

#5



Completed  
10/28/05

### 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-01432 (SBP)

Project # 1004250

Project Name: MCBARK SUBDIVISION

Agent: Planners & Engineers Collaborative

Phone No.: 678-684-6239

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/28/05 by the DRB with delegation of signature(s) to the following departments.

#### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: ADA RAMP  
 3 - COPIES of site PLATT  
 8' s.w on 20' PARKING STRIPS w/ BUMPERS  
 OR  
 Bumpers

UTILITIES: must execute and record new Sanitary  
 Sewer easement that has been submitted to  
 the City for review and comment.

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

PLANNING (Last to sign): 2 copies  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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. *all pages please*
  - 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 1004250

#5



# 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-01432 (SBP)

Project # 1004250

Project Name: MCBARK SUBDIVISION

Agent: Planners & Engineers Collaborative

Phone No.: 678-684-6239

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/28/05 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: ADA RAMP  
 3 - COPIES of SITE PLAT  
 10' S.W. on 20' PARKING STRIPS w/ BUMPERS  
 OR  
 Bumpers

UTILITIES: must execute and record new Sanitary  
 Sewer easement that has been submitted to  
 the City for review and comment.

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

PLANNING (Last to sign): 3 copies  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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. *all pages please*
- 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

1004250



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

September 28, 2005

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 11:45 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1004228**  
05DRB-01394 Major-Vacation of  
Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) 11-14, **SUNRISE HEIGHTS**, zoned M-1 light manufacturing zone, located near Alameda Lateral south of Montano Rd NE. [REF:05DRB00888] (F-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITION: PNM SHALL SIGN THE PLAT PRIOR TO DRB APPROVAL.**

2. **Project # 1003573**  
05DRB-01379 Major-Amended  
Grading Plan Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01138, 04DRB01417, 05DRB00481] *[Deferred from 9/28/05]* (C-20) **DEFERRED AT THE BOARD'S REQUEST TO 10/5/05.**

3. **Project # 1003523**  
05DRB-01369 Major-Preliminary Plat  
Approval  
05DRB-01368 Major-SiteDev Plan  
Subd  
05DRB-01370 Minor-Temp Defer  
SDWK

RIO GRANDE ENGINEERING agent(s) for GHP, LLC request(s) the above action(s) for LOT 30, 31, 32 and 33, LANDS OF ATRISCO GRANT, UNIT 3, (to be known as **PRIMA ENTRADA SUBDIVISION**) zoned SU-2 FOR R-LT, located on 98<sup>TH</sup> ST NW, between ENDEE RD NW and I-25 NW containing approximately 17 acre(s). [REF: 04EPC-01003, 04EPC-01352, 04EPC-01489] *[Deferred from 9/28/05]* (J-8) **DEFERRED AT THE AGENT'S REQUEST TO 11/2/05.**

4. **Project # 1002715**  
05DRB-01398 Major-Bulk Land  
Variance  
05DRB-01396 Major-Vacation of Pub  
Right-of-Way  
05DRB-01397 Major-Vacation of  
Public Easements  
05DRB-01399 Minor-Prelim&Final Plat  
Approval

ISAACSON & ARFMAN agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 & 4, Tract(s) H, LANDS OF HORIZON CORPORATION, (to be known as **BOULEVARD LTD**) zoned SU-1 FOR C-1, located on UNSER BLVD NE, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC00918, 03EPC00919, 04DRB00964, 04DRB00965, 04DRB00965, 04DRB00967] (B-11) **THE BULK LAND VARIANCE WAS APPROVED.**

THE VACATION OF THE PUBLIC EASEMENT WAS WITHDRAWN AT THE AGENT'S REQUEST. THE VACATION OF RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENT ON EAST SIDE OF LOTS 3, 4 AND 6 AND PLANNING FOR 15-DAY APPEAL PERIOD, CORRECT ZONING ON PLAT, AA FOR SITE PLAN FOR SUBDIVISION, NMU INC SIGNATURE, PNM SIGNATURE, RECORDING OF THE PLAT AND THE AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.

**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.

5. **Project # 1004250**  
05DRB-01432 Minor-SiteDev Plan  
BldPermit

PLANNERS & ENGINEERS COLLABORATIVE agent(s) for TROY MOORE request(s) the above action(s) for all or a portion of Tract(s) B-1-B, **MCBARK SUBDIVISION**, zoned C-2 community commercial zone, located on QUAIL ROAD NW, between COORS BLVD NW and CORONA DR NW containing approximately 1 acre(s). [REF: Z-97-128, 05EPC-00949][Stephanie Shumsky, EPC Case Planner] (H-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WTH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ADA RAMPS, 3 COPIES OF THE SITE PLAN AND 8-FOOT SIDEWALK OR 20-FOOT PARKING STALLS WITH BUMPERS AND UTILITIES DEVELOPMENT FOR EXECUTION AND RECORDING OF A NEW SANITARY SEWER EASEMENT THAT HAS BEEN SUBMITTED TO THE CITY FOR REVIEW AND COMMENT.**

6. **Project # 1000089**  
05DRB-01478 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01479 Minor-SiteDev Plan  
BldPermit/EPC

GEORGE RAINHART ARCHITECT agent(s) for RIVERSIDE PLAZA LTD., CO request(s) the above action(s) for Tract(s) 1-A-2, **RIVERSIDE PLAZA**, zoned SU-1 FOR C-1, located on COORS BLVD NW, between MONTANO PLAZA DR NW and STONE BRIDGE NW containing approximately 2 acre(s). [REF: Z-98-27, DRB-97-477, 05EPC-01106, 05EPC05-01107] [**Stephanie Shumsky, EPC Case Planner**] [*Indef Deferred from 9/28/05*] (E-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

- 05DRB-01480 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for RIVERSIDE PLAZA LTD CO request(s) the above action(s) for all or a portion of Tract(s) 1-A-2, **RIVERSIDE PLAZA**, zoned SU-1 FOR C-1, located on COORS BLVD NW, between STONE BRIDGE NW and MONTANO PLAZA DR NW containing approximately 2 acre(s). [REF: Z-98-27, DRB-97-477, 05EPC-01106, 05EPC-01107] [*Indef Deferred from 9/28/05*] (E-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1003983**  
05DRB-01482 Minor-SiteDev Plan  
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for TIMOTHY WEAKS request(s) the above action(s) for all or a portion of Lot(s) 1, RICHFIELD PARK SUBDIVISION (to be known as **DWIGHT'S GLASS AND GLAZING**) zoned IP, located on ALAMEDA BLVD NE, between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: 05DRB-00344] [*Deferref from 9/28/05*] (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/5/05.**

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

8. **Project # 1002051**  
05DRB-01474 Major-Final Plat  
Approval

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for **CHAMISA RIDGE, UNIT 2**, zoned R-LT residential zone, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF:02DRB00963, 03DRB02008,05DRB00091] (B-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE, NMU INC. SIGNATURE, TO CALL OUT PRIVATE EASEMENT MAINTENANCE AND BENEFICIARIES, PUB DEDICATION TO CITY OF ALBUQUERQUE AND TO PLANNING TO RECORD.**

9. **Project # 1002473**  
05DRB-01472 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for D. R. HORTON INC request(s) the above action(s) for all or a portion of Tract(s) O, **DESERT VISTA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on MENDOCINO DR NE, between HAMPTON AVE NE and SIGNAL AVE NE containing approximately 1 acre(s). [REF: Z-98-74, DRB-92-290, DRB-98-123, 05DRB00092] (C-20) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1003264**  
05DRB-01481 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Tract(s) 72-A & 73, **BREEZE @MOUNTAIN GATE**, zoned SU-1, located on SHAFFER CT SE, between KEESHA JO AVE SE and LANIER DR SE containing approximately 1 acre(s). [REF: DRB-98-45, 04DRB00224] (L-23) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1004433**  
05DRB-01469 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST agent(s) for BILL HENTHORN request(s) the above action(s) for all or a portion of Lot(s) A & B, Block (s) 1 and Lot(s) 7 & 8, Block(s) 5, MAYO & ROSS ADDITION (to be known as **JESUS ROMERO ADDITION**) zoned SU-2 NCR, located on EDITH BLVD NE, between LOMAS BLVD NE and BROADWAY NE containing approximately 1 acre(s). [REF: ZA-97-157] (J-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1001945**  
05DRB-01415 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for MADELINE DUNN request(s) the above action(s) for all or a portion of Tract(s) 297 and 298 (to be known as **LAND OF DUNN**) zoned R-LT residential zone, located on CARSON RD NW, between RIO GRANDE BLVD NW and ZEARING AVE NW containing approximately 1 acre(s). [REF: 02DRB00731, 05DRB00733] [*Deferred from 9/21/05*] (J-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/28/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. **Project # 1003685**  
05DRB-01477 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 14A, Tract(s) O-1, (to be known as **WESTERN SHADOWS@ VENTANA RANCH WEST**) zoned R-LT residential zone, located on RAYNER DR NW, between VENTANA RIDGE RD NW and [REF: 04DRB01448] [*Deferred from 9/28/05*] (B-8) **DEFERRED AT THE AGENT'S REQUEST TO 10/5/05.**



