

#9



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

REVISED 9/28/05

compts 12/20/05

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-01717 (SBP)

Project # 1004365

Project Name: DAIRY QUEEN @ BOSQUE PLAZA

Agent: Tierra West LLC

Phone No.: 858-3100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/16/05 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): 3 Copies of Site Plan for B.P. ok *TS*

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**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

1004365

#9



# 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-01717 (SBP)

Project # 1004365

Project Name: DAIRY QUEEN @ BOSQUE PLAZA

Agent: Tierra West LLC

Phone No.: 858-3100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/16/05 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

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

PLANNING (Last to sign): 3 Copies of Site Plan for B.P.  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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 1004365

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT

#9

INTER-OFFICE MEMO

DATE: November 14, 2005

TO: Sheran Matson, DRB Chair

FROM: Catalina Lehner, Planner *cl*

RE: Project #1004365, Dairy Queen Treat Works

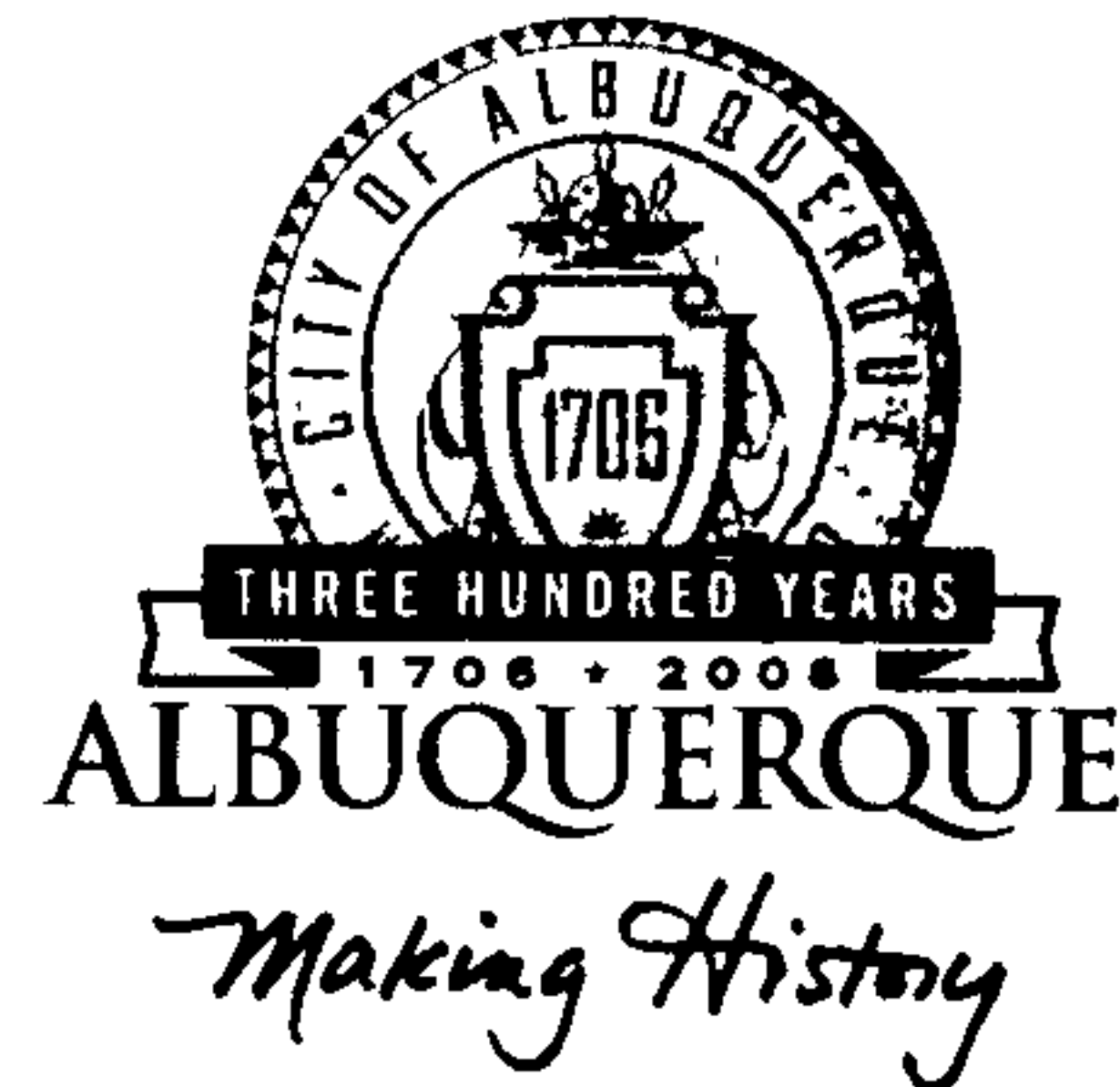
---

On October 21, 2005, the EPC approved a Site Development Plan for Building Permit with Conditions for Lot 6A of the Bosque Plaza Shopping Center. Staff met with the agent, Tierra West, on November 4, 2005 to check for compliance with the Conditions of Approval.

The Site Development Plan for Building Permit (dated November 2, 2005) meets all of the EPC conditions as elaborated in the Official Notification of Decision.

