

Completed
4-11



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-01888 (SBP)

Project # 1004473

Project Name: NORTH ANDALUCIA @ LA LUZ

Agent: Consensus Planning

Phone No.: 764-9801

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/23/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: RAVII ; X-WALKS (CROSS WALKS)
 - RE-PLAT for MOVEMENT OF "EGG-ABOUT"

UTILITIES:

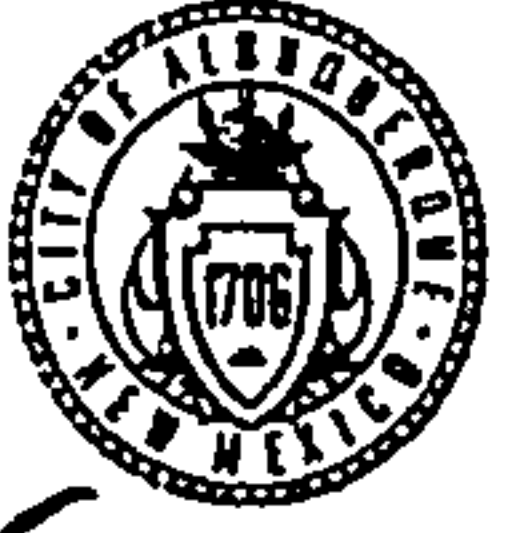
CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): OKM's initials
 3 Copies
 detached open space approval from legal (K. Curren)

- 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 1004473



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Project Name: NORTH ANDALUCIA @ LA LUZ
Agent: Consensus Planning

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: RAV II ; X-WALKS (CROSS WALKS)
- REPORT on MOVEMENT OF "EGG-POUT"
-
-
-
- UTILITIES: _____
-
-
-
- CITY ENGINEER / AMAFCA: _____
-
-
-
- PARKS / CIP: _____
-
-
-
- PLANNING (Last to sign): CM's initials
- 3 Copies
- detached open space approval from legal (K. Curran)
-

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Project Number 1004473

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004473

AGENDA ITEM NO: 12

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: AUGUST 23, 2006



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Building, 3rd FLOOR CONFERENCE ROOM, Planning Department

August 23, 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: THE DEVELOPMENT REVIEW BOARD WILL 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: 1:37 P.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 # 1005033**
06DRB-01056 Major-SiteDev Plan
BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for I. P. F. D. C. request(s) the above action(s) for A PORTION OF I. P. F. D. C. (INDIAN PUEBLOS FEDERAL DEVELOPMENT CORP.) 7 ACRE SITE, **INDIAN PUEBLO COUNCIL PROPERTY**, zoned SU-1 C-2 with restrictions, located on 12th ST NW, between INDIAN SCHOOL NW and MENAUL NW containing approximately 3 acre(s). [REF: 03EPC-01676, 03EPC-01677] [Deferred from 8/16/06 & 8/23/06] (H-13/H-14) **DEFERRED AT THE AGENT'S REQUEST TO 9/6/06.**

2. **Project # 1002176**
06DRB-01079 Major-Preliminary Plat
Approval
06DRB-01080 Major-Vacation of
Public Easements
06DRB-01081 Minor-Temp Defer
SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, BILL WADE request(s) the above action(s) for all or a portion of Tract(s) A, **COVERED WAGON SUBDIVISION**, zoned SU-1 for SF residential and C1 (SC), located on FOUR HILLS RD SE near INTERSTATE 40 containing approximately 2 acre(s). [REF: 06DRB-00092] (L-23) **WITH APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/30/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). A SUBDIVISION DESIGN VARIANCE FOR THE 46-FOOT RIGHT-OF-WAY IS REQUIRED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B 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.**

3. **Project # 1005031**
06DRB-01077 Major-Vacation of
Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] [*Deferred from 8/23/06*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

- 06DRB-01017 Major-Preliminary Plat
Approval
06DRB-01018 Minor-Temp Defer
SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD

NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) [Deferred from 8/9/06 & 8/23/06] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

4. **Project # 1002372**
06DRB-01084 Major-Preliminary Plat Approval
06DRB-01085 Minor-Sidewalk Waiver
06DRB-01086 Minor-Temp Defer SDWK

THOMPSON ENGINEERING agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLEN RIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). [REF: 02DRB-01827] (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/23/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). A NOTE ON THE PLAT STATING WHICH LOTS ARE TOWNHOMES AND WHICH ARE SINGLE FAMILY IS REQUIRED. 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 # 1003613**
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico

Public Easements
06DRB-00859 Minor-SiteDev Plan
Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer
SDWK

and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06 & 8/23/06]* (K-12) **DEFERRED AT THE BOARD'S REQUEST TO 9/6/06.**

6. **Project # 1004985**
06DRB-00916 Major-SiteDev Plan
BldPermit

JIM MEDLEY ARCHITECT AIA agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK**, zoned IP, located on SUNPORT BLVD SE, between UNIVERSITY BLVD SE and I-25 containing approximately 5 acre(s). [REF: Project# 1001067] *[Deferred from 7/19/06 & 8/2/06]* (M-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CITY DRAWING NUMBERS FOR WORK WITHIN THE RIGHT-OF-WAY AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

06DRB-01067 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK**, zoned IP, located on WOODWARD RD SE, between TRANSPORT ST SE and SUNPORT PLACE SE containing approximately 5 acre(s). [REF: 06DRB-00916] *[Deferred from 8/2/06]* (M-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT AND PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

7. **Project # 1004675**
06DRB-01026 Major-Preliminary Plat
Approval
06DRB-01027 Major-Vacation of
Public Easements
06DRB-01028 Minor-Subd Design
(DPM) Variance
06DRB-01029 Minor-Sidewalk Waiver
06DRB-01030 Minor-Temp Defer
SDWK

06DRB-01097 Minor-SiteDev Plan
Subd/EPC

MARK GOODWIN & ASSOCIATES PA agent(s) for T. S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 1, SP KINSCHERFFLAND AND SW ¼ ON NE ¼, SEC 35, T11N, R2E (to be known as **VISTA DE LA LUZ**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAIL NW and DELLYNE AVE NW containing approximately 29 acre(s). [REF: 06DRB00836] [Deferred from 8/9/06 & 8/23/06] (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 8/30/06.**

CONSENSUS PLANNING agent(s) for TS MCNANEY LLC / MONTERREY LAND GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 1, KINSCHERFF, LANDS OF RAY A GRAHAM III (to be known as **VISTA DE LA LUZ**, zoned SU-1 PRD (10DU/A) located on COORS BLVD NW, between SAN ANTONIO ARROYO NW and LA LUZ DEL OESTE NW containing approximately 29 acre(s). [REF:06DRB-00836] [Catalina Lehner, EPC Case Planner] [Deferred from 8/9/06 & 8/23/06] (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 8/30/06.**

8. **Project # 1004091**
06DRB-00942 Major-Preliminary Plat
approval
06DRB-00943 Minor- Temp Deferral
of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). [Deferred from 7/26/06 & 8/2/06 & 8/9/06 & 8/16/06 & 8/23/06] (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/20/06.**

9. **Project # 1003272**
06DRB-01087 Major-Vacation of
Public Easements

ISAACSON & ARFMAN PA agent(s) for AMERI-
CONTRACTORS request(s) the above action(s) for all
or a portion of Lot(s) 2-A-1-B-2-B, **ALBUQUERQUE
WEST, UNIT 2**, zoned SU-1 PDA INCLUDING C-3,
located on EAGLE RANCH RD NW, between ALL
SAINTS RD NW and PASEO DEL NORTE NW
containing approximately 4 acre(s). [REF:06DRB-
00941] (C-13) **THE VACATION WAS APPROVED
AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

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

10. **Project # 1000572**
06DRB-01193 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for CENTEX
HOMES request(s) the above action(s) for all or a
portion of Lot(s) 3, 7 & 8, LENKURT PROPERTIES
(to be known as **THE PRESIDIO**) zoned SU-1 for
PRD, located on CHICO RD NE, between EUBANK
BLVD NE and MORRIS ST NE containing
approximately 42 acre(s). [REF: 05EPC-01116]
[Catalina Lehner, EPC Case Planner] (K-21) **THE
SITE PLAN FOR SUBDIVISION WAS APPROVED
WITH FINAL SIGN OFF DELEGATED TO
PLANNING FOR 3 COPIES OF THE SITE PLAN.**

- 06DRB-01038 Major-Preliminary Plat
Approval
06DRB-01040 Minor-Sidewalk Waiver
06DRB-01041 Minor-Temp Defer
SDWK

ISAACSON & ARFMAN PA agent(s) for CENTEX
HOMES request(s) the above action(s) for all or a
portion of Lot(s) 3, 7 & 8, LENKURT PROPERTIES
(to be known as **THE PRESIDIO, UNIT 1**) zoned SU-1
PRD, located on CHICO RD NE, between EUBANK
BLVD NE and MORRIS ST NE containing
approximately 23 acre(s). [REF: 05EPC-01116]
[Deferred from 8/16/06] (K-21) **WITH THE SIGNNG
OF THE INFRASTRUCTURE LIST DATED 8/23/06
AND APPROVAL OF THE GRADING PLAN
ENGINEER STAMP DATED 7/17/06 THE
PRELIMINARY PLAT WAS APPROVED. 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.