14. **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 & 9/14/05 & 9/21/05 & 9/28/05*] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

15. **Project # 1004415**  
05DRB-01420 Minor-Prelim&Final Plat  
Approval  
05DRB-01419 Minor-Vacation of  
Private Easements

ROSS HOWARD COMPANY agent(s) for STEVE & EILEEN WHITE request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) 15-P1, **PALOMA DEL SOL SUBDIVISION**, zoned R-1 residential zone, located on AVENTURA CT NW, between MCMAHON BLVD NW and SAN TIMOTEO AVE NW containing approximately 1 acre(s). [REF: DRB-95-63, V-95-61, SV-95-25, S-95-15] [*Deferred from 9/21/05*] (A-12) **THE PRELIMINARY AND FINAL PLAT AND THE VACATION OF THE 30-FOOT PUBLIC SLOPE EASEMENT WAS DENIED WITH FINDINGS.**

16. **Project # 1003128**  
05DRB-01424 Minor-Prelim&Final Plat  
Approval

CONSENSUS PLANNING agent(s) for BANDALIER EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4 acre(s). [*Deferred from 9/21/05 & 9/28/05*] (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/5/05.**

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

17. **Project # 1004434**  
05DRB-01475 Minor-Sketch Plat or  
Plan

ISAACSON & ARFMAN PA agent(s) for MS DEV ONE LLC request(s) the above action(s) for Tract(s) 42B, LANDS OF PABLO ROMERO and Tract(s) A, LANDS OF JACK F CULLY (to be known as **EL POTRERO PROPERTIES**) zoned RA-2 residential and agricultural zone, located on MONTANO RD NW, between EL POTRERO RD NW and TIERRA VIIVA TR NW containing approximately 2 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for September 14, 2005. **THE DRB MINUTES FOR SEPTEMBER 14, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:45 A.M.

September 22, 2005

#5

City of Albuquerque  
**Planning Department**  
**Inter-Office Memorandum**

TO: Sheran Matson, DRB Chair  
FROM: Stephanie Shumsky, Associate Planner  
SUBJECT: Project # 1004250/05EPC-00949/05DRB-01432

The Environmental Planning Commission approved Project # 1004250/05EPC-00949 a site development plan for building permit for Lot B-1-B, McBark Subdivision, zoned SU-1 for C-2 Uses, located on Quail Road NW between Coors Boulevard NW and Corona Drive NW on July 21, 2005. The applicant has met with planning staff prior to DRB application submittal and has satisfactorily satisfied all of the EPC conditions of approval.

Note: Condition #10 requires the light poles to be 20' or less in height. The site plan depiction of the light poles complies with this condition. However, the letter from the applicant inaccurately states that the poles will be 26'.

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

Thank you,

*Stephanie Shumsky*

**DEVELOPMENT REVIEW BOARD**  
**TRANSPORTATION DEVELOPMENT**  
**Standard Comment Sheet**

DRB- 1004250                      Item No. 5                      Zone Atlas H-11

DATE ON AGENDA 9-28-05

INFRASTRUCTURE REQUIRED  YES ( ) NO

CROSS REFERENCE: \_\_\_\_\_

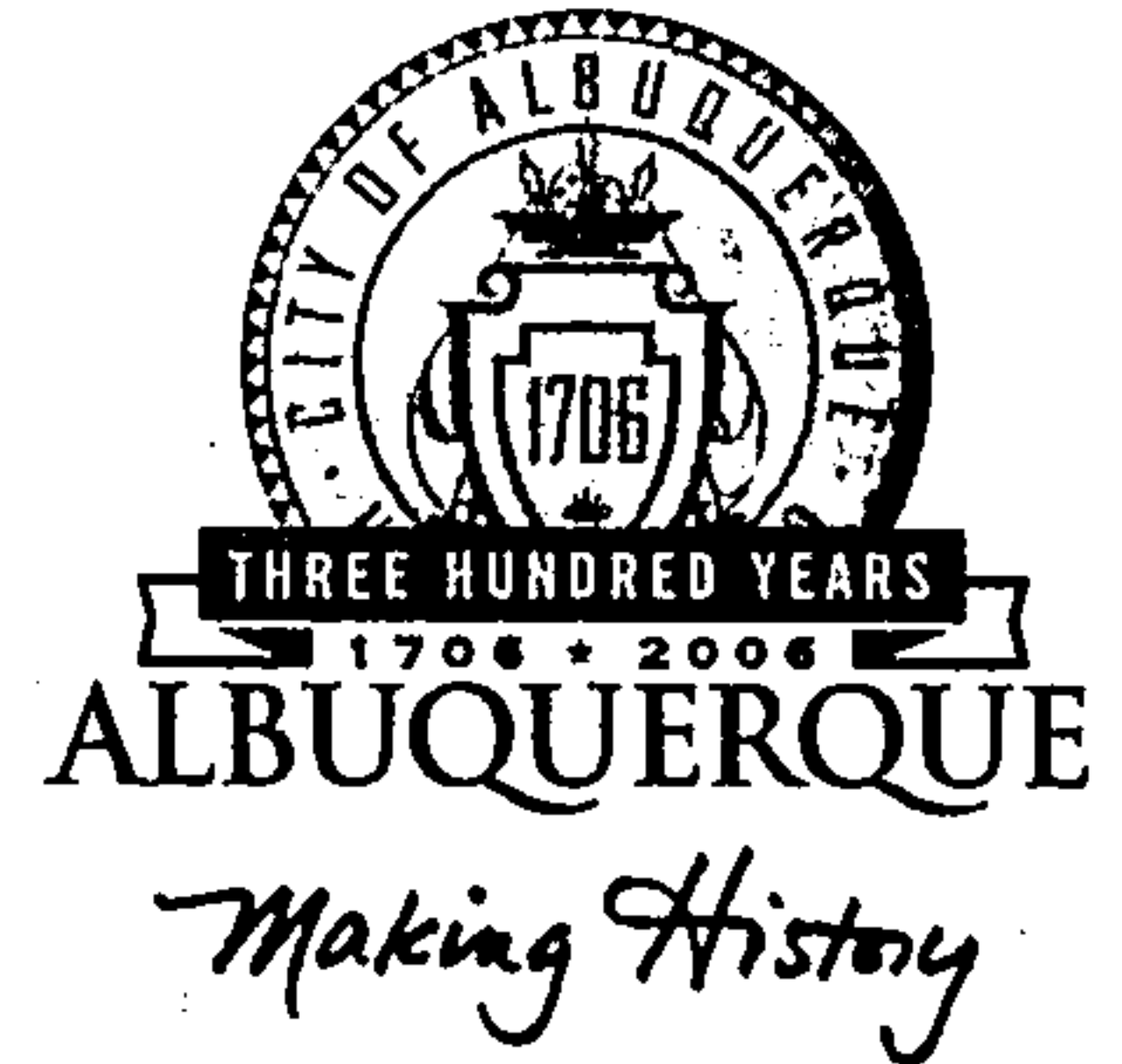
**TYPE OF APPROVAL REQUESTED:**

- SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT  
 SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION  
 SITE PLAN FOR BUILDING PERMIT

<u>No.</u>	<u>Comment</u>
1)	A 6' clear sidewalk is required at the building. Stall dimensions are 8.5x20'.
2)	Where is the cross access agreement for the north drive?
3)	What is the keyway dimension on the south side?
4)	Are the ADA ramps in place at the entrance drive from Quail? Are they located within public right-of-way or a pedestrian easement?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004250**

**AGENDA ITEM NO: 5**

**SUBJECT:**

Site Plan for BP

**ACTION REQUESTED:**

REV/CMT:() APP:(x) SIGN-OFF:(x) 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 28, 2005

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**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

