

COMPLETED 09/16/05 STH  
DRB CASE ACTION LOG (PREL & FINAL PLAT)

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-01133 (P&F) Project # 1004281  
Project Name: RIVERVIEW SUBDIVISION  
Agent: Mark Goodwin & Associates Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 7/29/05 by the DRB with delegation of signature(s) to the following departments.  
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: - RIGHTS TO USE ACCESS POINTS

UTILITIES: Signature of NMUI  
Better describing 10' utility Easement and provide  
Beneficiary and Maintenance Statement for Easement.  
Called 07/29/05 STH

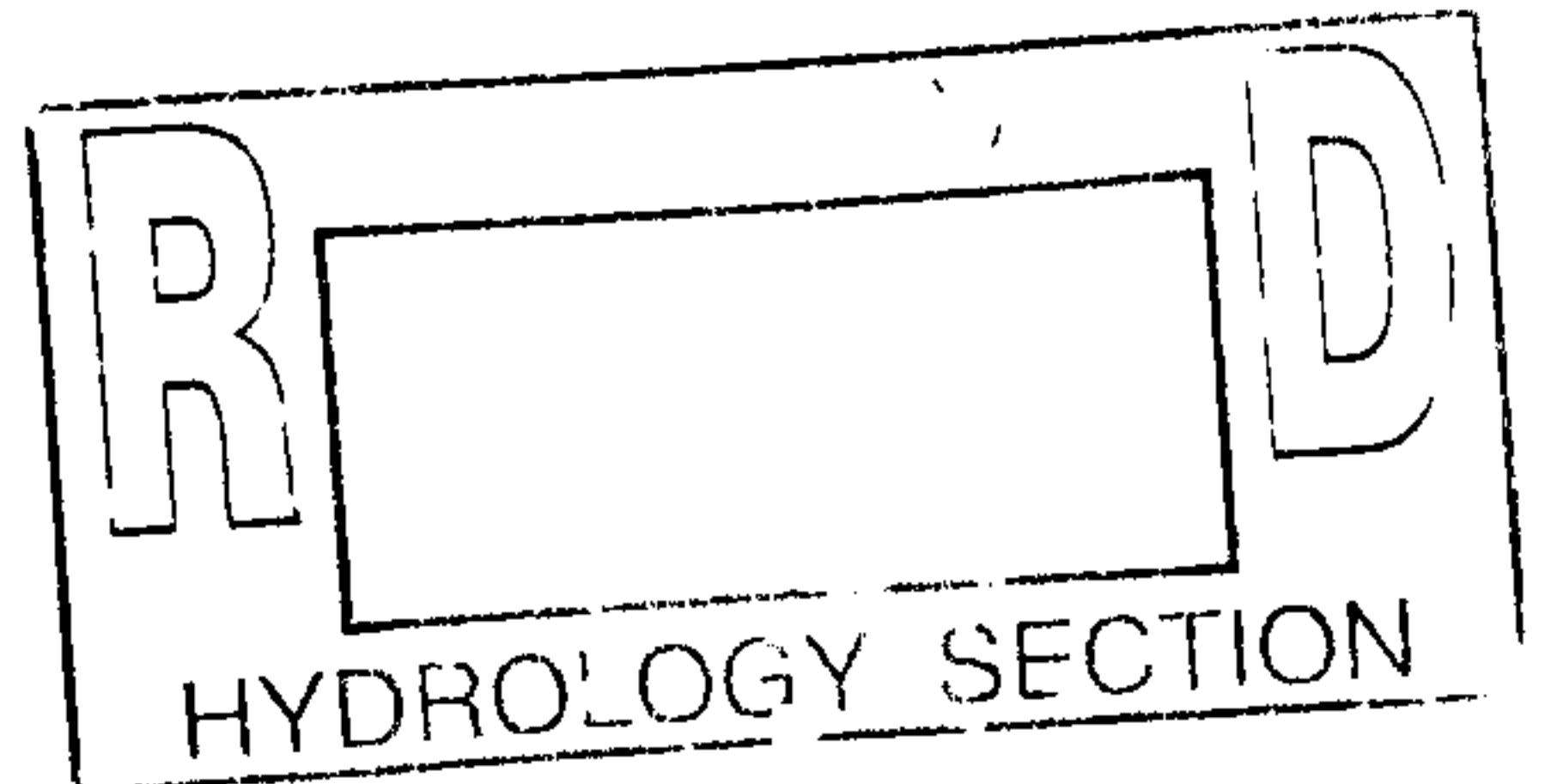
CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign):

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

Project Number 1004281



#4



DRB CASE ACTION LOG (SITE PLAN) (B.P.)

REVISED 2/5/04

Comp 8/29/05 KS

submit

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-01058 (SBP)

Project # 1004281

Project Name: RIVERVIEW SUBDIVISION

Agent: Schlegel Lewis Architects

Phone No. 247-1529

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/20/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: BUILD NOTES - PLANNING CHECKS

- RIGHTS TO USE SOUTH ACCESS

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign):

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

Project Number

1004281

#4



# DRB CASE ACTION LOG (PREL & FINAL PLAT)

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-01133 (P&F) Project # 1004281  
 Project Name: RIVERVIEW SUBDIVISION  
 Agent: Mark Goodwin & Associates Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/29/05 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: RIGHTS TO USE ACCESS POINTS

UTILITIES: Signature of NMUT  
 Better describing 10' utility Easement and provide  
 Beneficiary and Maintenance Statement for Easement

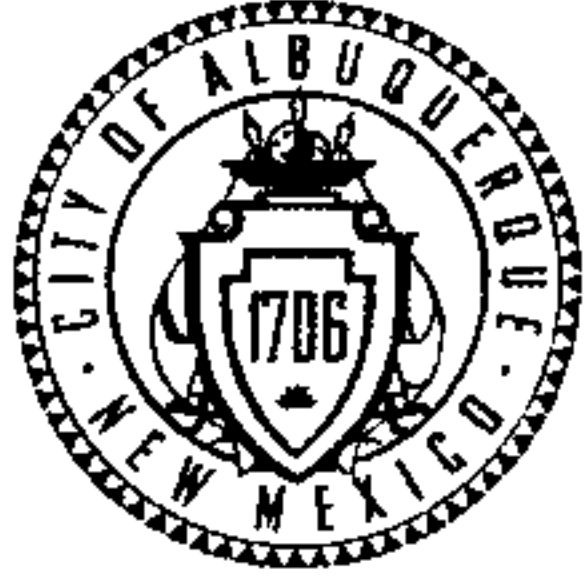
CITY ENGINEER / AMAFCA:

PARKS / CIP:

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- Planning must record this plat. Please submit the following items:**
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  - 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** OK
- Copy of recorded plat for Planning.**

Project Number 1004281



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 20, 2005

**4. Project # 1004281**

05DRB-01057 Major-SiteDev Plan Subd  
05DRB-01058 Major-SiteDev Plan BldPermit

SCHLEGEL LEWIS ARCHITECTS agent(s) for VENTURA PACIFIC CAPITAL CO request(s) the above action(s) for all or a portion of Tract(s) H-6A7A1, **RIVERVIEW SUBDIVISION**, zoned SU-1 IP, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 2 acre(s). [REF: SP-97-193; DRB-97-245] (C-12)

At the July 20, 2005, Development Review Board meeting, the site plan for subdivision was approved with final sign off delegated to Transportation Development for building notes, parking calculations and the right to use south access.

The site plan for building permit was approved with final sign off delegated to Transportation Development for building notes, parking calculations and the right to use south access.

If you wish to appeal this decision, you must do so by August 4, 2005, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. 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. Such appeal shall be heard within 60 days of its filing.



OFFICIAL NOTICE OF DECISION  
PAGE 2

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

**Project # 1004281**

05DRB-01133 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for CARL'S JR. GOLF COURSE request(s) the above action(s) for TRACTS H6A7A1-A & H6A7A1-B, **RIVERVIEW**, zoned SU-1/IP, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 2 acre(s). [Heard under Project #1004317 in error] (C-12)

The preliminary and final plat was approved with final plat sign off delegated to Transportation Development for right to use access points and Utilities Development for signatures of New Mexico Utilities Inc., a better description of 10-foot utility easement and provide beneficiary and maintenance statement for easement.

Sheran Matson, AICP, DRB Chair

Cc: Ventura Pacific Capital Co., 340 Rosewood Ave., Suite D, Camarillo, CA 93010

Schlegel Lewis Architects, 1620 Central SE, 87106

Carl's Jr. Golf Course, 1620 Central Ave SE, 87106

Mark Goodwin & Associates PA, P.O. Box 90606, 87199

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

File

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
July 20, 2005  
DRB Comments**

**ITEM # 13**

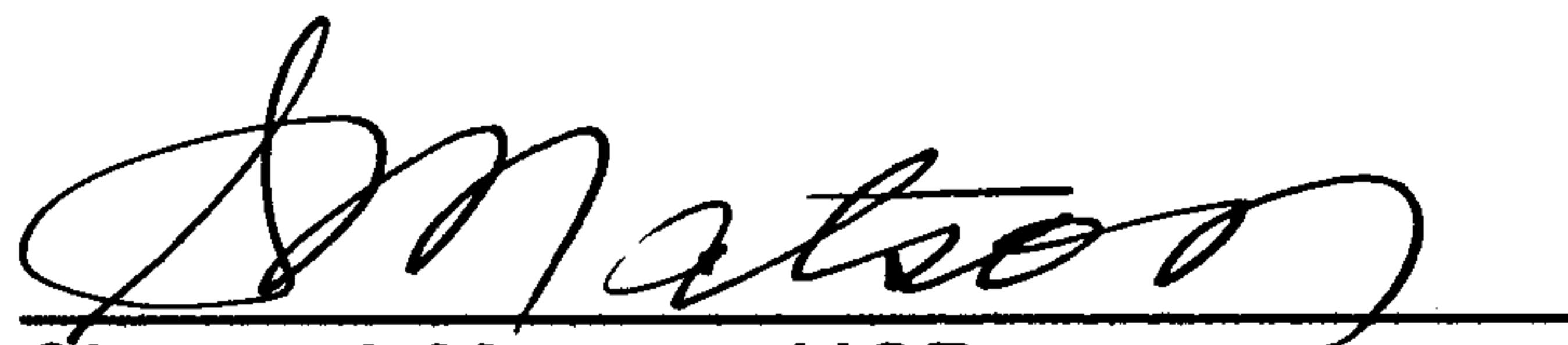
**PROJECT # 1004281**

**APPLICATION # 05-01133**

**RE: Riverview/minor p&f plat**

There is no objection to this request.

AGIS dxf dated 7/11/05 is on file.



Sheran A Matson, AICP  
924-3880 fax 924-3864  
smatson@cabq.gov

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004281 AGENDA#: 4 DATE: 7.20.05

1. Name: David Schlegel Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: Mika Paron Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: Scott Davis Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 20, 2005

**Project # 1004281**

05DRB-01057 Major-SiteDev Plan Subd

05DRB-01058 Major-SiteDev Plan BldPermit

SCHLEGEL LEWIS ARCHITECTS agent(s) for VENTURA PACIFIC CAPITAL COMPANY request(s) the above action(s) for all or a portion of Tract(s) H-6A7A1, **RIVERVIEW SUBDIVISION**, zoned SU-1 IP, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 1 acre(s). [REF: DRB-97-245] (C-12)

AMAFCA

No comment.

COG

No comment.

Transit

Transit suggests providing a pedestrian connection from the sidewalk along Golf Course to at least the northern restaurant building, potentially at approximately the location where the driveway width is marked at 22' just north of the drive-through clearance menu sign. This location would provide better access to the site for pedestrians arriving from the north.

Zoning Enforcement

Sidewalks adjacent to the primary entrance of the building must be eight feet wide for the entire length of the façade. Six-foot wide sidewalks are insufficient per the Code.

Desert willow and New Mexico Olive are trees. All trees planted as part of the required landscaping must be two inches caliper six inches above the grade after planting, or ten to twelve feet tall after planting. These two tree types as indicated on the landscaping plan do not meet this requirement. (Gallon size is not an accurate method to determining compliance with the ordinance.)



Please provide a floor plan. Parking requirements for this development are determined by the seating in the restaurant. This is not shown correctly on the plan.

### Neighborhood Coordination

Letters sent to Paradise Hills Civic Assoc. (R), Piedras Marcadas NA (R) and Richland Hills HOA.

APS	No comments received.
Police Department	No CPTED or crime prevention comments at this time.
Fire Department	Project approved for Fire Department access only. Additional requirements will be addressed when plans are submitted for review and permit.
PNM Electric & Gas	OK.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	The site is within the Northwest Mesa Escarpment Plan View boundary, development guidelines set out in the plan should be followed for this project.
City Engineer	No adverse comment.
Transportation Development	<ol style="list-style-type: none"><li>1) Where is the SDP for subdivision?</li><li>2) Provide a copy of the x-access agreement.</li><li>3) Where are the parking calculations?</li><li>4) Dedication will be required for sidewalks and ADA ramps.</li></ol>
Parks & Recreation	No objection.
Utilities Development	This is in the NMUI service area. Need City Fire Marshall's approval on Site Plan of fire hydrant locations.

Planning Department

#### SITE PLAN SHEET

- The parking calculations should be on this sheet.
- The pedestrian walkway between buildings should be separate from the handicap van aisle. The van aisle is to allow the operation of a chair lift.
- Light fixtures are limited to 20' maximum height per the Zone Code and the Northwest Mesa Escarpment Plan.

#### SIGNS

- The square footage of the building mounted signs is required. The colors of monument & building mounted signs are required.
- The Clifford West Business Park Master Plan should be followed with regard to signage. Please provide enough information on the site plan for Planning to make that determination.

#### LANDSCAPE PLAN

- The Northwest Mesa Escarpment Plan has a list of approved plants. Most of the plants on the Plan are okay. The Flowering Pear is not on the list & is a high water user. Please substitute another ornamental tree which does not exceed 30' in height and is not a high water user.
- The 15% landscaping requirement is planted areas, gravel with no plants is not counted.

#### BUILDING ELEVATIONS

There are 2 West Elevations of Carl's Jr, no East Elevation.

**IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING**

cc: Ventura Pacific Capital Co., 340 Rosewood Ave Ste #D, Camarillo, CA 93010  
Schlegel Lewis Architects, 1620 Central Ave SE, Abq., NM 87106

1476

**CITY OF PLANNING  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** JULY 20, 2005  
**Zone Atlas Page:** C-12-Z  
**Notification Radius:** 100 Ft.

