

#18



COMPLETED 11/22/05 *STH*
DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 05DRB-01624 (P&F)
Project Name: TOWN OF ATRISCO GRANT UNIT 6
Agent: MARK GOODWIN & ASSOCIATES

Project # ~~1004506~~ 1004481
Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 10/26/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

- 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.**

OK

Project Number ~~1004506~~ 1004481

#18



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Project Number 1004506 1004481

OK

City Of Albuquerque
PLANNING DEPARTMENT
October 26, 2005
DRB Comments

Item # 18

4481

Project # ~~1004506~~

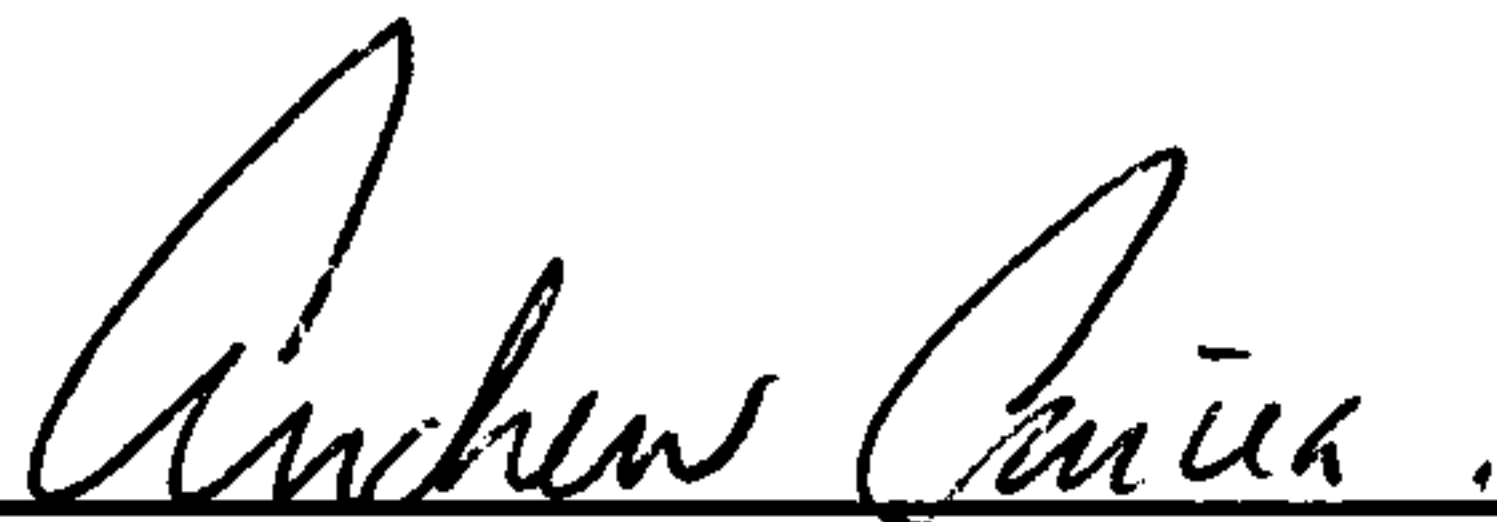
Application # 01624

RE: Town of Atrisco Grant, Unit 6/ p & f plat

AGIS dxf is ~~not~~ on file as of ^{dated — 10/20/05} 10/24/05 *ok*

~~Planning will take delegation for the AGIS dxf approval.~~ *ok*

Applicant may record the plat provided Planning receives one copy of the filed plat to close the file.



Andrew Garcia, DRB Planning Alternate
924-3858 Fax 924-3864 agarcia@cabq.gov



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 26, 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: 11:37 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 # 1000131

05DRB-01520 Major-Two Year SIA
05DRB-01521 Minor-Ext of SIA for Temp
Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for BROADWAY DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of various parcels comprising, **BROADWAY INDUSTRIAL CENTER, UNIT 1**, zoned SU-2 FOR HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 SE containing approximately 61 acre(s). [REF:DRB-97-271, 01DRB-01559, 03DRB-101513] (M-14) **A ONE YEAR EXTENSION OF THE SIA WAS APPROVED. A 2-YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

2. **Project # 1002459**
05DRB-01500 Major-Two Year SIA

TIERRA WEST LLC agent(s) for QUAIL PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 1-3, **QUAIL RIDGE**, zoned SU-1 FOR COMMERCIAL DEV, located on OURAY RD NW, between COORS BLVD NW and 57TH STREET NW containing approximately 4 acre(s). [REF: 03EPC-01760] (H-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000560**
05DRB-01501 Major-SiteDev Plan
BldPermit

TIERRA WEST LLC agent(s) for IRONSTONE BANK request(s) the above action(s) for all or a portion of Tract(s) 1A2A1, **JOURNAL CENTER** (to be known as **IRONSTONE BANK**) zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE containing approximately 5 acre(s). [REF: Z-72-33, 05DRB00680] [Deferred from 10/26/05] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 11/2/05.**

05DRB-01621 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for IRONSTONE BANK request(s) the above action(s) for all or a portion of Tract(s) 1A2A1, **JOURNAL CENTER**, zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE containing approximately 5 acre(s). [REF: Z-72-33, 05DRB00680, 05DRB01501] (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER TO VERIFY STORM DRAIN EASEMENT LOCATION.**

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

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

5. **Project # 1002134**
05DRB-01528 Major-Amnd Prelim Plat
Approval & Amnd Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-1, U-2, U-3 U-4 AND U-6, LAS LOMITAS SUBDIVISION INDUSTRIAL PARK, VISTA DEL NORTE, zoned SU-1 FOR IP, located on LAS LOMITAS DR NE, between EL PUEBLO NE and VISTA DEL NORTE DR NE containing approximately 34 acre(s). (D-16) **THE AMENDED PRELIMINARY AND AMENDED FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE INFRASTRUCTURE LIST WILL BE ADMINISTRATIVELY REVISED TO REMOVE THE TRAIL.**
6. **Project # 1004464**
05DRB-01540 Major-Vacation of Pub
Right-of-Way
- GARCIA KRAEMER & ASSOCIATES agent(s) for 4120 SILVER LLC & 4200 SILVER LLC, request(s) the above action(s) for Lot(s) 5 & 6, Block(s) 10 and Lot(s) 1, Block(s) 11, **MESA GRANDE ADDITION**, zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and MESA GRANDE PL SE. *[Deferred from 10/26/05]* (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 12/14/05.**
7. **Project # 1004039**
05DRB-01532 Major-Preliminary Plat
Approval
05DRB-01533 Minor-Sidewalk Waiver
05DRB-01536 Minor-Temp Defer SDWK
- ISAACSON & ARFMAN PA agent(s) for RUTLEDGE INVESTMENT COMPANY request(s) the above action(s) for Tract(s) 8A, HIGH DESERT (to be known as **THE LEGENDS @ HIGH DESERT**) zoned SU-2, C-1, located on ACADEMY BLVD NE, between CORTADERIA ST NE and HIGH DESERT PARK NE containing approximately 8 acre(s). [REF:05ZHE-00449, 05ZHE-00480, 05DRB-01074] *[Deferred from 10/26/05]* (E-23) **DEFERRED AT THE BOARD'S REQUEST TO 11/2/05.**

8. **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*] (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 11/2/05.**

9. **Project # 1004404**
05DRB-01364 Major-Bulk Land Variance
05DRB-01365 Major-Vacation of Public Easements
05DRB-01367 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, **THE TRAILS, UNIT 1**, and unplatted lands, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). [*Deferred from 9/21/05 & 10/5/05 & 10/26/05*] (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/7/05.**

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

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

10. **Project # 1000965**
05DRB-01625 Minor-Amnd SiteDev Plan Subd/EPC
05DRB-01626 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING agent(s) for ASW REALTY PARTNERS & ANDALUCIA DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 1 thru 164, Tract(s) A, B, 2, 3, 4, 5, 6A and Tract(s) A-N, LANDS OF RAY GRAHAM, OWENWEST & CITY OF ALBUQUERQUE, (to be known as **LANDS OF ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1 FOR PRD, VARYING DENSITIES, MPOS, located on COORS BLVD NW, between MONTANO RD NW and NAMASTE RD NW containing approximately 158 acre(s). [REF: 05EPC01115, 05EPC01117] [**Carmen Marrone, EPC Case Planner**] (F-11) **THE AMENDED SITE PLAN FOR SUBDIVISION AND THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S INITIALS.**

11. **Project # 1004509**
05DRB-01631 Minor-SiteDev Plan
BldPermit

GEORGE RAINHART & ASSOCIATES agent(s) for STERLING DEVELOPMENT COMPANY INC. request(s) the above action(s) for all or a portion of Tract(s) 6-A-2, RENAISSANCE CENTER (to be known as **THE SPORTS COURT**) zoned C-2, located on CULTURE NE, between MERCANTILE NE and MONTGOMERY NE containing approximately 4 acre(s). (F-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS AGREEMENT AND SIDEWALKS PER TRANSPORTATION'S COMMENT SHEET AND TO PLANNING TO ADDRESS PLANNING'S COMMENTS AND FOR A REVISED UTILITY PLAN.**

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

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

13. **Project # 1003747**
05DRB-01550 Minor-SiteDev Plan
Subd/EPC
05DRB-01551 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1, 4 & 5, WYOMING MALL (to be known as **WALMART**) zoned C-2 (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 31 acre(s). [REF: ZA-99-017, ZA-79-214, ZA-78-225, ZA-84-226, ZA-78-143, ZA-14-95,, DRB-97-319, 05EPC-00024, 05EPC-00025] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 10/12/05 & 10/26/05*] (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**

14. **Project # 1000089**
05DRB-01478 Minor-SiteDev Plan
Subd/EPC
05DRB-01479 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECT agent(s) for RIVERSIDE PLAZA LTD., CO request(s) the above action(s) for Tract(s) 1-A-2, **RIVERSIDE PLAZA**, zoned SU-1 FOR C-1, located on COORS BLVD NW, between MONTANO PLAZA DR NW and STONE BRIDGE NW containing approximately 2 acre(s). [REF: Z-98-27, DRB-97-477, 05EPC-01106, 05EPC05-01107] [**Stephanie Shumsky, EPC Case Planner**] [*Indef Deferred from 9/28/05*] (E-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN FOR SUBDIVISION. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN FOR BUILDING PERMIT.**

- 05DRB-01480 Minor-Prelim&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*] (E-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/26/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

15. **Project # 1003861**
05DRB-01627 Minor-Sidewalk Waiver
05DRB-01628 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS agent(s) for THE BOULEVARD @ RIO GRANDE LLC request(s) the above action(s) for all or a portion of Tract(s) 60-A-2, 60-B & 86-A, **THE BOULEVARD @ RIO GRANDE**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between ZICKERT NW and INDIAN SCHOOL RD NW containing approximately 2 acre(s). [REF: 04DRB01983, 05DRB00731] (H-13) **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.**

16. **Project # 1004507**
05DRB-01629 Minor-Prelim&Final Plat
Approval

GEORGE T RODRIGUEZ agent(s) for COE PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **DICKS ACRES SUBDIVISION**, zoned R-1 residential zone, located on MATTHEW AVE NW, between 12TH ST NW and 4TH ST NW containing approximately 1 acre(s). (G-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF ESTATE CURB, VERIFICATION OF PROPERTY LINE AND SETBACK, A DEMOLITION PERMIT IS REQUIRED FOR 913 MATTHEW NW AND TO PLANNING FOR THE AGIS DXF FILE.**

17. **Project # 1002819**
05DRB-01506 Minor-Prelim&Final Plat
Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3**, zoned SU-1, R-2, R-T, located on 98TH STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 03DRB-01180] [*Deferred from 10/5/05 & 10/12/05 & 10/19/05 & 10/26/05*] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**

18. **Project # 1004481**
05DRB-01624 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for CARLS JR WEST SIDE request(s) the above action(s) for TRACTS 61A2-A & 61A2-B, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between COORS BLVD SW and AMANDA ST SW containing approximately 2 acre(s). [REF: Z-88-3, 05AA01694]] [Listed under Project #1004506 in error] (K-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

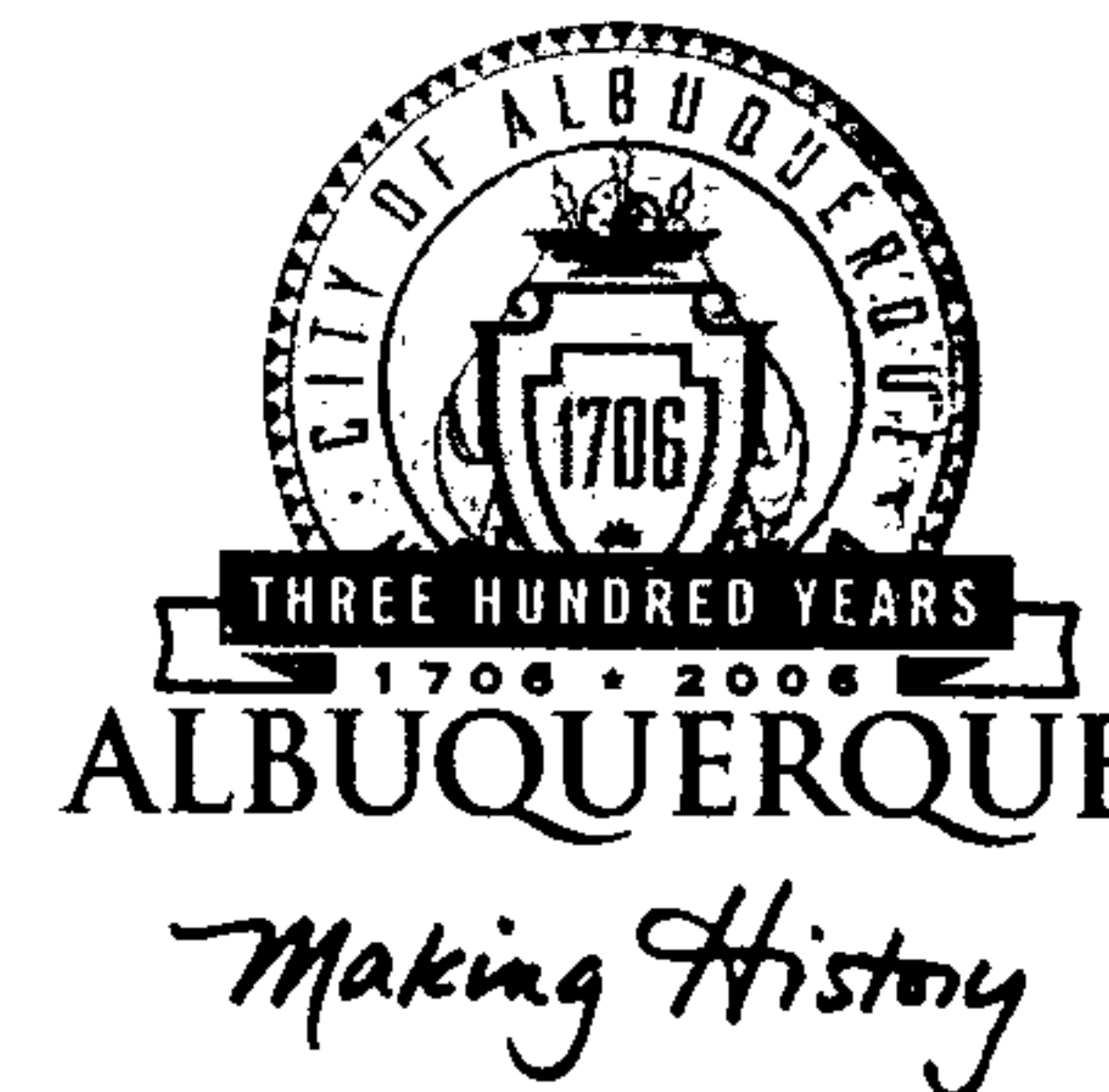
NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

19. **Project # 1000933**
05DRB-01623 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES PA agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) B1 & B2, MANZANO MESA (to be known as **SOUTHERN TOWNHOMES**) zoned R-T residential zone, located on SOUTHERN BLVD SE, between ELIZABETH SE and MIRAVISTA SE containing approximately 3 acre(s). (L-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. **Project # 1004505**
05DRB-01622 Minor-Sketch Plat or Plan
- SURVEYS SOUTHWEST LTD agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 1-9, Block(s) N, **ATLANTIC & PACIFIC ADDITION**, zoned SU-2 special neighborhood zone, located on COAL AVE SW, between 4TH ST SW and 5TH ST SW containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. Approval of the Development Review Board Minutes for October 12, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR OCTOBER 12, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:37 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 100-~~4506~~⁴⁴⁸¹

