

#5



COMPLETED 07/31/06 *SH* 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-00872 (SBP)	Project # 1004624
Project Name UPTOWN VILLAGE APARTMENTS	
Agent: Denish & Kline Associates.	Phone No.: 842-6461

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/28/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: - BUILD NOTES
- ADA RAMPS *ok SH*

UTILITIES: _____

CITY ENGINEER / AMAFCA: encroachment agreement - hot tub
adjust landscape plan (no trees in esmt)
3 copies *(Signature)*

PARKS / CIP: _____

PLANNING (Last to sign): 3 copies
copy to records

- 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 1004624



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 28, 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: 11:13 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 # 1004803**
06DRB-00771 Major-Vacation of Public Easements
06DRB-00772 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 3 & 4 and the northerly 25-feet of Lot(s) 5, Tract(s) 53 of Los Blancos Addition and a portion of Tract(s) 5, **TOWN OF ATRISCO GRANT**, zoned R-T residential zone, located on 75TH ST SW, between CENTRAL AVE SW and VOLCANO SW containing approximately 1 acre(s). [REF: 06DRB-00720, 06DRB-00445] (K-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

2. **Project # 1003684**
06DRB-00776 Major-Preliminary Plat Approval
06DRB-00779 Major-Vacation of Pub Right-of-Way
06DRB-00780 Major-Vacation of Public Easements
06DRB-00781 Minor-Sidewalk Variance
06DRB-00783 Minor-Temp Defer SDWK
06DRB-00782 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for CAPITAL ALLIANCE INVESTMENTS, LLC request(s) the above action(s) for Lot(s) 11, Block(s) 9, Lot(s) 10-17, Block(s) 10, Lot(s) 11-15, Block(s) 11, Lot(s) 17 & 18, Block(s) 12, Lot(s) 23-29, Block(s) 13, AND Lot(s) 1, Block(s) 14, AND Tract(s) H, I, J AND K, PARADISE HEIGHTS, UNIT 5, (to be known as **ANASAZI RIDGE, UNIT 2**) zoned R-1 AND SU-1/C-1, located on WESTSIDE NW between UNIVERSE NW and KAYENTA NW containing approximately 11 acre(s). [REF: 06DRB-00325, 06DRB-00326, 06DRB-00327] (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/28/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/7/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL: THE ROADWAY EASEMENTS ALONG THE SOUTH HALF OF MCMAHON BLVD NW SHALL BE IN PLACE PRIOR TO FINAL PLAT APPROVAL. IF THE FINAL PLAT WAS APPROVED AFTER 10-31-06 THE SUBDIVISION MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING RE-DEVELOPMENT FACILITY FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SIDEWALK WAIVER (06DRB-00782) WAS WITHDRAWN AT THE AGENT'S REQUEST.**

3. **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 & 6/28/06]* (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/12/06.**

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.

4. **Project # 1002458**
06DRB-00906 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for BANK OF OKLAHOMA FINANCIAL CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 9, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **BANK OF ALBUQUERQUE**) zoned SU-2, located on CARMEL NE, between WYOMING NE and HOLLY NE containing approximately 2 acre(s). [REF: 06EPC-00467] [Catalina Lehner, EPC Case Planner] (C-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ENCROACHMENT AGREEMENT, 3 COPIES OF THE SITE PLAN, HOT TUB ADJUSTMENTS AND LANDSCAPE PLAN (NO TREES IN EASEMENTS) AND TRANSPORTATION DEVELOPMENT FOR BUILD NOTES AND ADA RAMPS.**

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

6. **Project # 1004977**
06DRB-00898 Minor-Vacation of Private Easements
06DRB-00899 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for AIRPORT TECHNICAL CENTER LIMITED request(s) the above action(s) for all or a portion of Lot(s) 6B-2 & 8B, **AIRPORT TECHNICAL CENTER**, zoned M-2, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and I-25 containing approximately 11 acre(s). [SP-88-43]

(N-15) THE VACATION OF THE PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

7. **Project # 1002134**
06DRB-00883 Minor-Prelim&Final Plat Approval

JENNIFER SMITH agent(s) for BOLTON, BUSH, DOLAN AND WILSON LLC request(s) the above action(s) for all or a portion of Tract(s) 13 & 14, **LOS LOMITAS BUSINESS PARK**, zoned SU-1 for IP, located on LAS LOMITAS NE, between EL PUEBLO NE and OSUNA NE containing approximately 2 acre(s). (D-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ORIGINAL COPY OF SITE PLAN SIGNATURE AND TO RECORD THE PLAT.**

8. **Project # 1004980**
06DRB-00905 Minor-Prelim&Final Plat Approval

MARYELLEN HENNESSY request(s) the above action(s) for all or a portion of Lot(s) C, **WITH ADDITION**, zoned S-MRN, located on MOUNTAIN RD NW, between 8TH ST NW and FORRESTER NW containing approximately 1 acre(s). (J-14) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 4-FOOT ALLEY DEDICATION AND CROSS ACCESS EASEMENT AND PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

9. **Project # 1003057**
06DRB-00877 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for ROBERT RUSSELL request(s) the above action(s) for all or a portion of Tract(s) A-2-C-1, Block(s) 1, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned IP, located on LOS VOLCANES RD NW, between SAUL BELL RD NW and UNSER BLVD NW containing approximately 6 acre(s). [REF: 05DRB-00893]

[Indef Deferred from 6/28/06] (K-9/K-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

- 10. Project # 1004979**
06DRB-00904 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JOE GONZALES request(s) the above action(s) for all or a portion of LOTS 5, 6, 7, 9-A & the south 1/2 of the vacated alley, Block(s) 1, **LUNA PLACE ADDITION**, zoned SU-2 - HDA special neighborhood zone, located on TIJERAS AVE NW, between 9TH ST NW and MARQUETTE AVE NW containing approximately 1 acre(s). (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

- 11. Project # 1004829**
06DRB-00900 Minor-Prelim&Final Plat
Approval

PLAZA SURVEYS LLC agent(s) for JOHN & JEAN BLOCK request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 4, **VOLCANO CLIFF SUBDIVISION**, zoned R-1, located on POPO DR NW, between CLIFF RD NW and MAUNA LOA DR NW containing approximately 1 acre(s). [REF: 06DRB-00486] (E-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

- 12. Project # 1004978**
06DRB-00901 Minor-Prelim&Final Plat
Approval

JACKS HIGH COUNTRY agent(s) for FRANK & KAREN CREAMER, ISMAEL CREAMER AND TONY & FELICA MALDONADO, request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF CHARLES GRANDE**, zoned R-1, located on SAN LORENZO NW, between GRANDE DR NW and the GRIEGOS LATERAL containing approximately 1 acre(s). [REF: ZA-84-243] (G-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RIGHT-OF-**

**WAY DEDICATION ALONG LORENZO AVE NW AND
PLANNING FOR AGIS DXF FILE AND TO RECORD THE
PLAT.**

- 13. Project # 1001164**
06DRB-00219 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, **ST PIUS X SUBDIVISION**, zoned SU-3, R-2, O-1, located on UPTOWN LOOP RD NE NE, between ARVADA AVE NE and INDIAN SCHOOL NE containing approximately 9 acre(s). [REF: 01DRB-00450, 06DRB00114] *[Deferred from 2/22/06, Indef deferred on 3/15/06]* (H-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS, DEFINE EASEMENTS AND PLANNING TO RECORD THE PLAT.**

- 14. 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 & 6/28/06]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**

- 15. Project # 1003684**
06DRB-00897 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for Tract(s) P, Q & R, **SALTILLO UNIT 1**, Lot(s) 1 thru 3, Block(s) 7, Lot(s) 1 thru 8 and 14 thru 20, Block(s)8, Lot(s) 1 thru 10 and 13 thru 22, Block(s) 9, Lot(s) 1 thru 9 and 18 thru 25, Block(s) 10, Lot(s) 1 thru 10 and 16 thru 24, Block(s) 11, Lot(s) 1 thru 16 and 19 thru

27, Block(s) 12 and Lot(s) 1 thru 22, Block(s) 13, PARADISE HEIGHTS, UNIT 5 (to be known as **ANASAZI RIDGE, UNIT 1**) zoned R-1, located on Westside Blvd NW between Universe NW and Kayenta NW, containing approximately 41 acre(s) (A-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

16. **Project # 1004972**
06DRB-00879 Minor-Sketch Plat or Plan
ROBERT WESTFALL request(s) the above action(s) for all or a portion of Block(s) 27, **COUNTRY CLUB ADDITION, UNIT 1**, zoned R-1, located on SIGMA CHI RD NE, between ENCINO NE and UNIVERSITY BLVD NE. (J-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1004981**
06DRB-00907 Minor-Sketch Plat or Plan
DOUG SMITH agent(s) for DAVID HOUCK request(s) the above action(s) for all or a portion of Lot(s) 3A, Block(s) 1, **FALE ADDITION**, zoned R-2, located on WENONAH AVE SE, between DORADO PL SE and TRAMWAY BLVD SE containing approximately 2 acre(s). [REF: Z-85-89] (L-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for June 14 and June 21, 2006. **THE DRB MINUTES FOR 6/14/06 AND 6/21/06 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:13 A.M.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004624

AGENDA ITEM NO: 5

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No hot tub encroachment in storm drain easement. Needs to be labeled as storm drain easement.