**Project# 1004281**  
**App# 05DRB-01057**  
**App# 05DRB-01058**

**Cross Reference and Location:**

**Applicant:** VENTURA PACIFIC CAPITAL CO.  
**Address:** 340 ROSEWOOD AVE, STE# D  
CAMARILLO CA 93010

**Agent:** SCHLEGEL LEWIS ARCHITECTS  
**Address:** 1620 CENTRAL AVE SE  
ALBUQUERQUE NM 87106

**Special Instructions:**

**Notice must be mailed from the  
City's 15 day prior to the meeting.**

**Date Mailed:** JULY 1, 2005

**Signature:** KYLE TSEHLIKAI

RECORDS WITH LABELS

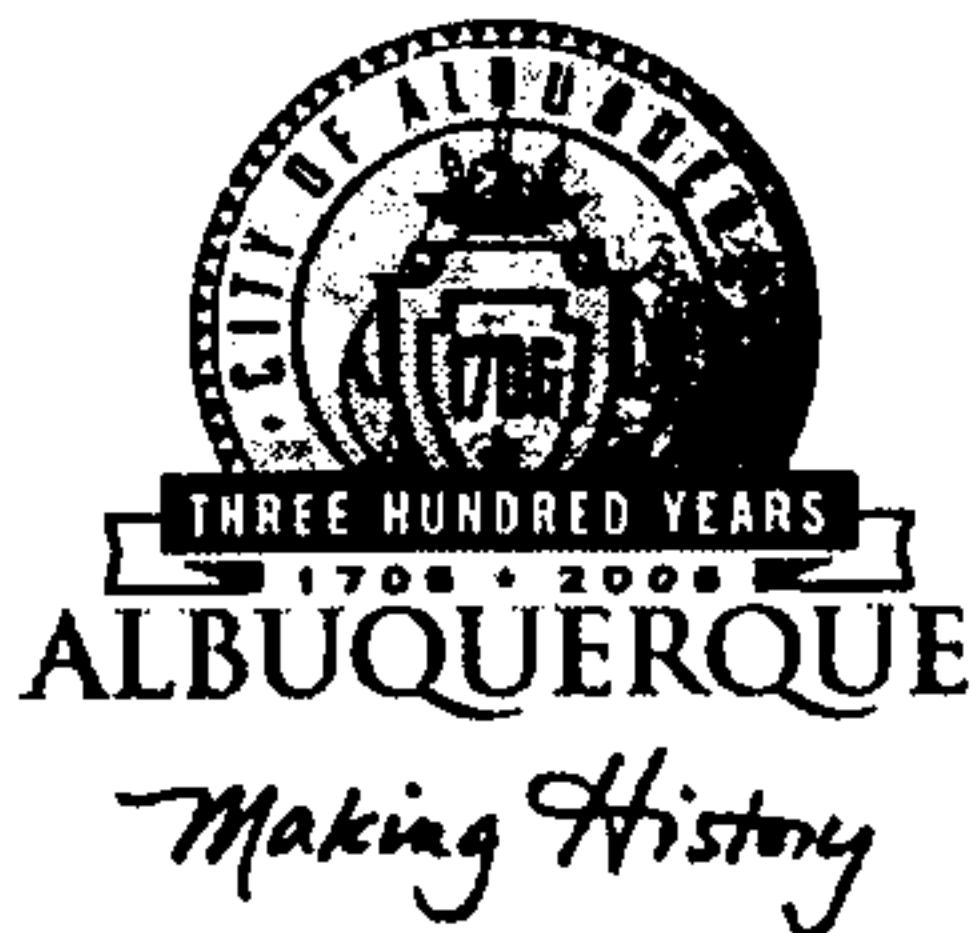
PAGE 1

101206413431220920	LEGAL: PARC EL A PLAT OF RIVERVIEW PARCELS H-6A-1-A THRU H PROPERTY ADDR: 00000 GOLF COURSE OWNER NAME: RID VISTA CHURCH OF OWNER ADDR: 08701 GOLF COURSE	NW ALBUQUERQUE NM	87114
101206411230520910	LEGAL: LOT 8-P1 BLK 7 VACATION & REPL FOR LAS MARCADAS II PROPERTY ADDR: 00000 MIKELL OWNER NAME: TONKIN TIMOTHY F & LINDA G OWNER ADDR: 04900 MIKELL	CT NW ALBUQUERQUE NM	87114
101206416330720806	LEGAL: LOT 6-P1 BLK 11 CORR PLAT OF VACATION & SUBD FOR R PROPERTY ADDR: 00000 WESTRIDGE OWNER NAME: YOUNGER ARTHUR G & MICHELLE M OWNER ADDR: 08723 WESTRIDGE	PL NW ALBUQUERQUE NM	87120
101206416230120805	LEGAL: LOT 5-P1 BLK 11 CORR PLAT OF VACATION & SUBD FOR R PROPERTY ADDR: 00000 WESTRIDGE OWNER NAME: PEREA THOMAS V & KELLY M OWNER ADDR: 08719 WESTRIDGE	PL NW ALBUQUERQUE NM	87114
101206411628320921	LEGAL: PARC EL H -6A6A2A1 PLAT OF PARCELS H-6A5A1A, H-6A6A1 PROPERTY ADDR: 00000 GOLF COURSE OWNER NAME: PRO-JEWELL PARTNERSHIP OWNER ADDR: 03504 LA SALA REDONDA	NE ALBUQUERQUE NM	87111
101206413327720918	LEGAL: PARC EL H -6A7A1 PLAT OF RIVERVIEW PARCELS H-6A5A1 PROPERTY ADDR: 00000 GOLF COURSE OWNER NAME: PRO-JEWELL PARTNERSHIP OWNER ADDR: 03504 LA SALA REDONDA	NE ALBUQUERQUE NM	87111
101206416129420804	LEGAL: LOT 4-P1 BLK 11 CORR PLAT OF VACATION & SUBD FOR R PROPERTY ADDR: 00000 WESTRIDGE OWNER NAME: APODACA LILLIE G TRUSTEE APODA OWNER ADDR: 08715 WESTRIDGE	PL NW ALBUQUERQUE NM	87114
101206415928820803	LEGAL: LOT 3-P1 BLK 11 CORR PLAT OF VACATION & SUBD FOR R PROPERTY ADDR: 00000 WESTRIDGE OWNER NAME: TAFBYA ANTHONY S OWNER ADDR: 08709 WESTRIDGE	PL NW ALBUQUERQUE NM	87114
101206415728220802	LEGAL: LOT 2-P1 BLK 11 CORR PLAT OF VACATION & SUBD FOR R PROPERTY ADDR: 00000 WESTRIDGE OWNER NAME: ANDERSON ROBERT R & OWNER ADDR: 08705 WESTRIDGE	PL NW ALBUQUERQUE NM	87114
101206415527520801	LEGAL: LOT 1-P1 BLK 11 CORR PLAT OF VACATION & SUBD FOR R PROPERTY ADDR: 00000 WESTRIDGE OWNER NAME: ANDERSON ERIC J & MONICA S OWNER ADDR: 08701 WESTRIDGE	PL NW ALBUQUERQUE NM	87114
101206409522420925	LEGAL: PARC EL H -6A1A PLAT OF RIVERVIEW PARCELS H-6A-1-A T PROPERTY ADDR: 00000 GOLF COURSE OWNER NAME: CA NEW MEXICO LLC OWNER ADDR: 03901 BELLAIRE	BL HOUSTON TX	77025

RECORDS WITH LABELS

PAGE 2

101206411725520916	LEGAL: PARC EL H -6A4A PLAT OF RIVERVIEW PARCELS H-6A-1-A T PROPERTY ADDR: 00000 N/A OWNER NAME: PRO-JEWELL PARTNERSHIP OWNER ADDR: 03504 LA SALA REDONDA	NE ALBUQUERQUE NM	87111
101206412925520917	LEGAL: PARC EL H -6A3A PLAT OF RIVERVIEW PARCELS H-6A-1-A T PROPERTY ADDR: 00000 GOLF COURSE OWNER NAME: SHORT PUTTS INC OWNER ADDR: 04600 MADISON	KANSAS CITY MO	64112
101206414825731309	LEGAL: LOT 9-P1 BLK 9 CORR PLAT OF VACATION & SUB'D FOR R PROPERTY ADDR: 00000 MOUNTVALE OWNER NAME: HARNEY STEPHEN P & ANDREA S OWNER ADDR: 04435 MOUNTVALE	AV NW ALBUQUERQUE NM	87114
101206415525731308	LEGAL: LOT 8-P1 BLK 9 CORR PLAT OF VACATION & SUB'D FOR R PROPERTY ADDR: 00000 MOUNTVALE OWNER NAME: SANCHEZ ANTHONY W & SHARON A OWNER ADDR: 04431 MOUNTVALE	AV NW ALBUQUERQUE NM	87114



City of Albuquerque

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: June 14, 2005

TO CONTACT NAME: David Abbott  
COMPANY/AGENCY: Schlenel Lewis Architects  
ADDRESS/ZIP: 1600 Central SE. Albuq. NM 87106  
PHONE/FAX #: 247-1529 / 243-6701

Thank you for your inquiry of 6-14-05 requesting the names of **Recognized**  
(date)

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at H-6A7A1, Riverview located on Golf Course between Paseo Del Norte & Shelly Rose Rd.  
zone map page(s) C-12-Z.

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Paradise Hills Civic Assoc.

Neighborhood Association

Contacts: Larry Weaver

6001 Unitas Ct. NW / 87114

898-8640(h) 846-1511(w)

Tom Anderson

10013 Plunkett Dr. NW / 87114

897-2593(h)

Piedras Marcadas

Neighborhood Association

Contacts: Gerri Warner

8715 Tia Christina NW / 87114

898-3110(h) 846-6189(w)

Zora Gardley

8615 Tia Christina NW / 87114

897-6950(h)

**See reverse side for additional Neighborhood Association Information: YES { } NO**

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

.....  
Attention: Both contacts per neighborhood association need to be notified.  
.....

7002 0922 5000 8359 1308

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

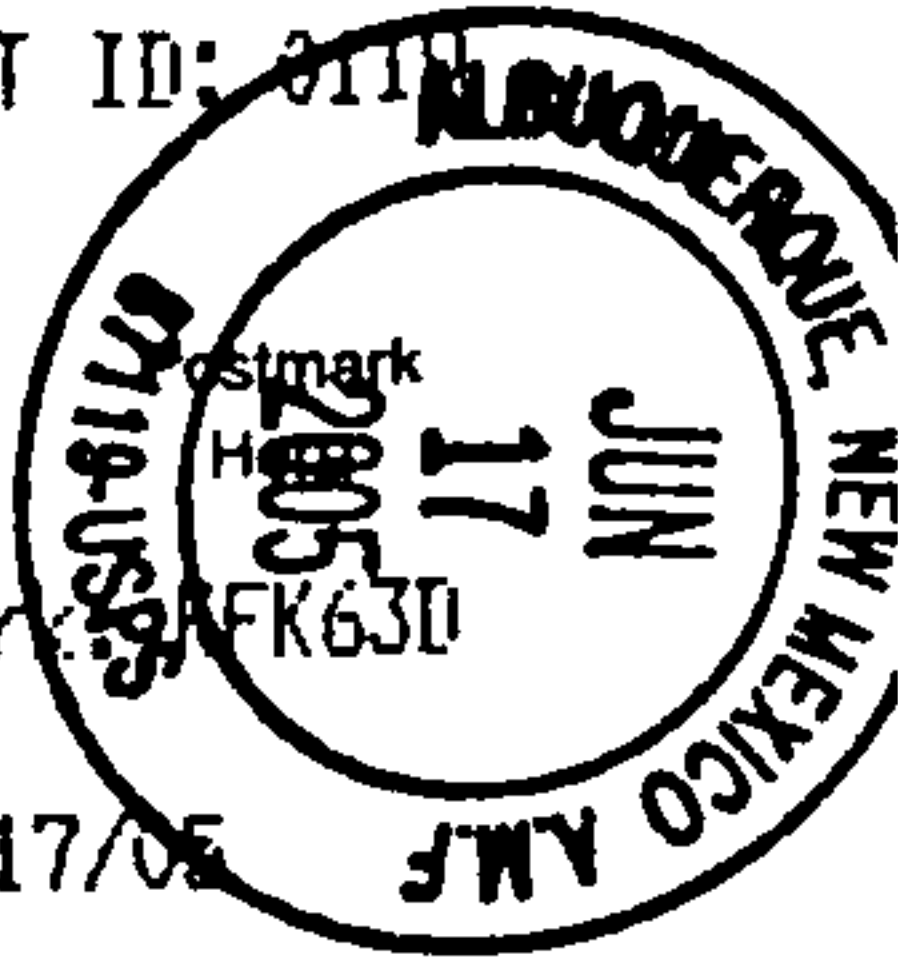
**OFFICIAL USE**  
ALBUQUERQUE, NM 87114

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>

UNIT ID: 0119

Clerk: KFK63D

06/17/05



Sent To TOM ANDERSON  
 Street, Apt. No.,  
 or PO Box No. 10013 PLUNKETT DR NW  
 City, State, ZIP+4 ABQ NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

7002 0922 5000 8359 1285

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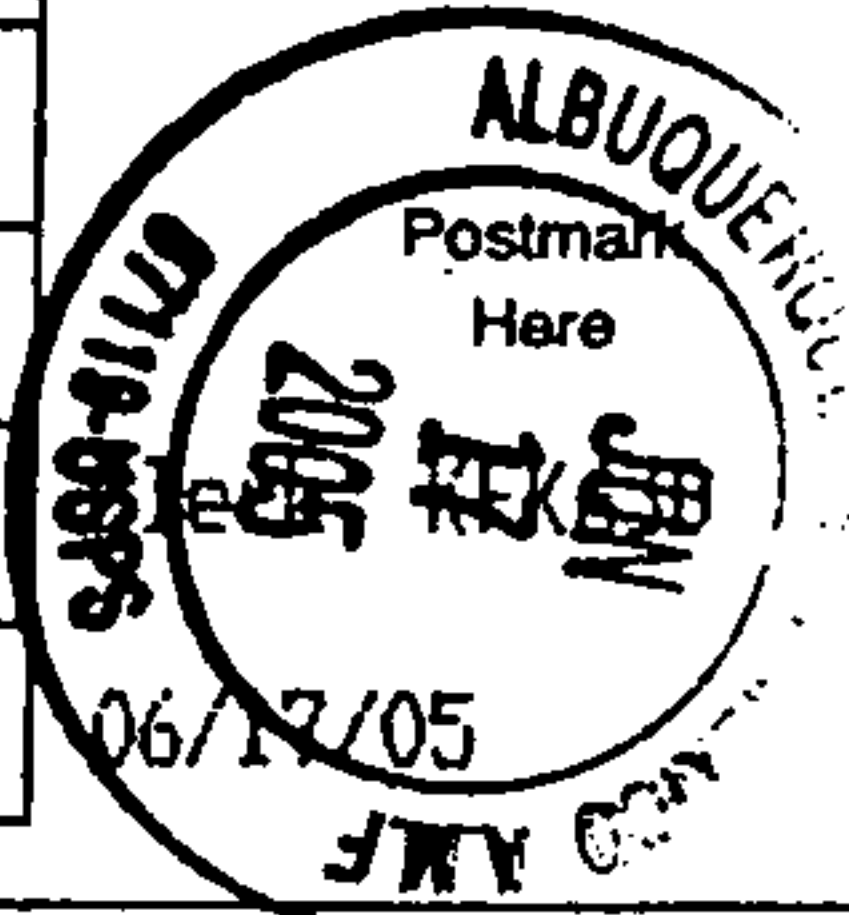
For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**  
ALBUQUERQUE, NM 87114

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>

UNIT ID: 0119

06/17/05



Sent To LARRY WEAVER  
 Street, Apt. No.,  
 or PO Box No. 6001 UNITAS CT NW  
 City, State, ZIP+4 ABQ NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

7002 0922 5000 8359 1278

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

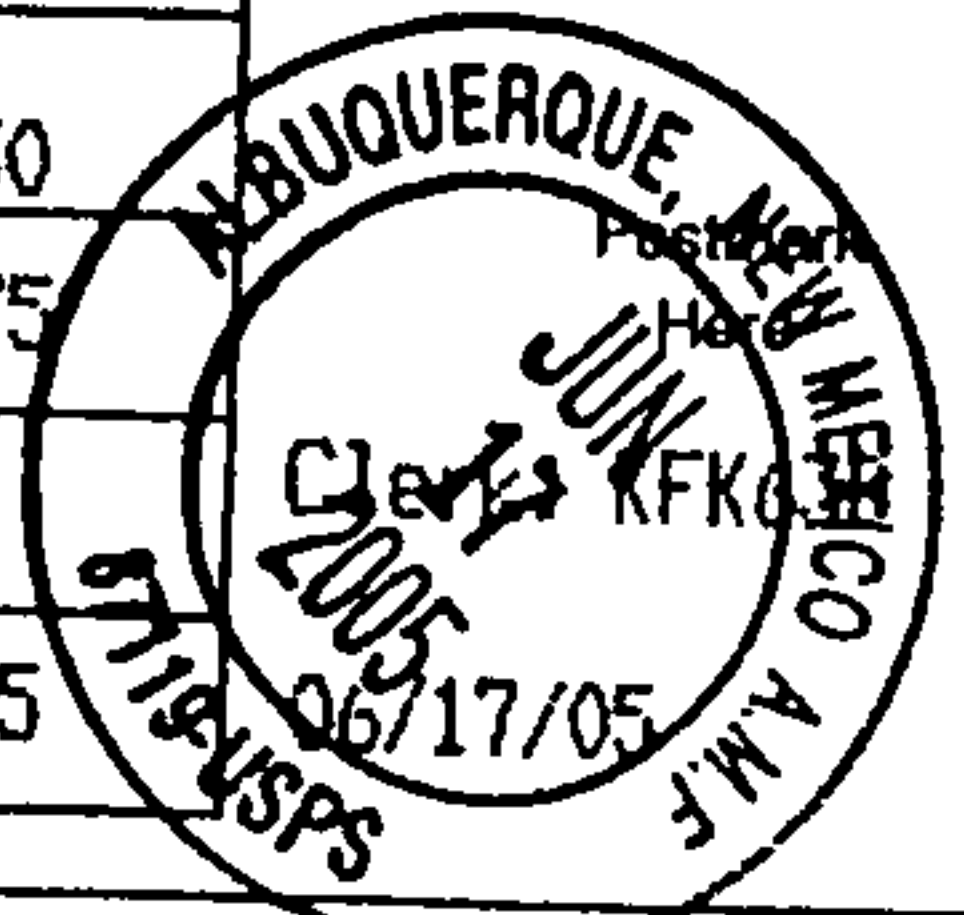
For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**  
ALBUQUERQUE, NM 87114

