



#9 comp KS 3/25/06

DRB CASE ACTION LOG (PREL & FINAL PLAT)

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-01889 (P&F)

Project # 1004471

Project Name: SEVEN BAR RANCH

Agent: ARCH & PLAN LAND USE CONSULT.

Phone No.: 843-9622

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/4/06 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): Record plat
NM Utilities to sign plat of 5/16/06

X

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.~~ OK
- Copy of recorded plat for Planning.

Project Number

1004471



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TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

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NM Utilities to sign plat of 5-16/06

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Project Number 1004471

4471

DXF Electronic Approval Form

DRB Project Case #: 1004471

Subdivision Name: SEVEN-BAR RANCH TRACTS C3A1A1A1 & C3A1A1A2

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 1/6/2006

Hard Copy Received: 1/6/2006

Coordinate System: NMSP Grid (NAD 27)

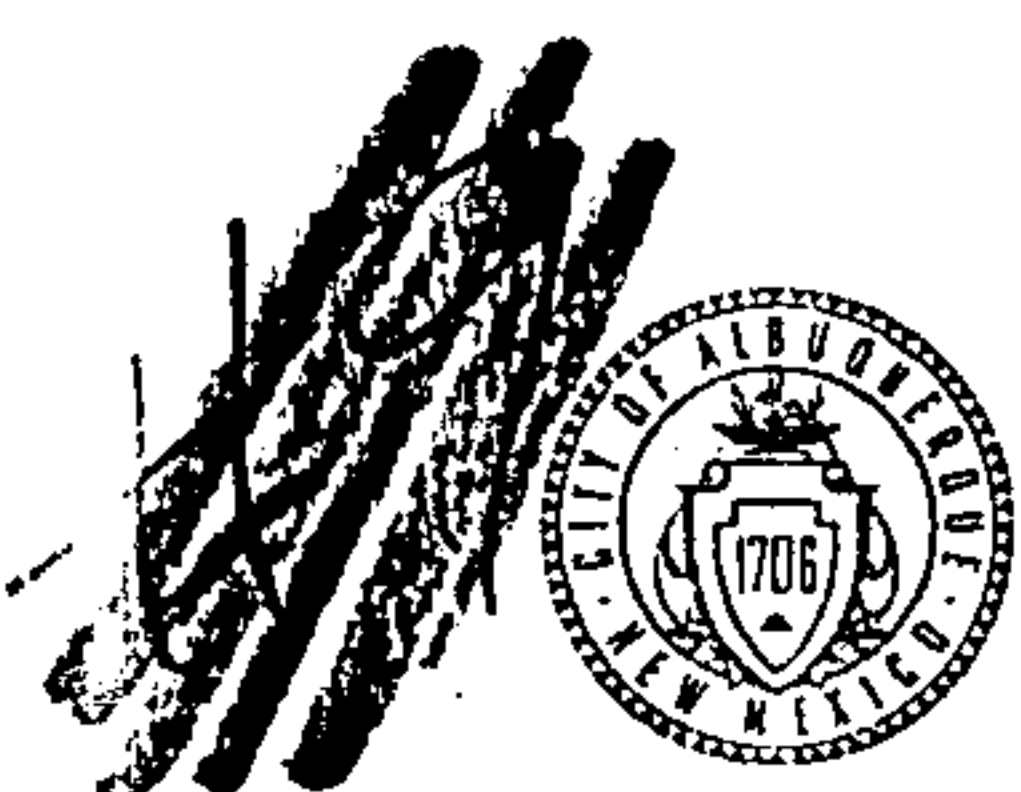

Approved

01-06-2006
Date

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

AGIS Use Only

Copied fc **4471** to agiscov on **1/6/2006** Contact person notified on **1/6/2006**



#9

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Project # 1004471

Project Name: SEVEN BAR RANCH

Agent: ARCH & PLAN LAND USE CONSULT.

Phone No.:

843-9622

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): *Record plat*
NM Utilities to sign plat

X

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Project Number

1004471

#9



1 plate. Ag 1/4' 6

DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 9/28/05

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 05DRB-01881 (SPS)

Project # 1004471

Project Name: SEVEN BAR RANCH

Agent: ARCH & PLAN LAND USE CONSULT.

Phone No.:

843.9622

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on ~~12/11/05~~ ^{1/4/06} 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 ok
- _____
- _____
- _____

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Project Number 1004471

Complete Ag 1/06



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

REVISED 9/28/05

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DRB Application No.: **05DRB-01882 (SBP)**

Project # **1004471**

Project Name: **SEVEN BAR RANCH**

Agent: **ARCH & PLAN LAND USE CONSULT**

Phone No.:

843.9622

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TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): **Scopie**

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Project # 1004471

Project Name: SEVEN BAR RANCH

Agent: ARCH & PLAN LAND USE CONSULT.

Phone No.: 843.9622

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Project # 1004471

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1004471



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 4, 2006

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: 11:03 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 # 1003172**
05DRB-01845 Major-Two Year SIA
- TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9**, zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1002247**
05DRB-01815 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITIONS OF FINAL PLAT APPROVAL: REPLACE THE EASEMENT BEING NARROWED WITH A NEW EASEMENT THAT WILL RESULT IN A 20-FOOT EASEMENT. ON THE PORTION OF INDIAN SCHOOL ROAD BEING VACATED A MINIMUM OF 5-FEET FROM THE EXISTING WELL COLLECTION LINE TO THE PROPOSED VACATION IS REQUIRED.**

3. **Project # 1002743**
05DRB-01818 Major-Preliminary Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11) **THE AGENT WILL NEED TO READVERTISE. THE REQUEST WAS INDEFINITELY DEFERRED ON A NO SHOW.**

4. **Project # 1003762**
05DRB-01822 Major-Preliminary Plat Approval
05DRB-01823 Minor-Sidewalk Waiver
05DRB-01824 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/4/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/1/05 THE PRELIMINARY PLAT WAS APPROVED WITH**

CONDITIONS OF FINAL PLAT APPROVAL: MAKE THE DRAINAGE EASEMENT ALONG THE WEST SIDE "PRIVATE" AND ESTABLISH MAINTENANCE AND BENEFICIARIES. FIRE AND SOLID WASTE APPROVAL IS REQUIRED. THE PERIMETER WALL DESIGN MUST BE APPROVED PRIOR TO FINAL PLAT. THE LOT LINES ON LOTS 11-P1, 12-P1 AND 13-P1 WILL NEED ADJUSTMENT TO MEET THE 20-FOOT SIDEYARD SETBACK ON LOT 20-P1. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

5. **Project # 1004083**
05DRB-01849 Major-Vacation of Pub
Right-of-Way

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION**, zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT APPROVAL: THE CITY WILL RETAIN 16-FEET FROM THE FACE OF CURB ALONG ZUNI.**

6. **Project # 1004456**
05DRB-01817 Major-Preliminary Plat
Approval
05DRB-01819 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, **NORTH ALBUQUERQUE ACRES (to be known as BARON'S RUN SUBDIVISION)** zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/4/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/1/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE**

CONDITION OF FINAL PLAT: THE PERIMETER WALL DESIGN SHALL BE APPROVED PRIOR TO FINAL PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

7. **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 & 11/30/05 & 1/4/06] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/06.**

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 # 1002134**
05DRB-01928 Minor-SiteDev Plan
BldPermit

Mullen Heller Architecture PC request(s) the above action(s) for all or a portion of Tract(s) 13 and 14, **LAS LOMITAS BUSINESS PARK**, zoned IP, located on the east side of LAS LOMITAS DR NE between CUESTA ARRIBA CT NE and CUESTA ABAJO CT NE containing approximately 2 acre(s). [REF: 04DRB-01804, 04DRB-01967] (D-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND REPLATTING OF THE PROPERTY.**

9. **Project # 1004471**
05DRB-01881 Minor-SiteDev Plan
Subd/EPC
05DRB-01882 Minor-SiteDev Plan
BldPermit/EPC
05DRB-01889 Minor-Prelim&Final Plat
Approval

ARCH & PLAN LAND USE CONSULTANTS LLC agent(s) for HACIENDA MARTINEZ LLC request(s) the above action(s) for all or a portion of Tract(s) C3 A-1-A-1, **SEVEN BAR RANCH**, zoned SU-1 FOR IP, located on NM 528 NW, between COTTONWOOD DR NW and CIELO VISTA DEL SUR NW containing approximately 1 acre(s). [REF: Z-79-146-4-5] [Stephanie Shumsky, EPC Case Planner] [Deferred from 12/21/05] (A-14) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR NEW MEXICO UTILITIES SIGNATURE ON THE PLAT AND TO RECORD THE PLAT.**