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 28, 2006

P.O. Box 1293

Albuquerque

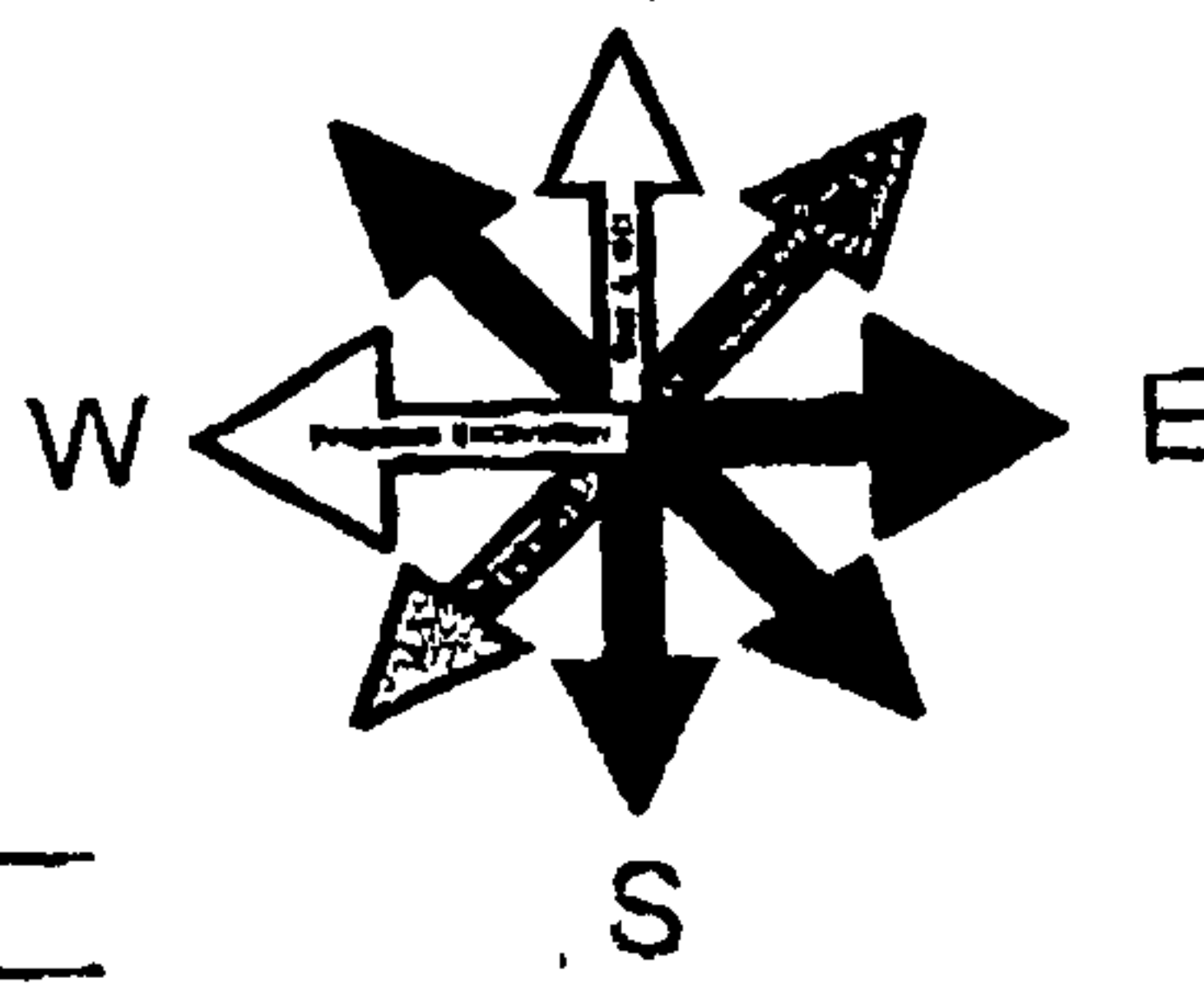
New Mexico 87103

www.cabq.gov

Abasto Utility Locating Co., LC

Customer
Customer PO#
Description of Work

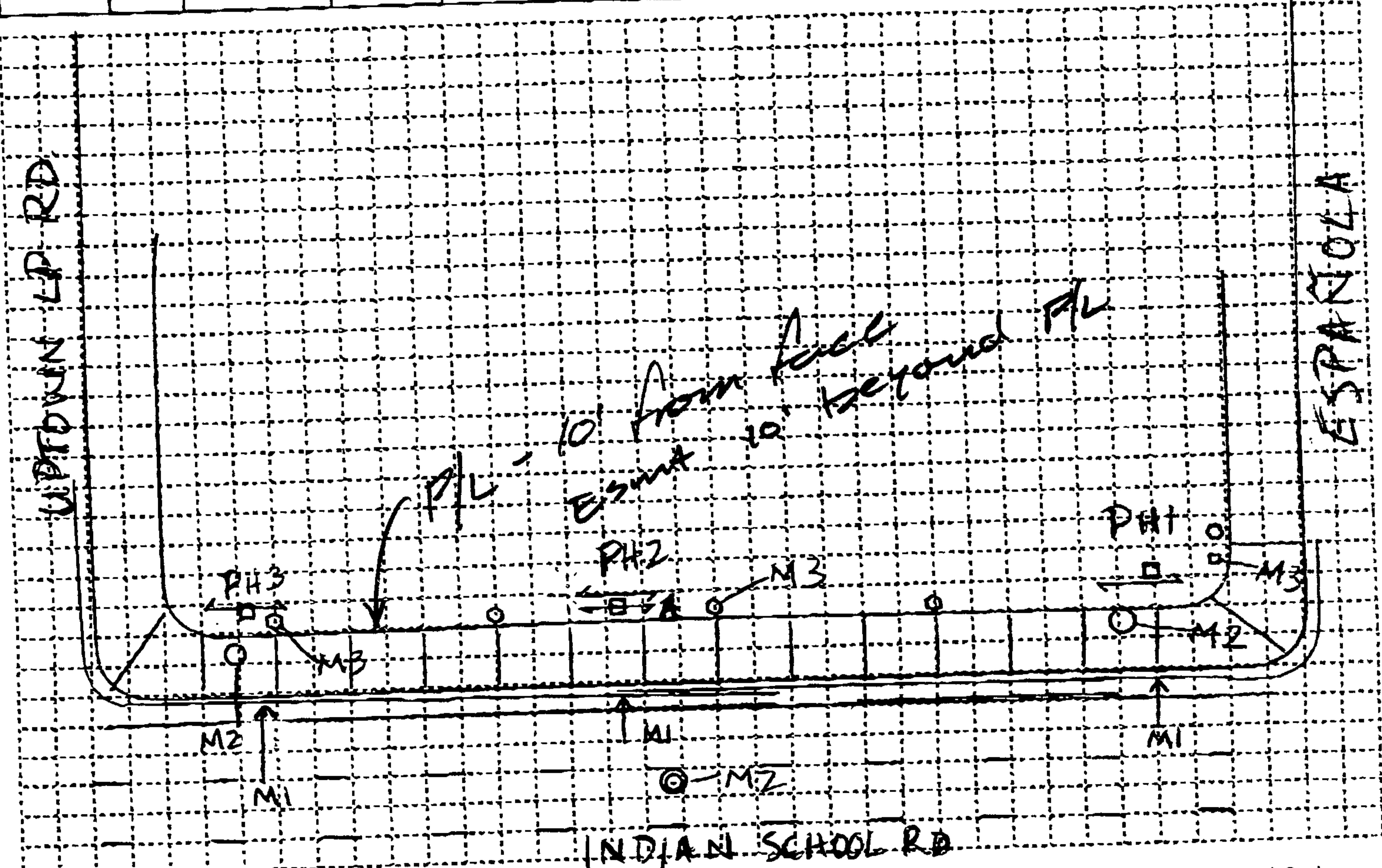
6/20/06 Page #
BHL Jeff Mulbery
Crew Tony B... AULC WO# 06315
Potholing



