

#6



Complete Ag 3-21-06

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

REVISED 9/28/05

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-01586 (SBP)

Project # 1004364

Project Name: VALUE PLACE HOTEL

Agent: Brasher & Lorenz Inc.

Phone No.: 888-6088

Your request for (SDP for SUB), (SDP for BP) (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/19/05 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: \_\_\_\_\_
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- UTILITIES: \_\_\_\_\_
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- CITY ENGINEER / AMAFCA: SIA OK 3/21/06  
2338
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- PARKS / CIP: \_\_\_\_\_
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- PLANNING (Last to sign): David Stallworths initials. ok.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

Project Number 1004364

#6



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UTILITIES: \_\_\_\_\_  
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CITY ENGINEER / AMAFCA: SIA  
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PARKS / CIP: \_\_\_\_\_  
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- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number 1004364

16



Complete

# COMPLETED 03/22/06 DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

STH

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-01587 (P&F)

Project # 1004364

Project Name: VALUE PLACE HOTEL

Agent: Brasher & Lorenz Inc.

Phone No.: 888-6088

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 10/19/05 by the DRB with delegation of signature(s) to the following departments.

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- UTILITIES: \_\_\_\_\_
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- CITY ENGINEER / AMAFCA: \_\_\_\_\_
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- PARKS / CIP: \_\_\_\_\_
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- PLANNING (Last to sign): AGIS dxf on Ag
- \_\_\_\_\_
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- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.** *-Okay*
- Copy of recorded plat for Planning.**

Project Number 1004364

Handwritten scribble



# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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-01587 (P&F) Project # 1004364  
 Project Name: VALUE PLACE HOTEL  
 Agent: Brasher & Lorenz Inc. Phone No.: 888-6088

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 10/19/05 by the DRB with delegation of signature(s) to the following departments.  
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- PARKS / CIP: \_\_\_\_\_
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- \_\_\_\_\_
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Handwritten initials "OK"

Project Number 1004364

#6



Completed 1/15/05 [Signature]

### DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 9/28/05

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-01585(SPS)  
Project Name: VALUE PLACE HOTEL  
Agent: Brasher & Lorenz Inc.

Project # 1004364  
Phone No.: 888-6088

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/19/05 by the DRB with delegation of signature(s) to the following departments.  
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UTILITIES: \_\_\_\_\_  
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\_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
\_\_\_\_\_  
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PARKS / CIP: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

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- Copy of recorded plat for Planning.**

Project Number

1004364

#6



# DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 9/28/05

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DRB Application No.: 05DRB-01585(SPS)  
Project Name: VALUE PLACE HOTEL  
Agent: Brasher & Lorenz Inc.

Project # 1004364  
Phone No.: 888-6088

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/19/05 by the DRB with delegation of signature(s) to the following departments.  
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UTILITIES: \_\_\_\_\_  
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CITY ENGINEER / AMAFCA: \_\_\_\_\_  
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PARKS / CIP: \_\_\_\_\_  
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Project Number 1004364

**4364**

**DXF Electronic Approval Form**

DRB Project Case #: 1004364

Subdivision Name: CANYON ACRES TRACTS E1A & E2A

Surveyor: LARRY W MEDRANO

Contact Person: MARGUERITE MARTINEZ

Contact Information: 856-7900

DXF Received: 11/8/2005

Hard Copy Received: 11/14/2005

Coordinate System: NMSP Grid (NAD 27)

  
Approved

11-14-2005  
Date

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

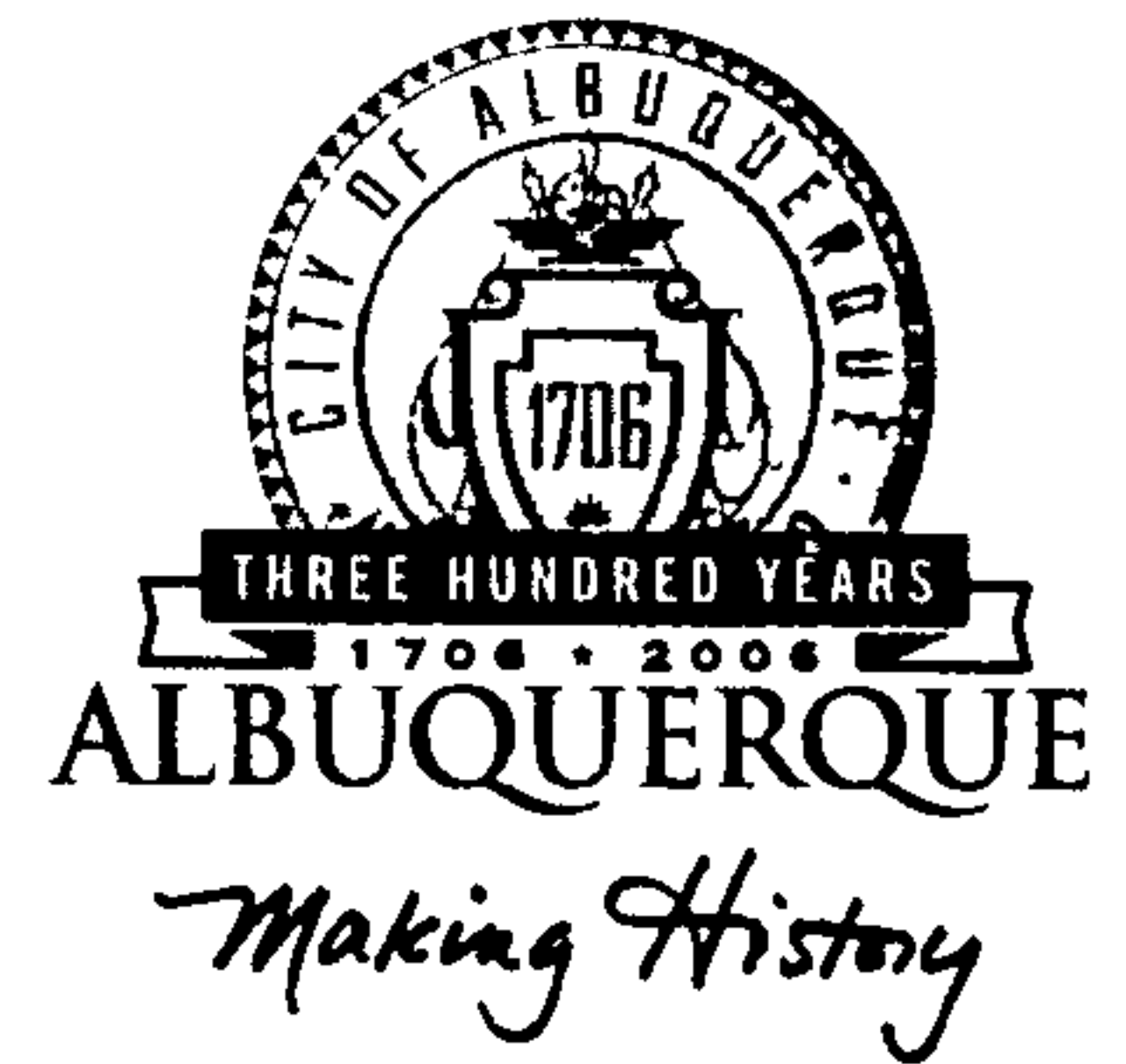
**AGIS Use Only**  
Copied fc **4364** to agiscov on **11/14/2005** Contact person notified on **11/14/2005**

10/12/05

Spoke to Mr Paul Brasher about the differences of the Site Development Plan for Subdivision and the Plat of Canyon Acres. Mr Brasher feels that changing the SPS would be the best way to go. Ag.



# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004364**

**AGENDA ITEM NO: 6**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

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

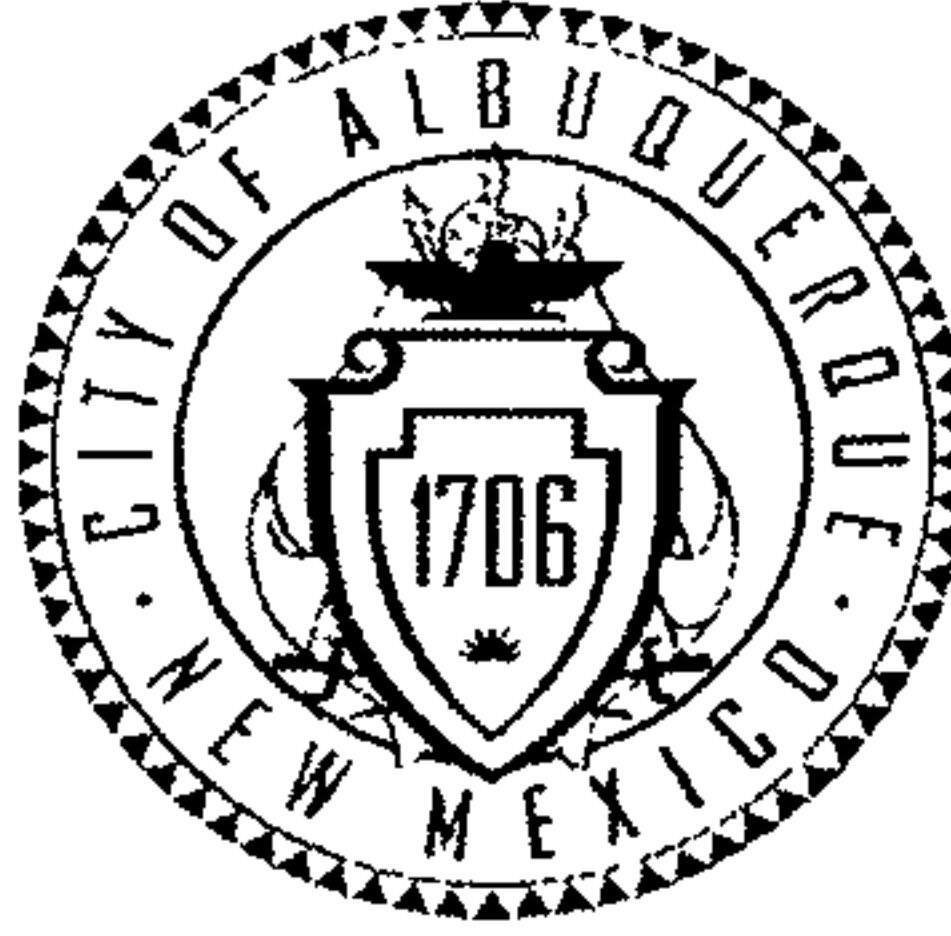
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

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

**DATE:** October 19, 2005



#6

**CITY OF ALBUQUERQUE, PLANNING DEPARTMENT  
INTERNAL MEMORANDUM**

**TO:** Sheran Matson, Chairperson – Development Review Board

**FROM:** David Stallworth, Planner

**COPIES TO:** Claire Senova, Development Review

**DATE:** October 17, 2005

**RE:** **PROJECT NO. 1004364, Case Numbers 05DRB – 01585, 01586 and 01587, Value Place Hotel – Central SE.**

Below are my comments to numbers four (4) through seven (7) of the conditions approved for the above-referenced project by the Environmental Planning Commission (05EPC – 01252 and 1253) on September 15, 2005.

