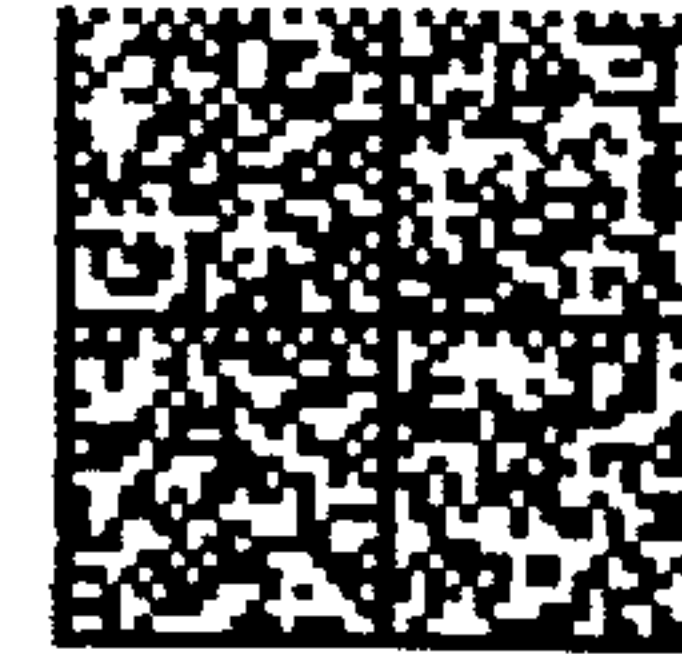
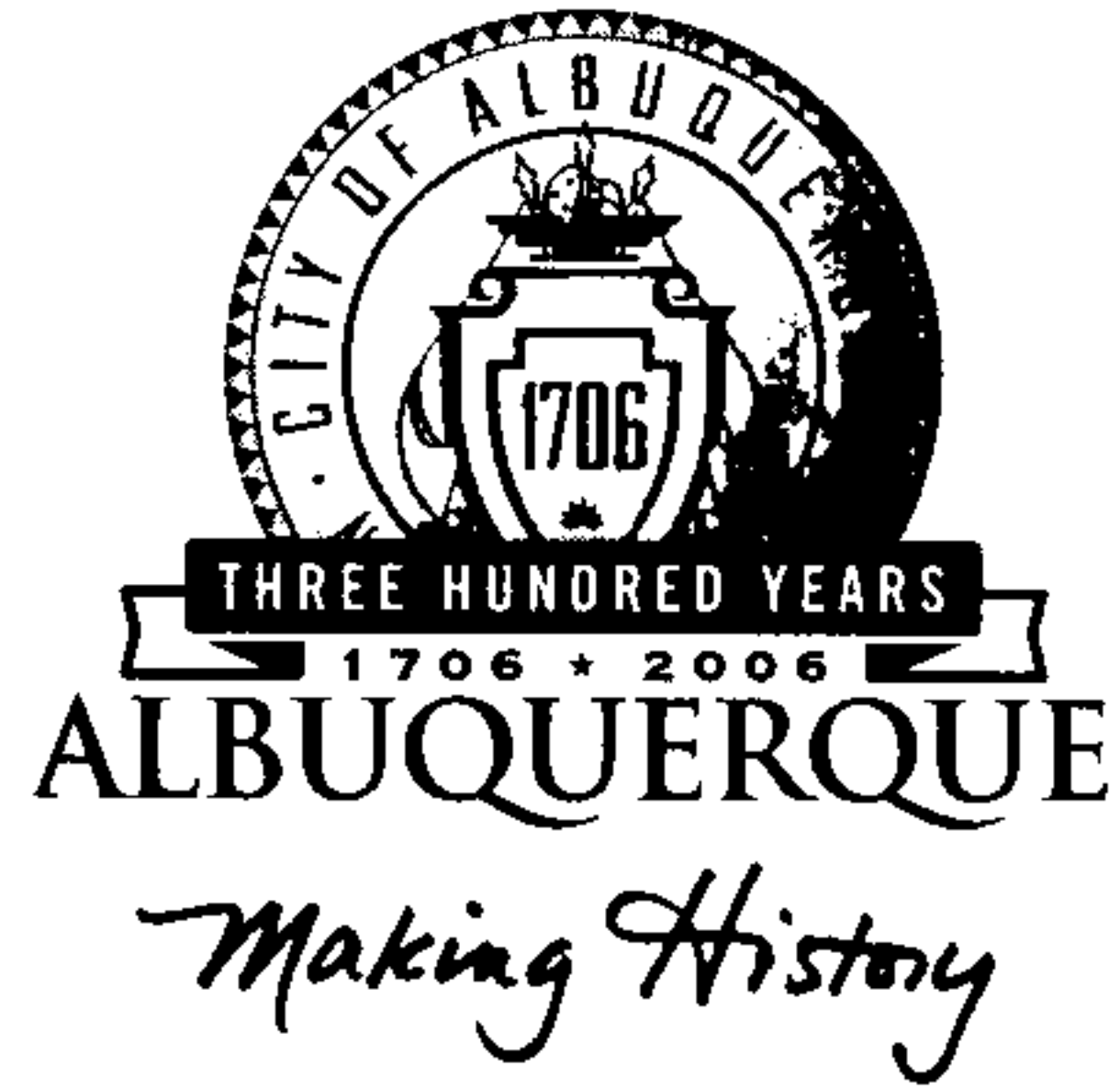


CITY OF ALBUQUERQUE



02 1A \$ 00.37⁰
 0004329277 NOV 23 2005
 MAILED FROM ZIP CODE 87102

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

Project # 1004532
 DAVID STAFFORD
 Classic Uptown N.A.
 2812 SAN PABLO NE
 ALBUQUERQUE, NM 87110

CLASS 12 871102020 IN 14 11/28/05
 RETURN TO SENDER

NO FORWARD ORDER ON FILE
 UNABLE TO FORWARD
 RETURN TO SENDER

8711042715-12 C016



114
114
114
114

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, December 8, 2005, 4:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

Distribution & Review – Current Land Use Matters for the December 15, 2005 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, December 15, 2005, 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project # 1004531

05EPC-01690 EPC Site Development Plan-Subdivision

05EPC-01691 EPC Site Development Plan-Building Permit

BRISCOE ARCHITECTS, PC agents for MCLEOD BUSINESS PROPERTIES request the above actions for all or a portion of Tracts 2-A-3-A, **McLeod Business Park**, zoned C-3, located on the west side of JEFFERSON ST. NE, between MCLEOD RD. NE and I-25, containing approximately 9 acres. (F-17) Catalina Lehner, Staff Planner

Project # 1002962

05EPC-01692 Zone Map Amendment

05EPC 01746 EPC Site Development Plan-Building Permit

J.S. ROGERS ARCHITECTS, PC agents for the CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS requests the above actions for all or a portion of Tract 10, **The Trails Subdivision, Unit 2**, a zone map amendment from R-D Residential and Related Uses to SU-1 for CHURCH, located at the southeast corner of RAINBOW BLVD. NW and WOODMONT AVE. NW, containing approximately 6 acres. (C-9) David Stallworth, Staff Planner

Project # 1004532

05EPC-01693 EPC Site Development Plan-Building Permit

FANNING BARD TATUM ARCHITECTS agent for ASHCRAFT REAL ESTATE & DEVELOPMENT request the above actions for all or a portion of Tract B-1, **Mesa del Norte Addition**, zoned SU-2/R-2 & O-1, located on the east side of LOUISIANA BLVD. NE, between CONSTITUTION AVE. NE and SUMMER AVE. NE, containing approximately 2 acres. (J-19) Stephanie Shumsky, Staff Planner

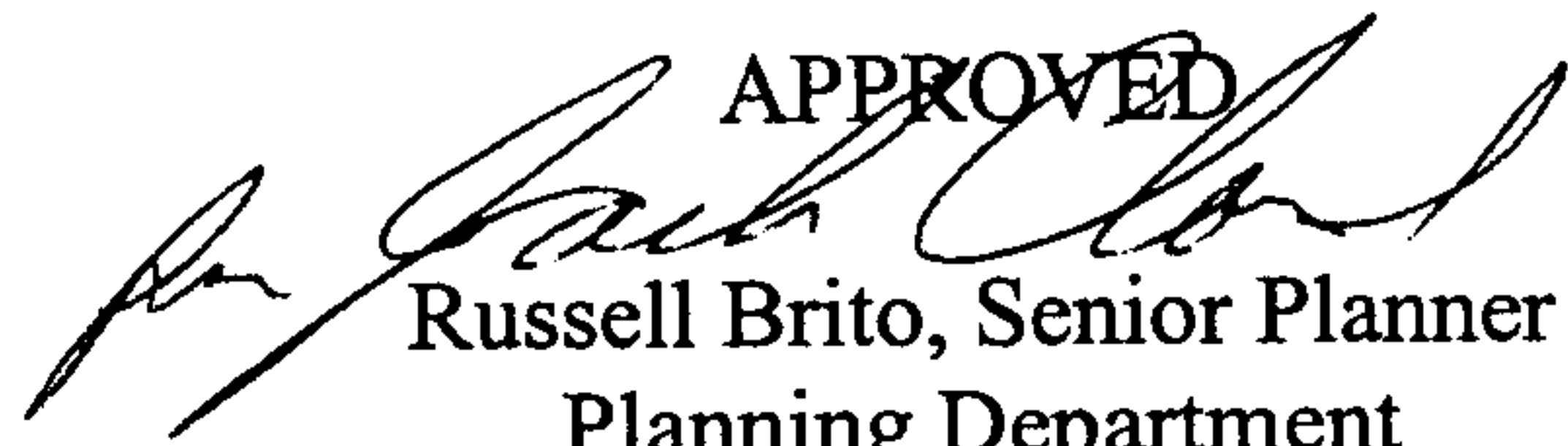
Project # 1004354
05EPC-01234 EPC Site Development Plan-
Subdivision

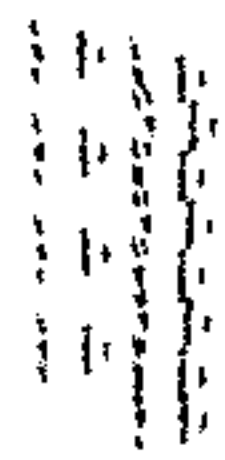
TIERRA WEST LLC agents for ACRE PARTNERS request the above action for all or a portion of Lots 22-27 and Tract 0, Block 9, **Original Townsite of Westland**, zoned SU-2/IP & C-2, located on the east side of 98TH ST. NW, between CENTRAL AVE. NW and VOLCANO RD. NW, containing approximately 9 acres. (K-9) Stephanie Shumsky, Staff Planner

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria 924-3886.

Jens Deichmann, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL NOVEMBER 23, 2005.

APPROVED

Russell Brito, Senior Planner
Planning Department



4532

DXF Electronic Approval Form

DRB Project Case #: 1004532

Subdivision Name: MESA DEL NORTE TRACTS B1A & B1B

Surveyor: WILL PLOTNER JR

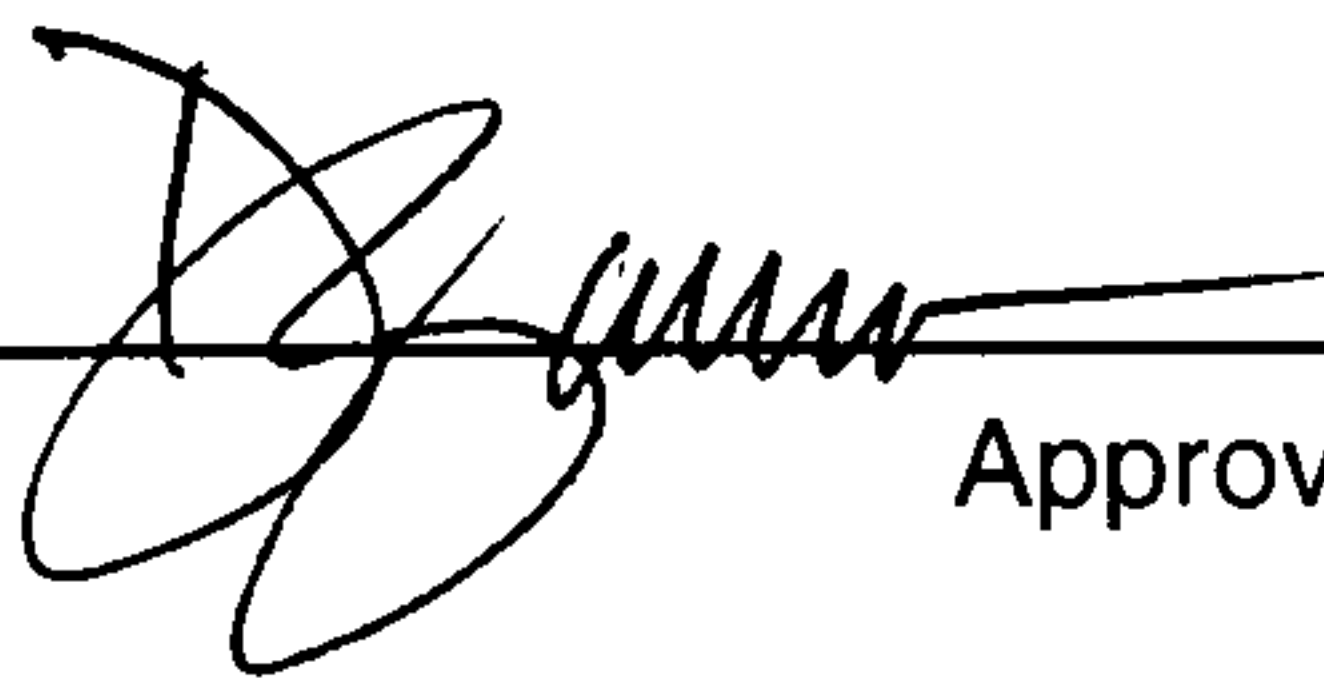
Contact Person: WILL PLOTNER JR

Contact Information: 896-3050

DXF Received: 12/28/2010

Hard Copy Received: 12/28/2010

Coordinate System: NMSP Grid (NAD 83)


Approved

12-28-2010
Date

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

AGIS Use Only

Copied fc **4532** to agiscov on **12/28/2010** Contact person notified on **12/28/2010**

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

12/07/2010 Issued By: E08375 85222

DRB
DRB
DRB

STANDARD APPLICATION, Paper Plans Required

Permit Number: 2010 070 349 **Category Code 910**

Application Number: 10DRB-70349, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: LOUISIANA BLVD NE BETWEEN CONSTITUTION AVE NE AND SUMMER NE

Project Number: 1004532

Applicant
ASHCROFT REAL ESTATE AND DEVELOPMENT

7850 JEFFERSON NE SUITE 130
ALBUQUERQUE NM 87109
285-7728

Agent / Contact
Cartesian Surveys Inc
Jada Plotner
P.O. Box 44414
Albuquerque NM 87124

wplotnerjr@aol.com

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$285.00
TOTAL:		\$305.00

City Of Albuquerque
Treasury Division

12/7/2010 10:52AM LOC: ANNX
WSH 008 TRANSH 0012
RFCEIPT# 00125582-00125583
PERMIT# 2010070349 TRSDMG
Trans Amt. \$540.00
Conflict Manag. Fee \$20.00
DRB Actions \$285.00
VT \$540.00
CHANGE \$0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

11/18/2010 Issued By: E08375 93791

STANDARD APPLICATION, Paper Plans Required

Permit Number: 2010 070 324 **Category Code 910**

Application Number: 10DRB-70324, Major - Sdp For Subdivision

Address:

Location Description: LOUISIANA BLVD NE BETWEEN CONSTITUTION AVE NE AND SUMMER AVE NE

Project Number: 1004532

Applicant
 ASHCRAFT REAL ESTATE

8200 MOUNTAIN RD NW SUITE 102
 ALBUQUERQUE NM 87110
 285-7728
 terry@ashcraftrealestate.com

Agent / Contact
 Consensus Planning
 James Strozier
 302 8th St Nw
 Albuquerque NM 87102

cp@consensusplanning

Application Fees

441018/4943000	APN Fee	\$75.00
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$385.00
TOTAL:		\$480.00

City Of Albuquerque
 Treasury Division

11/18/2010 10:29AM LOC: ANNX
 WSH 006 TRANS# 0008
 RECEIPT# 00126800-00126800
 PERMIT# 2010070324 TRSSVG
 Trans Amt \$480.00
 APN Fee \$75.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$385.00
 CK \$480.00
 CHANGE \$0.00



DRB

DRB CASE ACTION LOG (Preliminary/Final)

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

DRB Application No.: 10DRB-70349

Project # 1004532

Project Name: *Mesa Del Norte Addition*

Agent: *Cartesian Surveys Inc.*

Phone No.:

Your request was approved on 12-15-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: Jular Note

PLANNING (Last to sign): done by Landscape Element Utility Signatures

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.



DRB CASE ACTION LOG (Site Plan - Subdivision)

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

DRB Application No.: 10DRB-70324

Project # 1004532

Project Name: *Mesa Del Norte Addition*

Agent: *Consensus Planning*

Phone No.:

Your request was approved on 12-15-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): *- incorporate site plan per building permit*

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.**



DRB CASE ACTION LOG (Preliminary/Final)

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

DRB Application No. 10DRB-70349	Project # 1004532
Project Name: <i>Mesa Del Norte Addition</i>	
Agent: <i>Cartesian Surveys Inc.</i>	Phone No.:

Your request was approved on 12-15-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- TRANSPORTATION:** _____
- ABCWUA:** _____
- CITY ENGINEER / AMAFGA:** _____
- PARKS / CIP:** _____
- PLANNING (Last to sign):** *done, Landscape E'ment*
Utility Signatures

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.**

3. **Project# 1004532**
10DRB-70324 MAJOR - SDP FOR
SUBDIVISION

CONSENSUS PLANNING agent(s) for ASHCRAFT REAL ESTATE request(s) the referenced/ above action(s) for Tract B-1, **MESA DEL NORTE ADDITION**, zoned SU-3 MU-UPT BUFFER (Mixed Use – Uptown/ Buffer), located on the east side of LOUISIANA BLVD NE between CONSTITUTION AVE NE and SUMMER AVE NE containing approximately 4.5 acre(s). (J-19) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO INCORPORATE SITE PLAN FOR BUILDING PERMIT.**

10DRB-70349 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for ASHCROFT REAL ESTATE AND DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) B-1, **MESA DEL NORTE ADDITION Unit(s)** , zoned SU-3, located on LOUISIANA BLVD NE BETWEEN CONSTITUTION AVE NE AND SUMMER NE containing approximately 4.53 acre(s). (J-19) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, LANDSCAPE EASEMENT AND UTILITY SIGNATURE.**

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

4. **Project# 1008203**
10DRB-70351 MAJOR - AMENDED
SDP BP/SUBD

ISAACSON AND ARFMAN PA agent(s) for UNSER SAGE PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF ABQ SOUTH Unit(s) 1-B**, zoned C-1, located on UNSER BLVD SW BETWEEN SAGE RD SW AND ARENAL RD SW containing approximately 9.16 acre(s). (M-10)**DEFERRED TO 12/22/10 AT THE AGENT'S REQUEST.**



PROJECT # 1004532

#3

Date: 12-15-10

**DRB PUBLIC HEARING
SIGN IN SHEET**

Please provide your name and address for an opportunity to speak and/or receive an official notice of decision

16. Name: _____ Address: _____

17. Name: _____ Address: _____

18. Name: _____ Address: _____

19. Name: _____ Address: _____

20. Name: _____ Address: _____

21. Name: _____ Address: _____

22. Name: _____ Address: _____

2010.11.17

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
November 17, 2010
DRB Comments**

ITEM # 11

PROJECT # 1004532 APPLICATION # 10-70318

RE: Tract B-1, Mesa del Norte Addition

Per § 14-14-2-2 of the Subdivision Ordinance, platting must conform to an approved site plan. There was a relatively recent site plan with this project number that was approved by EPC but evidently has not been signed-off by DRB. That site plan should be finalized if this proposed plat would conform. If a different layout is needed for this subdivision, that site plan should be withdrawn and the previous site plan (Z-88-9?) should be reviewed; if this subdivision does not conform with the previous site plan, perhaps it could be administratively amended.

If there is no significant infrastructure required, this would be a minor subdivision.

Proposed Easement Note 9 needs to include Tract A as a beneficiary. A landscape easement is needed for existing landscape improvements.



Jack Cloud AICP, DRB Chairman
924-3880/ jcloud@cabq.gov

LEGAL DESCRIPTIONTRACT B-1, A REPLAT OF TRACT B, MESA DEL NORTE ADDITION,
ALBUQUERQUE, NEW MEXICO.**PROJECT DATA****PARKING REQUIREMENTS:**

BUILDING AREA/NET S. F. PARKING REQ'D:

BUILDING 1:

GROUND: 13,212/200= 66.06

2nd: 14,424/300= 48.08

3rd: 11,472/300= 38.24

PARKING REQ'D: 152.38

BUILDING 2:

GROUND: 10,968/200= 54.84

2nd: 12,360/300= 41.20

3rd: 12,180/300= 40.60

4th: 8,292/300= 27.64

PARKING REQ'D: 164.28

TOTAL REQUIRED: (BLDG 1 + BLDG 2) 317

10% ALLOWABLE REDUCTION DUE
TO PROXIMITY TO REGULAR TRANSIT
ROUTE.-32

NET REQUIRED: 285

PARKING PROVIDED:

BUILDING 1:

BUILDING 2:

PARKING PROVIDED:

STANDARD SPACES

HANDICAPPED SPACES (BASED
ON 2.5% OF TOTAL PARKING
PROVIDED):

205

110

315

307

8

BICYCLE SPACES REQUIRED: 15

BICYCLE SPACES PROVIDED: 15

LANDSCAPING:

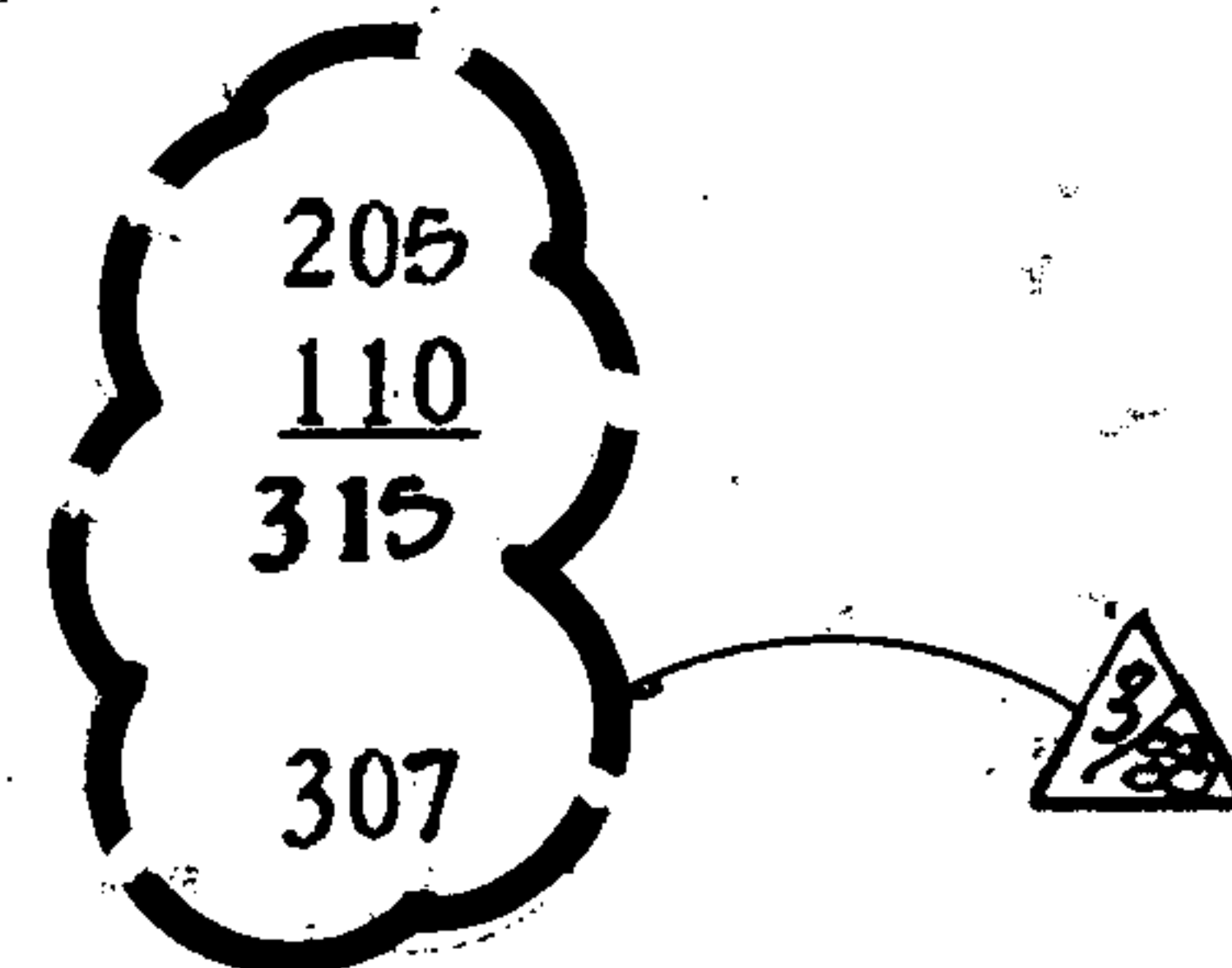
TOTAL PARKING AREA: 120,100 S. F.

LANDSCAPING REQUIRED

(7% OF TOTAL PARKING AREA): 8,407 S. F.

LANDSCAPING PROVIDED: 43,090 S.F.

LANDSCAPING/PARKING RATIO: 36%



MIN

Project 1004532

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

Date: February 19, 1988

NOTIFICATION OF DECISION

Ashcraft Real Estate & Development Corporation
1120 Pennsylvania NE
Albuquerque, NM 87110

File: Z 88-9
Location: Tract B-1 of Mesa Del Norte Addition, zoned SU-2/R-2 and O-1, located on the northeast corner of Louisiana Boulevard NE and Summer Avenue NE, and containing approximately 4.53 acres. (J-19)

On February 19, 1988, the Environmental Planning Commission voted to approve Z-88-9, a site development plan amendment, based on the following Findings and subject to the following Conditions:

Findings:

1. The plan is generally consistent with applicable City plans and policies.
2. Minor deficiencies exist in access, circulation, signage, and lighting.

Conditions:

1. Sidewalk connections must be provided from Louisiana Boulevard, Summer, and Constitution. Sidewalks abutting parking areas shall be a minimum of 5 feet wide.
2. The landscaping plan for the southern edge of the property must be approved by Staff.
3. All landscaped areas within and abutting the parking must have a minimum width exclusive of curbing and overhang of 4 feet.
4. The sign on Constitution Avenue may not be located in the right-of-way.
5. Site lighting, height, and type must be specified.
6. The exhibit entitled "Entrance Geometry Plan", dated 2/88 becomes part of the approved site plan.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY MARCH 4, 1988, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division 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 it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER 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).

Sincerely,

Richard Green

Phil Garcia
City Planner

FG/DC/vb
(393)

cc: Bill Fanning 4600 A Montgomery NE, 87109
Betty Jo Nye, 7612 Winter NE President of the Mark Twain Neighborhood Assoc.

Attachment B



Complete
AM

DRB CASE ACTION LOG (Site Plan - Subdivision)

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

DRB Application No.: 10DRB-70324

Project # 1004532

Project Name: *Mesa Del Norte Addition*

Agent: *Consensus Planning*

Phone No.: _____

Your request was approved on 12-15-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): *ok - incorporate site plan per*
billby permit

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:** _____

ok -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.

DRB/EPC/LUCC APPLICATION CHECKLIST

Steve Sink
APD Crime
Prevention
924.3600

A review of DRB Case 1004532 indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

- Traffic volume/*Explain:*
- Traffic control devices/*Explain:*
- Burglaries/*Explain:*
- Speeding violations/*Explain:*
- Lighting issues/*Explain:*
- Maintenance of landscaping/*Explain:*
- Robbery/*Explain:*
- Assault/*Explain:*
- Shoplifting/*Explain:*
- Accidents in the parking lot/*Explain:*
- A higher probability of crimes during evening/weekend hours/*Explain:*
- Commercial burglary/*Explain:*
- Rape/*Explain:*
- Adequate security/*Explain:*
- Alarm security/*Explain:*
- Alarm response i.e. false alarms, etc/*Explain:*
- Transients/*Explain:*
- Need for neighborhood association/*Explain:*



Other: No Crime Prevention or CPTED comments concerning the proposed Site Development Plan for Subdivision at this time due to lack of information about property use. ["No construction is proposed at this time."]

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

b
b
b
b
b

Meeting Date: Dec. 13, 2010

Project# 1004532

Zone Atlas Page: J-19

App# 10DRB 70324

Notification Radius: 181'

Cross Reference and Location: Louisiana Blvd NE Between
Constitution Ave NE and Summer Ave NE

Applicant: Ashcraft Real Estate
8200 Mountain Rd NE Suite 102
Alb. NM, 87110


Agent: Consensus Planning, Inc
302 8th St NW
87102

Special Instructions:

Notice must be mailed from the
City's 15 day's prior to the meeting.