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

10. **Project # 1000087**
05DRB-01923 Minor-Ext of SIA for Temp
Defer SDWK

ISAACSON & ARFMAN agent(s) for PALOMA DEL SOL LLC & THE STROSNIDER CO request(s) the above action(s) for all or a portion of Lot(s) 1-29, Block(s) 1 and Lot(s) 1-37, Block(s) 2, **PALOMA DEL SOL SUBDIVISION, UNIT 1**, zoned R-1, located on MCMAHON BLVD NW, between BANDELIER DR NW and GOLF COURSE RD NW containing approximately 33 acre(s). [REF: 00-DRB-00014, 01DRB-01779, 03DRB-02075, V-90-38] (A-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

11. **Project # 1004360**
05DRB-01922 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, **ENTRADA DEL BOSQUE**, zoned RA-2, located on MOUNTAIN RD NW, between GABALDON RD NW and LULAC AVE NW containing approximately 5 acre(s). [REF: 05DRB-01245, 05DRB-1736, 05DRB-01737] (J-12) **THE TEMPORARY**

DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

- 12. Project # 1002123**
05DRB-01917 Minor-Final Plat Approval

DEL'S HIDE-A-WAY PARK, PHILIP D SHEETS, request(s) the above action(s) for all or a portion of Tract(s) B, **DEL'S HIDE-A-WAY PARK**, zoned SU-1 FOR RT, located on SAN CLEMENTE AVE NW, between 4TH ST NW and ALAMEDA DRAIN NW containing approximately 3 acre(s). [REF: 05-DRB-00981] (G-14) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, DRAINAGE EASEMENT MODIFICATION AND TO RECORD THE PLAT.**

- 13. Project # 1003291**
05DRB-01924 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for BUD COWHAM request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, **LANDS OF COWHAM-BOWEN**, zoned RL-T, located on RIO GRANDE BLVD NW, between CANTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 04DRB-00322, 04DRB-00528] (H-13) **THE PRELIMINARY AND FINAL PLAT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

14. **Project # 1003813**
05DRB-01912 Minor-Final Plat Approval

THOMPSON ENGINEERING agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2 and B, Lot(s) 24 & 25, GURULE ESTATES, TOWN OF ATRISCO GRANT, PAINTED SKY SUBDIVISION, UNIT 1 (to be known as **SUNDORO SOUTH, UNIT 8**) zoned SU-2 FOR RLT, located on LADERA DR NW, between 98TH ST NW and GAVIN RD NW containing approximately 15 acre(s). (J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE, MAINTENANCE AND BENEFICIARY OF TRACTS AND PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

15. **Project # 1004390**
05DRB-01911 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for CMC STEEL FABRICATORS INC request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **FRANCISCAN ADDITION**, zoned M-2, located on 1ST NE, between I-40 NE and BN & SF RAILROAD containing approximately 4 acre(s). [REF: 05DRB-01346] (H-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR PNM SIGNATURE ON THE PLAT AND ZONING DESIGNATION ON THE PLAT.**

16. **Project # 1000089**
05DRB-01480 Minor- Final Plat Approval

SURV-TEK INC agent(s) for RIVERSIDE PLAZA LTD CO request(s) the above action(s) for all or a portion of Tract(s) 1-A-2, **RIVERSIDE PLAZA**, zoned SU-1 FOR C-1, located on COORS BLVD NW, between STONE BRIDGE NW and MONTANO PLAZA DR NW containing approximately 2 acre(s). [REF: Z-98-27, DRB-97-477, 05EPC-01106, 05EPC-01107] [*Indef Deferred from 9/28/05,10/26/05, Final Plat Indef Deferred for SIA*] (E-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1004546**
05DRB-01735 Minor-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] [Indef Deferred for SIA] (K-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

18. **Project # 1004604**
05DRB-01896 Minor-Sketch Plat or Plan

P. THOMAS GUTIERREZ agent(s) for SILVERTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 8-11, Block(s) 6, **BELMONT PLACE**, zoned R-1 residential zone, located on 5TH ST NW, between FREEMAN AVE NW and SAN CLEMENTE AVE NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

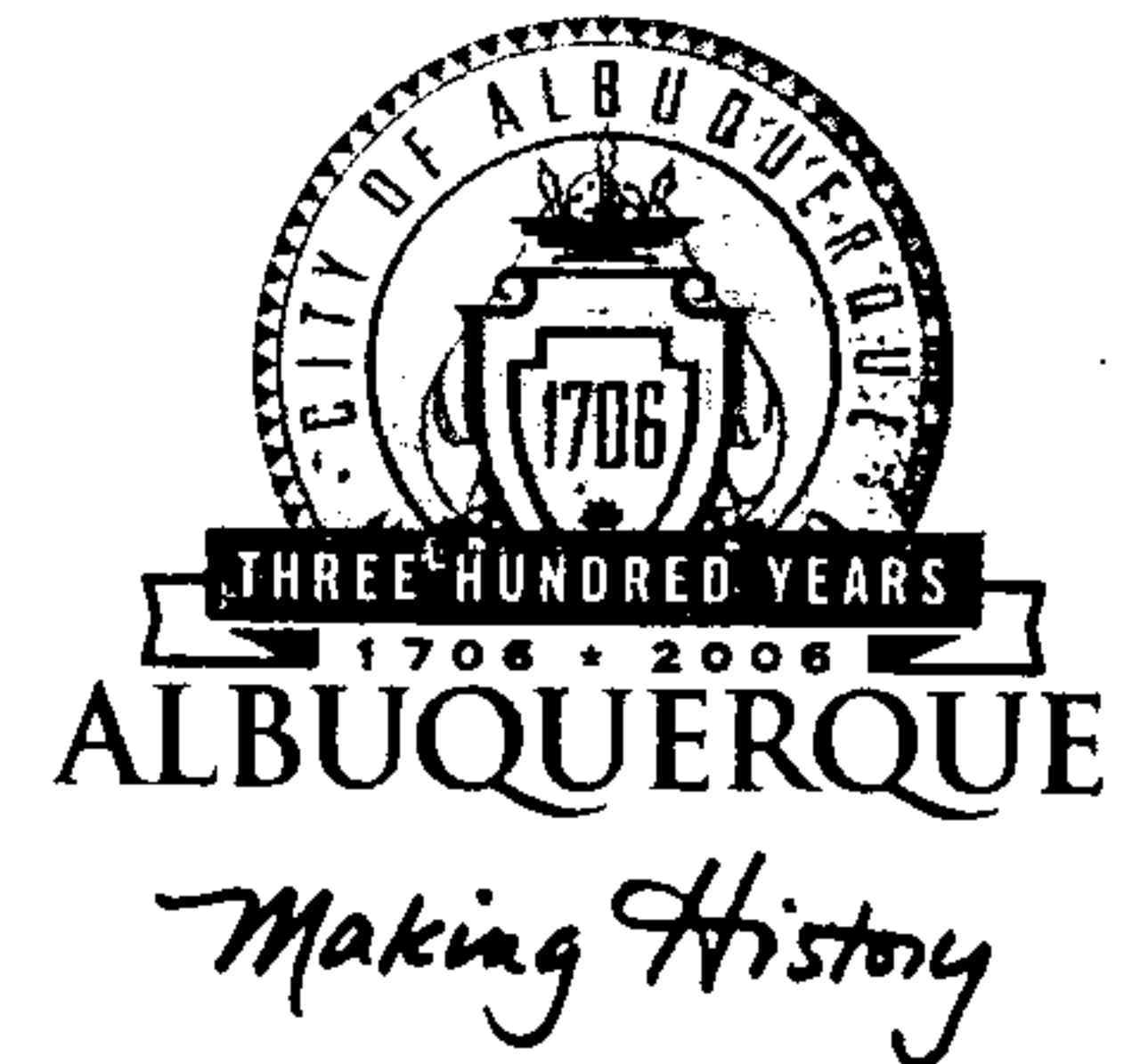
19. **Project # 1004612**
05DRB-01918 Minor-Sketch Plat or Plan

EDWARD & NELDA PUZAK request(s) the above action(s) for all or a portion of Tract(s) 64A1A, SECTION 32, **M.R.G.C.D. MAP 44**, zoned M-1 light manufacturing zone, located on WOODWARD RD SE, between BROADWAY BLVD SE and WILLIAM ST SE containing approximately 2 acre(s). [REF: ZA-85-90] (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for December 21, 2005. **THE DRB MINUTES FOR DECEMBER 21, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:03 A.M.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004471

