

#9



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

REVISED 9/28/05

Comp *VS* 12/19/2005

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-01744 (SBP)
Project Name: THE FALLS RESTAURANT
Agent: CBL Architects

Project # 1004366
Phone No.: _____

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/23/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: PER COMMENT STREET ✓ ok VS

- _____
- _____
- _____
- _____

UTILITIES: _____

- _____
- _____
- _____

CITY ENGINEER / AMAFCA: _____

- _____
- _____
- _____

PARKS / CIP: _____

- _____
- _____
- _____

PLANNING (Last to sign): Stephanie initials 3 Copies ✓ VS

- _____
- _____
- _____

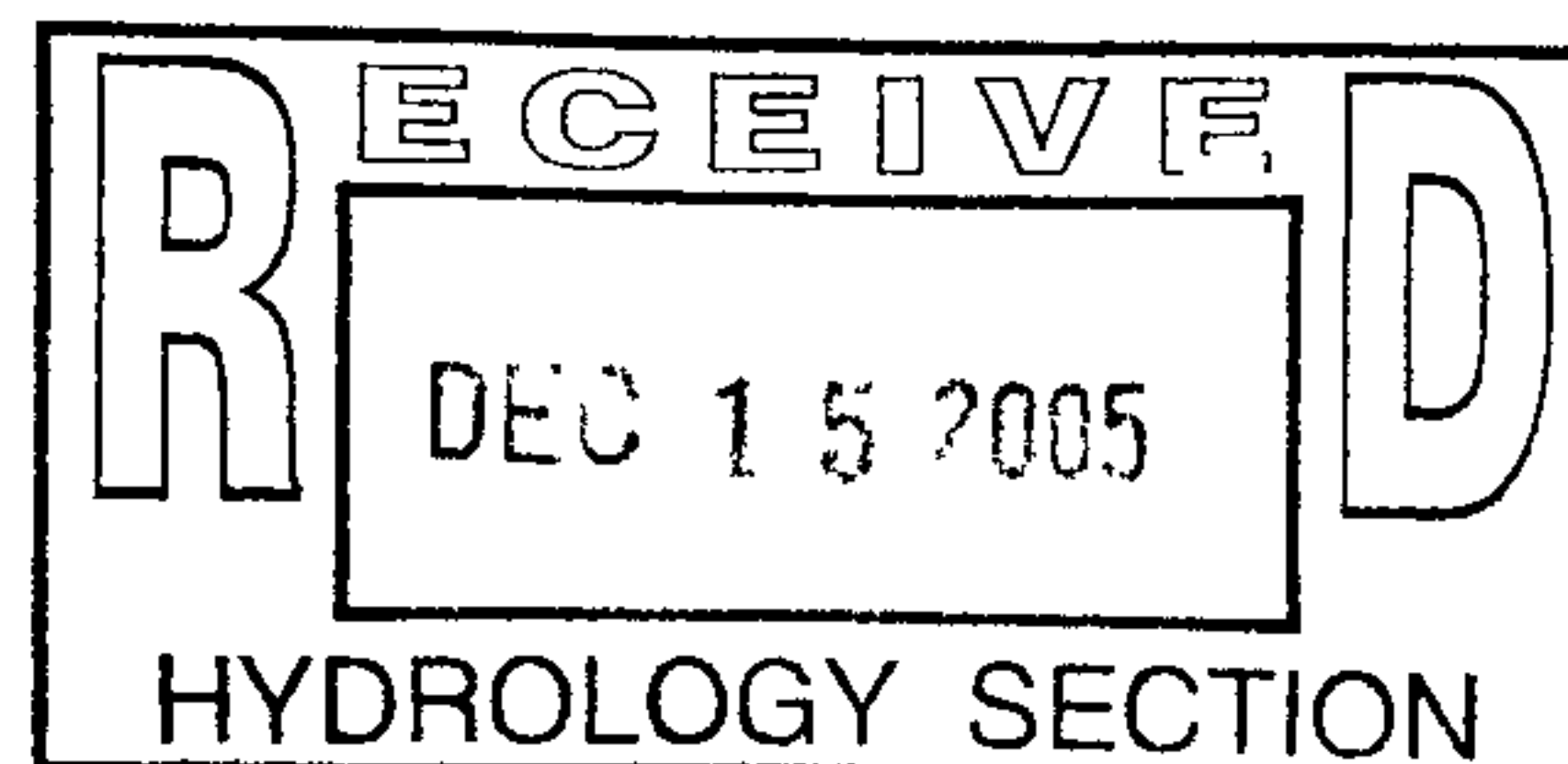
Planning must record this plat. Please submit the following items:

- 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 1004366



Dim

768 2680

STU 024 # FOR

sidewalk

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

SIGHT

DRB- 1004366 Item No. 9 Zone Atlas A-14

DATE ON AGENDA 11-23-05

INFRASTRUCTURE REQUIRED (X) YES () NO

CROSS REFERENCE: _____

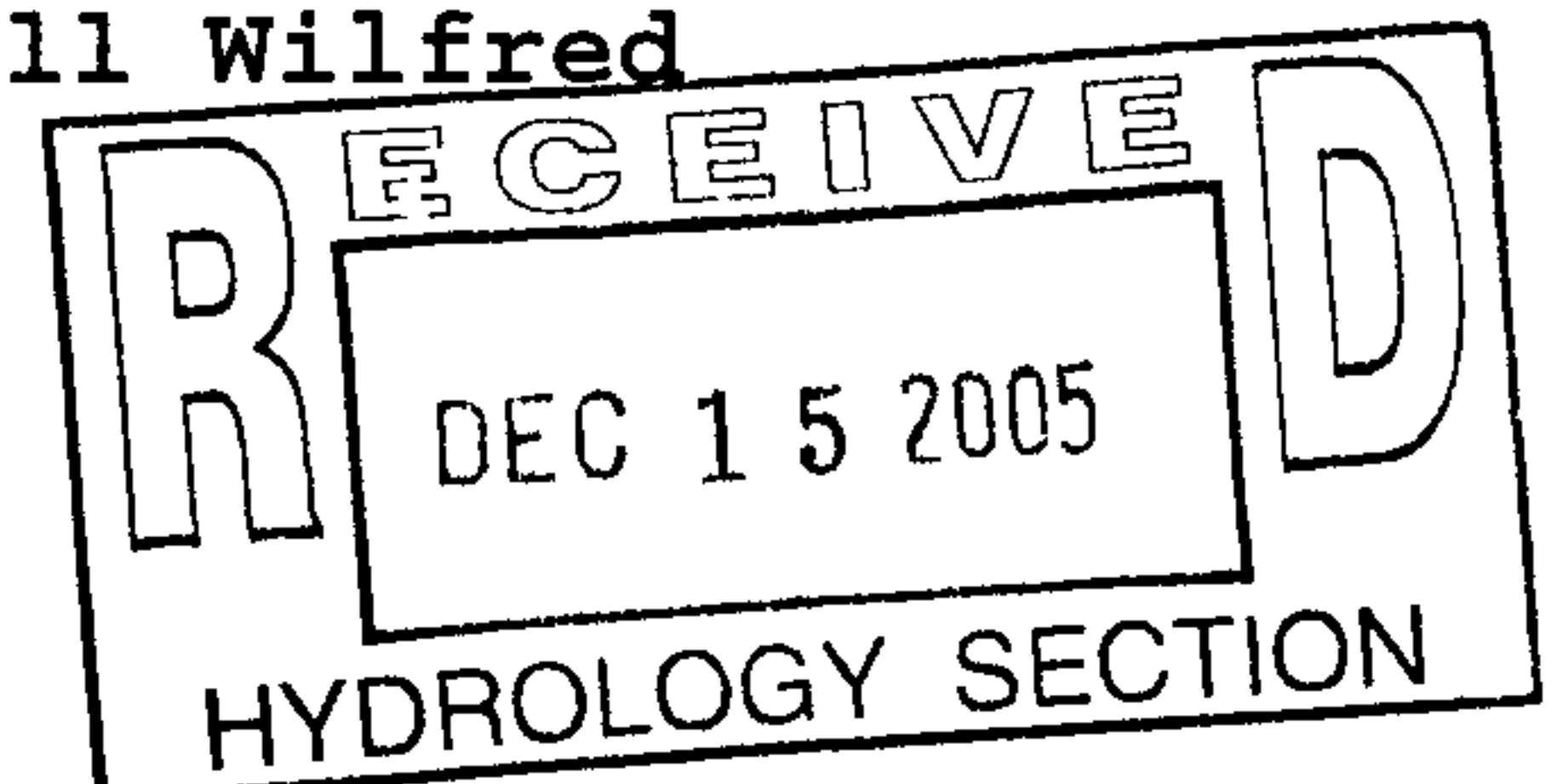
TYPE OF APPROVAL REQUESTED:

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

No. Comment

- 1) Applicant will need to coordinate with NMDOT regarding sidewalk along NM 528. (Meeting)
- 2) The end islands for the parking lot do not meet DPM requirements. Radii need to meet DPM requirements. ??
- 3) Is the bicycle lane existing? YES
- 4) Where are the COA standard drawing numbers for the drive returns? ??
- 5) Is the sidewalk existing along American Road? ^{BUILD NOTES} ADA ramps? ~~---~~
- 6) Unsure how x-access will work with property to the west? ~~---~~
- 7) Ensure sight distance can be met with landscape plan. ✓

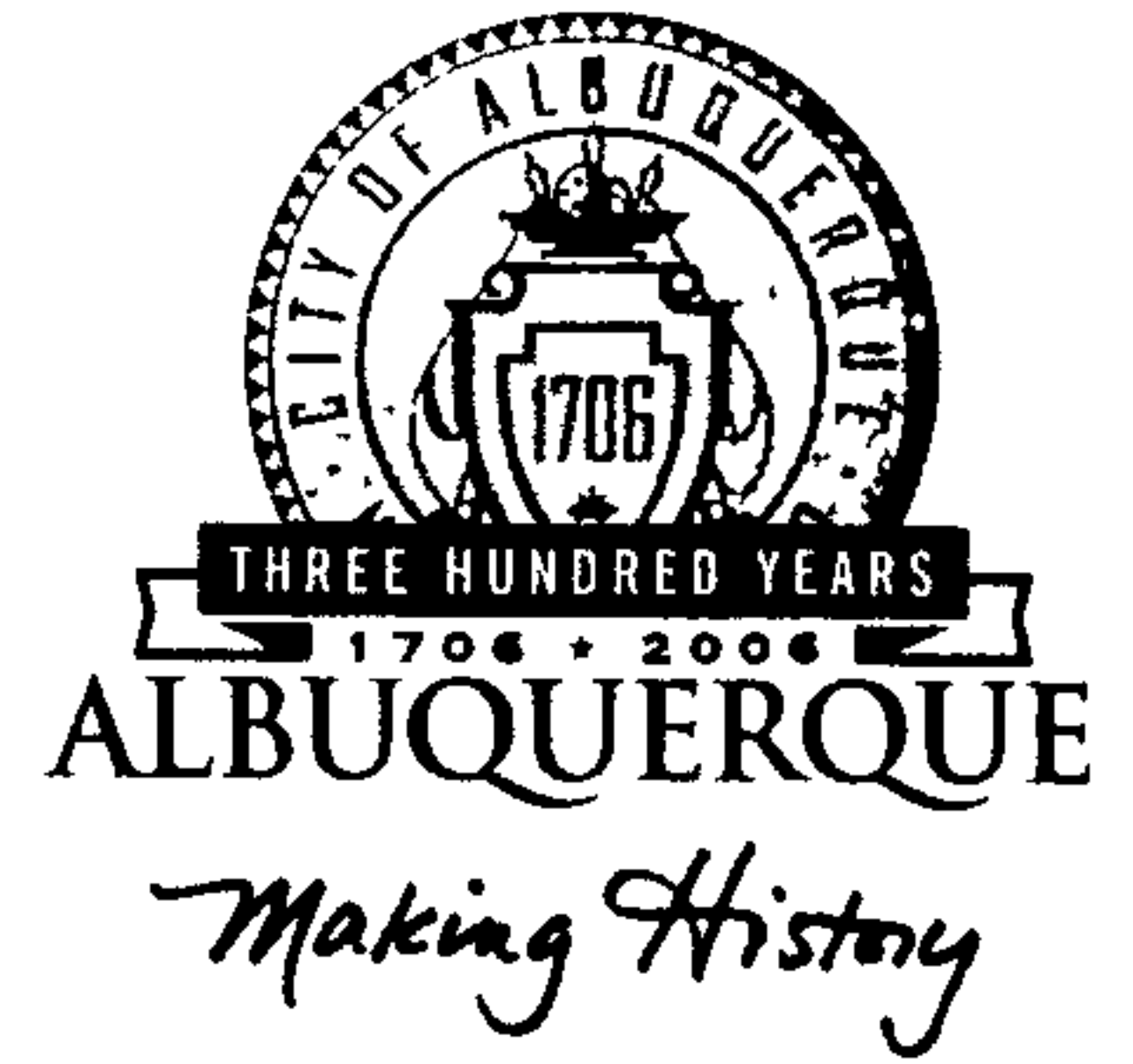
If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:



S.C. SPAC

LIMITS OF CONSTRUCTION

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004366

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

www.cabq.gov

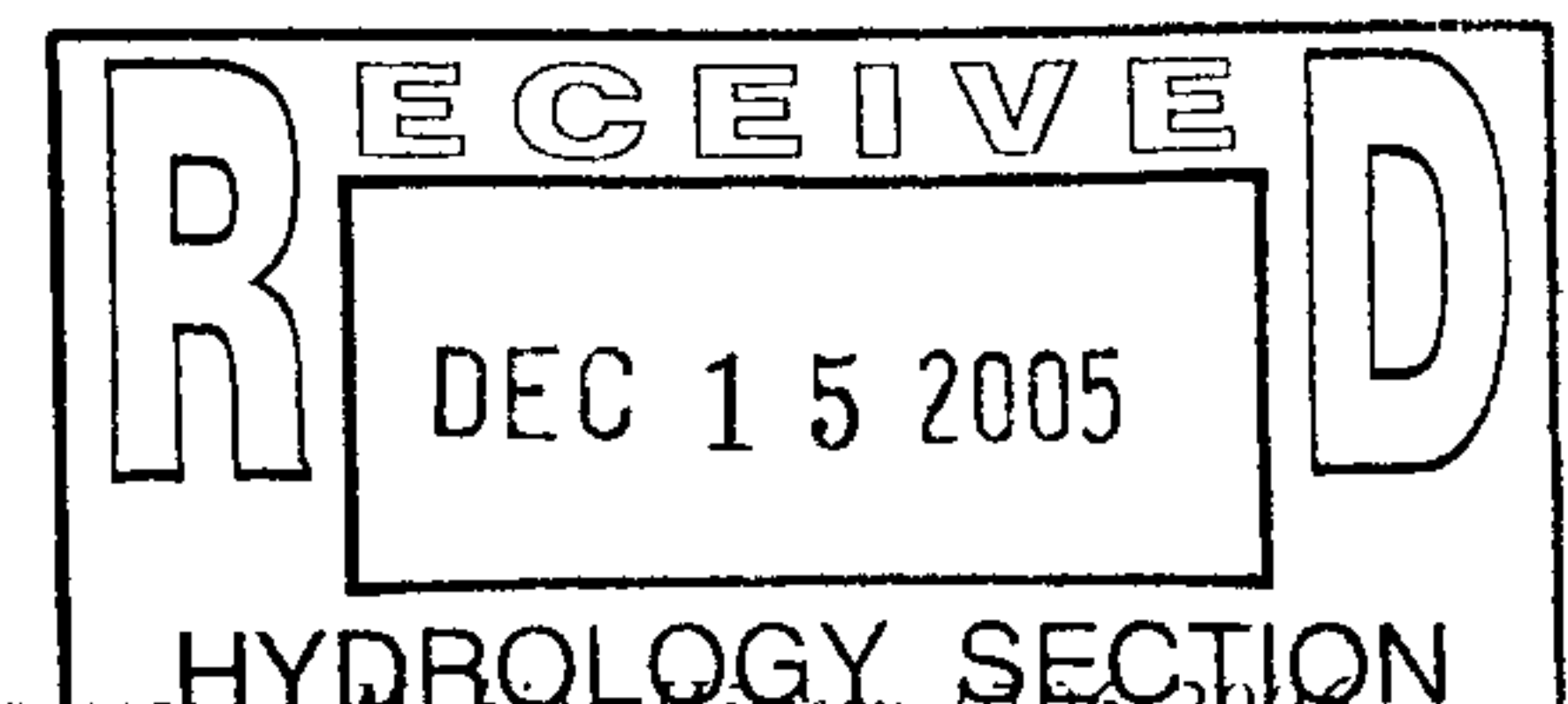
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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 23, 2005