**S Z ZONING & PLANNING**

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

**L A APPEAL / PROTEST of...**

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

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

**APPLICANT INFORMATION:**

NAME: Troy Moore (Gilchrist - Troy Moore) PHONE: 678.684.6239  
 ADDRESS: 350 Research Court FAX: 770-451-3915  
 CITY: Norcross, GA STATE GA ZIP 30092 E-MAIL: tmoore@pecatl.com  
 Proprietary interest in site: Geniune Parts Company List all owners: \_\_\_\_\_  
 AGENT (if any): Plannens & Engineers Collaborative PHONE: \_\_\_\_\_  
 ADDRESS: 350 Research Court FAX: 770-451-3915  
 CITY: Norcross, GA STATE GA ZIP 30092 E-MAIL: J. SAMS

DESCRIPTION OF REQUEST: Building Permit 1 FINAL SIGN OFF FROM EPC

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. B-1-B Sec Attached Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Adn. Mc Bank Subdivision  
 Current Zoning: C-2 Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): H-11 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 0.7279 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. 101105928650611202 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS:  On or Near: Quail Road NW  
 Between: Coors Blvd NW and Corona Dr NW

CASE HISTORY: Stephane Shumsky EPC Case Planner  
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 7-97-128  
05EPC-00949

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

SIGNATURE Troy Moore DATE \_\_\_\_\_  
 (Print) Troy Moore Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB-01432</u>	<u>SBP</u>		\$ <u>-0-</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>09/28/05</u>			Total \$ <u>20.00</u>

Ki Sis 9/14/05  
 Planner signature / date

Project # 1004250

Brad Bing

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.

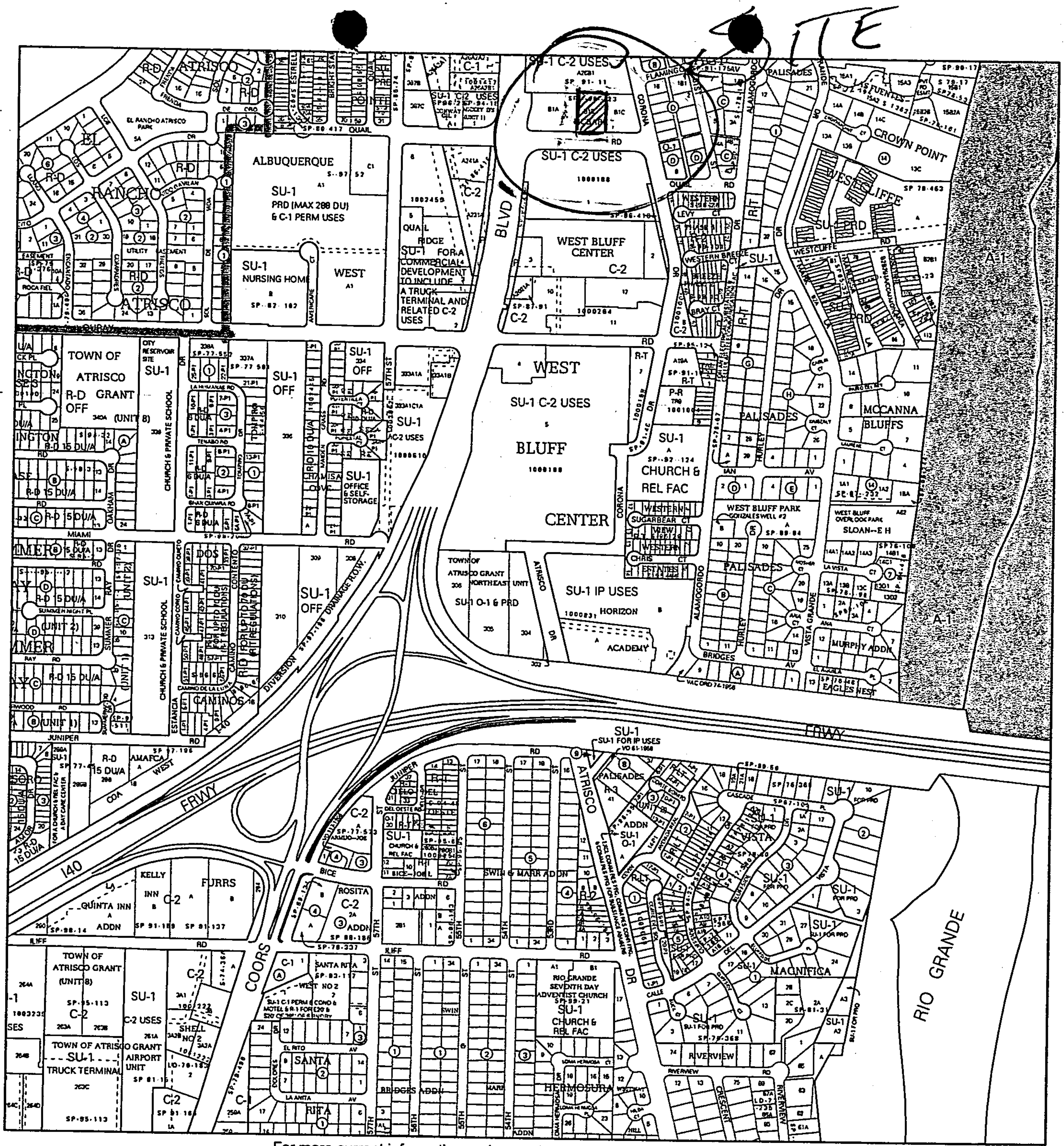
TROY MOORE  
 Applicant name (print)  
[Signature] 9/14/05  
 Applicant signature / date




Form revised JUNE 2005

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 OSDRB - 01432

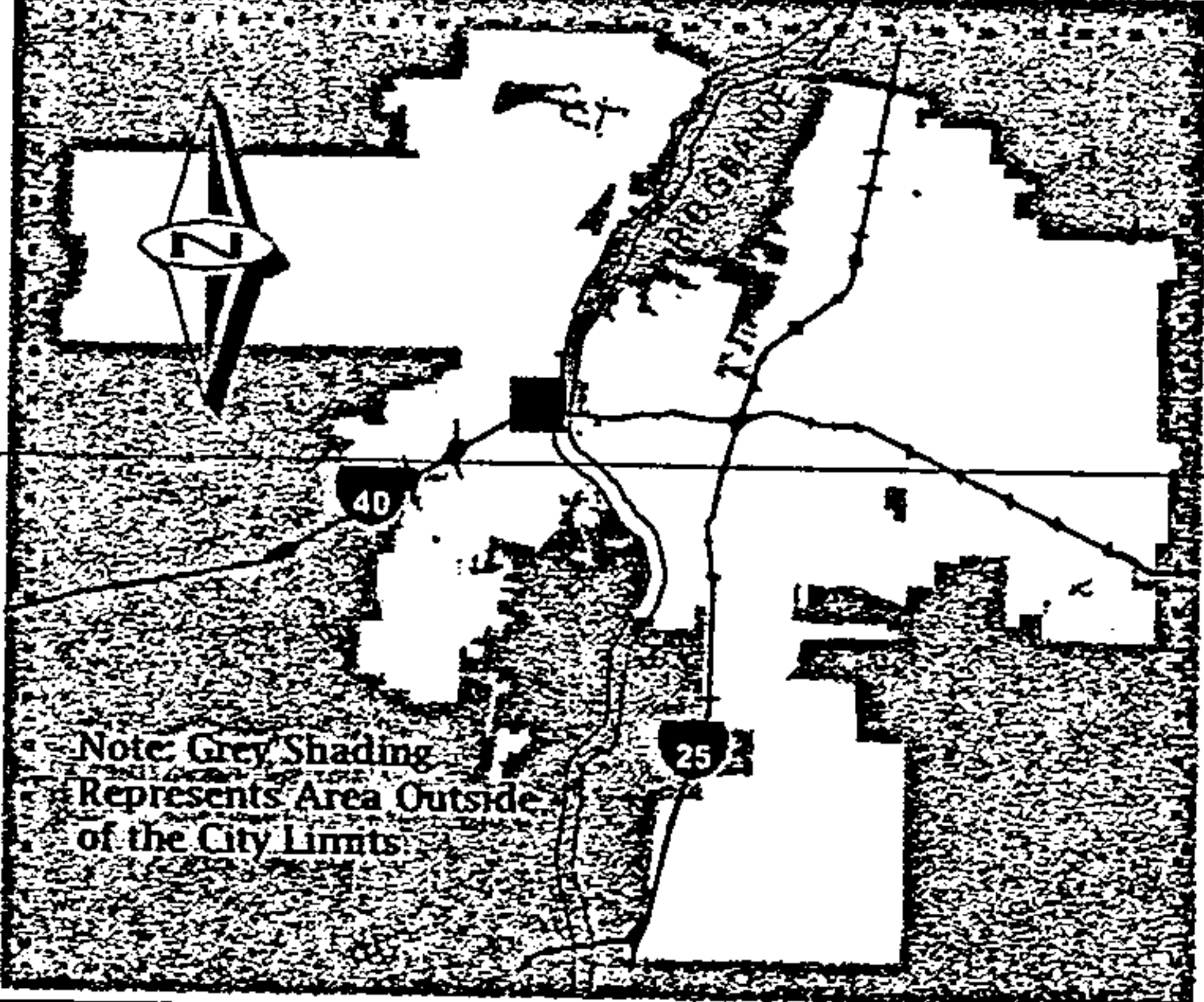
[Signature] 9/14/05  
 Planner signature / date  
 Project # 1004750