Date Mailed: 12-24-10

Signature: Vah



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE

LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- EASEMENTS
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
- 2010 AIR PHOTO
- 2008 AIR PHOTO
- 2006 AIR PHOTO
- 2004 AIR PHOTO
- 2002 AIR PHOTO
- 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWN ZIPCC
1	101905804219231511	CARVER RACHELLE L	7200 SUMMER AVE NE	ALBUQUERQUE	NM	87110
2	101905805818531509	SANCHEZ MORRIE L & GLORIA P TRUSTEES SANCHEZ LVT	1313 CHAMA ST NE	ALBUQUERQUE	NM	87112
3	101905805328520112	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103

Buffer [SEARCH](#) [REFRESH](#) [HELP](#) [MAIN PAGE](#) [CONTACT GIS TEAM](#)

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
1	101905804219231000	CARVER RACHELLE L	7200 SUMMER AVE NE	ALBUQUERQUE	NM	87110R		A1A	* 010 026MESA DEL NORTE REPL	0.17478673
2	101905805816531000	SANCHEZ MORRIE L & GLORIA P TRUSTEES SANCHEZ LV71313 CHAMA ST NE	PO BOX 1293	ALBUQUERQUE	NM	87112R		A1A	* 012 026MESA DEL NORTE REPL S 45 FT L 12 X N 20 FT L 13 PARCEL A SUMMARY PLAT SHOWING UNM PARCELS A B & C SITUATE WITHIN THE NW1/4 SEC 18 T10N R4ECONT 6.224 AC	0.20416201
3	101905805328520000	CITY OF ALBUQUERQUE	1245 MONTROSE PL SW	ALBUQUERQUE	NM	87103C		A1A	* 011 026MESA DEL NORTE REPL N 15 FT L 12	6.2982208
4	101905805819131000	RIVERA ROSALINA	1245 MONTROSE PL SW	ALBUQUERQUE	NM	87105R		A1A		0.21822003
5	101905806623032000	CASA PLACIDA INC	7100 CONSTITUTION NE	ALBUQUERQUE	NM	87110R		A1A	W1/2 BLK 21 E 1/2 BLK 25 & VAC CHAMA ST-MESA DEL NORTE ADDN CONT 4.408 AC MIL	4.26821171
6	101905804219031000	SCOFIELD TIMOTHY W & MARY L	1308 ALCAZAR ST NE	ALBUQUERQUE	NM	87110R		A1A	* 008 026MESA DEL NORTE REPL	0.18366066
7	101905802519231000	HAY SALLY J & SUZAN A NASLUND	PO BOX 81156	ALBUQUERQUE	NM	87198R		A1A	* 011 030MESA DEL NORTE REPL	0.14641778
8	101805851623043000	ROGER COX LIMITED PTNS 1984-2 1984-2	1717 LOUISIANA BLVD NE 111	ALBUQUERQUE	NM	87110C		A1A	LEVY TRACT A OF THE REPLAT OF A WESTERLY PORTION OF LOTS 11 THRU 20 BLOCK	1.67234175
9	10190583032232000	ASHCRAFT REAL ESTATE & DEV CORP	1128 PENNSYLVANIA NE	ALBUQUERQUE	NM	87110C		A1A	TR B-1 (REPL OF TR B) MESA DEL NORTE ADDN CONT 4.5289 AC MIL	4.51487656
10	101905802518031000	LOCKE RODNEY L	1309 ALCAZAR ST NE	ALBUQUERQUE	NM	87110R		A1A	* 013 030MESA DEL NORTE REPL	0.16984742
11	101805851716442000	KENTNER FAMILY TRUST- RESIDUAL & KENTNER PROPERTY LLC	6312 IRWINDALE AVE 1-C	IRWINDALE	CA	91706R		A1A	* 11A 24 REPLAT OF LOTS 11 THRU 20 EXCEPT ELY 20FT BLK 24 FREDERICK A FARR ADD	1.64289473
12	10190580172452000	METRO CENTER ASSOCIATES L P % MADISON NEW YORK CORP	330 GARFIELD ST 200	SANTA FE	NM	87501C		A1A	TRACT A OF SUMMARY PLAT OF PORTIONS OF BLK 25 & BLK 29- MESADEL NORTE ADD N CONT 1.821 AC MIL	1.90279699
13	101905804218731000	ROGERS CALVIN BENJAMIN & ELOISE WOOD ROGERS CO- TRUSTEES	1312 ALCAZAR ST NE	ALBUQUERQUE	NM	87110R		A1A	* 009 026MESA DEL NORTE REPL	0.18506781
14	101905802518731000	MCCELLEN DAN W	1313 ALCAZAR ST NE	ALBUQUERQUE	NM	87110R		A1A	* 012 030MESA DEL NORTE REPL	0.18444292
15	10190580117931000	ALBUQUERQUE III ASSOCIATES	8001 INDIAN SCHOOL NE 400	ALBUQUERQUE	NM	87110R		A1A	* 0307 & 9 10 11 X 12 EXC E 10FT MESA DEL NORTE	0.87031843

OR CURRENT OWNER
ASHCRAFT REAL ESTATE & DEV CORP
1128 PENNSYLVANIA NE
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
RIVERA ROSALINA
1245 MONTROSE PL SW
ALBUQUERQUE, NM 87105

OR CURRENT OWNER
SCOFIELD, TIMOTHY W & MARY L
1308 ALCAZAR ST NE
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
LOCKE RODNEY L
1309 ALCAZAR ST NE
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
ROGERS CALVIN BENJAMIN & ELOISE WOOD
ROGERS CO-TRUSTEES
1312 ALCAZAR ST NE
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
MCCLELLEN DAN W
1313 ALCAZAR ST NE
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
SANCHEZ MORRIE L & GLORIA P TRUSTEES
SANCHEZ LVT
1313 CHAMA ST NE
ALBUQUERQUE, NM 87112

OR CURRENT OWNER
ROGER COX LIMITED PTNS 1984-2 1984-2
1717 LOUISIANA BLVD NE 111
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
METRO CENTER ASSOCIATES L P % MADISON
NEW YORK CORP
330 GARFIELD ST 200
SANTA FE, NM 87501

OR CURRENT OWNER
KENTNER FAMILY TRUST-RESIDUAL &
KENTNER PROPERTY LLC
5312 IRWINDALE AVE 1-C
IRWINDALE, CA 91706

OR CURRENT OWNER
ALBUQUERQUE III ASSOCIATES
6001 INDIAN SCHOOL NE 400
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
CASA PLACIDA INC
7100 CONSTITUTION NE
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
CARVER RACHELLE L
7200 SUMMER AVE NE
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE, NM 87103

OR CURRENT OWNER
HAY SALLY J & SUZAN A NASLUND
PO BOX 81156
ALBUQUERQUE, NM 87198

HEARING DATE:

1111
1111
1111
1111

HEARING DATE: 11-17-10 (SK)



#9

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

REVISED 9/28/05

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

DRB Application No.: 06DRB-00741 (SBP)	Project # 1004532
Project Name: LOUISIANA PLACE	
Agent: Fanning Bard Tatum Architects	Phone No.: 853-5200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/21/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: New water line Rosemeat Recorded DMC plans
approved for water line relocation

CITY ENGINEER / AMAFCA: SFA
3 copies

PARKS / CIP: _____

PLANNING (Last to sign): [Signature]

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

1004532

BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.

9. **Project # 1004532**
06DRB-00741 Minor-SiteDev Plan
BldPermit/EPC

FANNING BARD TATUM ARCHITECTS agent(s) for ASHCROFT REAL ESTATE & DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B-1, MESA DEL NORTE ADDITION (to be known as LOUISIANA PLACE, zoned SU-2, R-2 & O-1, located on LOUISIANA BLVD NE, between CONSTITUTION BLVD NE and SUMMER AVE NE containing approximately 5 acre(s). [REF: 05EPC-01693] [Stephanie Shumsky, EPC Case Planner] [Deferred from 6/7/06 & 6/14/06] (J-19) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/21/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLAN AND UTILITIES DEVELOPMENT FOR DRC PLANS AND A PAPER EASEMENT.

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

10. **Project # 1003610**
06DRB-00873 Minor-Final Plat Approval

WILSON AND COMPANY agent(s) for CURB INC LLC request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR, QUATRO, JSJ HANNETT (to be known as ARROWWOOD HILLS, UNIT 1) zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO BLVD SW and MESA ARENOSA SW containing approximately 29 acre(s). [REF: 02DRB-01621, 02DRB-01622, 04DRB-00137, 04DRB-00261, 04DRB-00262, 04DRB-00263, 05DRB-01761] (N-9) FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, TO RECORD THE PLAT AND TO VERIFY THE VACATION OF 34-FEET OF A PUBLIC ACCESS AND UTLITY EASEMENT.

11. **Project # 1004412**
06DRB-00870 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for ABLE ARAGON request(s) the above action(s) for all or a portion of Lot(s) 361, 362 & 363, **RIO GRANDE HEIGHTS**, zoned R-2 residential zone, located on 55TH ST SW, between SUNSET GARDENS RD SW and GONZALES RD SW containing approximately 1 acre(s). [REF: 05DRB-01413] (K-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

12. **Project # 1004073**
06DRB-00860 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5-A, **JUAN TABO HILLS, UNIT 1B**, zoned RD, located on WAR ADMIRAL DR SE, between SHADOW LEADER DR SE and TRACT 1-A, containing approximately 3 acre(s). (M-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

06DRB-00858 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5-C, **JUAN TABO HILLS, UNIT 1A**, zoned RD, located on JUAN TABO-BLVD-SE, between PETESKI AVE SE and TRACT 1-B, containing approximately 5 acre(s). (M-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1003655**
05DRB-01833 Minor-Final Plat Approval

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 8, 15, 16 & 17, Block(s) 1, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, (to be known as **LA VISTA AT DESERT RIDGE TRAILS**) zoned RD, located on WYOMING BLVD NE, between EAGLE ROCK AVE NE and MODESTO AVE NE containing approximately 3 acre(s). [REF: 04DRB01373] [*Deferred from 12/14/05 & 1/11/06 & 2/22/06*] (C-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

PRECISION 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). *[Was Indef Deferred on 12/21/05, Indef Deferred on 5/17/06]* (J-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/21/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

15. **Project # 1004804**
06DRB-00751 Minor-Prelim&Final Plat
Approval

JESUS SANDOVAL agent(s) for ALEX MCLUSSEr request(s) the above action(s) for all or a portion of Lot(s) 10 & 11A, Block(s) 8, **CASAS SERENAS**, zoned R-2, located on PENNSYLVANIA SE, between TRUMBULL SE and BELL SE containing approximately 1 acre(s). *[Deferred from 6/7/06]* (L-19) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

16. **Project # 1004675**
06DRB-00836 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES agent(s) for T.S. MCNANEY request(s) the above action(s) for all or a portion of Lot(s) 1, SP KINSCHERFF LAND (to be known as **VISTA DE LA LUZ SUBDIVISION**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 28 acre(s). [REF: 06EPC-00140] (F-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1004970**
06DRB-00871 Minor-Sketch Plat or Plan

THOMAS KALM ATTORNEY agent(s) for BEN PADILLA request(s) the above action(s) for all or a portion of Lot(s) 26-A, Block(s) 4, **WHITE CITY ADDITION**, zoned C-2 & C-3, located on MENAUL BLVD NW, between 4TH ST NW and 5TH ST NW containing approximately 1 acre(s). [REF: DRB-98-289] (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for June 14, 2006. **NO MINUTES WERE APPROVED THIS WEEK AT THE ADMINISTRATIVE ASSISTANT'S REQUEST.**

ADJOURNED: 11:10 A.M.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 21, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engine

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: 11:10 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 # 1003175**
06DRB-00733 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for D R HORTON INC request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, **SUN GATE SUBDIVISION**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESA ARENOSA DR SW containing approximately 24 acre(s). [REF: 04DRB-01126] (N-9) **A ONE-YEAR SIA WAS APPROVED.**

2. **Project # 1003612**
06DRB-00737 Major-Preliminary Plat Approval
06DRB-00738 Major-Vacation of Pub Right-of-Way
06DRB-00739 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT (to be known as **SUNDORO SOUTH, UNIT 9**) zoned SU-2 R-LT, located on ENDEE RD NW, between 98TH ST NW and 94TH ST NW containing approximately 6 acre(s). [REF: 04DRB-01868] *[Deferred from 6/21/06]* (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/28/06.**

3. **Project # 1004913**
06DRB-00730 Major-Vacation of Public Easements
06DRB-00731 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for REGENTS OF THE UNIVERSITY OF NEW MEXICO (REAL ESTATE) request(s) the above action(s) for all or a portion of Parcel(s) 1, 2, A & B, UNPLATTED LANDS OF UNM (to be known as **TRACTS A, B, C, & D, UNM LANDS WEST**) zoned C-3, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and LOMAS BLVD NE containing approximately 20 acre(s). (J-15) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

4. **Project # 1004496**
06DRB-00667 Major-Preliminary Plat Approval
06DRB-00668 Major-Vacation of Pub Right-of-Way
06DRB-00669 Major-Vacation of Public Easements
06DRB-00671 Minor-SiteDev Plan Subd/EPC
06DRB-00670 Minor-Sidewalk Waiver

GARCIA/KRAEMER & ASSOCIATES agent(s) for TRAMWAY ASSOCIATES INC request(s) the above action(s) for all or a portion of Lot(s) 1, 1A & 1B, Block(s) J & K, CENAROCA ADDITION (to be known as **THE BLUFFS AT ENCANTADO**) zoned SU-1, RT, located on TRAMWAY BLVD NE, between SKYLINE RD NE and ENCANTADO RD NE containing approximately 3 acre(s). [REF: 05EPC-01805, 06EPC-00138] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 6/7/06 & 6/14/06]* (K-23/L-23) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/21/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/18/06 THE PRELIMINARY PLAT WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3**

COPIES OF THE SITE PLAN AND THE 15-DAY APPEAL PERIOD. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS 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.

- 5. Project # 1004624**
06DRB-00872 Minor-SiteDev Plan
BldPermit/EPC
- DENISH & KLINE ASSOCIATES agent(s) for HUNT UPTOWN III LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, SAINT PIUS X (to be known as **UPTOWN VILLAGE APARTMENTS**) zoned SU-2 FOR R-2 AND O-1, located on INDIAN SCHOOL RD NE, between ESPANOLA NE and UPTOWN LOOP RD NE containing approximately 7 acre(s). [REF: 06EPC00023] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 6/21/06*] (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/28/06.**
- 6. Project # 1004773**
06DRB-00865 Minor-SiteDev Plan Subd
06DRB-00866 Minor-SiteDev Plan
BldPermit
- GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for PASEO PLACE LLC request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 20 & 21, Tract(s) A, Block(s) 18, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 – M-1 special neighborhood zone, located on HOLLY AVE NE, between I-25 and SAN PEDRO NE containing approximately 4 acre(s). [REF: 06DRB-00377, 06DRB-00750] (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST. APPLICATION #06DRB00866, THE SITE PLAN FOR BUILDING PERMIT, WAS WITHDRAWN AT THE AGENT'S REQUEST.**
- 06DRB-00750 Minor-Prelim&Final Plat
Approval
- ISAACSON & ARFMAN PA agent(s) for PASEO PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 12, 13, 20 & 21, Block(s) 18, **NORTH**

ALBUQUERQUE ACRES, UNIT B (to be known as PASEO PLACE) zoned SU-1 for M-1, located on HOLLY AVE NE, between PASEO DEL NORTE NE and SAN PEDRO DR NE containing approximately 4 acre(s). [REF: 06DRB-00377] [Was Indef Deferred for the site plan.] (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1004676**
06DRB-00746 Minor-SiteDev Plan
BldPermit/EPC
06DRB-00745 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for ALEXANDER SAMUELS REALTY GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) A-2-A, RIDGEVIEW VILLAGE, UNIT 1, and Tract(s) E, LANDS OF ZOLIN/KUNATH (to be known as VILLAGE CENTER) zoned SU-1 for C-1, SU-1 for MIXED USE, located on UNSER BLVD NW NW, between NIGHT WHISPER DR NW and CALLE PERRO RD NW containing approximately 3 acre(s). [David Stallworth, EPC Case Planner] [Deferred from 6/7/06] (A-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/21/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PLANNING FOR DAVID STALLWORTH'S INITIALS ON THE SITE PLAN AND 3 COPIES OF THE SITE PLAN. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING TO RECORD.**

8. **Project # 1002405**
06DRB-00796 Minor-SiteDev Plan
BldPermit/EPC

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for CRACKER BARREL OLD COUNTRY STORE INC request(s) the above action(s) for all or a portion of Tract(s) A-28-B-1-A, NORTHEAST UNIT, TOWN OF ATRISCO GRANT (to be known as CRACKER BARREL) zoned SU-1 FOR C-1 AUTO BODY REPAIR AND PAINTING, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 3 acre(s). [REF: DRB-94-398, Z-99-94, 06EPC00471] [Carmen Marrone, EPC Case Planner] [Deferred from 6/14/06] (G-11) **THE SITE PLAN FOR**

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

PAID RECEIPT

APPLICANT NAME FANNING BARD TATUM ARCHITECTS
AGENT ASHCROFT REAL ESTATE & DEV.
ADDRESS _____
PROJECT & APP # 1004532/06 DRB 00741
PROJECT NAME LOUISIANA PLACE

\$ _____ 441032/3424000 Conflict Management Fee
\$ 50.00 441006/4983000 DRB Actions DEFERRAL FEE
\$ _____ 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.



Fanning Bard Tatum Architects - AIA, Ltd.
6100 Indian School Rd. NE Ste 210
Albuquerque NM 87110
Phone 505/883.5200

ARCHITECTS

Pay to the City of Albuquerque
Order of Fifty and 00/100

BANK OF ALBUQUERQUE, N.A.
ALBUQUERQUE, NM
95-660/1070

22400

6/20/2006

***DUPLICATE \$50.00

City of Albuquerque
Treasury Division Dollars

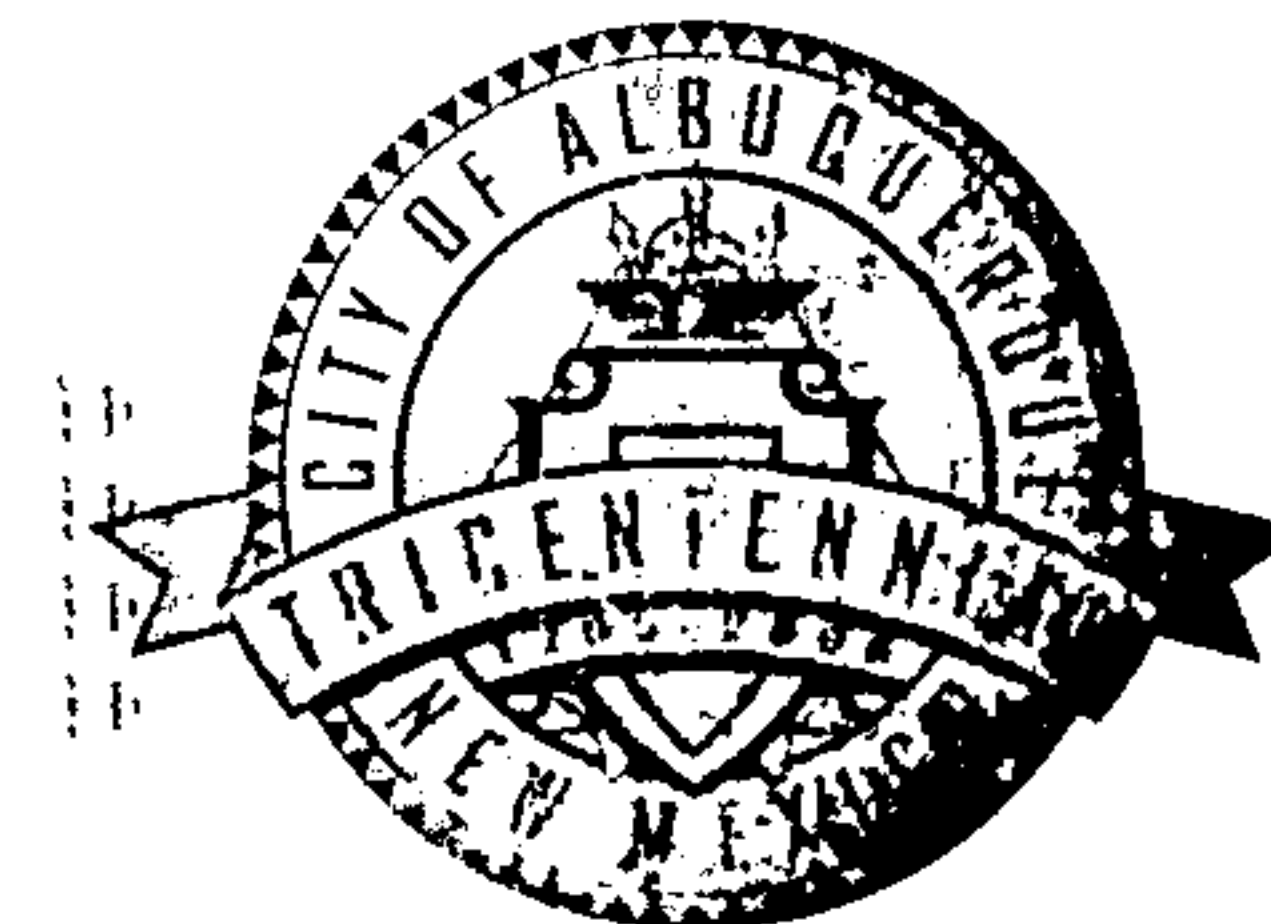
City of Albuquerque

6/20/2006 3:04PM LOC: ANX
RECEIPT# 00062432 WSH 006 TRANSH 0048
Account 441006 Fund 0110
Activity 4983000 TR
Trans Amt \$50.00
J24 Misc \$50.00

DRB submittal

022400 107006606 7827215256

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004532

AGENDA ITEM NO: 9

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 21, 2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Project # 1002405
06DRB-00796 Minor-SiteDev Plan
BldPermit/EPC

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for CRACKER BARREL OLD COUNTRY STORE INC request(s) the above action(s) for all or a portion of Tract(s) A-28-B-1-A, NORTHEAST UNIT, TOWN OF ATRISCO GRANT (to be known as **CRACKER BARREL**) zoned SU-1 FOR C-1 AUTO BODY REPAIR AND PAINTING, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 3 acre(s). [REF: DRB-94-398, Z-99-94, 06EPC00471] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 6/14/06*] (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**

10. Project # 1004937
06DRB-00789 Minor-SiteDev Plan
BldPermit

JEFFREY HOWELL agent(s) for JEHOVAH'S WITNESSES, DESERT HILLS CONGREGATION request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 11, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT A (to be known as **KINGDOM HALL OF JEHOVAH'S WITNESSES**) zoned RD, located on PALOMAS AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 1 acre(s). [REF: DRB-93-125] (D-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO ADDRESS COMMENTS ON THE COMMENT SHEET PROVIDED AT THE MEETING AND PLANNING TO ADDRESS PLANNING COMMENTS AND 3 COPIES OF THE SITE PLAN.**

11. Project # 1004821
06DRB-00804 Minor-SiteDev Plan
BldPermit/EPC

JACK HARRIS ARCHITECTS INC agent(s) for DR SHAWN HWANG request(s) the above action(s) for all or a portion of Lot(s) H-6A4A, RIVERVIEW (to be known as **DR SHAWN HWANG DENTAL OFFICE BUILDING**) zoned SU-1 for IP, located on the

northwest corner at the intersection of GOL
COURSE RD NW, between PASEO DEL NORTE NW
and containing approximately 1 acre(s). [REF:
06EPC-0 0472, DRB-94-547] [Stephanie Shumsky,
EPC Case Planner] (C-12) THE SITE PLAN FOR
BUILDING PERMIT WAS APPROVED WITH FINAL
SIGN OFF DELEGATED TO TRANSPORTATION
DEVELOPMENT FOR A COPY OF THE ACCESS
DOCUMENT, ADA RAMPS WITHIN AN EASEMENT
AND ADA RAMP DETAILS AND PLANNING FOR 3
COPIES OF THE SITE PLAN.

12. Project # 1004532
06DRB-00741 Minor-SiteDev Plan
BldPermit/EPC

FANNING BARD TATUM ARCHITECTS agent(s) for
ASHCROFT REAL ESTATE & DEVELOPMENT
request(s) the above action(s) for all or a portion of
Tract(s) B-1, MESA DEL NORTE ADDITION (to be
known as **LOUISIANA PLACE**, zoned SU-2, R-2 &
O-1, located on LOUISIANA BLVD NE, between
CONSTITUTION BLVD NE and SUMMER AVE NE
containing approximately 5 acre(s). [REF: 05EPC-
01693] [Stephanie Shumsky, EPC Case Planner]
[Deferred from 6/7/06 & 6/14/06] (J-19) DEFERRED
AT THE AGENT'S REQUEST TO 6/21/06.

5. **Project # 1004496**
 06DRB-00667 Major-Preliminary Plat Approval
 06DRB-00668 Major-Vacation of Pub Right-of-Way
 06DRB-00669 Major-Vacation of Public Easements
 06DRB-00671 Minor-SiteDev Plan Subd/EPC
 06DRB-00670 Minor-Sidewalk Waiver

GARCIA/KRAEMER & ASSOCIATES agent(s) for TRAMWAY ASSOCIATES INC request(s) the above action(s) for all or a portion of Lot(s) 1, 1A & 1B, Block(s) J & K, CENAROCA ADDITION (to be known as **THE BLUFFS AT ENCANTADO**) zoned SU-1, RT, located on TRAMWAY BLVD NE, between SKYLINE RD NE and ENCANTADO RD NE containing approximately 3 acre(s). [REF: 05EPC-01805, 06EPC-00138] [**Stephanie Shumsky, EPC Case Planner**] [*Deferred from 6/7/06 & 6/14/06*] (K-23/L-23) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**

6. **Project # 1004877**
 06DRB-00634 Major-Vacation of Pub Right-of-Way
 06DRB-00635 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 3 and Lot(s) 1-9, Block(s) 4, **MANDELL ADDITION NO 2**, zoned M-1, located on WOODLAND AVE NW, between 4TH ST NW and 2ND ST NW containing approximately 4 acre(s). [*Deferred from 5/31/06 & 6/7/06*] (H-14) **THE VACATION OF 1ST STREET WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE VACATION OF THE ALLEY WAS WITHDRAWN AT THE BOARD'S REQUEST BY THE AGENT. THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN.**

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 # 1004928**
 06DRB-00800 Minor-North Fourth Street Sector Development Plan

ARCHITECTUAL RESEARCH CONSULTANTS (ARC) agent(s) for CITY OF ALBUQUERQUE-REDEVELOPMENT AGENCY, PLANNING

Boundaries

DEPARTMENT, request(s) the above action(s) for the **NORTH 4TH ST. RANK THREE CORRIDOR PLAN**, North Fourth Street Sector Development Plan Boundaries from downtown to the City limits along North Fourth Street, area has multiple zoning, located on North 4th St NW between Lomas NW and Solar NW containing approximately 1,290 acre(s). (J-14, H-14, G-14, F-14, E-14) **THE DEVELOPMENT REVIEW BOARD RECOMMENDS APPROVAL OF THE NORTH FOURTH STREET SECTOR DEVELOPMENT PLAN BOUNDARIES, NORTH 4TH STREET, RANK 3 CORRIDOR PLAN, AS PRESENTED, TO THE ENVIRONMENTAL PLANNING COMMISSION.**

8. **Project # 1004818**
06DRB-00799 Minor-SiteDev Plan
BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for PACIFICA MESA STUDIOS LLC request(s) the above action(s) for all or a portion of Tract(s) 4B, MESA DEL SOL AND Tract(s) 4-A, 4-B & 4-C (to be known as **ALBUQUERQUE STUDIOS**) zoned SU-2 for PC, located at the intersection of UNIVERSITY BLVD SE, between BOBBY FOSTER RD SE and containing approximately 2 acre(s). [REF: 06EPC00466] **[Russell Brito, EPC Case Planner] (R-16) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/14/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA, 3 COPIES OF THE SITE PLAN, RADII DIMENSIONS AND PAPER SIDEWALK EASEMENTS AND UTILITIES DEVELOPMENT FOR UTILITY PLAN REVISIONS AND APROVAL OF THE DEVELOPMENT AGREEMENT BY THE ABCWUA.**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 14, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:35 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 # 1000418**
06DRB-00705 Major-Two Year SIA

LEGACY CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF VICTORY LOVE FELLOWSHIP**, zoned SU-1 for Church and related facilities, located on CENTRAL AVE NW, between AIRPORT RD NW and UNSER BLVD NW containing approximately 15 acre(s). [REF: 00DRB-01145, 04DRB-00824, 03EPC-01471] (K-10)

WITHDRAWN AT THE AGENT'S REQUEST

2. **Project # 1000945**
06DRB-00710 Major-Two Year SIA

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for SCOTT G. COTE request(s) the above action(s) for all or a portion of Lot(s) 22, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on EAGLE ROCK NE, between SAN PEDRO NE and LOUISIANA BLVD NW containing approximately 1 acre(s). [REF: DRB-99-75] (C-18) **TWO-YEAR SIA WAS APPROVED.**

3. **Project # 1003403**
06DRB-00707 Major-Two Year SIA

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) F, **THE RESERVE @ THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and OAKRIDGE ST NW containing approximately 17 acre(s). [REF: O4DDRB01493] (C-9) **TWO-YEAR SIA WAS APPROVED.**

4. **Project # 1004556**
06DRB-00708 Major-Amended
SiteDev Plan BldPermit

BOHANNAN HUSTON 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 BARTLETT ST NE and WASHINGTON ST NE containing approximately 10 acre(s). [REF: 05DRB-01781] (D-17) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PRIVATE SANITARY SEWER EASEMENTS ON SITE PLAN AND LANDSCAPE PLAN, JOURNAL CENTER ARCHITECTURAL REVIEW COMMITTEE APPROVAL LETTER, 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN.**

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

17. **Project # 1004932**
06DRB-00775 Minor-Sketch Plat or Plan
- KIMCON INC AND/OR WALTER TILLEY agent(s) for ALAN MALOTT request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 5, **MONTE VISTA ADDITION**, zoned C-1, located on CAMPUS BLVD NE, between TULANE DR NE and CARLISLE NE containing approximately 1 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project # 1004941**
06DRB-00797 Minor-Sketch Plat or Plan
- LARKIN GROUP NM INC agent(s) for JOHN W. DANIELS request(s) the above action(s) for all or a portion of Tract(s) A-1, **TRAMHILL TOWNHOMES**, zoned C-1, located on COPPER AVE NE, between MOUNTAINVIEW AVE NE and TRAMWAY BLVD NE containing approximately 1 acre(s). (K-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. **Project # 1004942**
06DRB-00798 Minor-Sketch Plat or Plan
- LARKIN GROUP NM INC agent(s) for ROBERT HILLS request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, **COLES INDUSTRIAL SUBDIVISION**, zoned M-1, located on CANDELARIA RD NE, between VASSAR DR NE and GIRARD BLVD NE containing approximately 1 acre(s). (H-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Project # 1004943
06DRB-00801 Minor-Sketch Plat or
Plan

ISAAC BENTON & ASSOCIATES agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) D, **VILLAGE CENTER NORTH**, zoned SU-1, R-2, located on PINNACLE PEAK NW, between SUMMER RIDGE NW and MCMAHON BLVD NW containing approximately 1 acre(s). (A-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Project # 1004944
06DRB-00803 Minor-Sketch Plat or
Plan

REX O LEWIS request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block(s) 18, **EAST CENTRAL BUSINESS ADDITION**, zoned C-3 heavy commercial zone, located on MURIEL ST NE, between BUENA VENTURA RD NE and LINN NE containing approximately 1 acre(s). (K-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for June 7, 2006. THE DRB MINUTES FOR JUNE 7, 2006 WERE APPROVED BY THE BOARD.

ADJOURNED: 11:35 A.M.