AGENDA ITEM NO: 18

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 26, 2005

#18

1004481
4506

DXF Electronic Approval Form

DRB Project Case #: 1004506-4481

Subdivision Name: TOWN OF ATRISCO GRANT UNIT 6 TRACTS 61A2A & 61A2B

Surveyor: TIMOTHY ALDRICH

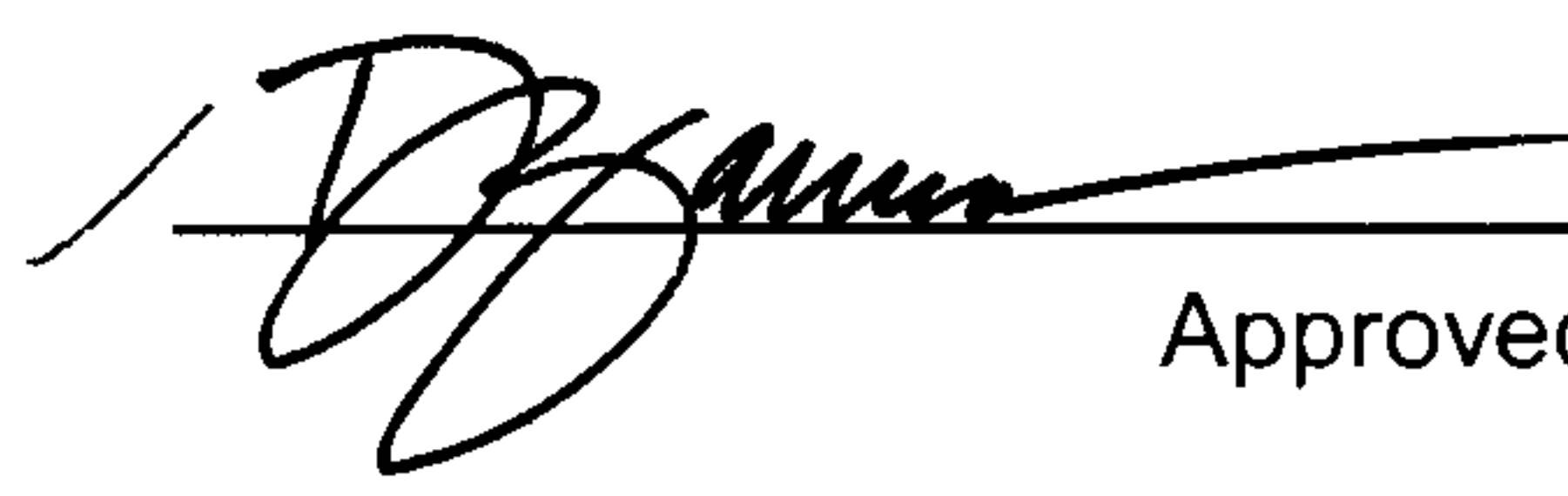
Contact Person: STEPHEN P STASIEWICZ

Contact Information: 828-2200

DXF Received: 10/20/2005

Hard Copy Received: 10/20/2005

Coordinate System: NMSP Grid (NAD 83)


Approved

10-20-2005
Date

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

AGIS Use Only
Copied fc 4506 to agiscov on 10/20/2005 Contact person notified on 10/20/2005

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION		Supplemental form	
<input type="checkbox"/> Major Subdivision action	S	Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Vacation			<input type="checkbox"/> County Submittal
<input type="checkbox"/> Variance (Non-Zoning)		V	<input type="checkbox"/> EPC Submittal
			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision Purposes			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE	D		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: Carl's Jr. West Side PHONE: (505) 247-1529
 ADDRESS: 1620 Central Ave SE FAX: (505) 243-6701
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Mark Goodwin & Associates, P.A. PHONE: 828-2200
 ADDRESS: P.O. Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: pavan@goodwinengineers.

DESCRIPTION OF REQUEST: Preliminary and Final Plat Approval - Carl's Jr. West Side

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 61A2-A and Tract 61A2-B Block: _____ Unit: 6
 Subdiv. / Addn. Town of Atrisco Grant
 Current Zoning: C-2 Proposed zoning: Same
 Zone Atlas page(s): K-10-Z No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 1.19 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. 10100574482140708; 101005747319540709 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 6700 Central Ave SW
 Between: COORS BLYD SW and Amanda ST SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 2883

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

SIGNATURE T. Pavan Kumar DATE 10/17/05
 (Print) Pavan K. Toleti Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05PRB</u> <u>01624</u>	<u>P&F</u>	<u>5(3)</u>	<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CME</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>10/26/05</u>			Total <u>\$ 305.00</u>

Sandy Handley 10/18/05 Project # 1004506 VOID
1004481

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

SKETCH PLAT REVIEW AND COMMENT **YOUR ATTENDANCE IS REQUIRED.**

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Copy of previous D.R.B. approved infrastructure list
 - Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - SIA financial guaranty verification
 - 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
 - Signed** Pre-Annexation Agreement if Annexation required.
 - 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.

PAVAN K. TOLETI
Applicant name (print)

T. Parankumar 10/17/05
Applicant signature / date



Form revised 11/04

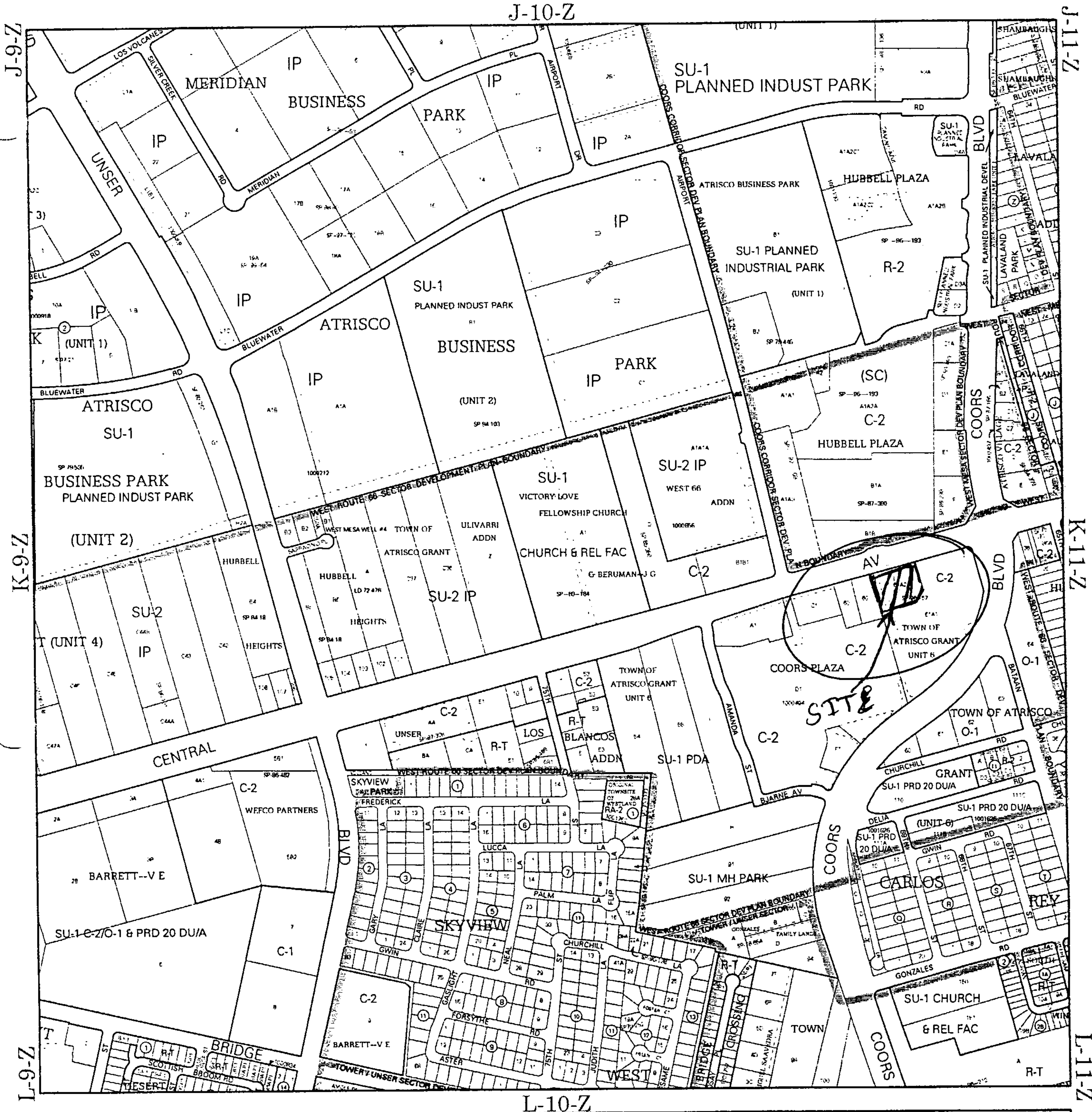
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
05DRB- -01624

Sandy Handley 10/18/05
Planner signature / date

Project # 10045061010

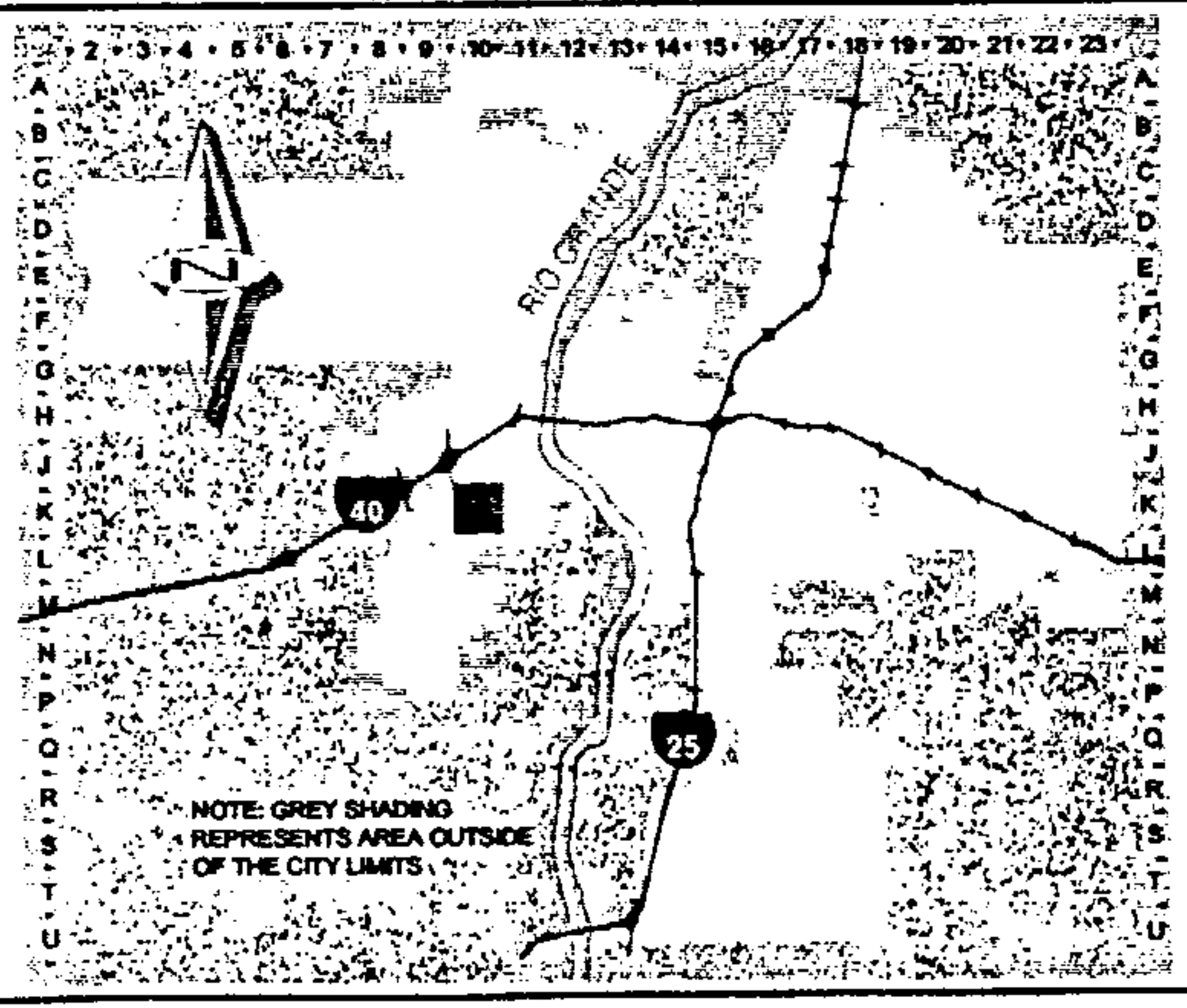
1004481



Zone Atlas Page: K-10-Z
 Map amended through: **Aug 06, 2004**
 Selected Symbols

	Unincorporated Areas		Grant Boundaries
	Sector Plan Boundaries		Petroglyph
	Parcel Boundaries		H-1 Buffer Zone
	Easement Lines		Arroyos
	Freeway Lanes		LDN Noise Level
	Jurisdictional Boundaries		Airport Clearance Zone
	Westgate Wall		Design Overlay Zones
	Escarpment		

0 750 1,500 Feet



CITY OF ALBUQUERQUE
 1706 - 2006
ALBUQUERQUE
Hacienda Historia
A G I S
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

October 17, 2005

Ms. Sheran Matson – DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Carl's Jr. Tract 61A2, UNIT 6, Town of Atrisco Grant – Preliminary/Final Plat DRB Submittal

Dear Ms. Matson:

On behalf of our client we would like to schedule a DRB hearing date for the referenced project so that we can obtain Preliminary/Final Plat approval.

This project is a planned 2 lot commercial subdivision located along the south side of Central Ave., just west of Coors Blvd. The approximate 1.19 Acre site is currently an undeveloped parcel that was originally master planned with the currently adjoining Albertson's property. Access to the site will be off of Central Avenue.

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

T. Parankumar
Pavan Toleti, EIT
Project Engineer

Attachment

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

PAID RECEIPT

APPLICANT NAME CARL'S JR. WEST SIDE
AGENT MARK GOODWIN & ASSOC.
ADDRESS P.O. BOX 90606
PROJECT & APP # 100448/
1004506/05 DRB 01624
PROJECT NAME CARL'S JR. TR. 61AZ, UNIT 6, TOWN OF
ATRISCO
GRANT

\$ 70.00 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
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 305.00 TOTAL AMOUNT DUE

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

SCHLEGEL LEWIS ARCHITECTS

A DIVISION OF GENERAL DESIGN
1620 CENTRAL AVE. SE
ALBUQUERQUE, NM 87106
PH. (505) 247-1529

BANK OF ALBUQUERQUE N.A.
ALBUQUERQUE, NEW MEXICO
95-660-1070

3730

10-17-05

PAY TO THE ORDER OF

\$ 305.00

City of Albuquerque
Treasury Division

DOLLARS

City ALBQ
Three hundred five dollars

RECEIPT# 00048399
Account: 441032
Activity: 3424
Trans Amt: 305.00
J24 Misc

[Signature]

003730 107006606 7827303553

10/16/2005
RECEIVED
ACCOUNT: 41003
ACTIVITY: 993400
TRANS AMT: 305.00
J24 MISC

MEMO 0519

Security Features Included. Details on back.