November 18, 2005

#9

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Sheran Matson, DRB Chair

FROM: Stephanie Shumsky, Associate Planner *SS*

SUBJECT: Project # 1004366

The Environmental Planning Commission approved Project # 1004366/05EPC-01262, a request for review and approval of a site development plan for building permit for an approximately 2-acre site, zoned SU-1 for IP Uses, located between The American Road and NM 528 near Cottonwood Drive NW on September 15, 2005. The applicant has satisfied all of the conditions of approval with the following exceptions:

- 14c. The Landscape Plan shall be modified to show the required 10' landscape buffer along the entire south property line.

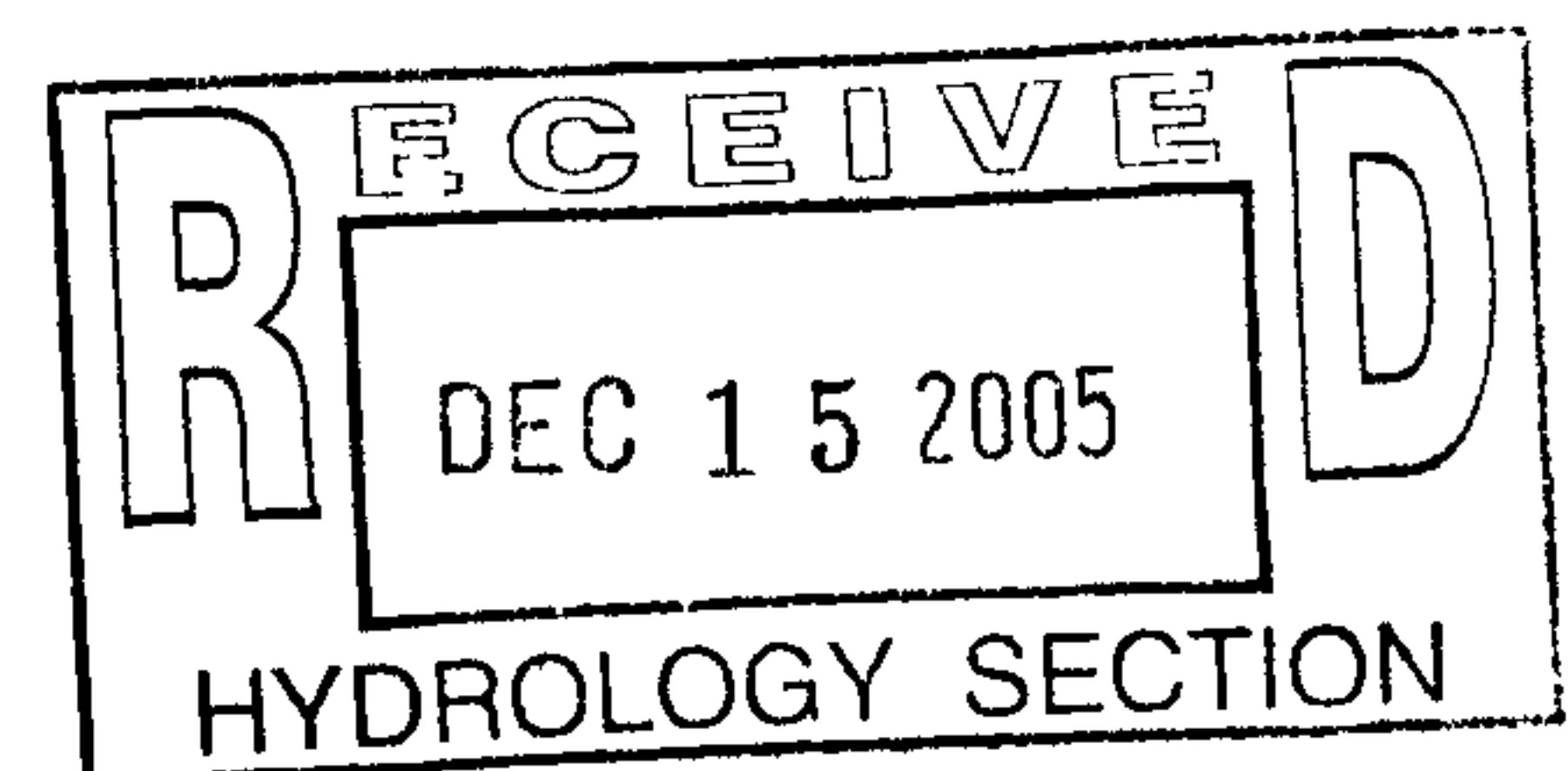
Because of the proposed retaining wall on the south property line near the southeast corner of the site, the full 10' landscape buffer is not possible at this location.

- 14f. The landscape plan shall be modified to show the required off-street parking area trees (1 tree/10 spaces) and additional shade trees within the western most landscape buffer.

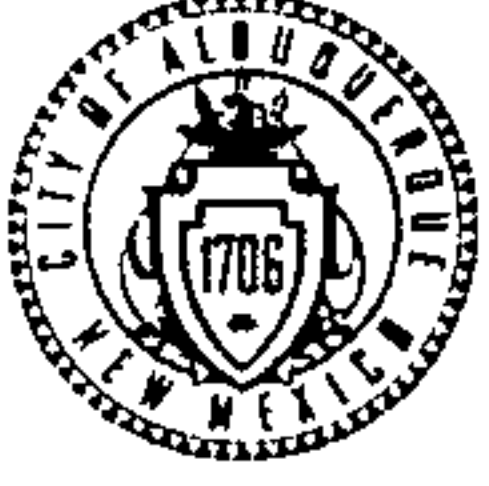
The existing drainage easement on the eastern portion of the site precludes the required number of off street parking area trees from being planted. The applicant has made an effort to provide as many trees as possible outside of the drainage easement.

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

Thank you.