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>

UNIT ID: 0119

06/17/05



Sent To ZORA GORDLEY  
 Street, Apt. No.,  
 or PO Box No. 8615 TIA CHRISTINA NW  
 City, State, ZIP+4 ABQ NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

7002 0922 5000 8359 1292

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

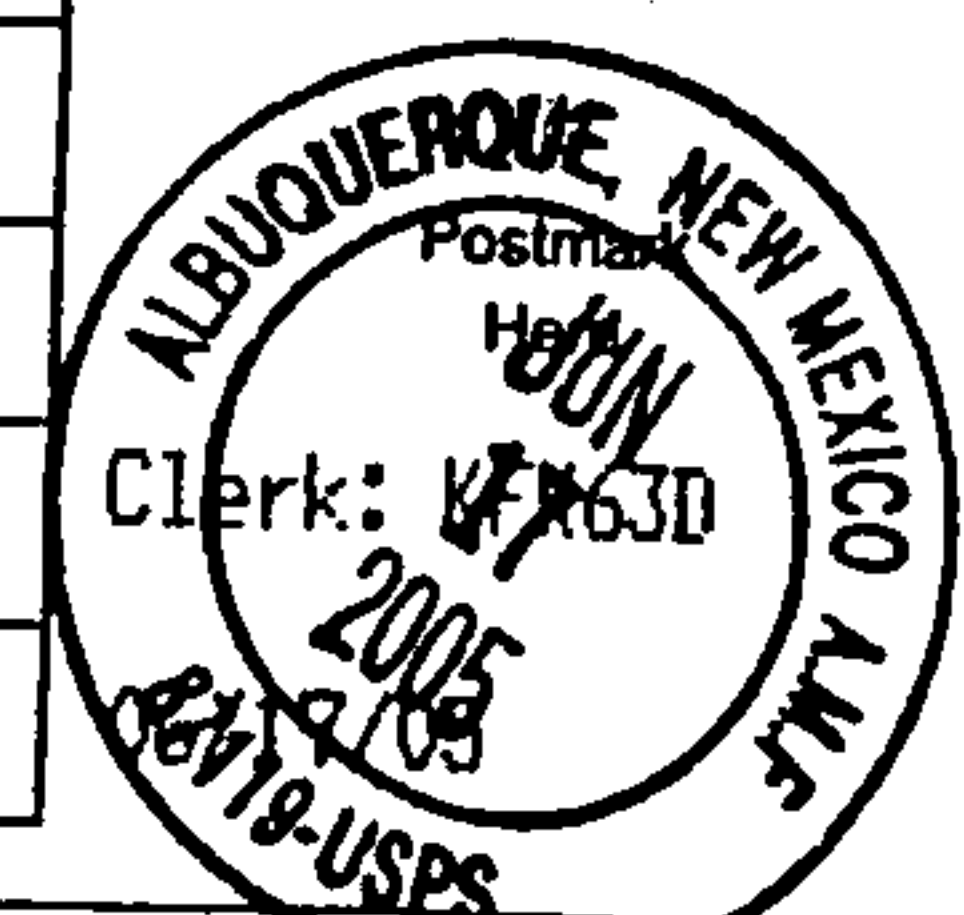
For delivery information visit our website at [www.usps.com](http://www.usps.com)

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ALBUQUERQUE, NM 87114

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>

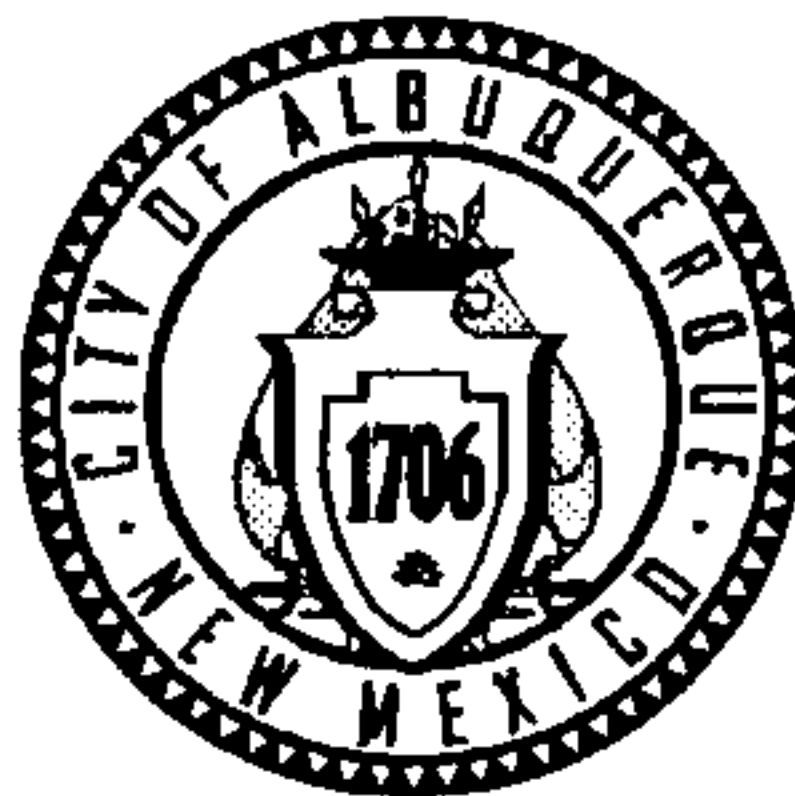
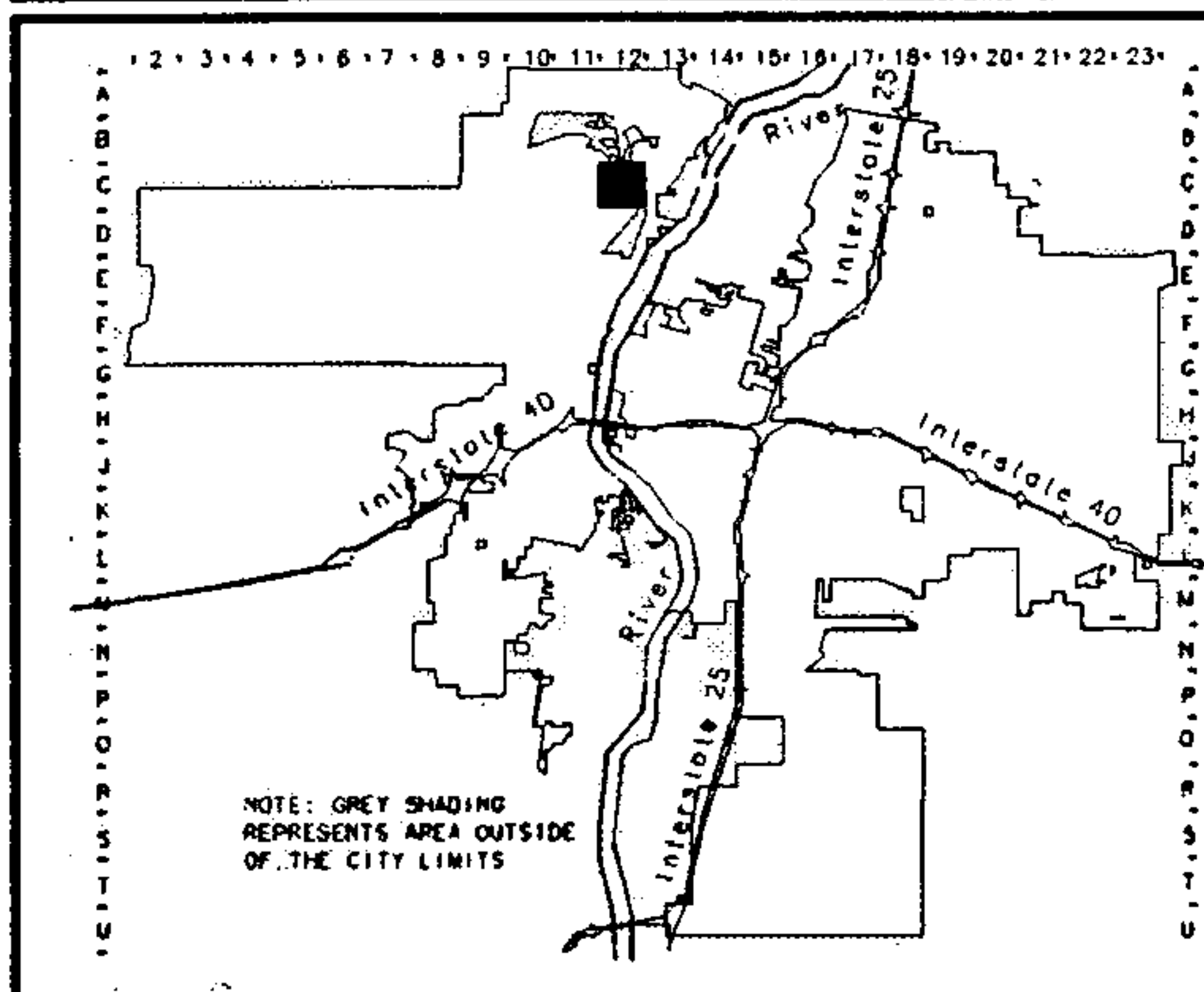
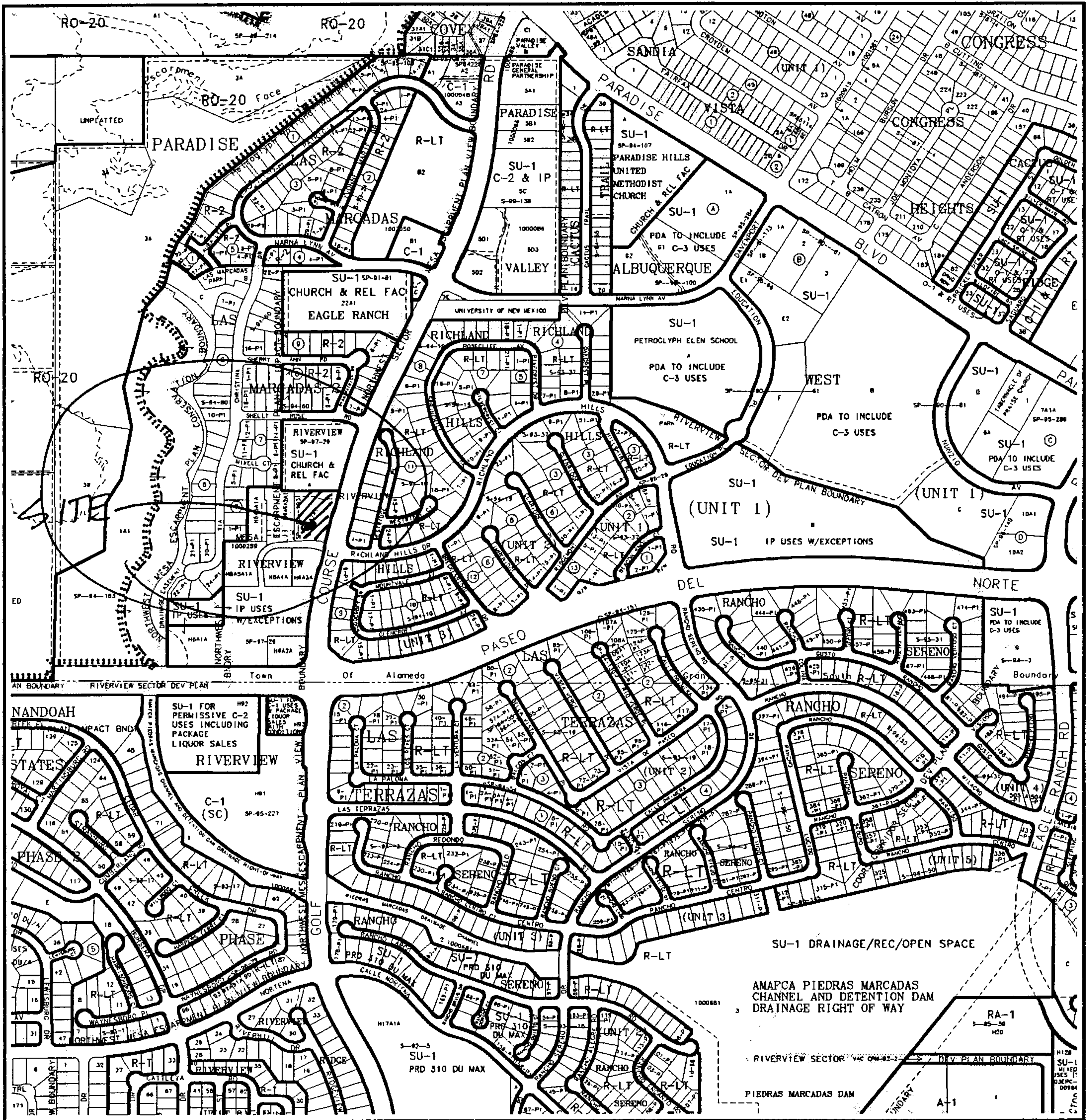
UNIT ID: 0119

06/17/05



Sent To GERRY WARCADAS  
 Street, Apt. No.,  
 or PO Box No. 8715 TIA CHRISTINA NW  
 City, State, ZIP+4 ABQ NM 87114

PS Form 3800, June 2002 See Reverse for Instructions



Albuquerque Geographic Information System  
PLANNING DEPARTMENT

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Zone Atlas Page

C-12-Z

Map Amended through September 02, 2003

**PRE-APPLICATION DISCUSSION**

**NOTE:** PRE APPLICATION DISCUSSIONS ARE PROVIDED TO ASSIST APPLICANTS IN ACQUIRING INFORMATION ON PROCESS AND REQUIREMENTS PERTAINING TO THEIR REQUEST. THE INTERPRETATION OF SPECIFIC USES ALLOWED WITHIN VARIOUS ZONES IS THE RESPONSIBILITY OF THE ZONING ENFORCEMENT OFFICER, AS PROVIDED FOR BY THE COMPREHENSIVE ZONING CODE. ANY STATEMENTS REGARDING ZONING AT THE PRE APPLICATION DISCUSSION ARE NOT CERTIFICATES OF ZONING.

PA # 05-038 APPLICANT David Abbott – Slagel Lewis Architects TEL. # 247-1529

RECEIVED BY Kyle Tsethlikai DATE April 4, 2005

APPOINTMENT TIME & DATE: 3:00 pm; April 12, 2005  
Appointment requests received by Friday will be scheduled for Tuesday of the following week, if times are available. Requests received after Friday will be scheduled for the following Tuesday. **Please contact the Planning Division at 924-3860 for more information.**

**1. BRIEFLY DESCRIBE REQUEST: (What do you plan to develop on this site?)**

Fast Food Restaurant

**2. RESPOND TO THE FOLLOWING QUESTIONS:**

Size of site: 1.2 Acres Existing Zoning: See Question #4 Proposed Zoning: Same

Previous zone change or site plan approval case #s for this site: See Question #4

Applicable Area or Sector Development Plans: Riverview / Northwest Mesa Escarpment Plan View

Residential: Type and # of Units Proposed: N/A

Commercial: Estimated building square footage: 2,500 Sq. Ft No. Of Employees: \_\_\_\_\_

**3. LOCATION OF REQUEST: Provide a legal description of property and indicate location using surrounding streets. Indicate significant landmarks or notable features in the vicinity. Include Zone atlas number.**

8641 Golf Course Rd NW, Lot H-6A7A1, Riverview Subdivision, located on Golf Course Rd NW between Paseo Del Norte NW and Shelly Rose Rd NW, Zone Atlas Page: C-12-Z

**4. WHAT QUESTIONS OR CONCERNS DO YOU HAVE REGARDING THIS REQUEST:**

- \* Existing Zoning: SU-1 Special Use For Uses Permissive IP w/Exceptions
- \* Case Reference #'s: SD-85-10-7, Z-95-76, Z-97-74, Z-98-45, DRB-95-168, DRB-97-245 & 1000464
- \* Application Process (EPC or AA)

*15' landscape buffer on GE*

*• Pad Architecture standards are applicable*





**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, July 20, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000650**

05DRB-01067 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORP request(s) the above action(s) for all or a portion of Tract(s) 1-A-2, **LANDS OF LAMONICA**, zoned SU-1 - C-1 PERMISSIVE USE, located on COORS BLVD SW, between LAMONICA RD SW and RIO BRAVO BLVD SW containing approximately 2 acre(s). (P-10)

**Project # 1004281**

05DRB-01057 Major-SiteDev Plan Subd

05DRB-01058 Major-SiteDev Plan BldPermit

SCHLEGEL LEWIS ARCHITECTS agent(s) for VENTURA PACIFIC CAPITAL COMPANY request(s) the above action(s) for all or a portion of Tract(s) H-6A7A1, **RIVERVIEW SUBDIVISION**, zoned SU-1 IP, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 1 acre(s). [REF: DRB-97-245] (C-12)