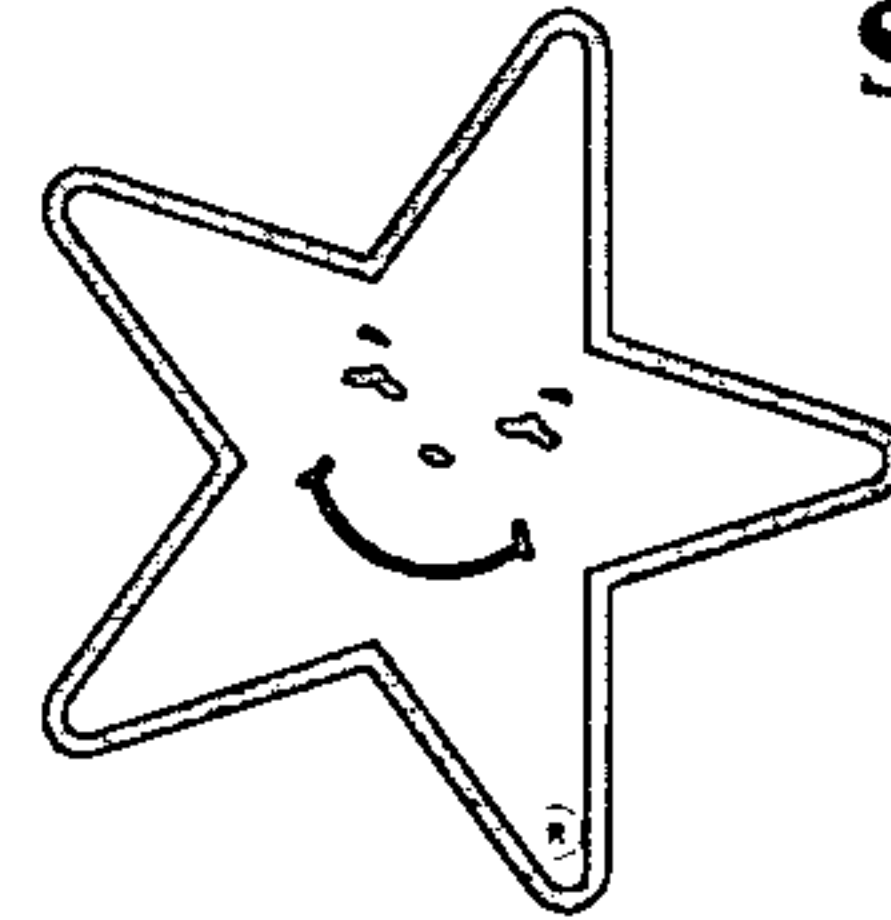


#18.

OWNER
 Estrella del Rio Grande, Inc.
 119 MacIver, Suite A
 Bishop CA 93514
 (760) 873-7234
 Fax (760) 873-6664
 E-mail: bandwiles@aol.com
 Contact: Mr. Brett Wiles

ARCHITECT
 Schlegel Lewis Architects
 1620 Central Ave. SE
 Albuquerque, NM 87106
 (505) 247-1529
 Fax: (505) 243-6701
 E-mail: gdi@mac.com
 Contact: James Lewis

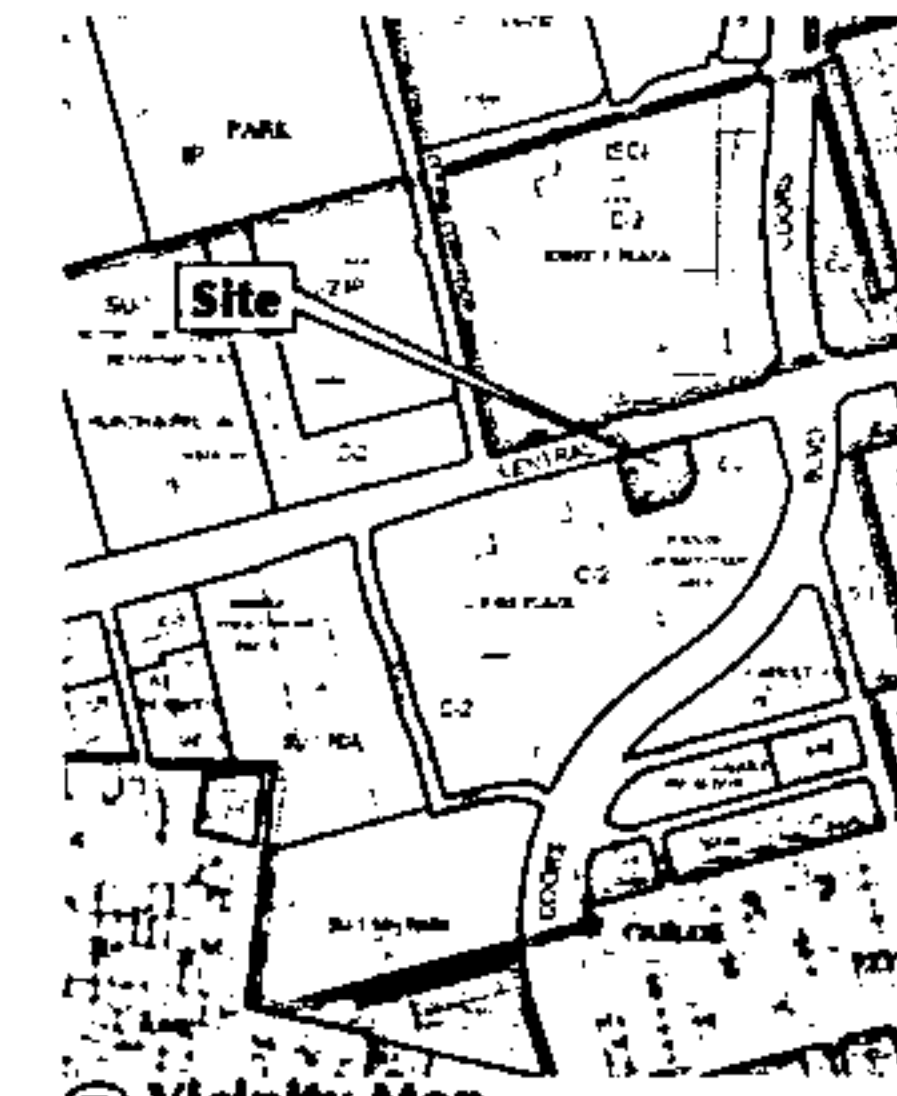
CIVIL ENGINEER
 D. Mark Goodwin and Associates, P.A.
 P.O. Box 90606
 Albuquerque, NM 87199
 (505) 828-2200, Fax: (505) 757-9539
 E-mail: mark@goodwinengineers.com
 Contact: Mark Goodwin



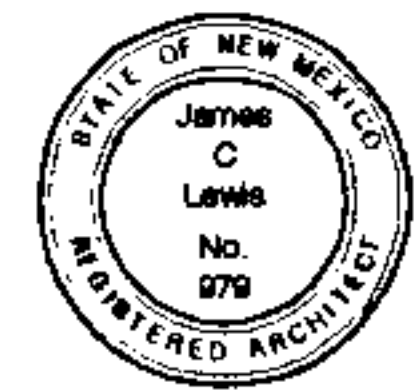
Site Development Plan for Building Permit and Subdivision

Carl's Jr.

Central Ave and Coors Rd



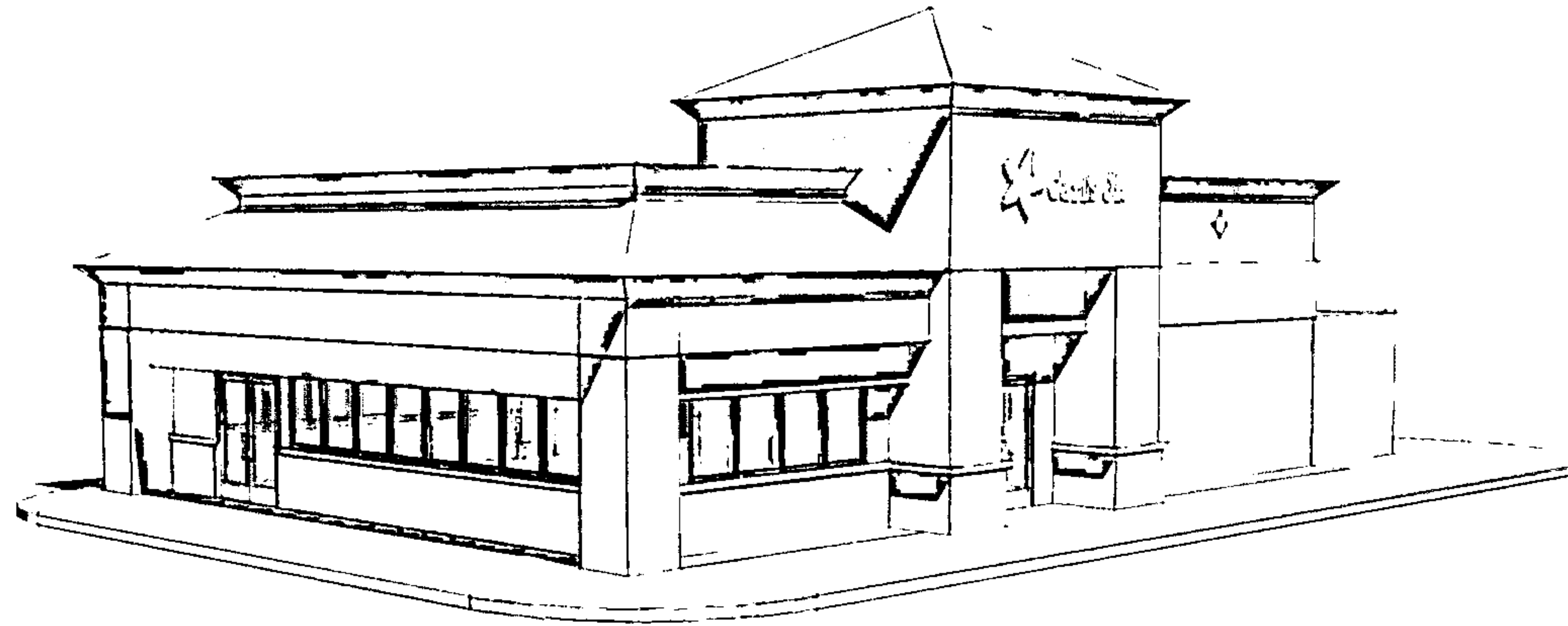
D Vicinity Map



CONSULTANT

A Project Team

T Project Title



V Perspective

ADDRESS: 6700 Central Ave SW
 Albuquerque, New Mexico

LEGAL DESCRIPTION
 PARCELS: Lot 61A2-A, 61A2-B
 SUBDIVISION: Town of Justice Grant, Unit 6
 UPCF: 101005744621140708

ZONE ATLAS PAGE: K-10

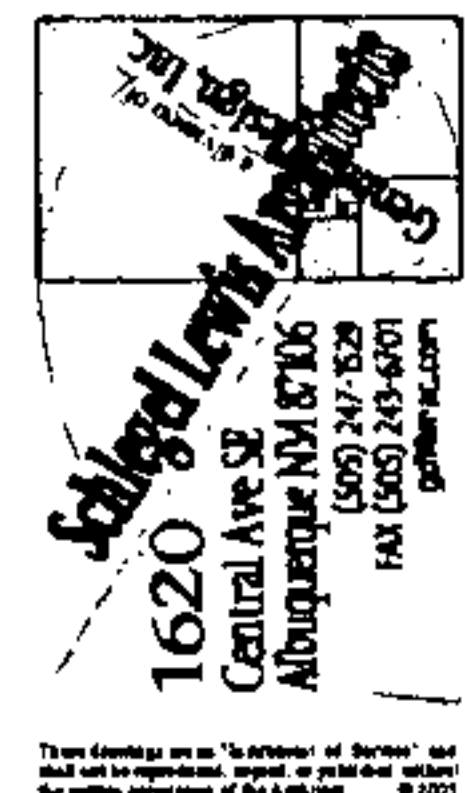
LAND USE ZONING: C-2 SC

PARKING (Restaurant) (1 space per 4 sq ft)

Parcel	61A2-B	61A2-A
Required:	924+23	684+22
10% bus discount = 3.0 Spaces	-2.3	-2.2
Total =	29.7	19.8
Provided:		
Standard Spaces	21	21
Small Car Spaces	2	0
HC Space	1	1
Total	24	22

BICYCLE PARKING (1 space/20 parking spaces)

Required:	1.2	1.1
Provided:	2	2



This drawing is not a "Seal of Approval" or "Stamp" and does not constitute an endorsement of the project or the quality of the work shown. It is for informational purposes only.



C Notes

PROJECT SUMMARY
 This project incorporates approximately 5,400 square feet of quick serve type restaurant buildings including drive through windows, and will be built in two phases. The first phase is for a Carl's Jr. restaurant of approximately 2,700 square feet. The second phase is for an unknown restaurant of approximately 2,700 square feet.

The project includes towers, tile accents and tile roofs. The site features a large landscape buffer and outdoor patios.

The building style (single story retail) is comparable to the surrounding development. The color scheme, building materials and landscaping is similar to the surrounding development and conforms to the approved site development plan.

Site Development Plan for Building Permit and Site Development Plan for Subdivision
Carl's Jr. Restaurant
 Central and Coors
 Albuquerque, NM 87121

B Project Summary

- SDP-1 COVER SHEET
- SDP-2 SITE PLAN
- SDP-3 LANDSCAPE PLAN
- SDP-4 BUILDING ELEVATIONS
- SDP-5 CONCEPTUAL UTILITY PLAN

ISSUE DATE:
 11 October, 2005
REVISIONS:

**Cover Sheet
 and Notes**

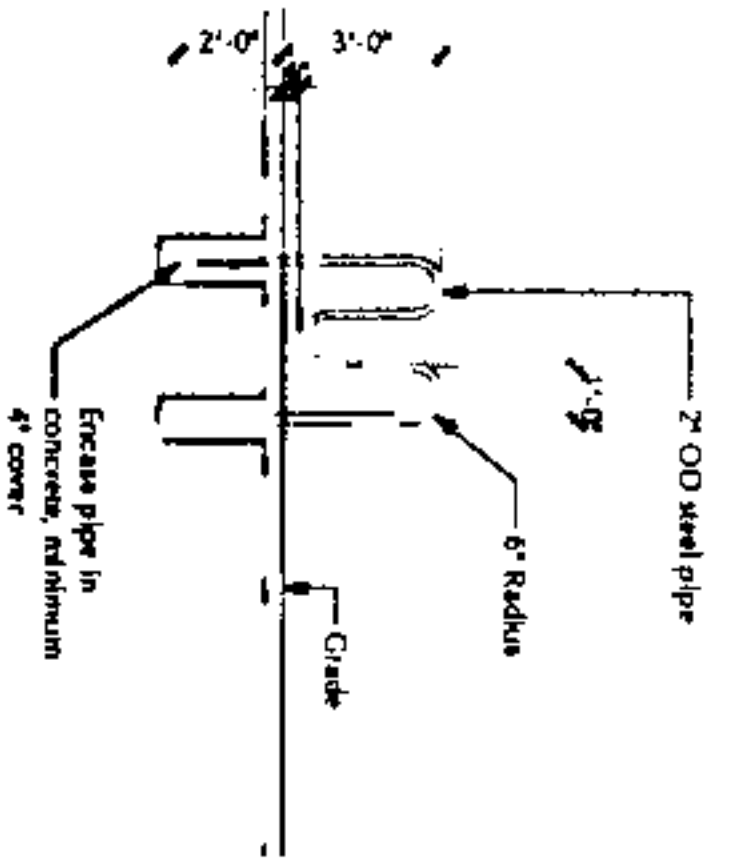
PROJECT 0519 SHEET **SDP-1** OF 5

A Index

KEYED NOTES

1. Existing property line (typical)
2. Proposed property line (with this plan)
3. There is a proposed building (cross section) to be located at these two lines
4. Existing 10' PAVA & Coors easement
5. Existing 25' public utilities and service easement
6. Existing 10' public utility easement
7. Areas enclosed by the heavy dashed line are part of Phase II
8. Proposed monument sign (CAJ's II) See detail '7' on sheet SDP-2
9. Proposed monument sign (Phase II restaurant) See detail '5' on sheet SDP-4
10. Drive strength (maneuver sign and order station) See detail '7' on sheet SDP-4
11. Drive strength (maneuver sign) See detail '7' on sheet SDP-4
12. Drive strength (maneuver sign) See detail '7' on sheet SDP-4
13. Drive strength (maneuver sign) See detail '7' on sheet SDP-4
14. 42" high wrought iron fence at drive through side of patio
15. Proposed screened loading area for bulk and distribute
16. Dumpster enclosure, see elevation detail 'C' on sheet SDP-4
17. Typical parking space 9'-0" x 18'-0" (minimum) 1'-0" with wheel
18. Typical 10' x 20' parking space 8'-6" x 20' with concrete wheel stop
19. Typical small car parking space 8'-0" x 13'-0" Provide SVAALL CDR marking on pavement at the front of the space
20. 8" wide handicap aisle for van space
21. Existing common drive pad
22. 30" x 18" x 4" high wall surrounding the drive through lanes
23. Existing curb ramp
24. Existing curb ramp
25. Temporary 6" high asphalt curb at Phase II line
26. Existing asphalt paving
27. Proposed asphalt or black concrete parking
28. Bicycle rack (2 spaces minimum) See detail '7' on sheet SDP-2
29. Existing 6" wide concrete sidewalk
30. Proposed concrete sidewalk
31. Proposed colored and textured concrete crosswalk (match existing)
32. Existing colored and textured concrete crosswalk
33. Colored and textured concrete patio
34. Existing decorative sign
35. Existing sun lane
36. Existing fire hydrant location
37. Existing fire hydrant
38. Proposed water system
39. Proposed 1/2" rigid pipe
40. Concrete curb
41. Existing street median
42. See light fixture. See detail '7' on sheet SDP-2
43. Existing site lighting fixture
44. Existing property line sign
45. Proposed 15' privacy wall and sewer easement