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



Map amended through: Apr 07, 2005



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**H-11-Z**

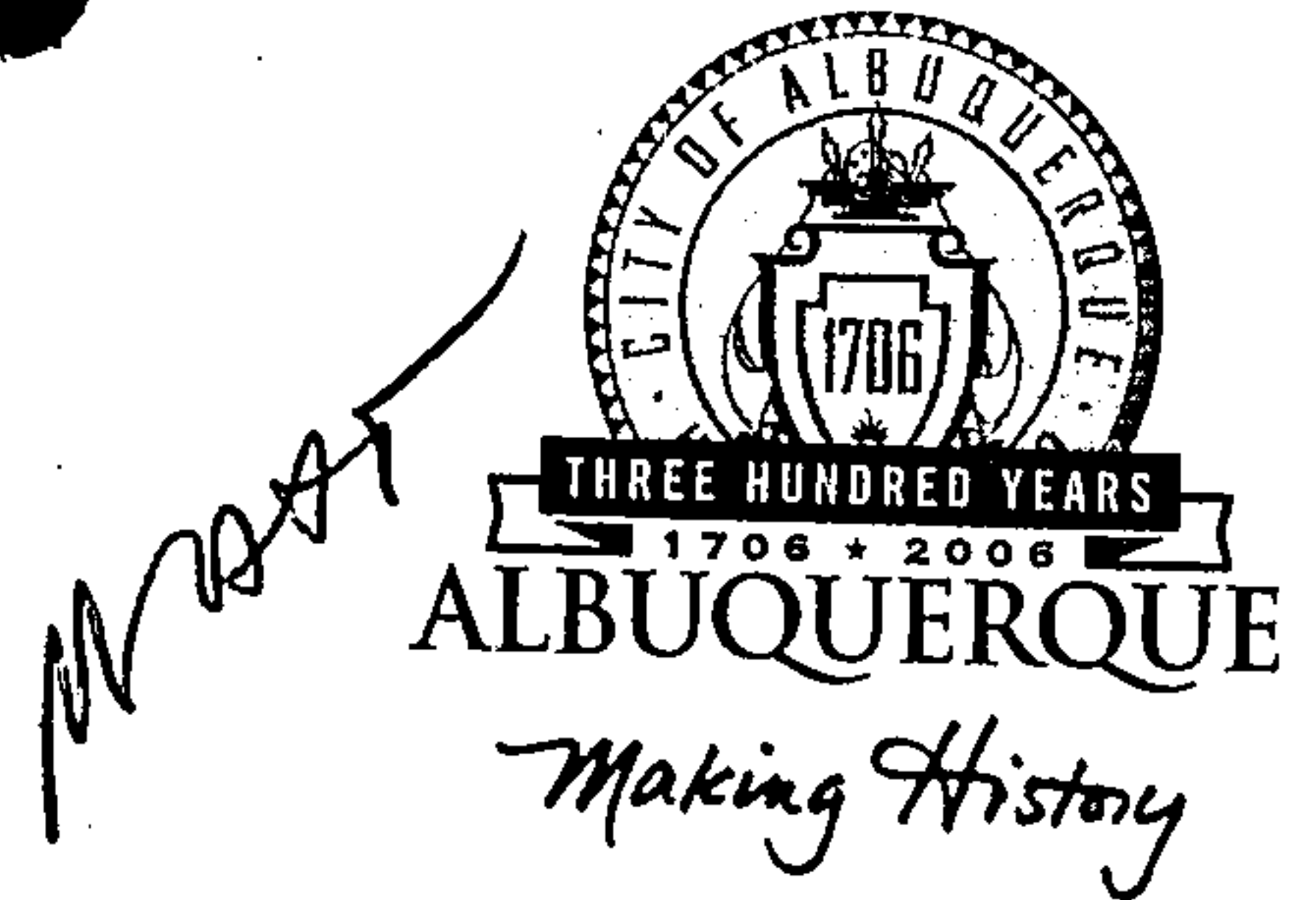
Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



# CITY OF ALBUQUERQUE



April 26, 2005

Michael S. Twiner, P.E.  
Planners & Engineers Collaborative  
350 Research Court  
Norcross, Georgia 30092

**Re: Napa Auto Parts - Albuquerque, 2930 Quail Rd. NW  
Grading & Drainage Plan, Engineer's Stamp dated 4-15-05 (H11-D30)**

Dear Mr. Twiner,

Based upon the information provided in your resubmittal dated 4-15-05, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Additionally, prior to release of the Certificate of Occupancy an Engineer's Certification of the grading plan per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3990.

Sincerely,

Phillip J. Lovato, E.I.  
Engineering Associate, Planning Dept.  
Development and Building Services

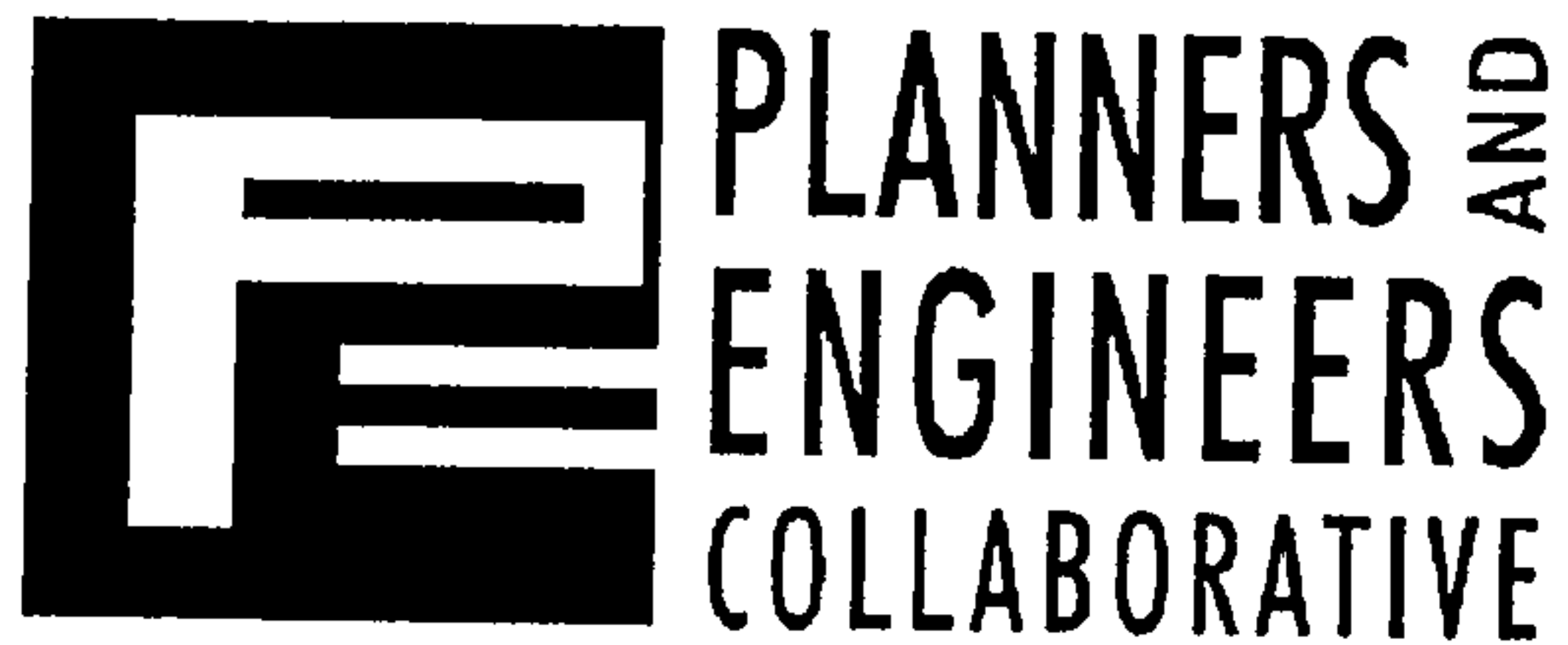
C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)



**"WE PROVIDE SOLUTIONS"**

350 RESEARCH COURT \* NORCROSS, GEORGIA 30092

(770) 451-2741 \* FAX (770) 451-3915

[www.pecatl.com](http://www.pecatl.com)

City of Albuquerque  
Plaza Del Sol  
600 2<sup>nd</sup> St Sw  
Albuquerque, New Mexico

August 17, 2005

To Whom It May Concern, Planners and Engineers are submitting revised constructions sets prior to DRB submittal to be reviewed by EPC. Below is a list of conditions of approval from the final EPC Meeting held July 22, 2005. Stated is the how Planners and Engineers have corrected the issues pertaining to this site.