11. **Project # 1004644**
06DRB-01189 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of, THE TRAILS, UNIT 2, SANTA FE 3, (to be known as **THE TRAILS, UNIT 9A**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [Deferred from 8/23/06] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

12. **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] [*Indef deferred 12/21/05*] (E-12/F-12) **THE SITE PLAN FOR BUILDING EPRMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADIUS, CROSS WALKS AND REPLAT FOR MOVEMENT OF "EGG-ABOUT" AND PLANNING FOR CARMEN MARRONE'S INITIALS, DETACHED OPEN SPACE APPROVAL FROM LEGAL (KEVIN CURRAN) AND 3 COPIES OF THE SITE PLAN.**

13. **Project # 1004924**
06DRB-01181 Minor-SiteDev Plan
BldPermit/EPC

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA**, zoned SU-1 for O-1, located on HOMESTEAD RD NE, between MONTGOMERY BLVD NE and SAN MATEO BLVD NE containing approximately 4 acre(s). [REF: 06EPC-00756, Z-88-26, Z-89-18] [Petra Morris, EPC Case Planner] (G-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII, EASEMENTS, PARKING OVERHANG AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

14. **Project # 1003762**
06DRB-01190 Major-Final Plat
Approval

ISAACSON & ARFMAN, P.A. agent(s) for CHELWOOD HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **CHELWOOD ELEMENTARY SCHOOL**, zoned R-LT, located on EASTRIDGE DR NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316, 05DRB-01822, 05DRB-01823, 05DRB-01824] (J-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

15. **Project # 1000922**
06DRB-01180 Major-Final Plat
Approval

WILSON & CO agent(s) for LA CUENTISTA I, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION, UNIT 1**, zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 47 acre(s). [REF: 05DRB-

01829, 06DRB-00555] [Deferred from 8/23/06] (C-10, C-11, D-10, D-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/30/06.**

16. **Project # 1004793**
06DRB-01195 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for TS MCNANEY AND ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 174-P1, Tract(s) B1 & B2, MIRAVISTA SUBDIVISION (to be known as **EMBUDITO CANYON SUBDIVISION**) zoned R-T, located on the northeast corner of ELIZABETH ST SE, and SOUTHERN AVE SE, containing approximately 2 acre(s). [REF: 06DRB-00418, 06DRB-00417, 06DRB-00416] (L-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR WATER, SAS AND STORM DRAIN EASMENTS AT CUL-DE-SAC AND PLANNING FOR CLARIFICATION OF WALL DESIGN AND TO RECORD.**

17. **Project # 1004233**
06DRB-01187 Minor-Final Plat
Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for Tract(s) H, **STORMCLOUD, UNIT 2**, zoned SU-2, R-LT, located on TIERRA PINTADA ST NW, between ARROYA VISTA BLVD NW and LADERA DR NW containing approximately 52 acre(s). [REF: 06DRB00793] (H-8, H-9, J-8, J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 20-FOOT WIDE WATERLINE EASEMENT TO CITY OF ALBUQUERQUE AT CUL-DE-SAC OF CUMULUS PL NW AND TIERRA PINTADA ST NW, A PREVIOUS CONDITION OF FINAL PLAT 'MASTER PLAN STUDY UPDATE AND PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

18. **Project # 1004456**
06DRB-01194 Minor-Final Plat
Approval

BRASHER & LORENZ agent(s) for BARON'S RUN LLC request(s) the above action(s) for all or a portion of Lot(s) 14-18, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on BARSTOW ST NE, between GLENDALE AVE NE and FLORENCE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01817, 05DRB-01819] (B-19) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

19. **Project # 1004988**
06DRB-01175 Minor-Prelim&Final Plat
Approval

FORSTBAUER SURVEYING LLC agent(s) for EAGLE - 3-V INVESTORS request(s) the above action(s) for all or a portion of Tract(s) 2-D, **EAGLE RANCH**, zoned O-1 office and institution zone, located on EAGLE RANCH RD NW, between CONGRESS AVE NW and IRVING BLVD NW containing approximately 4 acre(s). [REF: 06DRB-00926] (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NMU INC SIGNATURE AND TO RECORD THE PLAT.**

20. **Project # 1005082**
06DRB-01184 Minor-Prelim&Final Plat
Approval

WAY JOHN SURVEYING INC agent(s) for RIGHT WAY ROOFING request(s) the above action(s) for all or a portion of Tract(s) 15 & 16, 287, 288 & 282 and Lot(s) C & B, Block(s) 2, **BRIGHTWOOD ADDITION**, zoned M-2, located on 1ST ST NW, between ASPEN AVE NW and CONSTITUTION AVE NW containing approximately 1 acre(s). (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

21. **Project # 1001900**
06DRB-01183 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for NEW MEXICO AIDS SERVICES request(s) the above action(s) for all or a portion of Block(s) C, Tract(s) J-1-A, **INDIAN MESA**, zoned R-2, located on LAFAYETTE DR NE, between AZTEC RD NE and COMANCHE RD NE containing approximately 1 acre(s). [REF: 05DRB-01775] (G-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS LOT ACCESS EASEMENT, CROSS LOT DRAINAGE EASEMENT, SIDEWALK AND PLANNING TO RECORD THE PLAT.**

22. **Project # 1003469**
06DRB-01185 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for ED & CHARLENE WHITEHOUSE & DAVID & DEBORAH STANG request(s) the above action(s) for all or a portion of Lot(s) 8-A-P1 AND 9-A-P1, **OAKLAND HEIGHTS SUBDIVISION**, zoned RD (3 du/a), located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 06DRB00997] (C-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DRY UTILITIES SIGNATURES, TO FIX WHERE VACATION ENDS AND TO RECORD THE PLAT.**

23. **Project # 1004083**
06DRB-01147 Minor-Prelim&Final Plat
Approval

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 19-21, **VALLEY VIEW ADDITION**, zoned C-2, located on ZUNI SE, between ADAMS SE and JEFFERSON SE containing approximately 1 acre(s). [REF: 05DRB-01849, 06DRB-00427] (K-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL**

**SIGN OFF DELEGATED TO PLANNING FOR REAL
PROPERTY SIGNATURE AND TO RECORD THE
PLAT.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

- 24. Project # 1003798**
06DRB-01126 Minor-Sketch Plat or
Plan
- GREATER ALBUQUERQUE HOUSING
PARTNERSHIP** request(s) the above action(s) for all
or a portion of Lot(s) 7-12, Block(s) 27, **EMIL MANN**,
zoned RT, located on DALLAS NE, between
PENNSYLVANIA NE and SOUTHERN NE containing
approximately 2 acre(s). *[Deferred from 8/16/06]*(L-19)
**THE ABOVE REQUEST WAS REVIEWED AND
COMMENTS WERE GIVEN.**
- 25. Project # 1005081**
06DRB-01182 Minor-Sketch Plat or
Plan
- BOHANNAN HUSTON INC** agent(s) for **ANDALUCIA
DEVELOPMENT CO INC** request(s) the above
action(s) for all or a portion of Tract(s) A-1 & B,
ANDALUCIA @ LA LUZ, UNIT 4, zoned SU-1 PRD,
located on COORS BLVD NW, between MONTE
FRIO DR NW and SEVILLA AVE NW containing
approximately 18 acre(s). (F-11) **THE ABOVE
REQUEST WAS REVIEWED AND COMMENTS
WERE GIVEN.**
- 26. Project # 1005072**
06DRB-01169 Minor-Sketch Plat or
Plan
- DEBBIE HUBERT** request(s) the above action(s) for
all or a portion of Lot(s) 44, **SNOW HEIGHTS**, zoned
R-3 residential zone, located on NORMAN AVE NE,
between ARVADA AVE NE and EUBANK BLVD NE
containing approximately 1 acre(s). (H-21) **THE**

ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

- 27. Project # 1005083**
06DRB-01186 Minor-Sketch Plat or Plan

DOUG SMITH agent(s) for PETER HADDAD request(s) the above action(s) for all or a portion of Lot(s) 11-A, Block(s) 2, **JUAN TABO ADDITION**, zoned R-3, located on INDIAN SCHOOL RD NE, between KIRBY ST NE and PAISANO ST NE containing approximately 1 acre(s). (J-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 28. Project # 1005078**
06DRB-01177 Minor-Sketch Plat or Plan

STEVEN BURNS agent(s) for MICHELLE TOMPSON request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 19, **EASTERN ADDITION**, zoned SU-2 RC, located on EDITH BLVD SE, between LEWIS AVE SE and GARFIELD AVE SE containing approximately 1 acre(s). [*Deferred from 8/23/06*](L-14) **DEFERRED TO 8/30/06.**

- 29. Project # 1005073**
06DRB-01170 Minor-Sketch Plat or Plan

ARLENE & GABRIEL GONZALEZ-CAMARGO request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 11, **ROSEMONT PARK ADDITION**, zoned SU-2 special neighborhood zone, located on 12TH ST NW, between ROSEMONT NW and ARIAS NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. **Project # 1005080**
06DRB-01179 Minor-Sketch Plat or
Plan

MARCOS MORALES request(s) the above action(s) for all or a portion of Lot(s) 132-A, **VISTA MANZANO, UNIT 2**, zoned R-LT, located on OJO FELIZ SW, between COORS SW and SAGE SW containing approximately 1 acre(s). (M-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. **Project # 1005085**
06DRB-01192 Minor-Sketch Plat or
Plan

JOHN H JACKSON JR request(s) the above action(s) for all or a portion of Lot(s) 10 & 13, Block(s) 4, **MANCHESTER PLACE ADDITION**, zoned RA-2 residential and agricultural zone, located on MANCHESTER DR NW, between CANDELARIA RD NW and HEADINGLY AVE NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

32. Approval of the Development Review Board Minutes for August 16, 2006. **THE DRB MINUTES FOR AUGUST 16, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 1:37 P.M.