AGENDA ITEM NO: 9

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 4, 2006



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 21, 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: 11:45 a.m.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- | | |
|--|---|
| <p>1. Project # 1004530
 05DRB-01769 Major-Vacation of Public Easements
 05DRB-01774 Major-Preliminary Plat Approval
 05DRB-01773 Major-SiteDev Plan BldPermit
 05DRB-01772 Minor-Vacation of Private Easements
 05DRB-01770 Minor-Sidewalk Waiver
 05DRB-01771 Minor-Temp Defer SDWK</p> | <p>ISAAC BENTON & ASSOCIATES agent(s) for AMERI- CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) G-2, ALBUQUERQUE WEST, UNIT 1, zoned SU-1 FOR PDA TO INCLUDE C-3, located on MARNA LYNN AVE NW, between DAVENPORT ST NW and CACTUS TRAIL DR NW containing approximately 2 acre(s). [REF: DRB-94-65, DRB-94-624, DRB-94-616, Z-94-134] (C-12) THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE</p> |
|--|---|

INFRASTRUCTURE LIST DATED 12/21/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/17/05 THE PRELIMINARY PLAT WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

2. **Project # 1004556**
05DRB-01781 Major-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC agent(s) for MASTHEAD ROAD LAND PARTNERS LLC, request(s) the above action(s) for all or a portion of Lot(s) 11-B, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP, located on RUTLEDGE RD NE, between WASHINGTON ST NE and MASTHEAD ST NE containing approximately 10 acre(s). (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING BUMPERS (OPTIONS), TIS CONFIRMATION AND PLANNING FOR MAINTENANCE AGREEMENT ON LANDSCAPE PLAN, WATER CONSERVATION ORDINANCE STATEMENT, 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN.**

3. **Project # 1004557**
05DRB-01783 Major-Drainage Plan to
Determine the Cost Allocation for
Storm Drainage Improvements

MARK GOODWIN & ASSOCIATES agent(s) for STV INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1-6 and 27-32, Block(s) 2, 27 & 28, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP & R-D, located on

LOUISIANA BLVD NE, between ALAMEDA NE and MODESTO AVE NE. [REF: 04DRB00067] (C-18) **THE DRAINAGE PLAN TO DETERMINE THE COST ALLOCATION FOR STORM DRAIN IMPROVEMENTS PER THE DPM WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD.**

4. **Project # 1004360**
05DRB-01736 Major-SiteDev Plan
Subd
05DRB-01737 Major-Preliminary Plat
Approval

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, ACRES ADDITION (to be known as **ENTRADA DEL BOSQUE SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON NW and LULAC AVE NW containing approximately 3 acre(s). [REF: 05DRB01245] [Deferred from 12/14/05] (J-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/21/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/24/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: A SIDEWALK DEFERRAL APPLICATION IS REQUIRED. PLACE ADA RAMPS WITHIN THE PUBLIC RIGHT-OF-WAY AND ACCESS MAINTENANCE NOTE IS REQUIRED.**

5. **Project # 1004387**
05DRB-01332 Major-Vacation of Pub
Right-of-Way

MARK HARENBERG agent(s) for SPRUCE PARK LLC request(s) the above action(s) for tract northeast of Lot(s) 35, Block(s) 12, **COUNTRY CLUB ADDITION**, located on the northeast corner of ENCINO PLACE NE and LOS LOMAS RD NE and containing approximately 1 acre(s). [Deferred from 9/14/05 & 10/5/05 & 11/9/05 & 12/14/05] (J-15) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: THE OWNER SHALL SIGN THE FINAL PLAT. SPRUCE PARK LLC MUST CLOSE ON THE PURCHASE OF PROPERTY WITHIN THE 15-DAY APPEAL PERIOD OR APPLICANT WILL WITHDRAW THE VACATION. A CONDITIONAL USE PERMIT MUST BE APPROVED BY THE ZHE FOR RESIDENTIAL LOTS IN THE O-1 ZONE. PLAT MUST SHOW RESIDENTIAL LOTS.**

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 & 11/23/05 & 11/30/05 & 12/7/05 & 12/14/05] (F-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/21/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/30/05 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS AP[ROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

7. **Project # 1002635**
05DRB-01887 Minor-Amnd SiteDev
Plan BldPermt/EPC
- CONSENSUS PLANNING agent(s) for GOZ G SEGARS request(s) the above action(s) for Tract(s) A, **LANDS OF CANDELARIA & TRAMWAY SW**, zoned SU-1 FOR C-1, located on TRAMWAY BLVD NE, between CANDELARIA RD NE and COMANCHE RD NE containing approximately 3 acre(s). [REF: 03EPC00702] [**Catalina Lehner, EPC Case Planner**] (H-22) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILD NOTES FOR CANDELARIA MEDIAN AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**
8. **Project # 1004473**
05DRB-01888 Minor-SiteDev Plan
BldPermit/EPC
- CONSENSUS PLANNING agent(s) for AEGIS REALTY GROUP request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA @ LA LUZ**, zoned SU-1 O-1, C-2 & PRD (20 DU/AC), located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 24 acre(s). [REF: 04EPC-01845] [**Carmen Marrone, EPC Case Planner**] (E-12/F-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
9. ~~**Project # 1004471**~~
05DRB-01881 Minor-SiteDev Plan
Subd/EPC
05DRB-01882 Minor-SiteDev Plan
BldPermit/EPC
05DRB-01889 Minor-Prelim&Final Plat
Approval
- ARCH & PLAN LAND USE CONSULTANTS LLC agent(s) for HACIENDA MARTINEZ LLC request(s) the above action(s) for all or a portion of Tract(s) C3 A-1-A-1, **SEVEN BAR RANCH**, zoned SU-1 FOR IP, located on NM 528 NW, between COTTONWOOD DR NW and CIELO VISTA DEL SUR NW containing approximately 1 acre(s). [REF: Z-79-146-4-5]

[Stephanie Shumsky, EPC Case Planner] [Deferred from 12/21/05] (A-14) DEFERRED AT THE AGENT'S REQUEST TO 1-4-06.

10. **Project # 1001523**
05DRB-01797 Minor-SiteDev Plan
BldPermit

DEKKER/PERICH/SABATINI agent(s) for ALLAN FRENKEL request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, LADERA INDUSTRIAL CENTER (to be known as **THE SHOPS @ LA MORADA**) zoned SU-1 LIGHT INDUSTRIAL, located on UNSER NW, between LA MORADA NW and VISTA ORIENTE NW containing approximately 3 acre(s). [REF: DRB-98-118, 01-EPC-01405, 04-DRB-01490] [Deferred from 12/7/05] (H-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDED CROSS ACCESS AND CROSS DRAINAGE EASEMENT DOCUMENT, PARKING CALCS AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

11. **Project # 1004603**
05DRB-01885 Minor-SiteDev Plan
BldPermit

JIM MILLER agent(s) for PETER PINEDA request(s) the above action(s) for all or a portion of Tract(s) 18, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1 FOR IP, located southeast of UNSER BLVD NW and 98TH ST NW and containing approximately 2 acre(s). (H-9) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DIMENSIONING RADII, TRIP GENERATION COMPARISON AND IMPACT FEE VERIFICATION AND PLANNING FOR SITE LIGHTING, NUMBER OF PLANTS ON LANDSCAPE LEGEND, REPLACE JUNIPERS AND 3 COPIES OF THE SITE PLAN.**

12. **Project # 1000871**
05DRB-01839 Minor-SiteDev Plan
Subd/EPC
05DRB-01840 Minor-SiteDev Plan
BldPermit/EPC

DESIGN GROUP agent(s) for JIM JEPPSON request(s) the above action(s) for all or a portion of Lot(s) B-5-B-1, B-5-C-1, **ACADEMY ACRES SUBDIVISION**, zoned SU-1, located on HARPER AVE NE, between I-25 FRONTAGE RD NE and BARNHART ST NE containing approximately 8 acre(s). [REF: 05-EPC-01257, 05-EPC-01261, 05-DRB-01458,05DRB-01715,05DRB-01706] [David Stallworth, EPC Case Planner] [Deferred from 12/14/05] (E-17, E-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN, TO MATCH THE PLAT TO THE SITE PLAN AND CASE PLANNERS INITIALS. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN, TO MATCH THE PLAT TO THE SITE PLAN AND CASE PLANNERS INITIALS.**

05DRB-01837 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for Tract(s) B-5-B-1 and B-5-C-1, **ACADEMY ACRES SUBDIVISION, UNIT 5**, zoned SU-1, located on HARPER DR NE, between INTERSTATE 25 NE and SAN PEDRO DR NE containing approximately 8 acre(s). [Deferred from 12/14/05] (E-17/E-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ADA RAMP DEDICATION AND PLANNING TO CHECK THAT PLAT MATCHES SITE PLAN, AGIS DXF FILE AND TO RECORD.**

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

13. **Project # 1001028**
05DRB-01886 Minor-Prelim&Final Plat
Approval

PERCISION SURVEYS agent(s) for RON CERROS request(s) the above action(s) for all or a portion of Tract(s) 1, **LANDS OF ALEJANDRO GARCIA**, zoned