If you have any questions regarding this case, please call me at 924-3935.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004365**

**AGENDA ITEM NO: 9**

**SUBJECT:**

Site Plan for BP

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

New Mexico 87103

**RESOLUTION:**

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

www.cabq.gov

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

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

FOR:

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

**DATE:** November 16, 2005



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

NOVEMBER 16, 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: 12:20 P.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1002556**  
05DRB-01636 Major-Vacation of Pub  
Right-of-Way

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) D, **PARADISE HEIGHTS, BLACK ARROYO DAM**, zoned C-2 community commercial zone, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 8 acre(s). [REF: Z-98-19, Z-97-88] [Deferred from 11/16/05] (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

2. **Project # 1004341**  
05DRB-01634 Major-Preliminary Plat  
Approval  
05DRB-01635 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO SUBDIVISION**) zoned R-2 residential zone, located on 76<sup>TH</sup> STREET NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s). *[Deferred from 11/16/05]* (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**
3. **Project # 1004508**  
05DRB-01630 Major-Vacation of Pub  
Right-of-Way
- RICHARD MABRY agent(s) for FOUR HILLS PRIVATE COMMUNITY request(s) the above action(s) for Parcel(s) 1, Unit(s) 1-5 and Parcel(s) 2, Unit(s) 1-5, **FOUR HILLS MOBILE HOME PARK**, zoned SU-1 special use zone, located on SINGING ARROW SE, between JUAN TABO SE and WESTERN SKIES SE. (L-22) **VACATION DENIED.**
4. **Project # 1002254**  
05DRB-01642 Major-SiteDev Plan Subd  
05DRB-01643 Major-SiteDev Plan  
BldPermit
- JEFF MORTENSEN & ASSOCIATES INC agent(s) for PALMER INVESTMENTS & CORTLAND WALKER CONSTRUCTION INC., request(s) the above action(s) for all or a portion of Tract(s) 2A, BUENA VISTA ESTATES, UNIT 1 (to be known as **BEEHIVE VILLAGE**) zoned SU-2 IP, located on SAN PEDRO DR NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503] *[Deferred from 11/16/05]* (C-18) **SITE PLAN FOR SUBDIVISION WAS WITHDRAWN AT THE AGENT'S REQUEST. THE SITE PLAN FOR BUILDING PERMIT WAS DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

5. **Project # 1002196**  
05DRB-01646 Major-Vacation of Pub  
Right-of-Way  
05DRB-01647 Minor-Prelim&Final Plat  
Approval

THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 42-P1, **LOS ANTEPASADOS**, zoned SU-1 MH, located on SUNSET GARDENS SW, between CORREGIDOR ST SW and SANTA CLARA CEMETERY containing approximately 1 acre(s). [REF: 04DRB00873, 04DRB00875, 04DRB00877, 04DRB-01000, 05DRB-00610] (K-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER TO CORRECT THE DRAINAGE EASEMENT AND PLANNING FOR 15-DAY APPEAL PERIOD AND THE AGIS DXF FILE.**

6. **Project # 1004462**  
05DRB-01525 Major-Vacation of Public  
Easements  
05DRB-01524 Major-Preliminary Plat  
Approval  
05DRB-01526 Minor-Sidewalk Waiver  
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05*] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

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

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

- 7. Project # 1001623**  
05DRB-01709 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01710 Minor-SiteDev Plan  
BldPermit/EPC  
05DRB-01708 Minor-Prelim&Final Plat  
Approval

MARTIN GRUMMER agent(s) for CONSTANTINE NELLOS request(s) the above action(s) for all or a portion of Tract(s) G-2A, SEVEN BAR RANCH, (to be known as **QUARTERS PLAZA OFFICE BUILDING**) zoned SU-1, located on ELLISON DR NW, between STATE HIGHWAY 528 NW and COORS BLVD NW containing approximately 7 acre(s). [REF: 01EPC-01743, 02DRB-00353] **[Russell Brito for Debbie Stover, EPC Case Planner]** *[Deferred from 11/16/05]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**
  
- 8. Project # 1002513**  
05DRB-01715 Minor-Amnd SiteDev Plan  
BldPermit

DEKKER/ PERICH/ SABATINI agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **TRIANGLE REALTY CO**, zoned C-3, located on SAN MATEO BLVD NE, between OSUNA NE and I-25 NE containing approximately 9 acre(s). [REF: V-86-148, 03EPC00318, 03DRB00739, 05EPC01390] **[Catalina Lehner, EPC Case Planner]** (E-17) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**
  
- 9. ~~Project # 1004365~~**  
05DRB-01717 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for KEVIN DAVIS request(s) the above action(s) for all or a portion of Tract(s) 6A, **DAIRY QUEEN @ BOSQUE PLAZA**, zoned C-1 SC, located on BOSQUE PLAZA LANE NW, between COORS BLVD NW and LA ORILLA NW containing approximately 1 acre(s). [REF: 02DRB-01925, 05DRB-01042] **[Catalina Lehner, EPC Case Planner]** (E-12) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**



10. **Project # 1003991**  
05DRB-01716 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 4, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **RETAIL SHOPS @ SAGE MARKET PLACE**) zoned SU-1 FOR C-1 with Drive-Up Pharmacy, R-LT & C-1 (SC), located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 14 acre(s). [REF: Z-79-154, 05EPC00364, 05EPC00365, 05EPC00366, 05EPC00367, 05DRB01293, 05DRB01294] [**Stephanie Shumsky, EPC Case Planner**] (M-9) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS, CLOSURE AGREEMENT AND LAYOUT OF PARKING STALLS AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

11. **Project # 1000551**  
05DRB-01544 Minor-SiteDev Plan  
BldPermit/EPC

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 10/12/05 & 10/26/05 & 11/9/05 & 11/16/05*] (J-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

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

12. **Project # 1001789**  
05DRB-01718 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 17-28, **MONTE VISTA**, zoned CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s). [*Deferred from 11/16/05*] (K-16) **DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