**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

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
 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**

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 APPROVED 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
8. ~~**Project # 1004473**~~
05DRB-01888 Minor-SiteDev Plan
BldPermit/EPC
9. **Project # 1004471**
05DRB-01881 Minor-SiteDev Plan
Subd/EPC
05DRB-01882 Minor-SiteDev Plan
BldPermit/EPC
05DRB-01889 Minor-Prelim&Final Plat
Approval

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.**

12-21-05
Agenda

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.**

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 Review Division

INTER-OFFICE MEMO

December 16, 2005

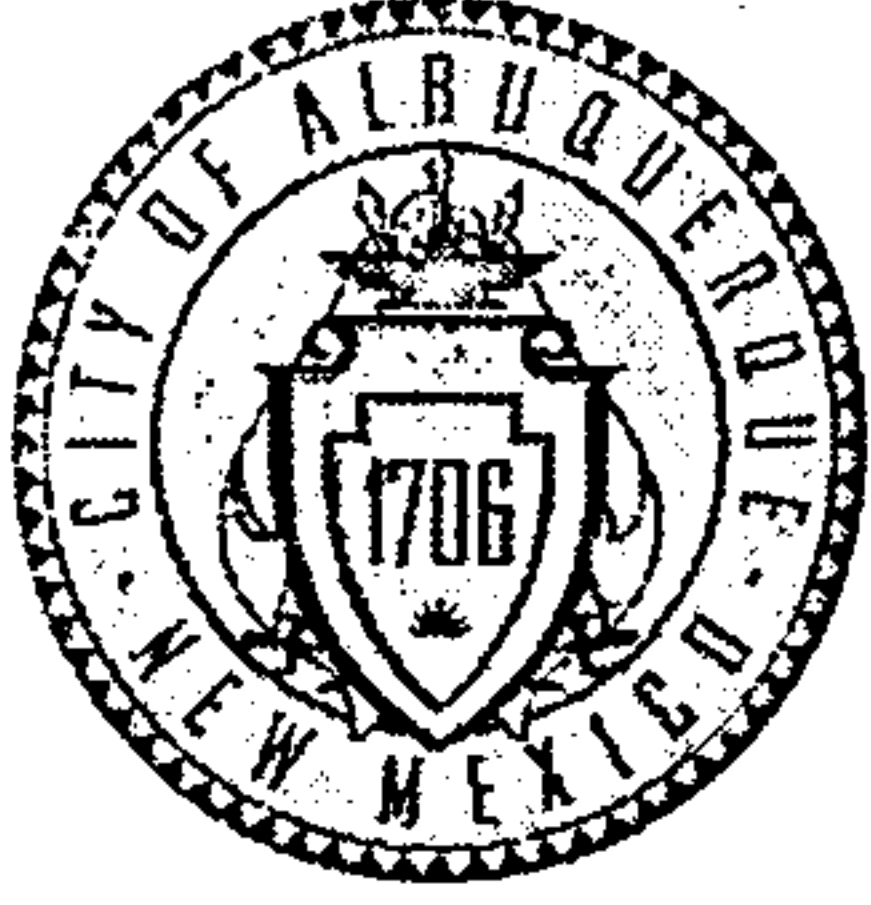
TO: Sheran Matson, DRB Chair
FROM: Carmen Marrone, Senior Planner
RE: Project #1004473, North Andalucia at La Luz

On November 17, 2005, the EPC approved a Site Plan for Building Permit for Tracts 4 and 6 of North Andalucia in order to construct 105 condominiums on Tract 4 and 300 apartments on Tract 6. **The DRB site plan for building permit complies with the EPC conditions of approval except for the following:**

Condition 9: This condition requires the applicant to provide accurate open space calculations on the site plan. The applicant is unable to comply with this condition at this time. A meeting between the Open Space Division, the Assistant City Attorney, the Planning Department and the applicant is scheduled for Tuesday, December 20 to address this EPC Condition. In addition to correctly calculating the total amount of open space provided, the applicant will be required to provide the appropriate cash-in-lieu or a suitable legal instrument preserving detached open space to the city before a building permit is issued by the city. This should allow delegation of site plan sign-off by the DRB subject to receipt of cash or a recorded deed.

If you have any questions regarding this case, please call me at 924-3814.

*12/21/05 - Case under appeal
of EPC decision.*



F

City of Albuquerque
Parks and Recreation Department
 PO Box 1293, Albuquerque, New Mexico 87103
 Inter-Office Correspondence
Development Review Board Comments

Project Number: 1004473
Application Number: 05DRB-01888

DRB Date: 12/21/2005
Item Number: 8

Subdivision:

Tracts 4 & 6, North Andaucia @ La Luz

Zoning: Su-1 O-1, C-2 & PRD

Zone Page: E-12

New Lots (or units) :

Request for:

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

Parks and Recreation Comments:

Clarify Open Space Table.

Place on of the following notes on the site plan.

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

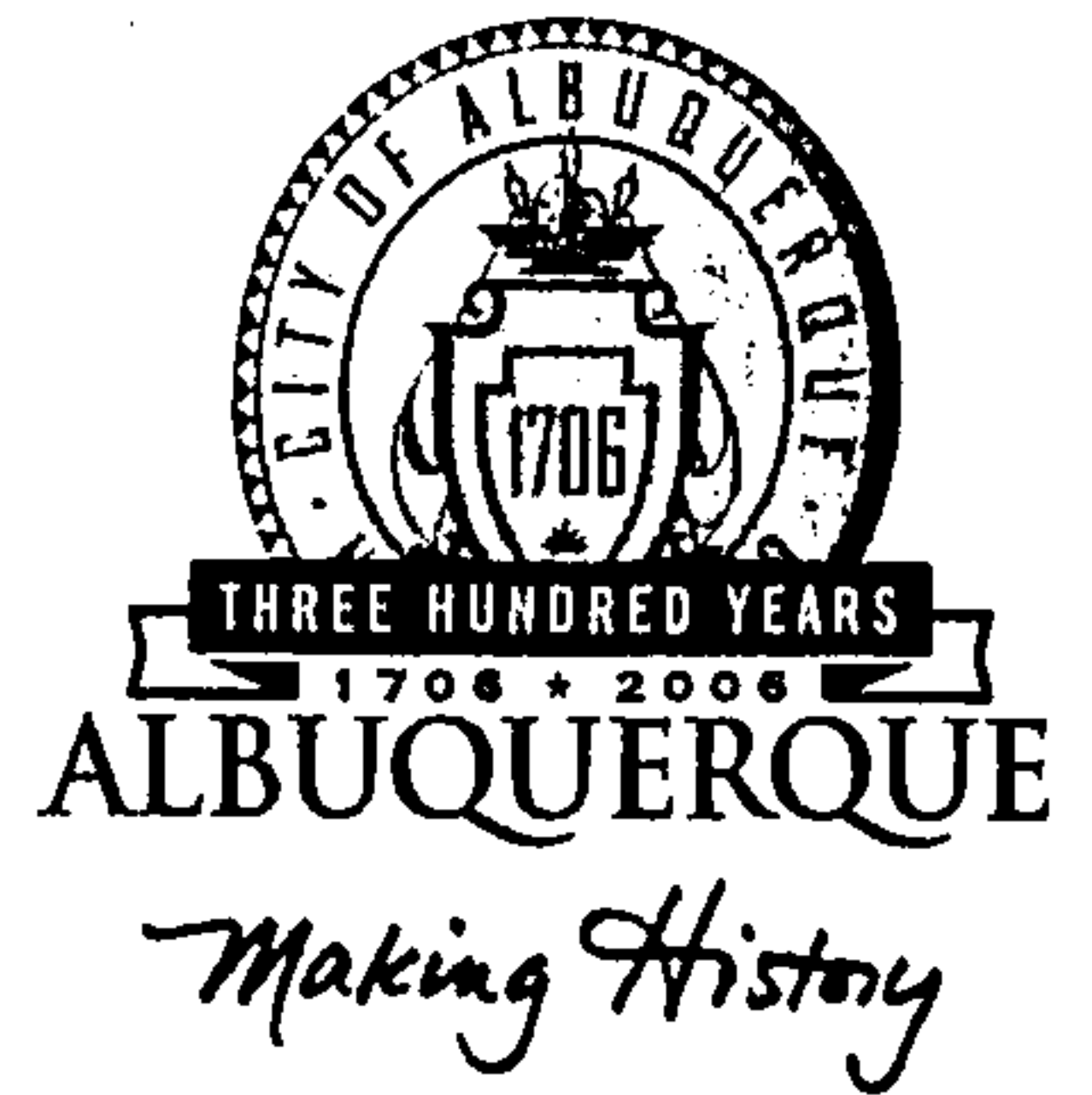
Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). *Note: This option is only applicable to land covered by a Sector Development Plan

Signed: CS
 Christina Sandoval, (DMD)

Phone: 768-3808

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004473

AGENDA ITEM NO: 8

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 *indef* X; 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: December 21, 2005

***fax cover sheet***

Date: August 11, 2006**Pages:** 2 (including cover)**To:** Claire Senova
Fax: 924-3864**From:****Re:** 05DRB-01888**Job #:**

Comments

Here is the revised letter. Let me know if you need anything else.