Keyed Notes

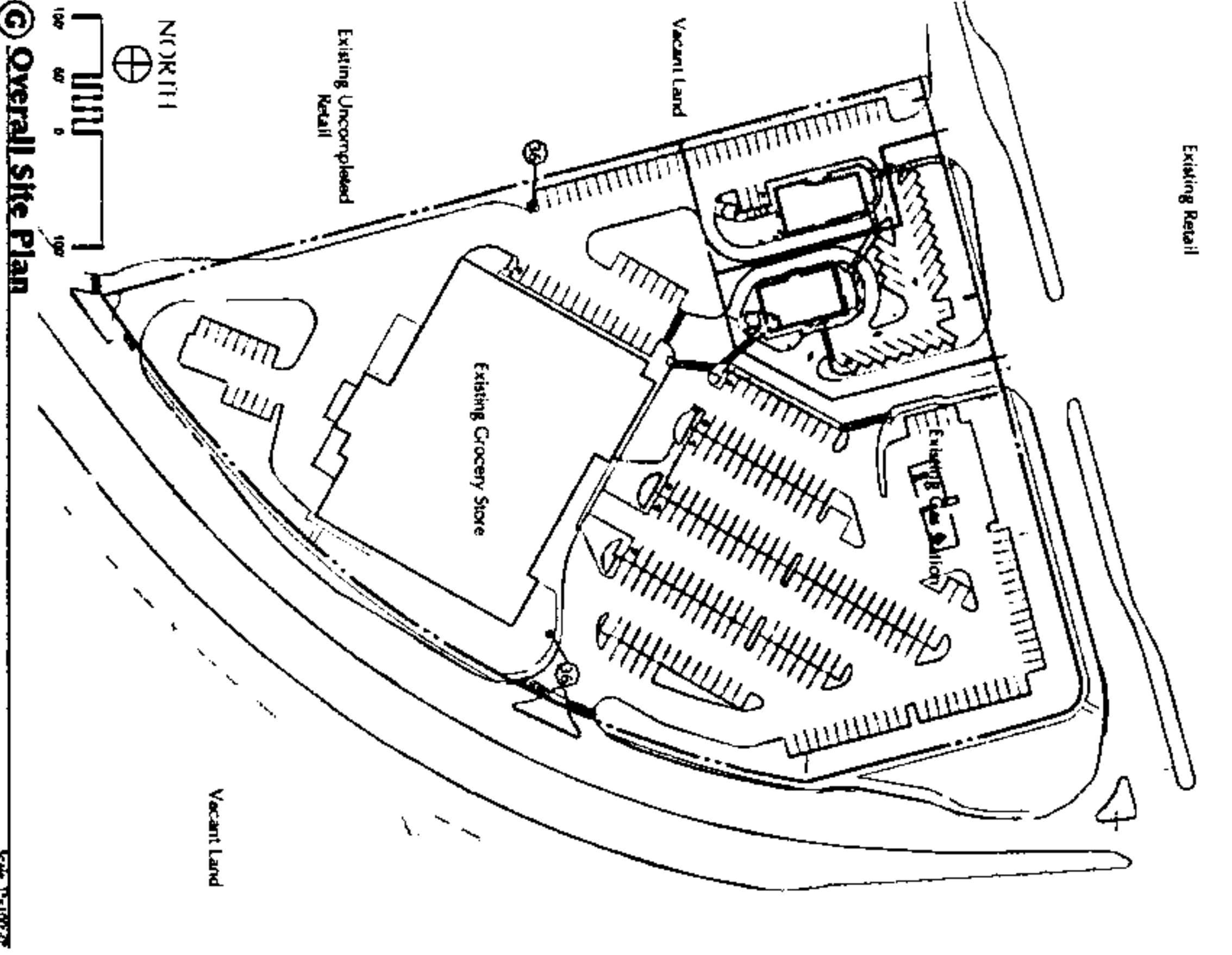
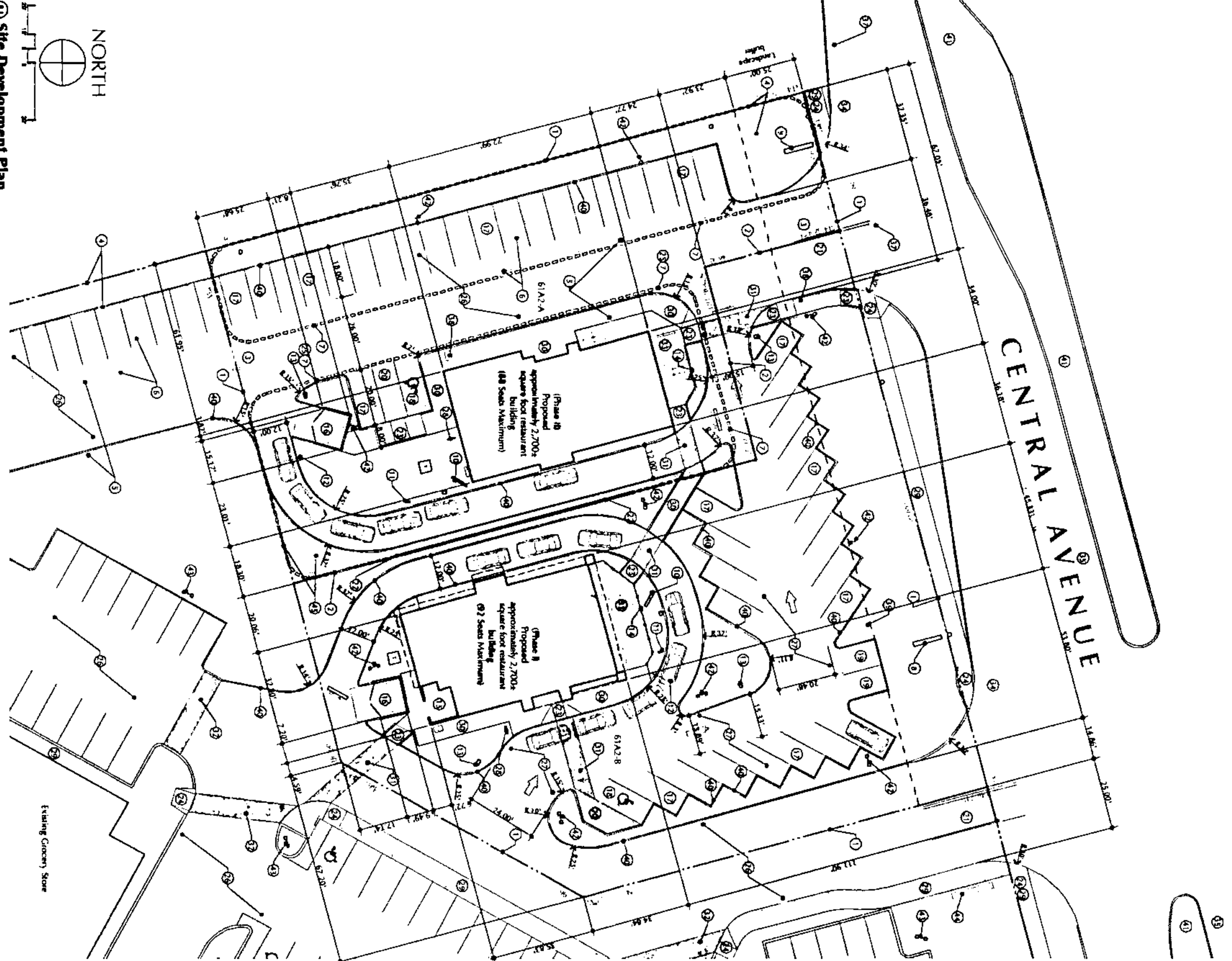


ⓧ Bike Rack

Scale 1/4" = 1'-0"

Ⓣ Site Development Plan

Scale 1/4" = 1'-0"



Ⓢ Overall Site Plan

Scale 1/4" = 1'-0"

Ⓝ Notes

ADDRESS: 6120 Central Ave SW
 Albuquerque, New Mexico

LEGAL DESCRIPTION:
 PARCELS: Lot 61A2A, 61A2 B
 SUBDIVISION: Town of Albuquerque, Unit 6
 UIC#: 010034421/40708
 ZONE: M1-A5 SPEC: R-10
 LAND USE ZONING: C-2-NC

PARCELS (Development): (1) space per 4 units
 Parcel 61A2A 411A
 Parcel 61A2B 80A-2
 Parcel 61A2C 80A-2
 10% bus deck area = 3.0 spaces
 Total 2.3
 Standard Spaces 2.3
 Small Car Spaces 2
 Total 4.3

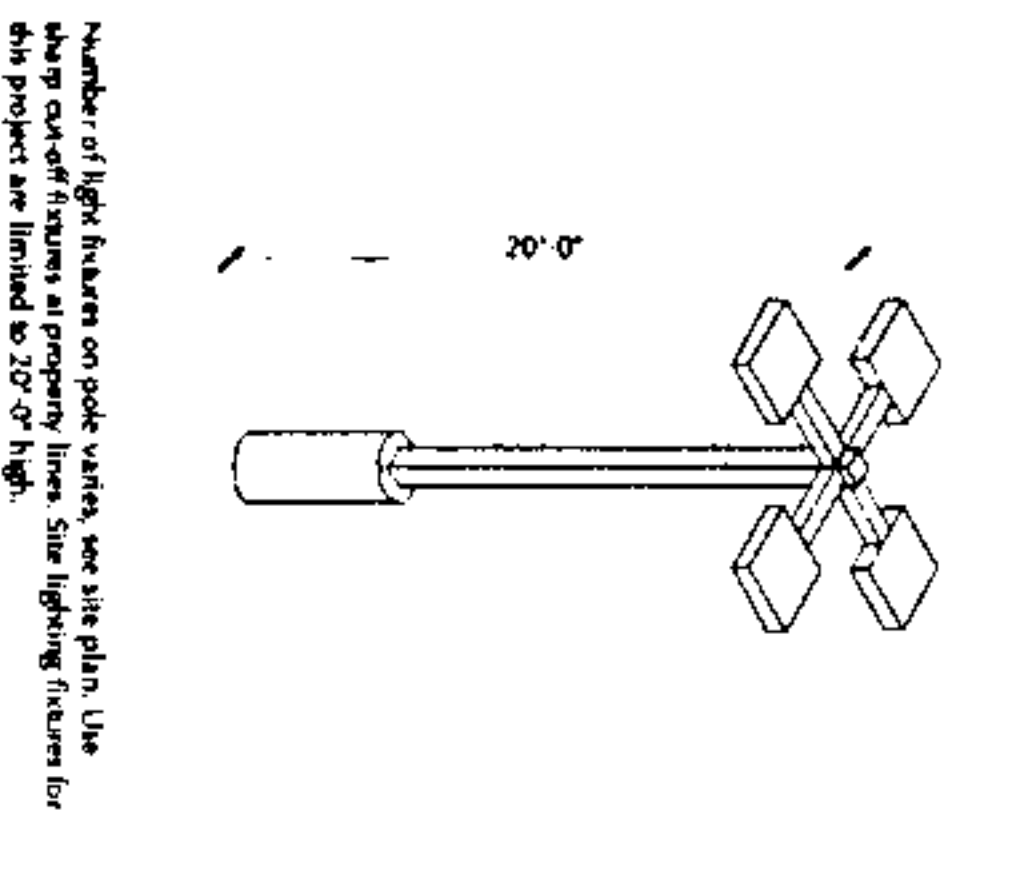
BI-CYCLE PARKING: (1) space/20 parking spaces
 Parcel 61A2A 11
 Parcel 61A2B 7

Ⓛ Vicinity Map



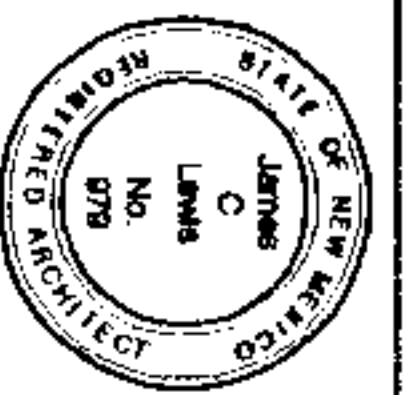
Ⓞ Site Light Detail

Scale 1/4" = 1'-0"



Ⓜ Approval

Scale 1/4" = 1'-0"



Schlegel Lewis Architects
 1620 Central Ave SE
 Albuquerque, NM 87106
 (505) 247-6529
 FAX (505) 247-6529

Site Development Plan for Building Permit
 and Site Development Plan for Subdivision

Carl's Jr. Restaurant

Central and Coors
 Albuquerque, NM 87121

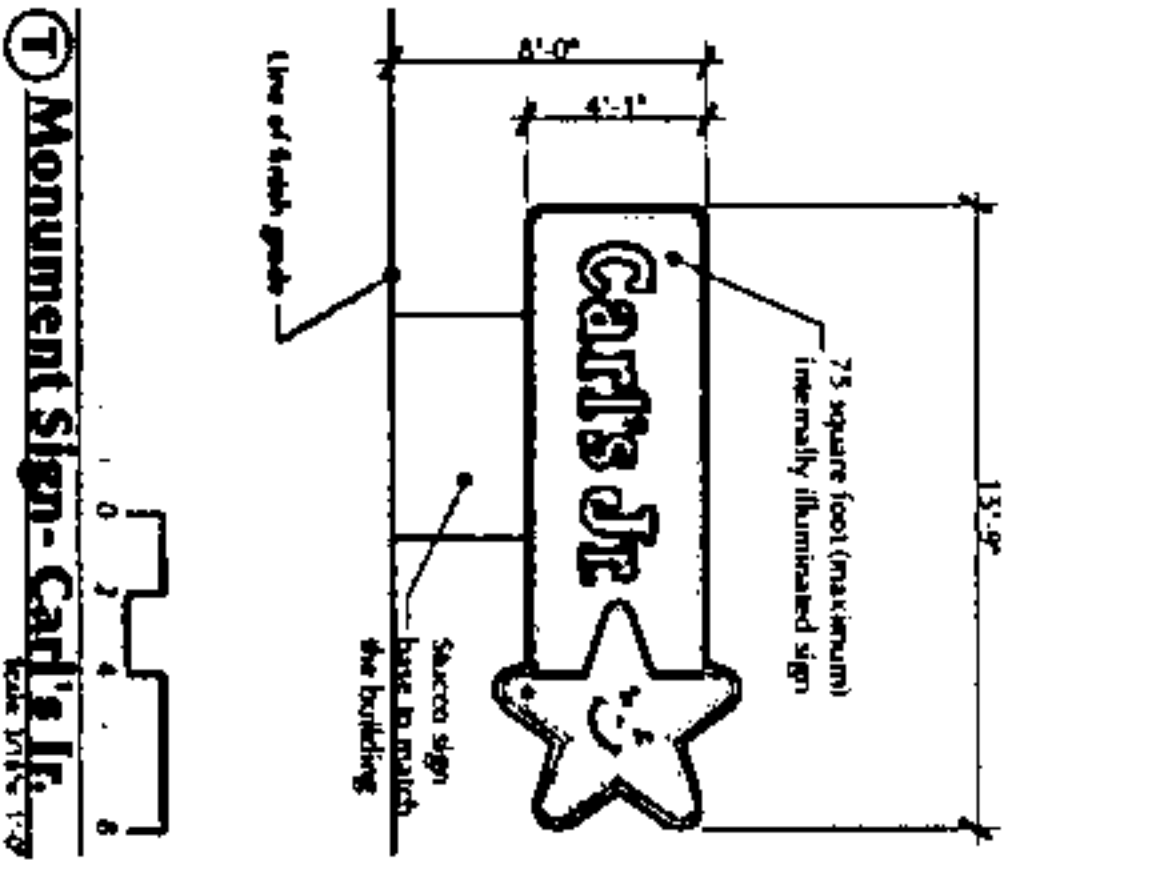
Site Plan

PROJECT: 0519
 SHEET: SDP-2
 OF 5

ISSUE DATE: 11 October, 2005
 REVISIONS:



CONSULTANT



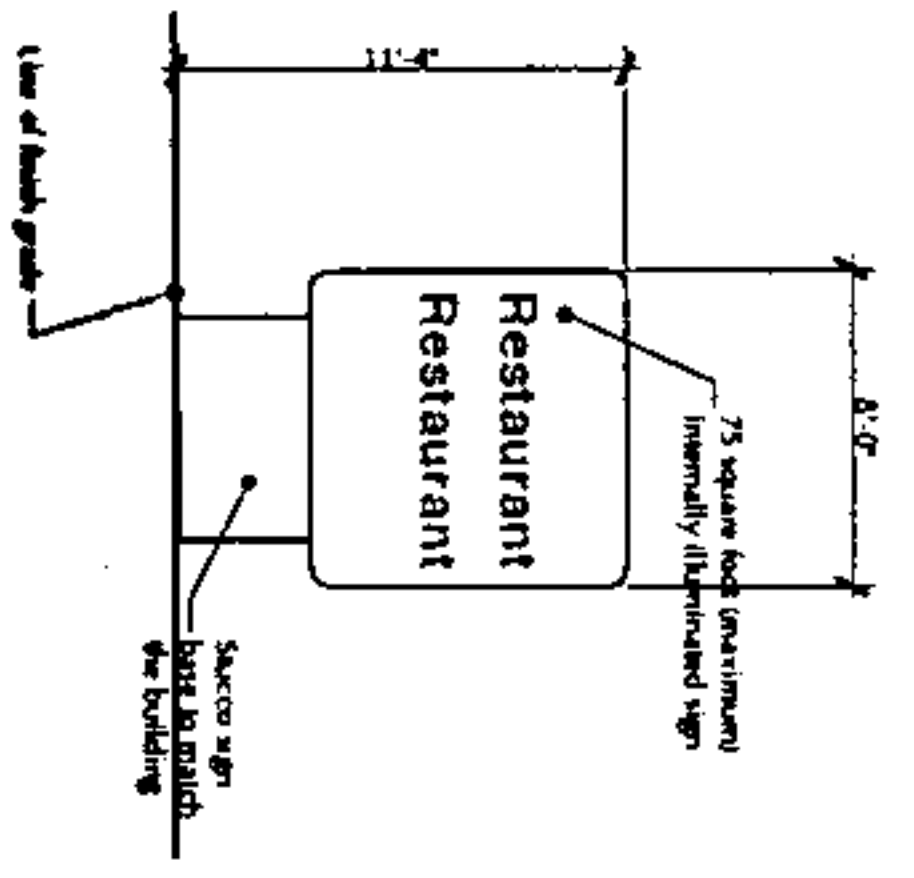
① Monument Sign - Carl's Jr. Phase I

Detail Not Used



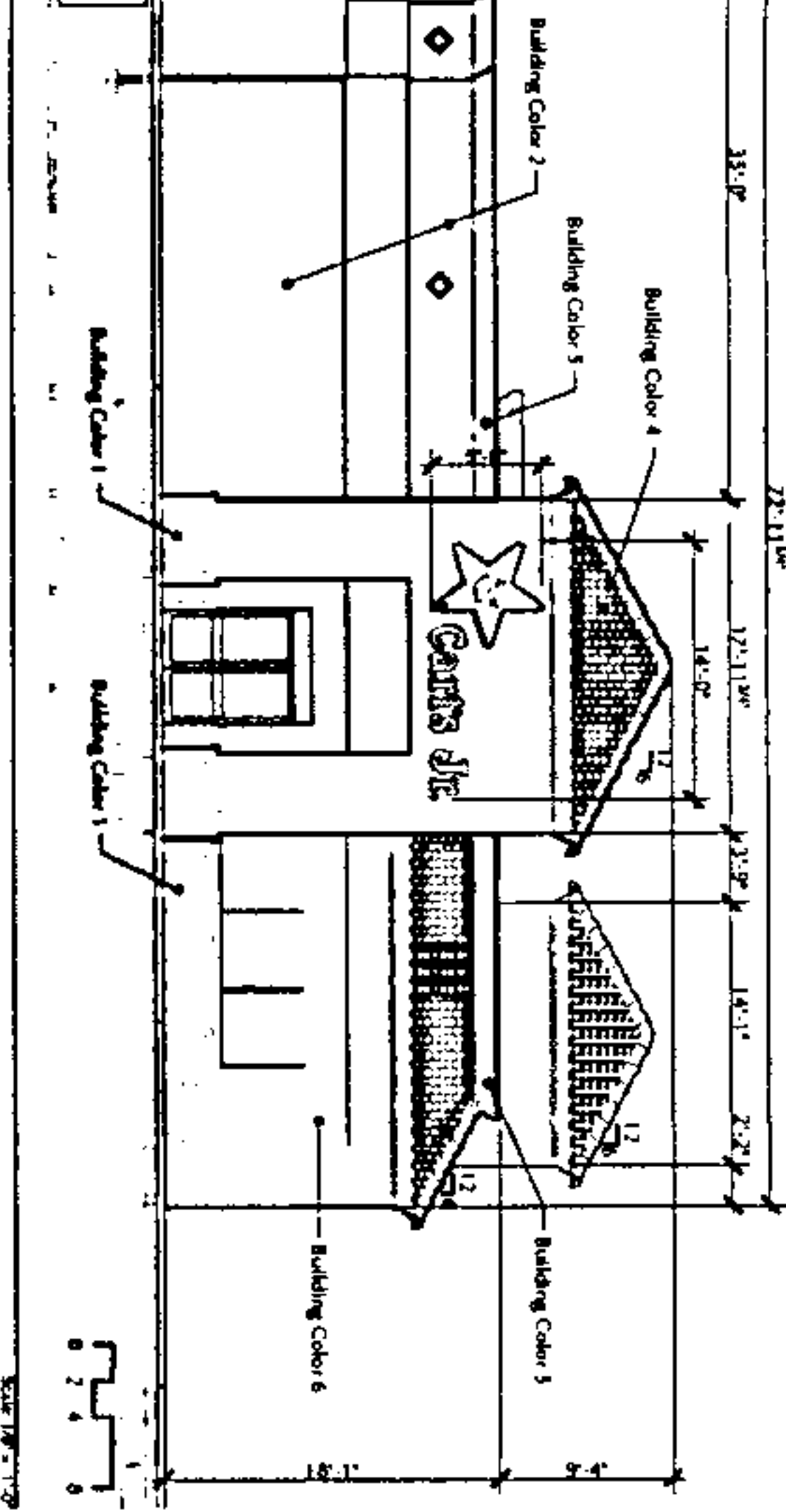
② South Elevation

Detail Not Used



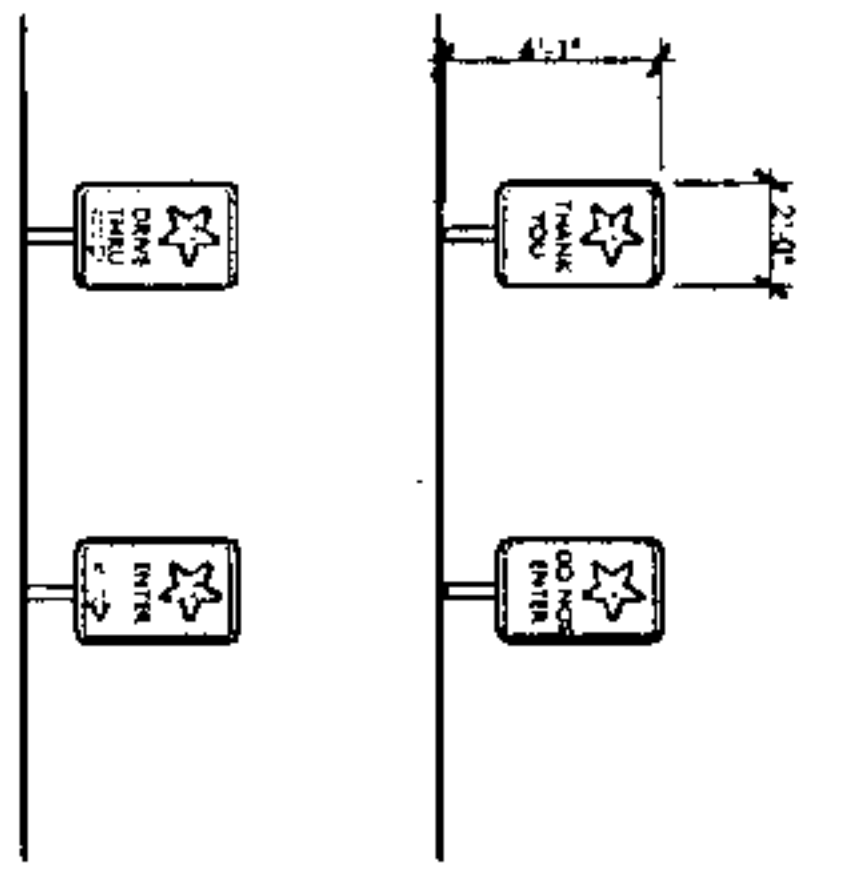
③ Monument Sign - Carl's Jr. Phase II

Detail Not Used



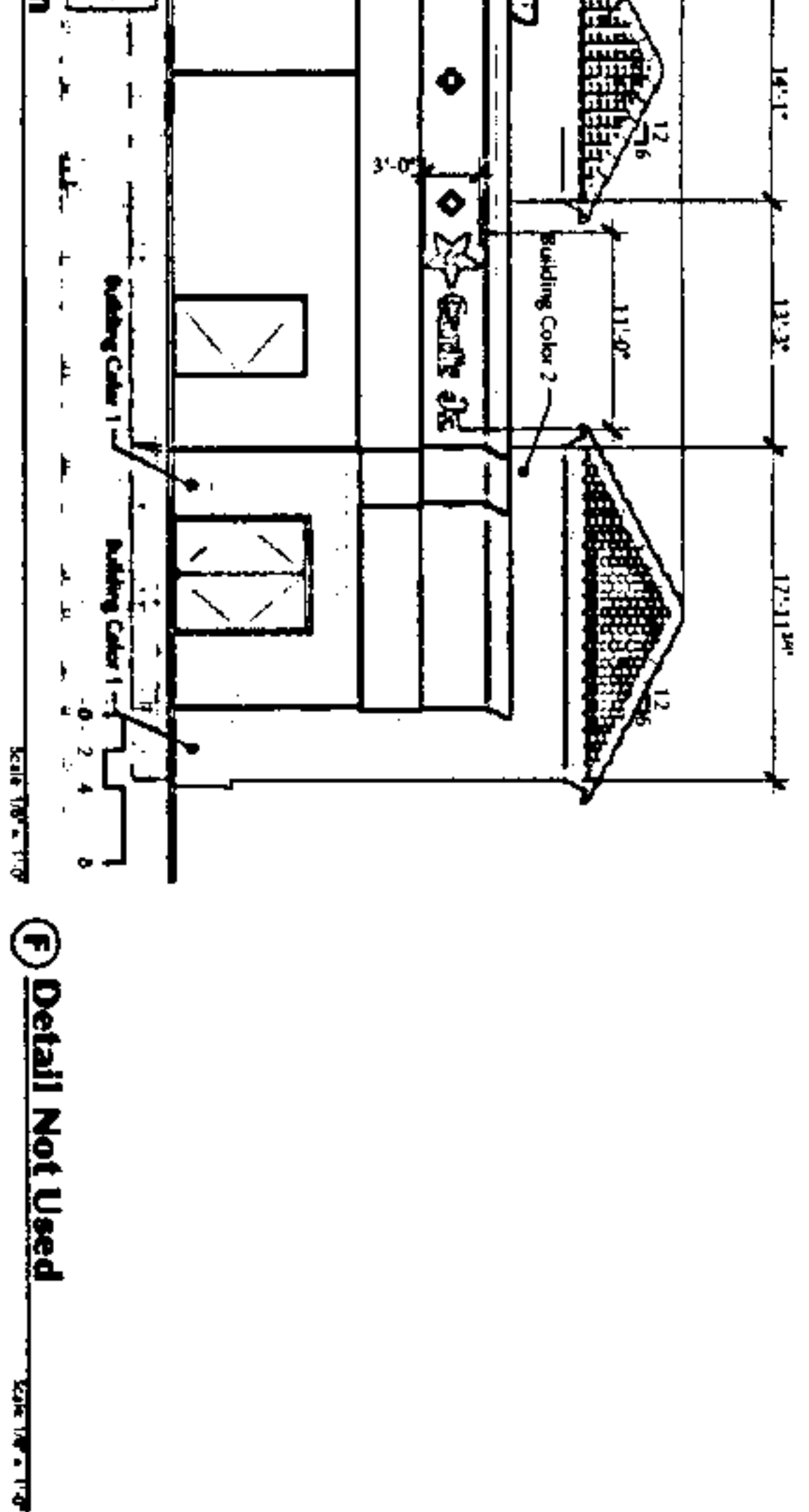
④ West Elevation

Detail Not Used



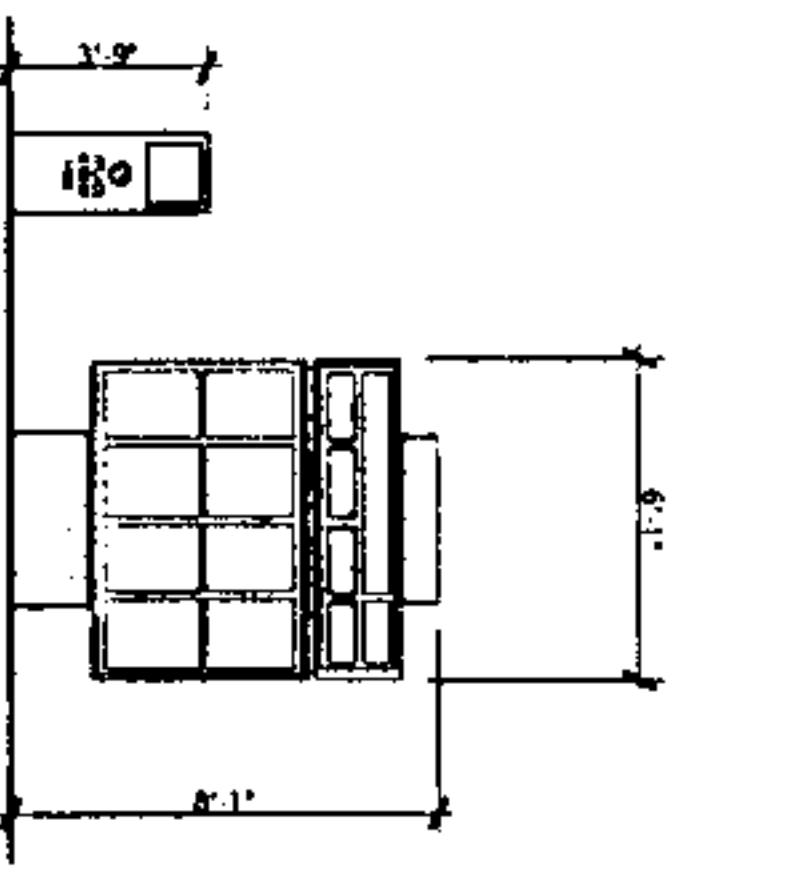
⑤ Directional Sign

Detail Not Used



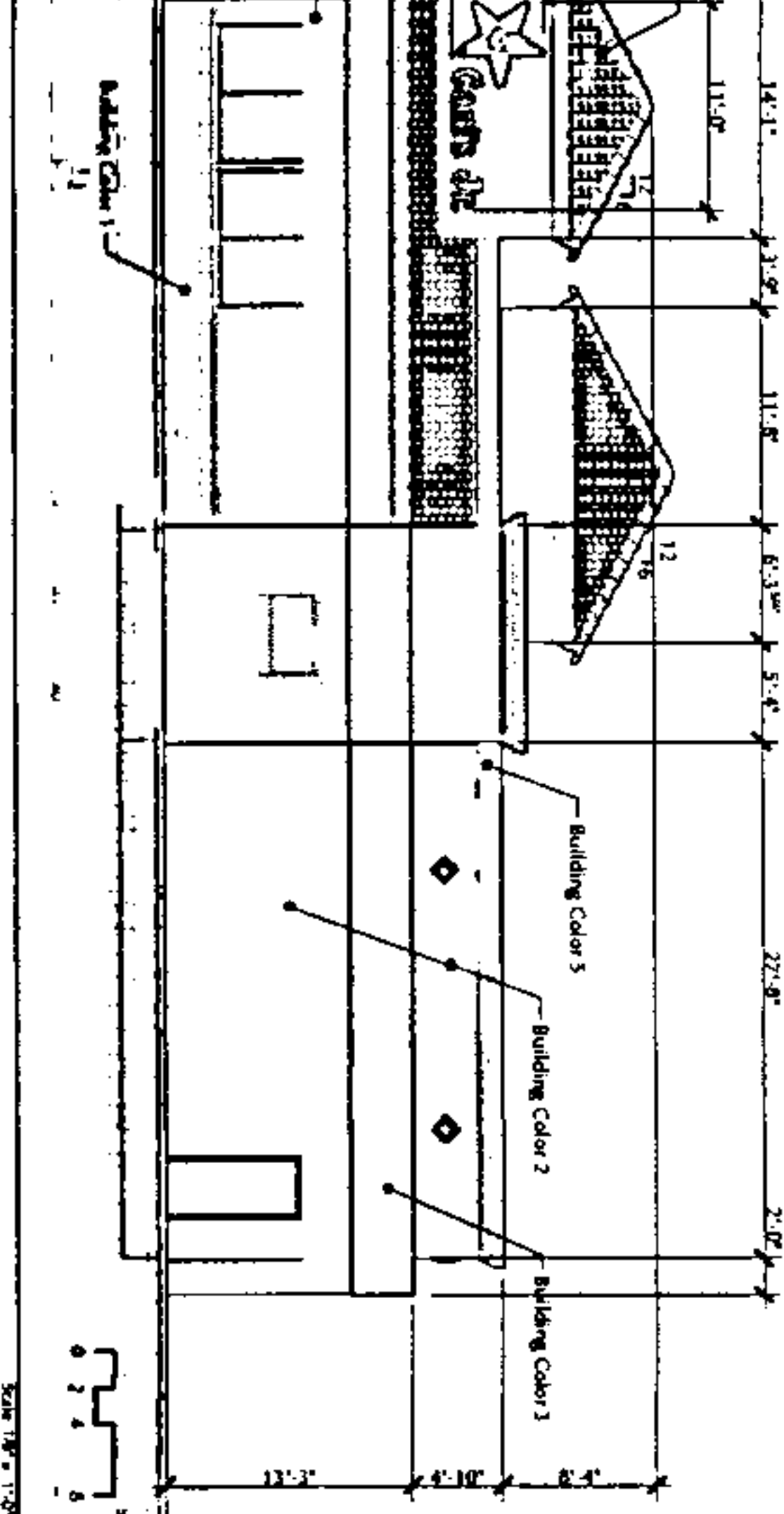
⑥ North Elevation

Detail Not Used



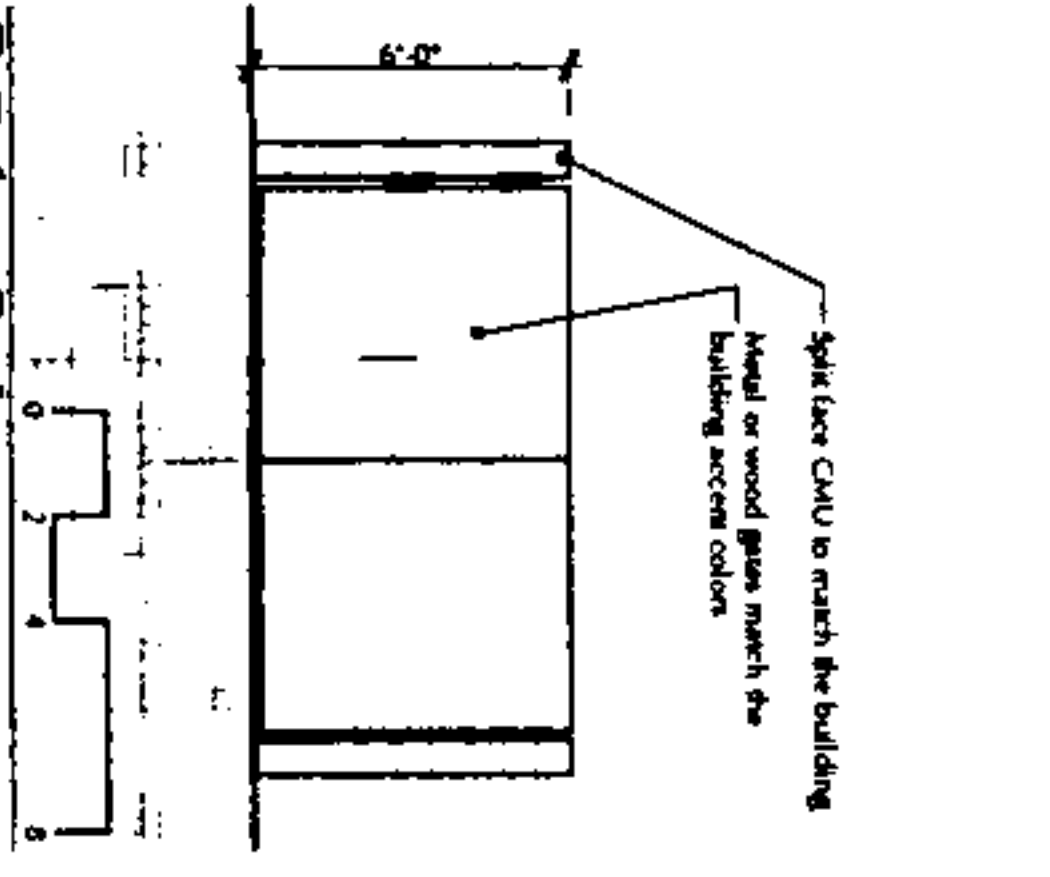
⑦ Drive-Thru Menu Board

Detail Not Used



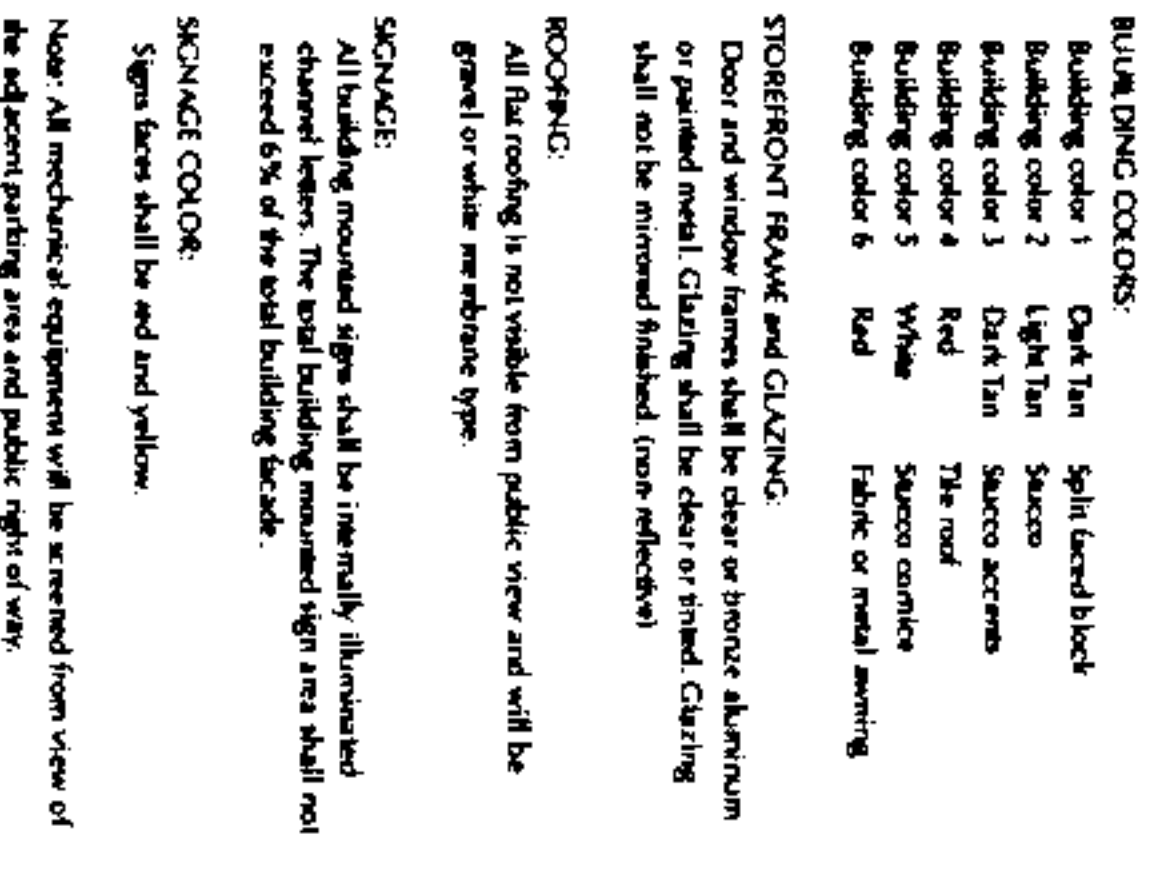
⑧ East Elevation

Detail Not Used



⑨ Refuge Enclosure

Detail Not Used



⑩ Drive-Thru Preview Board

Detail Not Used



⑪ Colors and Materials

Detail Not Used

Schlegel Lewis Architects
 1620 Central Ave SE
 Albuquerque, NM 87106
 (505) 247-6729
 FAX (505) 243-0701
 www.sla.com

Site Development Plan for Building Permit
 and Site Development Plan for Subdivision
Carl's Jr. Restaurant
 Central and Coors
 Albuquerque, NM 87121

PROJECT: 0519
 SHEET: SDP-4
 OF 5

Elevations

REVISIONS

ISSUE DATE: 11 October, 2005



CONSULTANT

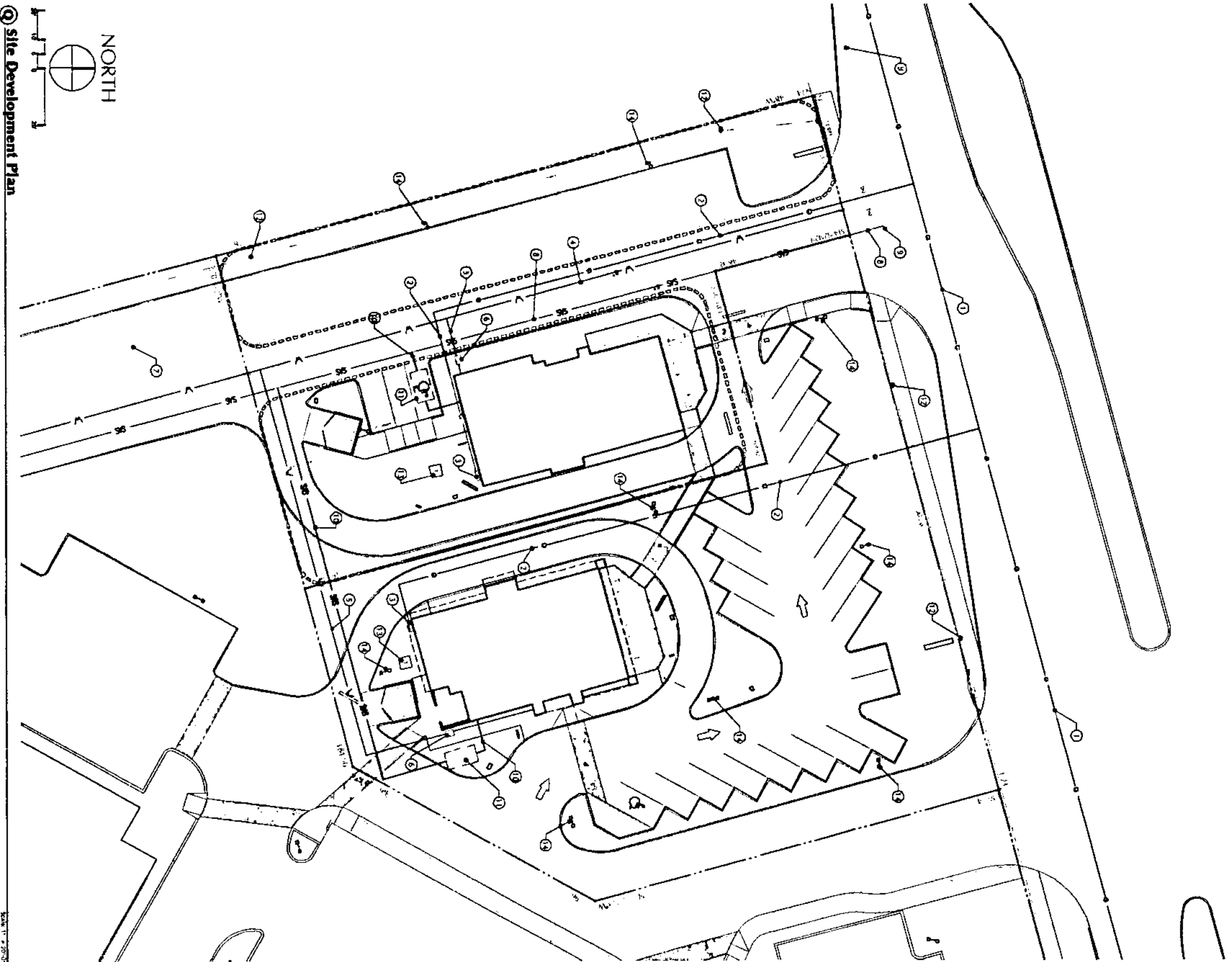
Schlegel Lewis Architects
 Architects & Engineers, Inc.
 1620 Central Ave SE
 Albuquerque, NM 87106
 (505) 247-5228
 FAX (505) 243-6701
 gsl@aol.com



Site Development Plan for Building Permit
 and Site Development Plan for Subdivision
Carl's Jr. Restaurant
 Central and Coors
 Albuquerque, NM 87121

REVISIONS:
 REVISION DATE:
 11 October, 2005

PROJECT: 0519
 SHEET: **SDP-5**
 OF 5



ⓐ Detail Not Used

ⓑ Detail Not Used

Ⓒ Detail Not Used

Ⓓ Detail Not Used

Ⓔ Detail Not Used

Ⓕ Detail Not Used

Ⓖ Detail Not Used

Ⓗ Detail Not Used

ⓐ Site Development Plan

ⓐ Keyed Notes

- ⓐ Detail Not Used
1. Existing gas line
 2. Proposed gas line
 3. Proposed gas meter