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

13. Project # 1004233

06DRB-00793 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORMCLOUD SUBDIVISION**, zoned SU-2, R-LT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s). [REF:05DRB-00899] (H-9, J-8, J-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

06DRB-00646 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) I-2, SUNDORO SUBDIVISION, UNIT 1 (to be known as **STORMCLOUD SUBDIVISION, UNIT 1**, zoned SU-2, R-LT, located on ARROYO VISTA BLVD NW, between TIERRA VISTA ST NW and LADERA DR NW containing approximately 164 acre(s). [REF: 05DRB-00899, 05DRB-00900, 05DRB-00901, 05DRB-00902] [*Indef Deferred on 5/17/06*] (H-8, H-9, J-8, J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING TO RECORD.**

14. Project # 1004940

06DRB-00794 Minor-Prelim&Final Plat Approval
06DRB-00795 Minor-Vacation of Private Easements

ISAACSON & ARFMAN PA agent(s) for SIGNATURE J HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 30, 31 & 32 (to be known as **CHAMISA ENCANTADA**) zoned R-D residential and related uses zone, developing area, located on GRAYSON RD NW, between DUSKFIRE DR NW and TARRINGTON DR NW containing approximately 1 acre(s). (J-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project # 1002632**
06DRB-00585 Minor-Final Plat
Approval

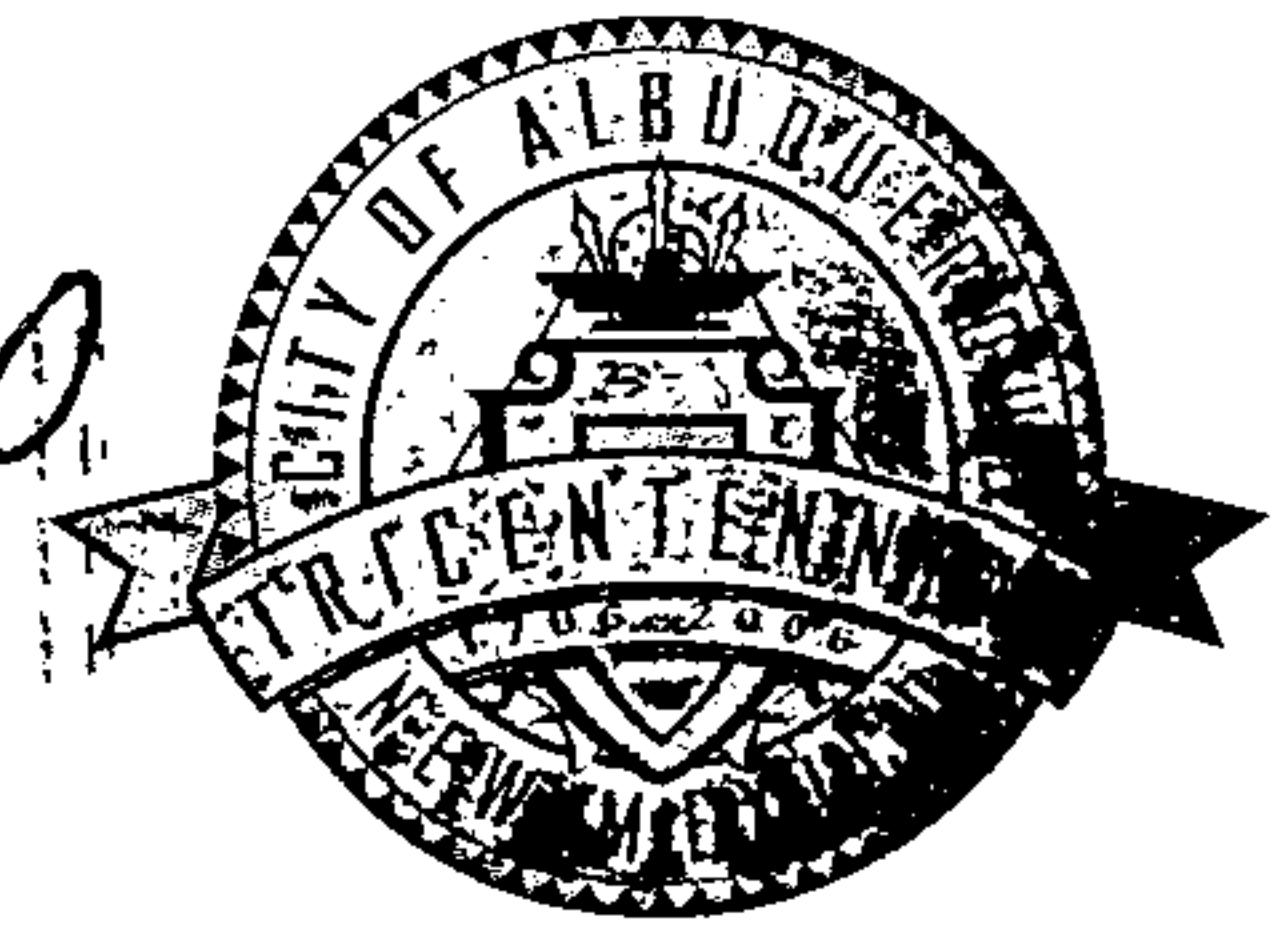
TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 4-6, **SUNDANCE ESTATES, UNIT 1**, zoned R-LT residential zone, located on PARADISE BLVD NW, between LYONS BLVD NW and PROPOSED UNSER ALIGNMENT, containing approximately 36 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] *[Deferred from 5/3/06 & 5/24/06 for SIA AND 15-Day Appeal period]* (B-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDING OF THE UNSER EASEMENT AND APPROVAL BY THE CITY AND PLANNING TO RECORD THE PLAT.**

16. **Project # 1004909**
06DRB-00717 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B, **JOURNAL CENTER**, zoned IP, located on JEFFERSON NE, between HEADLINE NE and JOURNAL CENTER NE containing approximately 9 acre(s). *[Deferred from 5/31/06 & 6/7/06]* (D-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

CITY OF ALBUQUERQUE

6/21/06



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004532

AGENDA ITEM NO: 12

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 14, 2006

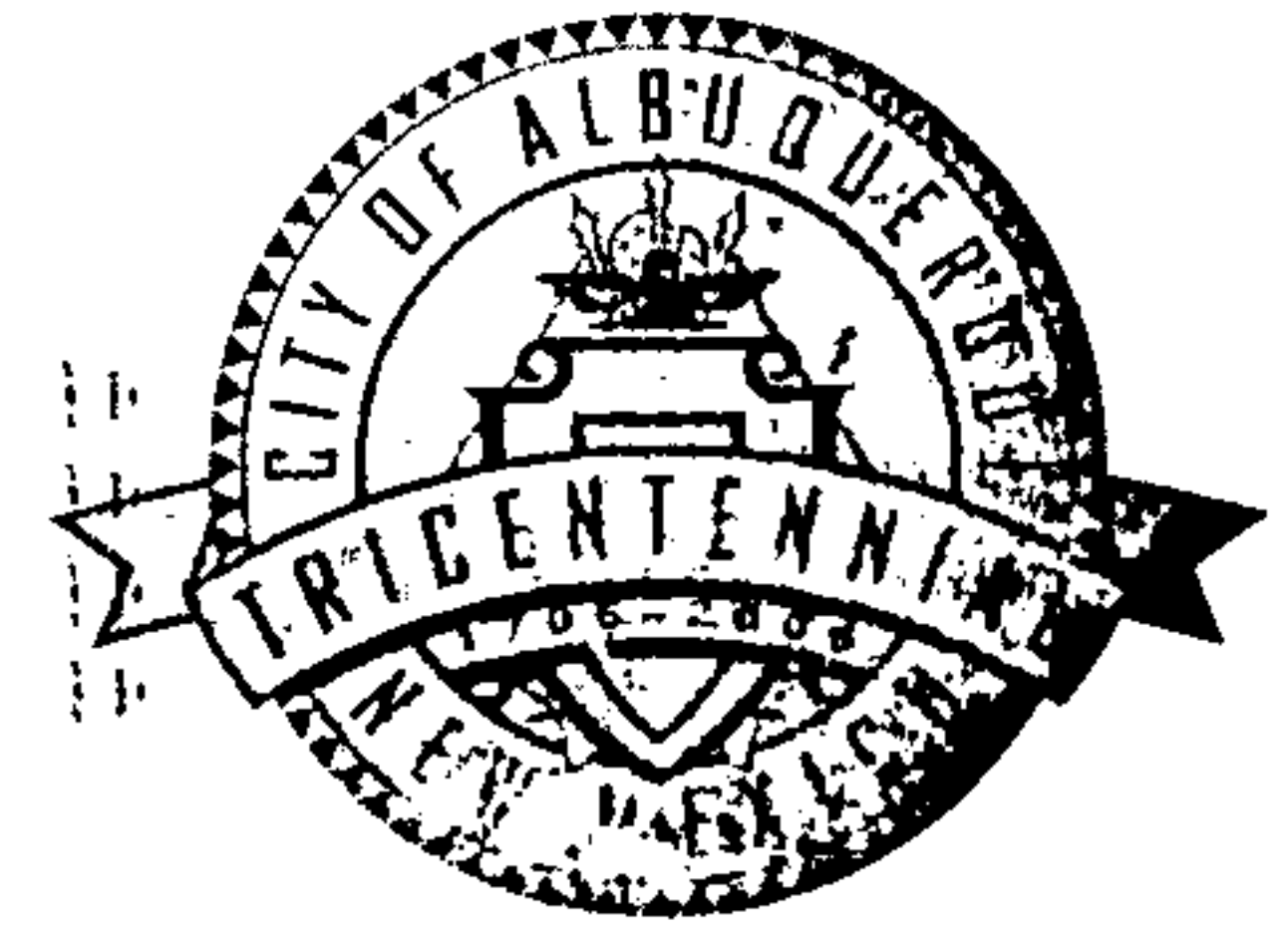
P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004532

AGENDA ITEM NO: 12

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

P.O. Box 1293

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED 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: June 14, 2006

Project # 1004877
06DRB-00634 Major-Vacation of Pub
Right-of-Way
06DRB-00635 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 3 and Lot(s) 1-9, Block(s) 4, **MANDELL ADDITION NO 2**, zoned M-1, located on WOODLAND AVE NW, between 4TH ST NW and 2ND ST NW containing approximately 4 acre(s). *[Deferred from 5/31/06 & 6/7/06]* (H-14) **DEFERRED AT THE BOARD'S REQUEST TO 6/14/06.**

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

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

5. **Project # 1004921**
06DRB-00752 Minor-Volcano Heights
Sector Development Plan Boundaries

SIGNE RICH agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for BOUNDARIES INCLUDING **VOLCANO CLIFFS, LA CUENTISTA, VISTA VIEJA AND THE TRAILS**, zoned R-1, RD and C-2, containing approximately 3,500 acre(s). (C-8, C-12, G-8, G-9 & E-10) **THE DEVELOPMENT REVIEW BOARD RECOMMENDS APPROVAL OF THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN BOUNDARIES, AS PRESENTED, TO THE ENVIRONMENTAL PLANNING COMMISSION.**

6. **Project # 1004532**
06DRB-00741 Minor-SiteDev Plan
BldPermit/EPC

FANNING BARD TATUM ARCHITECTS agent(s) for ASHCROFT REAL ESTATE & DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B-1, MESA DEL NORTE ADDITION (to be known as **LOUISIANA PLACE**, zoned SU-2, R-2 & O-1, located on LOUISIANA BLVD NE, between CONSTITUTION BLVD NE and SUMMER AVE NE containing approximately 5 acre(s). [REF: 05EPC-01693] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 6/7/06]* (J-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/14/06.**

7. **Project # 1004676**
06DRB-00746 Minor-SiteDev Plan
BldPermit/EPC
06DRB-00745 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) fc
ALEXANDER SAMUELS REALTY GROUP LLC request(s)
the above action(s) for all or a portion of Tract(s) A-2-A,
RIDGEVIEW VILLAGE, UNIT 1, and Tract(s) E, LANDS
OF ZOLIN/KUNATH (to be known as **VILLAGE CENTER**)
zoned SU-1 for C-1, SU-1 for MIXED USE, located on
UNSER BLVD NW NW, between NIGHT WHISPER DR
NW and CALLE PERRO RD NW containing approximately
3 acre(s). **[David Stallworth, EPC Case Planner]**
[Deferred from 6/7/06] (A-11) **DEFERRED AT THE
AGENT'S REQUEST TO 6/21/06.**

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

8. **Project # 1001218**
06DRB-00735 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for DALE
ARMSTRONG request(s) the above action(s) for all or a
portion of Tract(s) 4, **LANDS OF LAFARGE**, zoned M-1,
located on CARMONY RD NE, between EDITH BLVD NE
and YALE BLVD NE containing approximately 6 acre(s).
**(G-15) PRELIMINARY AND FINAL PLAT WAS
APPROVED WITH FINAL SIGN OFF DELEGATED TO
TRANSPORTATION DEVELOPMENT FOR A SIDEWALK
ISSUE.**

9. **Project # 1004769**
06DRB-00734 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for RAYMOND KO
request(s) the above action(s) for all or a portion of Lot(s)
25, 26-A, Block(s) 109, with the southerly 22 feet of Menaul
Blvd, **SNOW HEIGHTS ADDITION**, zoned C-1, located on
MENAUL BLVD NE, between MORRIS ST NE and
TOWNER AVE NE containing approximately 1 acre(s).
**[REF: 06DRB00370] (H-21) WITH THE SIGNING OF THE
INFRASTRUCTURE LIST DATED 6/7/06 THE
PRELIMINARY PLAT WAS APPROVED WITH
CONDITION: DEDICATION OF RIGHT-OF-WAY ALONG
MENAUL SHALL OCCUR ON THE PLAT. THE FINAL
PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

10. **Project # 1001304**
06DRB-00749 Minor-Prelim&Final Plat
Approval
- CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) 17-A, 17-B, 17-C and 15-A, Block(s) 18, **PEREA ADDITION**, zoned R-1, located on 14TH ST NW, between ROMA AVE NW and FRUIT AVE NW containing approximately 1 acre(s). [REF: 06DRB-00574] (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DRY UTILITIES SIGNATURES AND TO RECORD THE PLAT.**
11. **Project # 1001685**
06DRB-00736 Minor-Vacation of Private
Easements
- GREAT BASIN ENGINEERING agent(s) for SMITHS FOOD & DRUG CENTERS INC request(s) the above action(s) for all or a portion of Tract(s) 1B-2, **PARADISE NORTH**, zoned SU-1 FOR IP, located on MCMAHON BLVD NW, between GOLF COURSE RD NW and BANDALIER NW containing approximately 8 acre(s). [REF: 04EPC01349, 04EPC01590, 04ZHE01924, 05DRB01349, 05DRB01350] (A-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
12. **Project # 1004773**
06DRB-00750 Minor-Prelim&Final Plat
Approval
- ISAACSON & ARFMAN PA agent(s) for PASEO PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 12, 13, 20 & 21, Block(s) 18, **NORTH ALBUQUERQUE ACRES, UNIT B** (to be known as **PASEO PLACE**) zoned SU-1 for M-1, located on HOLLY AVE NE, between PASEO DEL NORTE NE and SAN PEDRO DR NE containing approximately 4 acre(s). [REF: 06DRB-00377] (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13. **Project # 1004804**
06DRB-00751 Minor-Prelim&Final Plat
Approval
- JESUS SANDOVAL agent(s) for ALEX MCLUSSEK request(s) the above action(s) for all or a portion of Lot(s) 10 & 11A, Block(s) 8, **CASAS SERENAS**, zoned R-2, located on PENNSYLVANIA SE, between TRUMBULL SE and BELL SE containing approximately 1 acre(s). *[Deferred from 6/7/06]* (L-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**
14. **Project # 1004918**
06DRB-00744 Minor-Prelim&Final Plat
Approval
- BOHANNAN HUSTON agent(s) for REGENTS OF UNM AND COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO, TRUSTEE, request(s) the above action(s) for all or a portion of Tract(s) 4 & 9, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on I-25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,295 acre(s). (Q-16, R-15, R-16, R-17, S-14 & S-15) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDING OF BULK PLAT BEFORE FINAL PLAT, A PUBLIC ROADWAY EASEMENT IN-LIEU OF PRIVATE ACCESS EASEMENT, THE NAMING OF STREET D AND TO PLANNING FOR AGIS DXF FILE.**
15. **Project # 1004909**
06DRB-00717 Minor-Prelim&Final Plat
Approval
- PRECISION SURVEYS agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B, **JOURNAL CENTER**, zoned IP, located on JEFFERSON NE, between HEADLINE NE and JOURNAL CENTER NE containing approximately 9 acre(s). *[Deferred from 5/31/06 & 6/7/06]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 6/14/06.**

6. **Project # 1004920**
06DRB-00748 Minor-Prelim&Final Plat
Approval
- JORDAN AND GALLEGOS INC agent(s) for VIRGINA KILIKUSKIE request(s) the above action(s) for all or a portion of Lot(s) 47 & 48, Block(s) 19, **NETHERWOOD PARK ADDITION**, zoned R-3, located on CUTLER AVE NW, between GIRARD BLVD NW and MENAUL BLVD NW containing approximately 1 acre(s). (H-16) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS-SECTION AND RADIUS OF GIRARD AND PLANNING FOR AGIS DXF FILE, CORRECTION OF ZONING ON THE PLAT AND TO RECORD THE PLAT.**
17. **Project # 1004917**
06DRB-00742 Minor-Prelim&Final Plat
Approval
- JACK'S HIGH COUNTRY INC agent(s) for DONALD & BARBARA DELGADO ROMERO request(s) the above action(s) for all or a portion of Lot(s) 6, **ZICKERT ADDITION**, zoned RA-2 residential and agricultural zone, located on ZICKERT PLACE NW, between DURANES RD NW and ZICKERT RD NW containing approximately 1 acre(s). (H-12) **PRELIMINARY AND FINAL PLAT DENIED DUE TO LOT SIZE.**
18. **Project # 1004320**
06DRB-00682 Minor-Prelim&Final Plat
Approval
- JACKS HIGH COUNTRY INC agent(s) for INSPIRATION RESEARCH EXCHANGE LLC request(s) the above action(s) for all or a portion of Tract(s) E-2, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PKWY SE, between GIBSON AVE SE and RESEARCH AVE SE containing approximately 4 acre(s). *[Deferred from 5/24/06 & 5/31/06]* (M-21) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

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

19. **Project # 1004919**
06DRB-00747 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for MURPHY PROPERTIES LLC request(s) the above action(s) for Tract(s) 127-B, 128-B, 129-B-1, 129-B-2, 131, 131-A, **MRGCD MAP 32** and Lot(s) 15 of **EASTVALE ADDITION** and a portion of vacated GALLEGOS LATERAL, zoned M-1 light manufacturing zone, located on 2ND ST NW, between HILTON AVE NW and MONTANO RD NW containing approximately 6 acre(s). (F-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for May 31, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 31, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:15 P.M.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 7, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 12:15 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 # 1000575**
06DRB-00665 Major-Vacation of Public Easements
- BOHANNAN HUSTON INC agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for all or a portion of Tract(s) B, **PRESBYTERIAN HOSPITAL, MAIN CAMPUS, PHASE 1**, zoned SU-2, SU-1 for Hospital & Related Uses, located on SILVER AVE SE, between LEAD AVE SE and CEDAR ST SE. [REF: 01EPC-01561] (K-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

06DRB-00743 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON agent(s) for PRESBYTER, HEALTHCARE SERVICES request(s) the above action(s) for all or a portion of Tract(s) 8-A, **PRESBYTERIAN HOSPITAL, MAIN CAMPUS PHASE 1**, zoned SU-2, SU-1 for Hospital & Related Uses,, located on SILVER AVE NE, between LEAD AVE NE and CEDAR ST NE containing approximately 2 acre(s). [REF: 06DRB-00665] (K-15) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

2. Project # 1004496

06DRB-00667 Major-Preliminary Plat
Approval

06DRB-00668 Major-Vacation of Pub
Right-of-Way

06DRB-00669 Major-Vacation of Public
Easements

06DRB-00671 Minor-SiteDev Plan
Subd/EPC

06DRB-00670 Minor-Sidewalk Waiver

GARCIA/KRAEMER & ASSOCIATES agent(s) for TRAMWAY ASSOCIATES INC request(s) the above action(s) for all or a portion of Lot(s) 1, 1A & 1B, Block(s) J & K, CENAROCA ADDITION (to be known as **THE BLUFFS AT ENCANTADO**) zoned SU-1, RT, located on TRAMWAY BLVD NE, between SKYLINE RD NE and ENCANTADO RD NE containing approximately 3 acre(s). [REF: 05EPC-01805, 06EPC-00138] [**Stephanie Shumsky, EPC Case Planner**] [Deferred from 6/7/06] (K-23/L-23) **DEFERRED AT THE AGENT'S REQUEST TO 6/14/06.**

3. Project # 1004880

06DRB-00643 Major-Vacation of Pub
Right-of-Way

WADE JACKSON agent(s) for S & S TREZZA LLC request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 4, **ROSITA ADDITION**, zoned C-2, located on COORS BLVD NW, between BICE RD NW and ILIFF RD NW containing approximately 1 acre(s). (H-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITIONS: 9-FEET FROM FACE OF CURB ON BICE ROAD IS REQUIRED, A LETTER FROM NMDOT IS REQUIRED AT FINAL PLAT CONCURRING IN THE VACATION ACTION, THE WATER AND STORM DRAIN EASEMENTS ALONG COORS MUST BE RETAINED.**

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004532

AGENDA ITEM NO: 6

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

Albuquerque

New Mexico 87103

RESOLUTION:

6-14-06

APPROVED ____; DENIED ____; DEFERRED 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: June 7, 2006

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11
11
11

**DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet**

DRB- 10044532 Item No. 6 Zone Atlas J-19

DATE ON AGENDA 6-7-06

INFRASTRUCTURE REQUIRED (X)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

<u>No.</u>	<u>Comment</u>
------------	----------------

- 1) City standard build notes for the curb modification are required.
- 2) How wide is Constitution? What is the distance from face of curb to the property line? Have the bike lanes been coordinated?
- 3) Aren't van accessible ADA stalls required?
- 4) Some internal radii need to be 25' others 15'.
- 5) Why are notes 15 & 31 on this plan?
- 6) Where is the signature block?

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

June 2, 2006

City of Albuquerque
Planning Department
Inter-Office Memorandum

11
11
11
11
#6

TO: Sheran Matson, DRB Chair

FROM: Stephanie Shumsky, Planner

SUBJECT: Project #1004532

The Environmental Planning Commission approved Project #1004532/05EPC-01693, a site development plan for building permit for an approximately 2-acre site, zoned SU-2/R-2 & O-1, located on the east side of Louisiana Boulevard NE between Constitution Avenue NE and Summer Avenue NE, on December 15, 2005. The applicant has satisfied all of the conditions of approval.

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

Thank you.



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Cartesian Surveys Inc PHONE: 890-3050
 ADDRESS: PO Box 44414 FAX: 891-0244
 CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: Cartesianamber@aol.com

APPLICANT: Ashcraft Real Estate and Development PHONE: 205-7728
 ADDRESS: 7850 Jefferson NE Suite 130 FAX: 850-9243
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: To divide Tract B-1 into two separate tracts, grant easements and dedicate right of way

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

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

Lot or Tract No. Tract B-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Mesa del Norte Addition
 Existing Zoning: SU-3 Proposed zoning: SU-3 MRGCD Map No _____
 Zone Atlas page(s): J-19 UPC Code: 101 905830322 332214

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1004532, DRB 85-835, 1004532

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 4.53 Acres
 LOCATION OF PROPERTY BY STREETS: On or Near: Louisiana Blvd NE
 Between: Constitution Ave NE and Summer NE
 Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: 11/17/10

SIGNATURE Amber Palmer DATE 12/3/10
 (Print) Amber Palmer Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING

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

Application case numbers

100DRB-70349

Action

PBF
CMF

S.F.

Fees

\$ 285.00

\$ 20.00

\$

\$

\$

\$

Total

\$ 305.00

Hearing date Dec. 15, 2010

AP 12-7-10
 Planner signature / date

Project # 1004532

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

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
 - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
 - Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
 - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
 - ~~NA~~ 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - ~~NA~~ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - ~~NA~~ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ~~X~~ Zone Atlas map with the entire property(ies) clearly outlined
 - ~~X~~ Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ~~NA~~ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - ~~X~~ List any original and/or related file numbers on the cover application
 - ~~NA~~ Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

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**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers 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.

Charles Calderon
Applicant name (print)
[Signature] 12-7-10
Applicant signature / date

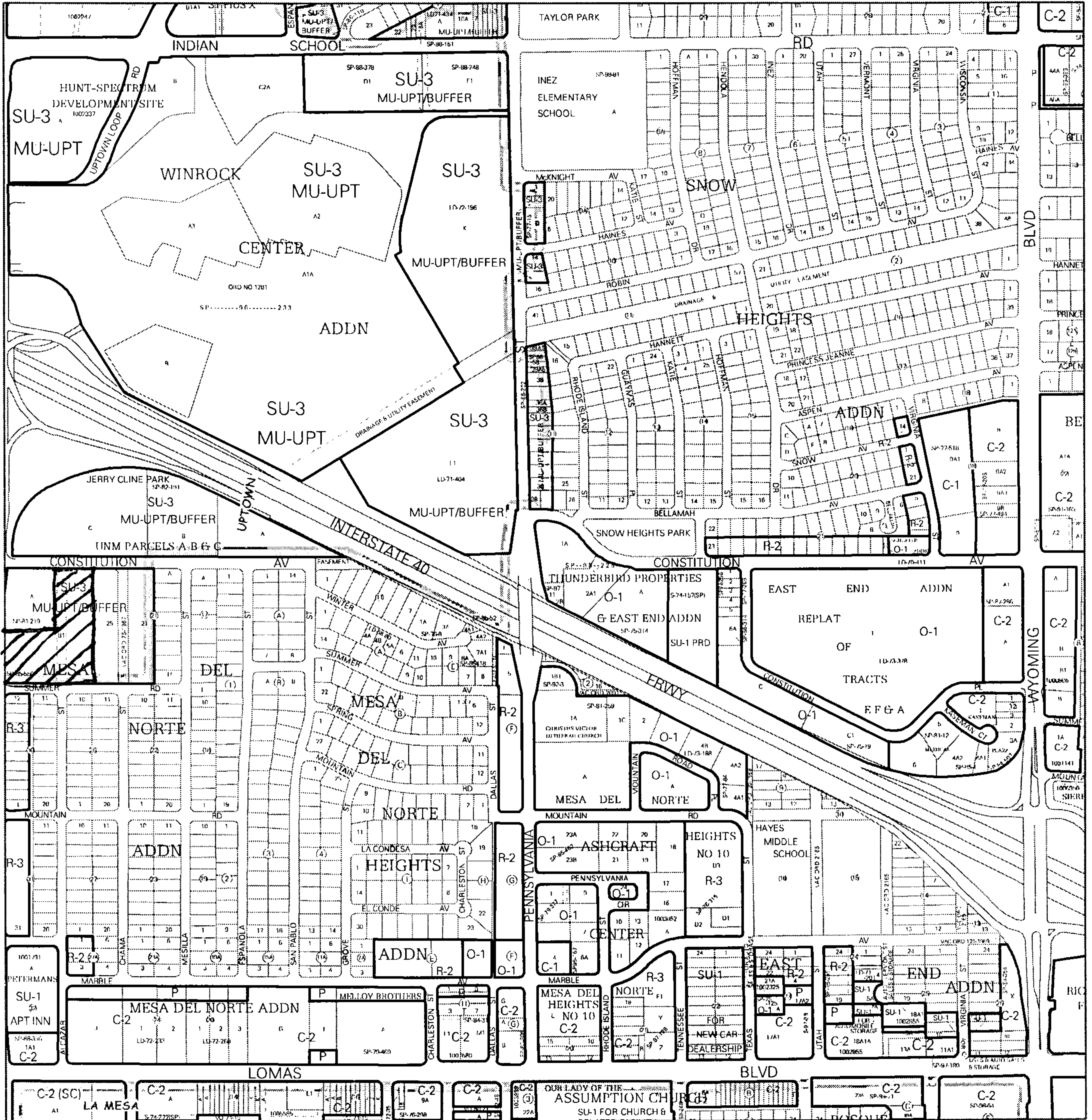


Form revised October 2007

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

Application case numbers
10DRB - 70349

[Signature] 12-7-10
Planner signature / date
Project # 1004532



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-19-Z

Selected Symbols

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

0 750 1,500 Feet

Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

October 25, 2010

Development Review Board
City of Albuquerque

Re: Tract B-1, Mesa Del Norte Addition

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests a hearing for a subdivision platting action. Whereas the existing tract be platted into two tracts.

Thank you for your time and consideration.

Will Plotner Jr., NMLS 14271

Sketch Plat of Tracts B-1-A & B-1-B Mesa Del Norte Addition

comprised of
Tract B-1, Mesa Del Norte Addition
City of Albuquerque
Bernalillo County, New Mexico

November 2010

ACS Monument "8_J20"
NAD 1983 CENTRAL ZONE
X=1550459.345
Y=1491184.860
Z=5364.697 (NAVD 1988)
G-G=0.999656524
Mapping Angle=-0°10'22.53"

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	39.27' (39.27')	25.00' (25.00')	89°59'41"	35.35'	N 44°59'00" W

Easement Notes

- 1 EXISTING 30' COMMON ACCESS EASEMENT (10/29/81, C19-2)
- 2 EXISTING 10' PUBLIC SANITARY SEWER EASEMENT (12/31/95, C29-45)
- 3 EXISTING 4' UNDERGROUND TELEPHONE EASEMENT (01/28/72, BK. D 911, PG. 20, DOC. NO. 67687)
- 4 EXISTING 10' UTILITY EASEMENT (10/29/81, C19-2)
- 5 EXISTING 10' X 30' PNM & M.S.T.&T. CO. EASEMENT (11/03/83, BK. MISC. 61A, PG. 664, DOC. NO. 83-76018)
- 6 EXISTING 5' PNM & M.S.T.&T. CO. EASEMENT (11/03/83, BK. MISC. 61A, PG. 664, DOC. NO. 83-76018)
- 7 EXISTING WATERLINE EASEMENT (BK. MISC. 658A, PG. 565, DOC. NO. 88-78280)
- 8 EXISTING 20' X 21' UNDERGROUND EASEMENT (03/17/89, BK. MISC. 726A, PG. 346, DOC. NO. 89-22759)
- 9 A PRIVATE RECIPROCAL CROSS LOT ACCESS, PARKING, AND DRAINAGE EASEMENT IS GRANTED BY THIS PLAT FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF TRACTS B-1-A, B-1-B AND TRACT A, AND IS TO BE MAINTAINED BY SAID OWNERS AND CONSISTS OF THE ENTIRE PARCEL EXCLUSIVE OF THE BUILDING AREAS.
- 10 10' PUBLIC UTILITY EASEMENT (___/___/___, 2010C-___)
- 11 LANDSCAPE EASEMENT (___/___/___, 2010C-___)

GRAPHIC SCALE

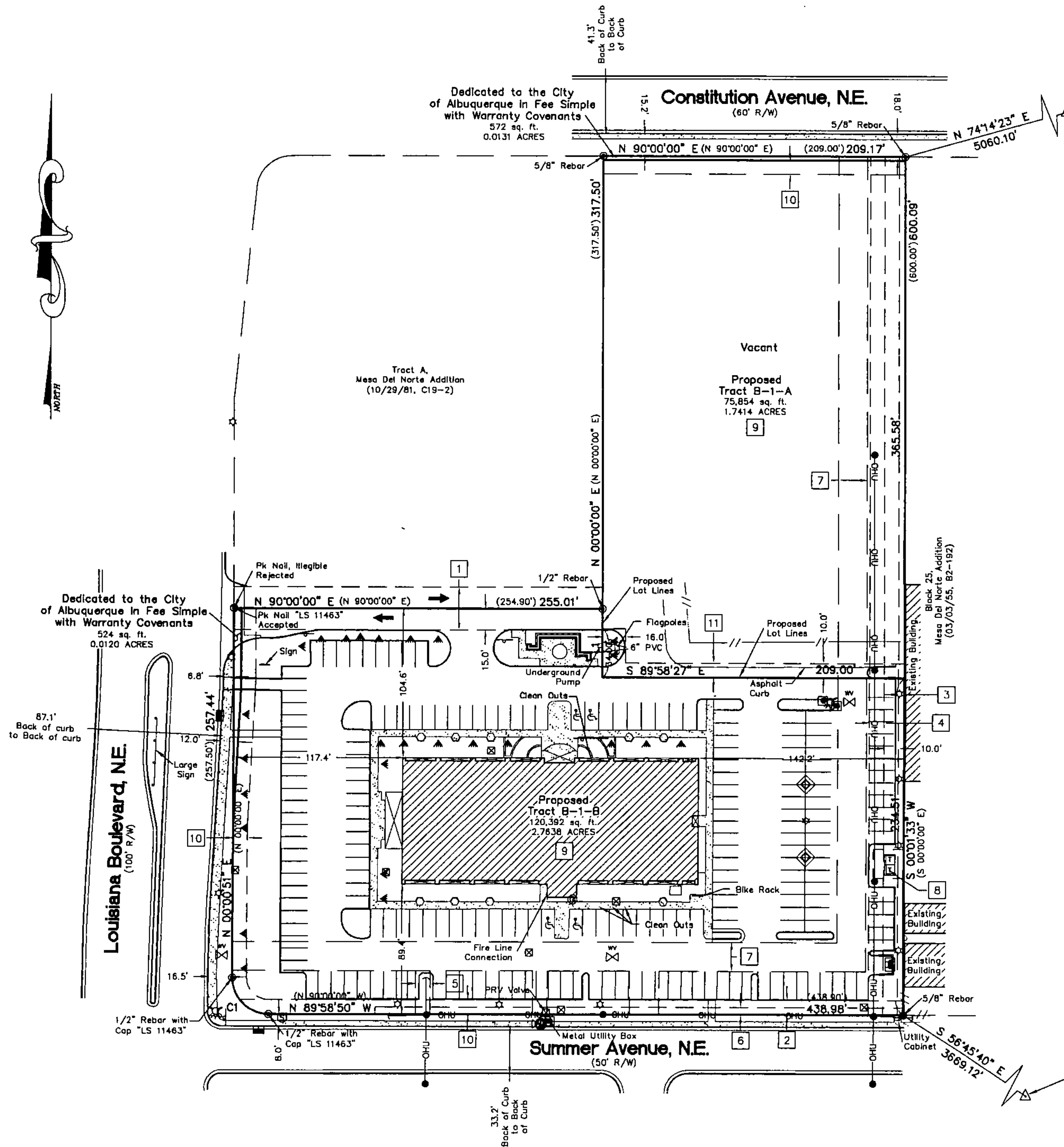


(IN FEET)
1 inch = 50 ft.