August 10, 2006

Sheran Matson, Chair.
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Project #1004473 / 05EPC-01567 / 05DRB-01888 / Andalucia North
Multi-Family Project

Landscape Architecture
Urban Design
Planning Services

Dear Madame Chair.:


The purpose of this letter is to provide an explanation of our resubmittal for the Andalucia Multi-Family Site Plan for Building Permit. As you may recall, the Site Plan for Building Permit for Tracts 4 and 6 was approved by the Environmental Planning Commission (EPC) on November 17, 2005 and submitted for final sign-off on December 8, 2005. The case has been on indefinite deferral since that time in order to resolve the La Luz Landowners Association appeal (AC-06-3) and for City staff to come to a resolution on the useable open space issue.

La Luz ultimately withdrew its appeal of the Site Plan for Building Permit at City Council on June 5, 2006 after receiving a check for \$40,000 to purchase gates at their subdivision entries off Learning Road and Sevilla Avenue and after the applicant agreed to redesign the Learning Road/La Luz Connector/Antequera intersection into a roundabout.

Per Richard Dineen and Jay Hart's request, I completed a comprehensive analysis on open space within Tracts 4 and 6 and the Andalucia Master Plan area. As a result of this analysis, we have determined that all of the detached open space requirements have been met, and exceeded, within the Andalucia Master Plan area. The results of this analysis were provided to Bruce Perlman, Richard Dineen, Jay Hart, and Kevin Curran.

The Site Plan, Sheet 1, has been modified to reflect the open space calculations and the roundabout. These are the only modifications that have been made since December 2005.

Please do not hesitate to contact me at 764-9801 for any additional information.

Sincerely,

Jacqueline Fishman, AICP
Associate

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

C: Peggy Daskalos, Silverleaf Ventures, LLC.

ASSOCIATES

Jacqueline Fishman, AICP

*** RX REPORT ***

RECEPTION OK

TX/RX NO	7599	
CONNECTION TEL		5058425495
SUBADDRESS		
CONNECTION ID		
ST. TIME	08/11 13:38	
USAGE T	00'41	
PGS.	2	
RESULT	OK	

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

PAID RECEIPT

APPLICANT NAME _____

AGENT CONSENSUS PLANNING

ADDRESS _____

PROJECT & APP # 1004773 / 05-01848

PROJECT NAME NORTH ANDALUCIA @ LA LUZ

\$ _____ 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.

City Of Albuquerque
Treasury Division

8/11/2006 9:36AM LOC: ANNX
RECEIPT# 00062929 WS# 008 TRANSH 0014
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$50.00
J24 Misc:

\$50.00

MC \$50.00
CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision Purposes (Final Sign-Off)
- 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: Aegis Realty Group PHONE: (972) 239-5894
 ADDRESS: 15305 N. Dallas Parkway, Suite 300 FAX: (817) 430-8037
 CITY: Addison STATE TX ZIP 75001 E-MAIL: _____
 Proprietary interest in site: Contract Purchaser List all owners: Silverleaf Ventures
 AGENT (if any): Consensus Planning PHONE: 764-9801
 ADDRESS: 302 Eighth Street NW FAX: 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

DESCRIPTION OF REQUEST: Final Sign-Off of EPC Approved Site Development Plan for Building Permit for North Andaluca

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tracts 4 and 6 Block: _____ Unit: _____
 Subdiv. / Adn. North Andaluca at La Luz
 Current Zoning: SU-1, O-1, C-2, and PRD 20 DU/AC Proposed zoning: Same as current
 Zone Atlas page(s): E-12 and F-12 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 23.57 Density if applicable: dwellings per gross acre: 17.18 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. 101206218812830216; 101206212503030215 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: East of Coors Boulevard NW
 Between: Montano Road and Learning Road

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
Carmen Massone Epc Use Planner
 Project # 1003859; 04EPC-01845

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

SIGNATURE Jacqueline Fishman DATE 12/13/05
 (Print) Jacqueline Fishman, AICP _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 01888</u>	<u>SBP</u>	<u>P(3)</u>	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CME</u>		\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>12/21/05</u>			Total \$ <u>20.00</u>

V. S. 12/13/05

Project # 1004473

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Copy of the document delegating approval authority to the DRB
 - ___ Infrastructure List, if relevant to the site plan
 - ___ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - ___ 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
 - ___ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - ___ Blue-line copy of Site Plan with Fire Marshal's stamp
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

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

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - 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 *SUBMITTED W/ SDP FOR SUB.*
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line 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.

JACQUELINE FISHMAN

Applicant name (print)

Jacqueline Fishman

Applicant signature / date

12/13/05



Form revised September 2001

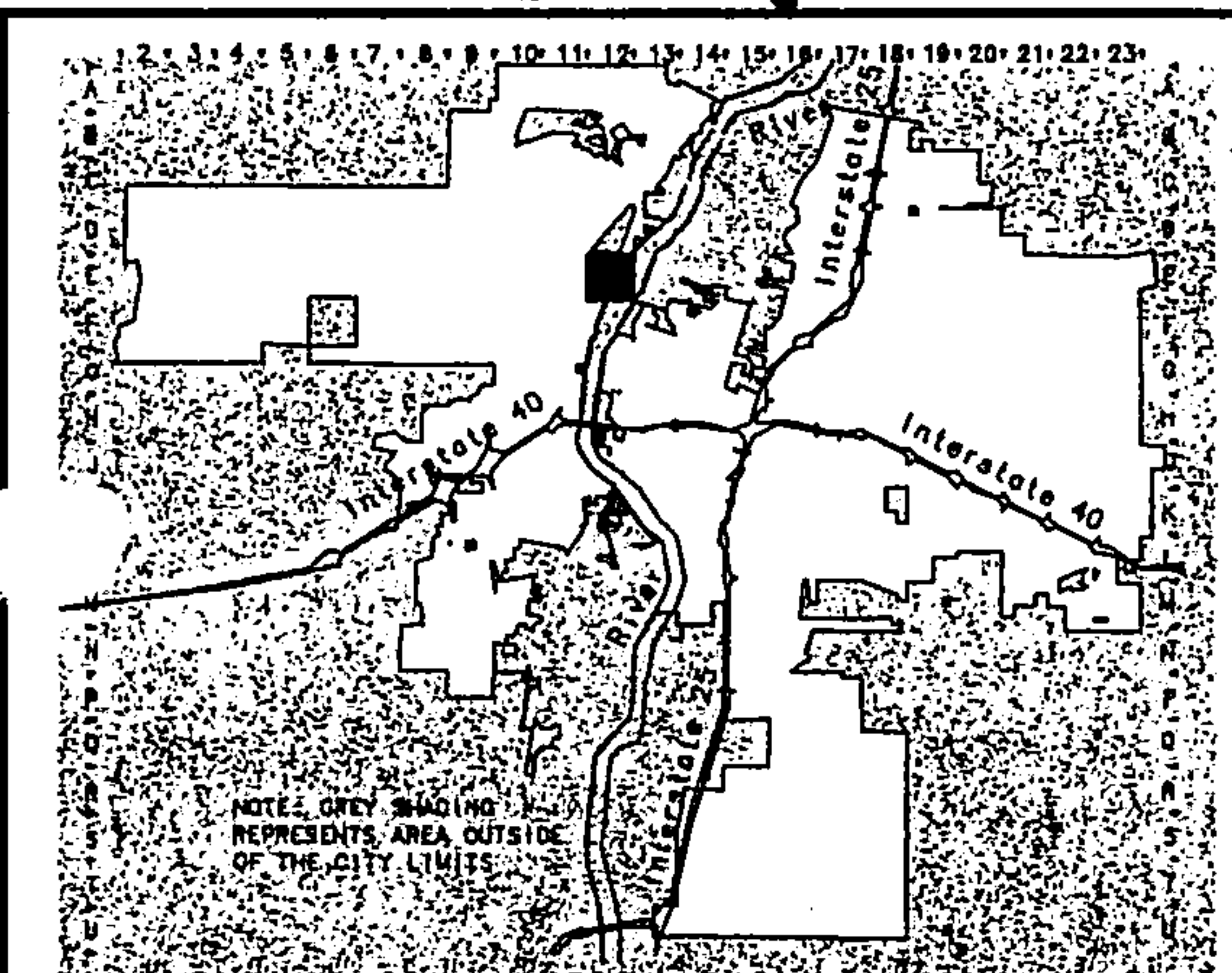
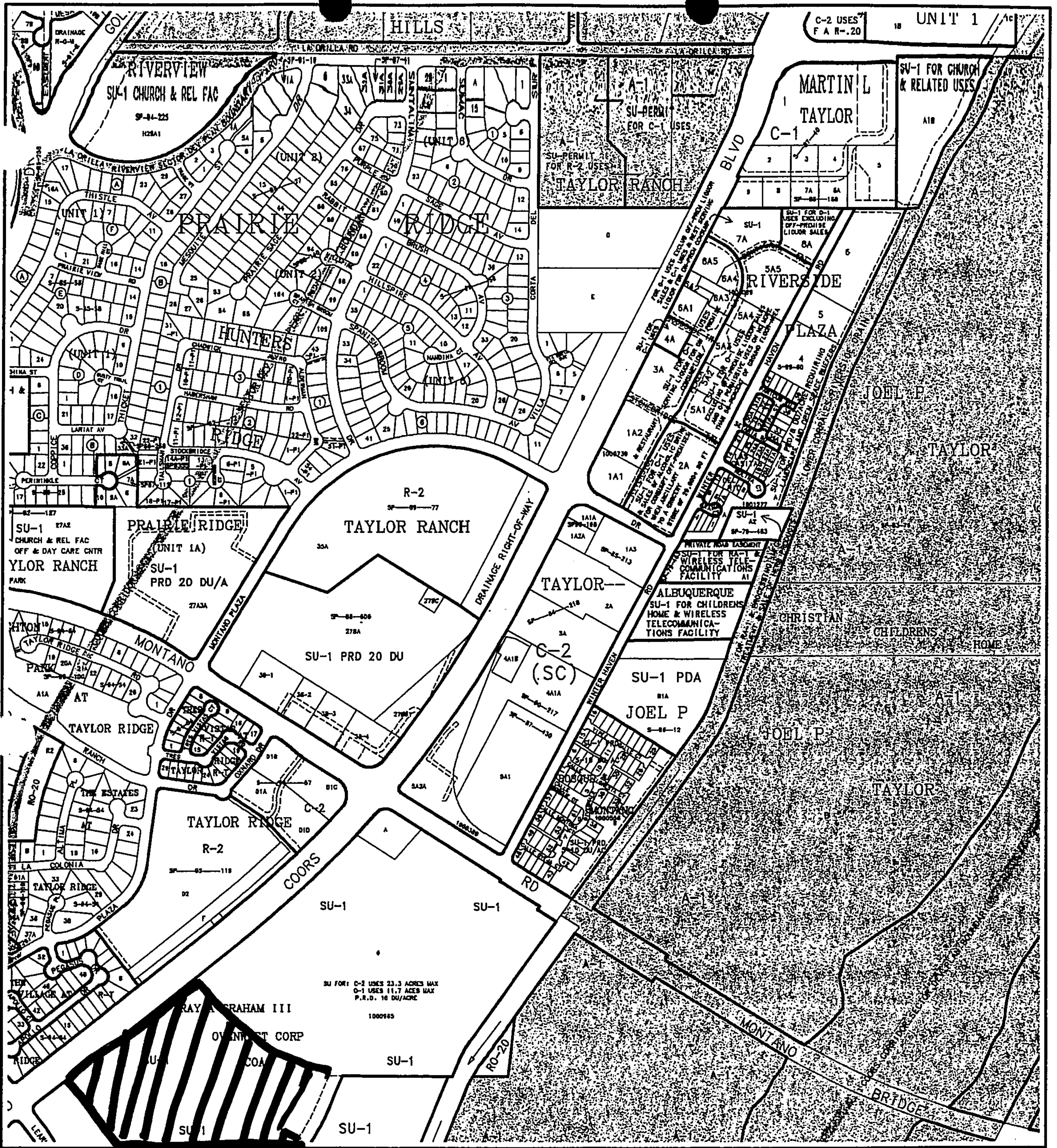
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
05DRB - - 01888