 4. Existing water line
 5. Proposed water line
 6. Proposed water meter
 7. Existing fire hydrant (100' or South of the point on the line). See Overall plan when SDP-7 for exact location.
 8. Existing Sanitary Sewer main
 9. Existing sanitary sewer manhole
 10. Proposed sanitary sewer line
 11. Proposed grease interceptor
 12. Existing overhead electrical line and pole.
 13. Proposed structure of transformer
 14. Proposed parking lot light

MA DRBAA

APPLICATION NO. 05AA01593, 01594	PROJECT NO. 1004481
PROJECT NAME CARL'S JR. @ CENTRAL & COORS (PHASE 1)	
EPC APPLICATION NO.	
APPLICANT / AGENT DAVID ABBOT	PHONE NO. 247-1529
ZONE ATLAS PAGE K-10	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BBB</i>	DATE <i>10/14/05</i>	DATE
COMMENTS:		
<i>an approved gbd req'd for B.P.</i>		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED <i>RAG</i>	DATE <i>10/14/05</i>	DATE
PLANS APPROVED <i>RAG</i>	DATE <i>10/25/05</i>	DATE
COMMENTS:		
<i>1. Need Fire Marshall Approval on Site Plan showing all existing and proposed firehydrants.</i>		
<i>2. Need to revise Utility Plan, i.e. location of meters and meters must be in public water line easements.</i>		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED <i>NSP</i>	DATE <i>10/12/05</i>	DATE
PLANS APPROVED <i>NSP</i>	DATE <i>10/25/05</i>	DATE
COMMENTS:		
<i>- See site plan marked 'Transp.' for comments</i>		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>CS</i>	DATE <i>10/25/05</i>	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>JMP</i>	DATE <i>10/25/05</i>	DATE
COMMENTS:		
<i>Use of [unclear] this new Carl's Jr. [unclear] delegated to original staff by [unclear] Note #8</i>		

Revised 3/3/04

(Return form with plat / site plan)

DRBAA

APPLICATION NO. 05AA01593, 01594	PROJECT NO. 1004481
PROJECT NAME CARL'S JR. @ CENTRAL & COORS	
APPLICANT / AGENT DAVID ABBOT	PHONE NO. 247-1529
ZONE ATLAS PAGE K-10	DATE SUBMITTED 10/11/05