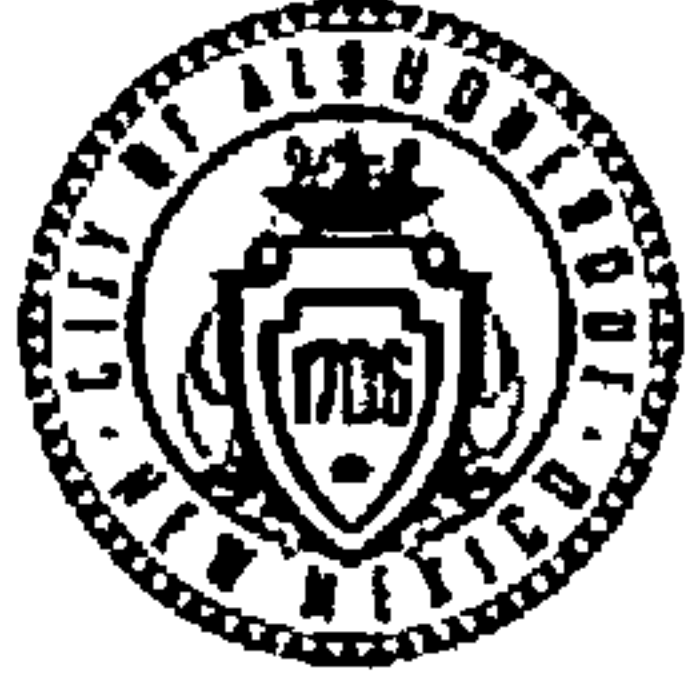
Proj. Total Hours
Marker 1 Location
Marker 2 Location
Marker 3 Location
Notes:

Page Pothole Total 3 Project Total Potholes 3
FACE OF CURB (PER JEFF) ALL PH'S
PH1 - QWEST MH PH2 - SAS MH PH3 QWEST MH
PH1 - PHONE PEDESTAL PH2 - LIGHT POLE PH3 LIGHT POLE

Pothole #	#	Utility			Depth		Distance			Pavement Thickness
		Type	Material	Diameter	To Top	To Bottom	To Marker 1	To Marker 2	To Marker 3	
1		H2O	CONC	20"	63"	/	13.87'	8.42'	13.41'	DIRT
2		H2O	CONC	20"	53"	/	13.07'	39.18'	54.65'	
2	A	COMM	CABLE	1"	37"	/	11.73'	37.78'	54.65'	
3		H2O	CONC	20"	51"	/	12.18'	15.35'	39.27'	



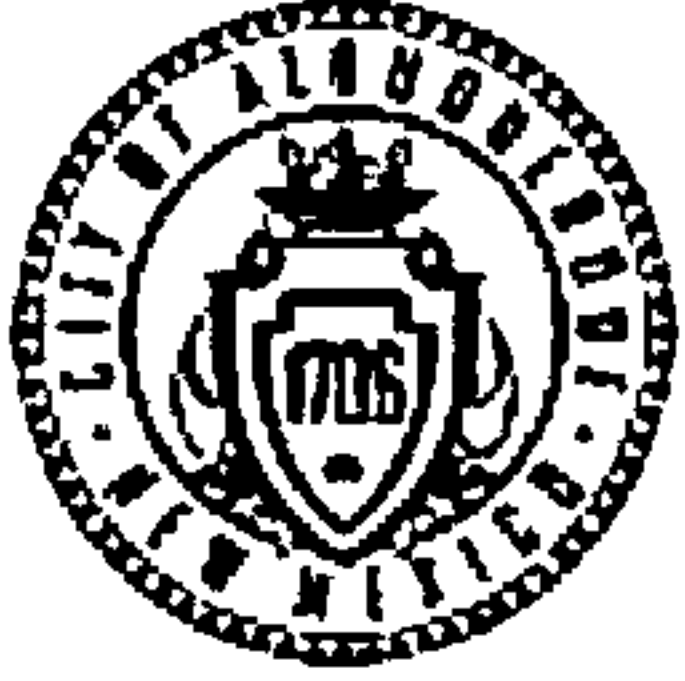
Note: Sketch Not To Scale



**Andrew F. de
Garmo/Transit/CABQ**
06/27/2006 03:59 PM

To Sheran A. Matson/PLN/CABQ@COA
cc brettb@dpsabq.com
bcc
Subject Fw: Project # 1004624 06EPC-00023 Uptown Apts

----- Forwarded by Andrew F. de Garmo/Transit/CABQ on 06/27/2006 03:58 PM -----



**Andrew F. de
Garmo/Transit/CABQ**
06/26/2006 01:50 PM

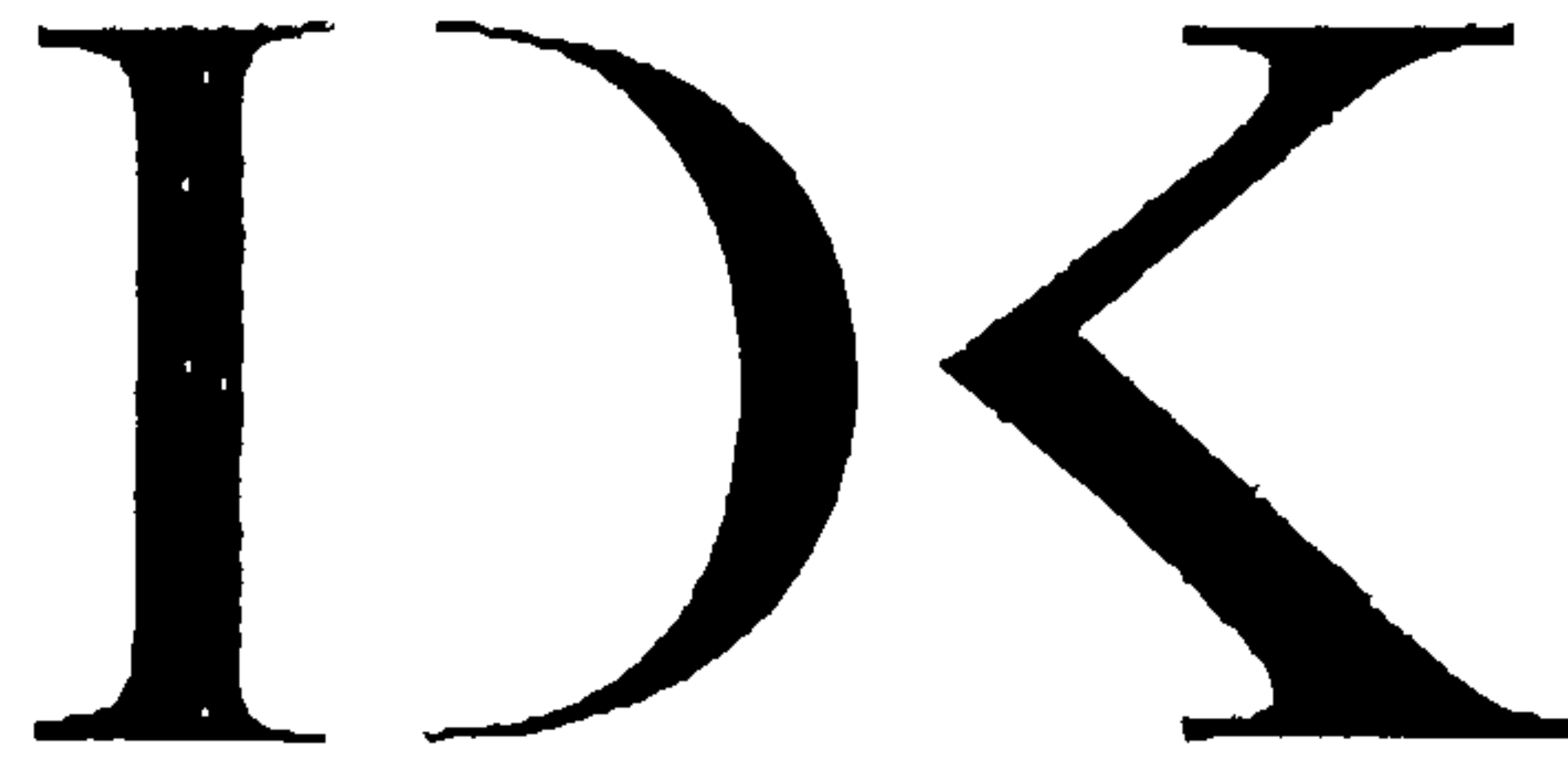
To Carmen M. Marrone/PLN/CABQ
cc
Subject Project # 1004624 06EPC-00023 Uptown Apts