**Project # 1004282**

05DRB-01061 Major-Preliminary Plat Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Block(s) A & B, Lot(s) A-1, B-1, C-1, D-1, E-1, F-1, H-1, J-1 and K-1, **ALAMOSA ADDITION**, zoned R-T residential zone, located on TRUJILLO RD SW, between 62<sup>ND</sup> ST SW and BATAAN DR SW containing approximately 2 acre(s). (K-11)

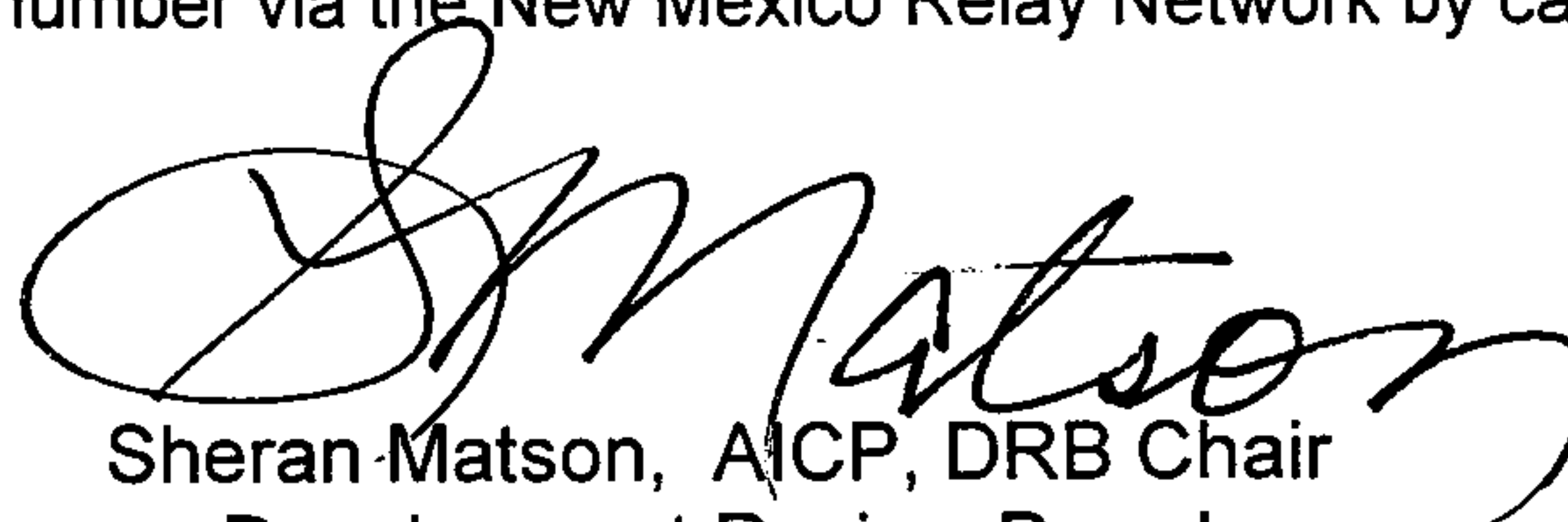
**Project # 1004232**

05DRB-00896 Major-Vacation of Public Easements

MIGUEL TRUJILLO agent(s) for WILLIAM K. WILSON request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) A, **CLAYTON HEIGHTS SUBDIVISION**, zoned C-2 community commercial zone, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). [Indefinitely deferred on 6/22/05] (L-15)

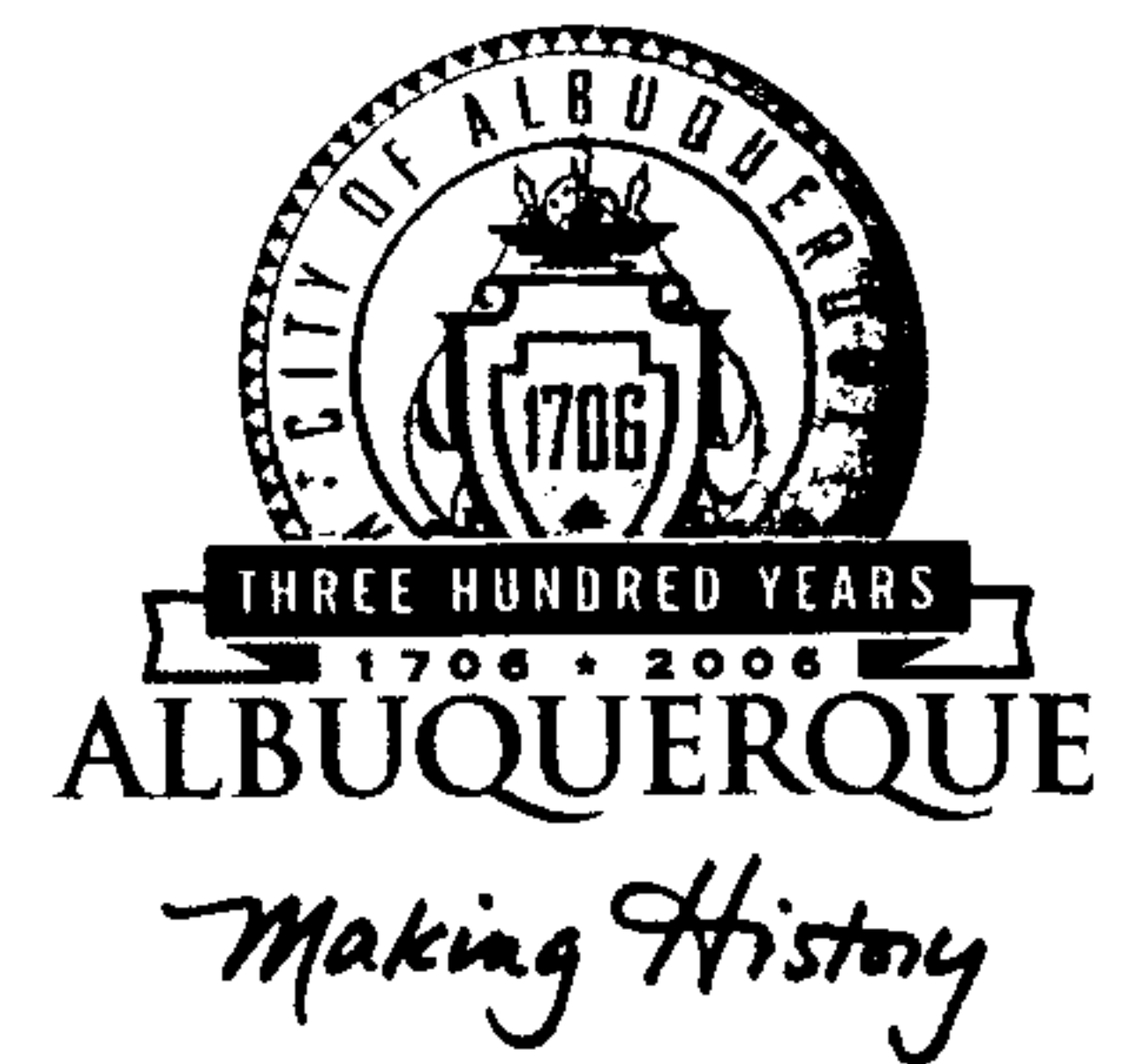
**[NO NEW SUBMITTAL]**

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays **INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 4, 2005.**

F Y I



## **NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD**

June 30, 2005

**TO:** Larry Weaver and Tom Anderson, Paradise Hill Civic Association  
Gerri Warner and Zora Gordley, Piedras Marcadas Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: Requests the following for approximately one (1) acre(s): Major Site Development Plan for Subdivision and Major Site Development Plan for Building Permit for two (2) proposed quick serve type restaurant buildings - first phase for a Carl's Jr. Restaurant and the second phase for an unknown restaurant .

*Proposed by:* Schlegel Lewis Architects at 247-1529

*Agent for:* Ventura Pacific Capital Company

*For property located:* On or near Golf Course Road NW between Paseo Del Norte NW and Shelly Rose Road NW.

*The case number(s) assigned is:* 05DRB- 01057 and 01058, Project # 1004281.

City Planning accepted application for this request on June 21, 2005.

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, July 20, 2005 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

You should contact Claire Senova at 924-3946 to confirm this date, time, and to seek further information.

If you have any questions -OR- have not been contacted by the applicant, please call Stephani Winklepleck at 924-3902 or by e-mail at swinklepleck@cabq.gov.

Sincerely,

*Stephani J. Winklepleck*

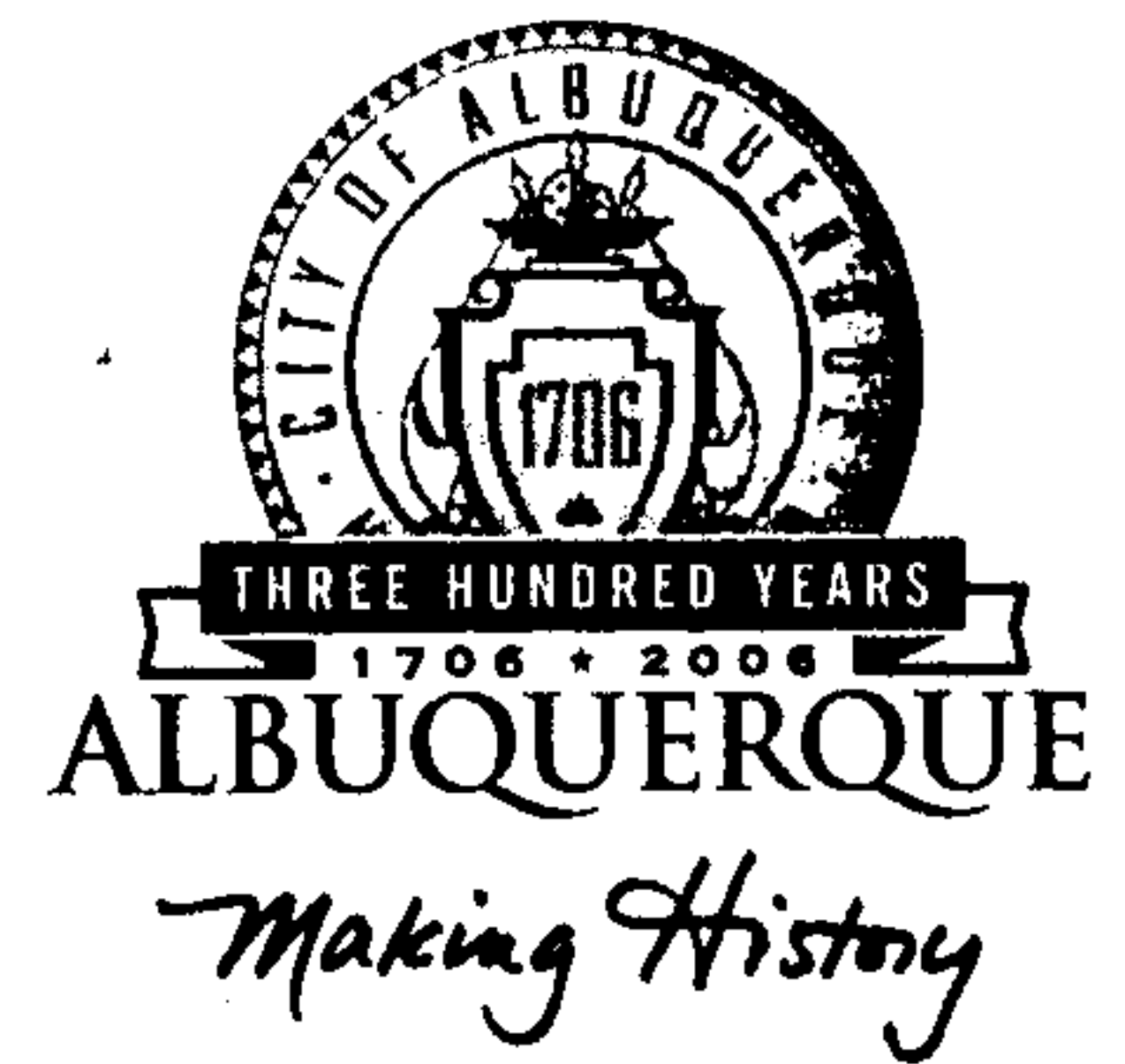
Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB  
Administrative Assistant**



### **NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD**

June 30, 2005

**TO:** Sally Lupton and Robert Anderson, Richland Hills Homeowners Association

This letter is a **COURTESY NOTIFICATION** from the City of Albuquerque pertaining to a request for: Requests the following for approximately one (1) acre(s): Major Site Development Plan for Subdivision and Major Site Development Plan for Building Permit for two (2) proposed quick serve type restaurant buildings - first phase for a Carl's Jr. Restaurant and the second phase for an unknown restaurant.

*Proposed by:* Schlegel Lewis Architects at 247-1529

*Agent for:* Ventura Pacific Capital Company

*For property located:* On or near Golf Course Road NW between Paseo Del Norte NW and Shelly Rose Road NW.

*The case number(s) assigned is:* 05DRB- 01057 and 01058, Project # 1004281.

City Planning accepted application for this request on June 21, 2005.

The owner, applicant, and/or agent **WAS NOT** required notifying you of the proposed action by *certified mail, return receipt requested*.

Please be advised that this application is scheduled for a hearing before the Development Review Board at 9 a.m. on Wednesday, July 20, 2005 at the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

You should contact Claire Senova at 924-3946 to confirm this date, time, and to seek further information.

If you have any questions, please call Stephani Winklepleck at 924-3902 or by e-mail at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Sincerely,

*Stephani I. Winklepleck*

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB  
Administrative Assistant**



**B. Proposed Development**

**1. Structural**

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities *N/A*
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

**2. Parking and Internal Circulation**

- A. Parking layout with spaces numbered per aisle and totaled.
  - 1. Location and typical dimensions, including handicapped spaces
  - 2. Calculations: spaces required: 27 provided: 42  
Handicapped spaces required: 4 provided: 4

- B. Bicycle parking & facilities
  - 1. Bicycle racks, spaces required: 2 provided: 4
  - 2. Other bicycle facilities, if applicable *N/A*

- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
  - 1. Ingress and egress locations, including width and curve radii dimensions
  - 2. Drive aisle locations, including width and curve radii dimensions
  - 3. End aisle locations, including width and curve radii dimensions
  - 4. Location & orientation of refuse enclosure, with dimensions
  - 5. Curb cut locations and dimensions

- D. Pedestrian Circulation
  - 1. Location and dimensions of all sidewalks and pedestrian paths
  - 2. Location and dimension of drive aisle crossings, including paving treatment
  - 3. Location and description of amenities, including patios, benches, tables, etc.