ONE STOP CASE TRACKING LOG

(This tracking log is for DRB Delegation Actions / Over the Counter Routing)
(rev. 7/03)

TYPE OF APPROVAL	TRANSP DEV	UTILITY DEV	PARKS & REC	HYD DEV (City Engr)	PLANNING	
					CASE PLANNER	DRB CHAIR
SDP-Building Permit / SDP-Subdivision	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____
Administrative Amendments (AA's)	F: 10/11/05 D: 10/12/05 F: 10/19/05 D: _____ A: 10/25/05	F: 10/12/05 D: 10/14/05 F: _____ D: _____ A: 10/25/05	10/12/05 A 10/25/05	F: 10/14/05 D: _____ F: _____ D: _____ A: 10/14/05	F: _____ D: _____ F: _____ D: _____ A: _____	
Minor Plat / Major Final Plat	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____
Vacation-Private Easement	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____

Project Number 1004481

First Review- Total City Days	
Second Review- Total City Days	
Third Review- Total City Days	
Subtotal	
Total Number of Developer Days (from back of form)	
Total Days	

Called agent to address transportation & utilities comments 10/17/05
 AGENT ADDRESSED COMMENTS 10/17/05
 10/19/05 - AGENT CAME w/ REVISIONS
 checked (S) get out to take up stairs to fire marshal 10/25/05

*Business Days
 **Pulled by Agent (P)
 F = forwarded
 D = disapproved
 A = approved

PLANS RELEASED TO APPLICANT OR AGENT TO CORRECT REJECTS

Called Applicant: _____	First Review	Developer Days: _____
Date Released: _____	Date Returned: _____	
Print Name: _____		
Signed: _____		

Called Applicant: _____	Second Review	Developer Days: _____
Date Released: _____	Date Returned: _____	
Print Name: _____		
Signed: _____		

Called Applicant: _____	Third Review	Developer Days: _____
Date Released: _____	Date Returned: _____	
Print Name: _____		
Signed: _____		

Called Applicant: _____	Fourth Review	Developer Days: _____
Date Released: _____	Date Returned: _____	
Print Name: _____		
Signed: _____		



Supplemental form
SUBDIVISION **S**
 ___ Major Subdivision action
 ___ Minor Subdivision action
 ___ Vacation **V**
 ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**
 ... for Subdivision Purposes
 ... for Building Permit
 ___ IP Master Development Plan
 ___ Cert. of Appropriateness (LUCC) **L**

Supplemental form
ZONING & PLANNING **Z**
 ___ 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)

APPEAL / PROTEST of... **A**
 ___ 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: VENTURA PACIFIC CAPITAL CO. PHONE: 805-987-6921
 ADDRESS: 340 ROSEWOOD AVE, SUITE D FAX: 805-987-0152
 CITY: CAMARILLO STATE CA ZIP 93010 E-MAIL: RD5VPC@AOL.COM
 Proprietary interest in site: PURCHASER List all owners: _____
 AGENT (if any): SCHLEGEL LEWIS ARCHITECTS PHONE: 247-1529
 ADDRESS: 1020 CENTRAL SE FAX: 243-6701
 CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: GDI@MAC.COM

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN FOR SUBDIVISION & BUILDING PERMIT, AA APPROVAL, QUICK SERVE RESTAURANTS

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. 61A2 Block: _____ Unit: 6
 Subdiv. / Addn. TOWN OF ATRISCO GRANT
 Current Zoning: C2-SC Proposed zoning: C2-SC
 Zone Atlas page(s): K-10 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 1.1968 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No ___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101005744821140708 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AV
 Between: AMANDA ST and COOPS BLVD

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
Z-95-23, DRB-95-192, DRB-98-66, DRB-99-208

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 4/19/05

SIGNATURE David Abbott DATE 10/11/05
 (Print) DAVID ABBOTT Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05AA - 01593</u>	<u>ASPS</u>	<u>P(4)</u>	<u>\$45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>05AA - 01594</u>	<u>ASBP</u>	<u>P(4)</u>	<u>\$45.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input 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>N/A</u>				Total
				<u>\$ 90.00</u>

Sandy Handley 10/11/05
 Planner signature / date

Project # 1004481

FORM P(4): SITE PLAN REVIEW ADMINISTRATIVE APPROVAL AMENDMENT

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCC approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request.
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area APPROVED SDP FOR 5,600 SF

Notifying letter & certified mail receipts addressed to owners of adjacent properties


Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to all those listed above:

- Co-location evidence as described in Zoning Code §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on 1/4 mile radius

PLEASE NOTE: If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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


 Applicant name (print) DAVID ABRIET
 Applicant signature / date 10/16/05

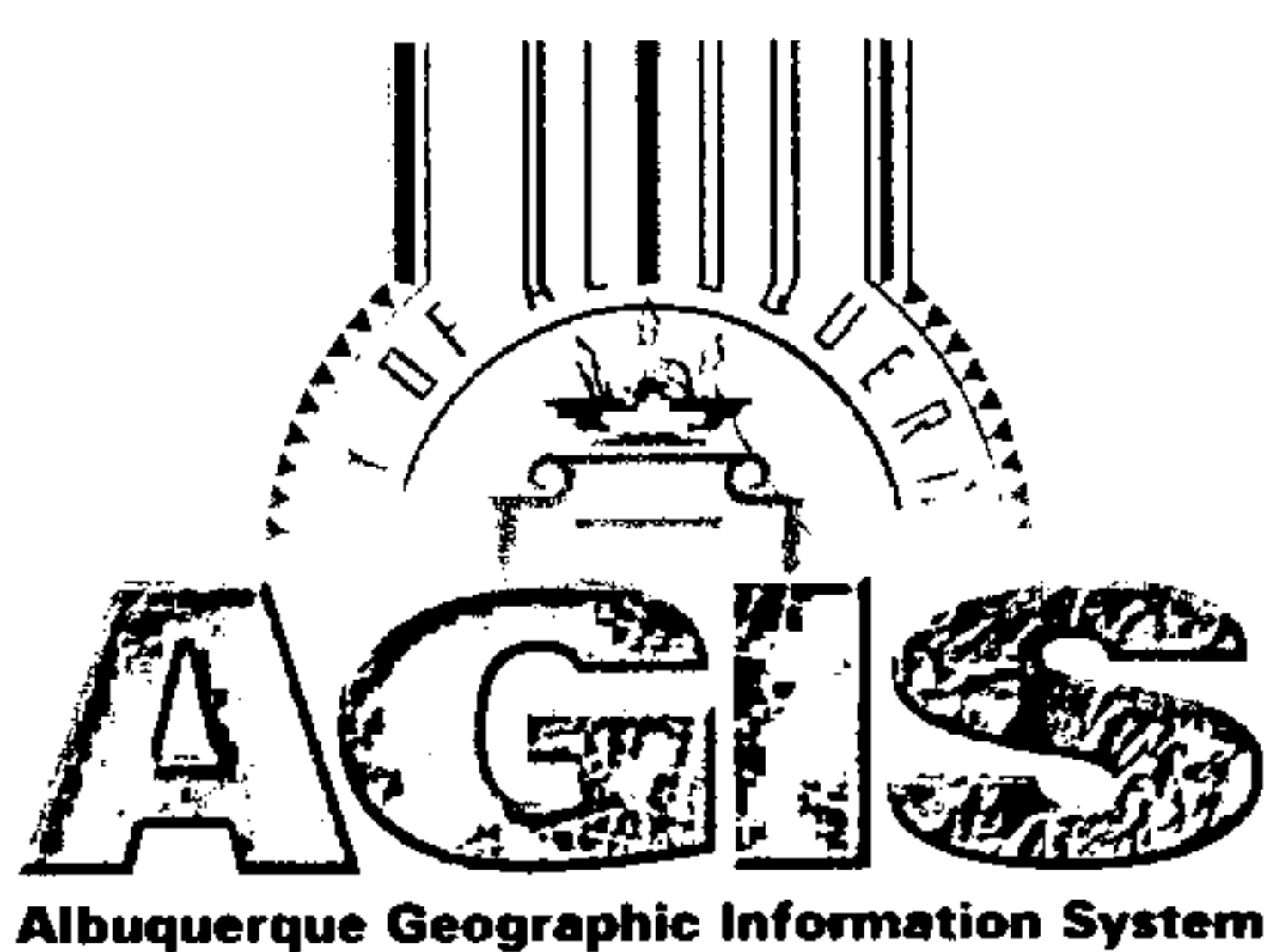


Form revised June 04, October 2004

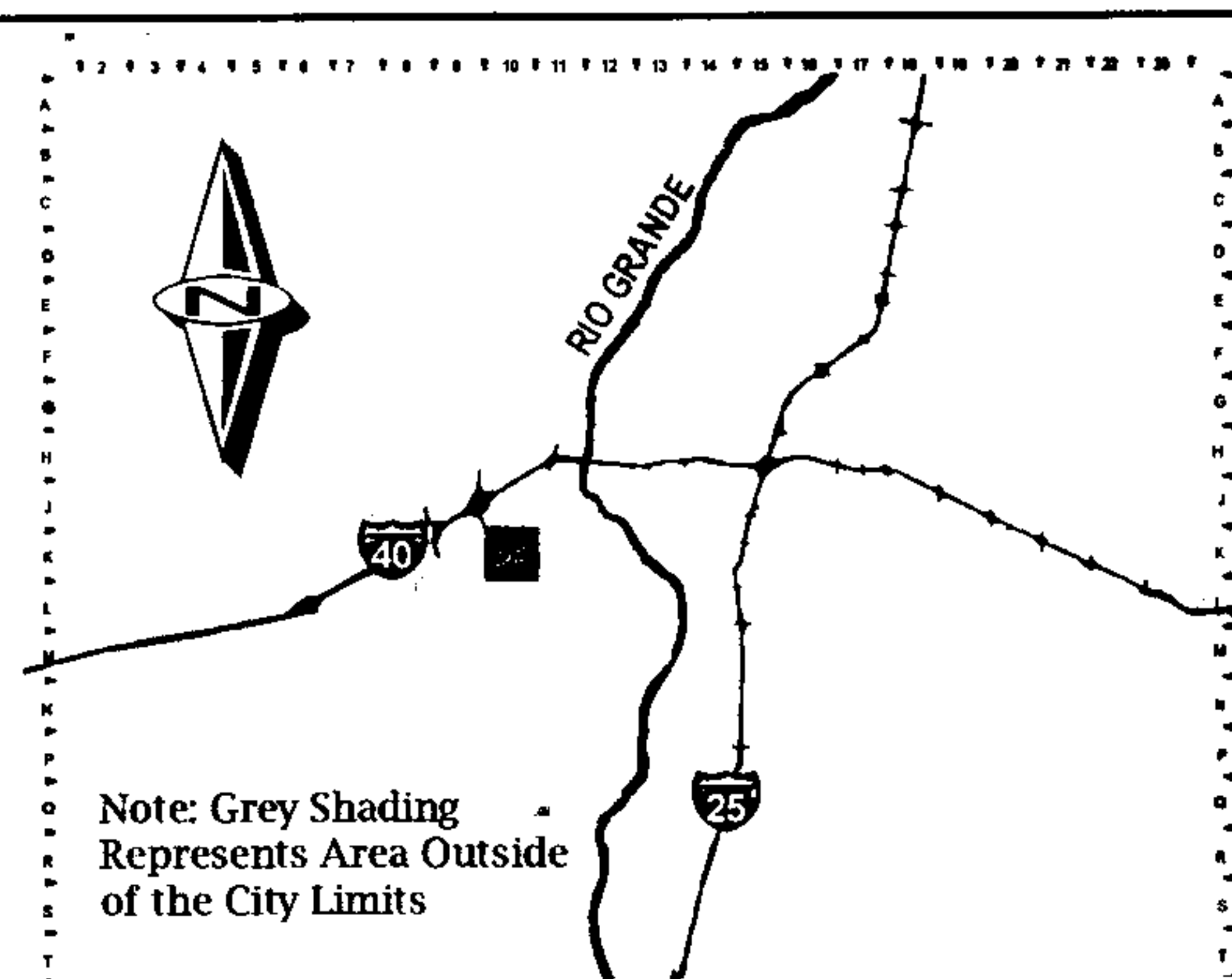
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
05AA - 01593

Sandy Handley 10/16/05
 Planner signature / date
 Project # 1004481



Map amended through:



Zone Atlas Page:

K-10-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

Feet

Schlegel Lewis Architects

PROJECT SUMMARY

This project incorporates approximately 5,400 square feet of quick serve type restaurant buildings including drive through windows, and will be built in two phases. The first phase is for a Carl's Jr. restaurant of approximately 2,700 square feet. The second phase is for an unknown restaurant of approximately 2,700 square feet.

The project includes towers, tile accents and tile roofs. The site features a large landscape buffer and outdoor patios.

The building style (single story retail) is comparable to the surrounding development. The color scheme, building materials and landscaping is similar to the surrounding development and conforms to the approved site development plan.

**VENTURA PACIFIC CAPITAL COMPANY**

340 Rosewood Ave., Suite D / Camarillo, California 93010 / (805) 987-6921 / Fax (805) 987-0152

October 5, 2005

Mr. Jim Lewis
Schlegel Lewis Architects
1620 Central Ave., SE
Albuquerque, NM 87106

RE: Central and Coors

Dear Mr. Lewis:

This letter will serve as your authorization as Architects along with Mark Goodwin and associates to work as agents on behalf of Carl's Jr. regarding the site plan for subdivision and site plan for building permit requests for lot 61A2, Town of Atrisco Grant Subdivision located on Coors Blvd SW and Central Ave SW.

Sincerely,

Richard Devericks

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

PAID RECEIPT

DUPLICATE
City Of Albuquerque
Treasury Division

APPLICANT NAME VENTURA PACIFIC CAPITAL CO
AGENT SCHLEGEL LEWIS ARCHITECTS
ADDRESS 1620 CENTRAL SE
PROJECT & APP # 1004481/05AA 01593, 01594
PROJECT NAME CARL'S JR. (CENTRAL & COORS)

10/11/2005 4:01PM LOC: ANNX
RECEIPT# 00050873 WSH 007 TRANSH 0041
Account 441006 Fund 0000 TRSKAL
Activity 4971000 \$90.00
Trans Amt \$90.00
J24 Misc \$90.00
CK \$90.00
CHANGE \$0.00

\$ _____ 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ 90.00 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
\$ 90.00 TOTAL AMOUNT DUE

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

SCHLEGEL LEWIS ARCHITECTS
A DIVISION OF GENERAL DESIGN
1620 CENTRAL AVE. SE
ALBUQUERQUE, NM 87106
PH: (505) 247-1529

BANK OF ALBUQUERQUE N.A.
ALBUQUERQUE, NEW MEXICO
95-660-1070

3726

10-10-05

PAY TO THE ORDER OF

City ALBQ

\$ 90.00

DOLLARS

NINETY and no/100

MEMO

CARLS 0519

⑈003726⑈ ⑆107006606⑆ 78273035⑈

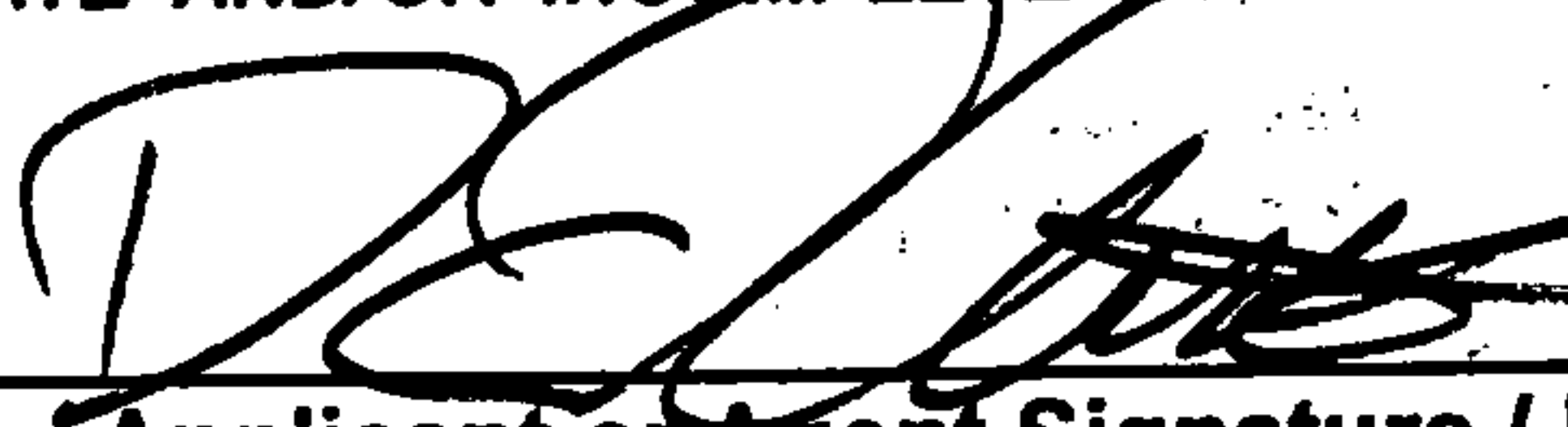
Security Features Included. Details on back.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.