*The EPC delegates final-sign off authority of this site plan development review board (DRB). The DRB is responsible for ensuring that all EPC conditions have been satisfied and that other applicable requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to the site plan, including before or after DRB final signoff, may result in forfeiture of approvals.*

**This letter is the intended to compensate for this comment**

*The applicant shall meet with the staff planner to ensure that all conditions of approval are met prior to site plan submittal to the DRB.*

**Meeting held August 17, 2005 with Stephanie Sumsky**

City engineer /planning department conditions of approval:

- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and or provided for.
- The developer is responsible for permanent improvements to transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All infrastructures constructed within public right-of-ways or public easements shall be to city standards. Those standards will include but are not limited to sidewalks, driveways, private entrances, and wheelchair ramps.
- Site plan shall comply and be designed per DPM standards.

Added as notes to Site Plan. Please see Site Plan, Sheet#3

4. City engineer, municipal development, water Authority and NMDOT conditions of approval:

- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and or provided for.
- The developer is responsible for permanent improvements to transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All infrastructures constructed within public right-of-ways or public easements shall be to city standards. Those standards will include but are not limited to sidewalks, driveways, private entrances, and wheelchair ramps.
- Site plan shall comply and be designed per DPM standards.
- The 20 public sewer easement must be shown on the utility plan. Given the utility plan shown, the easement that must be replatted so as to contain the whole of the existing public sewer line within its boundaries. Encroachments of any kind will not be allowed. This includes both structural and landscaping.

**As per discussion between Roger Green (City of Albuquerque) and Troy Moore (Planners and Engineer), Planners and Engineers have prepared a 20' sanitary sewer easement dedication form and exhibit to be presented to the Department of Public Utilities for recording of the 20' public sewer easement. Please note that existing public sewer easements are broken up into a 5' and 15' sanitary sewer easement for an 8" PVC sanitary sewer line. Due to the alignment of the sanitary sewer the new 20' easement is based off the center line the sanitary sewer line. It is the position of Planners and Engineers that the 15' and 5' sanitary sewer easement are no longer valid as far as landscape plantings are to be considered. Please contact Troy Moore if questions arise regarding the position of Planners and Engineers.**

5. Utility Development/Water Authority Division condition of approval:

- The 20 public sewer easement must be shown on the utility plan. Given the utility plan shown, the easement that must be replatted so as to contain the whole of the existing public sewer line within its boundaries. Encroachments of any kind will not be allowed. This includes both structural and landscaping.

**Please see comment for #4**

6. The approved site plan for subdivision (Z-97128) calls for a 10 foot setback at the subject site. The building's front setback shall be reduced to 10 feet. All parking shall be provided to side and rear of the site.

**As per discussion between Stephanie Sumsky (City of Albuquerque) and Matt Kaczinski (Planners and Engineer), this particular comment has been deemed unrealistic. Moving the building forward would place the building over additional easements and storm drainage lines.**

7. Additional design element shall be added to all facades 100 feet in length or greater as required by zoning code section 14 - 16 - 3 - 18 and staffs recommendation.

**Vertical wall columns were added the facades. And additional windows were added to be used as display windows. Please see Architectural Plans, Sheet #A3.1**

8. The landscaping plan shall clarify whether the landscape into the rear and side is ground cover or some type of plant or shrub. Also, the applicant shall indicate in the calculation is the

percentage of are proposed. The applicant should provide a description of all proposed landscaping and indicate the total amount of turf area.

**Please see Landscaping plan's Data Chart. A general description of the each plant material was added to the landscaping plan. Please see Landscape Plans, Sheet # 9**

*9. The applicant shall designate and show the location of a motor cycle parking area on the site plan.*

**Please see site plan. Sheet #3**

*10. Zoning Code Section 14-16-3-9-(D) and the Coors Corridor Plan restrict lighting for site less than 5' acres to 20' (from the Ground level to the top of the fixture). All light poles shall comply with this requirement. In addition, all fixtures must be fully shielded to prevent fugitive lighting. The proposed flood lamps are not allowed and the applicants shall select a more appropriate light fixture and provide a detail on the revised site plan.*

**The max height for the light pole has been set to 26' (from the Ground level to the top of the fixture). Please see architectural plans. Sheet #A1.1**

*11. The proposed freestanding sign shall comply with the allowed high of 26 feet. The proposed freestanding sign shall comply with the zoning code requirements as described in section 14 -- 16 -- 2 -- 17 (12.5% of the facade area).*

**The proposed free standing sign has been changed to reflect the max height of 26'. The sign dimensions have been change to meet the requirement set for in Section 14-16-2-17. Please see architectural plans. Sheet # A1.1**

*12. The square footage of the south façade sign face area shall comply with Zoning Code Requirements as described in section 14-16-2-17 (12.5% of the facade area)*

**Please see comment for #11**

*13. No off-premise signs or billboards are permitted as per the approved site plan for subdivision (z-97-128)*

**No comment**

*14. The building elevations shall be identified by cardinal directions. All building elevations shall be correctly labeled to match the façade orientations on the site plan*

**The cardinal directions have been correct to match the appropriate façade side. Please see Architectural Plans. Sheet # A3.1**

*15. The applicant shall attempt to secure additional access from Corona Drive via an access easement across the adjacent site to the east Lot B1C. If successful this additional access shall be shown on the site development plan and platted on the subdivision at the DRB.*

**Troy Moore with Planners and Engineers contacted David Sparks and Tim Ott regarding the shared access driveway. The main objection to the driveway comes from a government contract that the Department of Vocabulary Rehabilitation. The contract states that the owners must provided secure parking for state vehicles. The secure parking comes from a fence that is blocking the use of the driveway in question. However the access could not be secured. Please email from David Sparks to Troy Moore listed here as attachment A**

16. *Bicycle parking shall be moved to front of the building.*

**The Bicycle parking has been relocated from the side of the building to the front of the building. Please see Site Plan, Sheet #3.**

17. *A sign shall be posted at the front door to prohibit working on automobiles in the parking lot.*

**Please see Details Sheet#1 for a detail of the proposed sign.**

18. The windows shall be increased in width on the south and east side of buildings.

**The windows were NOT increased in width, however additional windows were added. Please see Architectural Plans. Sheet #A3.1**

19. Paloverde Trees shall be replaced with Golden Rain Trees.

**Please see Landscape Plan, Sheet #9.**

**Additional changes that have resulted from the EPC conditions are listed as follows.**

1. **The handicap parking has been moved one space to the left. If the handicap parking were to remain the same, the front door would be opening on the sloped part of the ramp.**
2. **The dumpster no longer resides against the building because the dumpster would encroach into the 20' proposed sanitary sewer easement. The mechanical units have remained in place and an additional 8' CMU wall is placed around the units to screen the view. The dumpster is relocate across the site and parking has replaced the location dumpster location. Please see Site Plan, Sheet #3.**
3. **The overall landscape plan has been revised to coordinate with the new 20' public sewer easement.**

**Troy Moore  
Engineer  
For Planners and Engineers**

Troy,

After review the plans for our Quail building, there is no possible connection.

If I can be of further assistance, please give me a call at 505-270-6915.

V/R

Dave Sparks

*Troy Moore* <[tmoore@pecatl.com](mailto:tmoore@pecatl.com)> wrote:  
David,

The site plan that we are trying to get through the city is labeled as attachment A. Please notice the driveway connection that is being proposed. The main reason for requesting the driveway access is to alleviate traffic problems that exist in this area.