ACS Monument "17_K19"
NAD 1983 CENTRAL ZONE
X=1548658.688
Y=1487200.514
Z=5344.389 (NAVD 1988)
G-G=0.999657877
Mapping Angle=-0°10'34.73"

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244





Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: 505-764-9801
 ADDRESS: 302 Eighth Street NW FAX: 505-842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: Ashcraft Real Estate PHONE: 265-7728
 ADDRESS: 8200 Mountain Road NE, Suite 102 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: terry@ashcraftrealestate.com
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Site Plan for Subdivision - DRB Public Hearing

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

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

Lot or Tract No. Tracts B-1-A and B-1-B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Mesa Del Norte Addition
 Existing Zoning: SU-3 MU-UPT Buffer Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): J19 UPC Code: 101905830322332214

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1004532; 10DRB-70318

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 4.53 ac
 LOCATION OF PROPERTY BY STREETS: On or Near: 1700 Louisiana Boulevard NE
 Between: Constitution Avenue NE and Summer Avenue NE

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

SIGNATURE Jacqueline Fishman DATE November 16, 2010
 (Print) Jacqueline Fishman, AICP Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>10DRB - 70324</u>	<u>SPS</u>		<u>\$ 385.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>ADY</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 480.00</u>

Hearing date December 15, 2010

[Signature]
 11-18-10
 Planner signature / date

Project # 1004532

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)

Maximum Size: 24" x 36"

*UPTOWN
SDP*

- N/A* 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision Checklist
- N/A* 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

(DRB14)

Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
- 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
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist
- 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study form with required signature
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)

Maximum Size: 24" x 36"

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
- DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30DAYS after the filing deadline. **Bring the original** to the meeting.
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

Jacqueline Fishman Applicant name (print)
11/16/10 Applicant signature / date



Form revised October 2007

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

Application case numbers
10DRB - - 70324

V. [Signature] -11-18-10
Planner signature / date
Project # 1004532

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

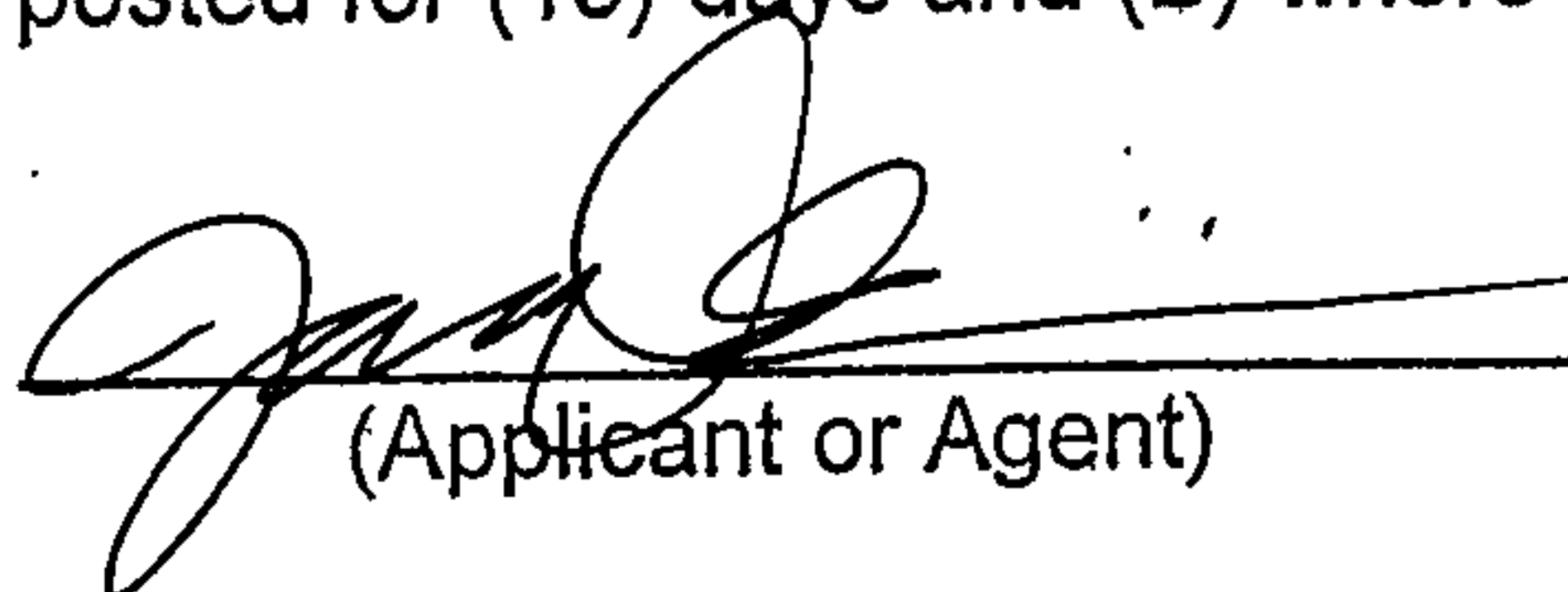
4. TIME

Signs must be posted from November 30, 2010 To December 15, 2010

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.



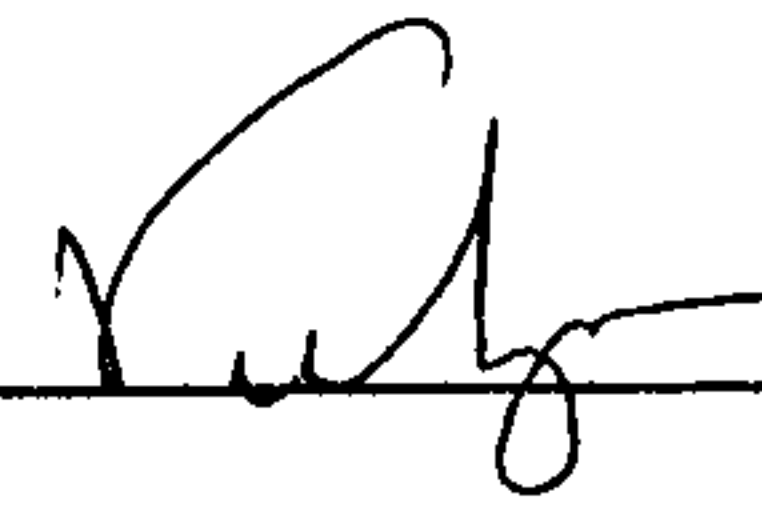
(Applicant or Agent)

11/18/10

(Date)

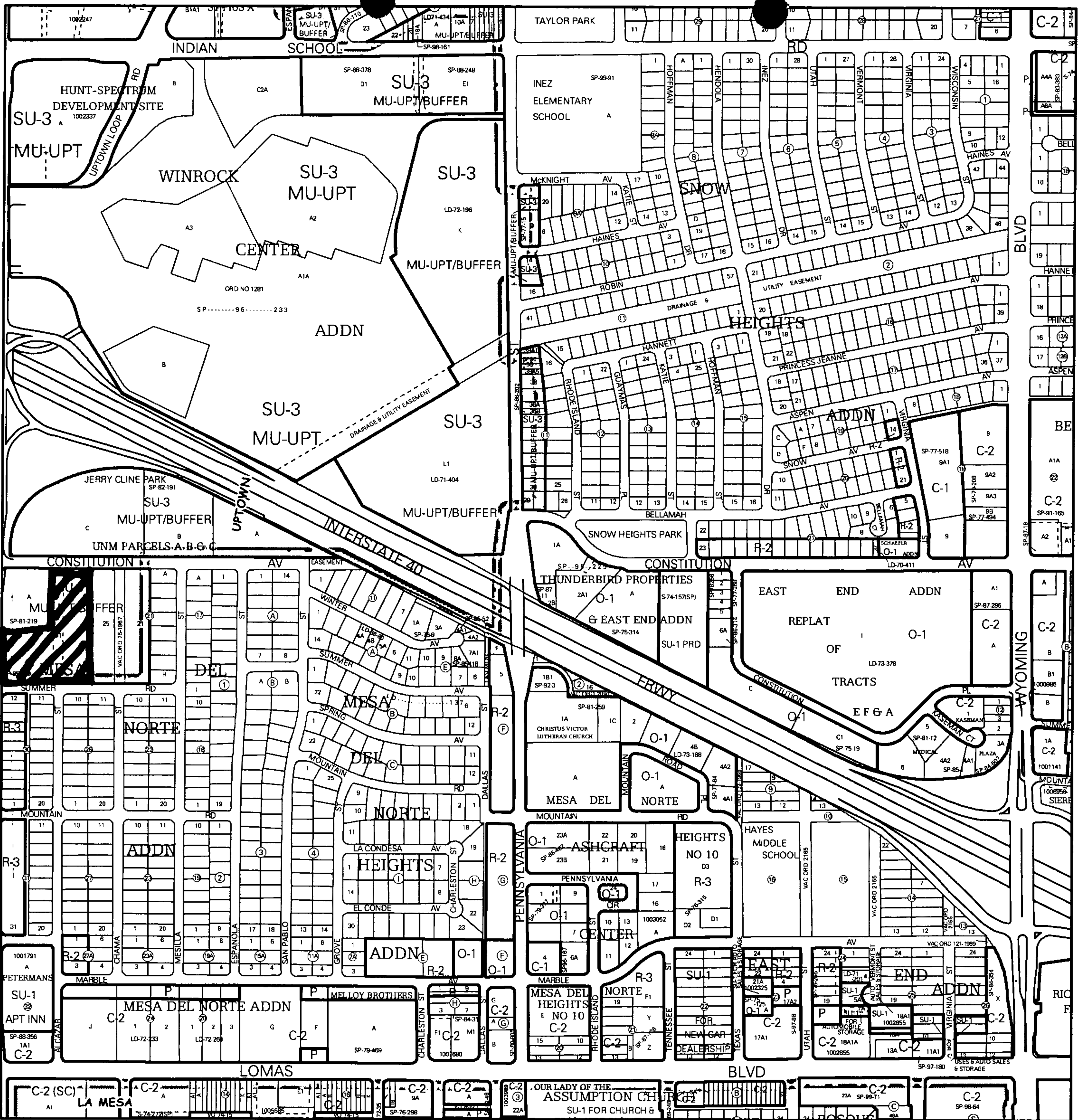
I issued 3 signs for this application, 11-18-2010

(Date)

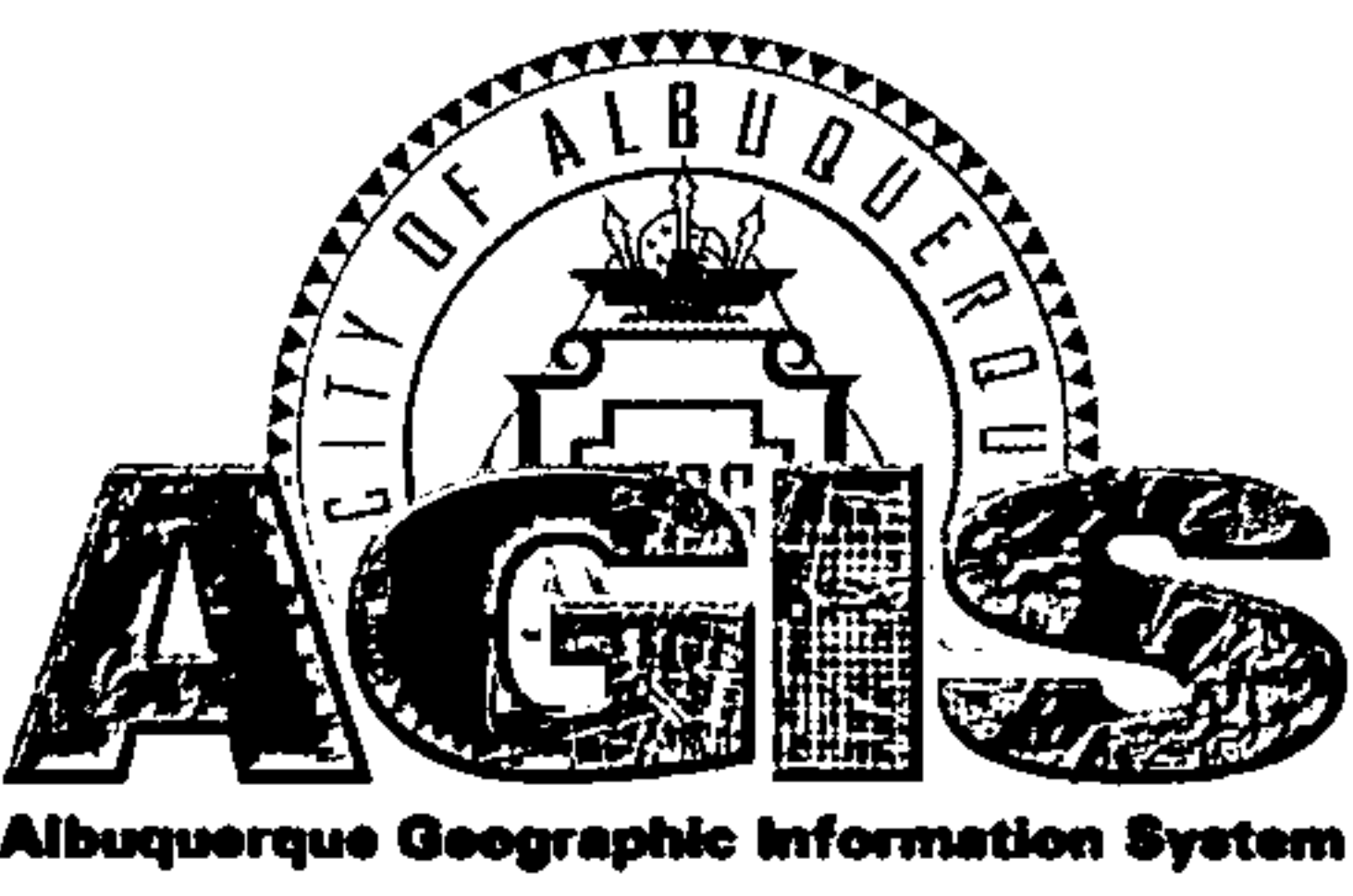


(Staff Member)

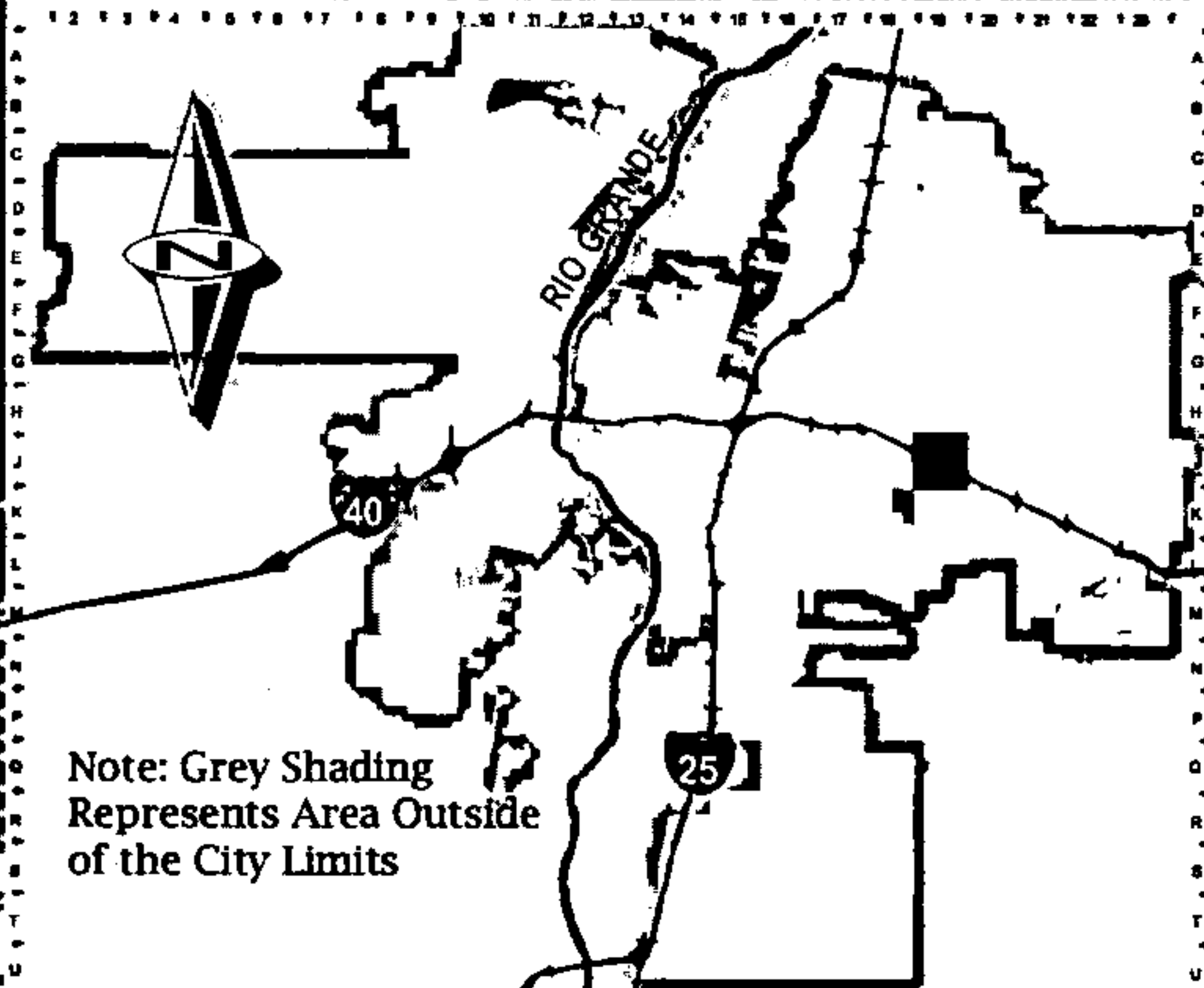
DRB PROJECT NUMBER: 1004532



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



Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-19-Z

Selected Symbols

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

0 750 1,500 Feet



ASHCRAFT
REAL ESTATE &
DEVELOPMENT CORP.

November 15, 2010

Mr. Jack Cloud, Chairman
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Site Plan for Subdivision for Tracts B-1-A and B-1-B, Mesa del Norte Addition

Dear Mr. Chairman:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this request for a Site Plan for Subdivision located at 1700 Louisiana Boulevard NE and within the Uptown Sector Development Plan area. Our request is to subdivide this 4.5 acre parcel into two separate parcels. Ashcraft Real Estate is the owner of the property.

Thank you for your consideration.

Sincerely,

Terry Ashcraft, Vice President
Ashcraft Real Estate



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

November 18, 2010

Jack Cloud, Chairman
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Mr. Cloud:

The purpose of this letter is to request approval on a Site Development Plan for Subdivision on behalf of Ashcraft Real Estate. The 4.53 acre property is located at 1700 Louisiana Boulevard NE, between Constitution and Summer Avenues, and is within the Uptown Sector Development Plan area. The existing zoning is SU-3 MU-UPT Buffer.

The subject property is proposed to be subdivided into two separate tracts, Tract B-1-A and Tract B-1-B of the Mesa del Norte Addition. Tract B-1-A is fully developed with an office building and associated parking. Tract B-1-B is vacant and this subdivision will allow future development of this tract per the Uptown Sector Development Plan. No construction is proposed at this time.

There are two previous site development plans that were approved for this site. The first Site Plan, Z-88-9, still applies to this site and no change is requested. A subdivision was not part of that Site Plan.

The most recent Site Plan for Building Permit (05EPC-01693 / 06DRB-00741), was approved by the EPC, but never received final sign-off by the DRB. This letter is also a request to withdraw the 2005 Site Development Plan.

Please do not hesitate to contact me with any questions you may have in regard to this request.

Sincerely,

Jacqueline Fishman, AICP
Associate

PRINCIPALS

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

ASSOCIATES

Jacqueline Fishman, AICP

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: ASHCRAFT REAL ESTATE DATE OF REQUEST: 11/15/10 ZONE ATLAS PAGE(S): J19

CURRENT:

ZONING SU-3 MU-UPT BUFFER

LEGAL DESCRIPTION:

LOT OR TRACT # B-1-A+B-1-B BLOCK # _____

PARCEL SIZE (AC/SQ. FT.) 4.5 AC

SUBDIVISION NAME MESA DEL NORTE ADDITION

REQUESTED CITY ACTION(S):

- | | | | |
|----------------|---------------------|-------------------------|---------------------|
| ANNEXATION [] | SECTOR PLAN [] | SITE DEVELOPMENT PLAN: | |
| COMP. PLAN [] | ZONE CHANGE [] | A) SUBDIVISION [X] | BUILDING PERMIT [] |
| AMENDMENT [] | CONDITIONAL USE [] | B) BUILD'G PURPOSES [] | ACCESS PERMIT [] |
| | | C) AMENDMENT [] | OTHER [] |

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: 1

- NO CONSTRUCTION/DEVELOPMENT [X] # OF UNITS: _____
- NEW CONSTRUCTION [] BUILDING SIZE: _____ (sq. ft.)
- EXPANSION OF EXISTING DEVELOPMENT []

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE

DATE 11/15/10

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section - 2ND Floor West, 800 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE [] NO, FOR THIS REQUEST.

THRESHOLDS MET? YES [] NO [] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []

Notes: THE NEED FOR A TIS TO BE DETERMINED AT SITE PLAN FOR BUILDING PERMIT THROUGH THE UPTOWN SECTOR PLAN PROCESS.

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

TRAFFIC ENGINEER

DATE

11-15-10

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-18-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO [X] FOR THIS REQUEST.

Contact an Air Quality Planner at 788-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

APPLICANT

DATE

11/15/10

Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER

DATE

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN For Subdivision" as outlined in the Zoning Code (§ 14-16-1-5). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

SHEET # 1 – SITE PLAN (Required)

1. Scale: at least 1" = 100'
2. Bar Scale
3. North Arrow
4. Scaled Vicinity Map
5. The Site (property lines)
6. Proposed Use(s) and List of Applicable Plans
7. Pedestrian Ingress and Egress (Access)
8. Vehicular Ingress and Egress (Access)
9. Any Internal Circulation Requirements
10. For each lot:
 - a. Maximum Building Height
 - b. Minimum Building Setback
 - ~~c.~~ Maximum Total Dwelling Units and / or
 - d. Maximum Floor Area Ratio (F.A.R.) for Nonresidential Uses

Accompanying Material

- A. Fee payment
- B. Complete application
- C. Written Summary of Request including a narrative describing compliance with applicable plans and/or zoning requirements per §14-16-3-11(B) of the Comprehensive Zoning Code.
- D. 8-1/2" x 11" reductions

SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

The Site:
The property consists of 4.53 acres and is located at the southeast corner of Louisiana Boulevard and Summer Avenue. The legal description is Tracts B-1-A and B-1-B, Mesa Del Norte Addition. Tract B-1-B is fully developed.

Proposed Use:
Existing zoning is SU-3 MU-UPT BUFFER as established by the Uptown Sector Development Plan. The proposed use shall be consistent with the SU-3 MU-UPT BUFFER ZONE in the Uptown Sector Development Plan.

Applicable Plans:
The Uptown Sector Development Plan (Rank III) and the Comprehensive Plan (Rank I) applies to this site.

Pedestrian and Vehicular Ingress and Egress:
Vehicular Access and Circulation
Vehicular access and circulation to both Tracts is from Louisiana Boulevard via a 30 foot common access easement that provides internal access to Tract A, Tract B-1-A, and Tract B-1-B. Vehicular access is also provided from Constitution Avenue to Tract B-1-A.

Pedestrian Access and Circulation
Pedestrian access exists along Louisiana Boulevard, Summer Avenue, and Constitution Avenue. Internal circulation will be provided by sidewalks that are designed to meet the City's Zoning and Development Process Manual requirements.

Transit
Transit routes 3 and 167 run along Louisiana Boulevard adjacent to this site. Bus stops are located at the southeast corner of Constitution Avenue / Louisiana Boulevard and southeast corner of Summer Avenue / Louisiana Boulevard for northbound travel and the southwest corner of Constitution Avenue / Louisiana Boulevard and south of the southwest corner of Summer Avenue / Louisiana Boulevard for southbound travel.

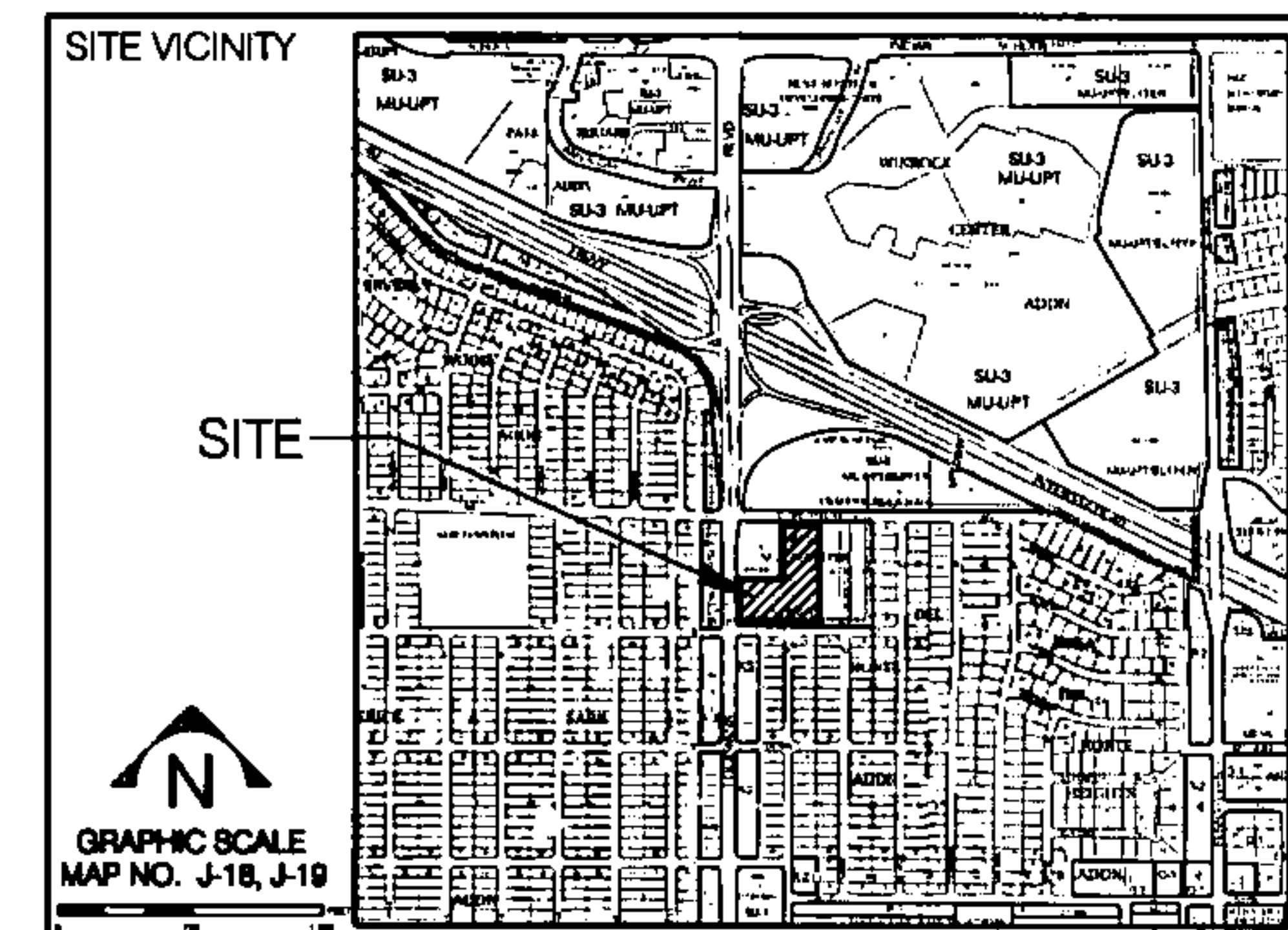
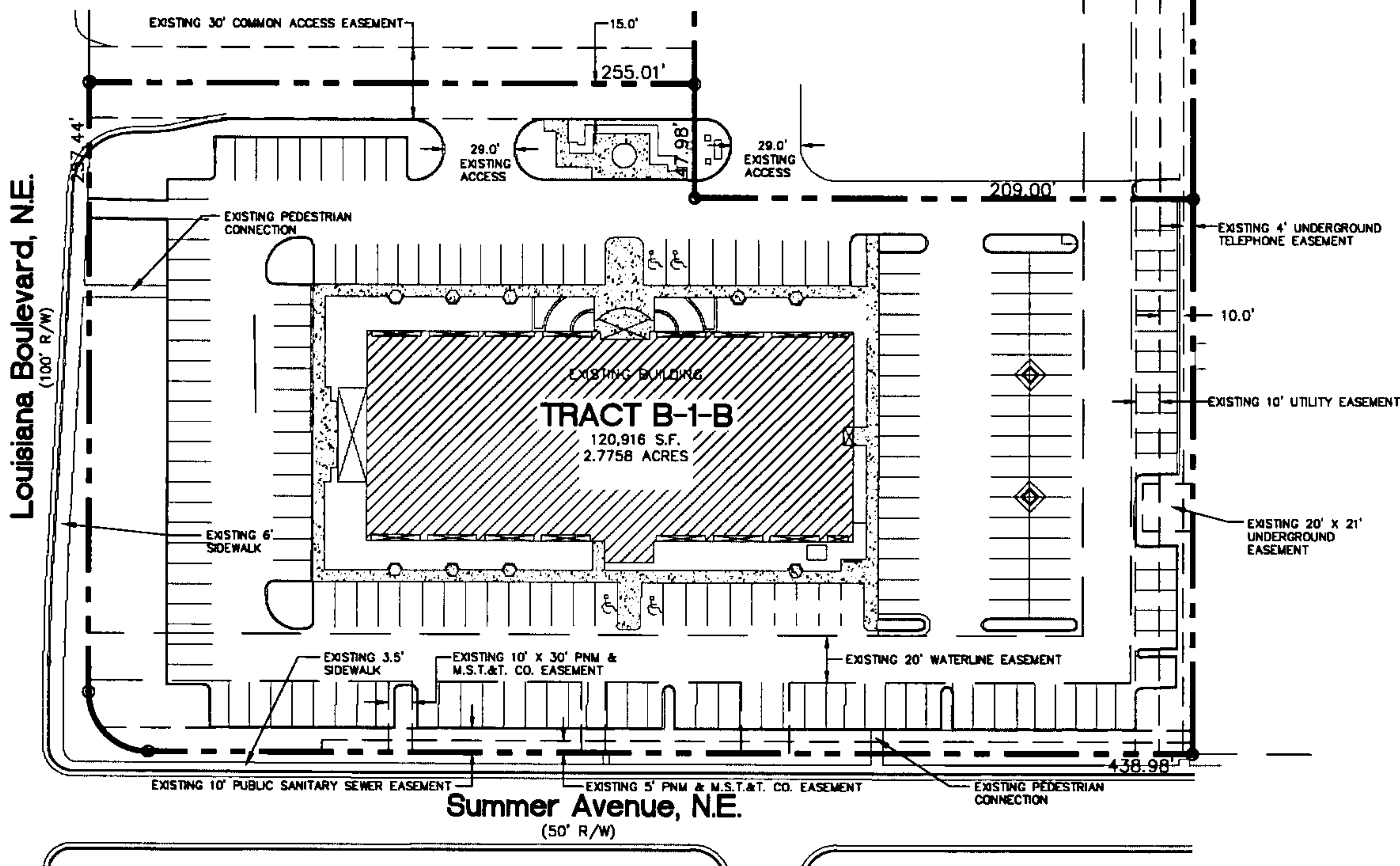
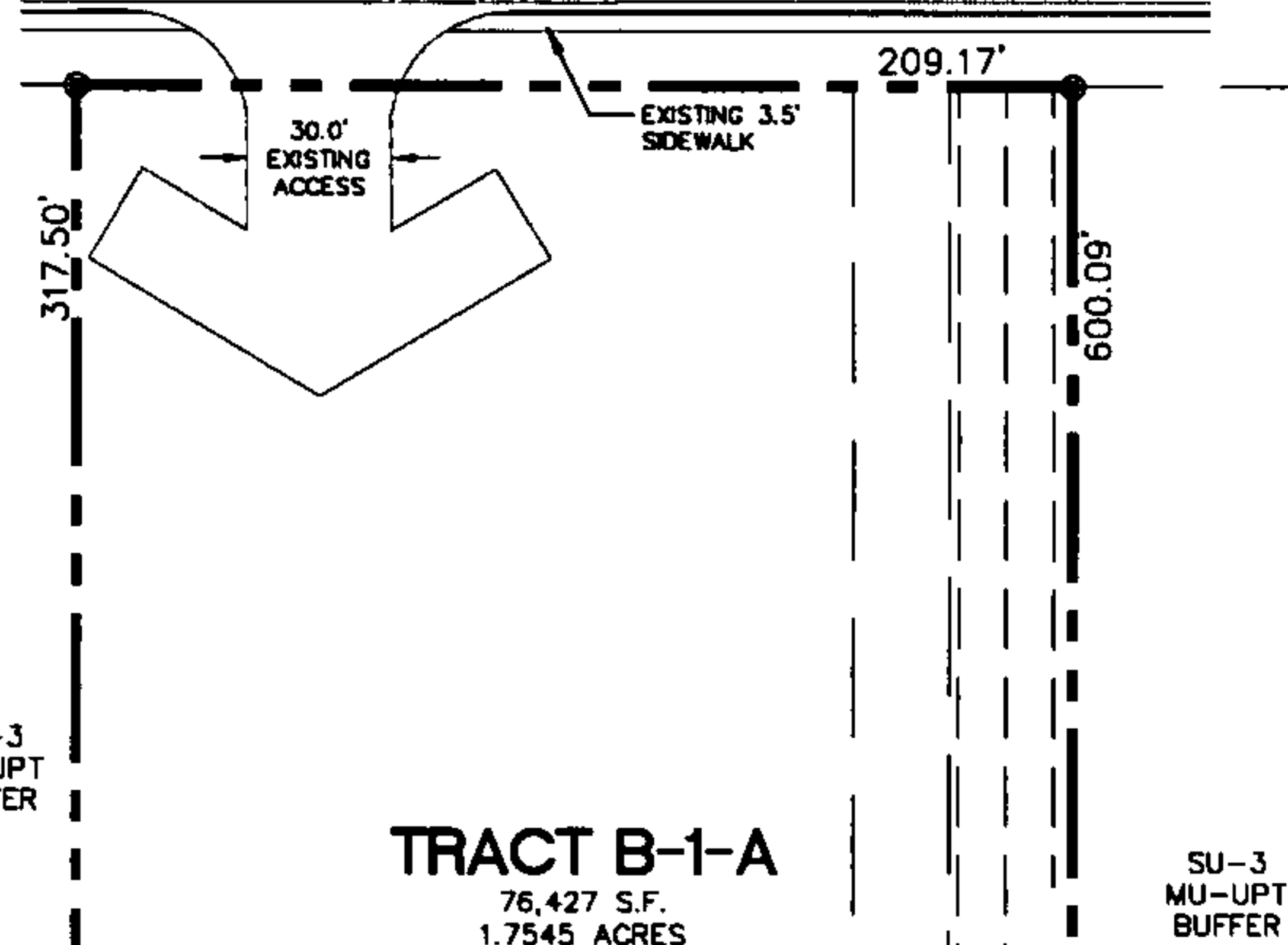
Building Heights and Setbacks:
Buildings shall not exceed 36 feet, subject to Buffer Setback regulations as provided in the Uptown Sector Development Plan.