#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-01744 (SBP)

Project # 1004366

Project Name: THE FALLS RESTAURANT

Agent: CBL Architects

Phone No.:

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/23/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: FULL COMMENT SHEET

-
-
-
-

UTILITIES:

-
-
-

CITY ENGINEER / AMAFCA

-
-
-

PARKS / CIP:

-
-
-

PLANNING (Last to sign): Stephanie Initials 3 Copies

-
-
-

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
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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

1004366



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 23, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 11:30 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1003885

05DRB-01674 Major-Vacation of Pub
Right-of-Way

05DRB-01676 Major-Preliminary Plat
Approval

05DRB-01675 Minor-Subd Design (DPM)
Variance

FAMILY HOUSING DEVELOPMENT agent(s) for CITY OF ALBUQUERQUE, METROPOLITAN REDEVELOPMENT, request(s) the above action(s) for all or a portion of Block(s) 13, Lot(s) 4-7, 9-12 and 21-24, PEREA ADDITION (to be known as **BELL TRADING POST HOMES**) zoned SU-2 TH, located on ROMA AVE NW, between 15TH ST NW and 16TH ST NW containing approximately 1 acre(s). [REF: 05ZHE-00271, 05ZHE-00273, 05ZHE-00274, 05DRB-00057][Deferred from 11/23/05. (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

2. **Project # 1004522**
05DRB-01667 Major-Vacation of Pub
Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for VANGIE PAVLAKOS request(s) the above action(s) for all or a portion of Lot(s) A, Block(s) 2, **MESA VERDE ADDITION**, zoned C-2 community commercial zone, located on RHODE ISLAND ST NE, between CENTRAL AVE NE and TENNESSEE ST NE containing approximately 1 acre(s). [REF: ZA-94-315] (K-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A CONDITION OF FINAL PLAT IS A PUBLIC SANITARY SEWER EASEMENT SHALL BE RETAINED.**

3. **Project # 1004526**
05DRB-01678 Major-Vacation of Pub
Right-of-Way

INEZ AUGILAR request(s) the above action(s) for all or a portion of Tract(s) 400, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between SAN IGNACIO RD SW and the AMOLE DEL NORTE SW containing approximately 2 acre(s). (L-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1000696**
05DRB-01529 Major-Preliminary Plat
Approval
05DRB-01530 Minor-Sidewalk Waiver
05DRB-01531 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). [Deferred from 10/26/05 & 11/9/05 & 11/23/05] (D-12) **DEFERRED AT THE BOARD'S REQUEST TO 11/30/05.**

5. **Project # 1003523**
05DRB-01369 Major-Preliminary Plat Approval
05DRB-01368 Major-SiteDev Plan Subd
05DRB-01370 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for GHP, LLC request(s) the above action(s) for LOT 30, 31, 32 and 33, LANDS OF ATRISCO GRANT, UNIT 3, (to be known as **PRIMA ENTRADA SUBDIVISION**) zoned SU-2 FOR R-LT, located on 98TH ST NW, between ENDEE RD NW and I-25 NW containing approximately 17 acre(s). [REF: 04EPC-01003, 04EPC-01352, 04EPC-01489] *[Deferred from 9/28/05 & 11/2/05 & 11/9/05 & 11/23/05]* (J-8) **DEFERRED AT THE BOARD'S REQUEST TO 11/30/05.**
6. **Project # 1002254**
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 BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
7. **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 & 11/23/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

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.

8. **Project # 1000316**
05DRB-01652 Minor-SiteDev Plan
Subd/EPC
- DEKKER PERICH SABATINI agent(s) for GSL PROPERTIES INC request(s) the above action(s) for all or a portion of Tract(s) A-C (formerly Tract(s) H, Parcel(s) A-C, (to be known as **COTTONWOOD APARTMENTS**) zoned SU-1 IP FOR C-2 & IP, located on SEVEN BAR LOOP NW, between OLD AIRPORT RD NW and COTTONWOOD DR NW containing approximately 17 acre(s). [REF: 00EPC00290, AX-85-28, Z-85-134, SD-78-3-2, Z-93-35] [**Carmen Marrone, EPC Case Planner**] [*Indef Deferred from 11/2/05 & 11/23/05*] (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**
- 05DRB-01742 Minor-Prelim&Final Plat
Approval
- HUITT ZOLLARS INC. agent(s) for GSL PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) A-C, **COTTONWOOD APARTMENTS**, zoned SU-1 IP FOR C-2 & IP, located on SEVEN BAR RANCH LOOP NW, between COTTONWOOD DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 00DRB00737, 05DRB01652][*Deferred from 11/23/05*] (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**
9. **Project # 1004366**
05DRB-01744 Minor-SiteDev Plan
BldPermit/EPC
- CBL ARCHITECTS agent(s) for FAHIM ADI request(s) the above action(s) for all or a portion of Tract(s) C1A4 & C1A3, SEVEN BAR RANCH SUBDIVISION (to be known as **THE FALLS RESTAURANT**) zoned SU-1 IP, located on COTTONWOOD DR NW, between AMERICAN RD NW and NM 528 containing approximately 2 acre(s). REF: Z-79-146-5, V-97-106, 05EPC01262, DRB-97-248][**Stephanie Shumsky, EPC Case Planner**](A-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR VARIOUS COMMENTS AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

- 10. Project # 1002459**
05DRB-01738 Minor-Prelim&Final Plat
Approval
- TIERRA WEST LLC agent(s) for QUAIL RIDGE LLC request(s) the above action(s) for all or a portion of Tract(s) 3, 4, 2A, 3-A-1 & 4-A-1, **QUAIL RIDGE**, zoned SU-1 FOR COMM & RELATED C-2 USE, located on COORS BLVD NW, between OURAY RD NW and QUAIL RD NW containing approximately 4 acre(s). [REF: 03EPC00159, 03EPC00160, 04AA00871, 05DRB00615, 05DRB00616, 05AA01258, 05AA01259] (H-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
- 11. Project # 1004022**
05DRB-01740 Minor-Prelim&Final Plat
Approval
- WILKS COMPANY agent(s) for EDWARD G LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **VISTA DEL SOL SUBDIVISION**, zoned R-1, located on CRESTVIEW DR SW, between CRESTVIEW PL SW and CENTRAL AVE SW containing approximately 1 acre(s). [REF: 05DRB00428] (K-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WTH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PROPERTY MANAGEMENT'S SIGNATURE.**
- 12. Project # 1004528**
05DRB-01739 Minor-Prelim&Final Plat
Approval
- JOHN C LORENZO agent(s) for NORA G CHAVEZ request(s) the above action(s) for Tract(s) 180B2, 176A5B & 176B1, **LANDS OF JOE B AND NORA G CHAVEZ**, zoned RA-2 residential and agricultural zone, located on CAMILO LN NW and LEONORA NW and containing approximately 1 acre(s). (H-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF ESTATE CURB AND PLANNING FOR AGIS DXF FILE.**

13. **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 & 11/23/05](K-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
14. **Project # 1004546**
05DRB-01735 Minor-Prelim&Final Plat
Approval
- SURV-TEK, INC agent(s) for SOUTH COORS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1A-3, **HUBBELL PLAZA**, zoned C-2, SC located on CENTRAL AVE NW, between COORS BLVD NW and AIRPORT RD NW containing approximately 4 acre(s). [REF: DRB-92-194] (K-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/23/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
15. **Project # 1003861**
05DRB-00731 Minor- Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for GARY & MELODIE EYSTER request(s) the above action(s) for all or a portion of Tract(s) 60-A-2, 60-B & 86-A, M.R.G.C.D. MAP 35, (to be known as **THE BOULEVARD @ RIO GRANDE**) zoned R-1, located on RIO GRANDE BLVD NW, between ZICKERT NW and INDIAN SCHOOL RD NW containing approximately 2 acre(s). [REF: ZA-29-251] [*Indef deferred 5/11/05 for SIA*] (H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR EASEMENT LANGUAGE.**
16. **Project # 1004076**
05DRB-01403 Minor- Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for HILTON AVENUE LOFTS LLC, JOHN EDGE request(s) the above action(s) for all or a portion of Lot(s) 11-14, Block(s) 23,

THOMAS ADDITION (to be known as **HILTON AVENUE LOFTS**) zoned R-LT residential zone, located on HILTON AVE NE, between HENDRIX RD NE and PARSIFAL ST NE containing approximately 1 acre(s). *[Indef deferred 9/14/05 for SIA]* (G-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR P.U.E. LANGUAGE AND MAINTENANCE AND BENEFICIARIES OF PRIVATE DRAINAGE EASEMENT FOR LOTS 1 & 9.**

- 17. Project # 1004178**
05DRB-01013 Minor- Final Plat Approval

WAYJOHN SURVEYING INC., agent(s) for GREVEY INVESTMENTS, request(s) the above action(s) for all or a portion of Tract(s) D, E, F & G, Block(s) 27, (to be known as **MESA VILLAGE**) zoned C-1, C-2 and O-1, located on EUBANK BLVD NE between LOMAS BLVD NE and WALKER DR NE, containing approximately 5 acre(s). [REF: 05DRB00794] *[Indef deferred 6/22/05 for SIA]* (J-20) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

- 18. Project # 1004547**
05DRB-01743 Minor-Sketch Plat or Plan

MARTIN M GALLEGOS request(s) the above action(s) for all or a portion of Lot(s) 1, 2, Block(s) 4, **LOWER BROADWAY ADDITION**, zoned SU-2 special neighborhood zone, located on ALAMO AVE SE, between MECHEM ST SE and WHEELER AVE SE containing approximately 1 acre(s). (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**


- 19. Approval of the Development Review Board Minutes for November 9, 2005. THE DRB MINUTES FOR NOVEMBER 9, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:30 A.M.