13. **Project # 1003238**  
05DRB-01719 Minor-Prelim&Final Plat Approval
- TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD., CO., LLC request(s) the above action(s) for Lot(s) 12-A-P1, 13-A-P-1, 18-A-P1 thru 27-A-P1, **FLORAL MEADOWS**, zoned R-LT, located on INTERSTATE 40 NW, between RIO GRANDE BLVD NW and MONTROYA STREET NW containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156, 04EPC-00157, 04DRB-00661, 04DRB-0227, 05DRB-01489] (H-12) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
14. **Project # 1004322**  
05DRB-01712 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for AL CARABAJAL & MICHELLE LESICKA request(s) the above action(s) for the north 87 feet of Lot(s) 24 & the north half of Lot(s) 21, **LOS HERMANOS ADDITION**, zoned R-1 residential zone, located on LOS HERMANAS ST NW, between CARLTON ST NW and BELLROSE AVE NW containing approximately 2 acre(s). [REF: 05DRB 01143] (G-15) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
15. **Project # 1003475**  
05DRB-01656 Minor-Final Plat Approval
- WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) 1, **SUNDANCE ESTATES (to be known as PARADISE VIEW SUBDIVISION)** zoned R-LT residential zone, located on PARADISE BLVD NW, between JAMES MONROE MID-SCHOOL and ST JUDE CATHOLIC CHURCH containing approximately 23 acre(s). [REF: 04DRB01694, 04DRB01695, 04DRB01696] [*Deferred from 11/2/05 for SIA*] [*Deferred from 11/9/05*] (B-1011) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR MISCELLANEOUS COMMENTS AND TO PLANNING FOR COPY OF FILED SIA AND TO RECORD.**

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

16. **Project # 1004535**  
05DRB-01703 Minor-Sketch Plat or Plan
- LA RESOLANA ARCHITECTS agent(s) for EXPLORABILITIES request(s) the above action(s) for all or a portion of Block(s) 39, Lot(s) 45 thru 52, **VALLEY VIEW ADDITION**, zoned C-1, C-2, located on COPPER AVE NE, between JACKSON ST NE and MANZANO ST NE containing approximately 1 acre(s). (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1004540**  
05DRB-01713 Minor-Sketch Plat or Plan
- WILSON & CO agent(s) for MESA VERDE & LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1, 4, 5, 6 & 19, Block(s) 5, UNIT 25, VOLCANO CLIFFS AND TRACT D OF VISTA VIEJA, UNIT 2, (to be known as **BOCA NEGRA DAM, LOTS 1-3**) zoned R-1, located on 81<sup>ST</sup> ST NW, between COMPASS DR NW and UNSER BLVD NW containing approximately 25 acre(s). (D-9/D-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project # 1004541**  
05DRB-01714 Minor-Sketch Plat or Plan
- SURV-TEK INC agent(s) for CORE REALTY HOLDINGS LLC request(s) the above action(s) for all or a portion of Tract(s) B-9J-1A, **SEVEN BAR RANCH**, zoned SU-1 FOR R-2 USES, located on NM 528 NW, between COORS BLVD NW and CIBOLA LOOP NW containing approximately 37 acre(s). [REF: DRB-94-532, Z-94-96, AA-97-35] (A-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. Approval of the Development Review Board Minutes for November 2, 2005. **THE DRB MINUTES FOR NOVEMBER 2, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:20 P.M.

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D** Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: Kevin Davis PHONE: 505.897.3322  
 ADDRESS: 12110 Santa Monica NE FAX: \_\_\_\_\_  
 CITY: ABQ STATE NM ZIP 87122 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER/DEVELOPER List all owners: United New Mexico Bank  
 AGENT (if any): TIERRA WEST LLC PHONE: 505.858.3100  
 ADDRESS: 8509 JEFFERSON NE FAX: 505.858.1118  
 CITY: ABQ STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: DRB FINAL SIGN OFF OF EPC APPROVED SITE PLAN FOR BUILDING PERMIT

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. LOT 6A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. BOSQUE PLAZA **TBK PAIRY QUEEN @ Bosque Plaza**  
 Current Zoning: C-1 (SC) Proposed zoning: SAME  
 Zone Atlas page(s): E12 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 0.6252 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. 101206238047010228 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: 3720 BOSQUE PLAZA LANE NW  
 Between: COORS BOULEVARD NW and LA ORILLA ROAD NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, (A, Z, V, S, etc.): PROJ# 1002397  
02DRB-01925 ..... 05DRB-01042

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

SIGNATURE Ronald R. Bohannon for DATE 11/8/05  
 (Print) RONALD R. BOHANNAN, P.E. Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB</u> . <u>01717</u>	<u>SBP</u>	<u>7(3)</u>	\$ <u>-0-</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>11/16/05</u>	_____	_____	\$ <u>20.00</u>

Lin Sis 11/8/05

Project # 100 #365

**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
  - 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
  - Blue-line 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) *ON ORIGINAL*
  - 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
  - N/A* Infrastructure List, if relevant to the site plan
  - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision) *ON ORIGINAL*
  - 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.

RONALD R. BOHANNAN, P.E.