Lin Sis 12/13/05

Planner signature / date

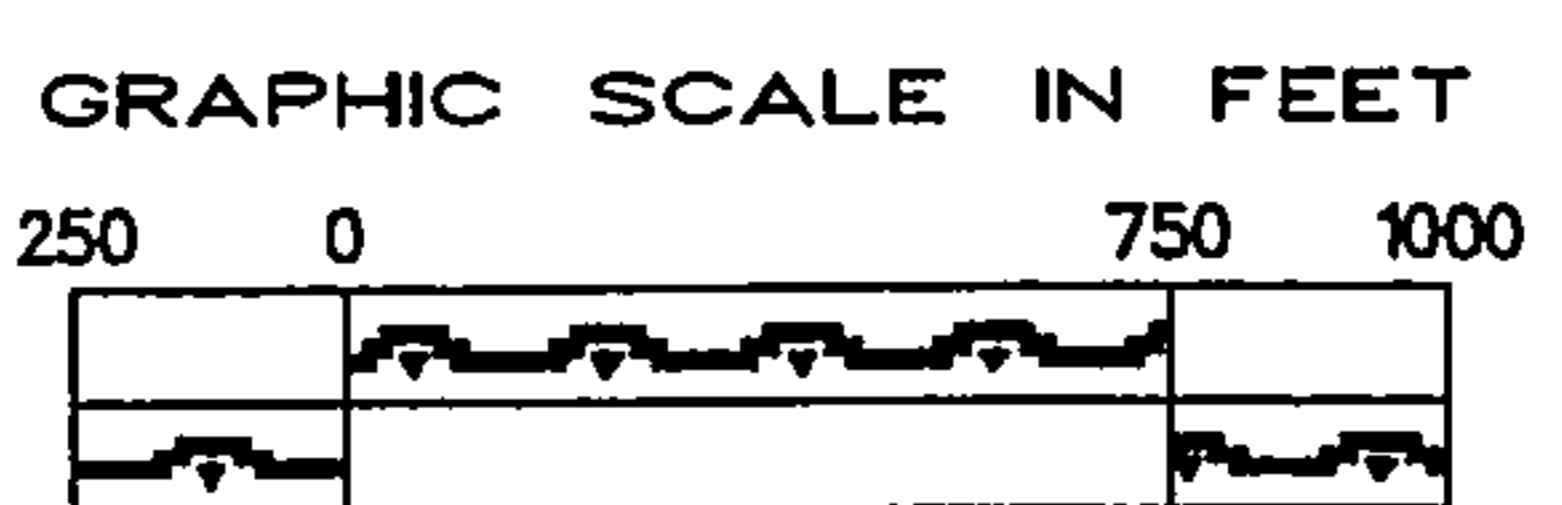
Project # 1004473



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

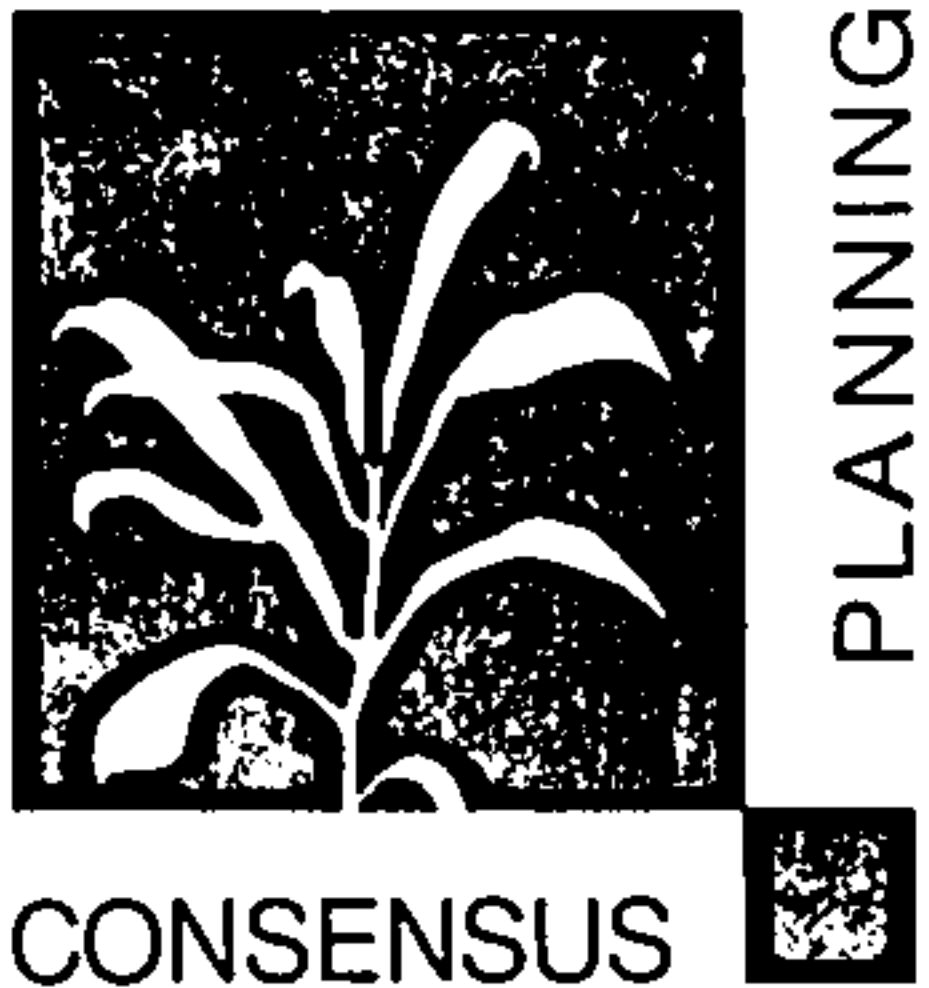
© Copyright 2003



Zone Atlas Page

E-12-Z

Map Amended through January 21, 2003



December 12, 2005

Mr. Don Graham, Fire Marshall
City of Albuquerque
600 2nd Street
Albuquerque, NM 87102

Landscape Architecture
Urban Design
Planning Services

*Re: North Andalusia at La Luz
Section 503 Variance Request*

302 Eighth St. NW
Albuquerque, NM 87102

Dear Mr. Graham:

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

This is a formal request for a variance to Section 503.1.1 of the 2003 IFC for the site plan for the North Andalusia at La Luz project. This section of the IFC, as you are aware, requires a turn-around on any fire access road over 150' in length. In several areas within this project, currently having EPC site plan approval, a 10' variance is being requested, as these areas are approximately 160' in length.