November 18, 2005

#9

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Sheran Matson, DRB Chair
FROM: Stephanie Shumsky, Associate Planner 
SUBJECT: Project # 1004366

The Environmental Planning Commission approved Project # 1004366/05EPC-01262, a request for review and approval of a site development plan for building permit for an approximately 2-acre site, zoned SU-1 for IP Uses, located between The American Road and NM 528 near Cottonwood Drive NW on September 15, 2005. The applicant has satisfied all of the conditions of approval with the following exceptions:

- 14c. The Landscape Plan shall be modified to show the required 10' landscape buffer along the entire south property line.

Because of the proposed retaining wall on the south property line near the southeast corner of the site, the full 10' landscape buffer is not possible at this location.

- 14f. The landscape plan shall be modified to show the required off-street parking area trees (1 tree/10 spaces) and additional shade trees within the western most landscape buffer.

The existing drainage easement on the eastern portion of the site precludes the required number of off street parking area trees from being planted. The applicant has made an effort to provide as many trees as possible outside of the drainage easement.

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

Thank you.

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1004366 Item No. 9 Zone Atlas A-14
DATE ON AGENDA 11-23-05
INFRASTRUCTURE REQUIRED (X)YES ()NO
CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

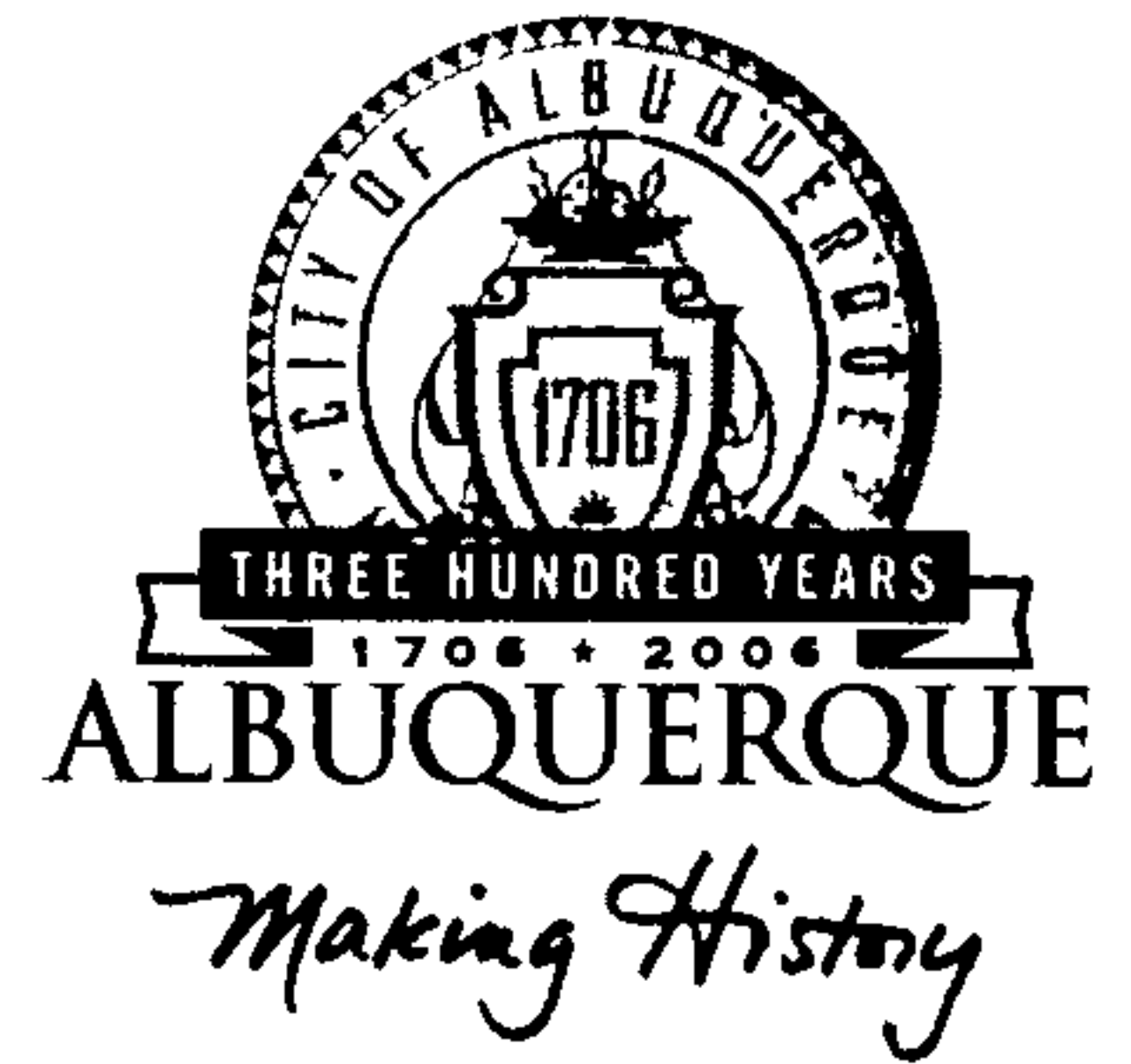
- () SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT
- () SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
- (X) SITE PLAN FOR BUILDING PERMIT

No. Comment

- 1) Applicant will need to coordinate with NMDOT regarding sidewalk along NM 528.
- 2) The end islands for the parking lot do not meet DPM requirements. Radii need to meet DPM requirements.
- 3) Is the bicycle lane existing?
- 4) Where are the COA standard drawing numbers for the drive returns?
- 5) Is the sidewalk existing along American Road? ADA ramps?
- 6) Unsure how x-access will work with property to the west?
- 7) Ensure sight distance can be met with landscape plan.

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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004366

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 ____; 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 23, 2005

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

L A APPEAL / PROTEST of...

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

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

APPLICANT INFORMATION:

NAME: FAHIM ADI PHONE: (505) 342-1168
 ADDRESS: 4107 MONTGOMERY BLVD FAX: (505) 341-3307
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: -
 Proprietary interest in site: _____ List all owners: _____
 AGENT (if any): CBL ARCHITECTS PHONE: (505) 765-1020
 ADDRESS: 1700 LOUISIANA BLVD. NE, SUITE 300 FAX: (505) 766-9205
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: steve@cblarchitects.com

DESCRIPTION OF REQUEST: FINAL SIGN-OFF OF SITE DEVELOPMENT 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. TRACT(S) C1A4 + C1A3 Block: n/a Unit: n/a
 Subdiv. / Addn. SEVEN BAR RANCH SUBDIVISION TBK THE FALLS RESTAURANT
 Current Zoning: SU-1 IP USES Proposed zoning: same
 Zone Atlas page(s): A-14-2 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 1.88 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? no
 UPC No. 1013066 5323 1010 443 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: COTTON WOOD DRIVE
 Between: THE AMERICAN ROAD and NM 528

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

2-79-146-5, DRB-97-248, V-97-106, OSEPC 01262

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

SIGNATURE Stephen M. Teeras DATE 11/15/05
 (Print) STEPHEN M. TEERAS Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
<u>05DRB 0174A</u>	<u>SBP</u>	<u>7651</u>	<u>\$ -0-</u>
	<u>CMF</u>		<u>\$ 20.00</u>
			<u>\$</u>
			<u>\$</u>
			<u>\$</u>
			<u>\$</u>
Hearing date <u>11/23/05</u>			Total <u>\$ 20.00</u>

11/15/05

Project # 100 4366

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.