Applicant name (print)

*Karen Kime for*

*11/8/05*

Applicant signature / date



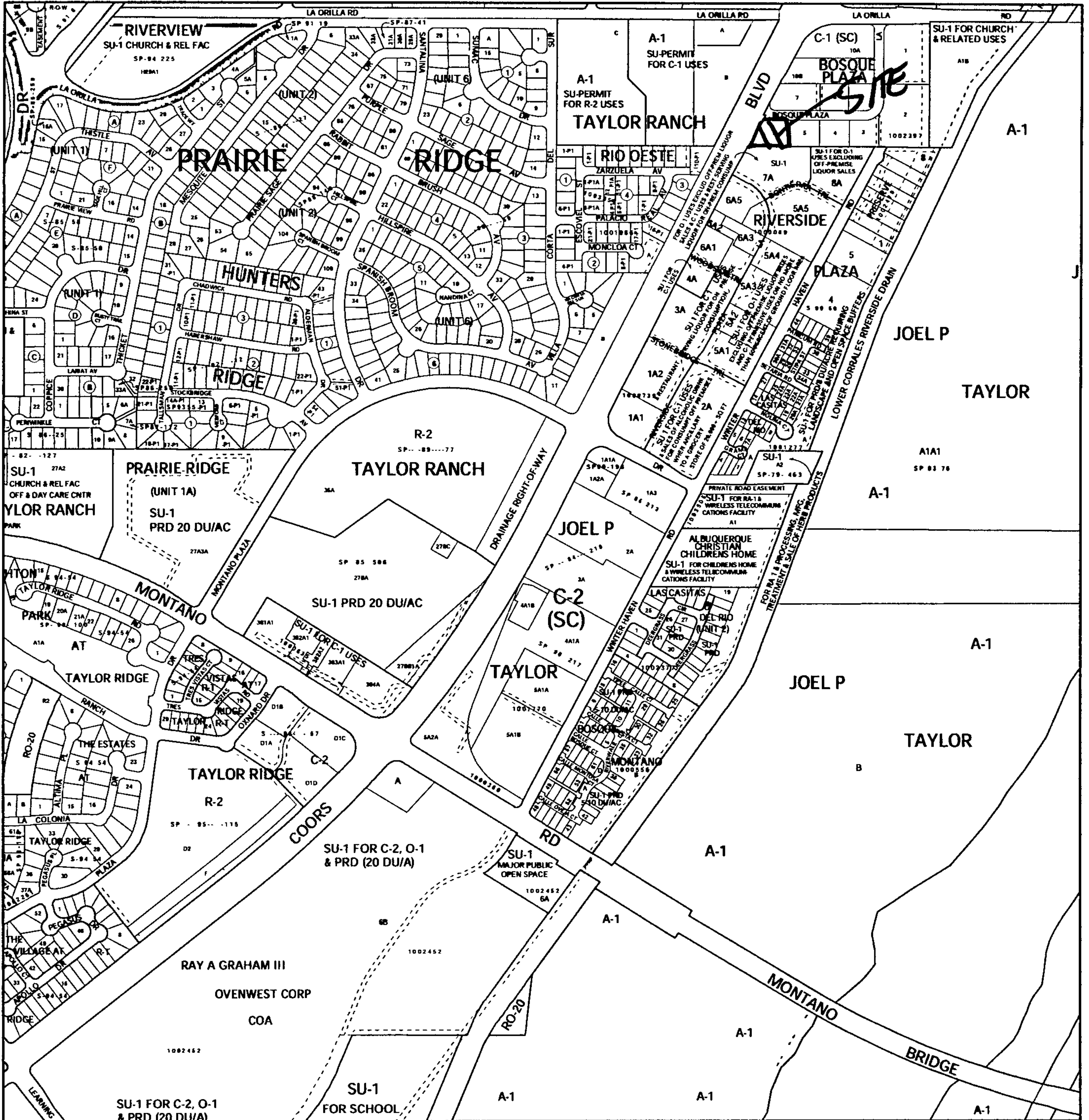
Form revised October 2004

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers
- \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_
- \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_
- \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

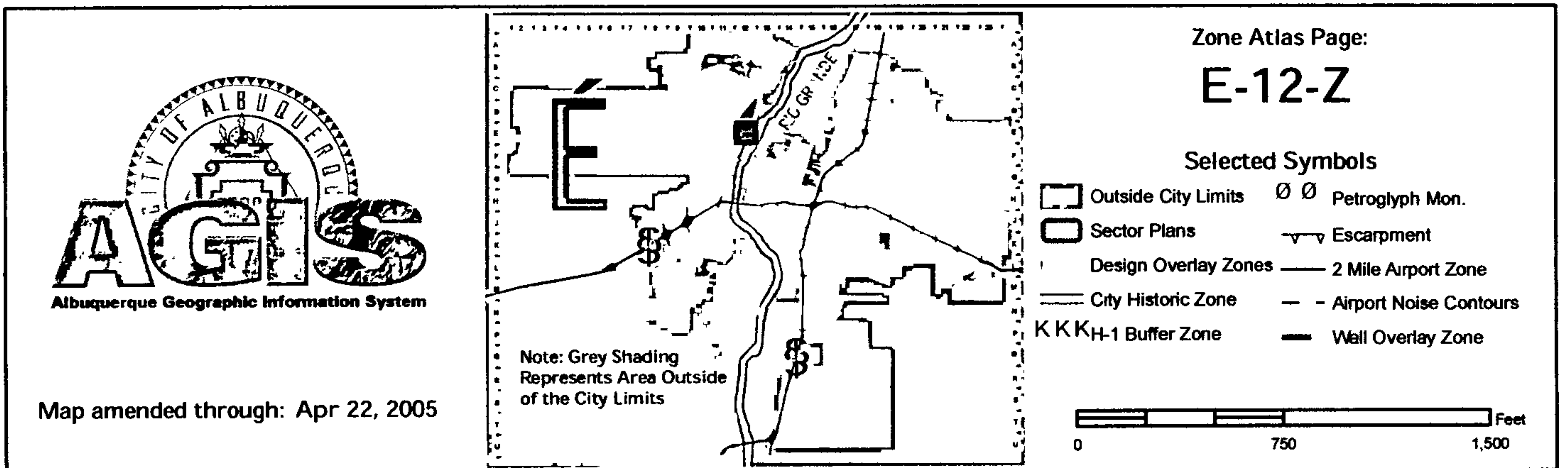
*V. S. S. 11/8/05*

Planner signature / date

**Project # 1004365**



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





# TIERRA WEST, LLC

---

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

November 8, 2005

Ms. Sheran Matson, Chair and  
Development Review Board  
Development and Building Services Division  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: DRB Submittal Letter with Responses to EPC Conditions  
Lot 6-A, Bosque Plaza (Dairy Queen)  
Project #1004365; Zone Atlas Page E-12**

Dear Ms. Matson and DRB Members:

Tierra West, LLC, on behalf of Mr. Kevin Davis, franchise owner of Dairy Queen, requests the above-referenced case be heard at DRB on Wednesday, November 16, 2005. The provided plans comply with the Conditions of Approval from the EPC Hearing held on October 20, 2005, which is described below. Our responses to the EPC conditions are in bold.