The Fire Marshall's Office has already reviewed this project prior to EPC approval. Comments from your office included a requirement for secondary access, which was added per your request. No other comments were received from your office at that time.

If you have any questions or require additional information, please do not hesitate to contact me at 764-9801. I appreciate your efficiency in this matter, as your signature is required to accommodate my deadline for the DRB.

Sincerely,

Jackie Fishman, AICP
Associate

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W, 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER F-11/F-12 REFERRAL # _____

SITE ADDRESS North Andaluca at La Luz Building Type I

LEGAL DESCRIPTION: SUBJECT TRACT _____

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 2
INSTANTANEOUS FLOW REQUIRED 1601 GPM
SQUARE FOOTAGE - LARGEST BUILDING 14,074
TYPE CONSTRUCTION II-B SPRK

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

- ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.
- ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 2

DATE: 12-12-08

FIRE DEPARTMENT INSPECTOR: [Signature]

RECEIVED BY: [Signature] TELEPHONE: 7649801

- NOTES:
1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS.
 2. DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
 3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.

**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W, 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER F-11/F-12 REFERRAL # _____

SITE ADDRESS N. Andaluca at Ls/Lv2 type III

LEGAL DESCRIPTION: SUBJECT TRACT _____

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 2

INSTANTANEOUS FLOW REQUIRED 1,520 GPM

SQUARE FOOTAGE - LARGEST BUILDING 12,692

TYPE CONSTRUCTION K-B SPRK

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 2

DATE: 12-12-05

FIRE DEPARTMENT INSPECTOR: [Signature]

RECEIVED BY: [Signature] TELEPHONE: 7649801

- NOTES:
1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS.
 2. DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
 3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.

**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W, 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER F-11/F-22 REFERRAL # _____

SITE ADDRESS N. Andaluca at La Luz Type II

LEGAL DESCRIPTION: SUBJECT TRACT _____

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 2

INSTANTANEOUS FLOW REQUIRED 1658 GPM

SQUARE FOOTAGE - LARGEST BUILDING 15,089

TYPE CONSTRUCTION II-B SPRK

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 2

DATE: 12-12-25

FIRE DEPARTMENT INSPECTOR: [Signature]

RECEIVED BY: [Signature] TELEPHONE: 7649801

- NOTES:
1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS.
 2. DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
 3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.



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 # 1004473**
05EPC-01567 EPC Site Development Plan-
Building Permit

Aegis Realty Group
15305 N. Dallas Parkway, Suite 300
Addison, Tx, 75001

LEGAL DESCRIPTION: for all or a portion of Tracts 4 & 6, **North Andalucia at La Luz**, zoned SU-1 for O-1, C-2, and PRD 20 DU/AC, located on COORS BLVD. NW, between MONTANO ROAD NW and LEARNING ROAD NW, containing approximately 24 acres. (E-12)
Carmen Marrone, Staff Planner

On November 17, 2005 the Environmental Planning Commission voted to approve Project 1004473/05EPC 01567, a Site Plan for Building Permit for Tracts 4 and 6, North Andalucia at La Luz, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a Site Development Plan for Building Permit for a 23.5-acre site identified as Tracts 4 and 6, North Andalucia at La Luz. The site is located on the east side of Coors between Montano and Learning Road NW. The site is currently undeveloped and is zoned SU-1 for C-2, O-1 and PRD (20 du/acre max.).
2. The applicant proposes to develop 105 condominiums on Tract 4 and 300 apartments on Tract 6 for a gross density of 17.2 du/acre. The proposed use is allowed under the current zoning and land use designation.
3. The site is part of a larger site plan for subdivision for Tracts 1 thru 9, North Andalucia at La Luz (*Project #1003859*) that requires EPC approval of all subsequent site plans for building permits within the subdivision. The current request for site plan for building permit is subject to the design standards associated with the site plan for subdivision

OFFICIAL NOTICE OF DECISION

NOVEMBER 17, 2005

PROJECT #1004473

PAGE 2 OF 7

4. The subject site falls within the Established Urban Area (300' adjacent to Coors) and the Developing Urban Area (remainder of the site) of the *Comprehensive Plan*. The goals and policies for both areas are the same. Previous actions of the EPC recommend lower density residential development south of Learning Road and higher density residential development north of Learning Road, adjacent to the designated Montano/Coors Activity Center.
5. The request is in conformance with Policy 5a of the *Comp. Plan* by providing medium-high residential density (17du/acre) within the Andalucia Master Plan, which extends from Montano Road to Namaste Road, in order to create an overall average residential density of 5 du/acre.
6. The request furthers Policy 5d of the *Comp. Plan* by complying with the approved site plan for subdivision that governs this site, by providing a minimum 35' wide landscape buffer along Coors to respect the natural environment, by providing access from Mirandela Road, thus relieving traffic on Learning Road, by maintaining mountain views from Coors Boulevard, and by providing parks, trails and other recreational activities throughout the site. Although the intent of Policy 5d is met, the La Luz Landowners Association feels that the location, intensity and design of the proposed project do not respect their values.
7. The request furthers Policy 5e of the *Comp. Plan* because the project is contiguous to existing or programmed urban facilities, as indicated in the Public Facilities/Community Services Map provided. These facilities will help maintain the integrity of existing neighborhoods. Other roadway projects needed in the area include redesign of the Coors/Montano intersection and grade separation at Montano/Winterhaven.
8. The request provides cluster housing in order to provide larger shared open areas as recommended in Policy 5f of the *Comp. Plan*. The applicant is required to provide 18.8 acres of open space per the SU-1 zoning of the site. Of the 18.8 acres, a minimum of 1.86 acres of *usable* open space is required to be provided on the site. The applicant provides 11.5 acres of usable open space on the site, well over the minimum required amount.
9. The request furthers Policy 5g of the *Comp. Plan* by conforming to the existing topography and by including trail corridors in the development. The buildings adjacent to Coors will sit 13' below Coors in order to preserve the mountain views from Coors.
10. Higher density housing is appropriate on the site per Policy 5h of the *Comp. Plan*, because the site is within and adjacent to a designated Community Activity Center, the site has excellent access to the major street network, and because the high density housing will serve as a transition between single-family homes to the south and more intensive commercial development to the north.
11. The request furthers Policy 5k of the *Comp. Plan* by limiting access to Tracts 4 and 6 from Antequera Road and by providing a second access from Coors at Mirandela Road, thus minimizing harmful effects of traffic, livability and safety of the established neighborhood and Bosque School. Since access to both tracts can only occur from Antequera Road, traffic will be contained between Coors and Antequera Road and will not extend eastward into the private section of Learning Road.

OFFICIAL NOTICE OF DECISION

NOVEMBER 17, 2005

PROJECT #1004473

PAGE 3 OF 7

12. The request complies with Policy 5l of the *Comp. Plan* by providing a quality design that is appropriate to the area and in compliance with the design standards established in the site plan for subdivision. High quality materials and subtle earth tones will be used on the buildings and interior garages will be provided to minimize visual impacts of surface parking.
13. The site design will preserve the mountain views and will improve the quality of the visual environment per Policy 5m of the *Comp. Plan*. Internally, the site design provides several amenities such as pocket parks with turf, a trail network and an abundance of trees and landscaping to enhance the quality of the visual environment.
14. The northern portion of the site (most of Tract 4 and a small portion of Tract 6) is within the boundaries of the designated *Montano/Coors Community Activity Center*. The request furthers the goals for Activity Centers by providing high-density residential development adjacent to the Activity Center in order to help "fuel" the Activity Center and to reduce auto travel needs per Policy a. In addition, the request conforms to Policy b for Activity Centers by providing medium-high residential density adjacent to the Activity Center, which will serve as a transition to lower density residential neighborhoods south of the site. And finally, the request furthers Policy i by providing multi-unit housing in an Activity Center to complement the more intense uses within the Activity Center.
15. The *Comprehensive Plan* identifies Coors Boulevard, adjacent to the site, as an Enhanced Transit Corridor. The request furthers the goals for Enhanced Transit Corridors by providing high-density residential development near jobs that will be generated by the adjacent Montano/Coors Activity Center in order to promote a more balanced circulation system (Policies a.7 and b), by providing additional dwelling units adjacent to Coors to encourage transit ridership (Policy c), and by providing pedestrian and bicycle amenities throughout the site to encourage non-motorized travel conditions (Policy g).
16. The *West Side Strategic Plan* provides goals and policies to help guide development of the subject site. The subject request will serve to protect views and clean air per Goal 6 while providing a framework to build a sustainable community where residents will be able to live, work, shop, play and learn together per Goal 10. The site is adjacent to an Activity Center that will provide jobs and services to the future residents of the project and is close to Open Space and trails to provide opportunities for playing and learning. The request will also fulfill the objectives for Goal 12 by providing several on-site amenities that will help promote a sense of community and quality of life for residents of the project. These amenities include pocket parks, trails, swimming pools and club houses equipped with media rooms, meeting rooms and full service kitchens. In addition, the requirement of Policy 2.5 is met, based on the applicant's demographic analysis and APS's short-term plans to relieve overcrowding of the affected Middle School and High School.

