



COMPLETED 04/12/06 S.H.  
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-00448 (SBP)  
Project Name Rinconada Point, Unit 1  
Agent: Brasher & Lorenz Inc.

Project # 1004672  
Phone No.: 888-6088

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/12/06 by the DRB with delegation of signature(s) to the following departments.  
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

UTILITIES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLANNING (Last to sign): *Catalina's Initials*  
*4/12/06*

- 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 1004672



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Project Number 1004672

DRB Application No.: <u>06DRB-00448 (SBP)</u>	Project # <u>1004672</u>
Project Name <u>Rinconada Point, Unit 1:</u>	
Agent: <u>Brasher &amp; Lorenz Inc.</u>	Phone No.: <u>888-6088</u>

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- TRANSPORTATION: \_\_\_\_\_
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- \_\_\_\_\_
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- \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

PLANNING (Last to sign): Catalina's Initials

Staples Michael Halton

\_\_\_\_\_ Signature

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- AGIS DXF File approval required.**
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**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 12, 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

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**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: 12:05 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 # 1000376**  
06DRB-00359 Major-Two Year SIA  
TIERRA WEST LLC agent(s) for BUILDERS INVESTMENT COMPANY OF NM LTD request(s) the above action(s) for all or a portion of Lot(s) 1-117, UNIT 1 Lot(s) 1-35, UNIT 2, **PARADISE SKIES, UNITS 1 & 2**, zoned R-T, located on BANDELIER DR NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 23 acre(s). [REF: DRB-94-107, 04DRB00410, 04DRB00391, 03DRB0013, 03DRB00188] (A-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

2. **Project # 1003239**  
06DRB-00364 Major-Vacation of Pub  
Right-of-Way

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for ROEMER/HASKINS, LLC request(s) the above action(s) for all or a portion of Block(s) 264-A-1, **TOWN OF ATRISCO GRANT, UNIT 8**, located on ILLIF RD NW, between INTESTATE 40 NW and ESTANCIA RD NW containing approximately 1 acre(s). [REF: 05EPC0186] (H-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH 3 ADDITIONAL CONDITIONS: STORM DRAIN EASEMENT SHALL BE RETAINED. THE PUBLIC WATER LINE EASEMENT SHALL BE RETAINED. TRACT 290A NEEDS TO BE A PUBLIC ROADWAY EASEMENT.**

06DRB-00443 Minor-SiteDev Plan  
Subd/EPC  
06DRB-00444 Minor-SiteDev Plan  
BldPermit/EPC

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for ROEMER/HASKINS, LLC request(s) the above action(s) for all or a portion of Tract(s) 264-A-1, **TOWN OF ATRISCO GRANT, UNIT 8**, (to be known as **ILIFF SELF STORAGE**) zoned SU-1/C-3, located on ILIFF RD NW, between INTESTATE 40 NW and ESTANCIA RD NW containing approximately 1 acre(s). [REF: 05EPC-0186, 05EPC-01930] [David Stallworth, EPC Case Planner] (H-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS, EPC LANGUAGE AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PRELIMINARY AND FINAL PLAT AND PLANNING FOR DAVID STALLWORTH'S INITIALS, EPC LANGUAGE AND 3 COPIES OF THE SITE PLAN.**

3. **Project # 1004712**  
06DRB-00233 Major-Vacation of  
Public Easements  
06DRB-00234 Minor-Prelim&Final Plat  
Approval

ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, **EAGLE ROCK ESTATES, UNIT 4**, zoned R-D residential and related uses zone, developing area, located on SCHIST AVE NE, between MODESTO AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-46/SV-97-74] *[Was Indef Deferred on 3/15/06 to readvertise]* (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ENGINEERING CERTIFICATION OF GRADING PLAN AND PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE ON THE PLAT, CURRENT ZONING ON THE PLAT, THE 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