**CONDITIONS:**

4. With respect to site plan layout and configuration, the following conditions shall apply:
  - a. The final site plan shall include plan-view and cardinal schematics for proposed trash enclosures on site. **(On sh-7, OK)**
  - b. The final site plan shall include horizontal dimensions and cardinal orientations for each façade, complete illustration of all facades, proposed roof color and final building height with respect to the Zoning Code. **(OK)**
  - c. The final site plan shall include either adequate outdoor seating or reasonable alternatives thereof. **(OK)**
  - d. Proposed signage, to include area and dimensions, color and illumination, shall be integrated into the site plan for building permit and not as a separate attachment. **(OK, but applicant needs to clearly differentiate on which frontage proposed signage shall be located)**
  - e. Off-premise signage shall be prohibited **(Shown on SDP for Subd, OK)**
  - f. The final site plan for subdivision shall include additional language that subjects proposed on-site signage to regulations outlined in section 14.16.2.17 of the Zoning Code governing signage in C-2 zones. **(OK)**

5. With respect to considerations regarding vehicular access, parking and circulation, the following conditions shall apply:
  - a. The applicant shall include a directional island at the entrance to the hotel parking lot from the access stem of new Tract E-1-A to discourage traffic conflicts along the west side of the property. **(OK)**
  - b. The applicant shall provide at least one motorcycle parking space on the hotel property. **(OK)**
  - c. The proposed angled parking on the hotel property shall be brought into compliance with Chapter 23 of the Development Process Manual. **(OK)**
  - d. The proposed bicycle parking on the hotel property shall be relocated to a more suitable place, preferably within close proximity to the hotel's primary entrance. **(Prefer to have it closer to the front entrance, still appears a little inconvenient; Applicant has agreed to include striped area on asphalt near front entrance to accommodate bike racks)**
  
6. With respect to considerations regarding lighting and security, the following conditions shall apply:
  - a. The applicant shall ensure that any on-site lighting is shielded in order to provide downward light emission and prevent both light trespass and upward light pollution. **(Shown on SDP for Subd; OK)**
  - b. Adequate details on proposed walls and fencing, including replacement of existing sub-standard fencing on site, shall be included on the final site plan. Sole reliance upon chain link fencing with or without slats shall not be permitted. **(Need to remove references to the replacement of existing chain link fencing with new 8' high chain link fences on SDP for Bldg Permit)**
  
7. With respect to considerations regarding landscaping, the following conditions shall apply:
  - a. The final site plan shall include adequate opaque screening along the west side of the project site, particularly where the project site abuts the existing mobile home park. This may include, but is not limited to, a 60-40 mix of evergreen to deciduous vegetation along the west property line. A 6-foot high solid wall shall be erected along the west property line for a minimum length of 80 feet as measured from the north-westernmost corner of the overall project site unless the proposed trash enclosure is relocated to an alternative location. **(Dumpster relocated; OK-- Landscape treatments along west side of property not done; applicant has issues about installation requirement)**
  - b. The final site plan shall include proposed temporary landscape treatments and a schedule for nuisance abatement for the undeveloped Tract E-1-A. **(60-day time frame on SDP for Bldg Permit, OK)**
  - c. The final site plan shall include provisions for adequate shade tree coverage along the east side of the hotel property **(OK)**
  - d. The final site plans for both subdivision and building permit shall include revised language requiring the installation of streetscape to be in accordance with Article Six (6) of the Albuquerque Municipal Code governing street tree plantings. **(OK)**

- e. The applicant shall remove the provision that reads “Final landscape layout to be determined upon receipt of final grading plan from the site development plan for building permit.” **(Language removed; OK)**
- f. The flowering pear trees originally proposed along the west side of the project site shall be replaced with a more suitable tree that will be both more likely to thrive and provide significant canopy. **(OK, Need to also include evergreen vegetation as well)**

Thank you.

A handwritten signature in cursive script, appearing to read "Stallworth". The signature is written in black ink and is positioned below the "Thank you." text.



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

October 19, 2005

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 11:36 A.M.

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

1. **Project # 1003238**  
05DRB-01489 Major-Preliminary Plat  
Approval

TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD CO LLC, request(s) the above action(s) for , Lot(s) 42-P1 and 44-P1 through 57-P1, **FLORAL MEADOWS**, zoned R-LT residential zone, located on MONTROYA ST NW, between FLORAL NW and INTERSTATE 40, containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156,04EPC-00157, 04DRB-00661, 04DRB-01227] (H-12/13) **PRELIMINARY PLAT WAS APPROVED.**

2. **Project # 1000788**  
05DRB-01491 Major-Vacation of Pub  
Right-of-Way

RICHARD EVANS & KELLY CONABOY, request(s) the above action(s) for all or a portion of Block(s) P & R, **PARADISE SKIES, UNIT 9**, zoned R-T, located on SKY WATCHER ST NW, between CELESTIAL AVE NW and MCMAHON BLVD NW. [REF: 05DRB-00508] (A-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH AN ADDITIONAL CONDITION.**

3. **Project # 1004454**  
05DRB-01499 Major-Vacation of Pub  
Right-of-Way

PRECISION SURVEYS agent(s) for TIMOTHY & LORIE DROPPS request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) B **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 MR, located on JOHN ST SE, between BETHEL SE AND WOODWARD ST SE and containing approximately 1 acre(s). (M-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

**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.**

4. **Project # 1004478**  
05DRB-01581 Minor-SiteDev Plan  
BldPermit

SANDERS & ASSOCIATES ARCHITECTS agent(s) for JON MITOVICH request(s) the above action(s) for all or a portion of Tract(s) 59, **ALAMEDA BUSINESS PARK**, zoned SU-2, IP-EP, located on CALLE ALAMEDA NE, between PASSEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223] (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

5. **Project # 1001831**  
05DRB-01588 Minor-SiteDev Plan  
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for WRANGLER PROPERTIES request(s) the above action(s) for all or a portion of Block(s) 000, Tract(s) G-1A-2C, **SEVEN BAR RANCH**, zoned SU-1 FOR C-2 USES, located on COTTONWOOD PARK NW, between ELLISON DR NW and SEVEN BAR LOOP NW containing approximately 2 acre(s). [REF: 02DRB-00879] (A-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII, SMALL CAR STALLS AND CROSS ACCESS AND TO PLANNING FOR REPLACEMENT OF TAM JUNIPER WITH ALTERNATE GROUND COVER & 3 COPIES OF THE SITE PLAN.**

6. **Project # 1004364**  
05DRB-01585 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01586 Minor-SiteDev Plan  
BldPermit/EPC  
05DRB-01587 Minor-Prelim&Final Plat  
Approval

BRASHER & LORENZ INC agent(s) for VALUE PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) E-1 & E-2, CANYON ACRES SUBDIVISION, (to be known as **VALUE PLACE HOTEL**) zoned C-2 (SC), located on CENTRAL NE, between DORADO NE and TRAMWAY NE containing approximately 4 acre(s). [REF: 05EPC-01252, 05EPC-01253] [David Stallworth, EPC Case Planner] (L-22) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR DAVID STALLWORTH'S INITIALS AND 3 COPIES OF THE SITE PLAN. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND A COPY OF THE RECORDED PLAT.**

7. **Project # 1004097**  
05DRB-01590 Minor-SiteDev Plan  
Subd/EPC

MYERS, OLIVER & PRICE PC agent(s) for FOREST CITY COVINGTON NM, LLC and THE REGENTS OF UNM request(s) the above action(s) for Section(s) 15, 16, 21 and 22, **MESA DEL SOL**, zoned SU-1 FOR IP, located on UNIVERSITY BLVD SE, between LA SEMILLA WAY SE and LOS PICAROS RD SE containing approximately 208 acre(s). [REF: 05EPC-00576, 05EPC-00579] [**Russell Brito, EPC Case Planner**] (R-16/Q-16) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC STAFF COMMENTS, FOR A PLAT TO COME BEFORE DRB AND 3 COPIES OF THE SITE PLAN.**

8. **Project # 1001685**  
05DRB01349 Minor-SiteDev Plan  
Subd/EPC  
05DRB01350 Minor-SiteDev Plan  
BldPermit/EPC

GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD & DRUG CENTERS request(s) the above action(s) for all or a portion of Tract(s) 1B, PARADISE NORTH (to be known as **GOLF COURSE MARKET PLACE**) zoned SU-1 for IP, located on GOLF COURSE RD NW and MCMAHON RD NW containing approximately 23.4 acre(s). [REF: Z-85-19, 04EPC-01348, 04EPC-01349, 04EPC-01590] [**Carmen Marrone, EPC Case Planner**] [*Was Indef deferred 8/31/05 for platting action*] (A-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/95 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

05DRB-01582 Minor-Prelim&Final Plat  
Approval

WILSON & COMPANY agent(s) for CITY OF ALBUQUERQUE, ANNETTE MONTOYA and GOLF COURSE & MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1B, PARADISE NORTH (to be known as **GOLF COURSE MARKETPLACE**) zoned SU-1 FOR IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 23.4acre(s).[REF:04DRB-01566,04DRB-01741](A-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT 1B-2 THRU 1B-5, AMAFCA'S SIGNATURE, STORM**



**DRAIN EASEMENT (1B-1) AND RECORDING  
INFORMATION FOR CROSS ACCESS AGREEMENT  
AND TO PLANNING TO RECORD.**

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

9. **Project # 1003828**  
05DRB-01583 Minor-Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for Tract(s) 70A, 71A,113 & 114A (to be known as **CANDELARIA VILLAGE**) zoned R-1 residential zone, located on CANDELARIA RD NW, between 12<sup>TH</sup> ST NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 05DRB-00687, 00688, 00689, 00690] (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD.**
10. **Project # 1004162**  
05DRB-01584 Minor-Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES 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 and Lot(s) 1-P1 THRU Lot 31-P1, (to be known as **AGAVE SUBDIVISION**) zoned SU-1 special use zone 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, 05DRB-01139, 05DRB-01140, 05DRB-01193, 05DRB-01195, 05DRB-01197, 05DRB-01198, 05DRB-01275] (E-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD.**

11. **Project # 1003610**  
05DRB-01570 Minor-Extension of Preliminary Plat
- WILSON & COMPANY, INC agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR, QUATRO, JS HANNETT (to be known as **ARROWWOOD HILLS, UNIT 1**) zoned R-LT, located on 98<sup>TH</sup> ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 29 acre(s). [REF: 02DRB-01621, 02DRB-01622, 04DRB-00261, 04DRB-00262, 04DRB-00263] (N-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
12. **Project # 1000469**  
05DRB-01556 Minor-Prelim&Final Plat Approval
- ABQ ENGINEERING INC agent(s) for UNSER WEST TENANCY request(s) the above action(s) for all or a portion of Tract(s) L-1-C, **ATRISCO BUSINESS PARK**, zoned IP, located on UNSER BLVD NW, between BLUEWATER RD NW and LOS VOLCANES NW containing approximately 2 acre(s). [REF: 02DRB-01443, 01DRB-01787, 01DRB-01786, 01DRB-01325, 01DRB-00338, 01DRB-00336, 00DRB-01399, 00DRB-00532, 00DRB-01480] (K-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
13. **Project # 1002819**  
05DRB-01506 Minor-Prelim&Final Plat Approval
- TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3**, zoned SU-1, R-2, R-T, located on 98<sup>TH</sup> STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 03DRB-01180] [*Deferred from 10/5/05 & 10/12/05 & 10/19/05*] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

14. **Project # 1002567**  
05DRB-01575 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A &5-B, **COLEMAN ADDITION**, zoned R-2, located on 12<sup>TH</sup> ST NW, between the MENAUL EXTENSION and LA POBLANA NW containing approximately 1 acre(s). [REF: 1002279, 02DRB-01535, DRB-98-264] (H-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003759**  
05DRB-00294 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, M.R.G.C.D. MAP 31, (to be known as **LANDS OF KEN BALIZER**, zoned RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB-01702] [*Was Indef Deferred on 2/23/05*] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA AND THE LICENSE AGREEMENT.**

16. **Project # 1004468**  
05DRB-01553 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 77 & 78, Block(s) 7, TOGETHER WITH EAST 0.5 OF Lot(s) 76, **PERFECTO ARMIJO & BROTHERS ADDITION**, zoned SU-2, located on ROMA AVE NW, between 8<sup>TH</sup> ST NW and MARQUETTE AVE NW containing approximately 1 acre(s). [REF: ZA-92-175, Z-1601] [*Deferred from 10/12/05*] (J-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1002321**  
05DRB-01549 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for MASTHEAD ROAD LAND PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 11A & 11B, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between MASTHEAD ST NE and WASHINGTON ST NE containing approximately 11 acre(s). [*Deferred from 10/12/05*] (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A PRIVATE SANITARY SEWER SERVICE EASEMENT.**

18. **Project # 1002584**  
05DRB-01554 Minor-Prelim&Final Plat  
Approval

WILSON & CO agent(s) for LOVELACE SANDIA DBA WEST MESA MEDICAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A1 & 1A3 PARADISE HEIGHTS, UNIT 1, **ST JOSEPH WEST MESA HOSPITAL**, zoned SU-1 special use zone, located on GOLF COURSE RD NW between GOLF COURSE RD NW AND MCMAHON BLVD NW containing approximately 6 acre(s). [REF: 05DRB-00168] [*Deferred from 10/12/05*] (A-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1004479**  
05DRB-01591 Minor-Prelim&Final Plat  
Approval

LAND DEVELOPMENT CONSULTANTS, LLC agent(s) for REGINA AVILA & MARY LUCERO request(s) the above action(s) for Tract(s) 133B1A1A & 133A2A1A, **M.R.G.C.D. MAP #39**, zoned R-1, located on 47<sup>TH</sup> ST NW, between BLUEWATER NW and RINCON RD NW containing approximately 1 acre(s). (J-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF A SIDEWALK AND A GAS LINE EASEMENT.**

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

20. **Project # 1004480**  
05DRB-01592 Minor-Sketch Plat or Plan
- PHIL MIRABAL request(s) the above action(s) for all or a portion of Lot(s) 125A,126A-1, **M.R.G.C.D. MAP #39**, zoned R-1 residential zone, located on 47<sup>TH</sup> ST NW, between RINCON RD NW and GLENDALE PL NW containing approximately 2 acre(s). (K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1004475**  
05DRB-01576 Minor-Sketch Plat or Plan
- SHIRLEY SALVI request(s) the above action(s) for all or a portion of Lot(s) 8, **INDIAN FARMS ESTATES**, zoned RA-2 residential and agricultural zone, located on INDIAN FARMS LN NW, between CANDELARIA RD NW and GRIEGOS DRAIN containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. Approval of the Development Review Board Minutes for October 5, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR OCTOBER 5, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:36 A.M.