R-1, located on ALEJANDRO ST NW, between BLUE WATER NW and RINCON NW containing approximately 5 acre(s). (J-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

- 14. Project # 1003004**
05DRB-01883 Minor-Extension of Preliminary Plat

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) 414, 415-B, 415-C, 415-D and 416, ATRISCO GRANT, UNIT 3 (to be known as **STINSON PARK**) zoned R-D, located on TOWER RD SW SW, between UNSER BLVD SW and STINSON ST SW containing approximately 15 acre(s). [REF: 03EPC-01644, 04EPC-00132, 04DRB-01974, 04DRB-01975, 05DRB-01776] (L-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

- 15. Project # 1004073**
05DRB-01854 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS**, zoned RD, located on JUAN TABO HILLS SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [REF: S-98-30, DRB-98-20, AX-80-10] (M-21, M-22) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND TO RECORD.**

16. **Project # 1004601**
05DRB-01884 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for LESLIE & PIERRE AMESTOY request(s) the above action(s) for all or a portion of Lot(s) C-1 & B-1-A, **IRVINGLAND PARTNERS**, zoned M-1 light manufacturing zone, located on ASPEN GLADE RD NW, between SIERRA HILL DR NW and SILVER ARROW RD NW containing approximately 3 acre(s). [REF: Project 1001021,CZ-79-12] (B-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING FOR AGIS DXF FILE AND NMU INC. SIGNATURE.**

17. **Project # 1004570**
05DRB-01828 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS agent(s) for BRUCE & KATHERINE BESSER request(s) the above action(s) for all or a portion of Lot(s) 6A1 & 6A2, Block(s) 14, Tract(s) A, **UNIT B, NORTH ALBUQUERQUE ACRES**, zoned SU-2 M-1, located between WILSHIRE AVE NE and INTERSTATE 25, containing approximately 3 acre(s). [*Deferred from 12/14/05*] (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

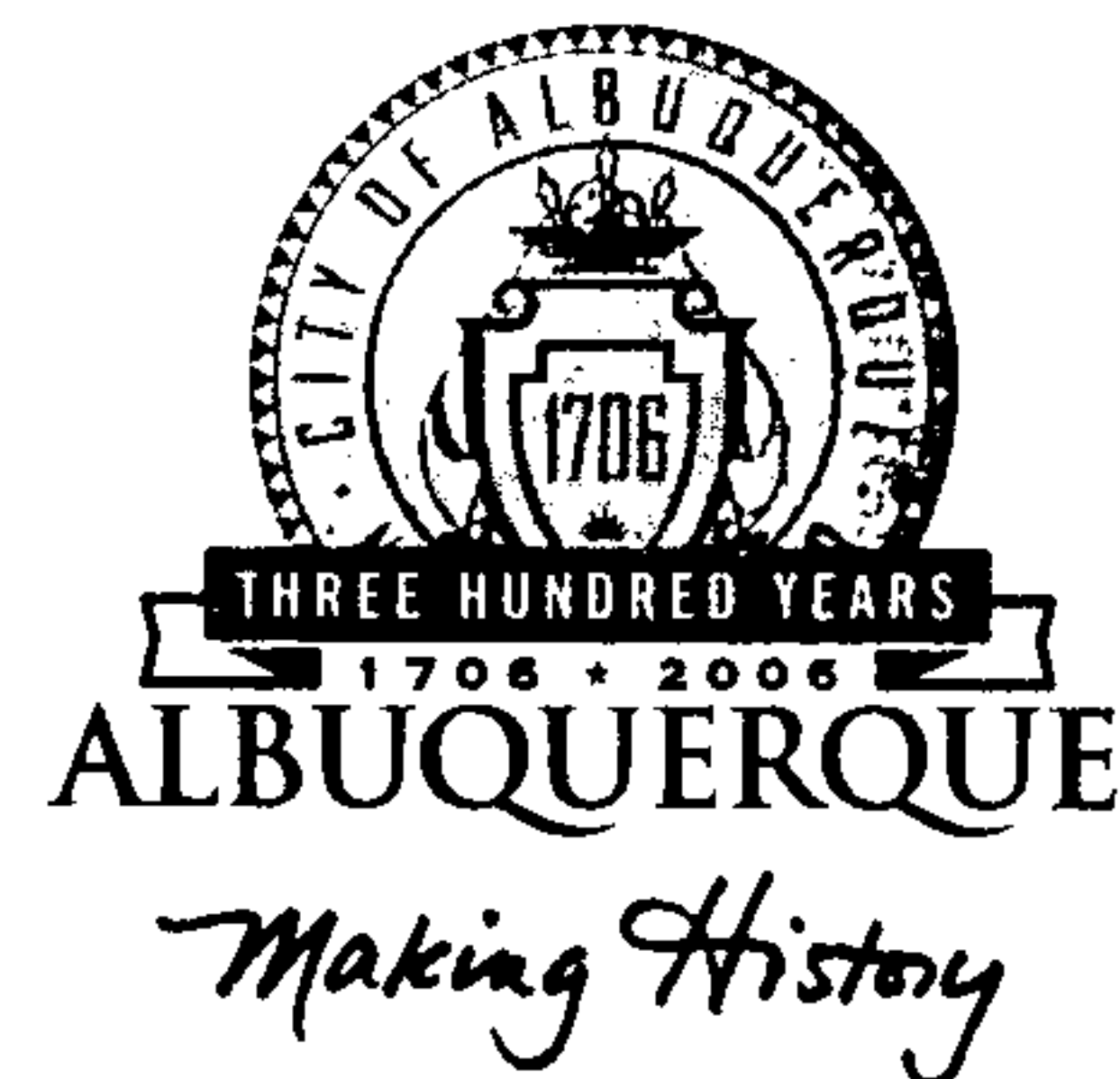
18. **Project # 1004575**
05DRB-01847 Minor-Sketch Plat or
Plan

SURVEYS SOUTHWEST agent(s) for VITALIA CANDELARIA request(s) the above action(s) for all or a portion of Tract(s) D, **PEREA ACRES**, zoned RA-2, located on DURANES RD NW, between the DURANES DITCH and JULIET NW containing approximately 2 acre(s). [REF: DRB-95-338] (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes for December 7, 2005. **THE DRB MINUTES FOR DECEMBER 7, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:45 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004471

AGENDA ITEM NO: 9

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ¹⁻⁴⁻⁰⁶ X ____; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee


DATE: December 21, 2005

December 15, 2005

#9

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Sheran Matson, DRB Chair

FROM: Stephanie Shumsky, Associate Planner 

SUBJECT: Project #1004471

The Environmental Planning Commission approved Project #1004471/05EPC-01563, a request for review and approval of a site development plan ~~for building permit~~ for an approximately 2.5-acre site located on NM 528 between Cottonwood Drive NW and Ellison Drive NW, zoned SU-1 for IP Uses on November 17, 2005. The applicant has satisfied all of the conditions of approval.

Notes (these items were not EPC conditions of approval but rather items noticed by staff during the DRB review process):

- *Sheet A-1 of the DRB submittal shall be labeled "Site Plan for Building Permit".*
- *The signature block on the site plan for building permit is not in the correct format used by the City. The correct signature shall be used.*

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


Thank you.

December 15, 2005

#9

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Sheran Matson, DRB Chair

FROM: Stephanie Shumsky, Associate Planner 

SUBJECT: Project # 1004471

The Environmental Planning Commission approved Project # 1004471/05EPC-01562, a request for review and approval of ~~a site development plan for subdivision~~ for an approximately 2.5-acre site located on NM 528 between Cottonwood Drive NW and Ellison Drive NW, zoned SU-1 for IP Uses on November 17, 2005. The applicant has satisfied all of the conditions of approval.

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

Thank you.

Handwritten mark resembling a stylized 'A' or 'M' with diagonal lines.