Possible Scenarios:

1. Driveway goes through, fence shall be removed. However this leaves problems with you guys and your contract.
2. Make the connection for the driveway by removing the curb and gutter that exist between the two properties, but fence remains in place until your contract with the government expires or the Department of Vocubulary Rehabilitation no longer wishes to occupy the building (I however am against this because some of Napa's traffic would tried to route through your parking lot, which is never a good idea.)
3. Leave as is and possibly have an agreement between NAPA and you guys saying something along the lines that once your contract with the government expires or the Department of Vocubulary Rehabilitation no longer wishes to occupy the building , the fence shall be removed and the driveway connection made possible
4. No possible connection.

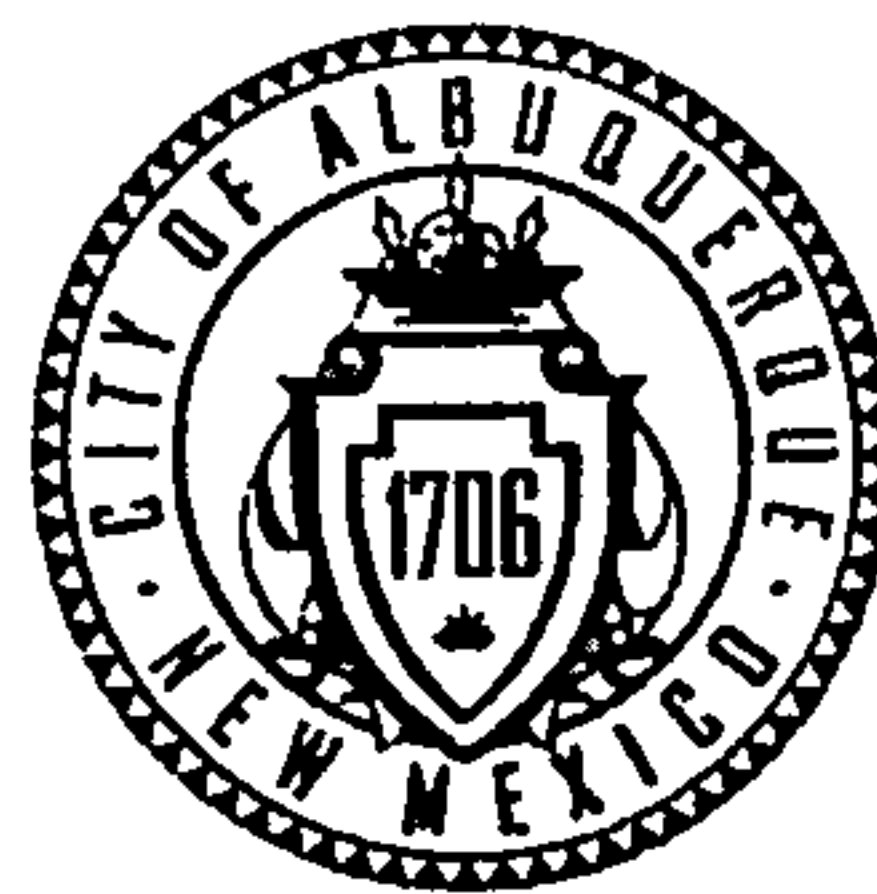
If you need any extra information or clarification please give me a call. My cell is 404-702-9231

Troy Moore, EIT  
Planners and Engineers Collaborative, Inc.  
350 Research Court  
Norcross, GA 30092

Dir.: 678.684.6239  
Tel.: 770.451.2741  
Fax: 770.451.3915  
<http://www.pecatl.com>

---

Start your day with Yahoo! - make it your home page



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

Date: July 22, 2005

**OFFICIAL NOTIFICATION OF DECISION**

FILE: **Project # 1004250**  
05EPC-00949 EPC Site Development Plan-  
Building Permit

Matthew Kaczinski  
350 Research Court  
Norcross, GA 30092

**LEGAL DESCRIPTION:** for all or a portion of Lot B-1-B, **McBark Subdivision**, zoned SU-1/C-2, located on QUAIL RD. NW, between CORONA DRIVE NW and COORS BLVD. NW, containing approximately 1 acre. (H-11)  
Stephanie Shumsky, Staff Planner

On July 21, 2005 the Environmental Planning Commission voted to approve Project 1004250/ 05EPC-00949, a request for site development plan for building permit, for Lot B-1-B, McBark Subdivision, zoned SU-1 for C-2 Uses, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This request is for review and approval of a site development plan for building permit for an approximately 1-acre site located on Quail Road NW between Coors Boulevard NW and Corona Drive NW. The site is zoned SU-1 for C-2 Uses, which allows the proposed 6,000 square foot Napa Auto Parts store.
2. A site development plan for subdivision was approved for the site in 1998 (Z-97-128), which called for commercial/retail uses at the site. The proposed site development plan for building permit will comply with this approved plan by implementing the Conditions of Approval.
3. *Comprehensive Plan* Established Urban Area goals and policies apply. This request furthers, partially furthers, or hinders several of these policies:
  - a. The goal is partially furthered because the subject site is located in an identifiable area, is adjacent to an Activity Center and will provide employment options. However, the design of the proposed building will not significantly contribute to a visually pleasing built environment due to its generic franchise design and unarticulated facades.
  - b. Policy a is furthered because the proposed use will contribute to the full range of urban land uses in the area.



OFFICIAL NOTICE OF DECISION

JULY 21, 2005

PROJECT #1004250

PAGE 2 OF 7

- c. Policy d is partially furthered because the proposed building and land use is appropriate because of the adjacent commercial land uses but it does not fully respect the nearby neighborhood because of the site layout.
  - d. Policy I is furthered because the effect of the development on nearby neighborhoods will be reduced due to the adjacent office building that acts as a buffer between the two areas.
  - e. Policy j is furthered because the subject site is adjacent to a myriad of commercial uses.
  - f. Policy l is not furthered because the proposed building design does not significantly contribute to a visually pleasing streetscape along Quail Road as per approved City plans for this area.
4. The *Comprehensive Plan's* Developed Landscape section goal and policy e are not furthered by this request because the proposed building architecture does little to improve the quality of the developed landscape and the colors are not in harmony with the natural landscape.
  5. The *Comprehensive Plan's* Transportation and Transit section goal is partially furthered because the proposed use is appropriate to the location, but the bicycle parking at the rear of the building does not encourage bicycling. Policy g is not furthered because pedestrian opportunities are not promoted and integrated into the development to create safe and pleasant non-motorized travel conditions.
  6. The *Comprehensive Plan's* Economic Development goal is furthered by this request because diversified economic development will be achieved with the proposed use. Policy a is furthered because the proposed use will require employees with a range of skills and abilities.
  7. Several West Side Strategic Plan goals, objectives and policies apply to this request:
    - a. Goal 12 is furthered because the proposed use will provide jobs, which contribute to sustainable development.
    - b. Objective 1 is furthered because the proposed use will contribute the mix of land uses on the West Side.
    - c. Objective 8 is furthered because the subject site is within the Ladera Community and expansion of employment uses are encouraged in this area (but primarily within the Activity Center)).
    - d. Ladera Community Policy 3.2 is not furthered because the subject site is located just east of the Ladera Community Activity Center and this policy encourages development specifically within the Activity Center.
    - e. Policy 3.25 is furthered because staff is taking into consideration the building design, site and parking layout, pedestrian accessibility among other things when reviewing this project.
    - f. Policy 3.85 is partially furthered because additional job opportunities are desirable on the West Side. However, this policy specifically encourages base or export jobs (large-scale employment opportunities) and neither are provided by the proposed use.

- g. Policy 4.10 is not furthered by this request as submitted. The proposed building and parking lot layout does not encourage bicycle and pedestrian travel or public transportation nor does it promote alternatives to single occupant vehicle use.