Maximum F.A.R.:
Consistent with the Uptown Sector Development Plan, there is no maximum F.A.R. for this property.

Landscape Plan:
The Landscape Plan shall be submitted with the individual Site Plans for Building Permit. Landscape plans shall be consistent with the City's Water Conservation Landscaping and Water Waste Ordinance and the Pollen Control Ordinance.

General Note:
A private reciprocal cross lot access, parking, and drainage easement is granted by plat for the benefit and use by and for the owners of Tracts B-1-A and B-1-B, and is to be maintained by said owners and consists of the entire parcel exclusive of the building areas.

Constitution Avenue, N.E.
(60' R/W)



PROJECT NUMBER: 1004532

Application Number:
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

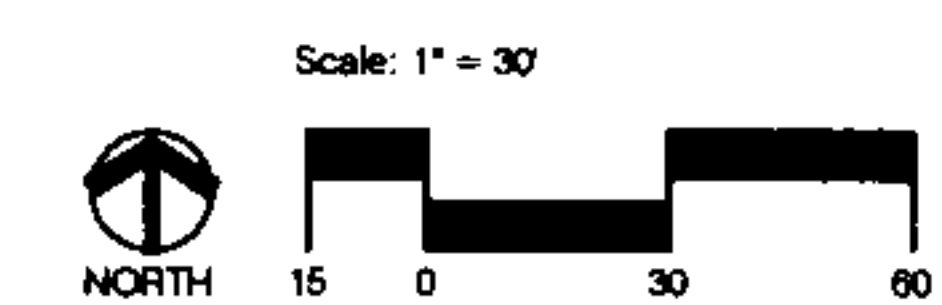
DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

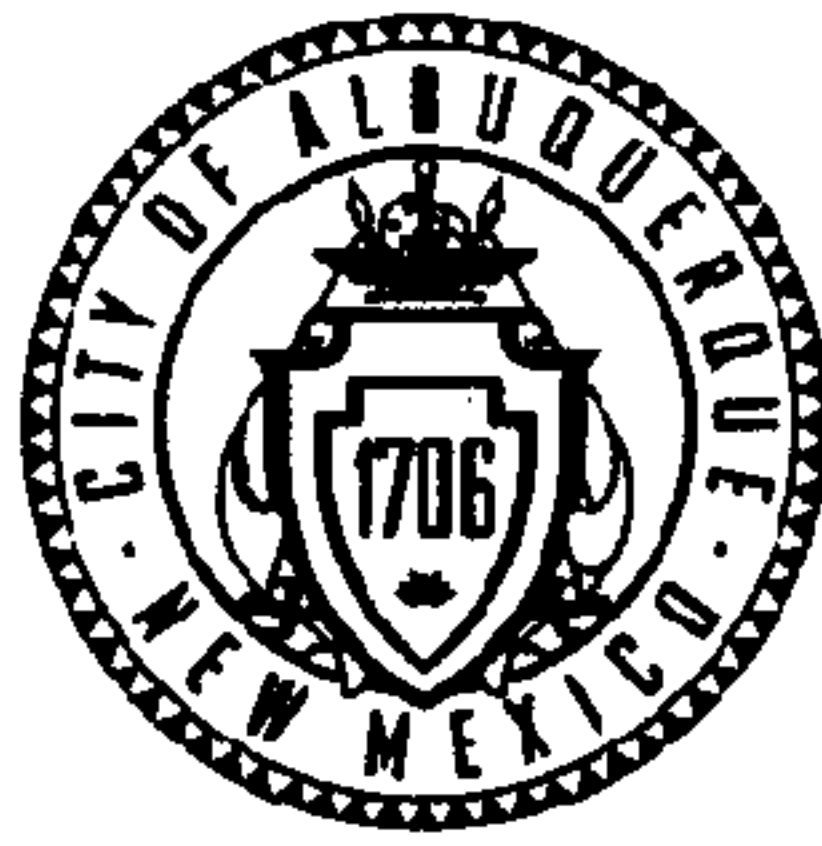
**TRACT B-1-A & TRACT B-1-B,
MESA DEL NORTE SUBDIVISION**
SITE PLAN FOR SUBDIVISION

Prepared For:
Ashcraft Real Estate
8200 Mountain Road NE
Albuquerque, NM 87110

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com



November 2010



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

November 15, 2010

Jacqueline Fishman, AICP
Consensus Planning
302 8th Street NW/87102
Phone: (505) 764-9801/Fax: (505) 842-5495

Dear Jacqueline:

Thank you for your inquiry of November 15, 2010 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TRACTS B-1-A AND B-1-B, MESA DEL NORTE ADDITION, LOCATED ALONG LOUISIANA BOULEVARD NE BETWEEN CONSTITUTION AVENUE NE AND SUMMER ROAD NE** zone map J-19.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

SEE "ATTACHMENT A" FOR CONTACT NAMES FOR THE UPTOWN NA LIST OF NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS FOR THIS DRB SUBMITTAL – swinklepleck – 11/15/10

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

PLEASE NOTE: The Neighborhood and/or Homeowner Association & Coalition information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

UPTOWN NEIGHBORHOOD ASSOCIATION LIST

Updated on: November 2, 2010

Alvarado Park Neighborhood Association "R"

Bill Sterchi
5607 Princess Jeanne NE/87110
255-0579 (h) 417-4529 (c)

Natasha Carty
5907 Princess Jeanne NE/87110
268-5049 (h)

Classic Uptown Neighborhood Association "R"

Stephen Verchinski
2700 Espanola NE/87110 888-1370 (h)
238-2398 (c)

Todd Sloan
2925 Dallas NE/87110 417-3712 (h)

Inez Neighborhood Association "R"

Evelyn B. Feltner
2014 Utah St. NE/87110 271-9027 (h)

Bette Weber
1927 Virginia St. NE/87110 292-1756 (h)

Jerry Cline Park Neighborhood Association "R"

Julie Jones
7625 Winter Ave. NE/87110 232-4638 (h)

Ron Goldsmith
1216 Alcazar St. NE/87110 232-9516 (h)

Quigley Park Neighborhood Association "R"

Winnie Schmidt
2916 Cuervo Dr. NE/87110-3106 881-2155 (h)

Maureen Maher
2935 Cardenas Dr. NE/87110 888-5181 (h)

Snow Heights Neighborhood Association "R"

Laura Heitman
8011 Princess Jeanne NE/87110 507-8834 (c)

Shirley Marquez
7905 Hannett NE/87110 265-5513 (h)

Uptown Progress Team, Inc. "R"

David Shaffer
2703-G Broadbent Pkwy/87107 343-1498 (w)

Marcy Cook
6565 Americas Parkway NE #200/87110
304-8966 (w)

Winrock South Neighborhood Association "R"

Richard Peterson
7110 Constitution Ave. NE/87110-7122
321-5432 (message #)

Virginia Kinney
7110 Constitution Ave. NE/87110-7122
321-5432 (message)

Zuni Neighborhood Association "R"

Ron Berlint
7516 Euclid NE/87110 875-1137 (h)

Allan Smith
7522 Euclid NE/87110 837-1752 (h)



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

November 19, 2010

Mr. Bill Sterchi
Alvarado Park NA
5607 Princess Jeanne NE
Albuquerque, NM 87110

Ms. Natasha Carty
Alvarado Park NA
5907 Princess Jeanne NE
Albuquerque, NM 87110

Dear Mr. Sterchi and Ms. Carty:

The purpose of this letter is to inform you and the Alvarado Park Neighborhood Association that Consensus Planning has submitted a Site Development Plan for Subdivision to the City's Development Review Board on behalf of Ashcraft Real Estate. The 4.53 acre property is located at 1700 Louisiana Boulevard NE, between Constitution and Summer Avenues, and is within the Uptown Sector Development Plan area. The existing zoning is SU-3 MU-UPT Buffer. The hearing for this request will be at 9:00am on December 15, 2010 at the hearing room in the basement of Plaza del Sol, 600 Second Street NW.

The subject property is proposed to be subdivided into two separate tracts, Tract B-1-A and Tract B-1-B (see attached Site Plan for Subdivision) of the Mesa del Norte Addition. Tract B-1-A is fully developed with an office building and associated parking. Tract B-1-B is vacant and this subdivision will allow future development of this tract per the Uptown Sector Development Plan. No construction is proposed at this time.

Please do not hesitate to contact me with any questions you may have in regard to this request.

Sincerely,

Jacqueline Fishman, AICP
Associate

PRINCIPALS

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

Att: Site Plan for Subdivision

ASSOCIATES

Jacqueline Fishman, AICP



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

November 19, 2010

Mr. Stephen Verchinski
Classic Uptown NA
2700 Espanola NE
Albuquerque, NM 87110

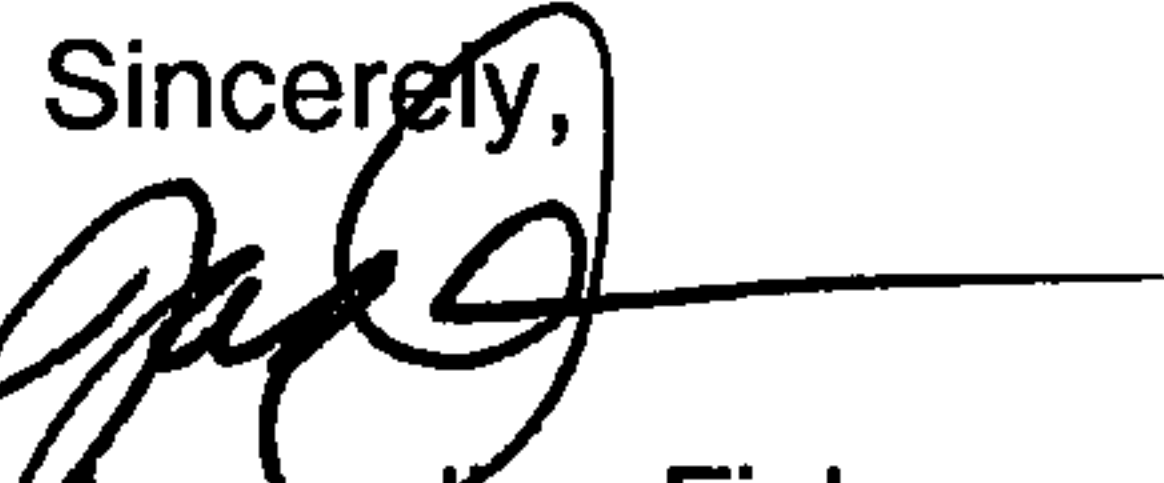
Mr. Todd Sloan
Classic Uptown NA
2925 Dallas NE
Albuquerque, NM 87110

Dear Mr. Verchinski and Mr. Sloan:

The purpose of this letter is to inform you and the Classic Uptown Neighborhood Association that Consensus Planning has submitted a Site Development Plan for Subdivision to the City's Development Review Board on behalf of Ashcraft Real Estate. The 4.53 acre property is located at 1700 Louisiana Boulevard NE, between Constitution and Summer Avenues, and is within the Uptown Sector Development Plan area. The existing zoning is SU-3 MU-UPT Buffer. The hearing for this request will be at 9:00am on December 15, 2010 at the hearing room in the basement of Plaza del Sol, 600 Second Street NW.

The subject property is proposed to be subdivided into two separate tracts, Tract B-1-A and Tract B-1-B (see attached Site Plan for Subdivision) of the Mesa del Norte Addition. Tract B-1-A is fully developed with an office building and associated parking. Tract B-1-B is vacant and this subdivision will allow future development of this tract per the Uptown Sector Development Plan. No construction is proposed at this time.

Please do not hesitate to contact me with any questions you may have in regard to this request.

Sincerely,

Jacqueline Fishman, AICP
Associate

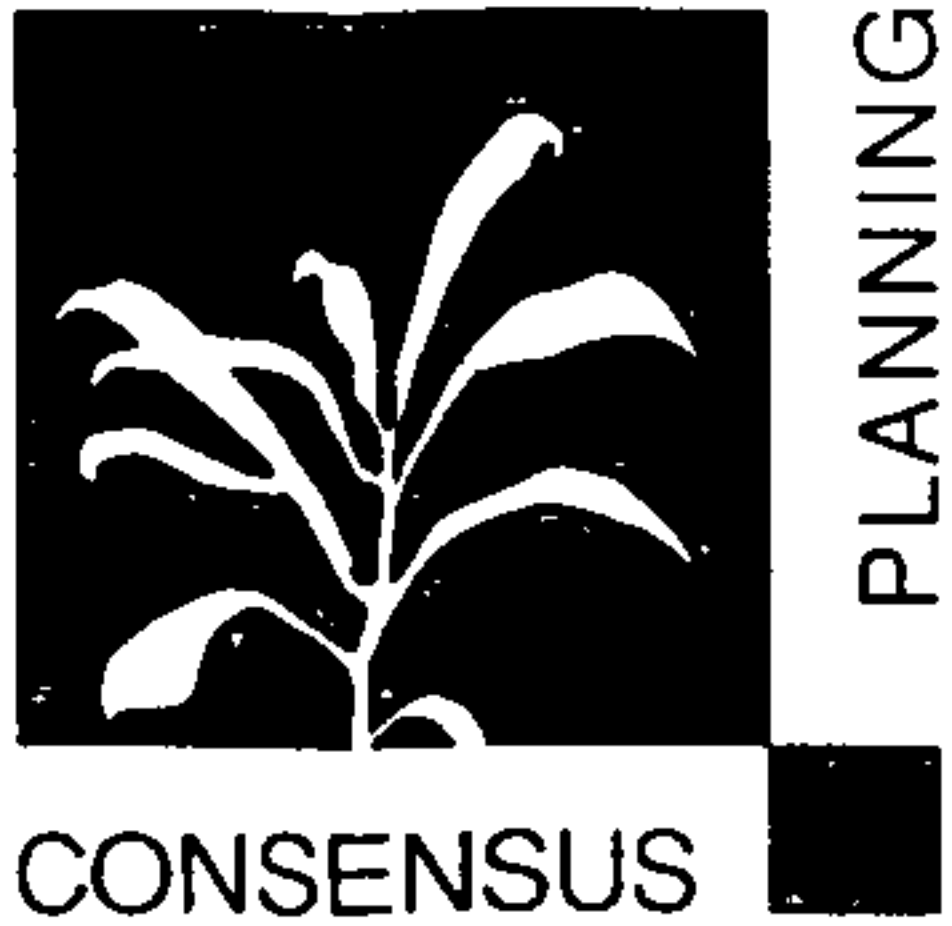
PRINCIPALS

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

Att: Site Plan for Subdivision

ASSOCIATES

Jacqueline Fishman, AICP



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302 Eighth St. NW
Albuquerque, NM 87102

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Fax 842-5495
cp@consensusplanning.com
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November 19, 2010

Ms. Evelyn B. Feltner
Inez NA
2014 Utah Street NE
Albuquerque, NM 87110

Ms. Bette Weber
Inez NA
1927 Virginia Street NE
Albuquerque, NM 87110

Dear Ms. Feltner and Ms. Weber:

The purpose of this letter is to inform you and the Inez Neighborhood Association that Consensus Planning has submitted a Site Development Plan for Subdivision to the City's Development Review Board on behalf of Ashcraft Real Estate. The 4.53 acre property is located at 1700 Louisiana Boulevard NE, between Constitution and Summer Avenues, and is within the Uptown Sector Development Plan area. The existing zoning is SU-3 MU-UPT Buffer. The hearing for this request will be at 9:00am on December 15, 2010 at the hearing room in the basement of Plaza del Sol, 600 Second Street NW.

The subject property is proposed to be subdivided into two separate tracts, Tract B-1-A and Tract B-1-B (see attached Site Plan for Subdivision) of the Mesa del Norte Addition. Tract B-1-A is fully developed with an office building and associated parking. Tract B-1-B is vacant and this subdivision will allow future development of this tract per the Uptown Sector Development Plan. No construction is proposed at this time.

Please do not hesitate to contact me with any questions you may have in regard to this request.

Sincerely,

Jacqueline Fishman, AICP
Associate

PRINCIPALS

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

Att: Site Plan for Subdivision

ASSOCIATES

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November 19, 2010

Ms. Julie Jones
Jerry Cline Park NA
7625 Winter Avenue NE
Albuquerque, NM 87110

Mr. Ron Goldsmith
Jerry Cline Park NA
1216 Alcazar Street NE
Albuquerque, NM 87110

Dear Ms. Jones and Mr. Goldsmith:

The purpose of this letter is to inform you and the Jerry Cline Park Neighborhood Association that Consensus Planning has submitted a Site Development Plan for Subdivision to the City's Development Review Board on behalf of Ashcraft Real Estate. The 4.53 acre property is located at 1700 Louisiana Boulevard NE, between Constitution and Summer Avenues, and is within the Uptown Sector Development Plan area. The existing zoning is SU-3 MU-UPT Buffer. The hearing for this request will be at 9:00am on December 15, 2010 at the hearing room in the basement of Plaza del Sol, 600 Second Street NW.

The subject property is proposed to be subdivided into two separate tracts, Tract B-1-A and Tract B-1-B (see attached Site Plan for Subdivision) of the Mesa del Norte Addition. Tract B-1-A is fully developed with an office building and associated parking. Tract B-1-B is vacant and this subdivision will allow future development of this tract per the Uptown Sector Development Plan. No construction is proposed at this time.

Please do not hesitate to contact me with any questions you may have in regard to this request.

Sincerely,

Jacqueline Fishman, AICP
Associate

PRINCIPALS

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

Att: Site Plan for Subdivision

ASSOCIATES

Jacqueline Fishman, AICP



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November 19, 2010

Ms. Winnie Schmidt
Quigley Park NA
2916 Cuervo Drive NE
Albuquerque, NM 87110

Ms. Maureen Maher
Quigley Park NA
2935 Cardenas Drive NE
Albuquerque, NM 87110

Dear Ms. Schmidt and Ms. Maher:

The purpose of this letter is to inform you and the Quigley Park Neighborhood Association that Consensus Planning has submitted a Site Development Plan for Subdivision to the City's Development Review Board on behalf of Ashcraft Real Estate. The 4.53 acre property is located at 1700 Louisiana Boulevard NE, between Constitution and Summer Avenues, and is within the Uptown Sector Development Plan area. The existing zoning is SU-3 MU-UPT Buffer. The hearing for this request will be at 9:00am on December 15, 2010 at the hearing room in the basement of Plaza del Sol, 600 Second Street NW.

The subject property is proposed to be subdivided into two separate tracts, Tract B-1-A and Tract B-1-B (see attached Site Plan for Subdivision) of the Mesa del Norte Addition. Tract B-1-A is fully developed with an office building and associated parking. Tract B-1-B is vacant and this subdivision will allow future development of this tract per the Uptown Sector Development Plan. No construction is proposed at this time.

Please do not hesitate to contact me with any questions you may have in regard to this request.

Sincerely,

Jacqueline Fishman, AICP
Associate

PRINCIPALS

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

Att: Site Plan for Subdivision

ASSOCIATES

Jacqueline Fishman, AICP



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November 19, 2010

Ms. Laura Heitman
Snow Heights NA
8011 Princess Jeanne NE
Albuquerque, NM 87110

Ms. Shirley Marquez
Snow Heights NA
7905 Hannett NE
Albuquerque, NM 87110

Dear Ms. Heitman and Ms. Marquez:

The purpose of this letter is to inform you and the Snow Heights Neighborhood Association that Consensus Planning has submitted a Site Development Plan for Subdivision to the City's Development Review Board on behalf of Ashcraft Real Estate. The 4.53 acre property is located at 1700 Louisiana Boulevard NE, between Constitution and Summer Avenues, and is within the Uptown Sector Development Plan area. The existing zoning is SU-3 MU-UPT Buffer. The hearing for this request will be at 9:00am on December 15, 2010 at the hearing room in the basement of Plaza del Sol, 600 Second Street NW.

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Please do not hesitate to contact me with any questions you may have in regard to this request.

Sincerely,

Jacqueline Fishman, AICP
Associate

PRINCIPALS

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

Att: Site Plan for Subdivision

ASSOCIATES

Jacqueline Fishman, AICP



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Albuquerque, NM 87102

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cp@consensusplanning.com
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November 19, 2010

Mr. David Shaffer
Uptown Progress Team, Inc.
2703-G Broadbent Parkway NE
Albuquerque, NM 87107

Ms. Marcy Cook
Uptown Progress Team, Inc.
6565 Americas Parkway NE, #200
Albuquerque, NM 87110

Dear Mr. Shaffer and Ms. Cook:

The purpose of this letter is to inform you and the Uptown Progress Team that Consensus Planning has submitted a Site Development Plan for Subdivision to the City's Development Review Board on behalf of Ashcraft Real Estate. The 4.53 acre property is located at 1700 Louisiana Boulevard NE, between Constitution and Summer Avenues, and is within the Uptown Sector Development Plan area. The existing zoning is SU-3 MU-UPT Buffer. The hearing for this request will be at 9:00am on December 15, 2010 at the hearing room in the basement of Plaza del Sol, 600 Second Street NW.

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Please do not hesitate to contact me with any questions you may have in regard to this request.

Sincerely,

Jacqueline Fishman, AICP
Associate

PRINCIPALS

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

Att: Site Plan for Subdivision

ASSOCIATES

Jacqueline Fishman, AICP



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November 19, 2010

Mr. Richard Peterson
Winrock South NA
7110 Constitution Avenue NE
Albuquerque, NM 87110-7122

Ms. Virginia Kinney
Winrock South NA
7110 Constitution Avenue NE
Albuquerque, NM 87110-7122

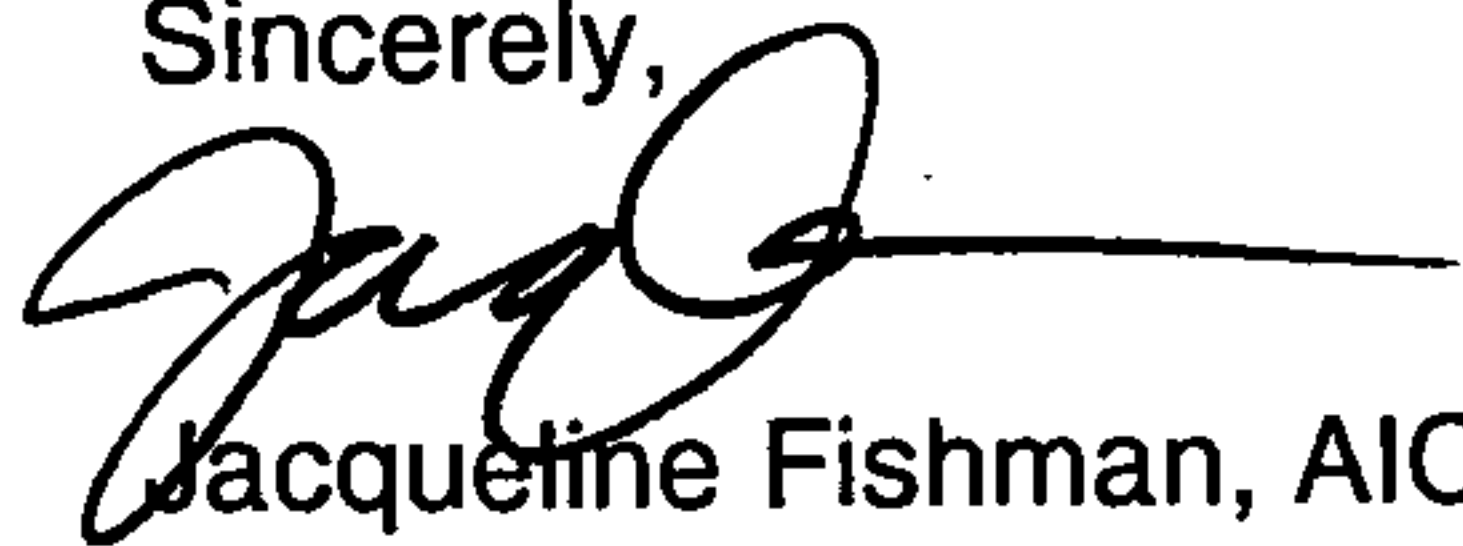
Dear Mr. Peterson and Ms. Kinney:

The purpose of this letter is to inform you and the Winrock South Neighborhood Association that Consensus Planning has submitted a Site Development Plan for Subdivision to the City's Development Review Board on behalf of Ashcraft Real Estate. The 4.53 acre property is located at 1700 Louisiana Boulevard NE, between Constitution and Summer Avenues, and is within the Uptown Sector Development Plan area. The existing zoning is SU-3 MU-UPT Buffer. The hearing for this request will be at 9:00am on December 15, 2010 at the hearing room in the basement of Plaza del Sol, 600 Second Street NW.

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Please do not hesitate to contact me with any questions you may have in regard to this request.

Sincerely,


Jacqueline Fishman, AICP
Associate

PRINCIPALS

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

Att: Site Plan for Subdivision

ASSOCIATES

Jacqueline Fishman, AICP



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

November 19, 2010

Mr. Ron Berlint
Zuni NA
7516 Euclid NE
Albuquerque, NM 87110

Mr. Allan Smith
Zuni NA
7522 Euclid NE
Albuquerque, NM 87110

Dear Mr. Berlint and Mr. Smith:

The purpose of this letter is to inform you and the Zuni Neighborhood Association that Consensus Planning has submitted a Site Development Plan for Subdivision to the City's Development Review Board on behalf of Ashcraft Real Estate. The 4.53 acre property is located at 1700 Louisiana Boulevard NE, between Constitution and Summer Avenues, and is within the Uptown Sector Development Plan area. The existing zoning is SU-3 MU-UPT Buffer. The hearing for this request will be at 9:00am on December 15, 2010 at the hearing room in the basement of Plaza del Sol, 600 Second Street NW.

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Please do not hesitate to contact me with any questions you may have in regard to this request.