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

PAID RECEIPT

APPLICANT NAME HACIENDA MARTINEZ
AGENT ARCH & PLAN USE CONSULTANTS LLC
ADDRESS P.O. BOX 25911
PROJECT & APP # 1004471/05 DRB 01881, 01882
PROJECT NAME HACIENDA MARTINEZ

\$ _____ 441032/3424000 Conflict Management Fee
\$ 50.00 441006/4983000 DRB Actions DEFERRAL
\$ _____ 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
\$ 50.00 TOTAL AMOUNT DUE

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

WELLS FARGO RECEIPT # 2639
LOUIS MARTINEZ
PATRICIA E MARTINEZ
7308 PORTULACA DR NW
ALBUQUERQUE, NM 87120-2755
DATE 12/21/05
95-219/1070 2897
1277098875
PAY TO THE ORDER OF City of AB. \$ 50 ***DUPLICATE***
Fifty and 00/100 DOLLARS
WELLS FARGO Bank, N.A. New Mexico wellsfargo.com
FOR [Signature]
RECEIPT# 00049904 W# 008 TRANS# 0011
Account 441006 MP Fund 0110
Activity 4783000 TRSCCS
Trans Amt \$50.00
1070021921 1277098875 02639

CK \$50.00
CHANGE \$50.00
\$0.00

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

Supplemental form

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 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: Hacienda Martinez LLC PHONE: 505-301-4355
 ADDRESS: 7308 PORTULACA DR NW FAX: 505-899-4811
 CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: _____
 Proprietary interest in site: owner List all owners: E.H. Martinez, Louis Martinez, Oplando Martinez, Gil Martinez
 AGENT (if any): ARCH + PLAN Land Use Consultants LLC PHONE: 505-843-9622
 ADDRESS: P.O. Box 25911 FAX: 505-246-0050
 CITY: ALBUQUERQUE STATE NM ZIP 87125 E-MAIL: archandplan@msn.com

DESCRIPTION OF REQUEST: DRB approval for project 1004471/05 EPC-01562 & project 1004471/05 EPC-01563 & preliminary & final plat approval

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 C3 A-1A.1 Block: _____ Unit: _____
 Subdiv. / Addn. SEVEN BAR RANCH
 Current Zoning: SU-1 FOR IP USES Proposed zoning: SAME
 Zone Atlas page(s): A-14 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): .9833 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. 101406607230920111 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Hwy 528
 Between: Cottonwood Dr. NW and CIELO VISTA DEL SUR

CASE HISTORY: Stephanie Shumsky Epc Case Planner
 List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 7-79-146-4-5
100283, 1004366

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: _____
 SIGNATURE [Signature] DATE Dec. 13, 2005
 (Print) LOUIS MARTINEZ 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
05DRB - 01881	SPS	P(3)	\$ 0.00
05DRB - 01882	SBP	P(3)	\$ 0.00
05DRB - 01889	CME		\$ 20.00
	P+T	S(3)	\$ 285.00
			\$
			Total

Hearing date 12/21/05

Total
\$ 305.00

Sandy Handley 12/21/05

Project # 1004471

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.

Louis Martinez
Applicant name (print)

[Signature] 12/13/05
Applicant signature / date



Form revised JUNE 2005

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

Application case numbers
05DRB 01881
05DRB 01882

Sandy Handley 12/13/05
Planner signature / date

Project # 1004471

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year

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

Louis Martinez
 Applicant name (print)
[Signature]
 Applicant signature / date



Form revised 8/04, 1/05 & 10/05

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

Application case numbers
 05 DEB - - 01889
 - - -
 - - -

Sandy Handley 12/13/05
 Planner signature / date
Project # 1004471

Hacienda Martinez LLC
7308 Portulaca Dr. NW
Albuquerque, New Mexico 87120

December 13, 2005

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

File ; **Project # 1004471***
05EPC-01562 EPC Site Development
Plan-Building Permit

05EPC-01563 EPC Site Development
Plan- Subdivision

Legal Description: for all or a portion of tracts C3 A-1-A-1, Seven Bar Ranch, Zoned Su-1 for IP uses, located on HWY 528, between Cottonwood Dr. and Ellison Dr. NW, containing approximately 1 Acre. (A-14)

On November 17, 2005 the Environmental Planning Commission voted to approve the **project # 1004471/05EPC-01562** Site development Plan for subdivision.. The following is the response to the conditions:

1. This letter is provided in response to the first condition.
2. This condition was met on December 6, 2005 when I met with the staff planner.
3. The maximum floor area ratio is now shown on sheet EPC A-1.
4. Discussions with transit the only requirement at this time was to show the 4 to 6 ft. stripped pathway. The existing benches on the right of way are not being used at this time. There is not presently a bus line servicing this road but will in the future since it designated a transit route.
5.
 - a. There are no previous actions to comply with.
 - b. The developer will provide improvements as required by transportation.
 - c. We have met with transportation and the issues at Cottonwood and American Road are an operations issue. A letter from Operations will address this issue
 - d. The site Plan will be designed per DPM Standards.
 - e. Platting will be concurrent with DRB action. The Platting drawings are attached.
 - f. After discussions with transportation the required 6' dedication will not be required due to the extensive right of way. The bike path will be adjacent to the existing paved road. See A-1 for location.
 - g. Construction of a bicycle lane will be coordinated as directed by transportation .
6.
 - a. The conceptual grading and drainage plan is attached . See sheet A-3.1
 - b. Platting has been submitted with this application. Platting adheres to master plan.

Hacienda Martinez LLC
7308 Portulaca Dr. NW
Albuquerque, New Mexico 87120

December 13, 2005

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

File ; **Project # 1004471***
05EPC-01562 EPC Site Development
Plan-Building Permit

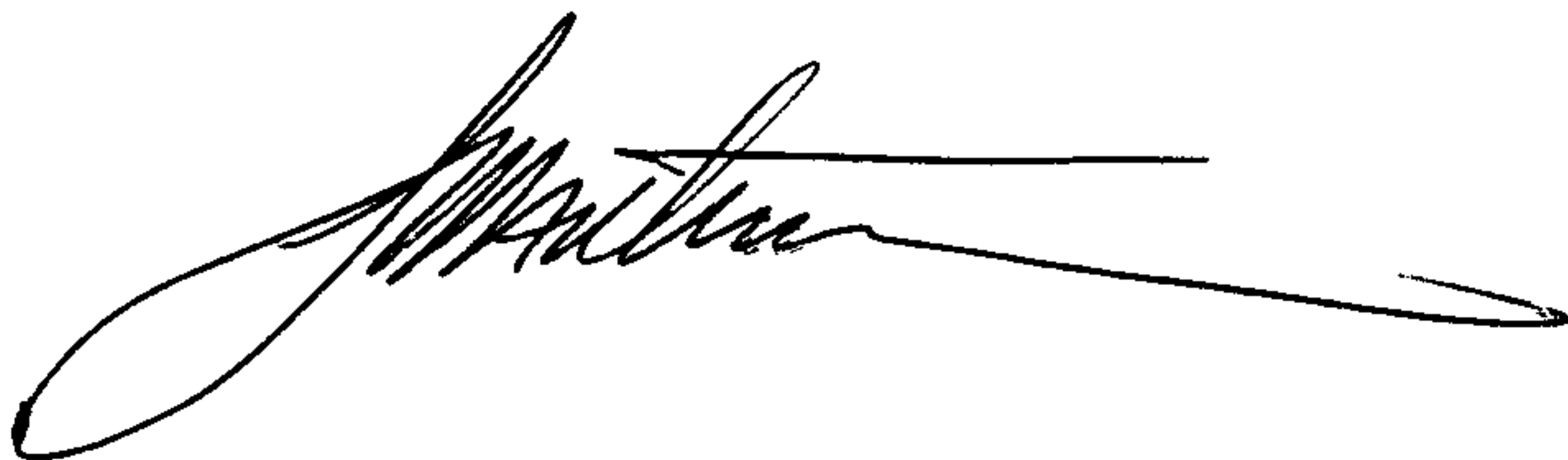
05EPC-01563 EPC Site Development
Plan- Subdivision

Legal Description: for all or a portion of tracts C3 A-1-A-1, Seven Bar Ranch, Zoned Su-1 for IP uses, located on HWY 528, between Cottonwood Dr. and Ellison Dr. NW, containing approximately 1 Acre. (A-14)

Transmitted is the following ;

1. 6 copies of Site plan and related drawings.
2. Copy of approved Grading and Drainage Plan
3. Solid waste Management Department Signature on Site plan.
4. Zone Atlas map
5. Letter carefully explaining how each EPC Condition with a copy of EPC notification o Decision
6. Copy of Site Plan with Fire Marshal's stamp
7. Letter makes reference to file numbers.

8. *Application for minor subdivision
PRELIMINARY / FINAL plat approval. To
conform to New site dev. plan.*

A handwritten signature in black ink, appearing to read "J. Martinez", written in a cursive style.