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PROJECT #1004473

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17. The subject site is within Segment 3 of the *Coors Corridor Plan*. The request complies with the land use goals of the Plan by providing cluster development that is compatible with the existing zoning and recommended land use and that is consistent with the design standards of the site plan for subdivision (Issue 3, Policies 5 and 7). The request also complies with the Urban Design policies and regulations in Issue 4 of the Plan regarding views, site planning, architecture, landscaping, off-street parking, lighting, and signage.
18. The request complies with the design requirements of the governing site plan for subdivision to achieve a vibrant, mixed-use community that fosters pedestrian accessibility and maintains a village-type character.
19. The applicant is required to provide 18.8 acres of open space per the SU-1 zoning of the site. Of the 18.8 acres, a minimum of 1.86 acres of *usable* open space is required to be provided on the site. The applicant provides 11.5 acres of usable open space on the site, well over the minimum required amount. In addition to the on-site open space provided, the applicant will be required to provide 7.3 acres of detached open space per Section 14-16-3-8(A) of the Zoning Code.
20. Tract 6 provides the exact amount of parking required which could pose a problem for visitors.
21. A facilitated meeting between the applicant and affected neighborhood associations was held on November 3, 2005. Affected neighborhoods continue to have concerns regarding overall traffic on Coors and the quantity and calculation of open space.
22. Records are and will be available that identify the frequency and nature of incidents at the intersection on Coors 1,400 feet south of Montano for the purpose of determining the utility of the left-in. If it is determined that the left-in does not meet acceptable safety standards, then the provisions of Sections 3 and 4 of The Metropolitan Transportation Board R-05-15 may be implemented by either the City or the NMDOT.
23. The applicant agrees to work with the City and the La Luz Community to address traffic and access at the intersection of Learning Road/Anteguera Road and the access to the La Luz community.

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.

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2. The site plan for building permit shall comply with the applicable design requirements of the governing site plan for subdivision.
3. Remove Keyed Note "O" on Sheet 1 since it is a duplicate of Keyed Note "E".
4. Show the number of 3-bedroom units on the parking table on Sheet 1. This should be consistent with the open space table on the same sheet.
5. Provide a bike rack in front of the clubhouse on Tract 6, on the public side.
6. Transit will add a bus stop at Mirandela Road at a location to be coordinated with the applicant. The applicant shall install a bus shelter and associated bench and trash can at that stop that is acceptable to the Transit Department.
7. Provide an additional pedestrian pathway from the northwest corner of Tract 6 to Learning Road or Antequera Road.
8. Provide clearly demarcated crosswalks across all four legs at the major intersections, including at Learning Rd and Antequera, at Antequera and the entry drives, and at the roundabout at Antequera and Mirandela. The crosswalks at the roundabout should be about one car-length back from the roundabout. ADA-accessible pedestrian refuges should be provided wherever crosswalks cross medians or the roundabout splitters
9. A note shall be added to the open space table explaining the length of the 35' landscape buffer along Coors. The applicant is required to provide additional, detached open space as per Section 14-16-3-8(A) of the Zoning Code, to be quantified on the site development plan prior to final sign-off at DRB.
10. **CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:**
 - 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. Provide 22' width entering and 22' exiting at entrance to Tract 4 (single access point). Maintain two access points at all times to Tract 6. Second gated access point (not main entrance) to Tract 6 will require a queuing analysis to determine appropriate gate location. Provide turn around for vehicles not able to enter development at this location.
 - d. Right turn and/or left turn lanes may be required at site driveways on Antequera Road (public). Provide queuing analysis to determine.

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PAGE 6 OF 7

- e. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - f. Site plan shall comply and be designed per DPM Standards.
 - g. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
 - h. Construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).
11. The applicant shall provide additional landscaping along Learning Road, opposite the public trail, in the form of 7 additional shade trees.

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.



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
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(505) 764-9801
Fax 842-5495
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www.consensusplanning.com

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

December 12, 2005

Sheran Matson, Chairman
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Project 1004473; 05EPC 01567; Andalucia North Multi-Family

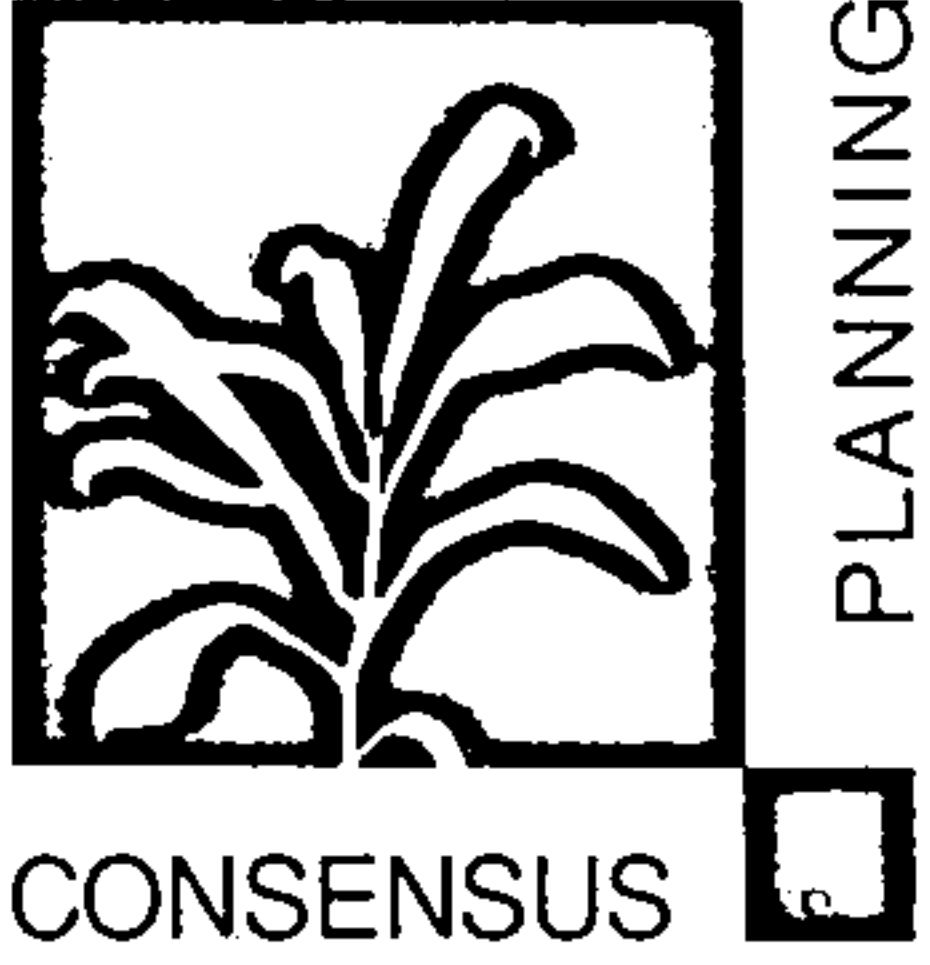
Dear Madame Chair.:

The purpose of this letter is to respond to the conditions set by the Environmental Planning Commission (EPC) in approving the Site Plan for Building Permit for Andalucia North, Project 1004473; 05EPC 01567. We have responded to the conditions of approval as follows:

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.