**3. Streets and Circulation**

- A. Locate and identify adjacent public and private streets and alleys.
  - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
  - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
  - 3. Location of traffic signs and signals related to the functioning of the proposal
  - 4. Identify existing and proposed medians and median cuts
  - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
  - 1. Bikeways and bike-related facilities

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST Revised: 1/10/2005

- 2. Pedestrian trails and linkages *N/A*
- 3. Bus facilities, including routes, bays and shelters existing or required

## 4. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

## 5. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

## SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
  - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
  - N/A* C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
  - N/A* A. Existing, indicating whether it is to be preserved or removed.
  - B. Proposed, to be established for general landscaping.
  - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system
- 9. Planting Beds, indicating square footage of each bed
- N/A* 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage. *NO TURF*
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

## SHEET #3 - PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

## A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

## B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections  
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

## SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

### A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
  - 1. Identify facade orientation
  - 2. Dimensions of facade elements, including overall height and width
  - 3. Location, material and colors of windows, doors and framing
  - 4. Materials and colors of all building elements and structures
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.  
N/A

### B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated.
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

*Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.*

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING &amp; PLANNING</b>	<b>Z</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>		
		<b>APPEAL / PROTEST of...</b>	<b>A</b>
		<input type="checkbox"/> 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: VENTURA PACIFIC CAPITAL CO. PHONE: 805-987-6921  
 ADDRESS: 340 ROSEWOOD AVE., SUITE D FAX: 805-987-0152  
 CITY: GAMARILLO STATE CA ZIP 93010 E-MAIL: DEVUPC@AOL.COM  
 Proprietary interest in site: PURCHASER List all owners: \_\_\_\_\_  
 AGENT (if any): SCHLEGEL LEWIS ARCHITECTS PHONE: 247-1529  
 ADDRESS: 1620 CENTRAL SE FAX: 243-6701  
 CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: GDT@MAC.COM

DESCRIPTION OF REQUEST: SITE PLAN FOR BUILDING PERMIT & SUBDIVISION FOR A QUICK SERVE RESTAURANT PROJECT

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. H-6A7A1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Adn. RIVERVIEW SUBDIVISION  
 Current Zoning: SU-1 SPECIAL USE FOR USES Proposed zoning: PREMISSIVE IP W/EXCEPTIONS -> SAME  
 Zone Atlas page(s): C-12 No. of existing lots: 1 No. of proposed lots: 2  
 Total area of site (acres): 1.087 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? \_\_\_\_\_  
 UPC No. 101206413327720918 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: GOLF COURSE RD NW  
 Between: PASEO DEL NORTE NW and SHELLY ROSE RD. NW

**CASE HISTORY:**

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

SP-97-193, DRB 97-245

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team  Date of review: 4/12/05

SIGNATURE: DAVID ABBOTT DATE: 6/17/05  
 (Print) DAVID ABBOTT Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - -01057</u>	<u>SPS</u>	<u>P2</u>	<u>\$ 385.00</u>
<input type="checkbox"/> All fees have been collected	<u>05DRB - -01058</u>	<u>SBP</u>		<u>\$ 385.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CMF</u>		<u>\$ 20.00</u>
<input type="checkbox"/> AGIS copy has been sent		<u>Adv</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> Case history #s are listed				<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>07/20/05</u>			Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 865.00</u>

Andrew Jones 6/21/05  
 Planner signature / date

Project # 1004281



FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

1  
2  
3  
4

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
  - 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
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Completed Site Plan for Subdivision Checklist
  - N/A* 6 copies of the Infrastructure List, if relevant to the site plan
  - N/A* TIS/AQIA Traffic Impact Study form with required signature
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the 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) **24** copies for DRB public hearings
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
  - 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
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Completed Site Plan for Building Permit Checklist
  - N/A* 6 copies of the Infrastructure List, if relevant to the site plan *N/A*
  - N/A* TIS/AQIA Traffic Impact Study form with required signature *N/A*
  - 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
- D. R. B. hearings are approximately ONE MONTH after the 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) **24** copies for DRB public hearings
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
  - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24** copies for DRB public hearings
  - 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
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - 6 copies of the Infrastructure List, if relevant to the site plan
  - TIS/AQIA Traffic Impact Study form with required signature
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the 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 ABBOTT  
Applicant name (print)  
[Signature] 6/21/05  
Applicant signature / date



Form revised JUNE 2005

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
05DRB - 01058

[Signature] 6/21/05  
Planner signature / date  
**Project #** 1004281

## **PROJECT SUMMARY**

This project incorporates approximately 4,700 square feet of quick serve type restaurant buildings including drive through windows, and will be built in two phases. The first phase is for a Carl's Jr. restaurant of approximately 2,700 square feet. The second phase is for an unknown restaurant of approximately 2,000 square feet.

The project includes towers, tile accents and curved metal awnings. The site features the building located toward the street with a large landscape buffer that includes patios. The parking is located toward the back of the site.

The building use is compatible with the surrounding development, as is the style which, single story retail/restaurant. The color scheme, building materials and landscaping is similar to the surrounding development and conforms to the approved site development plan.

**VENTURA PACIFIC CAPITAL COMPANY**

---

340 Rosewood Ave., Suite D / Camarillo, California 93010 / (805) 987-6921 / Fax (805) 987-0152

June 16, 2005

Mr. Jim Lewis  
Schlegel Lewis Architects  
1620 Central Ave., SE  
Albuquerque, NM 87106

RE: Golf Course and Paseo Del Norte

Dear Mr. Lewis:

This letter will serve as your authorization to file land use and land division applications on the property which we have in escrow, known as Golf Course and Paseo Del Norte in the city of Albuquerque New Mexico. Also known as Parcel H-6A7A1 Plat of Riverview Parcels H-6A5A1, H6A6A1, H6A6A2A, H6A6A2B and H-6A7A1.

If you have any questions please call.

Regards,

Richard Devericks



## PRE-APPLICATION DISCUSSION

**NOTE:** PRE APPLICATION DISCUSSIONS ARE PROVIDED TO ASSIST APPLICANTS IN ACQUIRING INFORMATION ON PROCESS AND REQUIREMENTS PERTAINING TO THEIR REQUEST. THE INTERPRETATION OF SPECIFIC USES ALLOWED WITHIN VARIOUS ZONES IS THE RESPONSIBILITY OF THE ZONING ENFORCEMENT OFFICER, AS PROVIDED FOR BY THE COMPREHENSIVE ZONING CODE. ANY STATEMENTS REGARDING ZONING AT THE PRE APPLICATION DISCUSSION ARE NOT CERTIFICATES OF ZONING.

PA # 05-038 APPLICANT David Abbott – Slagel Lewis Architects TEL. # 247-1529

RECEIVED BY Kyle Tsethlikai DATE April 4, 2005

APPOINTMENT TIME & DATE: 3:00 pm; April 12, 2005  
Appointment requests received by Friday will be scheduled for Tuesday of the following week, if times are available. Requests received after Friday will be scheduled for the following Tuesday. **Please contact the Planning Division at 924-3860 for more information.**

1. **BRIEFLY DESCRIBE REQUEST:** (What do you plan to develop on this site?)

Fast Food Restaurant

2. **RESPOND TO THE FOLLOWING QUESTIONS:**

Size of site: 1.2 Acres Existing Zoning: See Question #4 Proposed Zoning: Same

Previous zone change or site plan approval case #s for this site: See Question #4

Applicable Area or Sector Development Plans: Riverview / Northwest Mesa Escarpment Plan View

Residential: Type and # of Units Proposed: N/A

Commercial: Estimated building square footage: 2,500 Sq. Ft No. Of Employees: \_\_\_\_\_

3. **LOCATION OF REQUEST:** Provide a legal description of property and indicate location using surrounding streets. Indicate significant landmarks or notable features in the vicinity. **Include Zone atlas number.**

8641 Golf Course Rd NW, Lot H-6A7A1, Riverview Subdivision, located on Golf Course Rd NW between Paseo Del Norte NW and Shelly Rose Rd NW, **Zone Atlas Page: C-12-Z**

4. **WHAT QUESTIONS OR CONCERNS DO YOU HAVE REGARDING THIS REQUEST:**

- \* Existing Zoning: SU-1 Special Use For Uses Permissive IP w/Exceptions
- \* Case Reference #'s: SD-85-10-7, Z-95-76, Z-97-74, Z-98-45, DRB-95-168, DRB-97-245 & 1000464
- \* Application Process (EPC or AA)

*15' landscape buffer on GE*

- *Pad Architecture standards are applicable*

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning:  Russell Brito <sup>Bob Paulsen</sup>  Others Stephani Winklepleck  
 Transportation:  Tony Loyd  Others Catalina Lehrer  
 Utilities:  Others Elizabeth Pincus  
 Others: \_\_\_\_\_

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

<input type="checkbox"/> Zone Map Amendment:	<input type="checkbox"/> EPC Approval	<input type="checkbox"/> City Council Approval
<input type="checkbox"/> Sector Dev. Plan Amendment:	<input type="checkbox"/> EPC Approval	<input type="checkbox"/> City Council Approval
<input type="checkbox"/> Site Dev. Plan for Subdivision:	<input type="checkbox"/> EPC Approval	<input type="checkbox"/> DRB Approval
<input checked="" type="checkbox"/> Site Dev. Plan for Bldg Permit:	<input type="checkbox"/> EPC Approval	<input checked="" type="checkbox"/> DRB Approval *
<input type="checkbox"/> Annexation: [EPC Review with City Council Approval]		see below
<input type="checkbox"/> OTHER		

3. SUMMARY OF PRT DISCUSSION

Pad 8 - Carls Jr. and another fast food as possibilities.

Z-95-17 / DRB-95-168

- A TIS update is unnecessary; project is well-under allowed FAR.
- The Official Notice of Decision for Z-95-17 allows delegation of site plans for building purposes to the DRB. Unless subsequent direction from the EPC is discovered, review of the project site will be at the DRB in a publically-noticed hearing.

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.

[PRT DISCUSSIONS ARE INFORMATIONAL & NON-BINDING]

Bob Paulsen 9/12/05  
PRT CHAIRMAN / DATE

[Signature] 9/12/05  
APPLICANT OR AGENT / DATE

Paradise Hills  
Highland Hills  
Piedras Marcadas



Affected Neighborhood  
Associations.

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

Date: March 17, 1995

**OFFICIAL NOTIFICATION OF DECISION**

Projewell Partnership  
3504 La Sala Redondo NE  
Albuq., NM; 87111

FILE: Z-95-17  
LEGAL DESCRIPTION: Tract A, Las Marcadas II  
Subdivision and Parcel H-6A, Riverview Subdivision,  
located at the northwest corner of Paseo Del Norte, NW  
and Golf Course Road, NW, containing approximately  
12.9 acres (C-12). DAVE CARLSON, STAFF PLANNER

On March 16, 1995 the Environmental Planning Commission voted to approve SD-85-10-7, an amendment to the Riverview Sector Development Plan, to allow gasoline sales and auto washing based on the following Finding:

**Findings - Sector Plan:**

1. The proposed amendment to the Riverview Sector Plan to allow gasoline sales and auto washing is consistent with the action taken to rezone most of the land in the sector plan to residential use.

On March 16, 1995 the Environmental Planning Commission voted to approve Z-95-17, a change to SU-1 for IP Uses zoning, based on the following Findings:

**Findings - Zone Change:**

1. The proposed zone change covers an isolated area adjacent to existing SU-1 IP zoning.
2. The approval of the Las Marcadas II Subdivision which isolated the area of the proposed zone change is a changed condition. Approval is, therefore, consistent with Resolution 270-1980 policies.
3. The zone change lies in the Impact Area of the Northwest Mesa Escarpment Plan which contains standards that may limit development of the use allowed in this zone.

On March 16, 1995 the Environmental Planning Commission voted to approve Z-95-17, a site development plan for subdivision, based on the following Findings and subject to the following Conditions:

**Findings - Site Development Plan for Subdivision:**

1. The proposed revised plan with conditions can meet the basic requirements for development of the site.
2. Given the unspecified nature of future uses on the pad sites and their relationship to adjacent residential development, plan review is not delegated to staff.
3. This 12.9 acre commercial site is located in a highly visible area near the Petroglyph National Monument. Special design treatment for the site is required to reduce the impact on the monument.

**Conditions:**

1. All notes presented on separate 8 1/2 by 11 sheets shall be incorporated into the plan documents except that color number one is changed to Benjamin Moore color #1121 or equivalent.
2. The minimum landscaping buffer along all public rights-of-way is 15 feet. The utility easements must be removed from the landscaped buffer area.



3. Freestanding signage shall be limited to two 50 square foot monument signs not to exceed 8 1/2 feet height above the average grade for pads one and six and to two monument signs not to exceed 100 square feet and 12 feet in height for the supermarket.
4. The conditions of Traffic Engineering shall be met except for the following: Modify Bullet number to centerline.
5. The next two pad sites to be developed will require review by the Environmental Planning Commission. If these pad designs comply with the intent of the EPC, future pad site review will be delegated to the Development Review Board.
6. The boundaries of the Petroglyph National Monument will be noted both on the site plan for subdivision and on hydrology plans.
7. Pedestrian ways shall be designed with intermittent heavily landscaped rest areas.
8. Pad architectural design standards shall include the following elements to provide a uniform standard for all pads.
  - Seventy percent of the area of vertical walls and landscaping walls shall be four or eight inch split face CMU.
  - Four or eight inch split face or accent block to a maximum 30% of color one.
  - CMU column enclosures.
  - CMU or stucco fascias (stucco shall be minimal).
  - CMU shall be designed in interlocking horizontal banding mixing colors one and two.
9. The applicant shall substitute xeric landscaping for the majority of sod indicated on the site.

On March 16, 1995 the Environmental Planning Commission voted to approve Z-95-17, a site development plan for building purposes, based on the following findings and subject to the following Condition:

**Findings - Site Development Plan for Building Purposes:**

1. The proposed site development plan for the grocery store and service station meet the basic requirements and policies of the City for such developments.
2. Site development plan approval for the pad at the front of the grocery store is not a part of this action.

**Condition:**

1. The building footprint and parking area on the pad in front of the grocery store shall be eliminated from the plan.

**FINAL APPROVAL OF A SITE DEVELOPMENT PLAN REQUIRES FINAL SIGN-OFF BY THE DEVELOPMENT REVIEW BOARD (DRB). THE APPLICANT IS RESPONSIBLE FOR APPLYING FOR THIS ACTION. BUILDING PERMITS CANNOT BE ISSUED UNTIL FINAL SIGN-OFF HAS OCCURRED. APPLICATIONS FOR DRB ARE AVAILABLE FROM AND ARE TO BE SUBMITTED TO THE PLANNING DEPARTMENT, 4TH FLOOR, CITY/COUNTY BUILDING.**

**IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY MARCH 31, 1995, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.**

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 7-14-45.B.2.c of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division 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 it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

# APPLICATION TO THE DEVELOPMENT REVIEW BOARD

APPLICATION FOR:

Minor Subdivision

- Sketch Plat Review and Comment
- Preliminary Plat and Final Plat -  
(City Surveyor Approval Required)
- Lot Split ( " " " )
- Vacation (See No. 2)
- Public Right-of-Way
- Public Easement
- Private Easement

(CHECK APPLICABLE REQUEST; MORE THAN ONE CATEGORY CAN BE CHECKED)

Major Subdivision (See No. 3)

- Sketch Plat Review and Comment
- Preliminary Plat Approval
- Final Plat Approval
- Site Development Plan (See No. 4)
- Review and Comment
- Final Sign Off for EPC
- Approval (DRB only-attach checklist)
- Amended Plan

Subdivision Variance (See No. 5)

- Subdivision Design Standards
- Improvements Guarantee (Bulk Land)
- Sidewalk Variance

Other (See No. 6)

- Amended Infrastructure List
- SIA Extension
- Sector Plan Review or  Sign Off

PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets as necessary. The completed application must be submitted in person to the Planning Division by the applicant or agent. Fees are required at the time of application for Vacations, Site Development Plan Approvals (DRB only), and Preliminary Plat for Major Subdivisions. All attachments must be submitted with the application and, after folding, shall not exceed 8 1/2 x 14 inches. INACCURATE APPLICATIONS WILL DELAY HEARING OR DECISION DATE. For additional information, contact the Planning Division at (505) 768-3860.

APPLICANT INFORMATION

APPLICANT NAME: PROJEWELL PARTNERSHIP Telephone Number: 296-8962  
 Mailing Address: 350A LA SALA REDONDO N.E  
 City: ALBUQUERQUE State: N.M Zip Code: 87111  
 Applicant's Proprietary Interest in the Property: OWNER

Has a List of Owners Been Provided?  Yes  No (This is Required for Preliminary Plat Application)

AGENT (if Any): GARCIA / KRAEMER + ASSOC. Telephone Number: 242-5866  
 Mailing Address: 200 LOMAS N.W. SUITE 1020C  
 City: ALBUQUERQUE

SIGNED (Applicant or Agent): William L Kraemer State: N.M. Zip Code: 87102  
 (Print) WILLIAM L. KRAEMER

I. SITE INFORMATION

(a) Property is:  within the City Limits of Albuquerque or  Outside the City Limits of Albuquerque, but within five (5) miles (this is the extent of Development Review Board Jurisdiction)

(b) Present Zoning: SU-1 / IP + RI Proposed Zoning (Complete Only if Zone Change Request is Anticipated): SU-1 / IP USES

(c) Existing Buildings?  Yes  No - If yes, a Site Sketch is required (show buildings, setbacks, and parking on separate sheet);  
 If yes, Address(es) (required): \_\_\_\_\_

(d) Number of Lots Existing: \_\_\_\_\_ Number Proposed: \_\_\_\_\_ Total Land Area Covered by Request: (Acres) ± 17.9

(e) Present Legal Description of the Property: Lot/Tract No.(s): TRACT A Block/Map No.(s): \_\_\_\_\_  
 Subdivision/Addition: LAS MARCADAS II, SUBDIVISION + PARCEL H-6A RIVERVIEW SUBDIV.

(f) Location of Property by Streets - Located on (or near): NORTH-WEST CORNER OF PASO DEL NORTE + GOLF COURSE ROAD.

(g) Uniform Property Code (10 Digit Number Issued by County Assessor): 1-012-06A-101-275-2013, 1-012-06A-11A-250-2012, 1-012-06A-071-210208  
 VACATION ONLY: Give reason for request on separate sheet. Sketch state exactly what is being vacated. Give reasons why vacation should be granted as per Subdivision Ordinance requirements. A copy of the document that created the areas to be vacated is required.