**Condition 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 sign-off, may result in forfeiture of approvals.

**This letter specifies all modifications that have been made to the Site Plan since the EPC hearing, including how the Site Plan was modified to meet each of the EPC conditions. This letter is also a request to be heard at DRB, at which time the DRB will ensure that all EPC conditions were satisfied and that other applicable City requirements have been met.**

**Condition 2:** Prior to DRB sign off, the applicant must meet with the staff planner to ensure that conditions of approval are thoroughly addressed.

**Our staff met with Ms. Catalina Lehner, the Staff Planner, on November 4, 2005 and discussed the modifications of the plans to ensure that all of the conditions of approval were thoroughly addressed.**

**Condition 3:** Install a 4-foot sidewalk compliant with City standards and the signed-off infrastructure list, along Bosque Plaza Lane NW to connect with the sidewalk along

Coors Boulevard NW and create a pedestrian entrance to the Bosque Plaza Shopping Center.

**A 4-foot sidewalk was added to the plans (compliant with City standards and the signed-off infrastructure list) along Bosque Plaza Lane NW to connect with the sidewalk along Coors Boulevard NW and create a pedestrian entrance to the Bosque Plaza Shopping Center.**

**Condition 4:** Move the building toward Coors Boulevard NW as required by Coors Corridor Sector Development Plan (CCSDP) Policy 6 – Commercial Areas, or meet the intent of Policy 6 by providing a 4-foot wide pedestrian pathway from the subject site's southwestern corner to connect to the building's main entrance (western side).

**The intent of Policy 6 was met by providing a 4-foot wide pedestrian pathway in the form of a stairway from the subject site's west side to connect to the building's main entrance (western side).**

**Condition 5:** The crosswalk, a designated pedestrian connection leading to Lot 5-A, shall be made of textured colored concrete.

**A note was added to the plans on sheet C1 stating that the crosswalk, a designated pedestrian connection leading to Lot 5-A, be made of textured colored concrete.**

**Condition 6:** The lighting shall not be high pressure sodium, which is prohibited in Riverside Plaza.

**A note was added to the plans on sheet C6 stating that the lighting is not to be high pressure sodium, which is prohibited in Riverside Plaza.**

**Condition 7:** The two light poles near the internal street (Bosque Plaza Lane NW) shall be the same design as either of the internal street light elevations shown on the Riverside Plaza site development plan for subdivision.

**Lighting specifications from Riverside Plaza were obtained from Argus Development, verified with the Riverside Plaza Site Plan for Subdivision, and added to the plans on sheet C6 to ensure that the same design is used.**

**Condition 8:** For security reasons, the cedar fence that screens the building's back door shall not exceed 4 feet in height.

**A note was added to the plans on sheet C1 stating that the cedar fence that screens the building's back door is to be 4-feet in height.**

**Condition 9:** Site plan General Note #2 shall read as follows: Any changes from what is approved on the site development plan for subdivision will require an amendment to the plan. A site development plan for building permit will be required for Tracts 1-9 and 10B.



**Site plan General Note #2 was revised on the plans to read as follows: Any changes from what is approved on the Site Development Plan for Subdivision will require an amendment to the plan. A Site Development Plan for Building Permit will be required for Tracts 1-9 and 10B.**

**Condition 10:** Site plan General Note #9, regarding transit facilities in close proximity, shall be deleted.

**Site plan General Note #9, regarding transit facilities in close proximity, was deleted.**

**Condition 11:** The applicant shall not revert to using franchise architecture and shall not depart from the Territorial style, or any of its elements, after approval of this request and prior to development of a site development plan for subdivision for Bosque Plaza.

**The applicant will not revert to using franchise architecture and will not depart from the Territorial style, or any of its elements, after EPC approval and prior to development of a Site Development Plan for Subdivision for Bosque Plaza.**