Current DRC  
Project Number: \_\_\_\_\_

# ORIGINAL

FIGURE 12

Date Submitted: 10/11/05  
 Date Site Plan Approved: 10/19/05  
 Date Preliminary Plat Approved: 10/19/05  
 Date Preliminary Plat Expires: \_\_\_\_\_  
 DRB Project No.: 1004364  
 DRB Application No.: 05 DRB 01586

**INFRASTRUCTURE LIST**  
 (Rev 9-20-05)  
**EXHIBIT "A"**  
**TO SUBDIVISION IMPROVEMENTS AGREEMENT**  
**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

*Handwritten marks: a large 'X' and the number '10'.*

**VALUE PLACE HOTEL**  
**PROPOSED NAME OF PROJECT AND/OR SITE DEVELOPMENT PLAN FOR B.P.**

**TRACTS E-1 AND E-2, CANYON ACRES SUBDIVISION**  
**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="checkbox"/>	<input type="checkbox"/>	8"	STANDARD CURB/GUTTER DRIVE ENTRANC <i>30' RADIUS RETURNS</i> <i>30' - 10.19.05</i>	N. SIDE CENTRAL; 1500' WEST OF TRAMWAY			/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	STANDARD	VALLEY GUTTER ACROSS DRIVE ENTRANCE	N. SIDE CENTRAL; 1500' WEST OF TRAMWAY			/	/	/
<input type="checkbox"/>	<input type="checkbox"/>		6'-WIDE SIDEWALK RECONSTRUCTION W/ WHEELCHAIR RAMPS AT DRIVE ENTRAN	N. SIDE CENTRAL; 1500' WEST OF TRAMWAY			/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	STANDARD	NEW ASPHALT PAVING WITHIN CITY RW FOR DRIVE ENTRANCE	N. SIDE CENTRAL; 1500' WEST OF TRAMWAY			/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	4' DIA.	NEW CITY SAN. SEWER MANHOLE W/ 8" PVC PIPE STUBOUT TO RW LINE	N. SIDE CENTRAL; 1500' WEST OF TRAMWAY			/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	3"	NEW 3" METERED WATER SERVICE; SERVICE LINE AND METER VAULT	N. SIDE CENTRAL; 1500' WEST OF TRAMWAY			/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	10"	NEW 10" UNMETERED FIRE LINE WITH FITTII VALVES AND PIPE STUBBED TO RW LINE	N. SIDE CENTRAL; 1500' WEST OF TRAMWAY			/	/	/
<input type="checkbox"/>	<input type="checkbox"/>		REMOVAL AND DISPOSAL OF EXISTING CURB/GUTTER, SIDEWALK, AND PAVING	N. SIDE CENTRAL; 5000' WEST OF TRAMWAY			/	/	/
<input type="checkbox"/>	<input type="checkbox"/>						/	/	/

# ORIGINAL

The items listed below are								Construction Certification		
Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To		Private Inspector	P.E.	City Cnst Engineer
[ ]	[ ]							/	/	/
[ ]	[ ]							/	/	/
							Approval of Creditable Items:	Approval of Creditable Items:		
							Impact Fee Administrator Signature      Date	City User Dept. Signature      Date		

**NOTES**

in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

- 1 \_\_\_\_\_  
\_\_\_\_\_
- 2 \_\_\_\_\_  
\_\_\_\_\_
- 3 \_\_\_\_\_  
\_\_\_\_\_

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

AGENT / OWNER

**PAUL BRASHER, PE (AGENT)**  
NAME (print)

**BRASHER & LORENZ, INC.**  
FIRM  
*Paul Brasher* 10-10-05  
SIGNATURE - date  
PAUL BRASHER

*Andrew Garcia* 10/19/05  
DRB CHAIR - date

*Scott Sef* 10-19-05  
TRANSPORTATION DEVELOPMENT - date  
*Robert Green* 10/19/05  
UTILITY DEVELOPMENT - date

*Bradley J. Brinson* 10/14/05  
CITY ENGINEER - date

*Christina Sandoval* 10/19/05  
PARKS & RECREATION - date

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
- date

\_\_\_\_\_  
- date

NEW COMMITTEE REVISIONS

		DRB CHAIR	USER DEPARTMENT	AGENT / OWNER
REVISION	DATE			



Supplemental form

<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
<input type="checkbox"/> Major Subdivision action			<input type="checkbox"/> Annexation
<input checked="" 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 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)	<b>L</b>	<b>A</b>	<b>APPEAL / PROTEST of...</b>
<b>STORM DRAINAGE</b>	<b>D</b>		<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: VALUE PLACE, LLC PHONE: (316) 630-5577  
 ADDRESS: 8621 EAST 21<sup>ST</sup> ST FAX: (316) 631-1260  
 CITY: WICHITA STATE KS ZIP 67206 E-MAIL: drupe@myvalueplace.com  
 Proprietary interest in site: OWNER UNDER CONTR. List all owners: FINE HOTELS LIMITED PARTNERSHIP  
 AGENT (if any): BRASHER & LORENZ, INC. (AGENT) PHONE: (505) 888-6088  
 ADDRESS: 2201 SAN PEDRO NE BLDG 1, SUITE 1200 FAX: (505) 888-6188  
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: paulb@brasherlorenz.com

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLANS AND PLAT FOR IMMEDIATE DEVELOPMENT ON ONE OF TWO RE-PLATTED LOTS

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. TRACTS E-1 AND E-2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. CANYON ACRES  
 Current Zoning: C-2 (SC) Proposed zoning: (NO CHANGE)  
 Zone Atlas page(s): L-22 No. of existing lots: 2 No. of proposed lots: 2  
 Total area of site (acres): 3.8769 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. 102205637745810718 AND 102205637343610717 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: NORTH SIDE CENTRAL  
 Between: DORADO and TRAMWAY

CASE HISTORY: David Stallworth Epc Case Planner  
 List any current or prior case number that may be relevant to your application (Proj., App, DRB-, AX, Z, V, S, etc.):  
PROJ. # 1004364 05 EPC 01252 01253

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_  
 SIGNATURE Paul Brasher DATE 10-10-05  
 (Print) PAUL BRASHER Applicant  Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 01585</u>	<u>SPS</u>	<u>P(3)</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>05DRB - 01586</u>	<u>SBP</u>	<u>P(3)</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>05DRB - 01587</u>	<u>PiF</u>	<u>S(3)</u>	<u>\$ 285.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent		<u>CMF</u>		<u>\$ 20.00</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				<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				<u>\$</u>
	Hearing date <u>10/19/05</u>			Total <u>\$ 305.00</u>

Andrew Garcia 10/11/05  
 Planner signature / date

Project # 1004364



**FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)**

**SKETCH PLAN REVIEW AND COMMENT**

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies.**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies.**
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies.**
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies.**
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies.**
- Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

PAUL BRASHER (AGENT)

*Paul Brasher* Applicant name (print)  
10-10-05  
Applicant signature / date



Form revised JUNE 2005

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

Application case numbers  
05 DRB - 01585  
05 DRB - 01586

*Andrew Jones* 10/11/05  
Planner signature / date  
**Project # 1004364**

**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
- \_\_\_ Copy of recorded SIA
- \_\_\_ 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
- 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.**

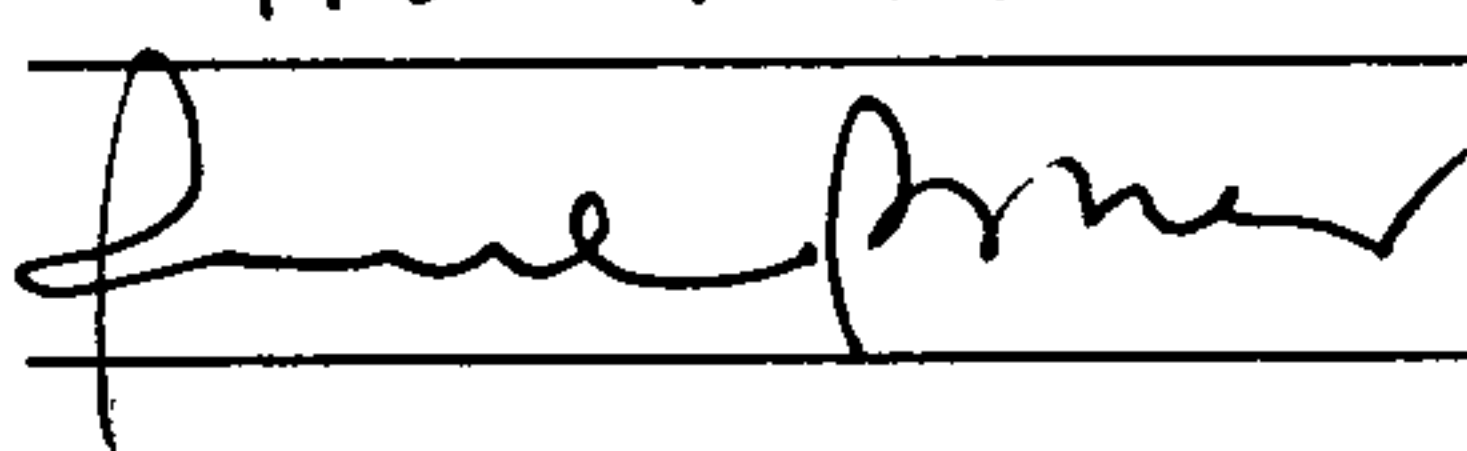
**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**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

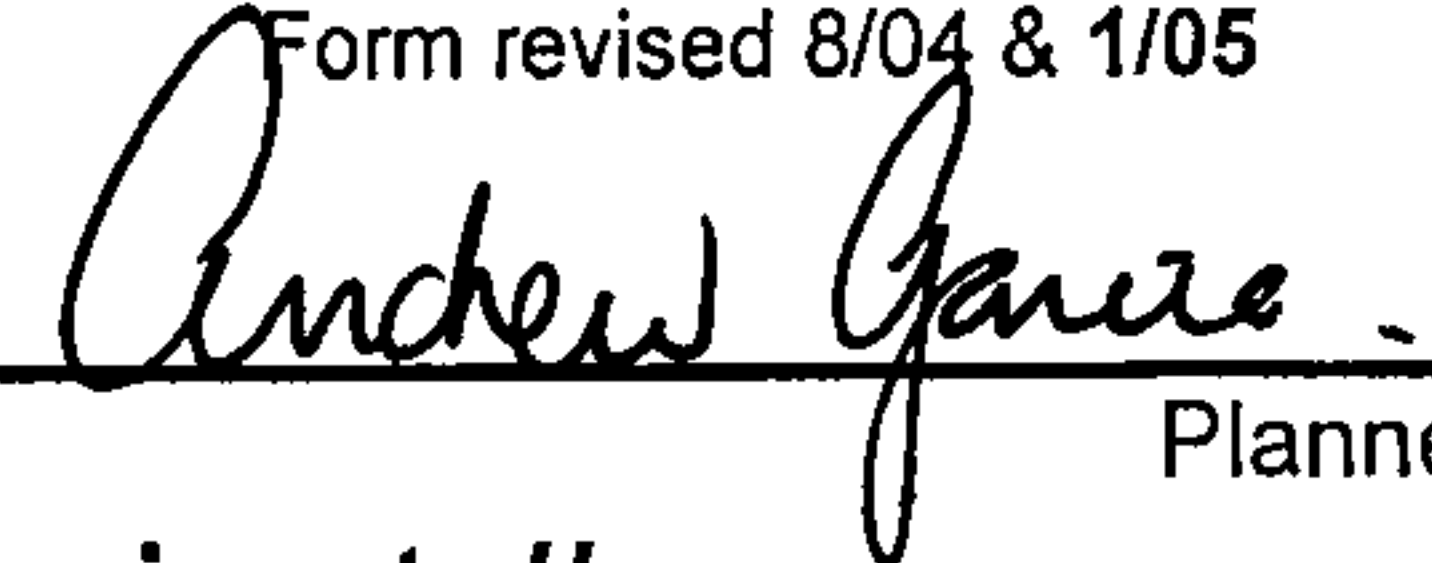
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

PAUL BRASHER (AGENT)  
  
 Applicant name (print) \_\_\_\_\_  
 Applicant signature / date 10-10-05



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

Application case numbers  
 05 DRB - \_\_\_\_\_ - 01587

Form revised 8/04 & 1/05  
  
 Planner signature / date 10/11/05  
**Project # 1004364**



**BRASHER & LORENZ, INC.**  
**CONSULTING ENGINEERS**

2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 •

October 10, 2005

Sheran Matson, Chair  
Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, New Mexico 87103

**RE: VALUE PLACE HOTEL – SITE PLAN FOR SUBDIVISION / SITE DEVELOPMENT  
PLAN FOR BUILDING PERMIT / PLAT – CENTRAL, EAST OF DORADO; Map L-22  
PROJECT # 1004364; 05EPC01252; 05EPC01253**

Dear Ms. Matson:

In its September 15, 2005 public hearing, the City Environmental Planning Commission (EPC) approved our Site Plan for Subdivision and Site Development Plan for Building Permit for the development of *Value Place Hotel*. The project is located on the north side of Central, between Dorado and Tramway, on what are now Tracts E-1 and E-2, Canyon Acres Subdivision, 13001 and 13013 Central Ave. NE (Zone Atlas Map L-22 attached). Each of these properties is currently zoned C-2 (SC), and together comprise 3.88 acres. On behalf of Value Place, LLC, Brasher & Lorenz, Inc. has incorporated those conditions into the site plans and plat, and have submitted application to the City Development Review Board (DRB) for Site Plan for Subdivision, Site Development Plan for Building Permit, and Final Plat.