SUBDIVISION ONLY: An Infrastructure List and a completed checklist from the Development Process Manual (DPM) is required for Major Subdivision/Preliminary Plat application. Attach any variances or easements granted for this property which affects platting if applicable. Attach zoning action, Notifications of Decision, or Zone Change Request if applicable.

SITE DEVELOPMENT PLAN ONLY: For final sign off for EPC, Notification of Decision is required. For amended plan, list changes to previous plan.

SUBDIVISION VARIANCE REQUEST: Include letter of request for improvements guarantee (Bulk Land). Other information as required per the Development Process Manual (DPM) and Subdivision Ordinance. For Sidewalk Variance, sketch location and state reason for variance.

AMENDED INFRASTRUCTURE LIST, ETC: Describe and show changes to approved Infrastructure List. For Subdivision Improvement Agreement (SIA) Extension, attach previous DRB approvals (Infrastructure List, ETC).

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

Date: July 21, 1995

**OFFICIAL NOTIFICATION OF DECISION**

Realty Consultants/Robert Weinstein  
4600 Madison Ave, Suite 1010  
Kansas City, Missouri 64112

FILE: Z-95-76  
LEGAL DESCRIPTION: A portion of Parcel H-6A, Riverview Subdivision, zoned SU-1 for IP uses, located at the northwest corner of Paseo Del Norte NW and Golf Course Road NW, containing approximately 0.6851 acre (T-12). KYH DICOME, STAFF PLANNER

On July 20, 1995 the Environmental Planning Commission voted to approve Z-95-76, your request for site development plan approval, based on the following Findings and subject to the following Conditions:

**Findings:**

1. The site development plan for subdivision purposes must be signed off prior to the approval of a site development plan for building permit.
2. With minor modifications, the proposed site development plan does meet the requirements of the site development plan for subdivision purposes.
3. Minor modifications are required to the landscaping, easements, building elevation sheet, and parking.

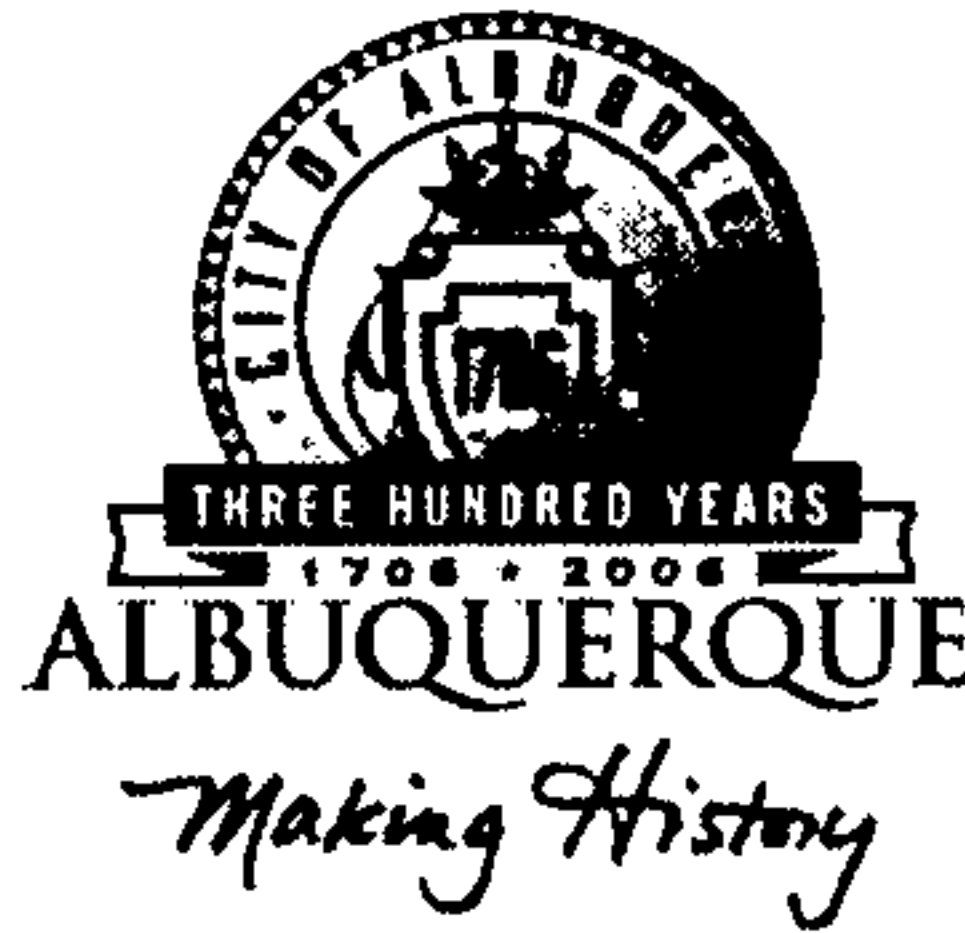
**Conditions:**

1. The design standards of the site development plan for subdivision purposes shall be added to the site development plan.
2. The building elevation sheet shall be revised to remove the unrelated notes and add the reference numbers to the building elevations.
3. The required 15-foot landscaped buffer along Golf Course Road shall be measured from the back of the public sidewalk and the utility easement shall be removed from the plan.
4. Transportation Division and Environmental Health Division comments as listed in the staff report shall be met.
5. The maintenance responsibility agreement of the off-site landscaped areas, as shown on the landscaping plan, shall be clarified.
6. The appropriate site lighting notes as listed in the Area Lighting section of the Zoning Code shall be added to the plan.
7. The site development plan for subdivision purposes (Z-95-17) shall be signed-off prior to the approval of this site plan for building permit.
8. The amenities to be provided in the rest area shall be listed on the plan.
9. The keyway located in the southern parking area shall be removed from the required 15-foot landscaped setback.

**FINAL APPROVAL OF A SITE DEVELOPMENT PLAN REQUIRES FINAL SIGN-OFF BY THE DEVELOPMENT REVIEW BOARD (DRB). THE APPLICANT IS RESPONSIBLE FOR APPLYING FOR THIS ACTION. BUILDING PERMITS CANNOT BE ISSUED UNTIL FINAL SIGN-OFF HAS OCCURRED. APPLICATIONS FOR DRB ARE AVAILABLE FROM AND ARE TO BE SUBMITTED TO THE PLANNING DEPARTMENT, 4TH FLOOR, CITY/COUNTY BUILDING.**

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY AUGUST 4, 1995, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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 7-14-45.B.2.c



City of Albuquerque

**PLEASE NOTE:** The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: June 14, 2005

TO CONTACT NAME: David Abbott  
COMPANY/AGENCY: Schlaegel Lewis Architects  
ADDRESS/ZIP: 1600 Central S.E. Albuq. NM 87106  
PHONE/FAX #: 247-1529 / 243-6701

Thank you for your inquiry of 6-14-05 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at H-6A7A1, Riverview located on Golf Course between Paseo Del Norte & Shelly Rose Rd.  
zone map page(s) C-12-Z.

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Paradise Hills Civic Assoc.

Neighborhood Association

Contacts: Larry Weaver

6001 Unitas Ct. NW / 87114

898-8640(h) 846-1511(w)

Tom Anderson

10013 Plunkett Dr. NW / 87114

897-2593(h)

Piedras Marcadas

Neighborhood Association

Contacts: Gerri Warner

8715 Tia Christina NW / 87114

898-3110(h) 846-6189(w)

Zora Gardley

8615 Tia Christina NW / 87114

897-6950(h)

**See reverse side for additional Neighborhood Association Information: YES { } NO**

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

  
OFFICE OF NEIGHBORHOOD COORDINATION

.....  
Attention: Both contacts per neighborhood association need to be notified.  
.....

Additional Neighborhood Association Information

\_\_\_\_\_  
Neighborhood Association

Contacts: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
Neighborhood Association

Contacts: \_\_\_\_\_

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\_\_\_\_\_  
Neighborhood Association

Contacts: \_\_\_\_\_

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Neighborhood Association

Contacts: \_\_\_\_\_

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**ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,**  
you are most welcomed to notify the following "*Unrecognized*"  
neighborhood associations of this project.

\_\_\_\_\_  
Neighborhood Association

Contacts: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
Neighborhood Association

Contacts: \_\_\_\_\_

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\_\_\_\_\_  
Neighborhood Association

Contacts: \_\_\_\_\_

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\_\_\_\_\_  
Neighborhood Association

Contacts: \_\_\_\_\_

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7003 2260 0005 8359 1308

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Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>

UNIT ID: 0119  
 Postmark  
 JUN 17 2005  
 Clerk: KFK63D  
 06/17/05  
 ALBUQUERQUE, NEW MEXICO A.M.F.

Sent To TOM ANDERSON  
 Street, Apt. No., or PO Box No. 10013 PLUNKETT DR NW  
 City, State, ZIP+4 ABQ NM 87114  
 PS Form 3800, June 2002 See Reverse for Instructions

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Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>

UNIT ID: 0119  
 Postmark  
 Here  
 JUN 17 2005  
 Clerk: KFK63D  
 06/17/05  
 ALBUQUERQUE, NEW MEXICO A.M.F.

Sent To LARRY WEAVER  
 Street, Apt. No., or PO Box No. 6001 UNITAS CT NW  
 City, State, ZIP+4 ABQ NM 87114  
 PS Form 3800, June 2002 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>

UNIT ID: 0119  
 Postmark  
 JUN 17 2005  
 Clerk: KFK63D  
 06/17/05  
 ALBUQUERQUE, NEW MEXICO A.M.F.

Sent To ZORA GORDLEY  
 Street, Apt. No., or PO Box No. 8615 TIA CRISTINA NW  
 City, State, ZIP+4 ABQ NM 87114  
 PS Form 3800, June 2002 See Reverse for Instructions

7003 2260 0005 8359 1292

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Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.65</b>

UNIT ID: 0119  
 Postmark  
 JUN 17 2005  
 Clerk: KFK63D  
 06/17/05  
 ALBUQUERQUE, NEW MEXICO A.M.F.

Sent To GERRY WARCADAS  
 Street, Apt. No., or PO Box No. 8715 TIA CRISTINA NW  
 City, State, ZIP+4 ABQ NM 87114  
 PS Form 3800, June 2002 See Reverse for Instructions

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

**PAID RECEIPT**

APPLICANT NAME Ventura Pacific Capital CC  
 AGENT Schelegel Lewis Architects  
 ADDRESS 1620 Central SE.  
 PROJECT & APP # 1004281/05 DRB 01057/00 05 DRB 01058  
 PROJECT NAME Carl J.

**\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division**

6/21/2005 1:01PM LOC: ANN  
 RECEIPT# 00044830 WSH# 007 TRANSH# 0038  
 ACCOUNT 441032 Fund 0110  
 ACTIVITY 3424000 TRSLJS  
 Trans Amt \$865.00  
 J24 Misc \$20.00

Thank You

- \$ 20.<sup>00</sup> 441032/3424000 Conflict Management Fee
- \$ 770.<sup>00</sup> 441006/4983000 DRB Actions
- \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75.<sup>00</sup> 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
- \$ 865.<sup>00</sup> TOTAL AMOUNT DUE

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

6/21/2005  
 RECEIPT# 00044831 WSH# 007 TRANSH# 0038  
 ACCOUNT 441006 Fund 0110  
 ACTIVITY 4983000 TRSLJS  
 Trans Amt \$865.00  
 J24 Misc \$70.00

**SCHLEGEL LEWIS ARCHITECTS**

DIVISION OF GENERAL DESIGN  
 1620 CENTRAL AVE. SE  
 ALBUQUERQUE, NM 87106  
 PH: (505) 247-1529

BANK OF ALBUQUERQUE N.A.  
 ALBUQUERQUE, NEW MEXICO  
 95-660-1070

3584

6-17-05

**\*\*\*DUPLICATE\*\*\*  
\$865.<sup>00</sup>  
City Of Albuquerque  
Treasury Division DOLLARS**

MEMO

MEMO  
 PAY TO THE ORDER OF \$865.00  
 TRSLJS  
 Trans Amt \$865.00  
 J24 Misc \$70.00

*EIGHT THOUSAND SIXTY FIVE and no/100*  
 0514

6/21/2005 1:01PM LOC: ANN  
 RECEIPT# 00044832 WSH# 007 TRANSH# 0038  
 Account 441018 Fund 0110  
 Activity 4971000 TRSLJS  
 Trans Amt \$865.00  
 J24 Misc \$75.00  
 CK \$865.00  
 \$0.00

⑈003584⑈ ⑆107006606⑆ 7827304859⑈

Thank You

Security Features Included. Details on back.

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from JULY 5<sup>th</sup> To JULY 20<sup>th</sup>, 2005

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature] 6/21/05  
(Applicant or Agent) (Date)

I issued 1 signs for this application, 6/21/05, [Signature]  
(Date) (Staff Member)

DRB PROJECT NUMBER: 100 42 81



\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 3713  
CONNECTION TEL 9p2436701  
SUBADDRESS  
CONNECTION ID  
ST. TIME 07/01 15:35  
USAGE T 02'01  
PGS. 2  
RESULT OK



**DEVELOPMENT REVIEW BOARD  
FAX FORM**

TO: *David Abbott*  
*Dohlegel Lewis Architects*

FAX NUMBER: *213-6701* # PAGES *2*

SENT BY: Sheran Matson, DRB Chair DATE: *7/1/05*

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: *1004281* APPLICATION NO: *05-01051*  
*+ 01058*

\*\*\*\*\*  
*My comments on Lot # ~~LA7A1~~ <sup>H-6A7A1</sup>*  
*Carl's Jr.*



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, July 20, 2005, beginning at 9:00 a.m.** for the purpose of considering the following:

**Project # 1000650**  
05DRB-01067 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORP request(s) the above action(s) for all or a portion of Tract(s) 1-A-2, **LANDS OF LAMONICA**, zoned SU-1 - C-1 PERMISSIVE USE, located on COORS BLVD SW, between LAMONICA RD SW and RIO BRAVO BLVD SW containing approximately 2 acre(s). (P-10)

**Project # 1004281**  
05DRB-01057 Major-SiteDev Plan Subd  
05DRB-01058 Major-SiteDev Plan BldPermit

SCHLEGEL LEWIS ARCHITECTS agent(s) for VENTURA PACIFIC CAPITAL COMPANY request(s) the above action(s) for all or a portion of Tract(s) H-6A7A1, **RIVERVIEW SUBDIVISION**, zoned SU-1 IP, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 1 acre(s). [REF: DRB-97-245] (C-12)

**SITE PLAN SHEET**

- The parking calculations should be on this sheet.
- The pedestrian walkway between buildings should be separate from the handicap van aisle. The van aisle is to allow the operation of a chair lift.
- Light fixtures are limited to 20' maximum height per the Zone Code and the Northwest Mesa Escarpment Plan.

**SIGNS**

- The square footage of the building mounted signs is required. The colors of monument & building mounted signs are required.
- ~~The Clifford West Business Park Master Plan should be followed with regard to signage. Please provide enough information on the site plan for Planning to make that determination.~~

*Yes*

**LANDSCAPE PLAN**

- The Northwest Mesa Escarpment Plan has a list of approved plants. Most of the plants on the Plan are okay. The Flowering Pear is not on the list & is a high water user. Please substitute another ornamental tree which does not exceed 30' in height and is not a high water user.
- The 15% landscaping requirement is planted areas, gravel with no plants is not counted.

**BUILDING ELEVATIONS**

- There are 2 West Elevations of Carl's Jr, no East Elevation.

**Project # 1004282**

GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

July 20, 2005

**Project # 1004281**  
 05DRB-01057 Major-SiteDev Plan Subd  
 05DRB-01058 Major-SiteDev Plan BldPermit

SCHLEGEL LEWIS ARCHITECTS agent(s) for VENTURA PACIFIC CAPITAL COMPANY request(s) the above action(s) for all or a portion of Tract(s) H-6A7A1, **RIVERVIEW SUBDIVISION**, zoned SU-1 IP, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 1 acre(s). [REF: DRB-97-245] (C-12)

AMAFCA No comment.

COG No comment.

Transit Transit suggests providing a pedestrian connection from the sidewalk along Golf Course to at least the northern restaurant building, potentially at approximately the location where the driveway width is marked at 22' just north of the drive-through clearance menu sign. This location would provide better access to the site for pedestrians arriving from the north.

Zoning Enforcement ✓ ~~Sidewalks adjacent to the primary entrance of the building must be eight feet wide for the entire length of the façade. Six-foot wide sidewalks are insufficient per the Code.~~

*Honey Locust*

~~Desert willow and New Mexico Olive are trees. All trees planted as part of the required landscaping must be two inches caliper six inches above the grade after planting, or ten to twelve feet tall after planting.~~

These two tree types as indicated on the landscaping plan do not meet this requirement. (Gallon size is not an accurate method to determining compliance with the ordinance.)