Hello Carmen,

I just reviewed the bus stop/shelter location for the Uptown apartments, and the location on Indian School just east of the driveway into the apartments is fine. I failed to get contact info for Brett from Dekker Perich Sabatini, but I told him I'd just let you know that I'd reviewed the location.

Let me know if you have any questions.

Andrew



DENISH + KLINE ASSOCIATES

Date: 6/22/04

FAX

Time: 9:15

of Pages: _____

(Including Cover)

Project No: uptown - Kent Collins

To: Brett Beatty 761.4222

Kent Collins 512.391.0799

Gary Sapp 915.533.1172

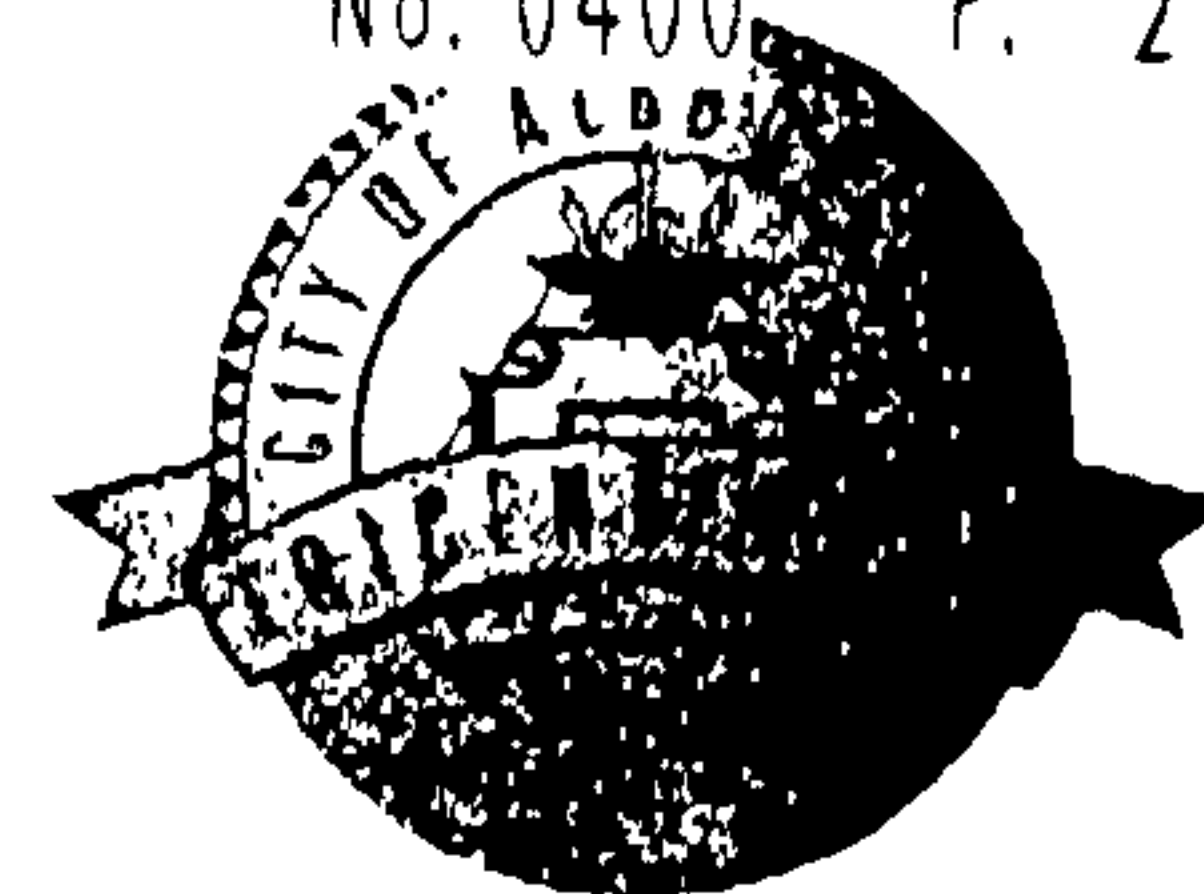
- Urgent
- Please Reply
- For your Review
- Originals will be Mailed

From: Jill Reisz

Message: We are #5 on the DRB Agenda next Wednesday

6/28. We need to be there at 8:45 am.

Thanks, Jill



Refer to 6/28/06

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004624

AGENDA ITEM NO: 5

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No hot-tub encroachment into storm drain easement.

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.abq.gov

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

DRB- 1004624 Item No. 5 Zone Atlas H-19

DATE ON AGENDA 6-21-06

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

No. Comment

- 1) Has the sidewalk easement along Indian School been recorded?
- 2) Where is the infrastructure list? Since no build notes are on the site plan, I assume all work within public right-of-way will be done by work order.
- 3) Where is the ADA ramp on the west side of the Indian School drive? Along Uptown Loop? Espanola?
- 4) Where are the offsite mitigation items? (Espanola)

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

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Division**

HS

INTER-OFFICE MEMO

June 19, 2006

TO: Sheran Matson, DRB Chair
FROM: Carmen Marrone, Senior Planner
RE: **Project #1004624, Uptown Village Apartments**

On February 16, 2006, the EPC conditionally approved a Site Development Plan for Building Permit for Tract B-2, Saint Pius X Subdivision. **The DRB Site Development Plan does not meet the following EPC conditions:**

✓ **Condition 2:** The revised site plan proposes only one additional tree, a Desert Willow tree along the Arvada Trail. The condition calls for additional shade trees (plural) along this trail.

Condition 4: The location of the transit shelter on Indian School Road shall be approved by the Transit Department. The applicant shall provide a letter from the Transit Department to satisfy this requirement.

✓ **Condition 8:** Outdoor seating in the plaza areas is not noted on the site plan.

— **Condition 9:** Two North elevations are shown for Building B on Sheet A301, Detail C1 and D1. Is one of these the South elevation?

Need Tel. ✓ **Condition 11:** It doesn't appear that the applicant has addressed the City Engineer's conditions.

✓ **Condition 12:** Patio trees are required in each patio fronting Espanola. These are not indicated.

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



**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

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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**

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 UTILITY 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.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Division



INTER-OFFICE MEMO

June 19, 2006

TO: Sheran Matson, DRB Chair
FROM: Carmen Marrone, Senior Planner
RE: **Project #1004624, Uptown Village Apartments**

On February 16, 2006, the EPC conditionally approved a Site Development Plan for Building Permit for Tract B-2, Saint Pius X Subdivision. **The DRB Site Development Plan does not meet the following EPC conditions:**

Condition 2: The revised site plan proposes only one additional tree, a Desert Willow tree along the Arvada Trail. The condition calls for additional shade trees (plural) along this trail.

Condition 4: The location of the transit shelter on Indian School Road shall be approved by the Transit Department. The applicant shall provide a letter from the Transit Department to satisfy this requirement.

Condition 8: Outdoor seating in the plaza areas is not noted on the site plan.

Condition 9: Two North elevations are shown for Building B on Sheet A301, Detail C1 and D1. Is one of these the South elevation?

Condition 11: It doesn't appear that the applicant has addressed the City Engineer's conditions.