Sincerely,

Jacqueline Fishman, AICP
Associate

PRINCIPALS

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

Att: Site Plan for Subdivision

ASSOCIATES

Jacqueline Fishman, AICP

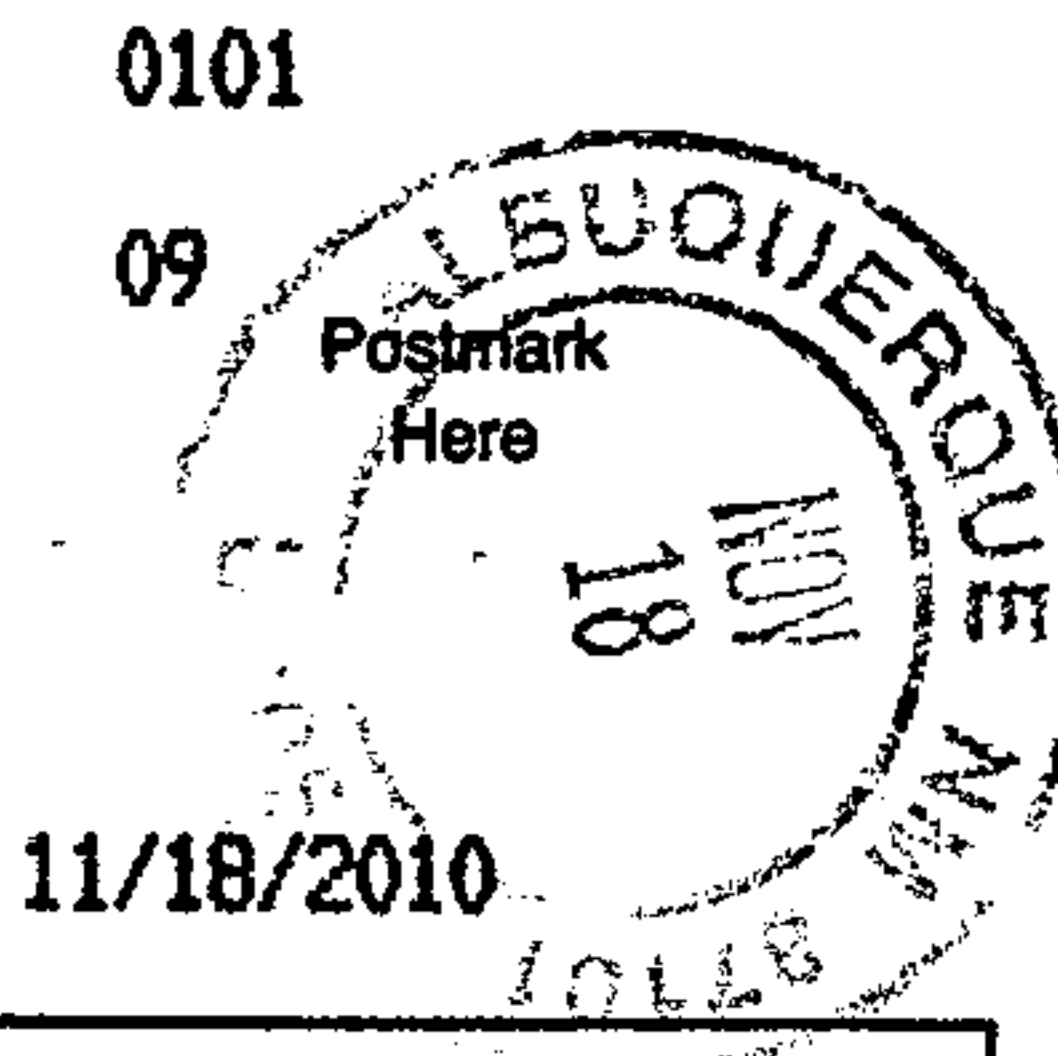
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 or PO Box No. 6565 AMERICAS PARKWAY NE
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 ALBUQ., NM 87110

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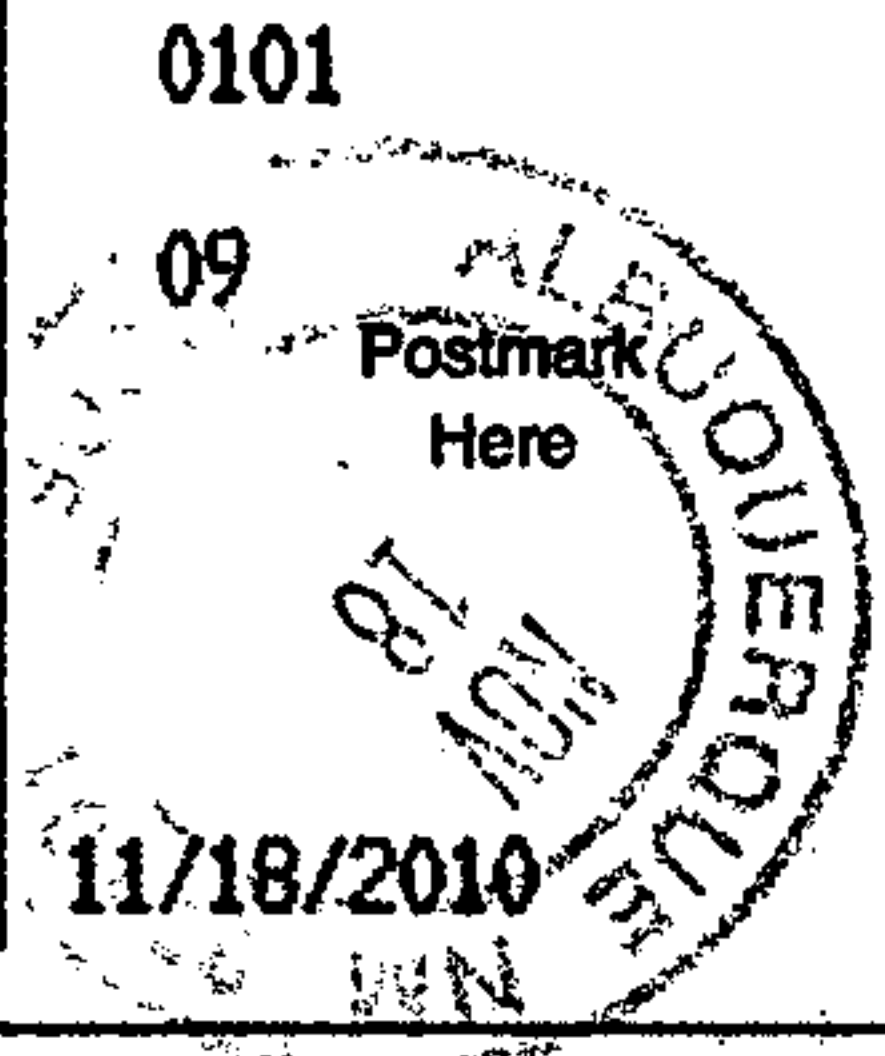
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 or PO Box No. 7522 EUCLID NE
 City, State, ZIP+4
 ALBUQ., NM 87110

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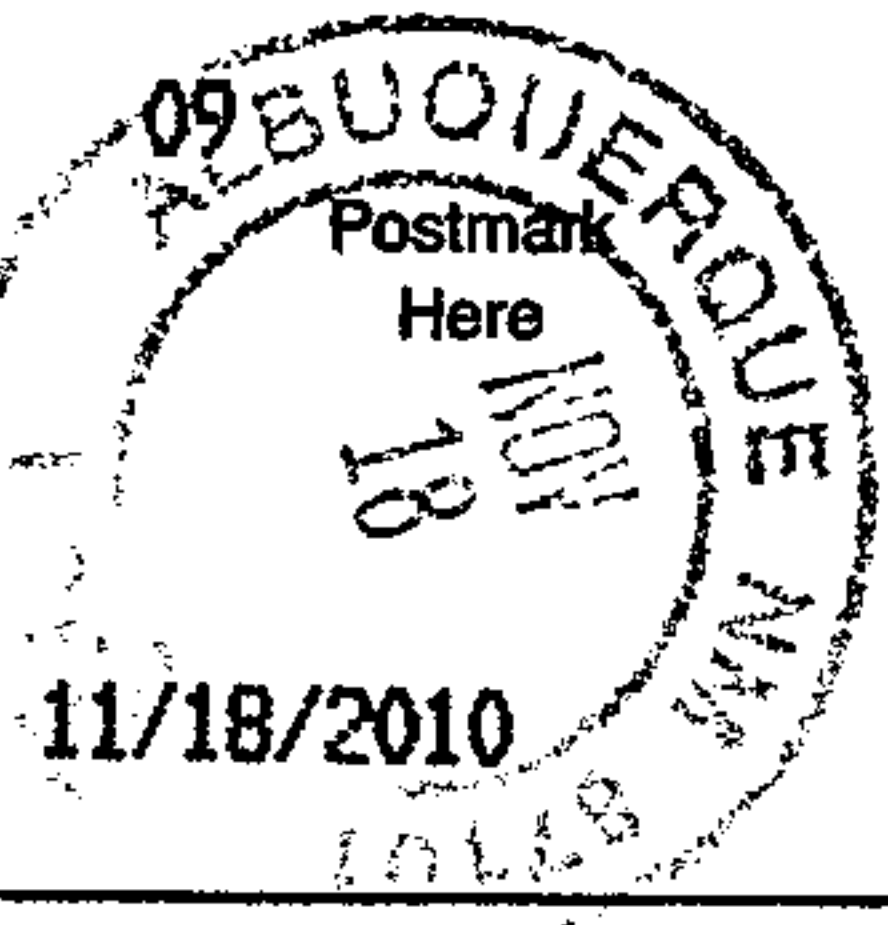
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 or PO Box No. 5907 PRINCESS JEANNE NE
 City, State, ZIP+4
 ALBUQ., NM 87110

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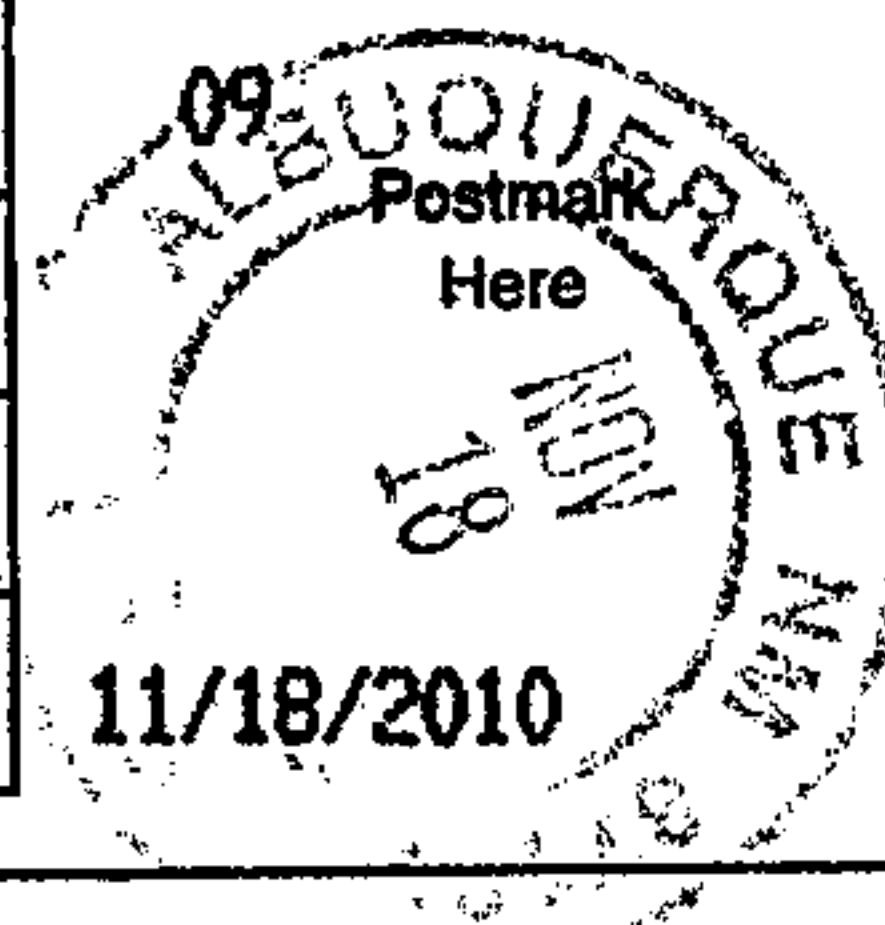
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Sent To
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 or PO Box No. 5607 PRINCESS JEANNE NE
 City, State, ZIP+4
 ALBUQ., NM 87110

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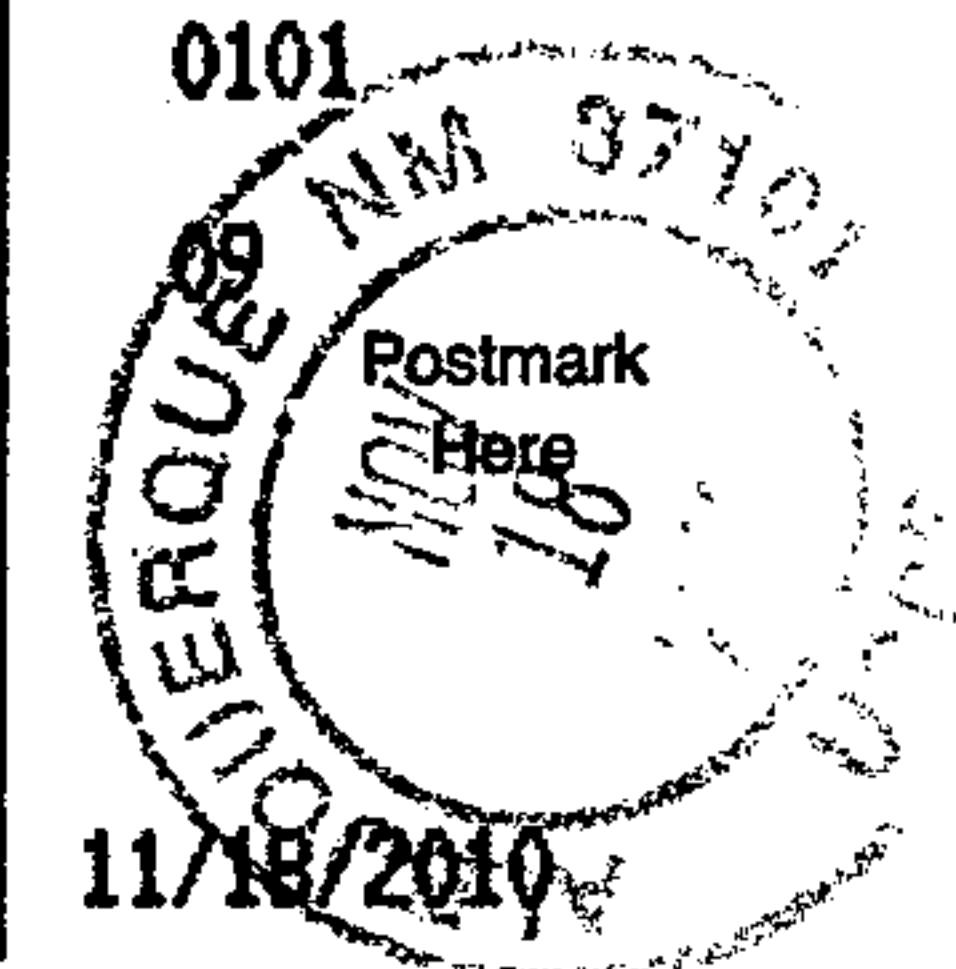
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 or PO Box No. 1216 ALCAZAR ST NE
 City, State, ZIP+4
 ALBUQ., NM 87110

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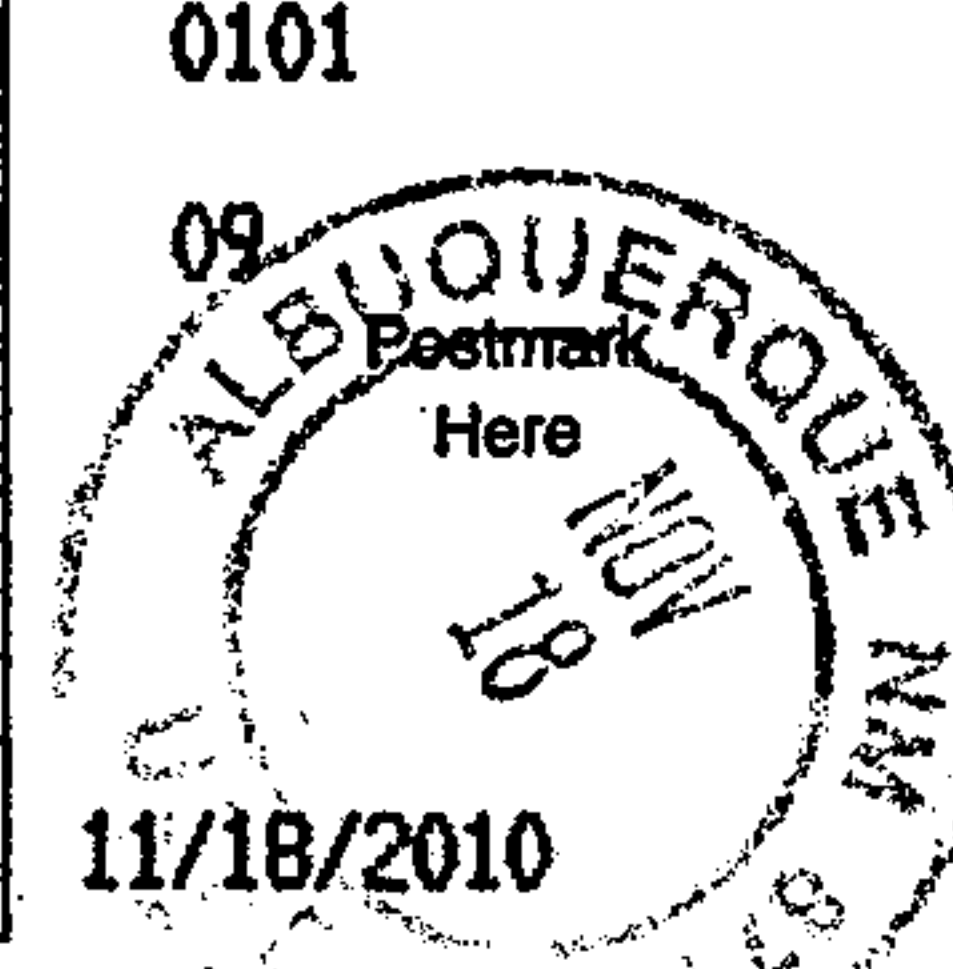
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Sent To
 WINNIE SCHMIDT
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 or PO Box No. 2916 CUERVO DR NE
 City, State, ZIP+4
 ALBUQ., NM 87110

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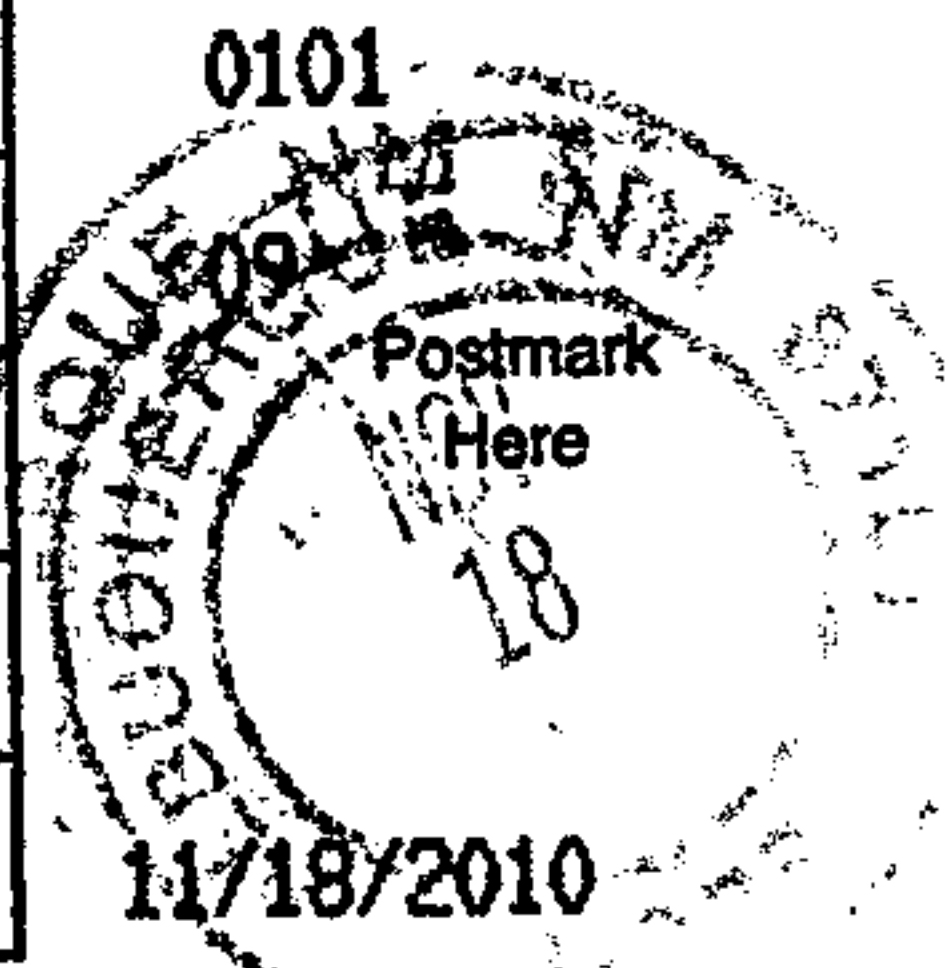
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 City, State, ZIP+4 ALBUQ., NM 87110-7122

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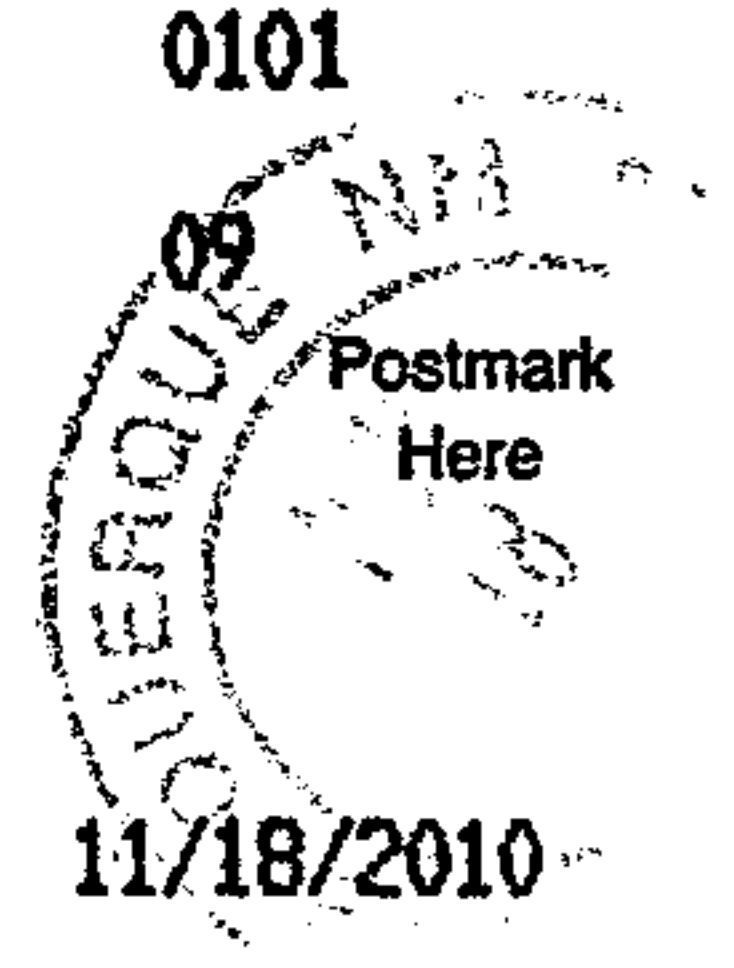
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Sent To LAURA HEITMAN
 Street, Apt. No., or PO Box No. 7905 HANNETT NE
 City, State, ZIP+4 ALBUQ., NM 87110

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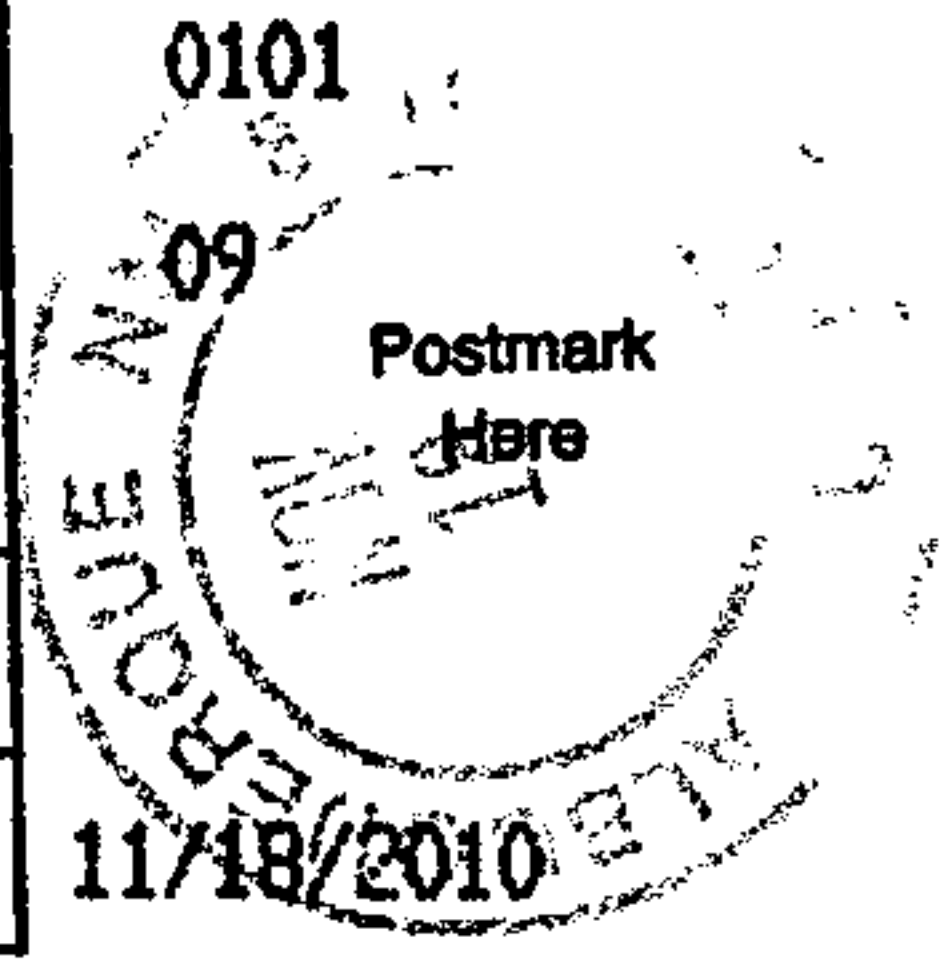
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Sent To VIRGINIA KINNEY
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 City, State, ZIP+4 ALBUQ., NM 87110-7122

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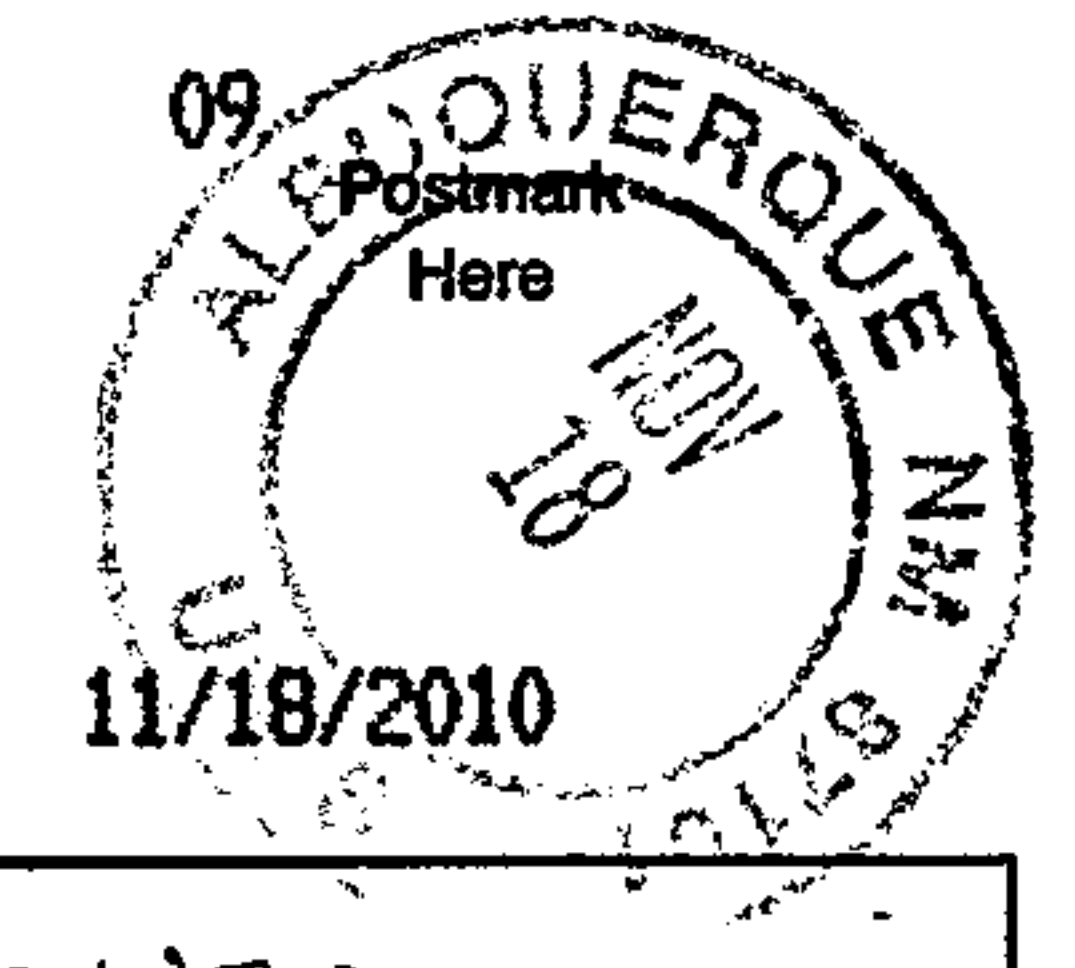
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Sent To SHIRLEY MARQUEZ
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 City, State, ZIP+4 ALBUQ., NM 87110

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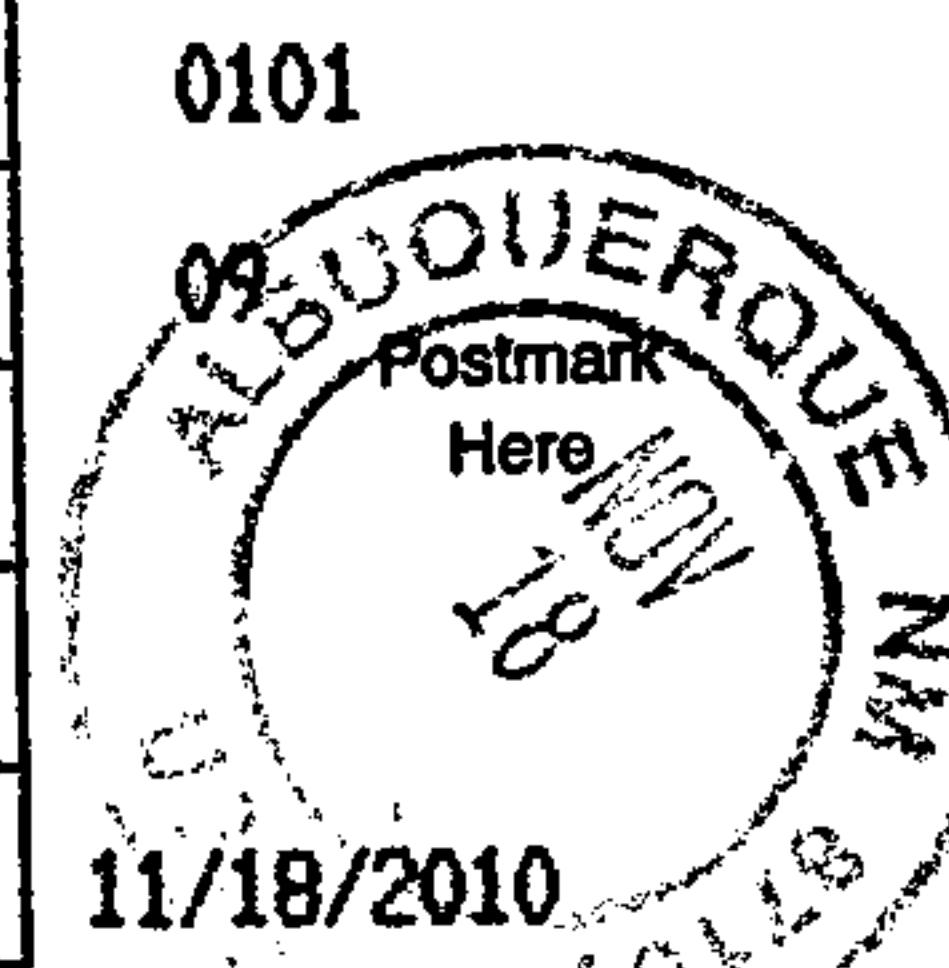
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Sent To RON BERLINT
 Street, Apt. No., or PO Box No. 7510 EUCLID NE
 City, State, ZIP+4 ALBUQ., NM 87110

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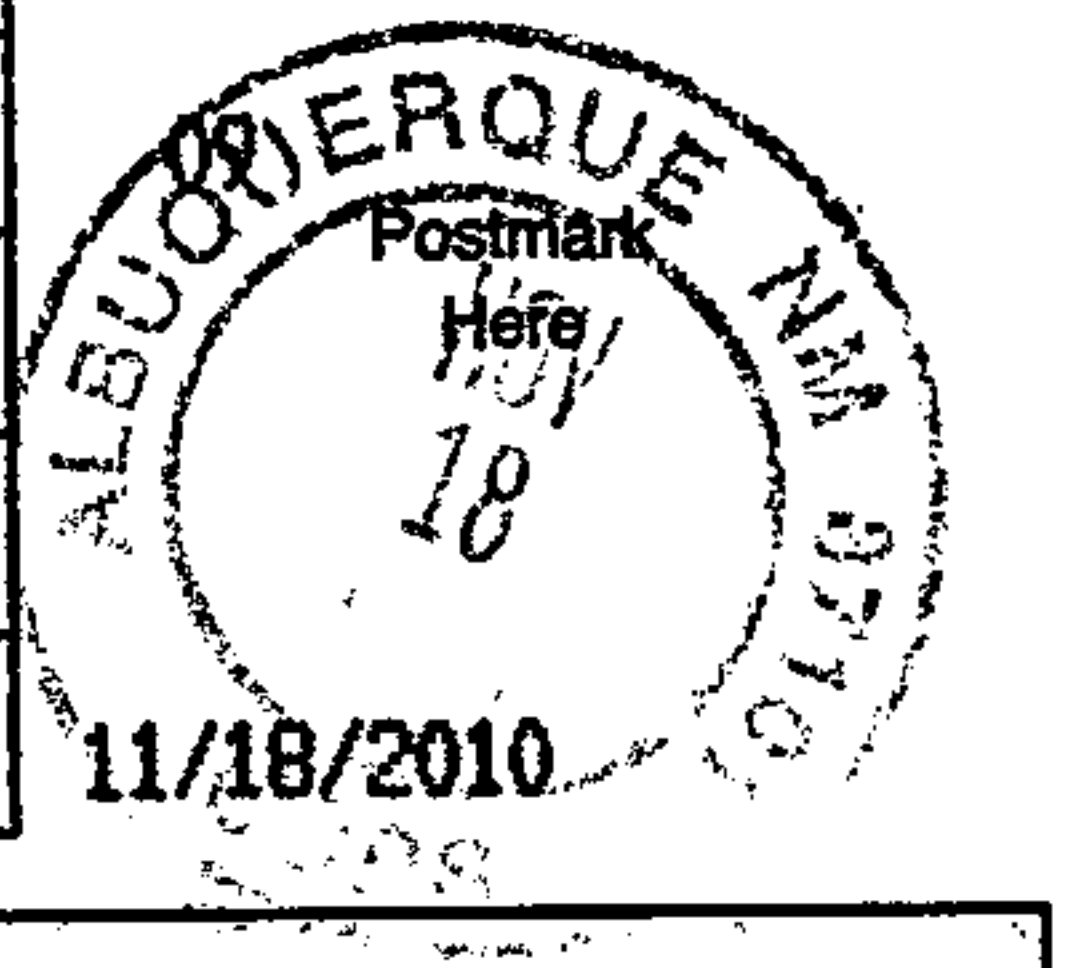
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Total Postage & Fees	\$ 6.32