Please provide a floor plan. Parking requirements for this development are determined by the seating in the restaurant. This is not shown correctly on the plan.

Neighborhood Coordination

Letters sent to Paradise Hills Civic Assoc. (R), Piedras Marcadas NA (R) and Richland Hills HOA.

APS	No comments received.
Police Department	No CPTED or crime prevention comments at this time.
Fire Department	Project approved for Fire Department access only. Additional requirements will be addressed when plans are submitted for review and permit.
PNM Electric & Gas	OK.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	The site is within the Northwest Mesa Escarpment Plan View boundary, development guidelines set out in the plan should be followed for this project.
City Engineer	No adverse comment.
Transportation Development	<ol style="list-style-type: none"><li>1) Where is the SDP for subdivision?</li><li>2) Provide a copy of the x-access agreement.</li><li>3) Where are the parking calculations?</li><li>4) Dedication will be required for sidewalks and ADA ramps.</li></ol>
Parks & Recreation	No objection.
Utilities Development	This is in the NMUI service area. Need City Fire Marshall's approval on Site Plan of fire hydrant locations.

Planning Department

SITE PLAN SHEET

- ✓• The parking calculations should be on this sheet.
- ✓• The pedestrian walkway between buildings should be separate from the handicap van aisle. The van aisle is to allow the operation of a chair lift.
- ✓• Light fixtures are limited to 20' maximum height per the Zone Code and the Northwest Mesa Escarpment Plan.

SIGNS

- ✓• The square footage of the building mounted signs is required. The colors of monument & building mounted signs are required.
- ✓• The Clifford West Business Park Master Plan should be followed with regard to signage. Please provide enough information on the site plan for Planning to make that determination.

LANDSCAPE PLAN

*N.M.E. line  
High water  
user?*

- The Northwest Mesa Escarpment Plan has a list of approved plants. Most of the plants on the Plan are okay. The Flowering Pear is not on the list & is a high water user. Please substitute another ornamental tree which does not exceed 30' in height and is not a high water user.
- The 15% landscaping requirement is planted areas, gravel with no plants is not counted.

BUILDING ELEVATIONS

- ✓ There are 2 West Elevations of Carl's Jr, no East Elevation.

**IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING**

cc: Ventura Pacific Capital Co., 340 Rosewood Ave Ste #D, Camarillo, CA 93010  
Schlegel Lewis Architects, 1620 Central Ave SE, Abq., NM 87106

#4



# DRB CASE ACTION LOG (SITE PLAN/B.P.)

REVISED 2/5/04

Submit

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-01058 (SBP)

Project # 1004281

Project Name: RIVERVIEW SUBDIVISION

Agent: Schlegel Lewis Architects

Phone No. 247-1529

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN); was approved on 2/20/05 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

Project Number

1004281

TRANSPORTATION: BUILD NOTES - PARKING CURBS

- 
- 
- 
- 

UTILITIES: \_\_\_\_\_

- 
- 
- 
- 

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

- 
- 
- 
- 

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

- 
- 
- 
- 

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

- 
- 
- 
- 

**Planning must record this plat. Please submit the following items:**

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.

**Include 3 copies of the approved site plan along with the originals.**

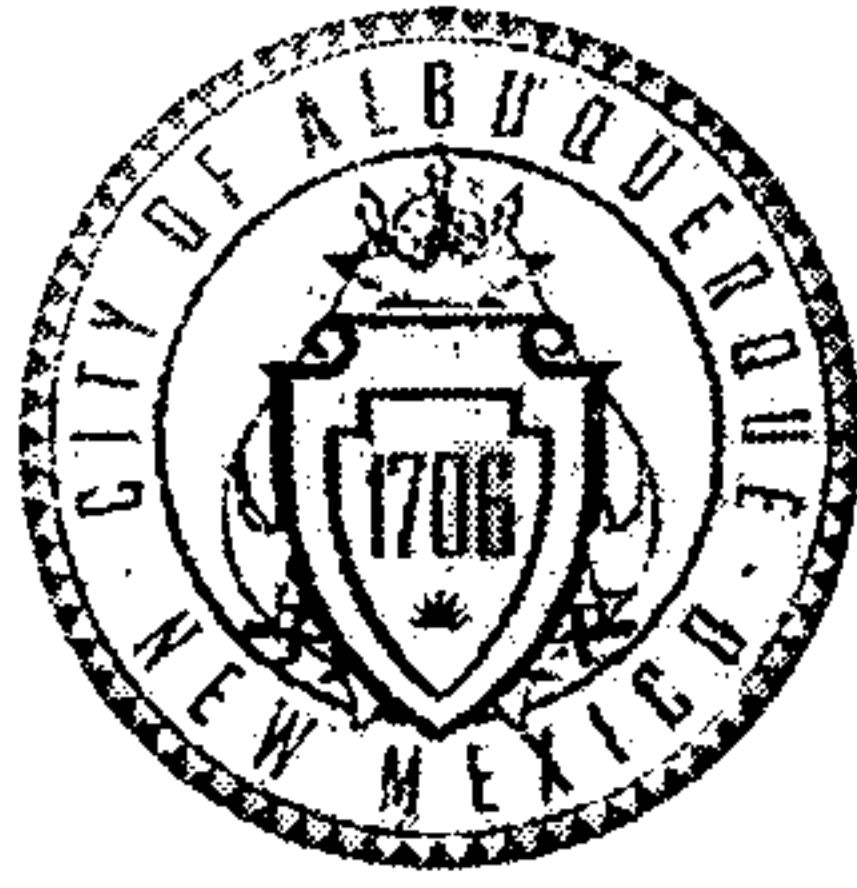
**County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk**

**Property Management's signature must be obtained prior to Planning Department's signature.**

**AGIS DXF File approval required.**

**Copy of recorded plat for Planning.**

OK



**City of Albuquerque**  
**Parks and Recreation Department**  
 PO Box 1293, Albuquerque, New Mexico 87103  
 Inter-Office Correspondence

Development Review Board Comments

**Project Number:** 1004281  
**Application Number:** 05DRB-01133

**DRB Date:** 7/20/2005  
**Item Number:** 13

**Subdivision:**

Tract H6A7A1-A & H6A7A1-B

**Zoning:** SU-1/IP

**Zone Page:** C-12

**New Lots (or units) :** 0

**Request for:**

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

**Parks and Recreation Comments:**

The Trails & Bikeways Facility Plan proposes a Primary Trail along Golf Course in this location. Is it located on the other side of the street, if not, we will require construction of a 10' asphalt trail in-lieu of sidewalk.

**Signed:** CS  
 Christina Sandoval, (DMD)

Phone: 768-3808



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

July 20, 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: 10:45 a.m.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

- 1. **Project # 1003257**  
05DRB-00934 Major-Vacation of Public Easements  
05DRB-00933 Major-Vacation of Pub Right-of-Way  
05DRB-00929 Major-Preliminary Plat Approval  
05DRB-00935 Minor-Sidewalk Waiver  
05DRB-00936 Minor-Temp Defer Sdwk

MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF PARADISE HEIGHTS LLC, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, PARADISE HEIGHTS, UNIT 4, Lots 9 thru 14, Block 9, PARADISE HEIGHTS, UNIT 4, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s).[REF:04DRB-00204] [Deferred from 6/29/05 & 7/20/05](A-10) **DEFERRED AT A.R. TO 7/27/05.**



2. **Project # 1000650**  
05DRB-01067 Major-SiteDev Plan  
BldPermit

TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORP request(s) the above action(s) for all or a portion of Tract(s) 1A2, **LANDS OF LAMONICA**, zoned SU-1/C-1 permissive use, located on COORS BLVD SW, between LAMONICA RD SW and RIO BRAVO BLVD SW containing approximately 2 acre(s). *[Deferred from 7/20/05]* (P-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

3. **Project # 1004232**  
05DRB-00896 Major-Vacation of Public  
Easements

A. MIGUEL TRUJILLO agent(s) for WILLIAM K. WILSON request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) A, **CLAYTON HEIGHTS SUBDIVISION**, zoned C-2 community commercial zone, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). (L-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1004281**  
05DRB-01057 Major-SiteDev Plan Subd  
05DRB-01058 Major-SiteDev Plan  
BldPermit

SCHLEGEL LEWIS ARCHITECTS agent(s) for VENTURA PACIFIC CAPITAL CO request(s) the above action(s) for all or a portion of Tract(s) H-6A7A1, **RIVERVIEW SUBDIVISION**, zoned SU-1 IP, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 2 acre(s). [REF: SP-97-193; DRB-97-245] (C-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILDING NOTES, PARKING CALCS AND THE RIGHT TO USE SOUTH ACCESS. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILDING NOTES, PARKING CALCS AND THE RIGHT TO USE SOUTH ACCESS.**

5. **Project # 1004282**  
05DRB-01061 Major-Preliminary Plat  
Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lots(s) A-1, B-1, C-1, D-1, E-1, F-1, H-1, J-1, K-1, **ALAMOSA ADDITION**, zoned R-T residential zone, located on TRUJILLO RD SW, between 62<sup>nd</sup> ST SW and BATAAN DR SW containing approximately 2 acre(s). *[Deferred from 7/20/05]* (K-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/27/05.**

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

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED,  
THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

6. **Project # 1001946**  
05DRB-01047 Minor-SiteDev Plan  
BldPermit

DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER**, zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] *[Deferred from 6/29/05 & 7/13/05 & 7/20/05]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/27/05.**

7. **Project # 1004236**  
05DRB-00499 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for CONNIE & ZACK LOVELADY, CZ ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 25, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on MATTHEW AVE NW and MEADOW VIEW DR NW and containing approximately 1 acre(s). *[Deferred from 3/30/05 & 4/13/05 & 4/20/05]* (G-13) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

8. **Project # 1004320**  
05DRB-01137 Minor-SiteDev Plan  
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) E-2, **SANDIA SCIENCE AND TECHNOLOGY PARK, PHASE 1**, zoned IP industrial park zone, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 5 acre(s). (M-21) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCS AND TRANSPORTATION DEVELOPMENT FOR WIDENED ENTRANCE, 15-FOOT RADII, CHECK OFFSITE IMPROVEMENTS AND 3 COPIES OF THE SITE PLAN.**

9. **Project # 1004326**  
05DRB-01147 Minor-SiteDev Plan  
BldPermit

INSITEWORKS agent(s) for JLM INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 14-A-2-A, **LOOP INDUSTRIAL DISTRICT, UNIT 5**, zoned SU-2 for M-1, located on JEFFERSON ST NE, between PASEO DEL NORTE NE and WILSHIRE AVE NE containing approximately 2 acre(s). *[Deferred from 7/20/05]* (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 7/27/05.**

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

10. **Project # 1000508**  
05DRB-01126 Minor-Prelim&Final Plat  
Approval

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) B1A1A, **TOWNE PARK PLAZA**, zoned SU-1/C-1, located on EUBANK BLVD NE, between INTERSTATE 40 EAST and CHICO RD NE containing approximately 18 acre(s). [REF: Z-98-114, DRB-90-289, 02DRB-01528, 02DRB-01529, 02AA-01605, 05DRB-00093, 05AA-00325] (K-21) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR WATER LINE RELOCATION OR ELSE A TEMPORARY PAPER EASEMENT FOR EXISTING LINE LOCATION BEING VACATED.**

11. **Project # 1002591**  
05DRB-01128 Minor-Prelim&Final Plat  
Approval

TIERRA WEST, LLC agent(s) for KPS GROUP request(s) the above action(s) for all or a portion of Tract(s) C & G, **FOUR HILLS VILLAGE SHOPPING CENTER & APT COMPLEX**, zoned SU-1/PDA RES & COMM, located on CENTRAL AVE SE, between TRAMWAY BLVD SE and DORADO PL SE containing approximately 6 acre(s). [REF: Z-84-124, 03AA-00608] (L-22) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1004162**  
05DRB-01139 Minor-Vacation of Private  
Easements  
05DRB-01140 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) L-2, **VISTA DEL NORTE**, zoned SU-1 FOR PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 05EPC-00742] (E-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1004281**  
05DRB-01133 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for CARL'S JR. GOLF COURSE request(s) the above action(s) for TRACTS H6A7A1-A & H6A7A1-B, **RIVERVIEW**, zoned SU-1/IP, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 2 acre(s). [Heard under Project #1004317 in error] (C-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RIGHT TO USE ACCESS POINTS AND UTILITIES DEVELOPMENT FOR SIGNATURES OF NMUI, A BETTER DESCRIPTION OF 10-FOOT UTILITY EASEMENT AND PROVIDE BENEFICIARY AND MAINTENANCE STATEMENT FOR EASEMENT.**

**14. Project # 1004323**  
05DRB-01144 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST, LTD agent(s) for DAVID DONOHUE & SHIRLEY SAVARESE request(s) the above action(s) for all or a portion of Lot(s) 4, 5, 6, **JOHN BARON BURG PARK**, zoned SR, located on 20<sup>th</sup> ST NW, between 21<sup>st</sup> ST NW and ASPEN AVE NW containing approximately 1 acre(s). (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LOT LINE ADJUSTMENT.**

**15. Project # 1004325**  
05DRB-01146 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD, agent(s) for BILL ROBERTS request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) F, **HOLIDAY PARK, UNIT 11**, zoned C-1 neighborhood commercial zone, located on JUAN TABO BLVD NE, between COMANCHE RD NE and containing approximately 1 acre(s). [REF: Z-1761] [Deferred from 7/20/05] (G-21) **DEFERRED AT THE AGENT'S REQUEST TO 7/27/05.**

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

**16. Project # 1001638**  
05DRB-01110 Minor-Sketch Plat or Plan

ALBUQUERQUE SURVEYING CO., INC., agent(s) for KEVIN GEORGES & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A-1-A-1-A, **LOVELACE HOSPITAL**, zoned SU-1 special use zone, located on SAN MATEO BLVD SE, between GIBSON BLVD SE and RIDGECREST DR SE containing approximately 17 acre(s). (M-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

17. **Project # 1004319**  
05DRB-01136 Minor-Sketch Plat or Plan

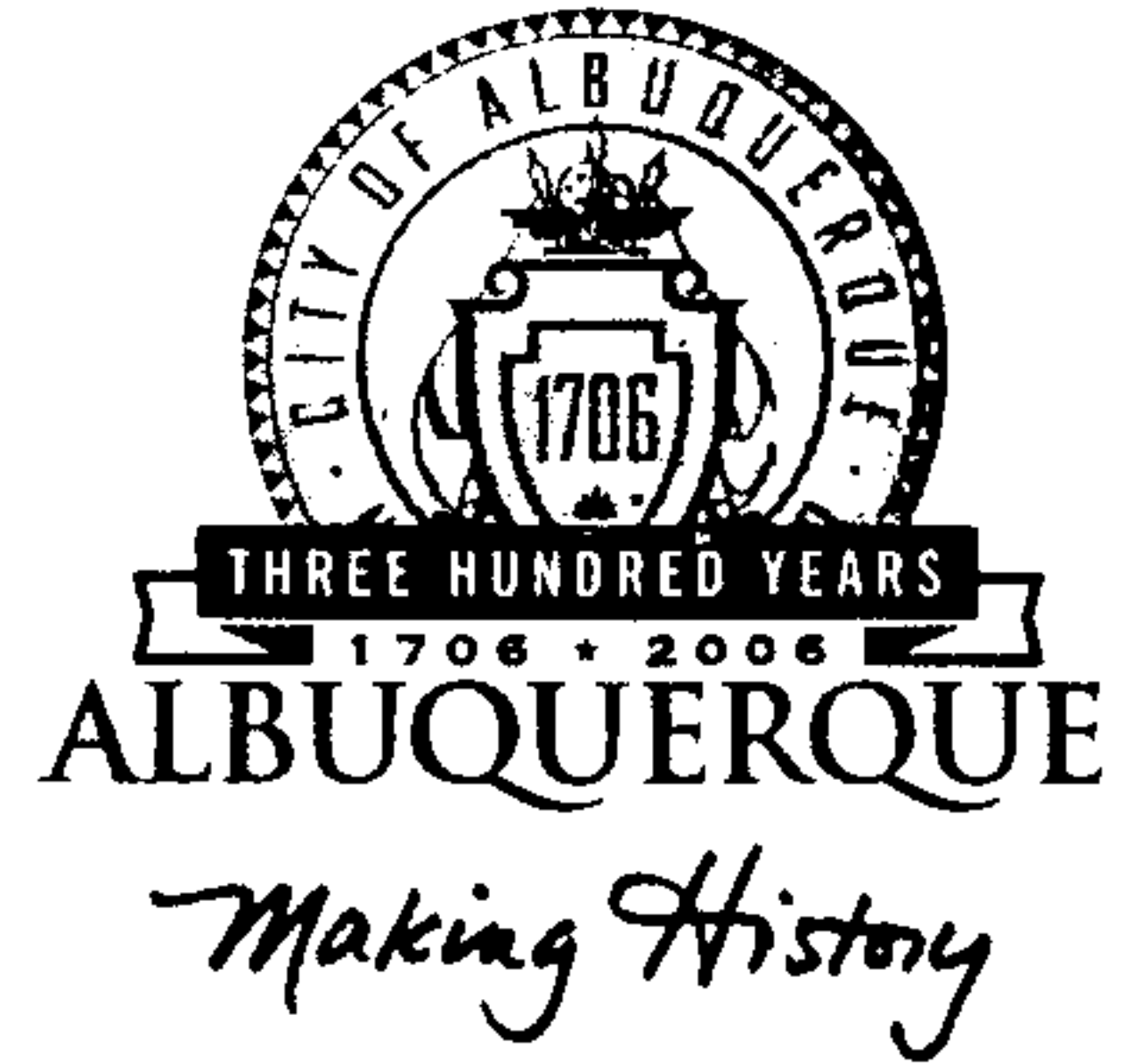
JAMES AND LORINDA LYNCH request(s) the above action(s) for all or a portion of Lot(s) 33, Block(s) 2, **SIERRA AZUL**, zoned R-1, located on COMANCHE NE, between WYOMING NE and PENNSYLVANIA NE containing approximately 1 acre(s). (G-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1004322**  
05DRB-01143 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for AL CARABAJAL & MICHELLE LESICKA request(s) the above action(s) for all or a portion of Lot(s) 24, 21, **LOS HERMANOS ADDITION**, zoned R-1 residential zone, located on LOS HERMANAS ST NW, between CARLTON ST NW and BELLROSE AVE NW containing approximately 2 acre(s). (G-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **ADJOURNED: 10:45 A.M.**