The Site Plan for Subdivision is basis for the plat which reconfigures the two existing tracts into new Tracts E-1-A, and E-2-A, for the immediate development of *Value Place Hotel* on new Tract E-2-A. The Site Plan for Subdivision specifies that the hotel site is intended to be developed immediately; the other Tract is to be developed at some indefinite future date, under a separate application for review by the EPC. This application represents no change in the combined total acreage of the properties, or number of lots. At present, there are five hotels on the north side of Central within a half-mile of this property. Further, a portion of this property was originally developed with a motel until its demolition in 2002. No change of zone designation was requested.

The Site Development Plan for Building Permit is also being submitted for approval by DRB. This Plan is specific to *Value Place Hotel* on Tract E-2-A, adjacent to Interstate 040. The building proposed will consist of 121 hotel rooms in 4 stories, just over 50 feet in height from finished floor. The finished floor elevation of the building was determined to satisfy drainage needs, and the resultant site grading is similar in concept to that of the surrounding properties. The site plan provides for a landscaped buffer along its perimeter. The plan provides for access from Central, adequate parking, drainage conveyance,

landscaping, fire protection, and utilities service. The architectural features of the building are also detailed with style and exterior treatments that complement the other similar buildings in the area. This plan is fully privately funded, and does not require any unprogrammed capital improvements by the City. Construction of the building is intended to commence during late fall, 2005.

This project is consistent with the goals and policies of the City's Comprehensive Plan, specifically as it pertains to these policies:

**1. Policy II.B.5.d** – *The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social and recreational concern.* As a hotel, the proposed land use is identical and compatible with the predominant adjoining land use in the far east Central corridor of the City. As the details of the Site Development Plan show, the proposed hotel as sited is consistent with the surrounding terrain and adjoining development, particularly in that no radical grading modifications are required, and reasonable setbacks, buffers, and view planes are accommodated. The site plan as configured does not present a crowded or cluttered appearance, yet accomplishes the project's and City's requirements for access, parking, and landscaping. Systematic and orderly development of vacant land such as this precludes the tendency for undeveloped lands to deteriorate in appearance. What is proposed is a new and attractive building on an undeveloped site, consistent in land use with its surroundings. However, the project proposed offers a significant improvement to the neighborhood in that it is being developed at this time under the City's current guidelines and review processes which were not in effect at the time of development of neighboring properties. It is largely the goal of the City's guidelines and policies to enhance the quality of the environment for the neighborhoods, such as Singing Arrow, south of Central Ave. and beyond, and this project in itself accomplishes these goals.

**2. Policy II.B.5.e** – *New growth shall be accommodated through development in areas where vacant land is contiguous to existing programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.* The project site, presently vacant, is located on east Central Ave. Central contains existing water, sewer, paving, and drainage infrastructure. This project does not entail the construction of any unprogrammed capital facilities, nor does this project require any extraordinary operation and maintenance efforts and expense on the part of the City.

**3. Policy II.B.5.i** – *Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution and traffic on residential environments.* This project is located immediately adjacent to Interstate 040, and not in the midst of a residential area. Adjoining the project site on the north portion of its west side is a small mobile home community. The site plan proposed provides for screening between the hotel parking spaces and the mobile homes. There will not be any free-standing parking lot lights to affect the adjoining residences. Nothing inherent in hotel operation generates abnormal noise, therefore it is highly unlikely that noise levels originating from the hotel will occur beyond acceptable limits at the property line. All existing and proposed development abutting the interstate is subject to the noise of interstate traffic.

**4. Policy II.B.5.k – Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic.** The project site is approximately 1350 feet west of Tramway Boulevard and has approximately 191 feet of frontage along Central, all of which is not affected by a raised median. The site has existing reciprocal access to adjoining properties to the east and west, as well as interior cross-access. The site plan shows a new wide entrance drive as access to Central to facilitate turns in and out of the site.

**5. Policy II.B.5.I – Quality and innovation in design (which is appropriate to the plan area) shall be encouraged in all new development...** Site Development Plan review will ensure a visually amenable development and a beneficial contribution to the surrounding area as well as satisfactorily address any issues regarding adequate buffering and impact mitigation.

**Policy II.D.6.a – New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.** The proposed hotel development will provide opportunities for employment for residential neighborhoods within the surrounding area and revenue generation from which City services will benefit.

This project is suited to this site in this area of the City, and is compatible with all its surroundings. It meets the intent of the Comprehensive Plan and all applicable Rank II and III facilities plans, and will be developed under a plan and process designed to ensure to every extent possible quality growth. As such, it will be an asset to the community.

In approving this project, the EPC stipulated several conditions which are listed, with findings, in the attached Notice of Decision. These conditions have been addressed, specifically, as follows:

1. Final sign-off authority is delegated to DRB; application includes this transmittal letter
2. We have met with Mr. David Stallworth, the City's case planner, and will ensure that all conditions imposed by EPC are met before final approval by DRB.
3. The Developer is responsible for certain improvements shown on the Infrastructure Listing and certain actions -
  - a. New sidewalks, driveways, and private entrance are shown on the Infrastructure Listing;
  - b. Curb return radii are shown as 30';
  - c. The approval of a plat is included in this application;
  - d. The plat shows easements for access, drainage, and utilities for each affected lot.
  - e. The Site Plan complies with DPM standards.
4. With respect to site plan layout and configuration –
  - a. The site plan includes plan-view and cardinal schematic depictions for the City Standard refuse dumpster double enclosure;

- b. The site plan includes horizontal dimensions and cardinal orientations for each facade of the building with colors and heights. The north and south elevations of the building are identical in all respects, therefore, in the interest of clarity in the drawing, these elevations are shown in one place;
    - c. An outdoor bench seat has been added to the front of the building;
    - d. A separate (seventh) sheet has been added to the Site Development Plan for Building Permit set to include details on project signage, to include the elevations of the City Standard dumpster double enclosure;
    - e. Notes have been added to prohibit off-premise signage;
    - f. The site plans have been revised to include additional language as a reminder that signage is regulated by Zoning Code Section 14.16.2.17 for the C-2 zone designation.
5. With respect to access, parking, and circulation –
  - a. A raised curb directional island has been added (in lieu of striping) to the entrance to the site proper;
  - b. A motorcycle space has been added near the northwest corner of the parking lot;
  - c. The site plan has been revised to eliminate most of the angled parking in favor of 90° parking. The remaining angled parking is against the 8' wide sidewalk perimeter of the building;
  - d. The bicycle rack has been relocated to a corner of the building closer to the front entrance.
6. Regarding lighting -
  - a. The site plan indicates that all lighting is building-mounted with the stipulation that all lighting is directed downward to prevent fugitive lighting;
  - b. The existing chain link fencing on the west side of the site is owned by the adjoining property owner, the existing chain link fence is owned by the New Mexico Department of Transportation in connection with the Interstate. The existing chain link fencing along the east side of the hotel site is to be removed. Other non-functioning fencing remaining on site appurtenant to the previous and demolished former improvements will be removed.
7. Regarding landscaping –
  - a. The property adjoining the site on its west side is zoned C-2, yet there are a number of mobile home and house trailer spaces occupying that property. The site plan as originally reviewed by EPC showed the refuse dumpster in the northwest corner of the site. The EPC conditions of approval allow the dumpster to be relocated to the southeast corner of the site; otherwise, a solid wall 80 feet long will be required as its screening from the mobile homes. The site plan has been revised to place the dumpster in the southeast corner of the site eliminating the need for the screen wall. Although the project landscaping plan does not show a mix of evergreen and deciduous plantings, other screening from the mobile home will be the retaining wall along the west side of the site, and the landscaping that will eventually establish itself and mature;

- b. A note has been added to the site plan for subdivision specifying that the new lot that is not to be developed at this time will be cleared of weeds, litter, and temporary storage of salvaged mobile homes, within 60 days of the approval of the plat.
- c. The landscaping plan has been revised to add shade trees along the east side of the site, of size and density consistent with the City's requirements;
- d. Both site plans have been revised with supplemental language as a reminder that installation of streetscape shall be in compliance with City Ordinance;
- e. The final landscaping plan is based on the final grading plan, and the contingency note has been removed;
- f. Flowering pear trees shown on the landscaping plan have been replaced on the plan with sycamore and ash.

8. The project will comply with all SWMD requirements.

The Site Development Plan for Building Permit that was originally submitted to EPC was the base map for the approved grading and drainage plan. Subsequent revisions to the site plan to accommodate comments of reviewing agencies had the effect of shifting the building a few feet to the east, reconfiguring the parking lot striping, and relocating the refuse enclosure. No changes to the grading concept or site hydrology resulted from these changes. A statement of water and sanitary sewer availability has been issued that requires for service only those public improvements shown on the Infrastructure Listing, attached.

Enclosed with this application is the plat to reconfigure the two lots as shown on the site plan for subdivision. The plat provides for access, drainage, and utilities needs to be shared between the two properties. Pursuant to City requirements, the Singing Arrow Neighborhood Association was notified of the pending EPC hearing on this case. There have been no comments from Singing Arrow on this project at any level.

Please schedule this project for review and approval by DRB at its meeting on October 19, 2005. If you have any questions, please contact me. Thank you for your help in this.

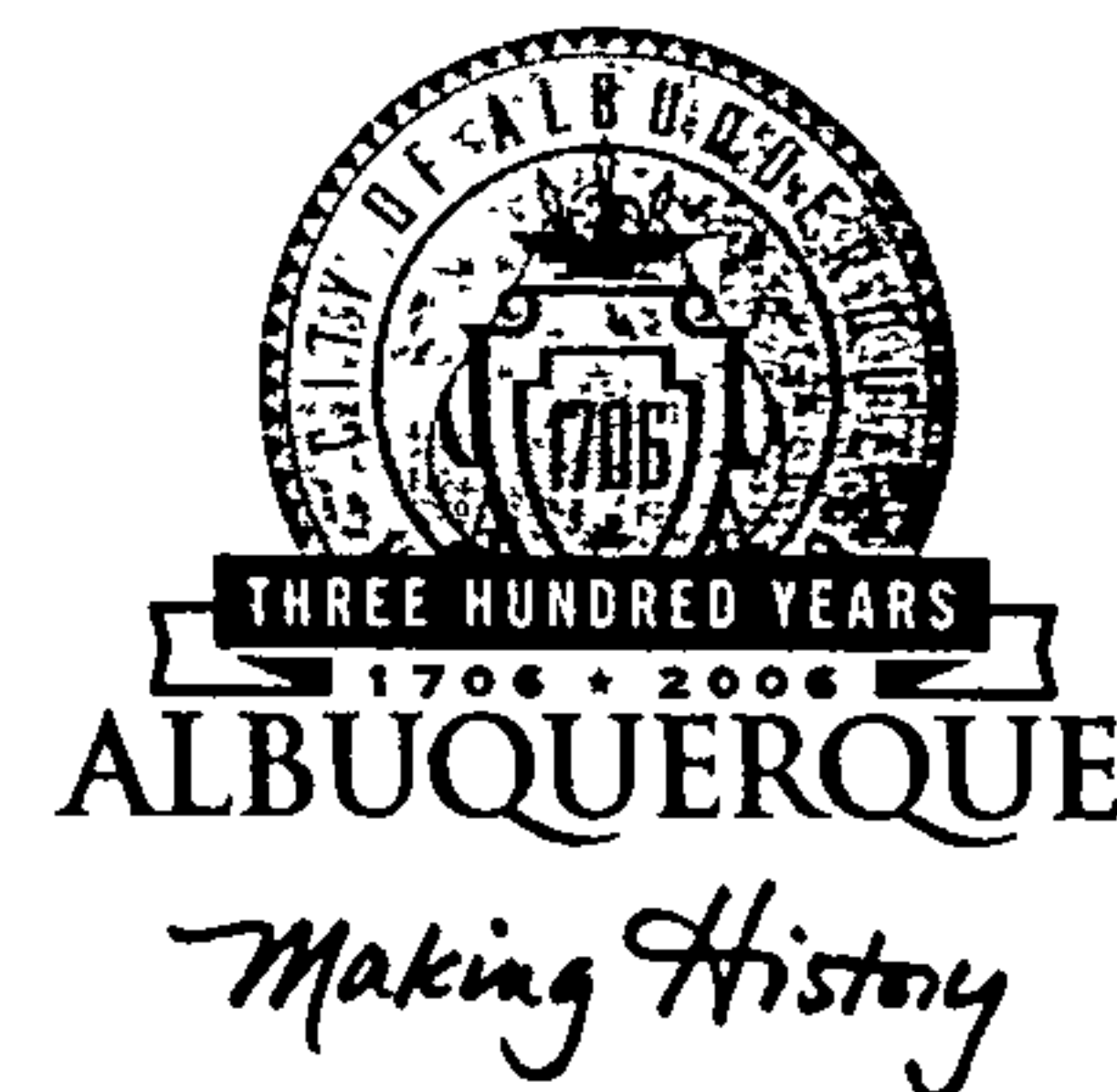
Sincerely,



Paul Brasher, PE  
Brasher & Lorenz, Inc.