Condition 12: Patio trees are required in each patio fronting Espanola. These are not indicated.

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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004624

AGENDA ITEM NO: 5

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No hot-tub encroachment into storm drain easement.

Albuquerque

New Mexico 87103

RESOLUTION:

6-28-06

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 21, 2006

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

DRB- 1004624 Item No. 5 Zone Atlas H-19

DATE ON AGENDA 6-21-06

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

<u>No.</u>	<u>Comment</u>
1)	Has the sidewalk easement along Indian School been recorded?
2)	Where is the infrastructure list? Since no build notes are on the site plan, I assume all work within public right-of-way will be done by work order.
3)	Where is the ADA ramp on the west side of the Indian School drive? Along Uptown Loop? Espanola?
4)	Where are the offsite mitigation items? (Espanola)

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

TRANSMISSION VERIFICATION REPORT

TIME : 06/19/2006 16:26
 NAME : PLANNING
 FAX : 5059243339
 TEL : 5059243339
 SER. # : BROG5J306500

DATE, TIME	06/19 16:26
FAX NO. /NAME	97614222
DURATION	00:00:22
PAGE(S)	01
RESULT	OK
MODE	STANDARD ECM

Post-It® Fax Note	7671	Date	6/19	# of pages	1
To	Brett Beatty	From	Carmen Marrone		
Co./Dept.		Co.	COA/ Planning		
Phone #		Phone #	924-3814		
Fax #	761-4222	Fax #			

INTER-OFFICE MEMO

June 19, 2006

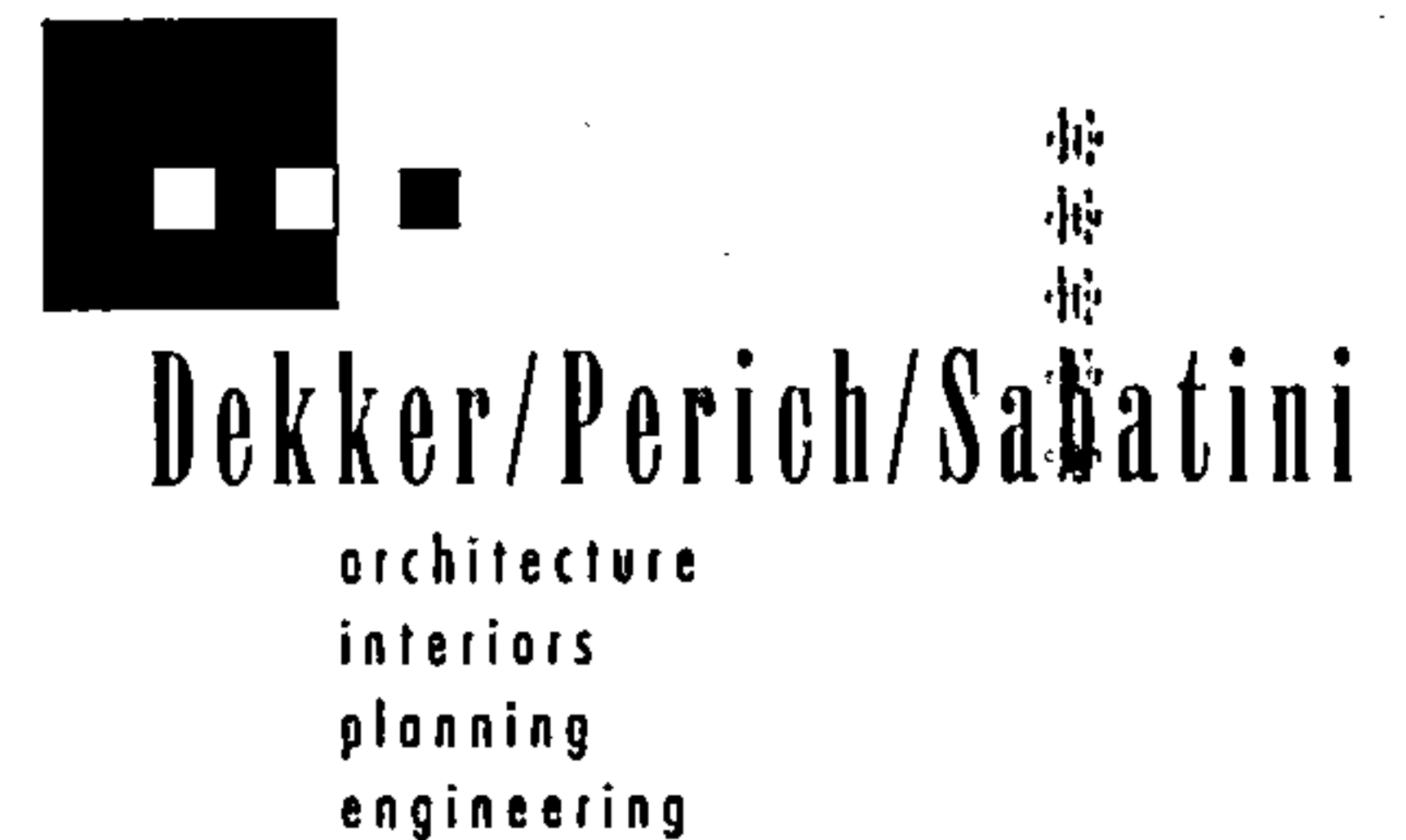
TO: Sheran Matson, DRB Chair
FROM: Carmen Marrone, Senior Planner
RE: Project #1004624, Uptown Village Apartments

On February 16, 2006, the EPC conditionally approved a Site Development Plan for Building Permit for Tract B-2, Saint Pius X Subdivision. **The DRB Site Development Plan does not meet the following EPC conditions:**

Condition 2: The revised site plan proposes only one additional tree, a Desert Willow tree along the Arvada Trail. The condition calls for additional shade trees (plural) along this trail.

Condition 4: The location of the transit shelter on Indian School Road shall be approved by the Transit Department. The applicant shall provide a letter from the Transit Department to satisfy this requirement.

June 26, 2006



Sheran Matson
Chair, Design Review Board
City of Albuquerque
Plaza del Sol
600 2nd St. NW
Albuquerque, NM 87103

Sheran Matson:

This letter addresses the conditions that the Environmental Planning Commission (EPC) required the applicant to address on the EPC submittal for the Uptown Village Site Plan for Building Permit at ABQ Uptown (Project # 1004624 - 06EPC# 00023) - Notice of Decision dated February 16, 2006). Following is a brief, bulleted summary of the submittal to date:

- On January 6th, 2006, the applicant submitted plans for site plan for building permit.
- On February 16th, 2006, the EPC recommended approval of the project.

Listed below are the conditions and the applicant's responses.

1. **CONDITION:** 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.

RESPONSE: This letter shall accompany the modifications to the Site Development Plan for DRB final sign-off specifying how each EPC condition was met.

2. **CONDITION:** A minimum of three garages along the Arvada trail shall be removed and relocated elsewhere within the site. Additional shade trees shall be provided adjacent to the trail in place of the garages.

RESPONSE: On sheet A001 three garages were removed at the north edge of the site along the Arvada Trail. Four parking spaces were added and landscape modified at this location to include two additional shade trees (Chinese Pistache) as shown on L001.

3. **CONDITION:** The trees along Indian School Road shall be located between the sidewalk and the curb.

RESPONSE: The trees along Indian School will be located between the street and the sidewalk as shown on A001 and L001.

4. **CONDITION:** Transit requests that the applicant provide a shelter, bench and trash can for the Indian School stop. This shelter may require an access easement to allow the shelter to be located partially on applicant's property.

■ ■ ■
6801 Jefferson NE
Suite 100
Albuquerque NM
87109
505 761.9700
fax 761.4222
dps@dpsabq.com

RESPONSE: A shelter, bench and refuse container will be provided on Indian School as shown on sheet A001. I met with Andrew Degarmo about the proposed location on 6/26/06 and he approved the proposed location.

5. **CONDITION:** The Internal sidewalk system shall provide a connection to the Arvada Trail at the north end of the site and a pedestrian gate shall be provided in the steel fencing at the pedestrian connection to the trail.

RESPONSE: The sidewalk has been extended and a pedestrian gate has been added to connect this development with the Arvada Trail as shown on A001.

6. **CONDITION:** Explain the purpose of the 3' high cmu wall in front of Building B.