Sent To DAVID SHAFFER
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 City, State, ZIP+4 ALBUQ., NM 87107

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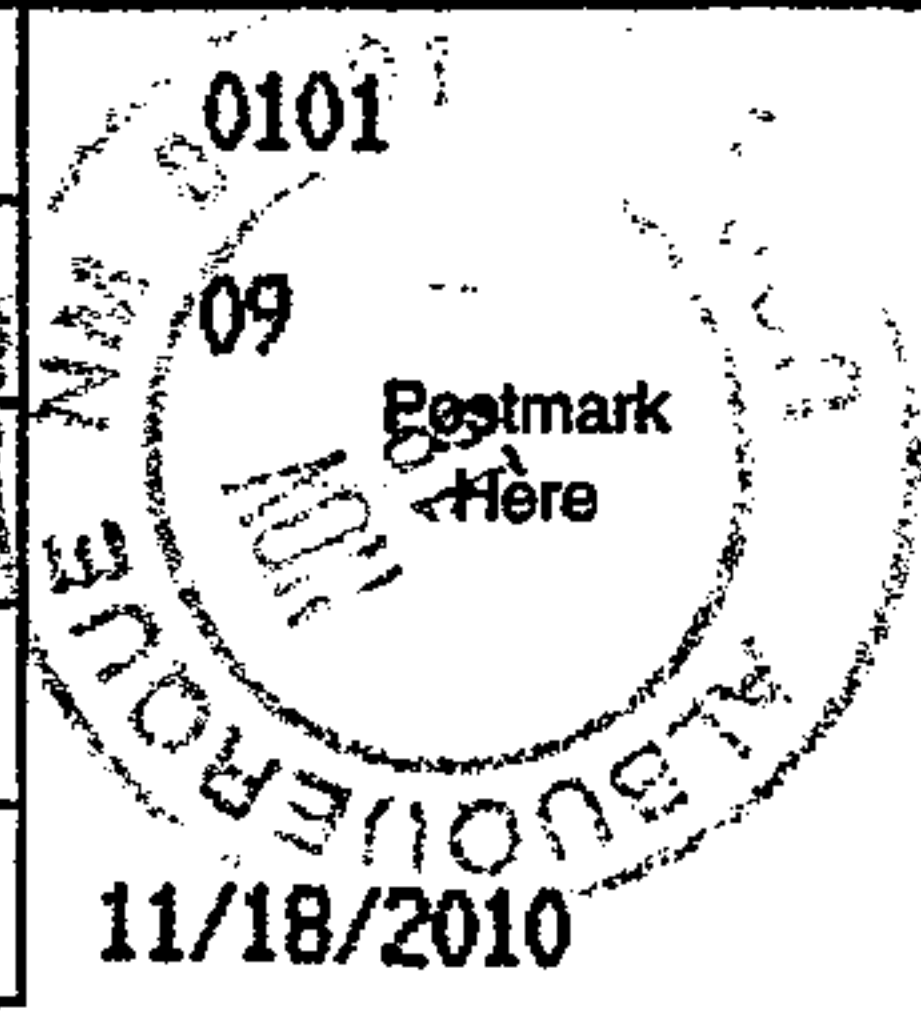
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Sent To MAUREEN MAHER
 Street, Apt. No., or PO Box No. 2935 CARDENAS DR NE
 City, State, ZIP+4 ALBUQ., NM 87110

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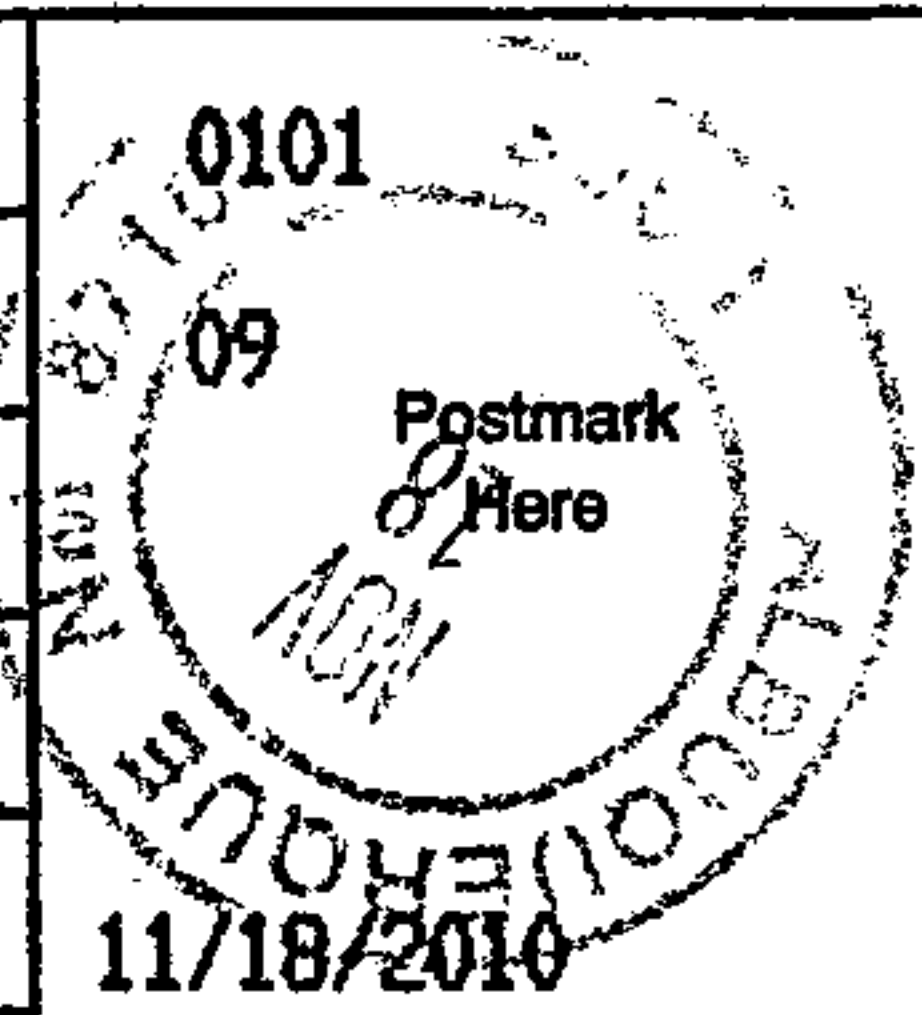
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Sent To TODD SLOAN
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 City, State, ZIP+4 ALBUQ., NM 87110

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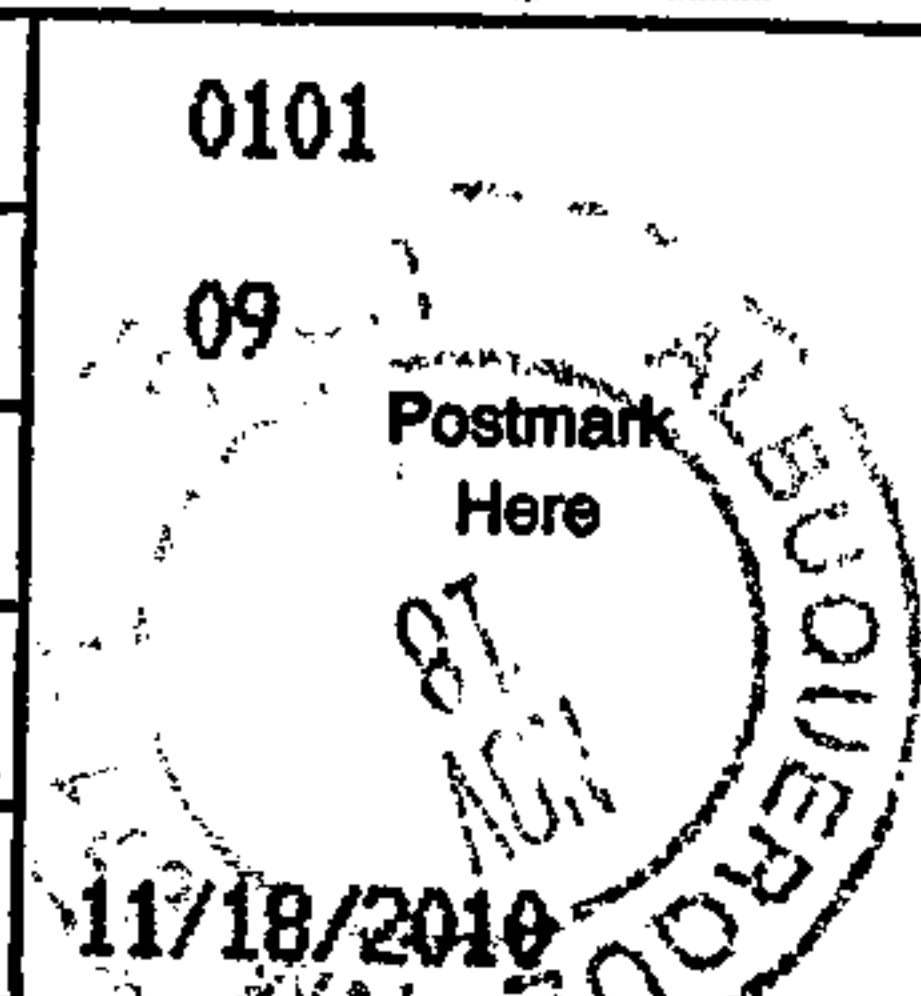
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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.32



Sent To BETTE WEBER
 Street, Apt. No., or PO Box No. 1927 VIRGINIA ST NE
 City, State, ZIP+4 ALBUQ., NM 87110

PS Form 3800, June 2002 See Reverse for Instructions

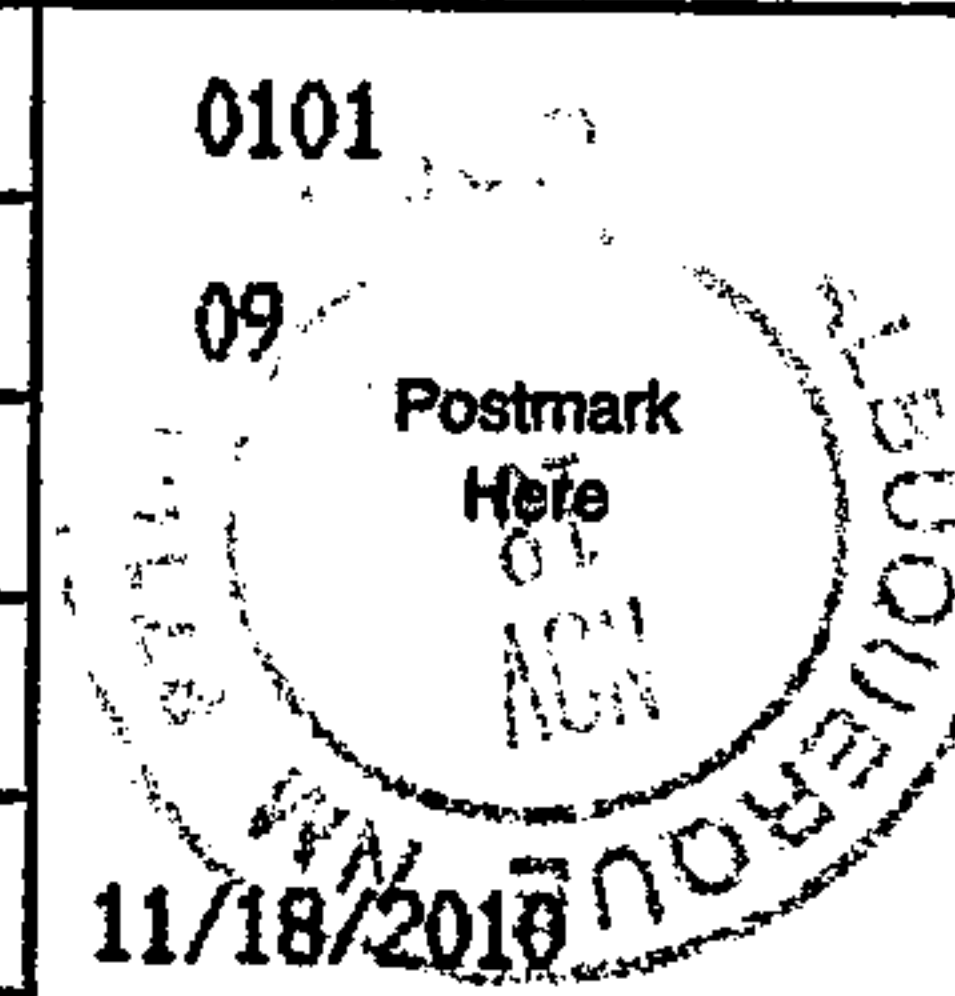
7004 1350 05ET 4002

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87110 **OFFICIAL USE**

Postage	\$ 1.22
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.32



Sent To STEPHEN VERCHINSKI
 Street, Apt. No., or PO Box No. CLASSIC UPTOWN NA 2700 ESPANOLA NE
 City, State, ZIP+4 ALBUQ., NM 87110

PS Form 3800, June 2002 See Reverse for Instructions

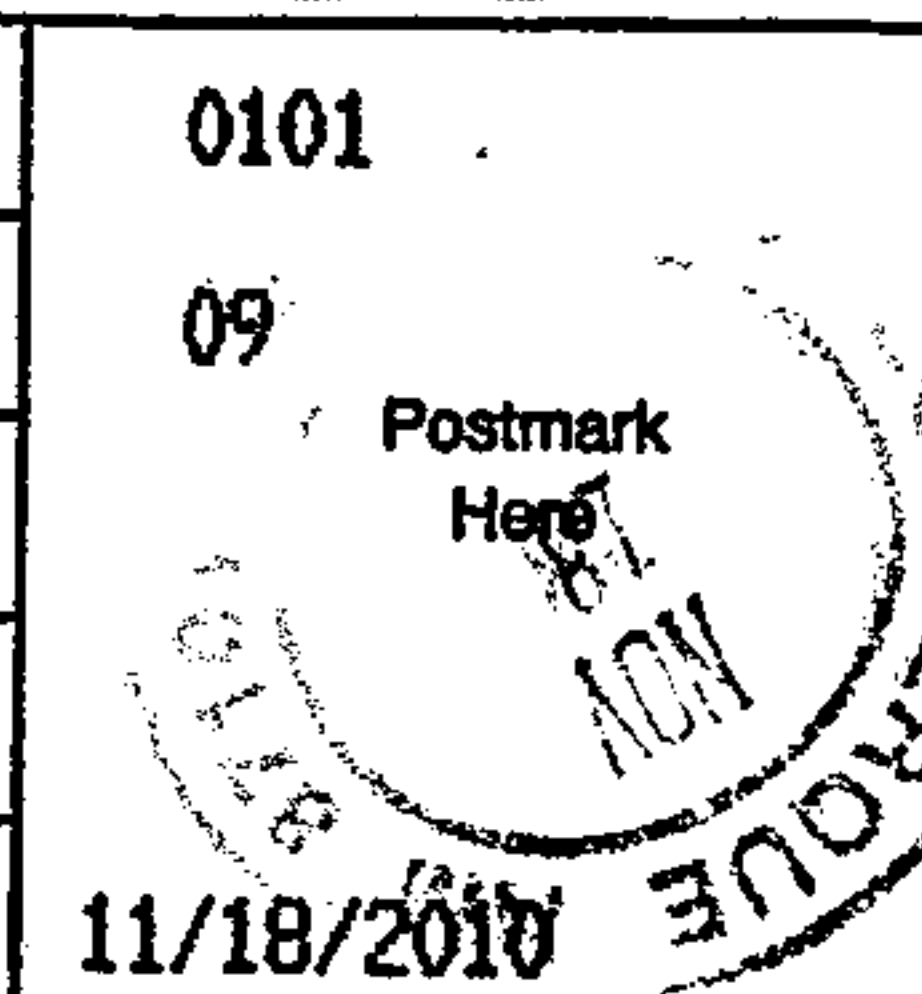
7004 1350 05ET 4002

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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.32



Sent To EVELYN B. FELTNER
 Street, Apt. No., or PO Box No. INEZ NA 2014 UTAH ST. NE
 City, State, ZIP+4 ALBUQ., NM 87110

PS Form 3800, June 2002 See Reverse for Instructions

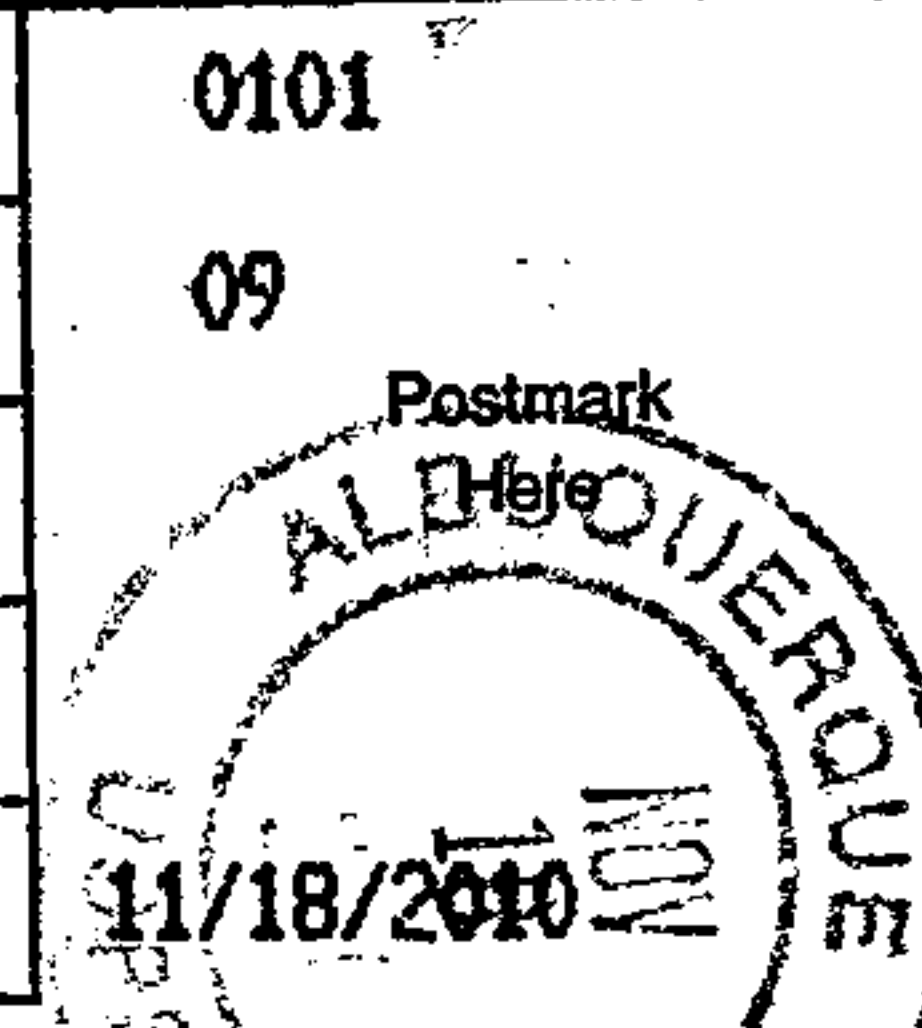
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Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.32



Sent To JULIE JONES
 Street, Apt. No., or PO Box No. 7625 WINTER AVE NE
 City, State, ZIP+4 ALBUQ., NM 87110

PS Form 3800, June 2002 See Reverse for Instructions



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Cartesian Surveys Inc PHONE: 896-3050
 ADDRESS: PO Box 44414 FAX: 891-0244
 CITY: Rio Rancho STATE NM ZIP 87174 E-MAIL: cartesian.amber@ad.com

APPLICANT: Ashcraft Real Estate & Development PHONE: 205-7728
 ADDRESS: 7850 Jefferson NE suite 130 FAX: 856-9243
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: To divide Tract B-1 into two seperate tracts.

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

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

Lot or Tract No. Tract B-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Mesa Del Norte Addition
 Existing Zoning: SU-3 Proposed zoning: SU-3 MRGCD Map No _____
 Zone Atlas page(s): J-19 UPC Code: 1019058303223322H

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1004532, DRB 85-835

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 4.53
 LOCATION OF PROPERTY BY STREETS: On or Near: Louisiana Blvd NE
 Between: Summer Ave NE and Constitution Ave NE

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

SIGNATURE Ch Calderon DATE 11-9-10
 (Print) Cherlie Calderon Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
10DRB - 70318	SK		\$ 0
			\$
			\$
			\$
			\$
			Total
			\$ 0

Hearing date November 17, 2010

[Signature] 11-9-10
 Planner signature / date

Project # 1004532

Form revised 4/07

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

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

- 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**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers 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.

Chinda Calera
Applicant name (print)

Applicant signature / date

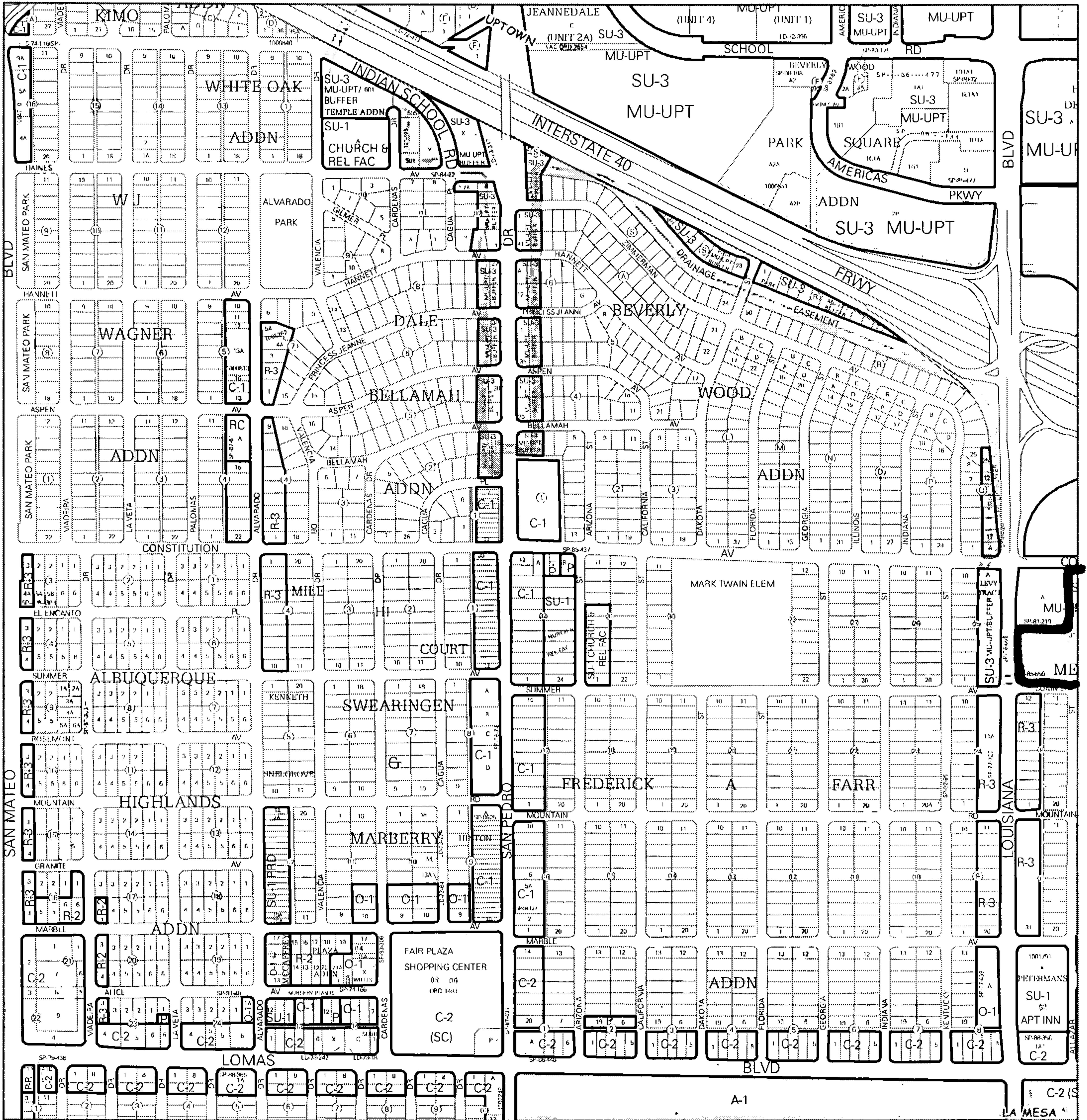


Form revised October 2007

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

Application case numbers
10DRB - 70318

Y. [Signature] 11-9-10
Planner signature / date
Project # 1004532



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

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-18-Z

Selected Symbols

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

0 750 1,500 Feet



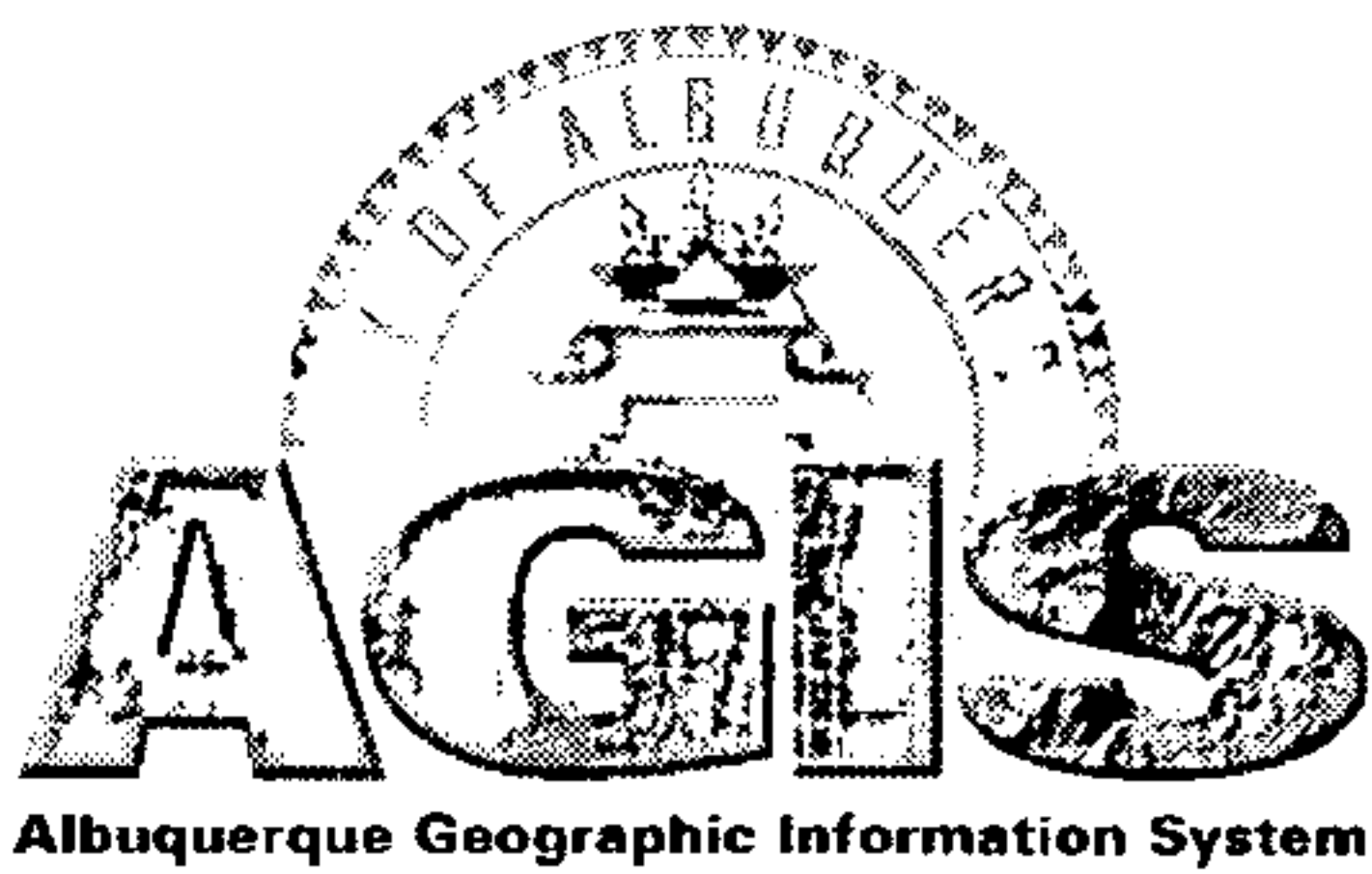
For more current information and more details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

J-19-Z

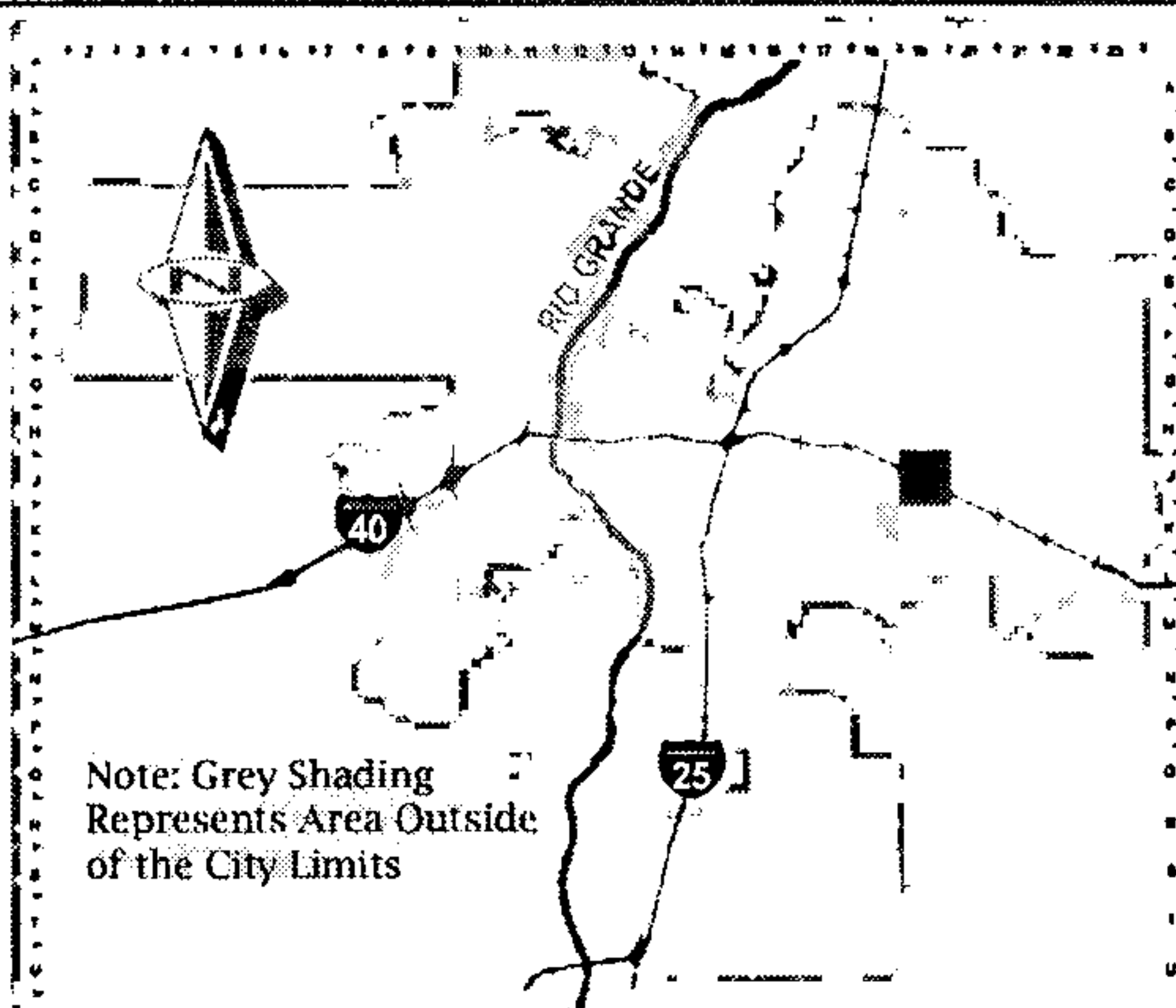
Selected Symbols

- 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

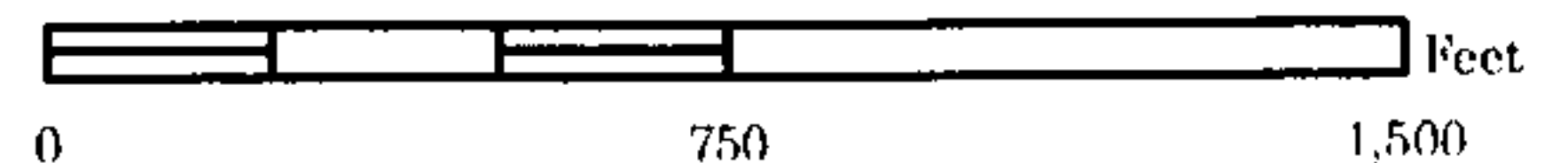


Albuquerque Geographic Information System

Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits



Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

November 8, 2010

Development Review Board
City of Albuquerque

Re: Tract B-1, Mesa Del Norte Addition

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests a hearing for a sketch plat reflecting a proposed platting action.