# CITY OF ALBUQUERQUE

September 14, 2005



Mr. Paul Brasher, P.E.  
Brasher & Lorenz, Inc.  
2201 San Pedro NE, Bldg. 1, Suite 1200  
Albuquerque, NM 87110

RE: Water and Sanitary Sewer Serviceability Statement  
Lots E1 and E2 of Canyon Acres

L-22

Mr. Brasher,

Your recent inquiry regarding service availability at the subject site indicated that the existing lot line between these two (2) parcels is to be reoriented and an approximately 43,000 square foot hotel (Value Place) will be constructed on the northern parcel.

**Existing Conditions:** Adjacent infrastructure in Central consists of two (2) parallel 8-inch sewers, and 6-inch and 8-inch water lines. The 8-inch is on the north side of Central and the 6-inch is on the south. Records indicate the presence of an existing billing account (#09061560) for the old hotel which has since been demolished. That service account was for a size 3 (1 1/4-inch) water meter along with accompanying sanitary sewer service.

Service will require the establishment of a new billing account and will be contingent upon compliance with the fire protection requirements set forth by the Fire Marshal's Office (FMO) as described below. Your submittal shows a new 3-inch water meter and an 8-inch connection to an existing sanitary sewer manhole in Central. Due to its size, the proposed 3-inch water meter must be installed in a new, large diameter meter vault under a City work order. The existing service line and meter box must be abandoned and removed in their entirety as part of that work order. The new sewer connection must be included with the work order.

**Fire Protection** is available through a connection to the existing 8-inch water line in Central. However, there are two (2) significant concerns regarding the connections to that main. First, the Fire Marshal's instantaneous flow calculation calls for the availability of no less than 2,778 gpm. Hydrants must be positioned so as to comply with the 300-foot rule. Your proposed utility layout will not provide the necessary volumetric flow rate. A dead-end, 8-inch line is limited to a design flow of 2,350 gpm based on a maximum fluid velocity of 15-feet per second. As such, a 10-inch connection to the 8-inch in Central will be necessary in order to supply the three (3) hydrants required by the FMO. The connection must be a non-pressure connection consisting of a 10 x 10 x 10 tee with two (2) 10 x 8 reducer couplings cut into the existing 8-inch main. Secondly, that main is an old, steel pipe which has been in service since 1949. Its condition is suspect. While you will not be responsible for its complete rehabilitation or replacement, any damage to the pipe caused by construction activities will be repaired at the expense of the contractor / developer.

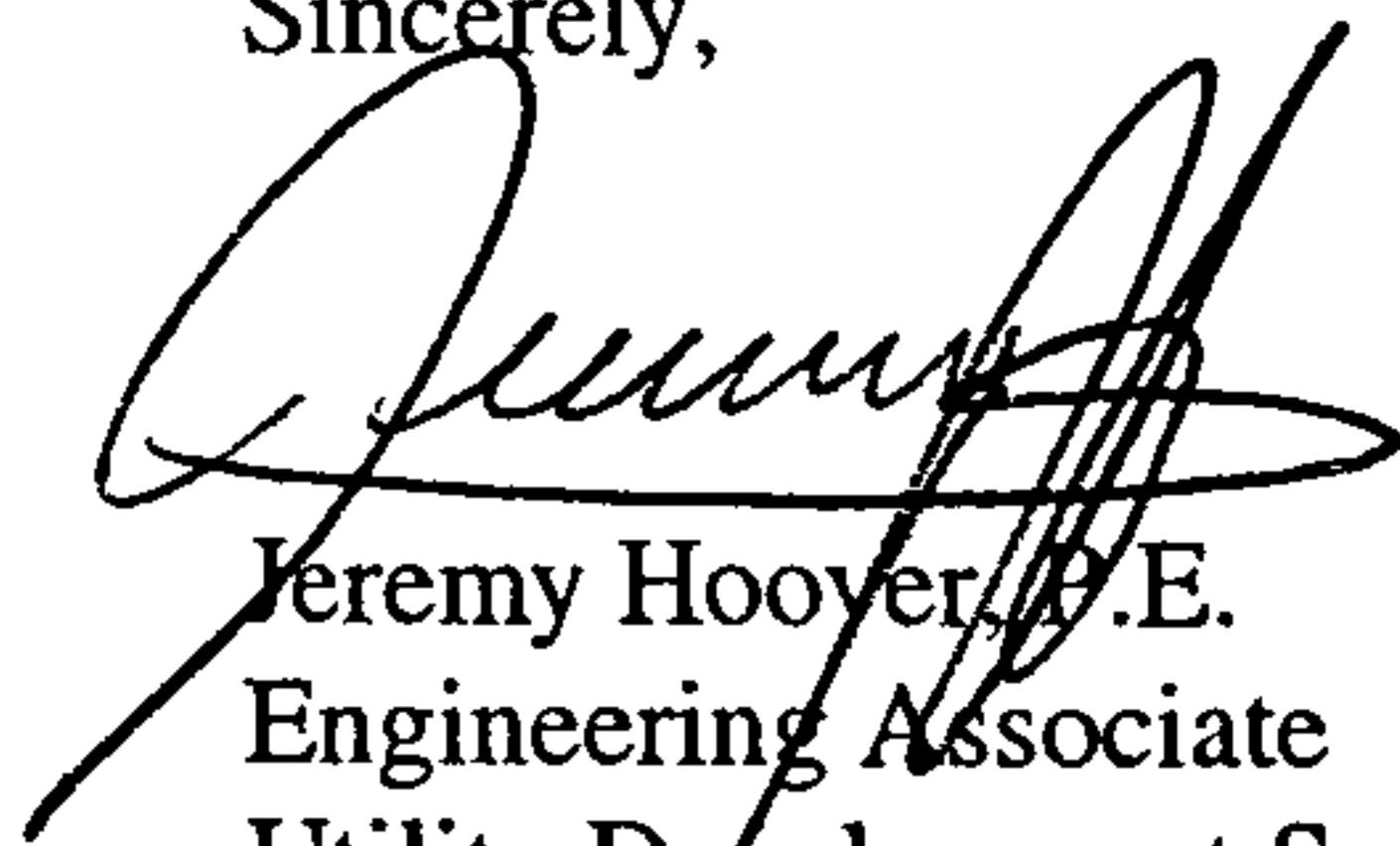
**Design and Construction** of all required improvements will be at the developer / property owner's expense and must be coordinated through the City of Albuquerque via the DRC / City Work Order process. The expedited work order procedure would be appropriate for the fire hydrant and private fire line work and the large diameter meter installation. Construction must be by a licensed, bonded, public utility contractor.

**Costs and Fees:** In addition to installation and construction costs, both sanitary sewer and metered water services will be subject to Utility Expansion Charges (UEC) payable at the time of service application. UEC credit for the existing service will be applied towards the charges associated with the upsized service. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.



**Closure:** This statement of service availability will remain in effect for a period of one (1) year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Albuquerque Bernalillo County Water Utility (ABCWU) as soon as possible.

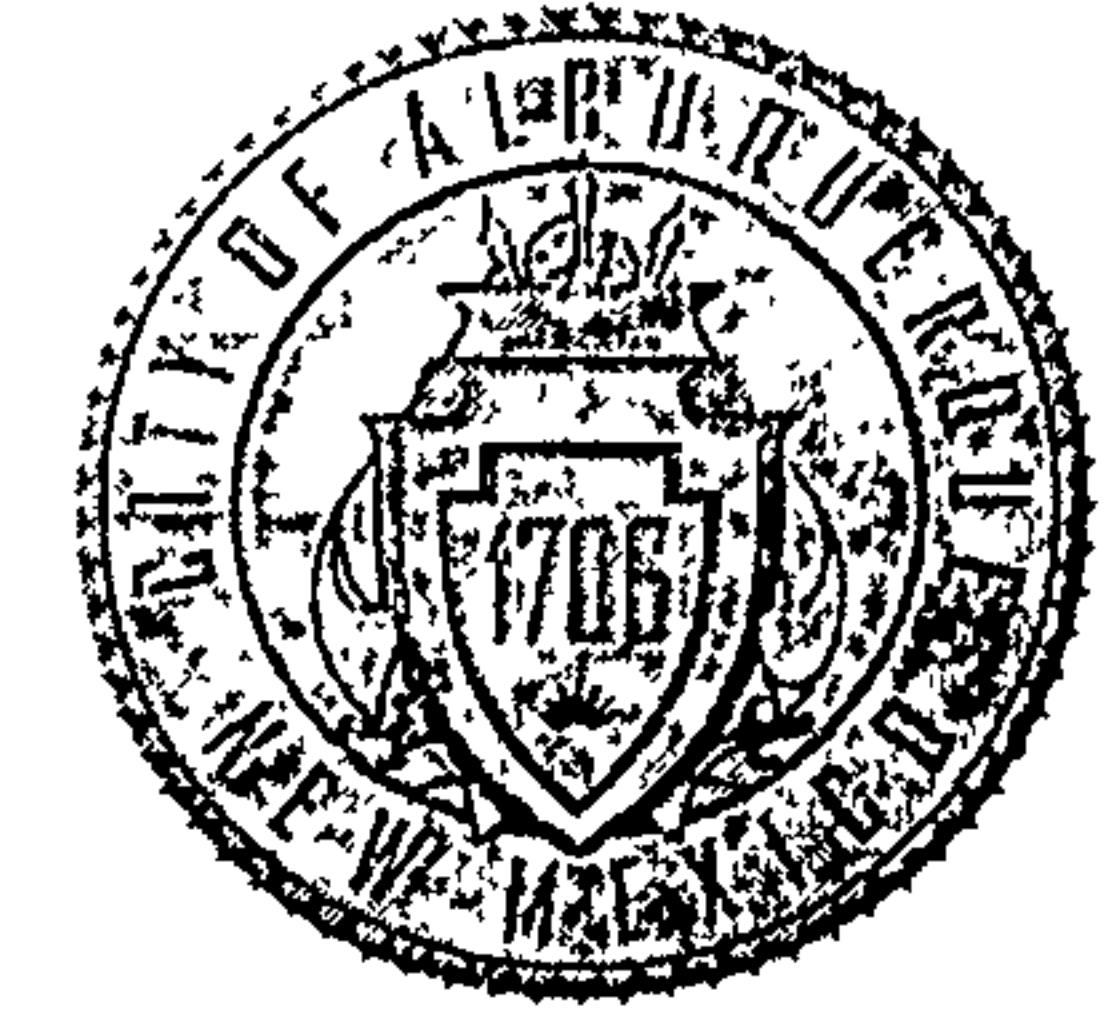
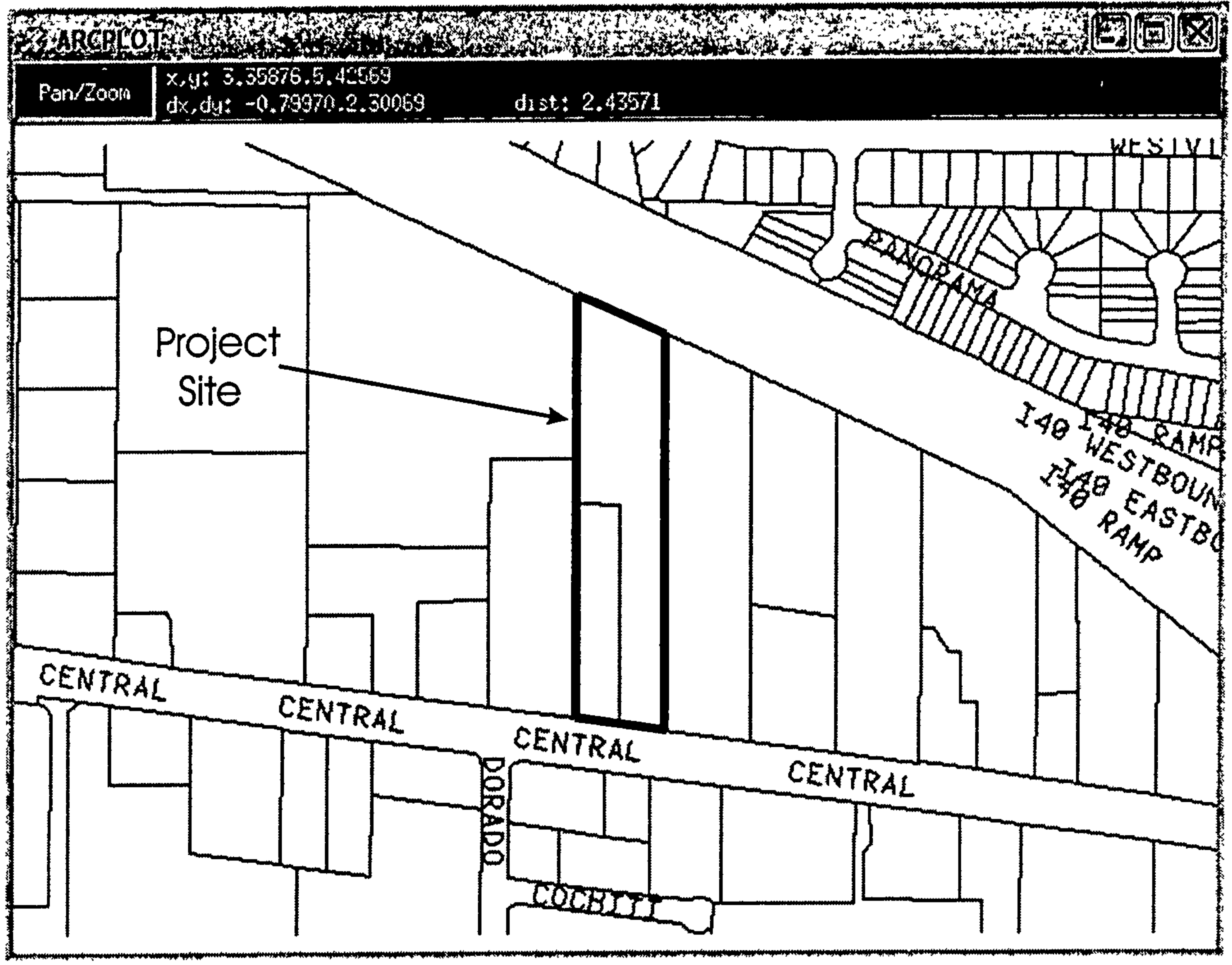
Sincerely,