RESPONSE: The 3' high wall acts as a buffer between the parking area and the courtyard while defining an edge to the courtyard.

7. **CONDITION:** All lighting shall comply with the New Mexico Night Sky Ordinance.

RESPONSE: All site lighting shall comply with the New Mexico Night Sky Ordinance. A note to this affect has been added on sheet A001; General Note #1.

8. **CONDITION:** Provide some form of outdoor seating in the following plazas: in front of the leasing office; in the plaza west of Building G; in the plaza internal to Building E; in the main plaza between Buildings C and D; and at the middle entrance to Building B.

RESPONSE: Developer/Owner to provide tables and chairs at forecourt of Leasing Office, plaza west of building G, pocket courtyard of building E, main plaza between buildings C & D, and middle entrance of building B. General Note #5 has been added to the Site Plan; A001.

9. **CONDITION:** Detailed building elevations shall be provided for each façade.

RESPONSE: Detailed elevations for all building elevations have been included in this DRB submittal as sheets A301, A302, A303 & A304. Elevation D1 on sheet A301 is the south elevation, it is incorrectly labeled as the north elevations,

10. **CONDITION:** Note whether the monument signs will be internally or externally lit.

RESPONSE: Both monument signs shall be externally lit. as indicated on sheet A001; General Note #2.

11. **CONDITION:** Conditions from City Engineer, Municipal Development, Water Authority and NMDOT.
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to

sidewalks (std. dwg. 2 430), driveways (std~ dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

- c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified In the TIS, Is required.
- d. Right turn and/or left turn deceleration lanes may be required at main site drive per DPM end/or TIS or as constructed with the City's Uptown Loop Road Project. Right turn deceleration lane may be required at site drive with Indian School Road per DPM.
- e. Provide 20' wide lanes entering and exiting at divided/main site drive. If secondary drive is emergency access only, provide 22' lanes entering and exiting.
- f. Queuing analysis required at secondary site drive if used as an entrance/exit. If drive is two-way, provide 24' width minimum and set back 20' minimum. If exit only, provide 20' in width and sign accordingly.
- g. Site driveways to be located per TIS.
- h. Site plan shall comply and be designed per DPM Standards.
- i. Some aspects of the Utility Plan are unacceptable and must be revised and clarified prior to final DRB sign-off.

RESPONSE: Both the architect and civil engineer have met with Wilfred Gallegos to address his concerns and are confident that these concerns have been satisfied.

12. **CONDITION:** Add a patio tree to each patio.

RESPONSE: A patio tree has been added to each patio along Espanola as shown on L001.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Brett E. Beaty, AIA

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

PAID RECEIPT

APPLICANT NAME Hunt Uptown LLC.

AGENT DEWISIA E. KLINE

ADDRESS _____

PROJECT & APP # 1004624 / DRB - 00 872

PROJECT NAME SK Park Subdivision Uptown Village

\$ _____ 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions DEFERENTIAL

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

\$ _____ 441018/4971000 Public Notification

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

\$ 50.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

6/27/2006 10:54AM LOC: ANNX
RECEIPT# 00062814 WSH 006 TRANS# 0014
Account 441006 Fund 0110
Activity 4983000 TRSVRS
Trans Amt \$50.00
J24 Misc

CK \$50.00
CHANGE \$50.00
10.00
Thank You



DENISH + KLINE ASSOCIATES

June 20, 2006

Ms. Sheran Matson Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque NM 87103

BY FACSIMILE

re: Project #1004624 06DRB-00872, a Site Plan for Building Permit
Project #1001164, a Minor Subdivision

Dear Ms. Matson:

We request the above referenced matters be given a one week deferral and rescheduled for the hearing on June 28, in order for the applicant to clear up some minor site plan issues with the Planning Department staff.

Sincerely yours,



Lawrence Kline FAICP

cc: Brett Beatty AIA
Bruce Stidworthy PE

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICANT INFORMATION:

NAME HUNT UPTOWN III, LLC PHONE 915.533.1172
 ADDRESS: 4401 N. MESA STREET FAX: 915.298.4371
 CITY: EL PASO STATE TX ZIP 79902-1107 E-MAIL: garys@hbcland.com
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): LAWRENCE KLINE, DENISH + KLINE ASSOCIATES PHONE: 842.6461
 ADDRESS: PO BOX 2001 ALBUQUERQUE, NM 87103 FAX: 842.6471
 CITY: ALBUQUERQUE STATE NM ZIP 87103 E-MAIL: LSK@denishkline.com

DESCRIPTION OF REQUEST: SITE PLAN FOR BUILDING PERMIT FOR MULTI FAMILY RESIDENTIAL ON 6.53 ACRES, 1 LOT, 1 TRACT

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. B2 Block: _____ Unit: _____
 Subdiv / Addn. SAINT PIUS X TBR Uptown VILLAGE Ap + Ptment S
 Current Zoning: SU-2 for R2 + O-1 Proposed zoning: _____
 Zone Atlas page(s) H-19-Z No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 6.53 Density if applicable dwellings per gross acre: 30.0 dwellings per net acre: 30.0
 Within city limits? Yes No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 10190591250531702 MRGCD Map No N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: NW CDRUER INDIAN SCHOOL Rd NE
 Between: Espanola NE. and Uptown Loop Rd NE

CASE HISTORY: Lawrence Kline Denish EPC Case Plans
 List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 1004624
06EPC-00023

Check-off if project was previously reviewed by Sketch Plat/Plan? or Pre-application Review Team? . Date of review: _____
 SIGNATURE [Signature] DATE 06/13/06
 (Print) LAWRENCE KLINE Applicant Agent