8. Several Coors Corridor Sector Development Plan goals and policies apply to this request (the subject site lies within the boundaries of Segment 2 of the Plan area):

a. Issue 3 (Land Use and Intensity of Development):

- i. Policy 1 is furthered because this request is analyzed in accordance with applicable plans in the Northwest Mesa area.
- ii. Policy 3 (Recommended Land Use) is furthered because commercial zoning (C-1) is recommended for the subject site and the proposed use is permissive in the C-1 zone.
- iii. Policy 5 (Development Intensity) is furthered because the proposed use and building are compatible with the roadway function.
- iv. Policy 7 (Cluster Design) is not furthered on a site-specific scale but is furthered on a larger area wide scale because the proposed use will add to an already primarily commercial area.

b. Issue 4 (Visual Impressions and Urban Design Overlay Zone):

- i. Policy 1 (General Policies) is not furthered because the proposed building architecture is generic in style and not well articulated and does not significantly add to the visual attractiveness of the area.
- ii. Policy 3 (New Development) is not furthered because the proposed building design does not fit in with the surrounding built environment.

c. Issue 4 (Site Planning and Architecture):

- i. Policy 2 (Building Setback, Height and Bulk), is partially furthered because the proposed building provides a functional relationship to the roadway in terms of moving vehicles in and out of the site. However, the building location does not provide a pleasing and functional relationship to the roadway for pedestrians and cyclists.
- ii. Policy 4 (Site Landscaping), is partially furthered because the proposed front yard landscaping compliments the individual site and the overall appearance of Quail Road but the landscaping on the remainder of the site (sides and rear) appears sparse.
- iii. Policy 5 (Off-Street Parking) is not furthered by this request because the off-street parking areas are primarily to the front and sides of the building.
- iv. Policy 6 (Commercial Sites) is not furthered because the building is not adjacent to the street perimeter.

- v. Policy 7 (Access), is not furthered because separate vehicular and pedestrian access is not provided.
  - vi. Policy 9 (Site Lighting) is partially furthered because the parking area lights are located to minimize glare on the public right-of-way and adjacent properties but the light pole detail (sheet A1.2) shows heights in excess of the 20'.
  - vii. Policy 10 (Architectural Design) is not furthered by this request because the architectural design is that of franchise type development.
  - viii. The subject site is within segment 2 of the Plan area. The Coors Corridor, View Preservation regulations do not apply to segments 1 and 2.
9. The McBark Subdivision site development plan for subdivision was approved in 1998 for the subject site and the sites adjacent to the west and east. The site plan called for a commercial/retail use for Lot B-1-B (the subject site) and established a front setback of 10' and side setback of 5'. A building height of 25' was set with a FAR of 0.35. The proposed building layout does not comply with the front setback requirement of 10'. The layout does comply with the side setbacks and the building is less than 25', which complies with the height restriction. Compliance with the front setback of 10' is a recommended condition of approval.
10. The West Bluff Neighborhood Association as well as property owners within 100' of the subject site were notified of this request. A facilitated meeting was held on July 7<sup>th</sup>, 2005. The residents have outstanding concerns related to traffic congestion in the Coors/Quail area and the additional traffic this development will contribute.
11. In reviewing this application, testimony indicates that the intersection of Quail Road and Corona Drive Road and Corona Drive is a traffic bottleneck that poses access problems to area residents and others. The EPC believes that the Traffic Operations Office should seek solutions to this problem and other similar traffic flow issues in the vicinity with all due haste. Installation of a metered light at the reference intersection has been identified as a possible solution. Testimony also suggests that the so-called Atrisco Bridge (over I-40) option may help relieve traffic congestion in the vicinity.

**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.

OFFICIAL NOTICE OF DECISION  
JULY 21, 2005  
PROJECT #1004250  
PAGE 5 OF 7

2. The applicant shall meet with the staff Planner to ensure that all conditions of approval are met prior to site plan submittal to the DRB.
3. City Engineer/Planning Department conditions of approval:
  - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - c. Site plan shall comply and be designed per DPM Standards.
4. City Engineer, Municipal Development, Water Authority and NMDOT conditions of approval:
  - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - c. Site plan shall comply and be designed per DPM Standards.
  - d. The 20-foot public sewer line easement must be shown on the Utility Plan. Given the Utility plan shown, the easement must be re-platted so as to contain the whole of the existing public sewer line within its boundaries. Encroachments of any kind will not be allowed. This includes both structures and landscaping.
5. Utility Development/Water Authority Division condition of approval: The 20-foot public sewer line easement must be shown on the Utility Plan. Given the Utility plan shown, the easement must be re-platted so as to contain the whole of the existing public sewer line within its boundaries. Encroachments of any kind will not be allowed. This includes both structures and landscaping.
6. The approved site plan for subdivision (Z-97-128) calls for a 10' front setback at the subject site. The building's front setback shall be reduced to 10'. All parking shall be provided to the side and rear of the site.

**OFFICIAL NOTICE OF DECISION**

**JULY 21, 2005**

**PROJECT #1004250**

**PAGE 6 OF 7**

7. Additional design elements shall be added to all facades 100' feet in length or greater as required by Zoning Code Section 14-16-3-18 and staff's recommendation.
8. The landscaping plan shall clarify whether the landscaping to the rear and sides is groundcover or some type of plant or shrub. Also, the applicant shall indicate in the calculations the percentage of turf proposed. The applicant shall provide a description of all proposed landscaping and indicate the total amount of turf area.
9. The applicant shall designate and show the location of a motorcycle parking area on the site plan.
10. Zoning Code Section 14-16-3-9 (D) and the Coors Corridor Plan restrict lighting for site less than 5 acres to 20' (from ground level to the top of the fixture). All light poles shall comply with this requirement. In addition, all fixtures must be fully shielded to prevent fugitive light. The proposed flood lamps are not allowed and the applicant shall select a more appropriate light fixture and provide a detail on the revised site plan.
11. The proposed freestanding sign shall comply with the allowed height of 26'. The proposed freestanding sign face area shall comply with Zoning Code section 14-16-2-17.
12. The square footage of the south facade sign face area shall comply with Zoning Code Requirements as described in section 14-16-2-17 (12.5% of façade area).
13. No off-premise signs or billboards are permitted as per the approved site plan for subdivision (Z-97-128).
14. The building elevations shall be identified by cardinal directions. All building elevations shall be correctly labeled to match the façade orientations on the site plan.
15. The applicant shall attempt to secure additional access from Corona Drive via an access easement across the adjacent site to the east Lot B1C. If successful this additional access shall be shown on the site development plan and platted on the subdivision at the DRB.
16. Bicycle parking shall be moved to the front of the building.
17. A sign shall be posted at the front door to prohibit working on automobiles in the parking lot.
18. The windows shall be increased in width on the south and east side of buildings.
19. Paloverde Trees shall be replaced with Golden Rain Trees.

OFFICIAL NOTICE OF DECISION  
JULY 21, 2005  
PROJECT #1004250  
PAGE 7 OF 7

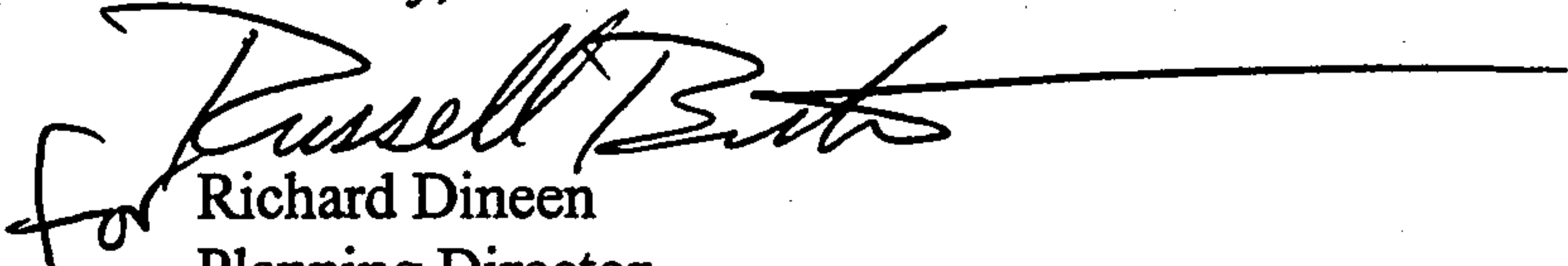
**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY AUGUST 5, 2005 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS 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

RD/SS/ac

cc: Planners and Resources, 350 Research Ct. Norcross, GA 30092  
John Landman, West Bluff NA, 2236 Ana Ct. NW, Albuquerque, NM 87120  
Dr. Joe Valles, West Bluff NA, 5020 Grande Vista Ct. NW, Albuquerque, NM 87120



350 RESEARCH COURT \* NORCROSS, GEORGIA 30092  
(770) 451-2741 \* FAX (770) 451-3915  
[www.pecatl.com](http://www.pecatl.com)

City of Albuquerque  
Plaza Del Sol  
600 2<sup>nd</sup> St Sw  
Albuquerque, New Mexico

August 17, 2005

To Whom It May Concern, Planners and Engineers are submitting revised constructions sets prior to DRB submittal to be reviewed by EPC. Below is a list of conditions of approval from the final EPC Meeting held July 22, 2005. Stated is the how Planners and Engineers have corrected the issues pertaining to this site.