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004281

AGENDA ITEM NO: 4 and 13

**SUBJECT:**

Site Plan for BP                      *Final Plat*  
Site Plan for Subd                    *Preliminary Plat*

**ACTION REQUESTED:**

REV/CMT: ( )      APPROVAL: (X)      SIGN-OFF: ( )      EXTN: ( )      AMEND: ( )

**ENGINEERING COMMENTS:**

Site Plan for BP – No adverse comments.  
Site Plan for Subd – There is no plan enclosed for this submittal. If the enclosed plan is meant to be for both SDSUB and SDBP, it must be labeled as such. - *Yes, Retitled*  
A cross lot drainage and access easement is required. - *Added to plat.*

P.O. Box 1293

Albuquerque

**RESOLUTION:**

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

New Mexico 87103

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

www.cabq.gov

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

FOR:

(FP) TO: (UD) (TRANS)

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

**DATE:** JULY 20, 2005

**4281**

### DXF Electronic Approval Form

DRB Project Case #: 1004281

Subdivision Name: RIVERVIEW PARCELS H6A7A1A &H6A7A1B


Surveyor: WILL PLOTNER JR

Contact Person: RICHARD QUINTANA

Contact Information: 828-2200

DXF Received: 7/11/2005      Hard Copy Received: 7/11/2005

Coordinate System: NMSP Grid (NAD 83)

 Approved

7-18-2005 Date

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

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**AGIS Use Only**

Copied fc **4281**      to agiscov on **7/18/2005**      Contact person notified on **7/18/2005**



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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: Carl's Jr. Golf Course PHONE: (505) 247-1529  
 ADDRESS: 1620 Central Avenue SE FAX: (505) 243-6701  
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Mark Goodwin & Associates, P.A. PHONE: (505) 828-2200  
 ADDRESS: P.O. Box 90606 FAX: (505) 797-9539  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: pavan@goodwinengineers.com

**DESCRIPTION OF REQUEST:** \_\_\_\_\_

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. H6A7A1-A and H6A7A1-B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Riverview  
 Current Zoning: SU-1/IP w/Exceptions Proposed zoning: Same  
 Zone Atlas page(s): C-12-2 No. of existing lots: 1 No. of proposed lots: 2  
 Total area of site (acres): 1.2150 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 101206413327720918 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Golf Course Road  
 Between: Paseo del Norte and Shelly Rose Road

**CASE HISTORY:**

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

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

SIGNATURE T. Parankumel DATE 07/11/05  
 (Print) Pavan K. Toleti \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>05PRB - 01133</u>	<u>P&amp;F</u>	<u>5(3)</u>	<u>\$ 285.00</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>07/20/05</u>			Total <u>\$ 305.00</u>

Sandy Vandley 07/11/05

Project # 1004317 4281  
4/2/18

PREL & FINAL

2-11-70

1-11-70

12/11/70

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

**SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) 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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- 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
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

**Extensions are not reviewed through internal routing.**  
Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 - copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Signed** Pre-Annexation Agreement if Annexation required.
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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 for unadvertised meetings.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- 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
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed 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.

PAVAN KUMAR TOLETI  
Applicant name (print)

T. Parankumal  
Applicant signature / date



Form revised 11/04

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

Application case numbers  
05PRB- - 01133

Sandy Handley 07/11/05  
Planner signature / date

Project # 1004317  
4281 4278



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

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

July 11, 2005

Ms. Sheran Matson – DRB Chair  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**Re: Carl's Jr. Golf Course – Preliminary/Final Plat DRB Submittal**

Dear Ms. Matson:

On behalf of our client we would like to schedule a DRB hearing date for the referenced project so that we can obtain Preliminary/Final Plat approval.

Carl's Jr. Golf Course is a planned 2 lot commercial subdivision located along the west side of Golf Course Rd. which consists of an office building/parking lot. The approximate 1.215 Acre site is an undeveloped parcel. Access to the site will be off of Golf Course Rd.

A drainage submittal has been made to City Hydrology for review.

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Pavan Toleti, EIT  
Project Engineer

PT/wp

Attachment

B-11-Z

C-11-Z

D-11-Z

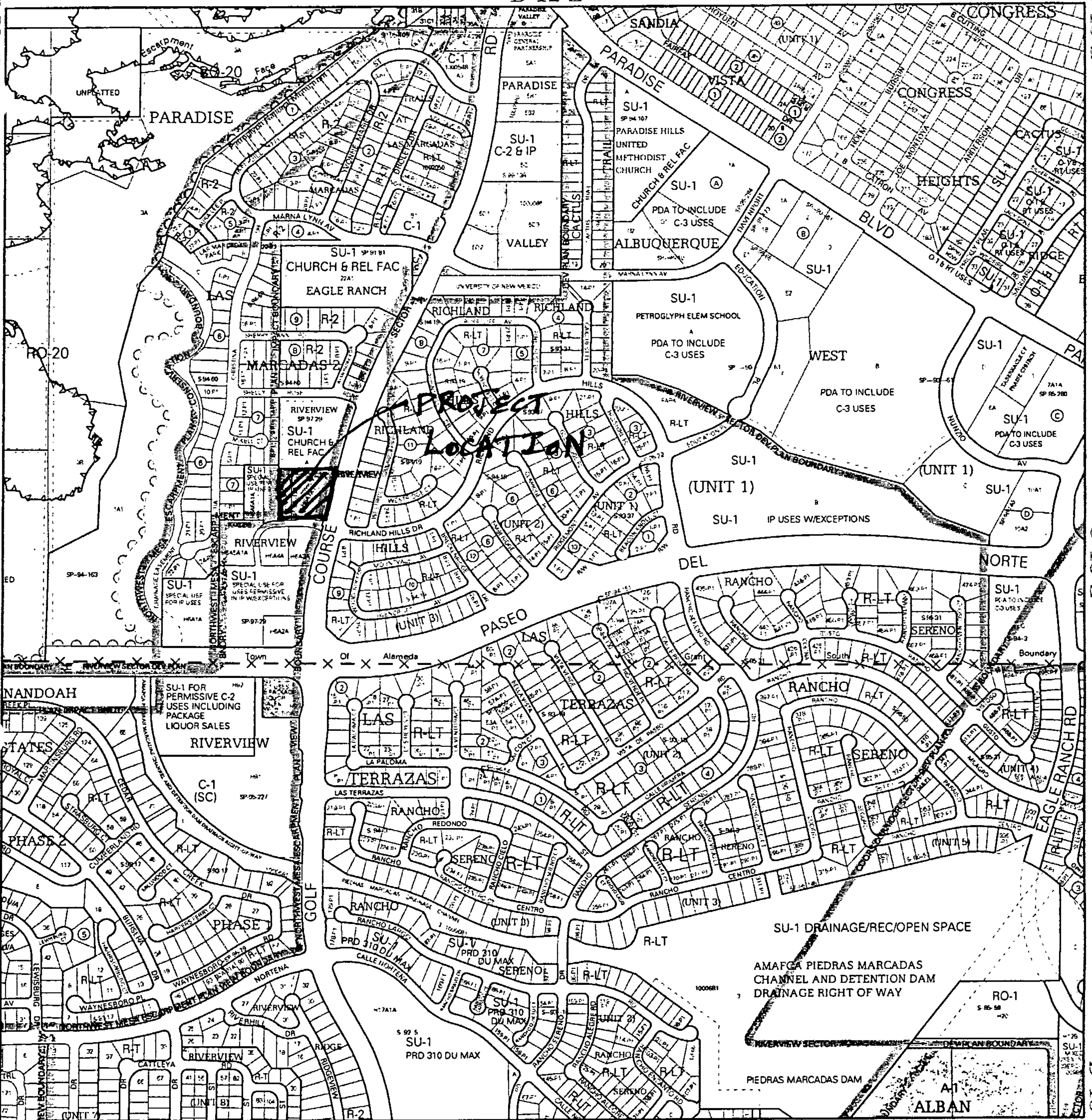
B-12-Z

D-12-Z

B-13-Z

C-13-Z

D-13-Z

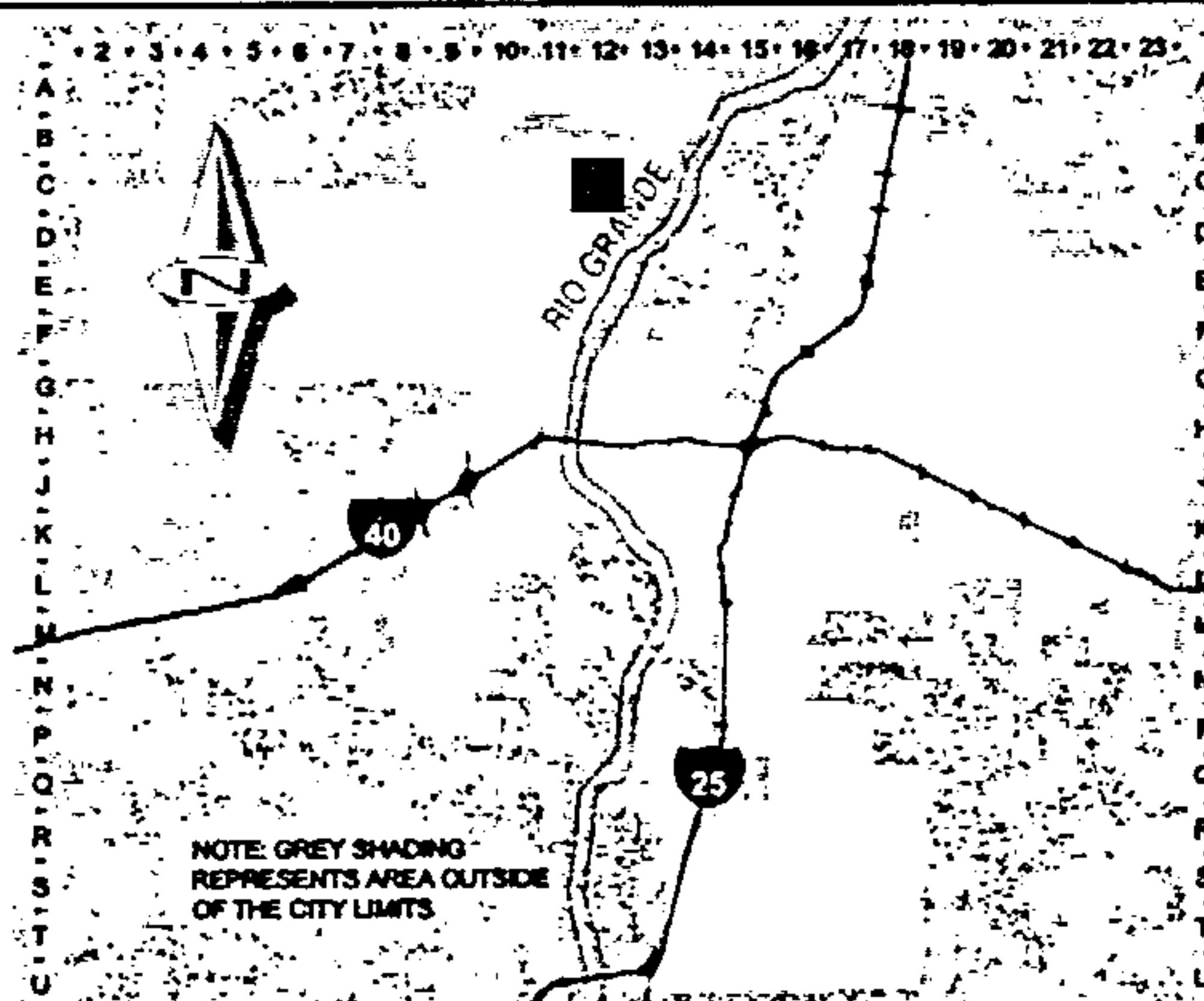
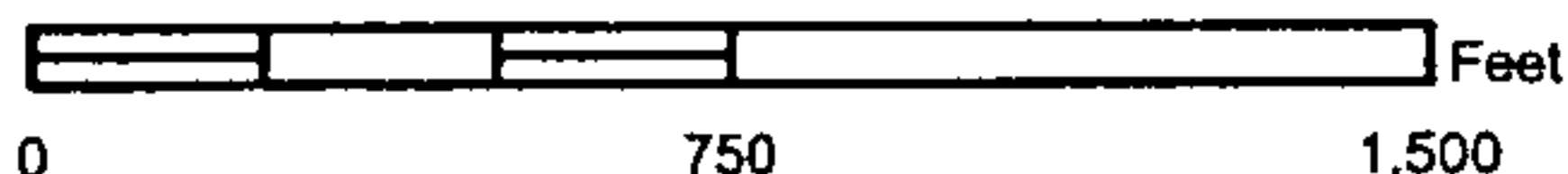


Zone Atlas Page: **C-12-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



**THREE HUNDRED YEARS**  
1706 • 2006  
**ALBUQUERQUE**  
*Haciendo Historia*  
**AGIS**  
Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
© Copyright 2004

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

**PAID RECEIPT**

APPLICANT NAME CARL'S JR. GOLF COURSE  
 AGENT MARK GOODWIN & ASSOC.  
 ADDRESS P.O. BOX 90606  
 PROJECT & APP # 1004305 / 05DRB01133  
 PROJECT NAME CARL'S JR. GOLF COURSE

\$ 20.00 441032/3424000 Conflict Management Fee  
 \$ 285.00 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  
 \$ 305.00 TOTAL AMOUNT DUE

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

7/11/2005  
 RECEIPT# 00043005  
 Account 441006  
 Activity 983000  
 Trans Amt\$  
 J24 Misc  
 CK  
 CHANGE

**LEWIS ARCHITECTS**  
 DIVISION OF GENERAL DESIGN  
 1620 CENTRAL AVE. SE  
 ALBUQUERQUE, NM 87106  
 PH. (505) 263-1529

BANK OF ALBUQUERQUE N.A.  
 ALBUQUERQUE, NEW MEXICO  
 95-660-1070

3602  
 7-6-05

**\*\*\*DUPLICATE\*\*\***  
 City of Albuquerque  
 Treasury Division

PAY TO THE ORDER OF  
 \$305.00  
 \$285.00  
 \$305.00  
 \$0.00

*Three hundred five dollars & no/100/2005*

RECEIPT# 00043005 WSH 008 TRANS# 0038  
 Account 441032 Fund 0110  
 Activity 3424000 TRSCCS  
 Trans Amt \$305.00  
 J24 Misc \$20.00

Thank You

MEMO 0514 CARLS

RE-PLATT 003602 107006606 782730355

Security Features Included. Details on back.