Jeremy Hoover, P.E.  
Engineering Associate  
Utility Development Section  
Water Utility Department

encl: Site Map

cc: f/ Readers #50802  
f/ Availability L-22  
f/ DRB #1004364

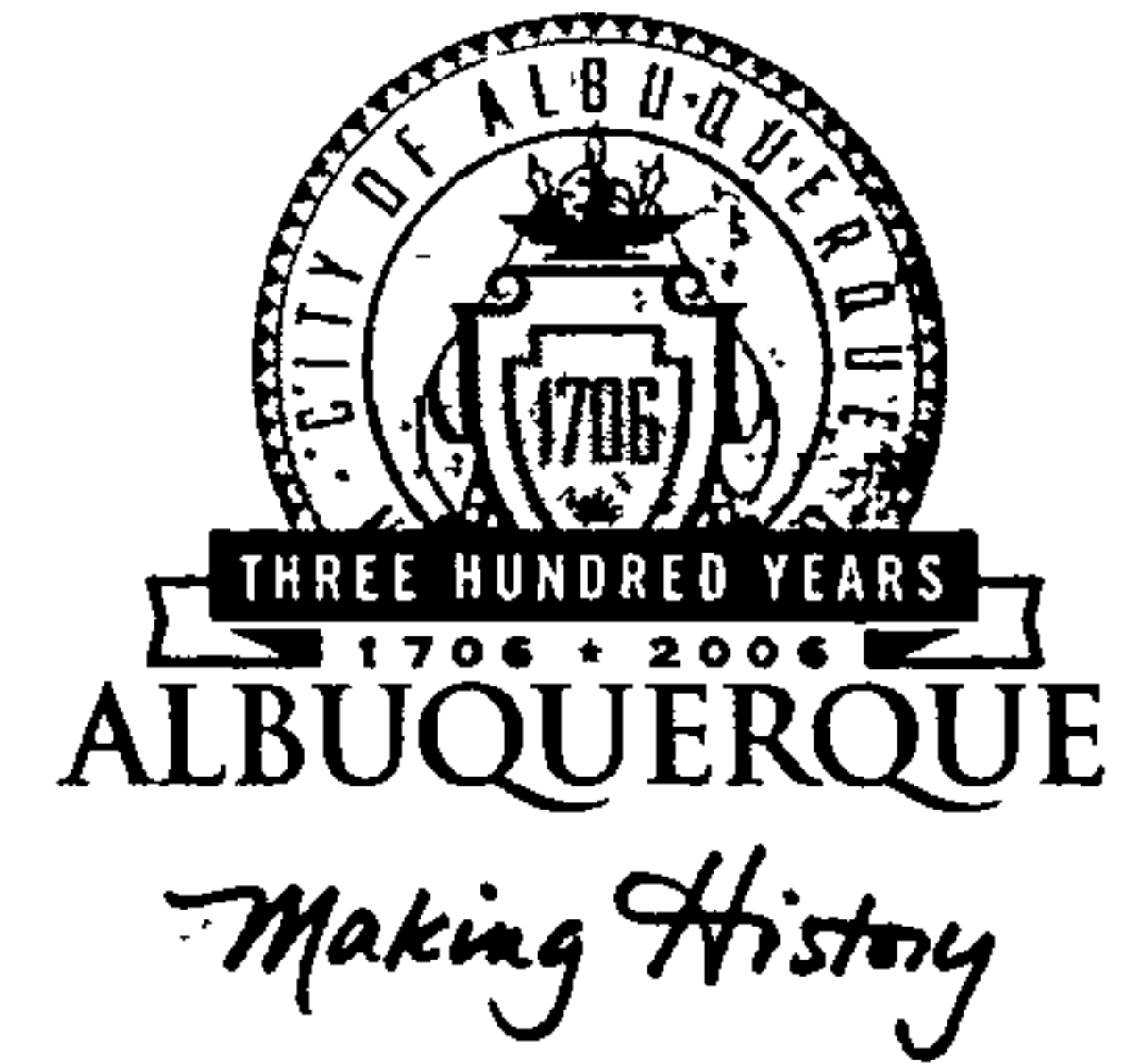


Availability Statement #50802  
**Site Map**

Zone Atlas Page  
**L-22**

Figure  
**1**

# CITY OF ALBUQUERQUE



September 9, 2005

Paul T. Brasher, P.E.  
Brasher & Lorenz, Inc.  
2201 San Pedro NE Bldg. 1 Suite 1200  
Albuquerque, NM 87110

**Re: Value Place Hotel 13001 and 13013 Central Ave. NE  
Grading and Drainage Plan  
Engineer's Stamp dated 8-30-05 (L22-D58)**

Dear Mr. Brasher,

Based upon the information provided in your submittal received 8-30-05, the above referenced plan is approved for Site Development Plan, Site Building Permit, Preliminary Plat action by DRB and Building Permit. Once the board approves the plan, please submit a Mylar copy for my signature in order to obtain a Rough Grading Permit.

P.O. Box 1293

Albuquerque

New Mexico 87103

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

If you have any questions, you can contact me at 924-3695.

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

Sincerely,

Rudy E. Rael, Associate Eng.  
Planning Department.  
Development and Building Services

C: Charles Caruso, DMD Storm Drainage Design  
CC: File

September 9, 2005

David Stallworth  
Planning Department  
P.O. Box 1293  
Albuquerque, New Mexico 87103

**RE: SITE PLAN FOR SUBDIVISION / SITE PLAN FOR BUILDING PERMIT –  
VALUE PLACE HOTEL  
Map L - 22**

Dear Mr. Brito:

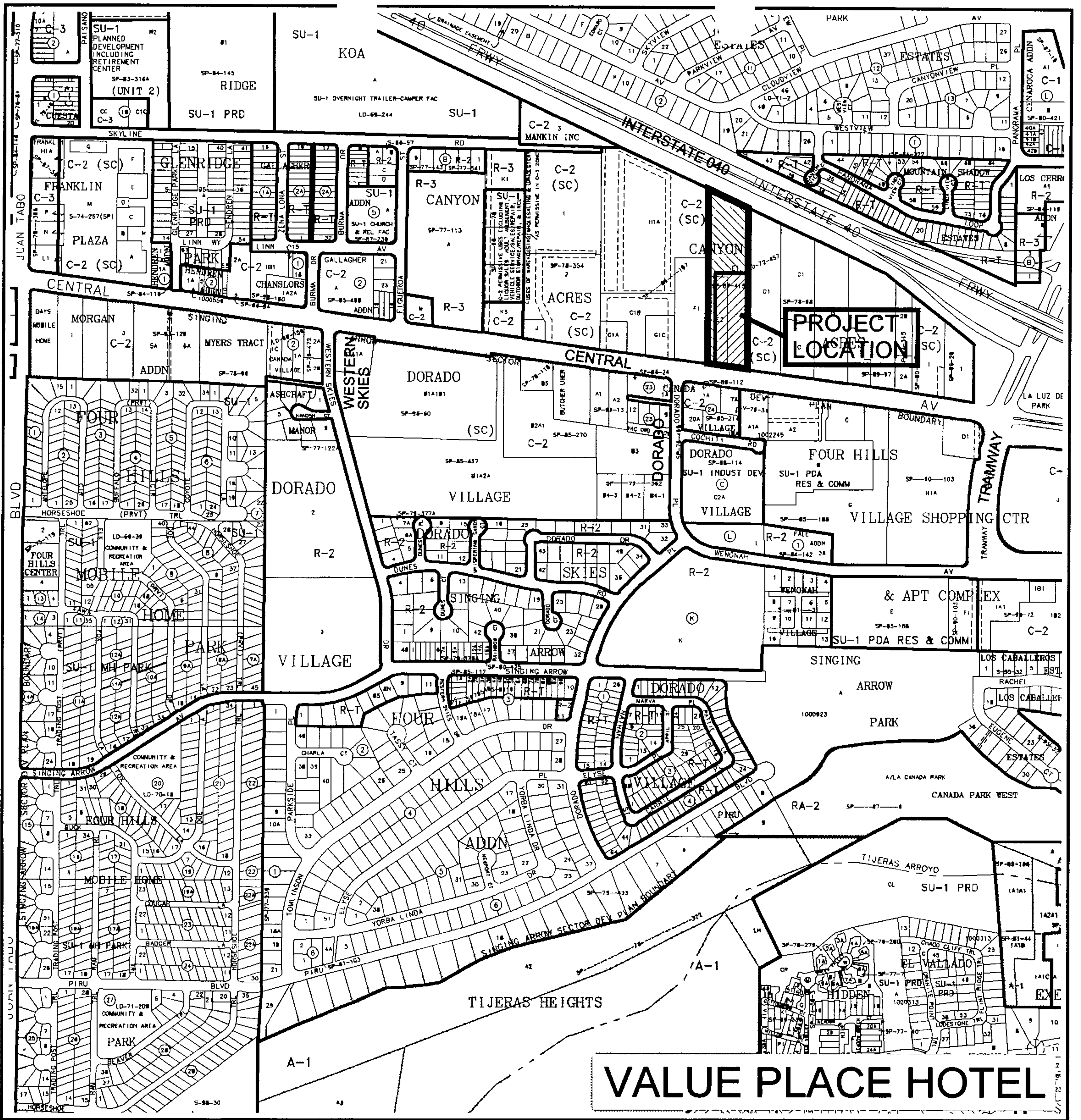
As General Partner of Fine Hotels Limited Partnership, owner of existing Tracts E-1 and E-2, Canyon Acres Subdivision, 13001 and 13013 Central Ave., I am authorizing the engineering firm of BRASHER & LORENZ, INC. to act as our agent in the application for Site Plan for Subdivision to create new Tracts E-1-A and E-2-A, and Site Development Plan for Building Permit to construct Value Place Hotel on new Tract E-2-A.

Anything you could do to expedite this application will be extremely helpful.