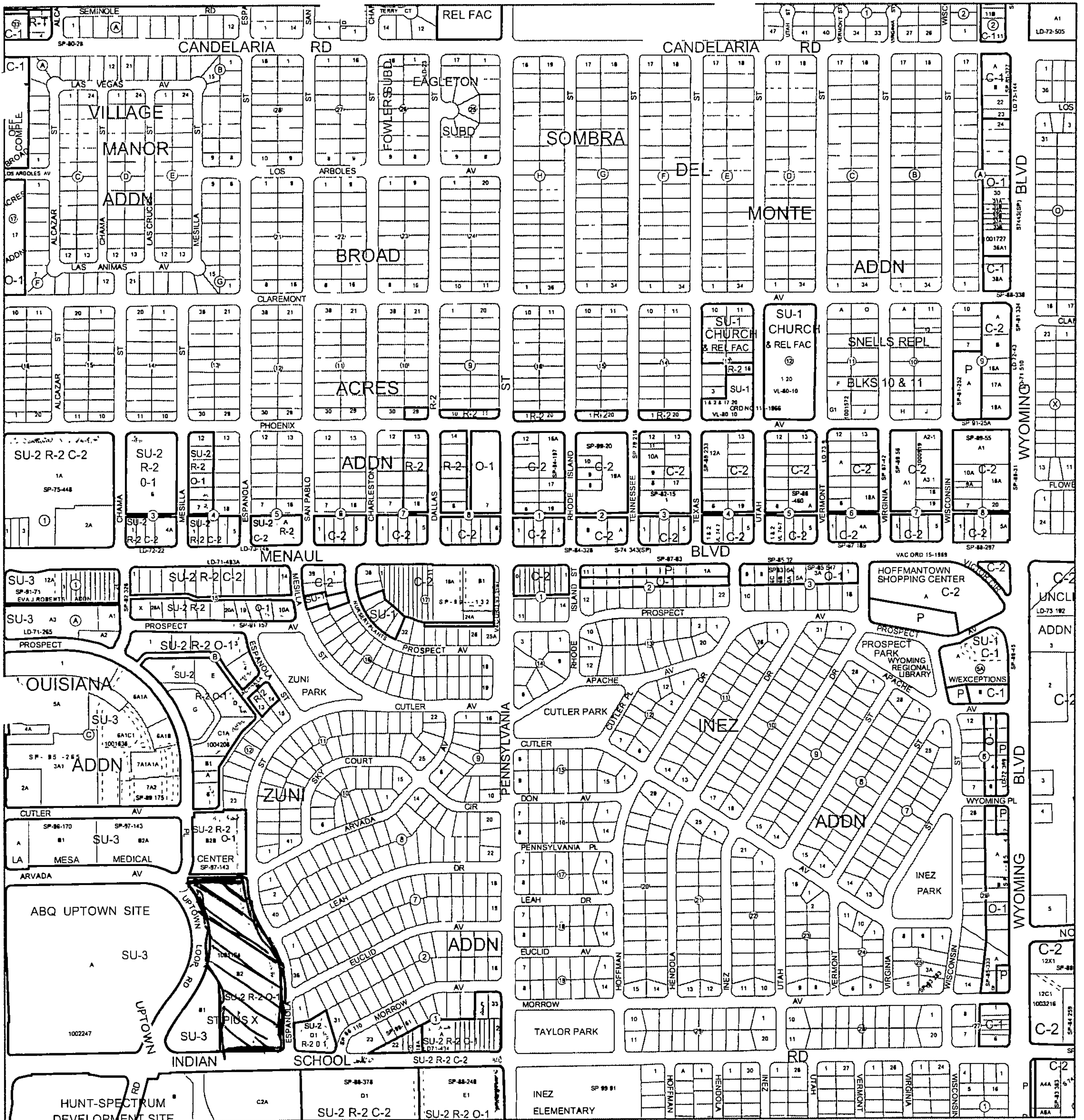
FOR OFFICIAL USE ONLY

Form revised 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	SF	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB-00872</u>	<u>SBP P(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned			\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent			\$ _____
<input checked="" type="checkbox"/> Case history #s are listed			\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill			\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus			\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate			\$ _____
	Hearing date <u>6-21-06</u>		Total \$ <u>20.00</u>

[Signature] 6/13/06

Project # 1004624



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

Map amended through: 11/2/2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-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

0 750 1,500 Feet

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.

LAURENCE ELINE Applicant name (print)
[Signature] Applicant signature / date
 00/13/06



Form revised JUNE 2005

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

Application case numbers
 0002B - 00872

Kim Sims Planner signature / date
 Project # 004624

June 13, 2006



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

Sheran Matson
Chair, Design Review Board
City of Albuquerque
Plaza del Sol
600 2nd St. NW
Albuquerque, NM 87103

Sheran Matson:

This letter addresses the conditions that the Environmental Planning Commission (EPC) required the applicant to address on the EPC submittal for the Uptown Village Site Plan for Building Permit at ABQ Uptown (Project # 1004624 - 06EPC# 00023) - Notice of Decision dated February 16, 2006). Following is a brief, bulleted summary of the submittal to date:

- On January 6th, 2006, the applicant submitted plans for site plan for building permit.
- On February 16th, 2006, the EPC recommended approval of the project.

Listed below are the conditions and the applicant's responses.

1. **CONDITION:** 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.

RESPONSE: This letter shall accompany the modifications to the Site Development Plan for DRB final sign-off specifying how each EPC condition was met.

2. **CONDITION:** A minimum of three garages along the Arvada trail shall be removed and relocated elsewhere within the site. Additional shade trees shall be provided adjacent to the trail in place of the garages.

RESPONSE: On sheet A001 three garages were removed at the north edge of the site along the Arvada Trail. Four parking spaces were added and landscape modified at this location to include additional shade trees as shown on L001.

3. **CONDITION:** The trees along Indian School Road shall be located between the sidewalk and the curb.

RESPONSE: The trees along Indian School will be located between the street and the sidewalk as shown on A001 and L001.

4. **CONDITION:** Transit requests that the applicant provide a shelter, bench and trash can for the Indian School stop. This shelter may require an access easement to allow the shelter to be located partially on applicant's property.

RESPONSE: A shelter, bench and refuse container will be provided on Indian School as shown on sheet A001.

■ ■ ■
6801 Jefferson NE
Suite 100
Albuquerque NM
87109
505 761 9700
fax 761 4222
dps@dpsabq.com

5. **CONDITION:** The Internal sidewalk system shall provide a connection to the Arvada Trail at the north end of the site and a pedestrian gate shall be provided in the steel fencing at the pedestrian connection to the trail.

RESPONSE: The sidewalk has been extended and a pedestrian gate has been added to connect this development with the Arvada Trail as shown on A001.

6. **CONDITION:** Explain the purpose of the 3' high cmu wall in front of Building B.

RESPONSE: The 3' high wall acts as a buffer between the parking area and the courtyard while defining an edge to the courtyard.

7. **CONDITION:** All lighting shall comply with the New Mexico Night Sky Ordinance.

RESPONSE: All site lighting shall comply with the New Mexico Night Sky Ordinance. A note to this affect has been added on sheet A001; General Note #1.

8. **CONDITION:** Provide some form of outdoor seating in the following plazas: in front of the leasing office; in the plaza west of Building G; in the plaza internal to Building E; in the main plaza between Buildings C and D; and at the middle entrance to Building B.

RESPONSE: Developer/Owner to provide tables and chairs at forecourt of Leasing Office, plaza west of building G, pocket courtyard of building E, main plaza between buildings C & D, and middle entrance of building B.

9. **CONDITION:** Detailed building elevations shall be provided for each façade.

RESPONSE: Detailed elevations for all building elevations have been included in this DRB submittal as sheets A301, A302, A303 & A304.

10. **CONDITION:** Note whether the monument signs will be internally or externally lit.

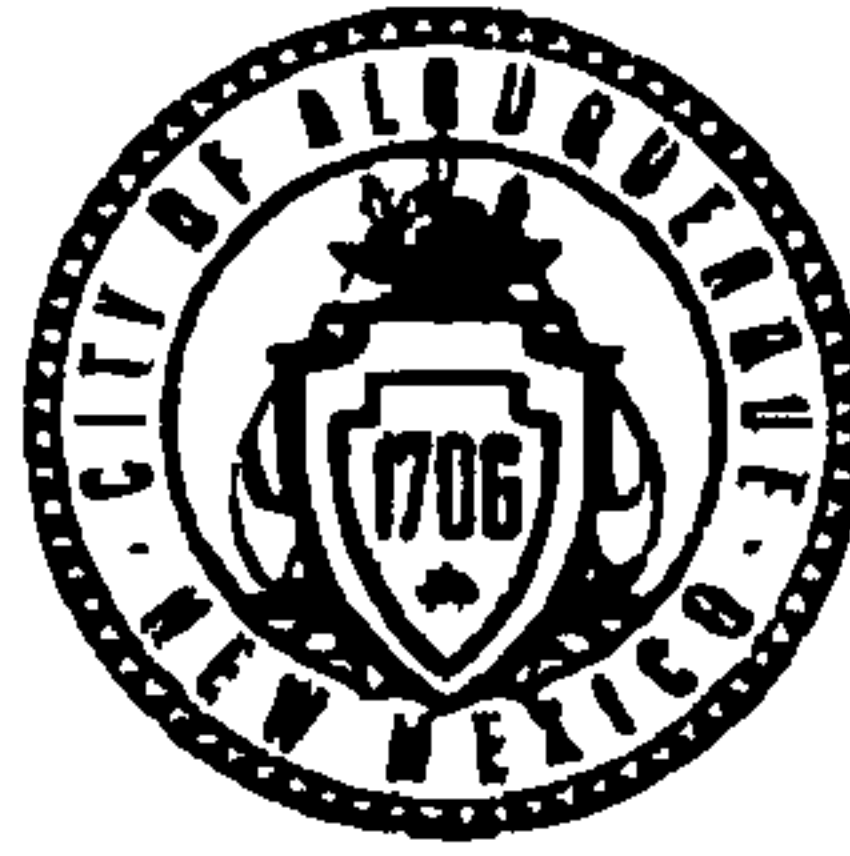
RESPONSE: Both monument signs shall be externally lit. as indicated on sheet A001; General Note #2.

Very truly yours,

Dekker/Perich/Sabatini Ltd.