Thank you for your time and consideration.

Will Plotner Jr., NMLS 14271

Current DRC

Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Louisiana Place

PROPOSED NAME OF _____ SITE DEVELOPMENT PLAN

TRACT B-1 MESA DEL NORTE ADDITION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 5-30-06

Date Site Plan Approved: 06/21/06

Date Preliminary Plat Approved: N/A

Date Preliminary Plat Expires: N/A

DRB Project No.: 1004532

DRB Application No.: 06-00741

ORIGINAL

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		37 LF	R&R EX. VALLEY GUTTER	CONSTITUTION	MID PT OF DRIVE	EX. PT OF EX DRIVE	1	1	1
		1 HC ACCESS	R&R EX HC RAMP	CONST.	@ EAST RTRN N. OF PL		1	1	1
		15 LF	R&R EX. 4' S.W.	CONST.	PL	EX. PT OF EX C&G	1	1	1
		36"	S.W. CULVERT	CONST.	PL		1	1	1
		8" C900 650 LF	R&R EX. WATERLINE	NEW EASEMENT WATERLINE	MIDLOT CONST.	CONSTITUTION TRACT B-1	1	1	1
							1	1	1
							1	1	1
							1	1	1
							1	1	1

ORIGINAL

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____

- 2 _____

- 3 _____

AGENT / OWNER

DARRE LARSEN
NAME (print)

FBI ARCHITECTS
FIRM

[Signature] 5/30/06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 06/21/06
DRB CHAIR - date

Christina Sandoval 6/21/06
PARKS & RECREATION - date

[Signature] 6-21-06
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 6/21/06
UTILITY DEVELOPMENT - date

- date

Bradley L. Bingham 6/21/06
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



#12

To: City of Albuquerque
Planning Department
Development Review Division
Attn: Claire Senova
P.O. Box 1293
Albuquerque, NM 87103

From: Fanning Bard Tatum Architects AIA, Ltd.
6100 Indian School Rd. Suite 210 NE
Albuquerque, NM 87110
505-883-5200

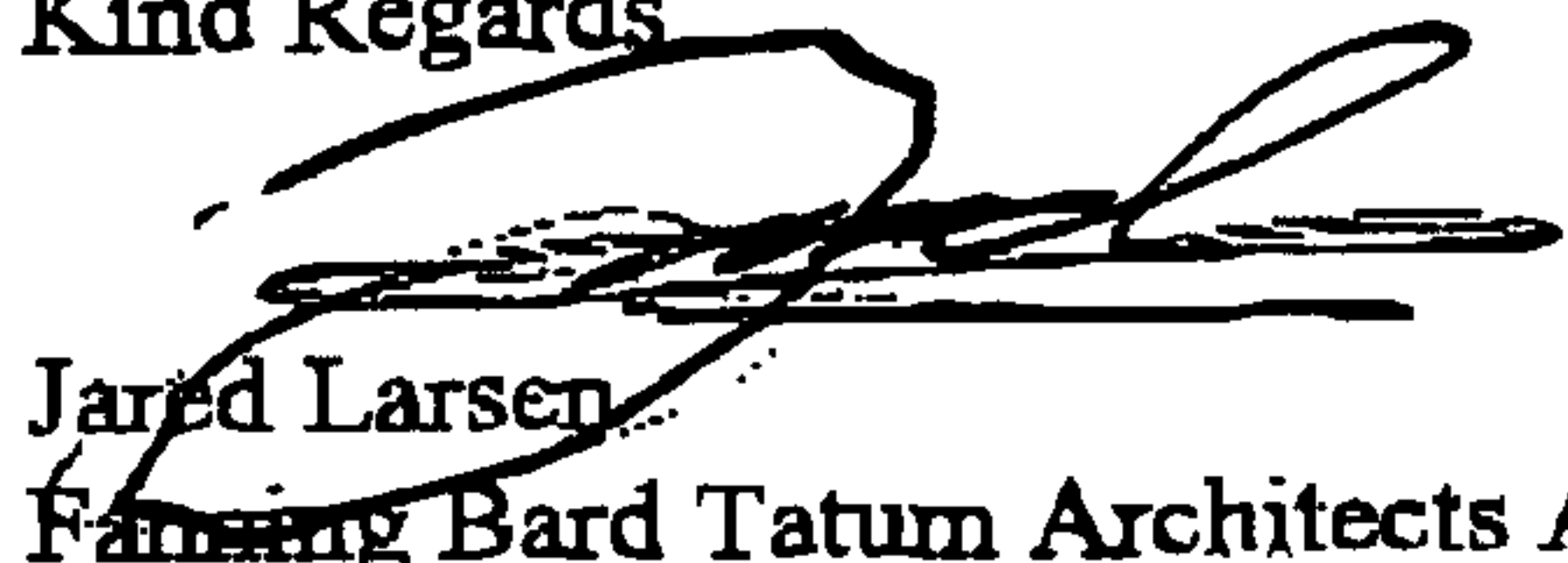
June 9, 2006

To Whom It May Concern,

Regarding Project # 1004532

We are requesting that our DRB Case be deferred 1 week to be rescheduled on June 21st 1996 instead of June 14th. Please let us know if there are any problems with this request.

Kind Regards



Jared Larsen
Fanning Bard Tatum Architects AIA, Ltd.

Fanning Bard Tatum Architects AIA, Ltd.
6100 Indian School Rd. NE Ste 210
Albuquerque NM 87110

Phone 505/883.5200
Facsimile 505/884.5390
Web www.fbtarch.com

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

L A APPEAL / PROTEST of...

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: ASHCRAFT REAL ESTATE + DEVELOPMENT PHONE: 265-7728
 ADDRESS: 7850 JEFFERSON NE SUITE 130 FAX: 856-9243
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: dan@ashcraftrealestate.com
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): FANNING-BARD TATUM ARCHITECTS PHONE: 883-5200
 ADDRESS: 6100 INDIAN SCHOOL RD NE STE 210 FAX: 884-5390
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: ART@FBTARCH.COM

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

Lot or Tract No. TRACT B-1 Block: _____ Unit: _____
 Subdiv. / Addn. MESA DEL NORTE ADDITION TBK LOUISIANA PLACE
 Current Zoning: SU2, R2, O1 Proposed zoning: SAME
 Zone Atlas page(s): J-19-Z No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 4.5 AC Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 101905830322332214 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: SE CORNER OF LOUISIANA BLVD. + CONSTITUTION
 Between: _____ and Summer Ave NE

CASE HISTORY: Stephanie Skumsky Epc Case Planner
 List any current or prior case number that may be relevant to your application (Prof., App., DRB-, AX, Z, V, S, etc.): DRB-85-835, V-85-95, Z-1716, Z-88-9, V-120, Z-330, S-1196, S-814, Z-312, 05 EPC-01693

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ? . Date of review: _____
 SIGNATURE Arthur R. Tatum DATE 5/30/06
 (Print) ARTHUR R. TATUM _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
<u>010DRB .00741</u>	<u>SBP</u>	<u>PL3</u>	\$ <u>0</u>
_____	<u>CMB</u>	_____	\$ <u>20,00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>6-7-06</u>	_____	_____	Total \$ <u>20,00</u>

Kim Sins

Project # 1004532

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

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

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

JARED L LARSEN

Applicant name (print)

Applicant signature / date



Form revised JUNE 2005

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

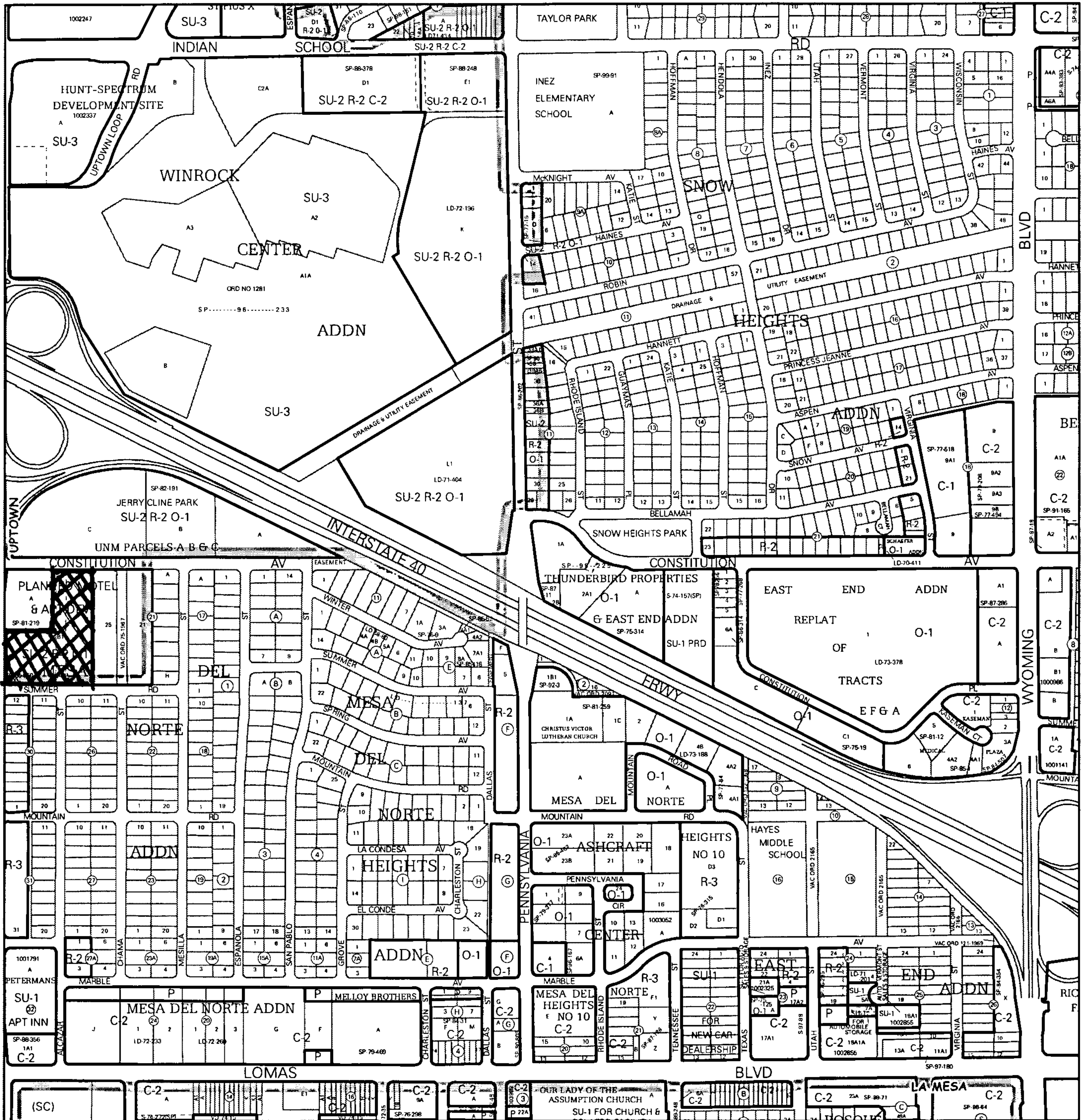
Application case numbers

CDRB - - 10741

Kim Sim 5/20/04

Planner signature / date

Project # 1004532



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

AGIS
Albuquerque Geographic Information System

Map amended through: 8/1/2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-19-Z

Selected Symbols

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

0 750 1,500 Feet



May 26, 2006

To: City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, NM 87103

From: Arthur R. Tatum AIA, Vice President
Fanning Bard Tatum Architects AIA, Ltd.
6100 Indian School Rd. Suite 210 NE
Albuquerque, NM 87110
505-883-5200

To whom it May Concern,

This Letter and the information contained herein is intended to satisfy the requirements stated in **EPC Condition #1**. To meet all EPC conditions, the following changes have been made to the Drawings associated with EPC Project # 1004532, 05EPC-01693.:

Sheet #1-

- Addition of pedestrian walkway from south side of existing building to existing sidewalk along Summer Ave. This walkway consists of striped asphalt (6' wide) to the curb of the parking lot and then widen the existing sidewalk to 6' wide from Curb to existing sidewalk at site perimeter. **(EPC Condition #4)**
- Addition of pedestrian walkway from west side of existing building to existing sidewalk along Louisiana Blvd. This walkway consists of striped asphalt (6' wide) to the curb of the parking lot and then widen the existing sidewalk to 6' wide from Curb to existing sidewalk at site perimeter. **(EPC Condition #4)**
- Eliminated last row of parking at parking area between 2 new buildings to allow for inclusion of double dumpster enclosure. Enclosure has been indicated on site plan. **(Change requested by Solid Waste)**
- As a result of the above 3 changes the provided parking has decreased by 5. Text on site plan has been updated to reflect this change.
- Changed label of "Summer Dr." to "Summer Ave." **(EPC Condition #7)**
- Addition of bench detail **(EPC Condition #12)**
- Extension of sidewalk at west of new north building from parking lot to the existing sidewalk along Constitution Ave.
- Slight reconfiguration of the north outdoor seating area to accommodate the required number of benches. Additional benches have been shown on the Site plan to meet requirements.
- Indicated construction type on site plan sheet for Fire Marshall approval.
- Indicated additional existing fire hydrant on site plan approximately 60 feet directly south of proposed new building #2.

Fanning Bard Tatum Architects AIA, Ltd.
6100 Indian School Rd. NE Ste 210
Albuquerque NM 87110

Phone 505/883.5200
Facsimile 505/884.5390
Web www.fbtarch.com

[REDACTED]

- Relocated accessible parking spaces @ north building from south side to West side of building. Also relocated accessible parking spaces @ South Building from
- North side of building to West Side of Building. This change was made to accommodate proper site drainage.

Sheet #2- (Renamed Sheet L1)

- Sheet was updated to show current site plan with changes indicated on Sheet #1 (**EPC Condition #11**)
- Addition of 3 trees in parking lot to meet requirement of 1 tree per 10 spaces. (**EPC Condition #3**)
- Reworked calculations to account for site plan changes to planting beds. (**EPC Condition #13**)
- Addition of more plants to fill in existing hedge on west side of property. (**EPC Condition #5**)

Sheet #3- (Renamed Sheet C101)

- Sheet was updated to show current site plan with changes indicated on Sheet #1
- Added rock lined swale along eastern property line.
- Added sidewalk culvert near northeastern property corner.

Sheet #4-

- Sheet was updated to show current site plan with changes indicated on Sheet #1
- Added fire lines to each building
- Indicated WL service to each building

Sheet #5-

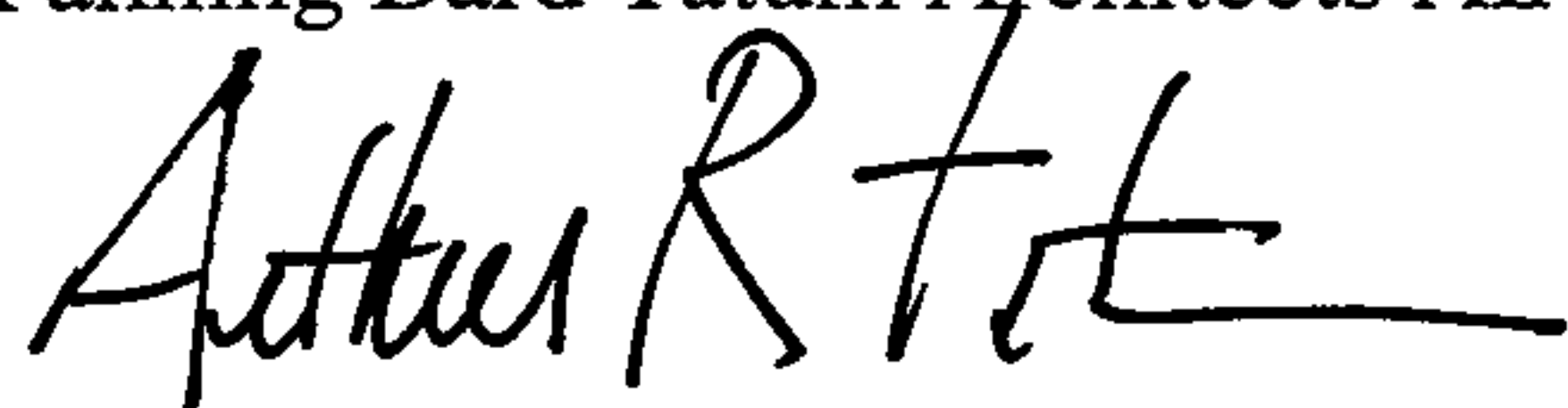
- Correction of keynote #3 on Building 1, North Elevation drawing. Note has been changed to #4. (**EPC Condition #6**)
- Addition of Keyed Note #6 indicating Roof top equipment Screen wall on elevations. Screen wall's have also been added to each Building Elevation. (**EPC Condition #14**)

Sheet #6-

- Addition of Keyed Note #6 indicating Roof top equipment Screen wall on elevations. Screen wall's have also been added to each Building Elevation. (**EPC Condition #14**)

Furthermore, we met with Staff Planner Stephanie Shumsky on May 24th to ensure that all EPC conditions of approval have been met (**EPC Condition #2**). Also, Owner will agree to any requirements resulting from **EPC condition #8**. An approved Grading and Drainage Site plan along with a letter from the City of Albuquerque Planning Department stating approval is provided as part of this submittal to meet the requirements of **EPC Condition #9**. Owner will meet all requirements associated with **EPC Condition #10**.

Very Sincerely Yours,
Fanning Bard Tatum Architects AIA Ltd. By



Arthur R. Tatum AIA, Vice President

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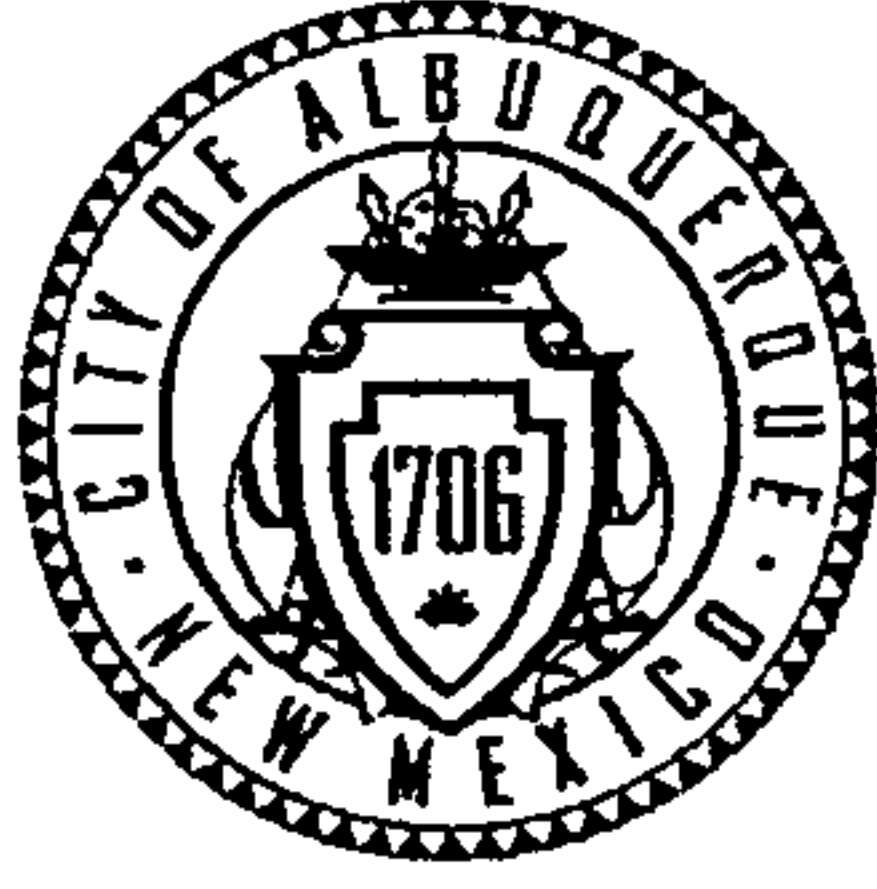
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City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: December 15, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1004532*
05EPC-01693 EPC Site Development Plan-
Building Permit

Ashcraft Real Estate & Development
7850 Jefferson NE, Suite 130
Albuq. NM 87109

LEGAL DESCRIPTION: for all or a portion of Tract B-1, Mesa del Norte Addition, zoned SU-2/R-2 & O-1, located on the east side of LOUISIANA BLVD. NE, between CONSTITUTION AVE. NE and SUMMER AVE. NE, containing approximately 2 acres. (J-19) Stephanie Shumsky, Staff Planner

On December 15, 2005 the Environmental Planning Commission voted to approve Project 1004532/05EPC-01693, a request for review and approval of a site development plan for building permit, for Tract B-1, Mesa del Norte Addition, zoned SU-2 R-3/O-1, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for review and approval of a site development plan for building permit for an approximately 4.5-acre site located on Louisiana Boulevard NE between Constitution Avenue NE and Summer Avenue NE. The request is to construct two office buildings on a currently vacant parcel zoned SU-2 for R-2 and O-1 Uses/Planned Motel and Apartment Development.
2. The request furthers or partially furthers several Comprehensive Plan Goals and Policies:
 - a. Established Urban area goal and policies a, d, e, i and l are furthered because the subject site is a vacant parcel with access to urban services and facilities, the development intensity is appropriate within the Uptown area, the building design contributes to a quality urban environment, and the office use will provide additional employment opportunities for area residents. In addition, the building design and site layout complement the adjacent commercial, office, and residential land uses. Compliance with Zoning Code requirements for lighting, screening, and landscape buffers will ensure minimal impact on adjacent residential uses.

- b. The Activity Centers goal and policy a are partially furthered because the proposed development intensity and use is called for in Major Activity Centers but the entire site is not easily accessible by all modes of transportation. Other objectives of policy a are met by the proposed building design, layout, and use.
 - c. The Developed Landscape goal is furthered because the proposed building architecture will contribute to and improve the quality of the developed landscape within the area.
 - d. The Community Identity and Urban Design goal and policies c and d are furthered or partially furthered because the building architecture enhances the built environment and identity of the Uptown area and is complementary to adjacent office and residential developments. The subject site's location within a designated activity center makes it an appropriate location for the proposed development intensity and building style.
 - e. The Transportation and Transit goal and policies a and g are partially furthered because the proposed office use is appropriate adjacent to a Major Transit Corridor and the site is accessible to transit riders and bicyclists (goal and policy a). However, the existing development on the south portion of the site is not easily accessible to pedestrians thereby policy g is only partially furthered.
 - f. The Economic Development goal and policies a and g are furthered because the proposed use will contribute to the diversity of employment options within the Uptown area and will provide jobs that require a range of skills that are accessible by public transit and other modes of transportation.
3. The request furthers several Uptown Sector Development Plan Goals:
- a. Land Use Goals 1, 2 and 3 are furthered because the proposed development contributes to the desired development intensity of the Uptown area, impacts on the adjacent residential areas are minimized through compliance with Zoning Code requirements and the office use will provide a transition between the more intense uses within the Uptown Core and the surrounding residential area.
 - b. Transportation Goals 5 and 6 are furthered or partially furthered because of the transit reduction and shared access/parking agreement between the existing buildings. Access to public transit is within close proximity and the provision of the required pedestrian walkways will contribute to a more visible, convenient, and safe pedestrian circulation system.
 - c. Environment Goal 9 is furthered because the proposed development and site layout provides connectivity to adjacent roadways, sidewalks and transit bus stops and provides the required bicycle parking.
 - d. Urban Design Goals 10, 11, and 12 are furthered because the proposed site layout and building design promotes pedestrian and vehicular accessibility and provides a strong relationship between the buildings and Constitution Avenue. The proposed buildings are human scale, the building entrances are well defined and connected by internal pedestrian walkways. The architecture contributes to the modern urban streetscape design within the Uptown area.

OFFICIAL NOTICE OF DECISION
DECEMBER 15, 2005
PROJECT #1004532
PAGE 3 OF 6

4. Property owners within 100' of the subject site, as well as the following Recognized Neighborhood Associations were notified of this request: Alvarado Park Neighborhood Association, Classic Uptown Neighborhood Association, Inez Neighborhood Association, Jerry Cline Park Neighborhood Association, Mark Twain Neighborhood Association, Quigley Park Neighborhood Association, Snow Heights Neighborhood Association, Uptown Progress Team, Inc., Winrock South Neighborhood Association, and the Zuni Neighborhood Association.
5. A facilitated meeting was held on Thursday December 1, 2005 from 6:30-8:30 at Hayes Middle School. There is general support for the project by affected Neighborhood Associations and property owners. However, a letter in opposition to the proposed 5' front setback on Constitution Avenue was received from the Winrock South Neighborhood Association on December 5, 2005.
6. The applicant has committed to exploring further noise mitigation options for the ice making equipment.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The applicant is required to meet with the staff planner prior to submittal to the DRB in order to ensure that all EPC conditions of approval are met.
3. The applicant shall provide additional parking lot trees as required by Zoning Code Section 14-16-3-10-G (1 tree/10 parking spaces).
4. The applicant shall provide a 6' wide pedestrian walkway from the south side of the existing building to Summer Avenue and from the west side of the existing building to Louisiana Boulevard in order to comply with Zoning Code Section 14-16-3-1-G and Comprehensive Plan policies for Activity Centers.
5. The applicant shall provide a consistent 3' wall or vegetative buffer adjacent to the south and west property line in order to screen the parking areas from view as required by Zoning Code section 14-16-3-1-E4.

OFFICIAL NOTICE OF DECISION
DECEMBER 15, 2005
PROJECT #1004532
PAGE 4 OF 6

6. On the Elevations Sheet, keyed note #3 on the north elevation for Building 1 is labeled incorrectly. Based on the other elevations, this keyed note should be #4.
7. Summer Road shall be correctly labeled as Summer Avenue on the site plan submittal.
8. Conditions of approval from the City Engineer, Municipal Development, Water Authority and NMDOT are:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Site plan shall comply and be designed per DPM Standards.
9. Conditions of approval from the Hydrology Development (City Engineer/Planning Department):
 - a. An approved grading and drainage report is required for site plan sign-off by the City Engineer.
10. Condition of approval from Mid-Region Council of Governments:
 - a. Constitution Ave is identified as having on street bike lanes on the Long Range Bikeway System. Coordination with DMD shall occur to ensure project inclusion as appropriate.
11. The landscaping plan shall reflect the the same parking space layout as the site plan.
12. A detail of the proposed benches shall be provided. Minimum seat dimensions are outlined in Zoning Code Section 14-16-3-18 C3.
13. Landscaping shall comply with 75% live groundcover requirements of the Zoning Code Landscape Requirements.
14. Roof top equipment shall be screened from view with a parapet wall of construction similar to materials used in the building.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **DECEMBER 30, 2005** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.


OFFICIAL NOTICE OF DECISION
DECEMBER 15, 2005
PROJECT #1004532
PAGE 5 OF 6

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

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

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

Sincerely,


Richard Dineen
Planning Director

RD/SS/ac

cc: Fanning Bard Tatum Architects, 6100 Indian School Rd. NE, Suite 210, Albuquerque, NM 87110
Gene Tatum, Alvarado Park NA, 1916 Madeira NE, Albuquerque, NM 87110
Bill Sterchi, Alvarado Park NA, 5607 Princess Jeanne NE, Albuquerque, NM 87110
David Stafford, Classic Uptown NA, 2812 San Pablo NE, Albuquerque, NM 87110
Colin Hallahan, Classic Uptown NA, 2701 Chama NE, Albuquerque, NM 87110
Evelyn Feltner, Inez NA, 2014 Utah St. NE, Albuquerque, NM 87110
Bette Weber, Inez NA, 1927 Virginia St. NE, Albuquerque, NM 87110
Julie Jones, Jerry Cline Park NA, 7625 Winter Ave. NE, Albuquerque, NM 87110
Eric Shirley, Jerry Cline Park NA, 900 Grove St. NE, Albuquerque, NM 87110
Mike Hatchell, Mark Twain NA, 1013 California NE, Albuquerque, NM 87110

OFFICIAL NOTICE OF DECISION
DECEMBER 15, 2005
PROJECT #1004532
PAGE 6 OF 6

Kelly Frey, Mark Twain NA, 6014 Aspen NE, Albuquerque, NM 87110
Lou Weiss, Quigley Park NA, 2838 Alvarado Dr. NE, Albuquerque, NM 87110
Winnie Schmidt, Quigley Park NA, 2916 Cuervo Dr. NE, Albuquerque, NM 87110
Wayne Baxter, Snow Heights NA, 1606 Inez Dr. NE, Albuquerque, NM 87110
Mary Glasener, Snow Heights NA, 7742 Haines NE, Albuquerque, NM 87110
Evelyn Carter, Uptown Progress Team, Inc., 6501 Americas Parkway NE, #1000, Albuquerque, NM

87110

Paul Bidwell, Uptown Progress Team Inc., 6400 Indian School Rd. NE, Albuquerque, NM 87110
Richard Peterso, Winrock South NA, 1112 San Pedro NE, #309, Albuquerque, NM 87110
Virginia Kinney, Winrock South NA, 1112 San Pedro NE, #309, Albuquerque, NM 87110
Davis Lee, Zuni NA, 7401 Euclid Ave. NE, Albuquerque, NM 87110
Lois Ranftle, Zuni NA, 7602 Euclid Ave. NE, Albuquerque, NM 87110
Calvin Rogers, 1312 Alcazar NE, Albuquerque, NM 87110

CITY OF ALBUQUERQUE



RECEIVED
MAY 22 2006
HUITT-ZOLLARS

May 19, 2006

Scott Eddings, P.E.
Huitt-Zollars, Inc.
333 Rio Rancho Dr. NE - Suite 101
Rio Rancho, NM 87124

Re: **Louisiana Place, 1720 Louisiana Blvd. NE, Grading & Drainage Plan
Engineer's Stamp dated 4-28-06 (J19-D13)**

Dear Mr. Eddings,

Based upon the information provided in your submittal dated 4-28-06, the above referenced plan is approved for Site Development Plan for Building Permit action by the DRB.

P.O. Box 1293

If you have any questions, you can contact me at 924-3990.

Albuquerque

Sincerely,

A handwritten signature in cursive script, appearing to read "Phillip J. Lovato".

Phillip J. Lovato, E.I., C.F.M.
Engineering Associate, Hydrology,
Development and Building Services,
Planning Department

New Mexico 87103

www.cabq.gov

cc: file

**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 7-88-9

REFERRAL # _____

SITE ADDRESS _____

LEGAL DESCRIPTION: SUBJECT TRACT B-1, Mesa Del Norte Addition

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 2

INSTANTANEOUS FLOW REQUIRED 125.3 gpm.

SQUARE FOOTAGE - LARGEST BUILDING _____

TYPE CONSTRUCTION II Special

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

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

DATE: 4-21-06

FIRE DEPARTMENT INSPECTOR: Steven Wilbani

RECEIVED BY: _____ TELEPHONE: 505-883-5200

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.

WHITE - INDIVIDUAL YELLOW - FILE