*The EPC delegates final-sign off authority of this site plan development review board (DRB). The DRB is responsible for ensuring that all EPC conditions have been satisfied and that other applicable requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to the site plan, including before or after DRB final signoff, may result in forfeiture of approvals.*

**This letter is the intended to compensate for this comment**

*The applicant shall meet with the staff planner to ensure that all conditions of approval are met prior to site plan submittal to the DRB.*

**Meeting held August 17, 2005 with Stephanie Sumsky**

City engineer /planning department conditions of approval:

- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and or provided for.
- The developer is responsible for permanent improvements to transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All infrastructures constructed within public right-of-ways or public easements shall be to city standards. Those standards will include but are not limited to sidewalks, driveways, private entrances, and wheelchair ramps.
- Site plan shall comply and be designed per DPM standards.

**Added as notes to Site Plan. Please see Site Plan, Sheet#3**

4. *City engineer, municipal development, water Authority and NMDOT conditions of approval:*

- *All the requirements of previous actions taken by the EPC and/or the DRB must be completed and or provided for.*
- *The developer is responsible for permanent improvements to transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All infrastructures constructed within public right-of-ways or public easements shall be to city standards. Those standards will include but are not limited to sidewalks, driveways, private entrances, and wheelchair ramps.*
- *Site plan shall comply and be designed per DPM standards.*
- *The 20 public sewer easement must be shown on the utility plan. Given the utility plan shown, the easement that must be replatted so as to contain the whole of the existing public sewer line within its boundaries. Encroachments of any kind will not be allowed. This includes both structural and landscaping.*

**As per discussion between Roger Green (City of Albuquerque) and Troy Moore (Planners and Engineer), Planners and Engineers have prepared a 20' sanitary sewer easement dedication form and exhibit to be presented to the Department of Public Utilities for recording of the 20' public sewer easement. Please note that existing public sewer easements are broken up into a 5' and 15' sanitary sewer easement for an 8" PVC sanitary sewer line. Due to the alignment of the sanitary sewer the new 20' easement is based off the center line the sanitary sewer line. It is the position of Planners and Engineers that the 15' and 5' sanitary sewer easement are no longer valid as far as landscape plantings are to be considered. Please contact Troy Moore if questions arise regarding the position of Planners and Engineers.**

5. *Utility Development/Water Authority Division condition of approval:*

- *The 20 public sewer easement must be shown on the utility plan. Given the utility plan shown, the easement that must be replatted so as to contain the whole of the existing public sewer line within its boundaries. Encroachments of any kind will not be allowed. This includes both structural and landscaping.*

**Please see comment for #4**

6. *The approved site plan for subdivision (Z-97128) calls for a 10 foot setback at the subject site. The building's front setback shall be reduced to 10 feet. All parking shall be provided to side and rear of the site.*

**As per discussion between Stephanie Sumsy (City of Albuquerque) and Matt Kaczinski (Planners and Engineer), this particular comment has been deemed unrealistic. Moving the building forward would place the building over additional easements and storm drainage lines.**

7. *Additional design element shall be added to all facades 100 feet in length or greater as required by zoning code section 14 - 16 - 3 - 18 and staffs recommendation.*

**Vertical wall columns were added the facades. And additional windows were added to be used as display windows. Please see Architectural Plans, Sheet #A3.1**

8. *The landscaping plan shall clarify whether the landscape into the rear and side is ground cover or some type of plant or shrub. Also, the applicant shall indicate in the calculation is the*



percentage of are proposed. The applicant should provide a description of all proposed landscaping and indicate the total amount of turf area.

**Please see Landscaping plan's Data Chart. A general description of the each plant material was added to the landscaping plan. Please see Landscape Plans, Sheet # 9**

9. *The applicant shall designate and show the location of a motor cycle parking area on the site plan.*

**Please see site plan. Sheet #3**

10. *Zoning Code Section 14-16-3-9-(D) and the Coors Corridor Plan restrict lighting for site less than 5' acres to 20' (from the Ground level to the top of the fixture). All light poles shall comply with this requirement. In addition, all fixtures must be fully shielded to prevent fugitive lighting. The proposed flood lamps are not allowed and the applicants shall select a more appropriate light fixture and provide a detail on the revised site plan.*

**The max height for the light pole has been set to 26' (from the Ground level to the top of the fixture). Please see architectural plans. Sheet #A1.1**

11. *The proposed freestanding sign shall comply with the allowed high of 26 feet. The proposed freestanding sign shall comply with the zoning code requirements as described in section 14 -- 16 -- 2 -- 17 (12.5% of the facade area).*

**The proposed free standing sign has been changed to reflect the max height of 26'. The sign dimensions have been change to meet the requirement set for in Section 14-16-2-17. Please see architectural plans. Sheet # A1.1**

12. *The square footage of the south façade sign face area shall comply with Zoning Code Requirements as described in section 14-16-2-17 (12.5% of the facade area)*

**Please see comment for #11**

13. *No off-premise signs or billboards are permitted as per the approved site plan for subdivision (z-97-128)*

**No comment**

14. *The building elevations shall be identified by cardinal directions. All building elevations shall be correctly labeled to match the façade orientations on the site plan*

**The cardinal directions have been correct to match the appropriate façade side. Please see Architectural Plans. Sheet # A3.1**

15. *The applicant shall attempt to secure additional access from Corona Drive via an access easement across the adjacent site to the east Lot B1C. If successful this additional access shall be shown on the site development plan and platted on the subdivision at the DRB.*

**Troy Moore with Planners and Engineers contacted David Sparks and Tim Ott regarding the shared access driveway. The main objection to the driveway comes from a government contract that the Department of Vocabulary Rehabilitation. The contract states that the owners must provided secure parking for state vehicles. The secure parking comes from a fence that is blocking the use of the driveway in question. However the access could not be secured. Please email from David Sparks to Troy Moore listed here as attachment A**

16. *Bicycle parking shall be moved to front of the building.*

**The Bicycle parking has been relocated from the side of the building to the front of the building. Please see Site Plan, Sheet #3.**

17. *A sign shall be posted at the front door to prohibit working on automobiles in the parking lot.*

**Please see Details Sheet#1 for a detail of the proposed sign.**

18. The windows shall be increased in width on the south and east side of buildings.

**The windows were NOT increased in width, however additional windows were added. Please see Architectural Plans. Sheet #A3.1**

19. Paloverde Trees shall be replaced with Golden Rain Trees.

**Please see Landscape Plan, Sheet #9.**

**Additional changes that have resulted from the EPC conditions are listed as follows.**

1. **The handicap parking has been moved one space to the left. If the handicap parking were to remain the same, the front door would be opening on the sloped part of the ramp.**
2. **The dumpster no longer resides against the building because the dumpster would encroach into the 20' proposed sanitary sewer easement. The mechanical units have remained in place and an additional 8' CMU wall is placed around the units to screen the view. The dumpster is relocate across the site and parking has replaced the location dumpster location. Please see Site Plan, Sheet #3.**
3. **The overall landscape plan has been revised to coordinate with the new 20' public sewer easement.**

**Troy Moore  
Engineer  
For Planners and Engineers**

Troy,

After review the plans for our Quail building, there is no possible connection.

If I can be of further assistance, please give me a call at 505-270-6915.

V/R

Dave Sparks

*Troy Moore* <[tmoore@pecatl.com](mailto:tmoore@pecatl.com)> wrote:  
David,

The site plan that we are trying to get through the city is labeled as attachment A. Please notice the driveway connection that is being proposed. The main reason for requesting the driveway access is to alleviate traffic problems that exist in this area.

Possible Scenarios:

1. Driveway goes through, fence shall be removed. However this leaves problems with you guys and your contract.
2. Make the connection for the driveway by removing the curb and gutter that exist between the two properties, but fence remains in place until your contract with the government expires or the Department of Vocabulary Rehabilitation no longer wishes to occupy the building (I however am against this because some of Napa's traffic would try to route through your parking lot, which is never a good idea.)
3. Leave as is and possibly have an agreement between NAPA and you guys saying something along the lines that once your contract with the government expires or the Department of Vocabulary Rehabilitation no longer wishes to occupy the building, the fence shall be removed and the driveway connection made possible
4. No possible connection.

If you need any extra information or clarification please give me a call. My cell is 404-702-9231

Troy Moore, EIT  
Planners and Engineers Collaborative, Inc.  
350 Research Court  
Norcross, GA 30092

Dir.: 678.684.6239  
Tel.: 770.451.2741  
Fax: 770.451.3915  
<http://www.pecatl.com>

---

Start your day with Yahoo! - make it your home page