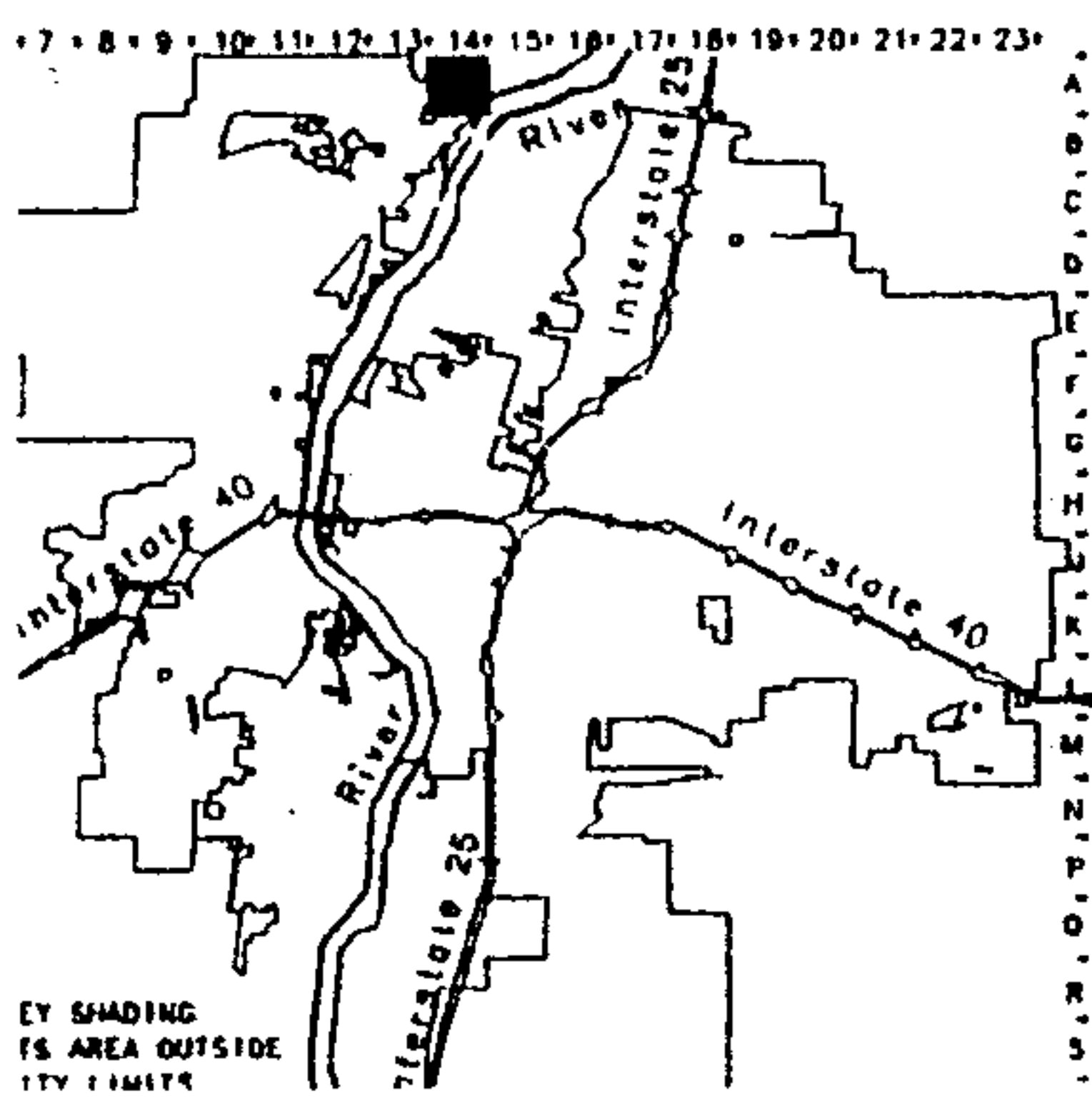
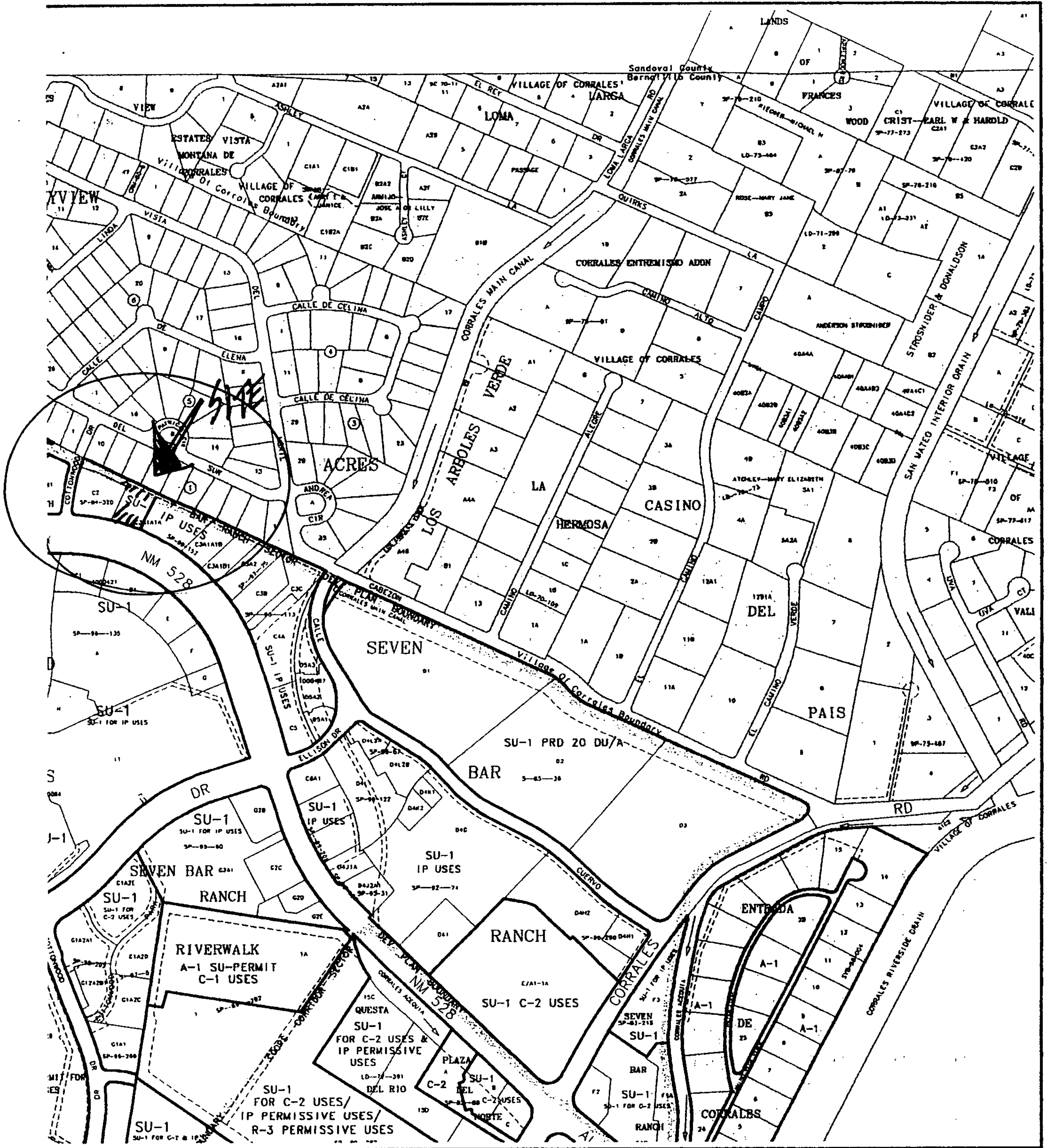
On November 17, 2005 the Environmental Planning Commission voted to approve **Project 1004471/05EPC-01563** a request for Site Development plan for building permit. The following is the response to the conditions:

1. This letter meets the requirements to condition no. 1.
2. We have met with the city planner as required by condition no. 2
3.
 - a. The 4 to 6 ft walkway is shown as required by transit.
 - b. The site plan sheet A-1 has been modified to correct the site area.
 - c. A pedestrian walkway has been shown on the site plan per transportation direction.
4. The applicant will provide improvements as directed by the Hydrology Engineer.
5.
 - a. On sheet A-4 the landscape calculations have been corrected.
 - b. The plan has been renamed from Conceptual Landscape Plan to Landscape plan.
6.
 - a. The West Elevation has been corrected. (it was labeled south on the plan)
 - b. Door sizes and window sizes are shown on the elevation sheets.
7. No outdoor speakers will be provided.
8.
 - a. We have met with New Mexico Utilities to verify utility availability.
 - b. We met with H.S. Warren Operations Manager at NMUI to verify fire flows . He said we have 115# pressure with 1500 G.P.M. with a 2 ½" nozzle , 4000 G.P.M. with a pumper. Fire marshal has required a min. of 2.455 G.P.M. with both hydrants. Fire Marshal's office has signed off on mylar.
9.
 - a. Conceptual grading plan is attached.
 - b. Platting as approved by the City Surveyor.
10.
 - a. There are no previous actions to comply with.
 - b. The developer will provide improvements as directed by transportation.
 - c. A letter from Operations will define the issues at Cottonwood Drive and American Road as an operations issue.
 - d. Site plan will comply with be designed per DPM Standards.
 - e. Platting Signed by City Surveyor is attached.
 - f. After discussions with transportation the required 6' dedication will not be required due to the extensive right of way. The bicycle lane will be adjacent to the existing asphalt roadway.
 - g. Construction of bicycle lane will be coordinated as directed by the Transportation Department.