Applicant or Agent Signature / Date 10/11/05

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Preliminary Grading Plan (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. Building and Structure Elevations
5. Conceptual Utility Plan

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

N/A A. 8-1/2" x 11" reduction for each plan sheet.

B. Written project summary. Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' [Other scales as approved by staff]
3. Bar scale
4. North arrow
5. Scaled vicinity map
6. Property lines (clearly identify)
7. Existing and proposed easements (identify each)
8. Phases of development including location and square footages of structures, circulation, parking and landscaping

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- N/A G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 41 provided: 46
 Handicapped spaces required: 2 provided: 2
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 4 provided: 4
 - N/A 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - N/A 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - N/A 1. Bikeways and bike-related facilities

- 2. Pedestrian trails and linkages
- N/A 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

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

5. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - N/A C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - N/A A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering. *Street trees*
- 8. Describe irrigation system
- 9. Planting Beds, indicating square footage of each bed
- N/A 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 - PRELIMINARY GRADING PLAN - Will be submitted separately

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

A. General Information

- N/A 1. Scale - must be same as Sheet #1 - Site Plan
- N/A 2. Bar Scale
- N/A 3. North Arrow
- N/A 4. Property Lines
- N/A 5. Existing and proposed easements
- N/A 6. Building footprints
- N/A 7. Location of Retaining walls

B. Grading Information

- N/A 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- N/A 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- N/A 3. Identify ponding areas, erosion and sediment control facilities.
- N/A 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width.
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
- N/A E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

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

Date: January 22, 1999

Albertsons Inc.
250 E. Park Center Blvd.
Boise, ID 83706

OFFICIAL NOTIFICATION OF DECISION

FILE: Z-95-23-1

LEGAL DESCRIPTION: located on Central Avenue S.W., between Central Avenue and Coors Boulevard S.W., containing approximately 7.4 acres. (K-10) Walter Gelb, Staff Planner

On January 21, 1999, the Environmental Planning Commission voted to approve Z-95-23-1, an amendment to an existing site development plan, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to a site development plan for building permit for approval of a gasoline fueling station on a 7.4 acre site located on the southwest corner of Central Avenue and Coors Boulevard.
2. The fueling station consists of a canopy which is 19 feet high, 76 by 24 feet, and a 70 square foot kiosk, and is proposed to be at the modifications the site p northeast portion of the site.
3. Transportation has identified numerous conditions of approval.
4. The site lighting detail should state that all lighting shall be full cut-off fixtures to minimize fugitive light on adjacent properties and right of way; the side building elevations shall have flood or security lighting that are full cut-off fixtures, but have enough coverage to provide adequate security lighting.
5. With modifications this request can be approved.

CONDITIONS:

1. Conditions of approval for the proposed amendment to the "site plan for building purposes" are as follows.

OFFICIAL NOTICE OF DECISION
JANUARY 21, 1999
Z-95-23-1
PAGE 2

- A TIS has been performed for this request. The implementation of and/or monetary contributions for mitigation measures as required by the *TIS negotiations* between the developer and the City must be completed prior to DRB sign-off.
 - The development of the site must meet all the requirements of previous actions taken by the DRB.
 - The fueling area must be isolated from the general parking areas and main circulation aisles. Channelization must be provided to create a physical barrier.
 - Provision of adequate stacking to ensure that waiting vehicles will not block main circulation aisles or spill over into the adjacent street.
 - The site access, circulation pattern, structure orientation / configuration must be constructed to the satisfaction of the Traffic Engineer
 - Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets. Unidirectional handicapped ramps should be used at all entrances.
 - The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
 - Location of walls, fences and signs must meet the clear sight distance requirements.
 - Site grades must accommodate handicapped features and ADA requirements for pedestrian access and circulation.
 - Provision of street trees and landscaping in the areas between the curb and the sidewalks on Central and Coors Boulevards.
2. The lighting should be changed to down lighting to minimize any fugitive/reflected light and comply with the Zoning Code.
 3. the pedestrian paths shall be of an alternate textured material slightly raised where they cross vehicle circulation areas, this includes the old shopping center site.
 4. Landscaping must meet 15% of the net site.
 5. The site development plan must be submitted to the EPC site plan review committee before going to DRB.
 6. Signage shall be limited to 15% of the face of the canopy maximum.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY FEBRUARY 5, 1999 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

PRE-APPLICATION DISCUSSION

NOTE: PRE APPLICATION DISCUSSIONS ARE PROVIDED TO ASSIST APPLICANTS IN ACQUIRING INFORMATION ON PROCESS AND REQUIREMENTS PERTAINING TO THEIR REQUEST. THE INTERPRETATION OF SPECIFIC USES ALLOWED WITHIN VARIOUS ZONES IS THE RESPONSIBILITY OF THE ZONING ENFORCEMENT OFFICER, AS PROVIDED FOR BY THE COMPREHENSIVE ZONING CODE. ANY STATEMENTS REGARDING ZONING AT THE PRE APPLICATION DISCUSSION ARE NOT CERTIFICATES OF ZONING.

PA # 05-046 APPLICANT David Abbott – Slagle Lewis Architects TEL. # 247-1529

RECEIVED BY Kyle Tsethlikai DATE April 19, 2005

APPOINTMENT TIME & DATE: 3:00 pm; April 26, 2005
Appointment requests received by Friday will be scheduled for Tuesday of the following week, if times are available. Requests received after Friday will be scheduled for the following Tuesday. **Please contact the Planning Division at 924-3860 for more information.**

1. BRIEFLY DESCRIBE REQUEST: (What do you plan to develop on this site?)

Fast Food Restaurant

2. RESPOND TO THE FOLLOWING QUESTIONS:

Size of site: 1.19 Acres Existing Zoning: C-2 Proposed Zoning: Same

Previous zone change or site plan approval case #s for this site: See Question #4

Applicable Area or Sector Development Plans: West Route 66 SDP

Residential: Type and # of Units Proposed: N/A

Commercial: Estimated building square footage: 3,000 Sq. Ft. No. Of Employees: _____

3. LOCATION OF REQUEST: Provide a legal description of property and indicate location using surrounding streets. Indicate significant landmarks or notable features in the vicinity. Include Zone atlas number.

6600 Central Ave SW, Lot 61A2, Town Of Atrisco Grant Unit 6, located on Southwest Coors Blvd SW and Central Ave SW, **Zone Atlas Page: K-10-Z**

4. WHAT QUESTIONS OR CONCERNS DO YOU HAVE REGARDING THIS REQUEST:

* Application Process (EPC, DRB or AA) _____
* Case Reference #'s: Z-95-23, DRB-95-192, DRB-98-66 & DRB-99-208

West Route 66 plan

↑ ↑
check Plng records

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Russell Brito Others Elizabeth Pincus
 Transportation: Tony Loyd Others Stephani Winklepleck
 Utilities: Others _____
 Others: _____

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

Zone Map Amendment: EPC Approval City Council Approval
 Sector Dev. Plan Amendment: EPC Approval City Council Approval
 Site Dev. Plan for Subdivision: EPC Approval DRB Approval
 * Site Dev. Plan for Bldg Permit: EPC Approval DRB Approval sign-off
 Annexation: [EPC Review with City Council Approval]
 OTHER

3. SUMMARY OF PRT DISCUSSION

Parcel 61AZ — appears to be part of a larger C-2 shopping center site. Part of Albertson's 1995 approval.

Video store proposed for site? some years ago

* As a default position, based on the Z-95-23 application site map, the Tract in question is part of the larger Albertson's "shopping center" site — as defined in the zoning code. Consequently the review of the site plan for the restaurant will go to the EPC.

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.

[PRT DISCUSSIONS ARE INFORMATIONAL & NON-BINDING]

Bob Jaworski 4/26/05
 PRT CHAIRMAN / DATE

[Signature] 4/26/05
 APPLICANT OR AGENT / DATE

There was a TIS done for the Albertson's site plan that included the subject Tract. The TIS may require updating w/ this request.

→ The above suggests that the Tract is part of the "Shopping Center," and requires EPC review/approval.

The agent should research applicable previous EPC/DRB decisions to determine if an alternate review/approval process is appropriate.

Must comply w/ West Route 66 Sector Plan development guidelines. And Westside Strategic Plan is applicable.

Coors Corridor Plan is not applicable.



Note: Shaded area indicates County Not to Scale

LAND USE MAP

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial -Retail, Service, Wholesale
- DRNG Drainage
- EDUC Public or Private School
- GOLF Golf Course
- MED Medical Office or Facility
- MFG Manufacturing or Mining
- MH Mobile Home
- MULT Multi-Family or Group Home
- OFF Office
- ORG Social or Civic Organization
- PARK Park, Recreation or Open Space
- PRKG Parking
- PUBF Public Facility
- RELG Religious Facility
- SF Single Family
- TRAN Transportation Facility
- UTIL Utility
- VAC Vacant Land or Abandoned Bldgs
- WH Warehousing & Storage



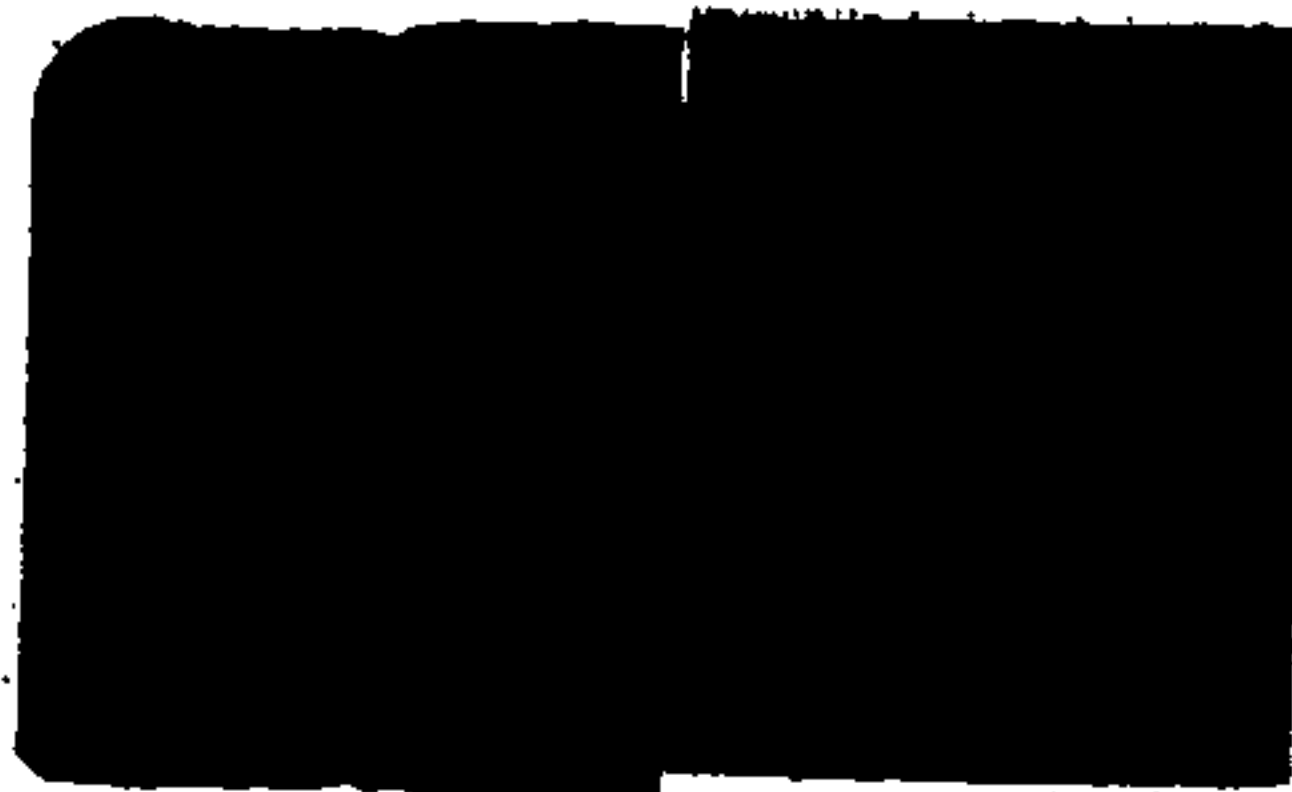
Scale 1" = 506'

PROJECT NO.
PA-05-046

HEARING DATE
4-26-05

MAP NO.
K-10

ADDITIONAL CASE NUMBER(S)
**PRE-APPLICATION
DISCUSSION
DAVID ABBOTT**



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT SERVICES DIVISION

ENVIRONMENTAL PLANNING COMMISSION
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West Route 66 Sector Development Plan

The Plan was adopted in 1988. The Plan area stretches 6.63 miles along Central from the Rio Grande west to its intersection with Interstate 40. The north and south boundaries of the plan area encompass lots adjacent to Central Avenue. A site development plan must be approved by the City Planner for each property developed in the plan area to ensure compliance with the Design Overlay Zone. This request if approved will constitute approval of the site development plan.

The plan has design overlay zone regulations such as the 25 foot buffer landscaping along Central, signs restrictions, and building height. These regulations will be met with this submittal.

West Side Strategic Plan

The *West Side Strategic Plan* was first adopted by the City Council in 1997. The *West Side Strategic Plan* generally encompasses properties between the Sandoval County line on the north, the Rio Puerto Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central; specific boundaries are shown on the Plan Boundary Map in the Plan. It includes applicable policies regarding land use in Village Centers (*Policy 19*) and the Bridge/Westgate Community Service Area.

Policy 338 (page 70) Urban style services are appropriate in the Community. This area shall receive a high priority for public infrastructure spending.

The site is located in the Central/Coors Village Center.

Long Range Major Street Plan

The Long Range Major Street Plan designates Coors Boulevard as a Limited-Access Principal arterial, with a right-of-way of 156'

The Long Range Major Street Plan designates Central Avenue as a Principal Arterial, with a right-of-way of 124' (Established & Developing Urban) or 156' (elsewhere).

ANALYSIS

The site is located on the southwest corner of Coors Boulevard and Central SW. It is a Shopping Center Site consisting of 7.4 acres. It is zoned C-2. An existing Albertson's Super Market has been built on the site. The applicant proposes to add an automobile fueling station on the northwest corner. The gasoline fueling station is a permissive use in the C-2 zone.

Site Plan

The West Route 66 Sector Development Plan requires that all properties within its boundaries must have an approved site development plan. The C-2 zoning and shopping center designation on this property requires that this site must come before the Environmental Planning Commission for approval.

The original approval was for a 50,245 square foot grocery store and a 5,000 square foot secondary retail building. Only the grocery store is built.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION

ENVIRONMENTAL PLANNING COMMISSION
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Development Services Report

SUMMARY OF REQUEST

Request 1. Amendment to a site development plan for building permit for a refueling center.

Location Southwest corner of Coors Boulevard and Central SW

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area: Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	C-2	Established Urban Area of the Comprehensive Plan.	Commercial Uses
<i>North</i>	C-2		Commercial Uses
<i>South</i>	O-1		Vacant
<i>East</i>	O-1		Vacant
<i>West</i>	C-2		Vacant

Background

In 1995 the Environmental Planning Commission approved a site development plan for the entire 7.4 acre shopping center site (Z-95-23). The anchor for the site is Albertson's. The current request is for an amendment to the site development plan for the shopping center site to allow a gas fueling center, consisting of a canopy and a small kiosk, to locate along the Central Avenue frontage.

In 1998 the Development Review Board approved an amendment to the pad site which is on the northwest corner of the shopping center (DRB-98-66).

The subject property is located on the south side of Central Avenue SW and the west side of the new alignment for Coors Boulevard on 7.4 acres consisting of one lot. The land to the west, south and east is vacant. To the north is C-2 Shopping Center site developed with Commercial Uses.