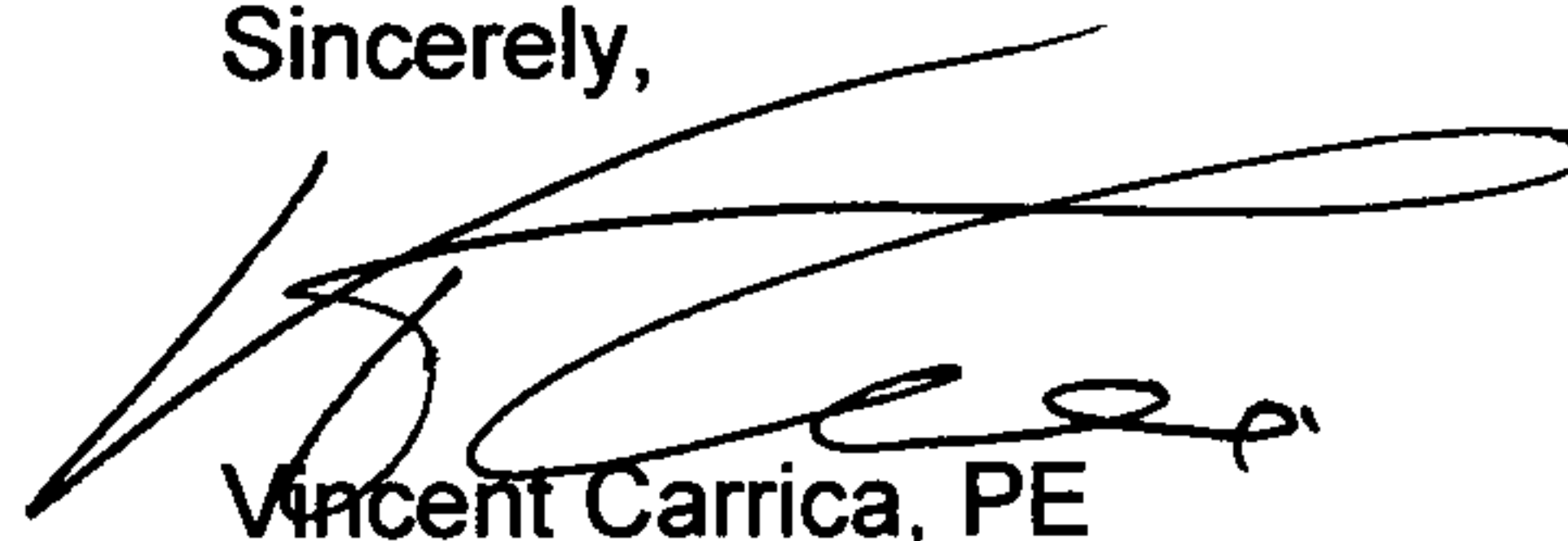
**Condition 12:** Conditions of approval from the City Engineer, Municipal Development and the Water Authority:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk, and ADA accessible ramps that have not already been provided for. All public infrastructures constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- d. Site plan shall comply and be designed per DPM Standards.
- e. Construction of a new fast food restaurant with drive-thru on proposed Lot 6-A will be subject to Impact Fees for Public Safety, Drainage, and Roadways. Based on a total floor area of 1,850 square feet and an impervious area of 0.48 acres, estimated impact fees will be approximately \$631 for Public Safety in the West Side Service Area; \$6,745 for Drainage in the Northwest Mesa Service Area; and \$9,540 in the Northwest Mesa Service Area for Roadways. Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees of \$16,916 may be paid at a rate of 34% (\$5752) if building permits are obtained by December 30, 2005, and 67% (\$11,334) if permits are obtained by December 29, 2006.
- f. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on the Long Range Bikeways System map.

- g. Construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan.
- a. **All the requirements of previous actions taken by the EPC and/or the DRB were completed and/or are provided for.**
- b. **The Developer has incorporated all of the required permanent improvements to the transportation facilities adjacent to the proposed Site Development Plan for Building Permit into his project and plans. Those improvements include sidewalk and ADA accessible ramps that have not already been provided for and that are adjacent to the subject site. Additional right-of-way requirements, paving, and curb and gutter are not required adjacent to the subject site. All public infrastructures constructed within public right-of-way or public easements shall be to City Standards.**
- c. **The required system improvements that are attributable to the development, as identified in the TIS, have been completed.**
- d. **The Site Plan does comply and is designed per DPM Standards.**
- e. **Impact Fees for Public Safety, Drainage, and Roadways will be paid at the time of the Building Permit.**
- f. **Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on the Long Range Bikeways System map, is complete.**
- g. **Construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan is complete and striped out.**

Thank you for your consideration to hear this case on November 16, 2005. If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

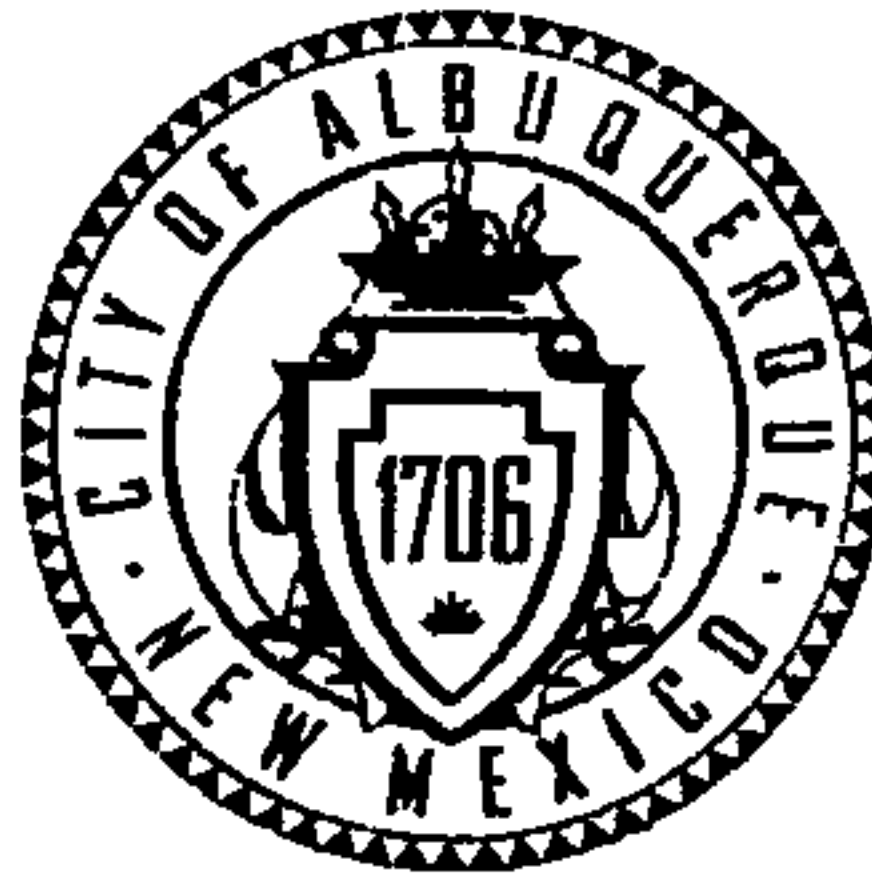
Sincerely,



Vincent Carrica, PE

cc: Kevin Davis

JN: 23141  
VC/MVJ/bd



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

Date: October 21, 2005

**OFFICIAL NOTIFICATION OF DECISION**

FILE: **Project # 1004365**  
05EPC-01260 EPC Site Development Plan-  
Building Permit