Sincerely,



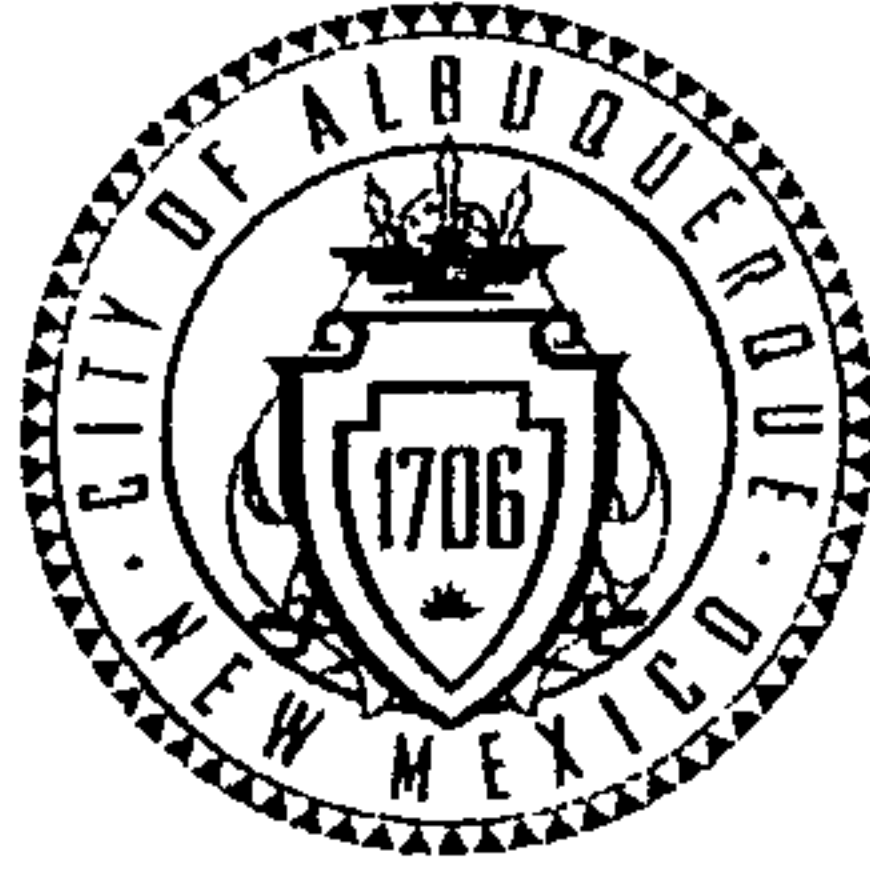
Louis Martinez



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
A-14-Z



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

Date: November 18, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1004471***
05EPC-01562 EPC Site Development Plan-
Building Permit
05EPC-01563 EPC Site Development Plan-
Subdivision

Hacienda Martinez
7308 Portulaca Dr. NW
Albuq. NM 87113

LEGAL DESCRIPTION: for all or a portion of
Tracts C3 A1-A1, **Seven Bar Ranch**, zoned SU-1
for IP Uses, located on HWY 528, between
COTTONWOOD DR. NW and ELLISON DR.
NW, containing approximately 1 acre. (A-14)
Stephanie Shumsky, Staff Planner

On November 17, 2005 the Environmental Planning Commission voted to approve Project 1004471/
05EPC-01562, a request for site development plan for subdivision, for Tract C-3-A1-A1-A, Seven Bar
Ranch Subdivision, zoned SU-1 for 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 subdivision to subdivide an approximately 2.5-acre site into two separate tracts, Tract C-3-A1-A1-A1 and Tract C-3-A1-A1-A2, zoned SU-1 IP, located on NM 528 between Cottonwood Drive NW and Ellison Drive NW.
2. The request is accompanied by a request for review and approval of a site development plan for building permit for Tract C-3-A1-A1-A1 (05EPC-01563).
3. The site development plan for subdivision complies with Zoning Code requirements for such a plan.
4. The request furthers the Comprehensive Plan's Established Urban Area goal and policies:
 - a. The goal and policy a are furthered because the proposed mixed-use development will contribute to the range of land uses in the area and will offer high quality goods and services to area residents.

- b. Policy d is furthered because the location of the proposed development respects the existing residential and commercial developments within the area and will not impede scenic views to the west or east (policy d).
 - c. Policy e is furthered because the subject site is contiguous to existing facilities and services.
 - d. Policy j is furthered because the proposed development is located in an area designated for commercial and industrial uses by the Seven Bar Ranch Sector Development Plan.
5. The request furthers or partially furthers Comprehensive Plan Transportation and Transit goals and policies:
 - a. The goal is partially furthered because the existing secondary roadways (Cottonwood Drive and the private access easement) may not be adequate to effectively circulate the traffic generated by the development (including delivery trucks).
 - b. Policy a is partially furthered because the proposed development meets all but one of the requirements of this policy. The lack of a complete pedestrian connection from the existing transit bus stop to the development prevents this policy from being completely furthered.
 - c. Policy g is partially furthered because a complete pedestrian connection is lacking from the transit bus stop to the building.
6. The request furthers the Comprehensive Plan's Economic Development goal and policies a, b and g because the proposed use will contribute to the employment opportunities within the Cottonwood Regional Center area, will provide additional retail options for area residents, and will reduce the need for west side residents to travel across the river.
7. The request furthers several West Side Strategic Plan Goals, Objectives, and Policies:
 - a. Goal 12 is furthered because the proposed development will provide job opportunities, which contribute to the long-term sustainable development of the west side.
 - b. Objectives 1 and 8 are furthered because the proposed use will contribute to the existing mix of land uses on the west side and may decrease the need for west side residents to travel across the river.
 - c. Policy 3.2 is furthered because commercial and employment uses are encouraged to develop within this area of the community.
8. The request is not in conflict with the Seven Bar Ranch Sector Development Plan.
9. Improvements to the intersection of The American Road/private access easement/Cottonwood Drive are required. The applicant shall work with the Transportation Engineer to determine these improvements.
10. The Sky View Acres Neighborhood Association is immediately adjacent to the subject site but is not a recognized neighborhood association. The neighborhood association president as well as property owners within 100' of the subject site were notified of this request. There is no known neighborhood or other opposition to this request.

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 submittal, the applicant shall meet with the staff planner to ensure that all of the conditions of approval are adequately addressed.
3. The maximum floor area ratio shall be shown on the plan.
4. An incomplete connection to the adjacent transit stop is shown on the site plan via a 4' to 6' striped walkway. A full connection may be required by the DRB as adjacent improvements to the roadway are constructed.
5. Conditions of approval from the City Engineer, Municipal Development, Water Authority and NMDOT for the proposed Site Development Plan for Subdivision are:
 - 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 subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Geometric revisions to the intersection of Cottonwood Drive, American Road and access easement adjacent to this property, is required (i.e. alignment and traffic movement issues). See Traffic Engineer.
 - d. Site plan shall comply and be designed per DPM Standards.
 - e. Platting must be a concurrent DRB action.
 - f. Dedication of an additional 6 feet of right-of-way along NM 528 as required by the City Engineer to provide for on-street bicycle lanes.
 - g. Construction of a bicycle lane along NM 528 adjacent to the site as designated on Long Range Bikeways System map.
6. Conditions of approval from Hydrology Development (City Engineer/Planning Department) are:
 - a. An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer.

- b. Platting must be a concurrent DRB action and must adhere to master plan.
-

On November 17, 2005 the Environmental Planning Commission voted to approve Project 1004471/05EPC-01563, a request for site development plan for building permit, for Tract C-3-A1-A1-A1, Seven Bar Ranch Subdivision, zoned SU-1 for 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 1-acre site, Tract C-3-A1-A1-A1, zoned SU-1 IP, located on NM 528 between Cottonwood Drive NW and Ellison Drive NW.
2. The request is accompanied by a request for review and approval of a site development plan for subdivision (05EPC-01562).
3. The request furthers the Comprehensive Plan's Established Urban Area goal and policies:
 - a. The goal and policy a are furthered because the proposed mixed-use development will contribute to the range of land uses in the area and will offer high quality goods and services to area residents. The proposed building architecture is compatible with existing architecture in the area and will perpetuate the existence of high quality development within the Seven Bar Ranch Community.
 - b. Policy d is furthered because the location of the proposed development respects the existing residential and commercial developments within the area and will not impede scenic views to the west or east (policy d).
 - c. Policy e is furthered because the subject site is contiguous to existing facilities and services.
 - d. Policy i is furthered because the development is complementary to the residential area to the north in terms of size, scale, massing, and architectural detail. Any effects of noise, lighting, pollution, or traffic are mitigated by the building orientation on the site and vehicle access occurring primarily from NM 528.
 - e. Policy j is furthered because the proposed development is located in an area designated for commercial and industrial uses by the Seven Bar Ranch Sector Development Plan, is located adjacent to the Cottonwood Regional Activity Center and the subject site's zoning allows for the proposed uses (SU-1 IP).
 - f. Policy l is furthered because the proposed building design, materials, and landscaping are high quality and unique. The use of a variety of natural stone products, metals and desert color tones will make the proposed architecture very appropriate for the location and desert setting.
 - g. Policy m is furthered because the building architecture is visually stimulating and is made of high quality materials.