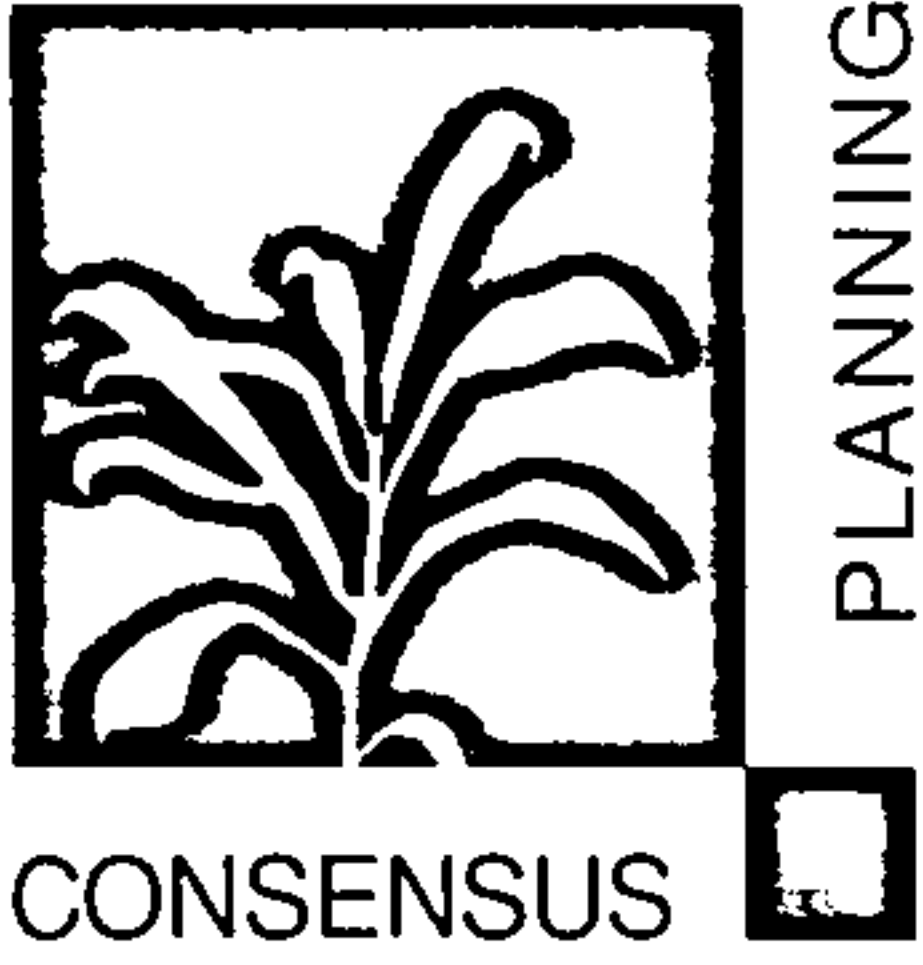
This letter specifying how each condition has been met is intended to meet this condition. I met with Carmen Marrone on 12/12/05 to discuss the site plan prior to submittal to the DRB.

2. The site plan for building permit shall comply with the applicable design requirements of the governing site plan for subdivision.
The Site Plan for Building Permit complies with the design requirements contained in the Site Plan for Subdivision previously approved by the EPC and the DRB.
3. Remove keyed note "O" on Sheet 1 since it is a duplicate of keyed note "E".
The duplication has been removed.
4. Show the number of 3-bedroom units on the parking table on Sheet 1. This should be consistent with the open space table on the same sheet.



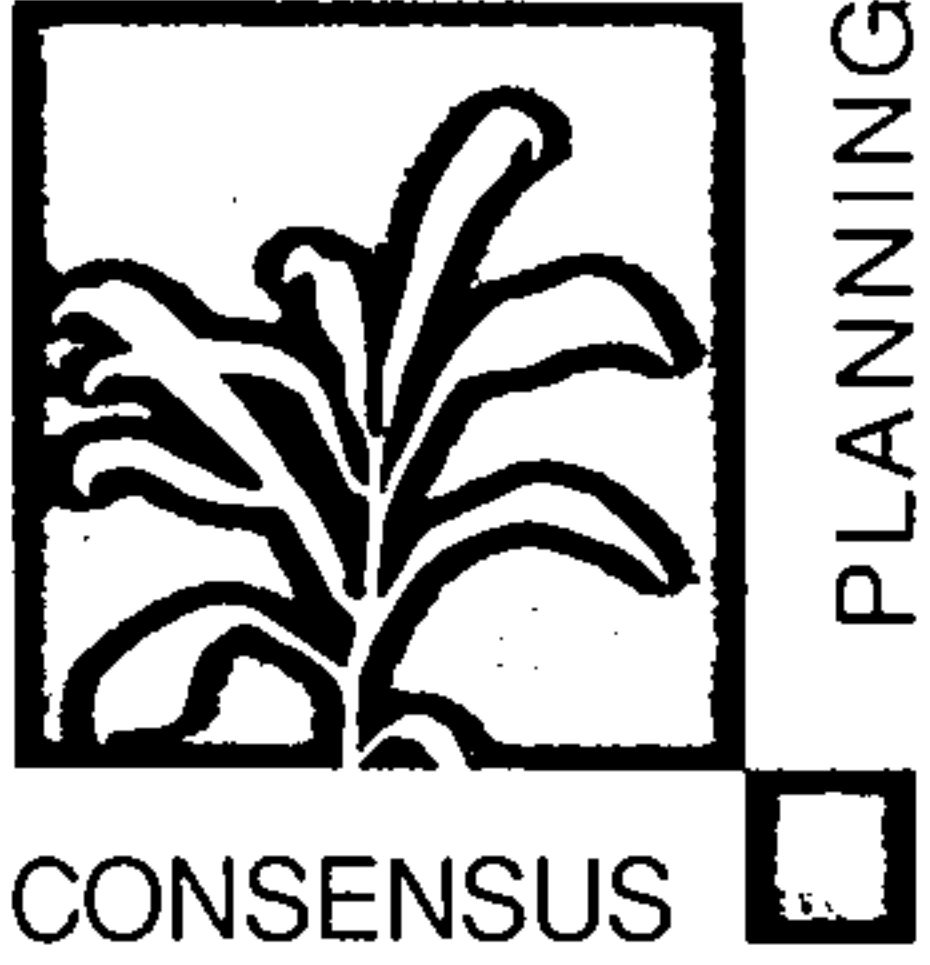
The parking table has been revised to show 3 bedroom units in Building Type 1. This does not change the parking calculations.

5. Provide a bike rack in front of the clubhouse on Tract 6, on the public side.
An additional bike rack has been added at the front of the Tract 6 clubhouse facing west, for a total of 12 bike spaces at Tract 6 clubhouse.
6. Transit will add a bus stop at Mirandela Road at a location to be coordinated with the applicant. The applicant shall install a bus shelter and associated bench and trash can at that stop that is acceptable to the Transit Department.
A note has been added to the site plan specifying the type of bus shelter, bench, and trash receptacle. The final location will be determined in conjunction with Transit Dept.
7. Provide an additional pedestrian pathway from the northwest corner of Tract 6 to Learning Road or Antequera Road.
Due to the steep grade at this location, it was determined that providing access would be difficult and would not meet ADA. An additional pedestrian pathway has been added at Tract 6 at the NW corner of Mirandela and Antequera.
8. Provide clearly demarcated crosswalks across all four legs at the major intersections, including at Learning Road and Antequera, at Antequera and the entry drives, and at the roundabout at Antequera and Mirandela. The crosswalks at the roundabout should be about one car-length back from the roundabout. ADA accessible pedestrian refuges should be provided wherever crosswalks cross medians or the roundabout splitters.
Demarcated crosswalks have been added at Learning Road/Antequera, Antequera and entry drives to Tracts 4 and 6, and at the roundabout at Antequera /Mirandela.
9. A note shall be added to the open space table explaining the length of the 35 foot landscape buffer along Coors. The applicant is required to provide additional, detached open space as per Section 14-16-3-8(A) of the Zoning Code, to be quantified on the site development plan prior to final sign-off at DRB.
Notes have been added to the open space table clarifying the 35 foot landscape buffer. The total open space for Tract 4 includes the 35 foot buffer adjacent to this tract. A note has also been added to the separate



calculation for the 35 foot buffer north and south of Tract 4, along Tracts 1, 2, and 5.

10. Conditions from City Engineer, Municipal Development, Water Authority, and NMDOT:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
We agree.
 - 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).
We agree.
 - c. Provide 22' width entering and 22' exiting at entrance to Tract 4 (single access point). Maintain two access points at all times to Tract 6. Second gated access point (not main entrance) to Tract 6 will require a queuing analysis to determine appropriate gate location. Provide turn around for vehicles not able to enter development at this location.
A secondary access has been added to Tract 6 and the primary access points on Tracts 4 and 6 have been modified in compliance with this condition.
 - d. Right turn and/or left turn lanes may be required at site driveways on Antequera Road (public). Provide queuing analysis to determine.
A queuing analysis was completed by Terry Brown and it was determined that dedicated turn lanes was unnecessary. The medians were revised to provide more area for vehicles waiting to turn into the projects.
 - e. Per Transportation Development staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.



System improvements were determined for the Site Plan for Subdivision previously approved and will be constructed under that project.

- f. Site plan shall comply and be designed per DPM Standards.
We agree.
- g. Construction of the bicycle lane along Coors Boulevard, adjacent to the subject property, as designated on Long Range Bikeways System map.
See 10 e. above.
- h. Construction of the fourth northbound travel lane on Coors Boulevard, adjacent to the subject property, consistent with the Coors Corridor Plan (see figure 6).
See 10 e. above.

- 11. The applicant shall provide additional landscaping along Learning Road, opposite the public trail, in the form of 7 additional shade trees.
The landscape plan has been revised to show additional trees along Learning Road in excess of the 7 trees required.

Please do not hesitate to contact me with any questions or if you need any additional information. Thank you for your consideration.

Sincerely,

Jacqueline Fishman, AICP
Associate

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

PAID RECEIPT

APPLICANT NAME REGIS REALTY GROUP
AGENT CONSENSUS PLANNING
ADDRESS 302 EIGHTH SE. NW.
PROJECT & APP # 100 4473 / 01888
PROJECT NAME _____

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 0.00 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 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.

DUPLICATE
City Of Albuquerque
Treasury Division

Counterreceipt.doc 6/21/04

12/13/2005 11:46AM LCC: AMN
X
RECEIPT# 00054615 WSH 007 BRANCH 0043
Account 441032 Fund 0110
Activity 3424000 TREKAL
Trans Amt \$40.00
J24 Misc
\$20.00
VI
CHANGE