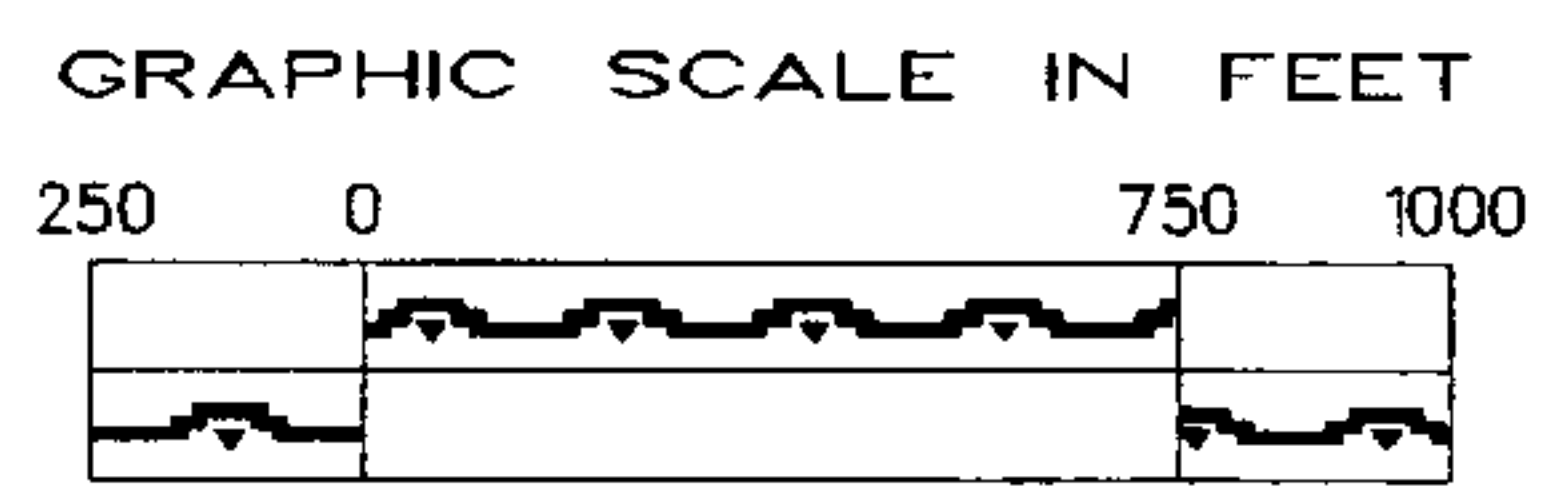
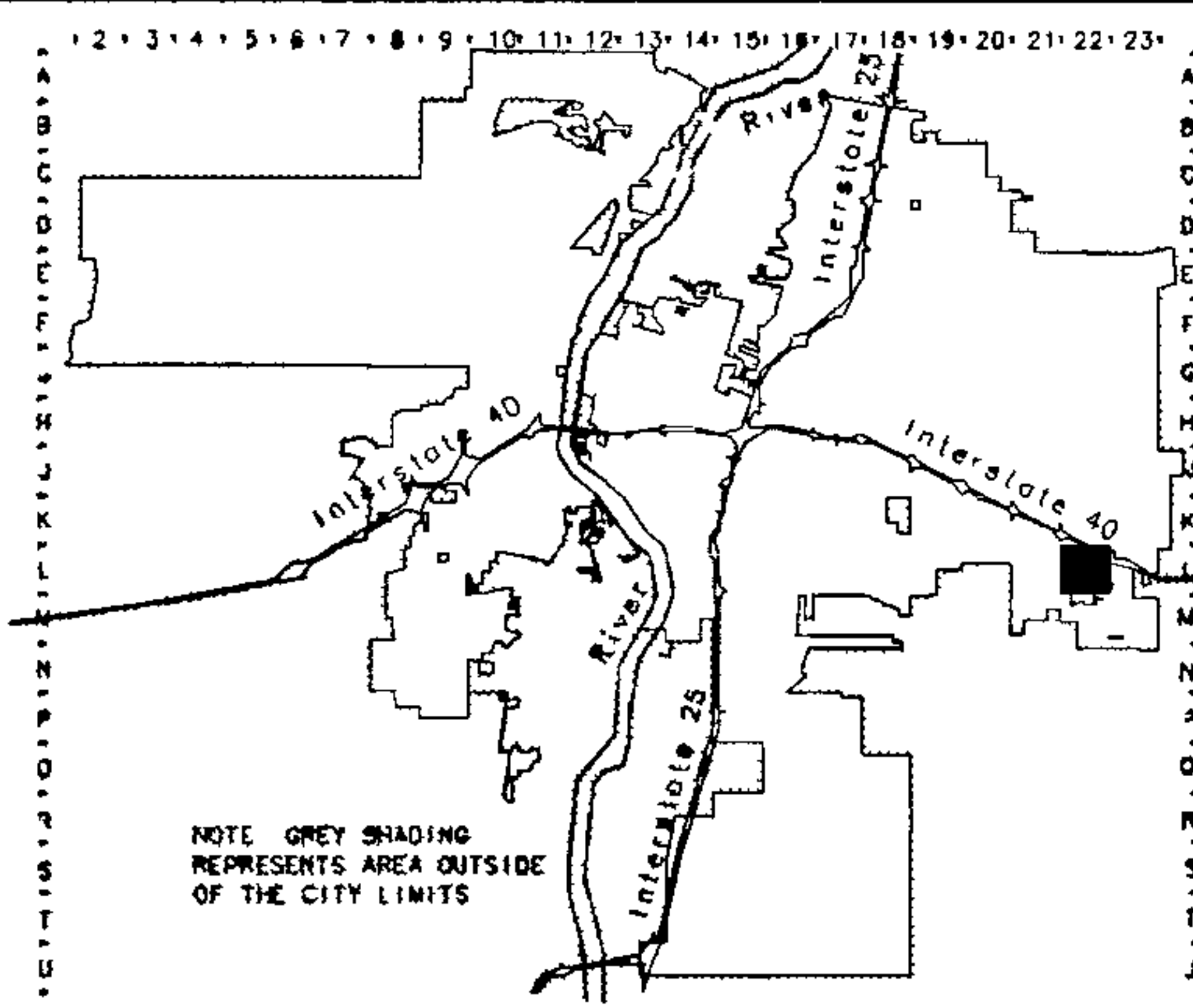
Sincerely,

A handwritten signature in cursive script that reads "Katharina Mueller".

Katharina Mueller  
General Partner  
Fine Hotels Limited Partnership



# VALUE PLACE HOTEL



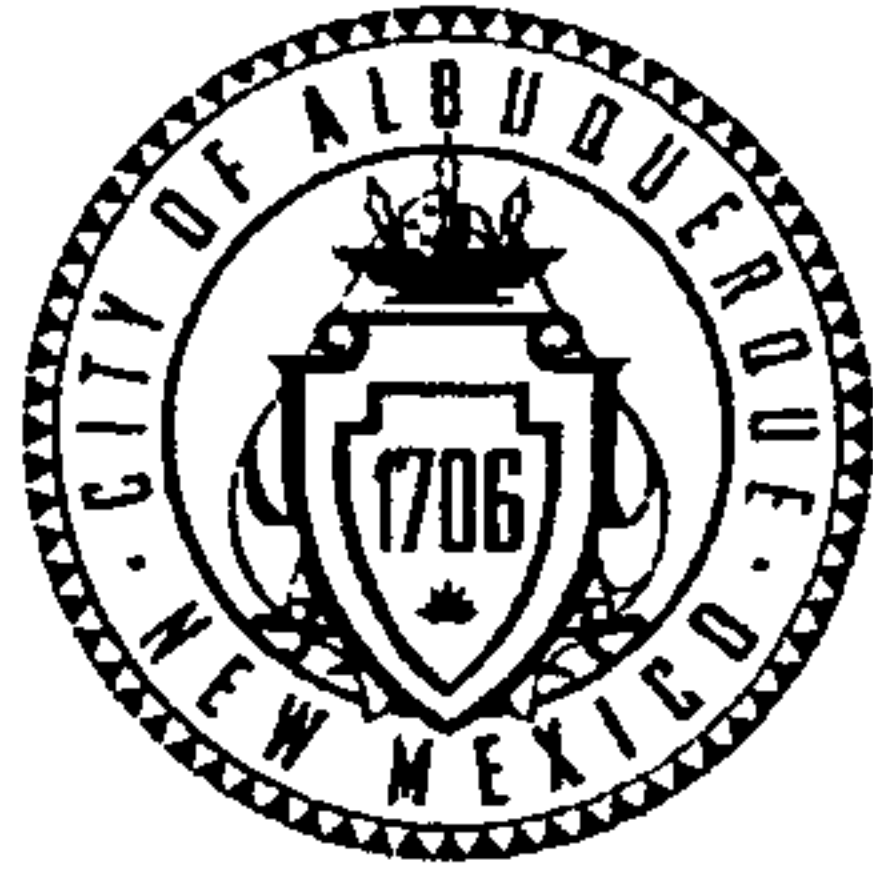
**A**buquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**

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**Zone Atlas Page**

# L-22-Z

Map Amended through November 01, 2003



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

Date: September 16, 2005

## OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1004364\***  
05EPC-01252 EPC Site Development Plan-  
Subdivision  
05EPC-01253 EPC Site Development Plan-  
Building Permit

Value Place LLC  
8621 East 21<sup>st</sup> St.  
Wichita, Ks 67206

LEGAL DESCRIPTION: for all or a portion of Tracts E-1 & E-2, **Canyon Acres**, zoned C-2 (SC), located on the north side OF CENTRAL AVE., NE between FIGUEROA ST., NE and TRAMWAY BLVD., NE, containing approximately 4 acres. (L-22) David Stallworth, Staff Planner

On September 15, 2005 the Environmental Planning Commission voted to approve Project 1003364/05EPC 01253, a site development plan for subdivision for Tracts E-1 and E-2, Canyon Acres, zoned C-2(SC), based on the following Findings and subject to the following Conditions:

### FINDINGS:

1. This is a request for consideration and approval of a site development plan for subdivision for all or a portion of **Tracts E-1 and E-2, Canyon Acres** Subdivision.
2. Site plan review should satisfactorily address any issues regarding adequate buffering and impact mitigation as well as ensure that the project offers a visually amenable development and a beneficial contribution to the surrounding area, in accordance with *Policies II.B.5.d* and *II.B.5.l* of the *City/County Comprehensive Plan*.
3. The proposed hotel development is an appropriate use of a portion of the project site. The project site will have access to existing public facilities and will not require any utility extensions, in accordance with *Policy II.B.5.e* of the *City/County Comprehensive Plan*.

13. There are currently numerous land uses within proximity to the subject area and along the north side of Central Avenue that are not indicative of a typical shopping center, to include hotels, self-storage warehouses, outside storage facilities and mobile home parks. There is no evidence within the City's case tracking history that any of these developments underwent a site plan review and approval process.
14. The subject area does not meet the current definition of a shopping center site because:
  - a. The site is significantly under the five-acre minimum threshold (3.8768 acres);
  - b. The level and type of existing surrounding development is not indicative of what would be expected from typical shopping center development, to include such rudimentary elements as an anchor tenant, multiple secondary tenants, diverse yet similar goods and services, common or unifying design components, vehicular and pedestrian interconnectivity, and/or ancillary pad development.
  - c. The level and type of development proposed on this site is indicative of stand-alone development within the past twenty years that has been allowed to occur on nearby properties within conventional means and without the guidance of either an overall site development plan or separately approved site plans.
  - d. Although the original tract was part of a multi-lot subdivision done over sixty years ago, there is no indication that the original subdivision was created for the sole purpose of planned, phased commercial development. The original subdivision was representative of standard multiple land divisions that were rectilinear, contained frontage along a single public street right-of-way that was adequate for access purposes but unsuitable for shopping center development, and did not include obvious provisions for reciprocal access within multiple adjacent parcels
15. Based on the developmental history of the site and the surrounding area, the "SC" designation attached to the project site may not provide any public benefit in its continued application. The applicant may be entitled to request the removal of this designator from the project site.
16. The applicant is authorized to request a site development plan for subdivision purposes on the subject property.
17. There is no known citizen opposition to this request.