STEPHEN M. TEETERS CBL ARCHITECTS (AGENT)
 Applicant name (print)
Stephen M. Teeters 11/15/05
 Applicant signature / date

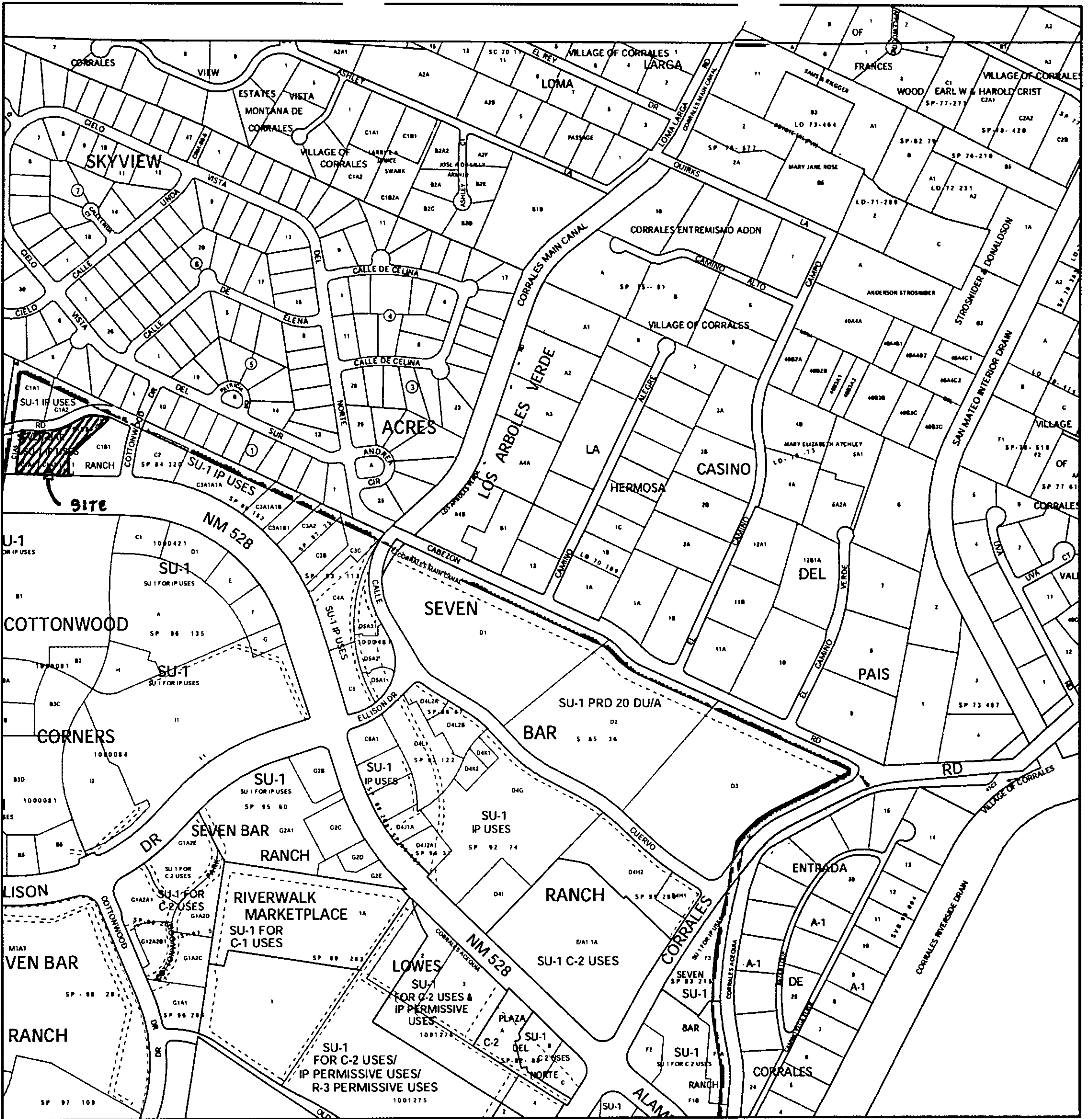


Form revised JUNE 2005

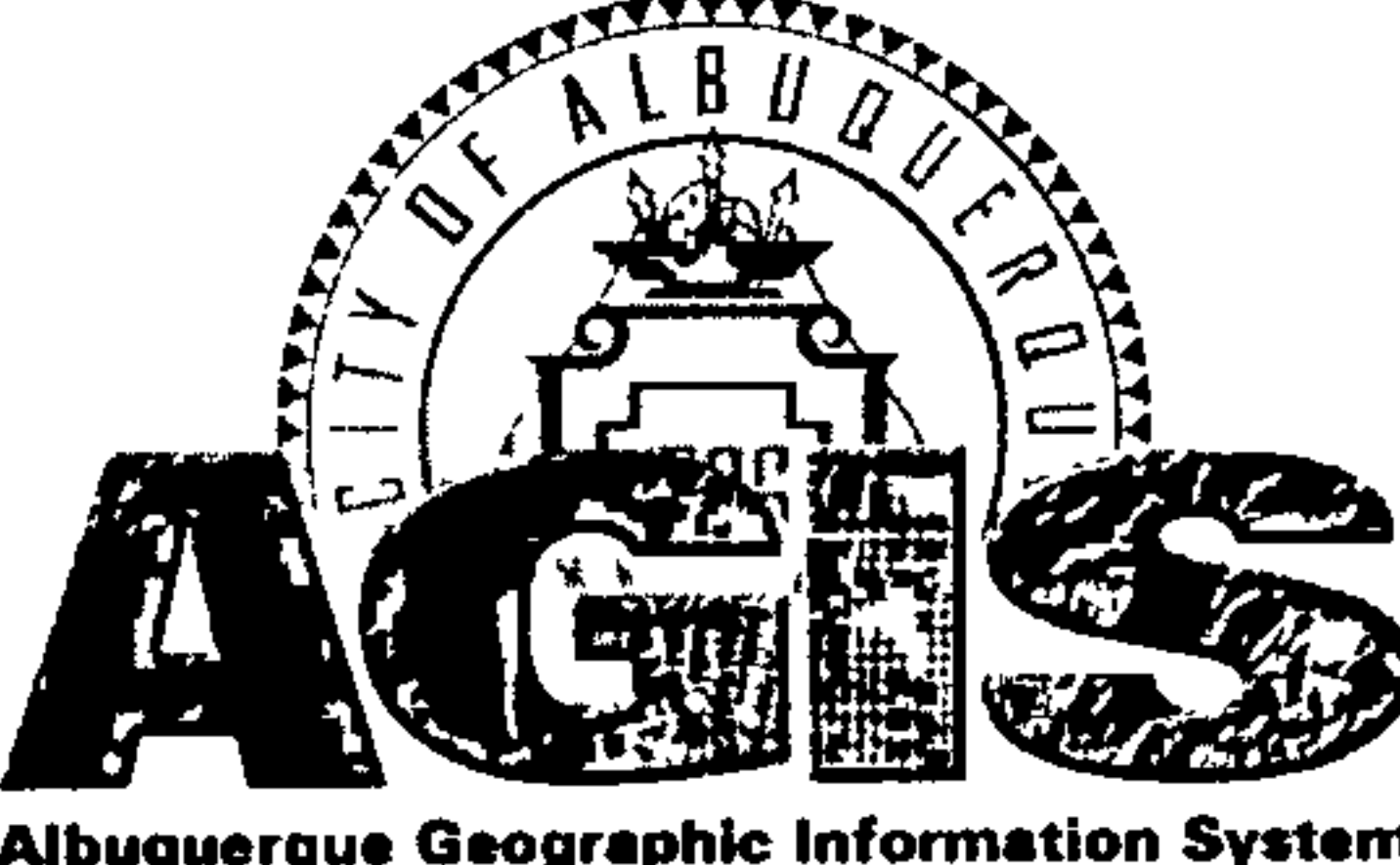
[Signature] 11/15/05
 Planner signature / date