Kevin Davis  
12110 Santa Monica NE  
Albuquerque, NM 87122

**LEGAL DESCRIPTION:** for all or a portion of Lot 6A, **Bosque Plaza**, zoned C-1 (SC), located on BOSQUE PLAZA NW, between COORS BLVD. NW and LA ORILLA ROAD NW, containing approximately 1 acre. (E-12) Catalina Lehner, Staff Planner

On October 20, 2005 the Environmental Planning Commission voted to approve Project 1004365/ 05EPC 01260, a Site Development Plan for Building Permit for Lot 6-A, lands of Martin L. Taylor, a portion of Bosque Plaza, zoned C-1 (SC), based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This request is for approval of a site development plan for building permit for Lot 6-A, lands of Martin L. Taylor, a portion of Bosque Plaza, approximately 0.714 acre (the "subject site"). The applicant proposes to construct a 1,850 square foot Dairy Queen Treat Works (DQTW) fast-food restaurant with a drive-up service window.
2. The subject site is located in the Bosque Plaza shopping center. Though design guidelines do not exist at this time, a request for approval of a site development plan for subdivision for Bosque Plaza (Project #1004167, 05EPC -1237) is in the EPC process.
3. Approval for the drive-up service window, a conditional use in C-1, has been granted by the Zoning Hearing Examiner.
4. The contiguous commercial properties east of Coors Boulevard NW, from Montañó Road to La Orilla Road, can best preserve the Bosque setting and fulfill the intent of City plans and policies by being architecturally harmonious.
5. Tract 7 of the Riverside Plaza shopping center abuts the subject site to the south.

6. The site layout of the proposed fast-food restaurant creates a vehicle-dominated circulation pattern potentially dangerous to pedestrians. Pedestrians are likely to enter through the wide driveway, and cross the parking lot precisely where vehicles make a sharp right turn to access the drive-thru lane.
7. A 4 foot wide sidewalk is required on both sides of Bosque Plaza Lane NW, from Coors Boulevard NW to La Orilla Road, as indicated on the current infrastructure list signed-off by the Development Review Board (DRB).
8. Abundant signage would detract from the natural visual environment characteristic of this portion of Coors Boulevard NW. Therefore, the request includes signage on the proposed building's western and northern façades only.
9. Comprehensive Plan policies regarding a full range of urban land uses (Policy II.B.5.a), programmed facilities/integrity of neighborhoods (Policy II.B.5.e), neighborhood values/natural environmental conditions (Policy II.B.5d) and design quality/innovation (Policy II.B.5l) support the proposal.
10. Policy II.B.5j-new commercial development, conflicts with the proposal because the proposed development is not located in a neighborhood-oriented center or a larger area-wide shopping center.
11. The proposal does not support Comprehensive Plan Goal 7-Activity Centers because it is not in a designated activity center. However, the subject site may develop as part of a smaller center (Goal 7, Policy d).
12. WSSP Policy 3.12, regarding growth in locations contiguous to the City, supports the proposal because the subject site is located in the City in an efficient location for receiving services.
13. WSSP Policy 1.1-Community and Neighborhood Centers, conflicts with the proposal. The proposed fast-food restaurant is not located in a designated Activity Center. WSSP Policy 3.16-uses in Centers, partially conflicts with the proposal. Policy 3.16 intends to concentrate commercial uses in Activity Centers, but does not expressly prohibit them outside of such centers.
14. WSSP Policy 4.16 clearly conflicts with the proposal. By its nature, a fast-food restaurant with a drive-up service window is an auto-dominated land use that does not promote alternatives to single-occupancy vehicle usage.
15. CCSDP Policy 4.a.3-New Development, supports the proposal because the proposed building is generally compatible with the natural landscape and nearby built environment.
16. The proposal complies with CCSDP Design Regulation 1 and Design Regulation 2 of Policy 4.b.3-Front Landscaped Street Yard. 19. The proposal fulfills the intent of Design Guideline 2 of Policy 4.b.10-Architectural Design and Policy 4.c.1-View Preservation.

17. The following CCSDP policies conflict with the proposal: Policy 4.b.6-Commercial Sites and Policy 4.b.7-Access because the proposed building is not oriented facing Coors Boulevard NW and does not emphasize pedestrian connections.
18. The proposal does not comply with Policy 4.c.1c-View Preservation, Site Landscaping and does not further the intent of CCSDP Policy 4.d.1-Signage. The abundance of franchise logo signs is incompatible with the does not fit with the building's Territorial style architecture or Bosque setting.
19. The proposal does not meet the intent of Coors Corridor Sector Development Plan (CCSDP) Policy 6-Commercial Sites. The proposed building is not sited adjacent to the front street yard and there is not a direct pedestrian connection.
20. There is neighborhood opposition and support. The Alban Hills Neighborhood Association (AHNA) opposes drive-up service establishments in Bosque Plaza and favors a pedestrian-friendly shopping center. The Taylor Ranch Neighborhood Association (TRNA) supports the project, especially given the modified corporate architecture and use of less signage.
21. Both the AHNA and the TRNA strongly support the usage of Territorial style architecture in Bosque Plaza, but believe that that this request should be part of the overall site development plan for subdivision for Bosque Plaza.

