Landscape Plan L-101.

15. At least two motorcycle parking spaces shall be provided on the site.

Two motorcycle parking spaces have been provided on the N.E. corner of the parking lot. See site plan AS-101.

Thank you for your consideration on this matter.

Respectfully,

Shary R. Adams, AIA
Principal
DCSW Architects, Inc.

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

PAID RECEIPT

APPLICANT NAME ALBUQUERQUE HISPANO CHAMBER OF COMMERCE
AGENT DCSW ARCHITECTS INC
ADDRESS 320 CENTRAL AVE SW
PROJECT & APP # 1004166/05DRB 01353
PROJECT NAME BARELAS JOB OPPORTUNITY CENTER

\$ 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.

DCSW ARCHITECTS
Design Collaborative Southwest, Inc.
320 Central Ave. SW
Albuquerque, NM 87102
505-843-9639
Fax 505-843-9683

WELLS FARGO BANK
OPERATING ACCOUNT
TWO SIGNATURES REQUIRED
FOR AMOUNTS OVER \$100.00
95-219/1070

CHECK NO. **040526**
40526

DATE **8/23/2005** AMOUNT **\$20.00**

Exactly Twenty and no/100 Dollars

PAY TO THE ORDER OF **City of Albuquerque
PO Box 1313
Albuquerque, NM 87103**

AUTHORIZED SIGNATURE _____ MP

040526 10700219210257014614

Thank You \$0.00