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 05DRB - - 01744

Project # 1004364

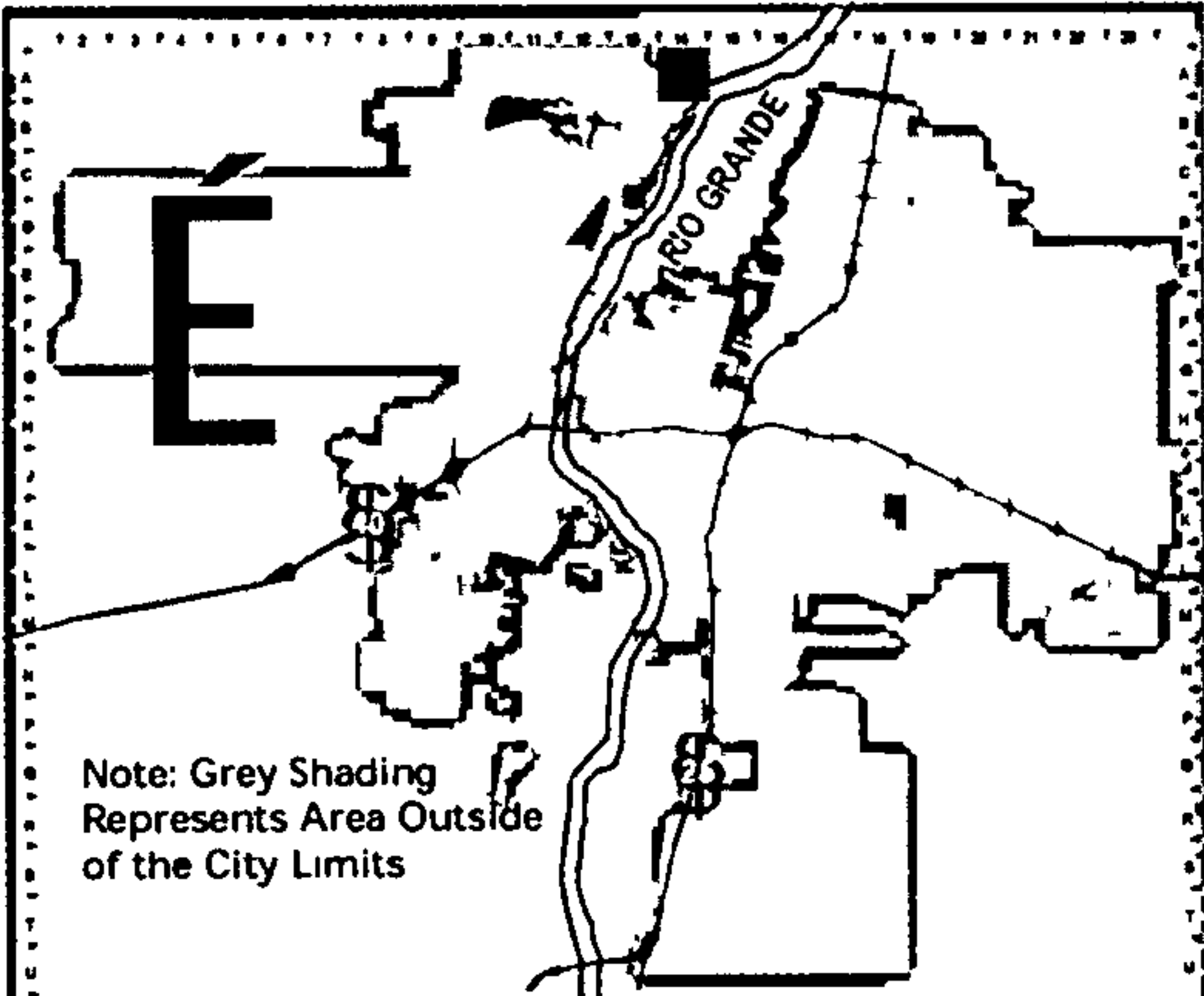


For more current information and more details visit: <http://www.cabq.gov/gis>



AGIS
Albuquerque Geographic Information System

Map amended through: Apr 22, 2005




Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-14-Z

Selected Symbols

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



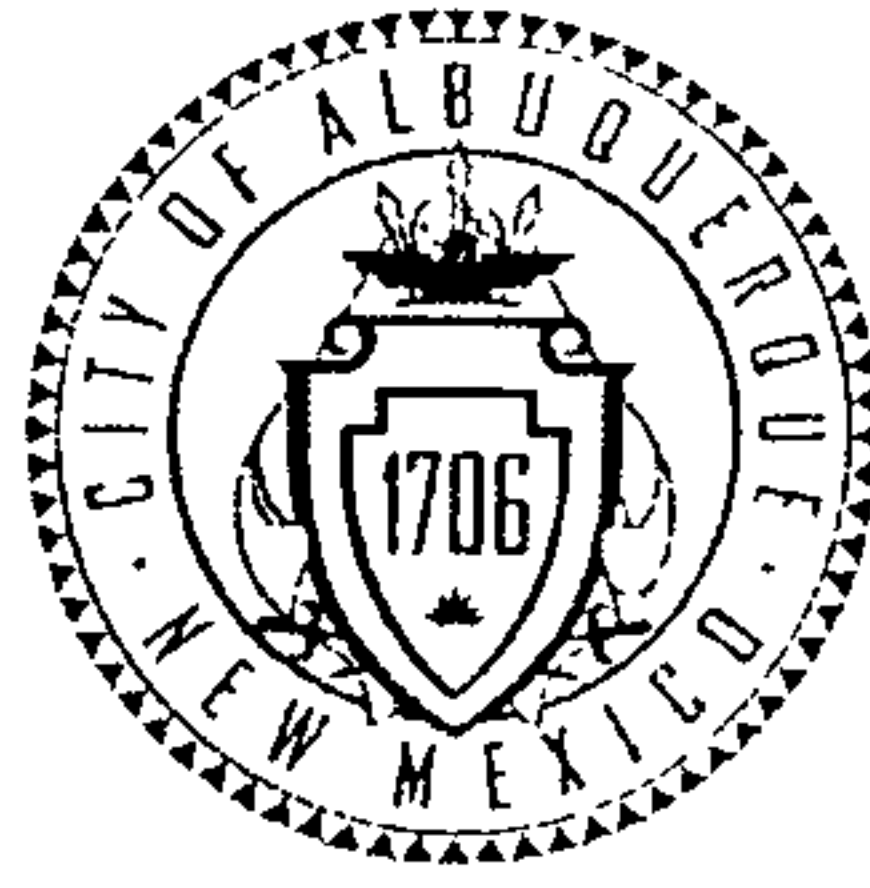


APPLICATION FOR D.R.B. FINAL SIGN OFF FOR E.P.C. APPROVED S.D.P. FOR BUILDING PERMIT

PROJECT: The Falls Restaurant
Project #|004366 Number:05EPC 01262
DATE: 11/15/05
AGENT: CBL Architects, Ltd.