**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 thoroughly addressed.
3. Install a 4 foot wide sidewalk, compliant with City standards and the signed-off infrastructure list, along Bosque Plaza Lane NW to connect with the sidewalk along Coors Boulevard NW and create a pedestrian entrance to the Bosque Plaza shopping center.

4. Move the building towards Coors Boulevard NW as required by Coors Corridor Sector Development Plan (CCSDP) Policy 6-Commercial Areas, or meet the intent of Policy 6 by providing a 4 foot wide pedestrian pathway from the subject site's southwestern corner to connect to the building's main entrance (western side).
5. The cross-walk, a designated pedestrian connection leading to Lot 5-A, shall be made of textured colored concrete.
6. The lighting shall not be high pressure sodium lighting, which is prohibited in Riverside Plaza.
7. The two light poles near the internal street (Bosque Plaza Lane NW) shall be the same design as either of the internal street light elevations shown on the Riverside Plaza site development plan for subdivision.
8. For security reasons, the cedar fence that screens the building's back door shall not exceed 4 feet in height.
9. Site plan General Note #2 shall read as follows: Any changes from what is approved on the site development plan for subdivision will require an amendment to the plan. A site development plan for building permit will be required for Tracts 1-9 and 10B.
10. Site plan General Note #9, regarding transit facilities in close proximity, shall be deleted.
11. The applicant shall not revert to using franchise architecture and shall not depart from the Territorial style, or any of its elements, after approval of this request and prior to development of a site development plan for subdivision for Bosque Plaza.
12. Conditions of approval from the City Engineer, Municipal Development and the Water Authority:
  - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curbs and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
  - d. Site plan shall comply and be designed per DPM Standards.

- e. Construction of a new fast food restaurant with drive through on proposed Lot 6-A will be subject to Impact Fees for Public Safety, Drainage, and Roadways. Based on a total floor area of 1,850 square feet and an impervious area of .48 acres, estimated impact fees will be approximately \$631 for Public Safety in the West Side Service Area; \$6,745 for Drainage in the Northwest Mesa Service Area; and \$9,540 in the Northwest Mesa Service Area for Roadways. Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees of \$16,916 may be paid at a rate of 34% (\$5,752) if building permits are obtained by December 30, 2005, and 67% (\$11,334) if permits are obtained by December 29, 2006.
- f. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
- g. Construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY NOVEMBER 4, 2005 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.**

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

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

OFFICIAL NOTICE OF DECISION  
OCTOBER 20, 2005  
PROJECT #1004365  
PAGE 6 OF 6

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

Sincerely,

  
Richard Dineen  
Planning Director

RD/CL/ac

cc: Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113  
Alexandra Ostwald, Coors Trail NA, 6423 Bosque Meadows NW, Albuquerque, NM 87120  
Janet Laros, Coors Trail NA, 2924 River Willo Tr. NW, Albuquerque, NM 87120  
Don MacCornack, Taylor Ranch NA, 5300 Hattiesburg NW, Albuquerque, NM 87120  
Jolene Wolfley, Taylor Ranch NA, 6804 Staghorn Dr. NW, Albuquerque, NM 87120  
Ken Brudos, Alban Hills NA, 6417 Camino del Arrebol NW, Albuquerque, NM 87120  
Lynne Scott, Alban Hills NA, 6441 Via Corta del Sur NW, Albuquerque, NM 87120  
Robert Wood, 6500 Carney Ave. NW, Albuq. NM 87120



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

**PAID RECEIPT**

APPLICANT NAME KEVIN DAVIS  
 AGENT TIERRA WEST LLC  
 ADDRESS 8509 JEFFERSON  
 PROJECT & APP # 1004365 / 01717  
 PROJECT NAME DAIRY QUEEN @ BOSQUE PLAZA

\$ 20.00 441032/3424000 Conflict Management Fee

\$ \_\_\_\_\_ 441006/4983000 DBP

\$ \_\_\_\_\_ 441006/4971

\$ \_\_\_\_\_ 441018/49710

\$ \_\_\_\_\_ 441006/498300  
 Major/Mi  
 Letter of I  
 Traffic Im

*TBK:  
DAIRY Queen*

IMPACT STUDY\*\*\*  
 Bldg Permit  
 up Revision

\$ 20.00 TOTAL AMOUNT

\*\*\*NOTE: If a subsequent submittal  
 additional charge.

...receipt with you to avoid an

**TIERRA WEST LLC**  
 8509 JEFFERSON NE  
 ALBUQUERQUE, NM 87113  
 PH (505) 858-3100

2232  
 95-677/1070

DATE 11/8/05

PAY TO THE ORDER OF City of Albuquerque \$ 20.00  
Twenty and \_\_\_\_\_/100  
 City Of Albuquerque  
 Treasurer

 **HIGH DESERT STATE BANK**  
 Member FDIC  
 8110 Ventura NE  
 Albuquerque, NM 87122

11/8/2005 12:06PM LOC: ANEX  
 RECEIPT# 00048212 WSH# 008 TRANS# 0014  
 Account 441032 Fund 0110  
 Activity 3424000 TRSCCP  
 Trans Amt \$20.00  
 J24 Misc

FOR 23141.0002 DBP Final Sign off  
 ⑈002232⑈ ⑈107006677⑈

*Donald P. Raman*  
 201813  
 \$20.00

CK CHANGE \$20.00  
 \$20.00  
 \$0.00  
 Thank You