Brett E. Beaty, AIA



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

Date: February 16, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1004624
06EPC-00023 EPC Site Development Plan-
Building Permit

Hunt Uptown III, LLC
4401 N. Mesa St.
El Paso, TX 79902

LEGAL DESCRIPTION: for all or a portion of Tract B-2, Saint Pius X Subdivision, zoned SU-2/R-2 & O-1, located on ESPANOLA NE, between ARVADA NE and INDIAN SCHOOL NE, containing approx. 6.5 acres. (H-19)
Carmen Marrone, Staff Planner

On February 16, 2006 the Environmental Planning Commission voted to approve Project 1004624/06EPC 00023 a Site Development Plan for Building Permit for Tract B-2, Saint Pius X Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site plan for building permit to construct 196 high-end apartment dwellings on Tract B-2 of the Pius X Subdivision. The site is located on the west side of Espanola between Indian School Road and Arvada Road and contains approximately 6.5 acres.
2. The site is within the *Uptown Sector Development Plan (USDP)* and is zoned SU-2/R-2 & O-1. The site is within the "Periphery" of the Uptown Urban Center and is subject to the land use controls for this area.
3. The request furthers Policy 5d of the *Comprehensive Plan* by providing a quality development that will serve as a transition between the commercial development to the west and the single family residential neighborhood to the east. The proposed plan will not have deleterious impacts on surrounding uses, established neighborhoods or community amenities.
4. The request furthers Policy 5e of the *Comprehensive Plan* because the necessary infrastructure is already in place including parks, schools and roadways with transit service and bicycle lanes. Additionally, the integrity of existing neighborhoods is assured because the site plan conforms to the development standards of the *Uptown Sector Plan* that contains built-in measures for mitigating negative impacts of new development.

OFFICIAL NOTICE OF DECISION**FEBRUARY 16, 2006****PROJECT #1004624****PAGE 2 OF 5**

5. The project will minimize harmful effects of traffic on the established residential neighborhoods to the east by prohibiting access to the site from Espanola Street. (Policy 5k)
6. The development is designed with quality materials and features to enhance the visual environment per Policy 5l. The scale of the development is appropriate given that there are several "housing" developments north of the site that are similar or greater in height. These include the Assisted Living Facility (3-4 story), and the Homewood and Hilton Suites (4-5 story). 2 and 3 story buildings will be provided along Espanola adjacent to the established residential neighborhood. 3 story buildings will be provided along Indian School Road and along the Uptown Loop Road.
7. The request is within a Major Activity Center as designated by the *Comprehensive Plan*. The submittal will help to shape an urban form in a sustainable development pattern, creating mixed use concentrations of inter-related activities that promote transit and pedestrian access both to and within the center, thus maximizing cost-effectiveness of City services (Policy II.B.7.a).
8. The request furthers the goals of the *Uptown Sector Development Plan* by supporting development of Uptown as an Urban Center. The proposed high density residential development will provide needed synergy to achieve a vibrant Urban Center.
9. The request does not support Goal 6 of the *Uptown Sector Development Plan* that calls for highly visible, convenient, safe and attractive bicycle and pedestrian facilities. The site plan provides over 100' of garages along the Arvada Trail, north of the site, which block visibility to the trail.
10. The request generally supports the policy and design controls for Periphery Areas in the *Uptown Sector Development Plan* except for standards pertaining to F.A.R. and the requirement for a 30' wide landscaping buffer along Espanola. The EPC has discretion in both of these matters.
11. An air quality impact assessment (AQIA) was prepared for the ABQ Uptown Project on June 2, 2003. The assessment was based on the June 2003 Traffic Impact Study for the ABQ Uptown Project that includes the subject site. The assessment indicates that no exceedances of the National Ambient Air Quality Standards (NAAQS) will occur as a result of the ABQ Uptown Project.
12. This project will affect Inez Elementary School, Grant Middle School and Sandia High School. These existing APS facilities currently have the capacity to handle additional students that may result from the subject proposal.
13. The applicant contacted ten neighborhood associations in the surrounding area per the requirements of the *Uptown Sector Development Plan*. Many neighborhood and community-wide meetings and two facilitated meetings have occurred as a result of this request. No neighborhood comments have been received regarding this request except for one from Mr. Stephen Verchinski, President of the Classic Uptown NA. Mr. Verchinski expresses objections to the request.

**OFFICIAL NOTICE OF DECISION
FEBRUARY 16, 2006
PROJECT #1004624
PAGE 3 OF 5**

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. A minimum of three garages along the Arvada trail shall be removed and relocated elsewhere within the site. Additional shade trees shall be provided adjacent to the trail in place of the garages.
3. The trees along Indian School Road shall be located between the sidewalk and the curb.
4. Transit requests that the applicant provide a shelter, bench and trash can for the Indian School stop. This shelter may require an access easement to allow the shelter to be located partially on the applicant's property.
5. The internal sidewalk system shall provide a connection to the Arvada Trail at the north end of the site and a pedestrian gate shall be provided in the steel fencing at the pedestrian connection to the trail.
6. Explain the purpose of the 3' high cmu wall in front of Building B.
7. All lighting shall comply with the New Mexico Night Sky Ordinance.
8. Provide some form of outdoor seating in the following plazas: in front of the leasing office; in the plaza west of Building G; in the plaza internal to Building E; in the main plaza between Buildings C and D; and at the middle entrance to Building B.
9. Detailed building elevations shall be provided for each façade.
10. Note whether the monument signs will be internally or externally lit.
11. **CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:**
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.

**OFFICIAL NOTICE OF DECISION
FEBRUARY 16, 2006
PROJECT #1004624
PAGE 4 OF 5**

- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- d. Right turn and/or left turn deceleration lanes may be required at main site drive per DPM and/or TIS or as constructed with the City's Uptown Loop Road Project. Right turn deceleration lane may be required at site drive with Indian School Road per DPM.
- e. Provide 20' wide lanes entering and exiting at divided/main site drive. If secondary drive is emergency access only, provide 22' lanes entering and exiting.
- f. Queuing analysis required at secondary site drive if used as an entrance/exit. If drive is two-way, provide 24' width minimum and set back 20' minimum. If exit only, provide 20' in width and sign accordingly.
- g. Site driveways to be located per TIS.
- h. Site plan shall comply and be designed per DPM Standards.
- i. Some aspects of the Utility Plan are unacceptable and must be revised and clarified prior to final DRB sign-off.

12. Add a patio tree to each patio.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MARCH 3, 2006 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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

**OFFICIAL NOTICE OF DECISION
FEBRUARY 16, 2006
PROJECT #1004624
PAGE 5 OF 5**

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

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

Sincerely,

for 
Richard Dineen
Planning Director

RD/CM/ac

cc: Denish Kline Associates, P.O. Box 2001, Albuquerque, NM 87103
Gene Tatum, Alvarado Park NA, 1916 Madeira NE, Albuquerque, NM 87110
Bill Sterchi, Alvarado Park, 5607 Princess Jeanne NE, Albuquerque, NM 87110
Stephen Verchinski, Classic Uptown NA, 2700 Espanola NE, Albuquerque, NM 87110
Jack Markham, Classic Uptown NA, 2721 Pennsylvania 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
Kelly Frey, Mark Twain NA, 6014 Aspen NE, Albuquerque, NM 87110
Lou Weiss, Quigley Park NA, 2638 Alvarado Dr., NE, Albuquerque, NM 87110
Winnie Schmidt, Quigley Park NA, 2916 Cuervo Dr. NE, Albuquerque, NM 87110
Mary Glasener, Snow Heights NA, 7742 Haines NE, Albuquerque, NM 87110
Shirley Marquez, Snow Heights NA, 7905 Hannett NE, Albuquerque, NM 87110
Paul Silverman, Uptown Progress Team, 6211 San Mateo NE, Ste 130, Albuquerque, NM 87109
Mickey Gowdy, Uptown Progress Team, 6501 Americas Parkway NE, Ste 650, Albuquerque, NM 87110
Richard Peterson, 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
Louis Ranfle, Zuni NA, 7602 Euclid Ave. NE, Albuquerque, NM 87110

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

11
11
11
11

PAID RECEIPT

APPLICANT NAME

HUNT UPTOWN LLC

AGENT

LAWRENCE KLINE, DENISA KLINE Assoc.

ADDRESS

PROJECT & APP #

1004624 - 06DRB 00872

PROJECT NAME

~~Hunt~~ UPTOWN VILLAGE

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***

- () Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 20.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

6/13/2006 12:05PM LDC: ANNA
RECEIPT# 00059506 US# 000 TRANS# 0035
Account 441032 Fund 0110
Activity 3424000 TRBLJS
Trans Amt \$20.00
J24 Misc

\$20.00

CR \$20.00
CHANGE \$0.00

Thank You