Satisfying the Conditions of Approval

1. This letter serves as explanation to the modifications made to the approved EPC plans, which are reflected within the attached submitted plans to DRB, in order to meet the E.P.C. conditions (see attached official notification of decision).
2. The required pre-approval meeting with the Staff Planner: Stephanie Shumsky, took place on 11/14/05.
3. The Conditions from the City Engineer, Municipal Development, Water Authority and NMDOT have been met to the best of our knowledge.
4. A separate Utility Plan has been provided. See attached.
5. Note concerning access to the parcel on the west has been placed on the Site Plan.
6. Note concerning amplified sound and speakers has been placed on the Site plan.
7. Note concerning site lighting has been placed on the Site Plan.
8. The Site Plan has been modified to show compliance with Zoning Code Section 14-16-3-19 (B)(2) (a-c).
9. The retaining wall compliant information concerning Zoning Code Section 14-16-3-19 (B) has been placed on the Drainage and Grading Plan and the Site Plan.
10. If the sidewalk extension adjacent to NM 528 is required it shall comply with Zoning Code Section 14-16-3-1 (G)2.
11. Note concerning non-reflective metal surfaces has been placed on the Site Plan.
12. The Site Plan includes the required disabled parking spaces meeting ANSI Standards and details of the required disabled parking signage have been included.
13. The Site Plan's parking calculations shows the required and provided number of spaces with the building fire occupancy load stated, which does not include a transit reduction within its calculations.
14. The Landscaping Plan has been modified to meet the requested modifications.



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 # 1004366***
05EPC-01262 EPC Site Development Plan-
Building Permit

Fahim Adi
4107 Montgomery Blvd. NE
Albuq. NM 87109

LEGAL DESCRIPTION: for all or a portion of Tracts C1A4 and Tract C1A3, **Seven Bar Ranch Subdivision**, zoned SU-1 for IP, located on COTTONWOOD, between COTTONWOOD DR. and AMERICAN RD. NWNM 528, containing approximately 2 acres. (A-14)
Stephanie Shumsky, Staff Planner

On September 15, 2005 the Environmental Planning Commission voted to approve Project 1004366/05EPC 01262, a request for approval of a site development plan for building permit, for Tract(s) C1A4 and C1A3, Seven Bar Ranch Subdivision, zoned SU-1 IP Uses, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for review and approval of a site development plan for building permit for an approximately 2-acre site, zoned SU-I IP, located between The American Road and NM 528 near Cottonwood Drive. The request is to build a 9,672 square foot steak and seafood restaurant, which is an allowed use within this zone.
2. A site plan is on file for a previously approved development at the subject site (Z-79-146-5). Since this development did not begin within the required time (7 years) this plan is hereby null and void.
3. The subject site is part of a larger SU-1 IP zoned area. The applicant does not own the surrounding parcels zoned SU-1 IP. Future site development plans for adjacent parcels zoned SU-1 IP must come before the EPC for review. There are no exceptional circumstances that would warrant the provision of a master development plan for the immediate area and therefore, one is not necessary. However, it is the expectation that future buildings will comply with the design guidelines set forth in the Seven-Bar Ranch Sector Development Plan and thereby will be complementary in architectural design, landscaping, lighting and signage to existing development within the area.

4. This request furthers many *Comprehensive Plan* goals and policies as stated in the analysis section of this report.
5. This request furthers West Side Strategic Plan goals, objectives, and policies as stated in the analysis section of this report.
6. This request furthers the Seven Bar Ranch Sector Development Plan Architectural Design Guidelines as stated in the analysis section of this report.
7. With modifications to the site plan as recommended in the conditions of approval, this request will comply with all applicable sections of the Zoning Code.
8. A facilitated meeting for this project was held on August 23, 2005 between the Sky View Acres Neighborhood Association and the applicant. While there is neighborhood support for this project, the facilitated meeting report documents several neighborhood concerns. Of significant concern was the functioning of the Cottonwood Drive/American Road intersection. The City's Traffic Operations Department is aware of these concerns and the residents will continue to work with the City to assess the situation and identify corrective action, if needed. In response to neighborhood concerns regarding traffic on American Road, cross-access should be provided between the subject site and the parcel to the west.
9. In response to neighborhood concerns and as indicated in the Facilitator's report dated August 23, 2005, the owner agreed to have no amplified sound or outdoor speakers at the subject site.
10. In response to neighborhood concerns and as indicated in the Facilitator's report dated August 23, 2005, the owner agreed to provide fully shielded lights that would prohibit light spillage on to adjacent residential properties.

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 application submittal to the DRB, the applicant shall meet with the staff planner to ensure that conditions of approval are adequately addressed.

MT w/ TRANC. Eng
is approved

3. Conditions from City Engineer, Municipal Development, Water Authority and NMDOT: Conditions of approval for the proposed Site Development Plan for Building Permit shall include:
- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. 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 the bicycle lane along American Road adjacent to the subject property, as designated on Long Range Bikeways System map.

- 4. A separate Utility Plan shall be provided and reviewed by the DRB prior to DRB sign off.
- 5. The applicant shall place a note on the site plan that indicates that cross access to the parcel on the west will be provided upon development of that parcel. Since it is unknown at this time where the access will be located, it is understood that access will be provided at a location along the west property line.
- 6. A note shall be added to the site plan, which states: "No amplified sound or outdoor speakers shall be allowed."
- 7. A note shall be added to the site plan, which states: "Light fixtures shall be fully shielded to prohibit fugitive light spillage onto surrounding residential properties."
- 8. The site plan shall be modified to show how the proposed retaining wall on the south side of the property complies with Zoning Code Section 14-16-3-19 (B)(2) (a-c).
- 9. The applicant shall indicate the material, color, and width of the proposed retaining walls on the drainage and grading plan in accordance with Zoning Code Section 14-16-3-19 (B).
- 10. If the applicant is required to extend the sidewalk adjacent to NM 528 along the south side of the subject site, then a pedestrian walkway shall be provided from the sidewalk to the building entrance in accordance with Zoning Code Section 14-16-3-1(G)(2).
- 11. The site plan shall be modified to indicate that the metal building and signage materials will be non-reflective as per the Seven-Bar Sector Development Plan Design Requirements.

- ✓ 12. The site plan shall be modified to show that the required disabled parking spaces meet ANSI standards and shall show the location and a detail of the required disabled parking signage.
- ✓ 13. The site plan's parking calculations shall be modified to show the building's fire occupancy load, required and provided spaces, and the transit reduction that was taken. The site plan shall also be modified to show the location of the bus stop that allowed for the transit reduction.
- 14. Landscaping Plan:
 - ✓ a. The applicant shall ensure that landscaping does not interfere with clear sight area especially at the ingress and egress locations.
 - ✓ b. The Landscape Plan shall be modified to show where native seed will be planted as indicated in Landscape Notes.
 - ✓ c. The Landscape Plan shall be modified to show the required 10' landscape buffer along the entire south property line.
 - ✓ d. The Landscape Plan shall be modified to show the required 6' landscape buffer along the entire east property line.
 - ✓ e. The Landscape Plan shall be modified to show the required street trees along NM 528 in accordance with the City's Street Tree Ordinance (one tree every 25' on-center).
 - ✓ f. The landscape plan shall be modified to show the required off-street parking area trees (1 tree/10 spaces) and additional shade trees within the western most landscape buffer.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY SEPTEMBER 30, 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.

OFFICIAL NOTICE OF DECISION
SEPTEMBER 15, 2005
PROJECT #1004366
PAGE 5 OF 5

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

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

Sincerely,

Richard Dineen
Planning Director

RD/SS/ac

cc: CBL Architects, LTd. 1700 Louisiana Blvd. NE, Albuquerque, NM 87110
Deborah Steele, Sky View Acres NA, c/oSVANA, P.O. Box 1653, Corrales, NM 87048
John Harvell, Sky View Acres NA, c/oSVANA, P.O. Box 1653, Corrales, NM 87048

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

PAID RECEIPT

APPLICANT NAME FAHIM ADI
AGENT CBL Architects
ADDRESS 1700 LOUISIANA
PROJECT & APP # 100A366 / 05DRB-01744
PROJECT NAME THE FALLS REST.

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 20.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

11/15/2005 11:56AM LOC: ANU
X
RECEIPT# 00049898 W5# 006 TRANSH 0032
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt \$20.00
J24 Misc

\$20.00

VI \$20.00
CHANCE \$0.00

Thank You