- a. The applicant shall include a directional island at the entrance to the hotel parking lot from the access stem of new Tract E-1-A to discourage traffic conflicts along the west side of the property.
  - b. The applicant shall provide at least one motorcycle parking space on the hotel property.
  - c. The proposed angled parking on the hotel property shall be brought into compliance with Chapter 23 of the Development Process Manual.
  - d. The proposed bicycle parking on the hotel property shall be relocated to a more suitable place, preferably within close proximity to the hotel's primary entrance.
6. With respect to considerations regarding lighting and security, the following conditions shall apply:
- a. The applicant shall ensure that any on-site lighting is shielded in order to provide downward light emission and prevent both light trespass and upward light pollution.
  - b. Adequate details on proposed walls and fencing, including replacement of existing sub-standard fencing on site, shall be included on the final site plan. Sole reliance upon chain link fencing with or without slats shall not be permitted.
7. With respect to considerations regarding landscaping, the following conditions shall apply:
- a. The final site plan shall include adequate opaque screening along the west side of the project site, particularly where the project site abuts the existing mobile home park. This may include, but is not limited to, a 60-40 mix of evergreen to deciduous vegetation along the west property line. A 6-foot high solid wall shall be erected along the west property line for a minimum length of 80 feet as measured from the north-westernmost corner of the overall project site unless the proposed trash enclosure is relocated to an alternative location.
  - b. The final site plan shall include proposed temporary landscape treatments and a schedule for nuisance abatement for the undeveloped Tract E-1-A.
  - c. The final site plan shall include provisions for adequate shade tree coverage along the east side of the hotel property
  - d. The final site plans for both subdivision and building permit shall include revised language requiring the installation of streetscape to be in accordance with Article Six (6) of the Albuquerque Municipal Code governing street tree plantings.
  - e. The applicant shall remove the provision that reads "Final landscape layout to be determined upon receipt of final grading plan from the site development plan for building permit."
  - f. The flowering pear trees originally proposed along the west side of the project site shall be replaced with a more suitable tree that will be both more likely to thrive and provide significant canopy.
8. The project will comply with all SWMD ordinances and requirements.
-



**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to DRB sign off, the applicant must meet with the staff planner to ensure that conditions of approval are adequately addressed.
3. With respect to engineering considerations, the following conditions shall apply:
  - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. d wg. 2 430), driveways (std. d wg. 2 425), private entrances (std. d wg. 2426) and wheel chair ramps (std. d wg. 2441).
  - b. Curb return radii at entrance to be 25' to 30'.
  - c. Platting must be a concurrent DRB action.
  - d. Cross access to all tracts must be provided.
  - e. Site plan shall comply and be designed per DPM Standards.
4. With respect to site plan layout and configuration, the following conditions shall apply:
  - a. The final site plan shall include plan-view and cardinal schematics for proposed trash enclosures on site.
  - b. The final site plan shall include horizontal dimensions and cardinal orientations for each façade, complete illustration of all facades, proposed roof color and final building height with respect to the Zoning Code.
  - c. The final site plan shall include either adequate outdoor seating or reasonable alternatives thereof.
  - d. Proposed signage, to include area and dimensions, color and illumination, shall be integrated into the site plan for building permit and not as a separate attachment.
  - e. Off-premise signage shall be prohibited.
5. With respect to considerations regarding vehicular access, parking and circulation, the following conditions shall apply:
  - a. The applicant shall include a directional island at the entrance to the hotel parking lot from the access stem of new Tract E-1-A to discourage traffic conflicts along the west side of the property.

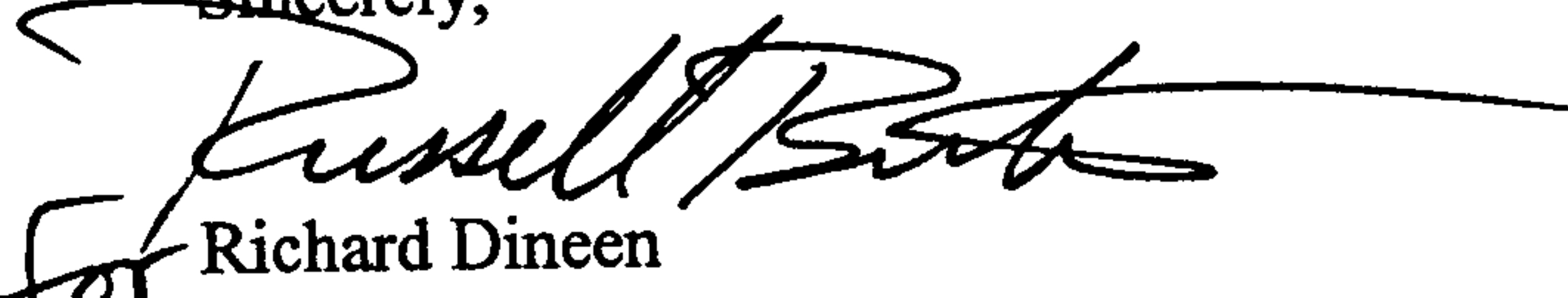
OFFICIAL NOTICE OF DECISION  
SEPTEMBER 15, 2005  
PROJECT #1004364  
PAGE 9 OF 9

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

  
For Richard Dineen  
Planning Director

RD/DS/ac

cc: Brasher & Lorenz, Inc., 2201 San Pedro Ne, Bldg. 1, Suite 1200, Albuquerque, NM 87110  
Rose Sena, Singing Arrow NA, P.O. Box 5191, Albuquerque, NM 87185  
Mark Burton, Singing Arrow NA, 12500 Charla Ct. SE, Albuquerque, NM 87123

**SITE DEVELOPMENT PLAN  
FOR SUBDIVISION CHECKLIST**

Revised 10/20/04

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but **STRONGLY** recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

**Accompanying Material**

- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

**SHEET # 1 – SITE PLAN** (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
  - a. Maximum Building Height
  - b. Minimum Building Setback **6-2 ZONE**
  - c. Maximum Total Dwelling Units and / or
  - d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT  
PLANS FOR BUILDING PERMIT** (Optional, but STRONGLY  
recommended)

- 1. Overall Design Theme and Land Use Concept
- 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
- 3. Street Design
- 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
- 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
- 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
- 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
- 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
- 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)



# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

## B. Proposed Development

### 1. Structural

- A. Location of existing and proposed structures
- B. Square footage of each structure and building footprint (if different from total square footage)
- 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
- N/A G. Loading facilities - **NONE PROPOSED**
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, including location.

### 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: 121 provided: 123  
Handicapped spaces required: 8 provided: 8
- B. Bicycle parking & facilities
  - 1. Bicycle racks, spaces required: 6  
provided: 6
  - 2. Other bicycle facilities, if applicable
- 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
- D. Pedestrian Circulation
  - 1. Location and dimensions of all sidewalks and pedestrian paths
  - 2. Location and dimension of drive aisle crossings, including paving treatment
  - N/A 3. Location and description of amenities, including patios, benches, tables, etc.  
**NONE PROPOSED**

### 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
  - N/A 4. Identify existing and proposed medians and median cuts - **NONE EXISTING / PROPOSED**
- B. Identify Alternate transportation facilities within site or adjacent to site
  - 1. Bikeways and bike-related facilities
  - 2. Pedestrian trails and linkages
  - 3. Bus facilities, including routes, bays and shelters existing or required

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

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

## 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.)
  - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
  - A. Existing, indicating whether it is to 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
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Method for meeting 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.

### A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location and detail 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 and/or contour lines (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 "common name" 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.

### 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.***



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

**PAID RECEIPT**

APPLICANT NAME Value Place, LLC  
 AGENT Brasher & Lorenz, Inc.  
 ADDRESS 2201 San Pedro N.E. Bldg 1 Suite 1200  
 PROJECT & APP # 1004364, 05DRB-01585, 01586, 01587  
 PROJECT NAME Canyon Acres

\$ 20.<sup>00</sup> 441032/3424000 Conflict Management Fee  
 \$ 285.<sup>00</sup> 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.<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.**

5844

**BRASHER & LORENZ, INC.**  
 CONSULTING ENGINEERS  
 2201 SAN PEDRO NE BUILDING 1 SUITE 1200  
 ALBUQUERQUE, NM 87110  
 (505) 888-6088

**NEW MEXICO BANK & TRUST**  
 ALBUQUERQUE, NM 87103  
 95-654-1070

10-11-05

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

\$305.00

10/11/2005 11:07AM LOC: ANN  
 X  
 RECEIPT# 00047160 WSH 008 TRANSH 0010  
 Account 441032 Fund 0110  
 Activity 3424000 TRSCCS  
 Trans Amt \$305.00  
 J24 Misc

DOLLARS

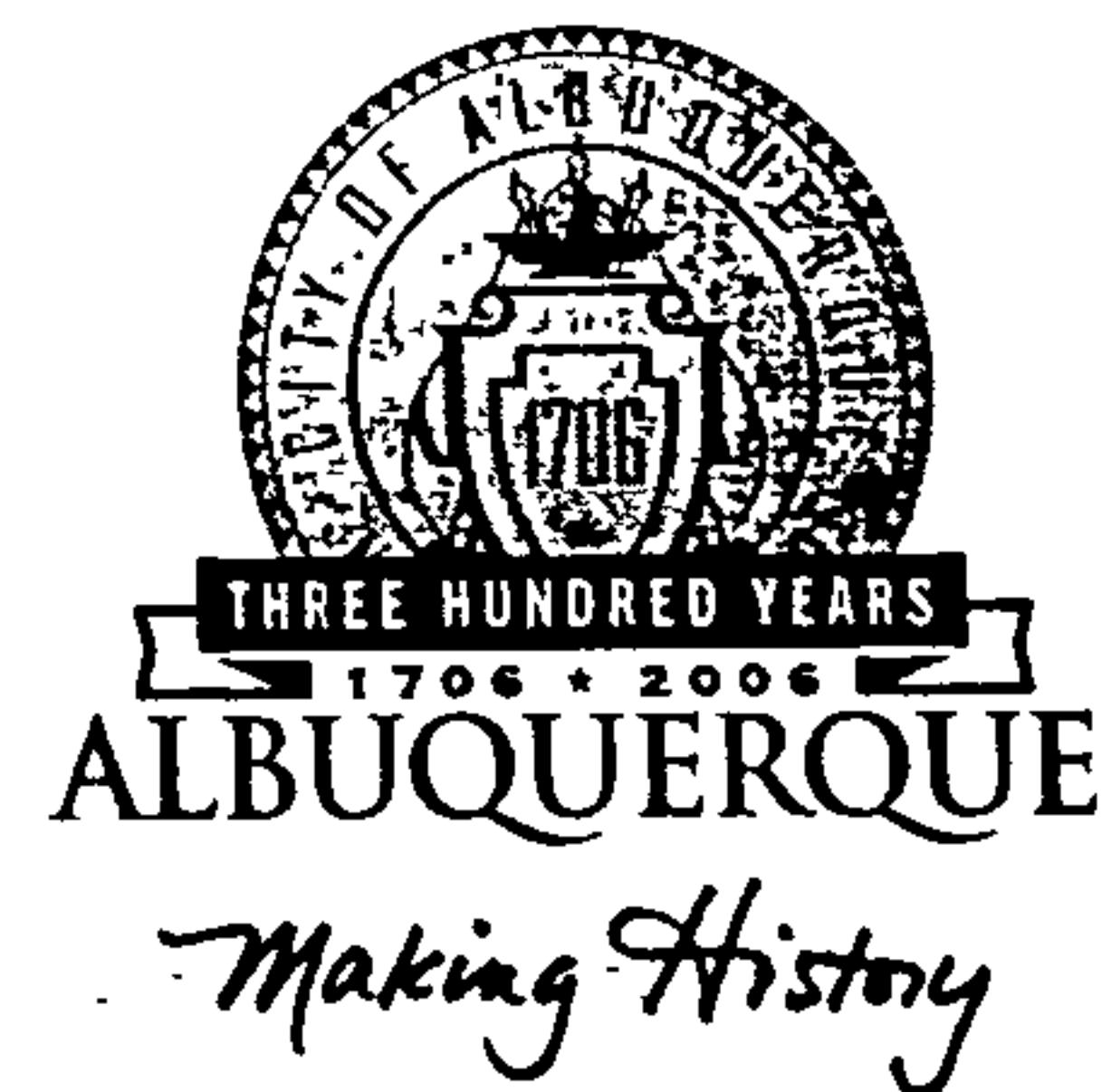
THREE HUNDRED THIRTY FIVE DOLLARS

MEMO VALUE PLACE DRB SUBMITTAL FEE

\$20.00  
 Thank You

⑈005844⑈ ⑆10700654⑆ 610 435 0⑈

# CITY OF ALBUQUERQUE



September 9, 2005

Paul T. Brasher, P.E.  
Brasher & Lorenz, Inc.  
2201 San Pedro NE Bldg. 1 Suite 1200  
Albuquerque, NM 87110

**Re: Value Place Hotel 13001 and 13013 Central Ave. NE  
Grading and Drainage Plan  
Engineer's Stamp dated 8-30-05 (L22-D58)**

Dear Mr. Brasher,

Based upon the information provided in your submittal received 8-30-05, the above referenced plan is approved for Site Development Plan, Site Building Permit, Preliminary Plat action by DRB and Building Permit. Once the board approves the plan, please submit a Mylar copy for my signature in order to obtain a Rough Grading Permit.

P.O. Box 1293

Albuquerque

New Mexico 87103

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

If you have any questions, you can contact me at 924-3695.

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

Sincerely,

Rudy E. Rael, Associate Eng.  
Planning Department.  
Development and Building Services

C: Charles Caruso, DMD Storm Drainage Design  
CC: File