4. The Comprehensive Plan's Developed Landscape goal is furthered because the proposed architectural design of the building and surrounding landscaping will contribute to a visually attractive built environment and will improve the quality of the developed landscape.
5. The request furthers or partially furthers Comprehensive Plan Transportation and Transit goals and policies:
 - a. The goal is partially furthered because the existing secondary roadways (Cottonwood Drive and the private access easement) may not be adequate to effectively circulate the traffic generated by the development (including delivery trucks).
 - b. Policy a is partially furthered because the proposed development meets all but one of the requirements of this policy. The lack of a complete pedestrian connection from the existing transit bus stop to the development prevents this policy from being completely furthered.
 - c. Policy g is partially furthered because the required pedestrian connections are provided internal to the site but a complete connection is lacking from the transit bus stop to the building.
6. The request furthers Comprehensive Plan Economic Development goal and policies:
 - a. The goal and policy b are furthered because the proposed development will contribute to the employment opportunities within the Cottonwood Regional Center area and will provide additional retail options for area residents. In addition, the applicant has an existing business partnership with Chihuahua Customs Furniture located in a company in Chihuahua, Mexico thereby also contributing to the economic development of our neighbor Chihuahua.
 - b. Policies a and g are furthered because the proposed development is located adjacent to a regional activity center, will provide employment opportunities in an area of need, and will reduce the need for west side residents to travel across the river.
7. The request furthers several West Side Strategic Plan Goals, Objectives, and Policies:
 - a. Goal 12 is furthered because the proposed development will provide job opportunities, which contribute to the long-term sustainable development of the west side.
 - b. Objectives 1 and 8 are furthered because the proposed use will contribute to the existing mix of land uses on the west side and may decrease the need for west side residents to travel across the river.
 - c. Policy 3.2 is furthered because commercial and employment uses are encouraged to develop *within this area of the community*.
8. The request furthers several of the Seven Bar Ranch Sector Development Plan design guidelines because:
 - a. The building style complements other buildings within the plan area.
 - b. The building mass and decorative elements are a variety of earth-tone colors.
 - c. Building materials consist of non-reflective metals, wood, and stone.
 - d. The building-mounted and monument signs consist of tiles and sand blasted stone, which integrate well with the building architecture.

- e. The proposed landscaping utilizes low water use and generally low allergen species of trees, shrubs, grasses and flowering plants.
 - f. The building entry points are well defined as are the pedestrian walkway internal to the site.
9. The site development plan for building permit generally complies with Zoning Code requirements for such a plan. However, there are several deficiencies with the site plan submittal as addressed in the recommended conditions of approval.
10. The Sky View Acres Neighborhood Association is immediately adjacent to the subject site but is not a recognized neighborhood association. The neighborhood association president as well as property owners within 100' of the subject site were notified of this request. There is no known neighborhood or other opposition to this request.

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 submittal, the applicant shall meet with the staff planner to ensure that all of the conditions of approval are adequately addressed.
3. The following site development plan deficiencies shall be addressed to ensure compliance with Zoning Code requirements:
 - a. An incomplete connection to the adjacent transit stop is shown on the site plan via a 4' to 6' striped walkway. A full connection may be required by the DRB as adjacent improvements to the roadway are constructed.
 - b. According to the site development plan for subdivision, the total site area is .9833 acre. This equates to 42,832.376 square feet. The site plan's general information/calculations shall be modified to accurately reflect the total site area square footage.
 - c. The developer shall provide a pedestrian walkway along the access easement as required by Zoning Code Section 14-16-3-1 (G).
4. The applicant shall provide improvements to the adjacent drainage system as required by the Hydrology Engineer as well as to meet the requirements of the Seven Bar Ranch Sector Development Plan.

5. The following landscaping plan deficiencies shall be addressed prior to DRB sign off:
 - a. According to the site development plan for subdivision, the total site area is .9833 acre. This equates to 42,832.376 square feet. The landscape calculations shall be modified to accurately reflect the total site area square footage and required/provided landscaping.
 - b. All landscaping shall be planted as approved by the EPC with modifications by the DRB if necessary. The plan shall be labeled "Landscape Plan" instead of "Conceptual Landscape Plan". Significant changes to the plan require EPC and/or staff review.

6. The following elevations plan deficiencies shall be addressed prior to DRB sign off:
 - a. The west elevation shall be labeled correctly (it is labeled "south" on the plan).
 - b. Dimensions for all doors and windows (or typical) are required.

7. No outdoor speakers are allowed.

8. Conditions of approval from the Utility Division are:
 - a. Water and sanitary sewer services will depend on New Mexico Utilities system capabilities and includes fire protection as well as metered water and sanitary sewer services.
 - b. Fire flow requirements and fire hydrant placement locations must be verified through the Fire Marshal's office and system capacity verified through NMUI prior to the issuance of any building permits.

9. Conditions of approval from Hydrology Development (City Engineer/Planning Department):
 - a. An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer.
 - b. Platting must be a concurrent DRB action and must adhere to master plan.

12. Conditions of approval from the City Engineer, Municipal Development, Water Authority and NMDOT for the proposed Site Development Plan for Building Permit are:
 - 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 subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Geometric revisions to the intersection of Cottonwood Drive, American Road and access easement adjacent to this property, is required (i.e. alignment and traffic movement issues). See Traffic Engineer.
 - d. Site plan shall comply and be designed per DPM Standards.
 - e. Platting must be a concurrent DRB action.

- f. Dedication of an additional 6 feet of right-of-way along NM 528 as required by the City Engineer to provide for on-street bicycle lanes.
- g. Construction of a bicycle lane along NM 528 adjacent to the site as designated on Long Range Bikeways System map.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **DECEMBER 2, 2005** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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

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

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

Sincerely,


For Richard Dineen
Planning Director

RD/SS/ac

cc: Arch-Plan Land Use Consultants LLC, P.O. Box 25911, Albuquerque, NM 87125

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

PAID RECEIPT

APPLICANT NAME HACIENDA MARTINEZ
AGENT ARCH & PLAN USE CONSULTANTS LLC
ADDRESS P.O. BOX 25911
PROJECT & APP # 1004471 / 05 DRB 01881, 01882
PROJECT NAME HACIENDA MARTINEZ

\$ 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.

E. H. MARTINEZ
ORLANDO E MARTINEZ
7204 PORTULACA DR NW
ALBUQUERQUE, NM 87120-2748
505-899-8137

Date 12/13/05

95-219/1070 1798
1302614233

Pay to the Order of City of Albuquerque \$ 20.00
Twenty and 00/100 Dollars

WELLS FARGO Wells Fargo Bank, N.A. New Mexico wellsfargo.com

Cou For Hacienda DRB Approval E. H. Martinez

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420.00
CR
CHANGE
\$20.00
\$0.00

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

PAID RECEIPT

APPLICANT NAME HACIENDA MARTINEZ LLC
AGENT ARCH & PLAN LAND USE CONSULTANTS LLC
ADDRESS PO. BOX 2591
PROJECT & APP # 1004471 / 05DRB01889
PROJECT NAME HACIENDA MARTINEZ

\$ _____ 441032/3424000 Conflict Management Fee
\$ 285.00 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
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() Traffic Impact Study

\$ 285.00 TOTAL AMOUNT DUE

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

E. H. MARTINEZ
ORLANDO E MARTINEZ
7204 PORTULACA DR NW
ALBUQUERQUE, NM 87120-2748
505-899-8137

Date: 12/13/05 717
95-219/1070 1798
1302614233

Pay to the Order of City of ABQ City of Albuquerque
Treasury Division

Two hundred Eighty Five and 00/100 \$ 285.00 Dollars

WELLS FARGO Wells Fargo Bank, N.A.
New Mexico
wellsfargo.com

For prelim/final plat E. H. Martinez

RECEIPT# 00087825
Account 441006
Activity 4983000
Trans Amt \$285.00
324 MISC
\$285.00
\$285.00
CHANGE \$0.00

12:33PM LOC: ANN
WSH 008 TRANSH 0018
Fund 0110
TRSCCS
\$285.00

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