4. **Project # 1004713**  
06DRB-00235 Major-Vacation of  
Public Easements  
06DRB-00236 Minor-Prelim&Final Plat  
Approval

ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, **EAGLE ROCK ESTATES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on LIMESTONE AVE NE, between OAKLAND AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-17] *[Was Indef Deferred on 3/15/06 to readvertise]* (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ENGINEERING CERTIFICATION OF GRADING PLAN AND PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE ON THE PLAT, CURRENT ZONING ON THE PLAT, THE 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

5. **Project # 1003800**  
05DRB-01906 Major-Vacation of Pub  
Right-of-Way  
05DRB-01908 Minor-Prelim&Final Plat  
Approval  
05DRB-01907 Minor-Temp Defer  
SDWK

RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] [Deferred from 1/11/06 & 2/1/06 & 2/15/06 & 3/1/06 & 3/15/06 & 3/29/06 & 4/12/06] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 5/3/06.**

**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.**

6. **Project # 1004725**  
06DRB-00429 Minor-SiteDev Plan  
BldPermit

RICK BENNETT ARCHITECTS agent(s) for JOHN BATTAGLIA request(s) the above action(s) for all or a portion of Tract(s) Q8-A, Q6 & Q7, **ATRISCO BUSINESS PARK, UNIT 4**, zoned SU-1 for IP special use zone, located on COORS BLVD NW, between LOS VOLCANES RD NW and FORTUNA RD NW containing approximately 1 acre(s). [REF: 06EPC-00278] (J-10) **INDEFINITELY DEFERRED ON A NO SHOW.**

7. **Project # 1003364**  
06DRB-00430 Minor-SiteDev Plan  
BldPermit/EPC

TAFAZZUL HUSSAIN agent(s) for PHIL LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A-2, Block(s) 10, Tract(s) 2, NORTH ALBUQUERQUE ACRES (to be known as **PASEO PLACE**) zoned SU-2 Mixed Use, located on HOLLY AVE NE, between LOUISIANA NE and WYOMING NE containing approximately 1 acre(s). [REF: DRB-

95-478, 06EPC-00078] [David Stallworth, EPC Case Planner] (C-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF DAVID STALLWORTH'S INITIALS AND TITLE SHOULD READ "SITE PLAN FOR BUILDING PERMIT" ON THE SITE PLAN SHEET.**

8. ~~Project # 1004672~~  
06DRB-00448 Minor-SiteDev Plan  
BldPermit/EPC

BRASHER & LORENZ INC agent(s) for PUBLIC SERVICE CO OF NEW MEXICO (PNM) request(s) the above action(s) for all or a portion of Tract(s) C, **RINCONADA POINT, UNIT 1**, zoned SU-1 RESIDENTIAL USES, located on UNSER BLVD NW, between ST JOSEPH NW and VISTA ALEGRE NW containing approximately 2 acre(s). [REF: 06EPC00133] [Catalina Lehner, EPC Case Planner] (G-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

9. **Project # 1003921**  
06DRB-00436 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING INC agent(s) for CITY OF ALBUQUERQUE, DEPARTMENT OF MUNICIPAL DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) A, **NORTH DOMINGO BACA PARK (proposed) and Tract(s) A, AMAFCA KINNEY DAM (proposed)**, zoned SU-1, Community Park & Related Facilities, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 60 acre(s). [REF: 05EPC-00183, Z-98-130, Z-99-83, DRB-98-212, DRB-99-7, DRB-96-549] [Carmen Marron, EPC Case Planner] (C-19) **SITE PLAN FOR SUBDIVISION (MASTER DEVELOPMENT PLAN) WAS APPROVED AND SIGNED OFF BY THE BOARD.**

06DRB-00439 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) AMAFCA request(s) the above action(s) for all or a portion of Lot(s) 1-5 & 28-32, Block(s) 7, and Lot(s) 1-5 & 28-32, Block(s) 8, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3 (to be known as **AMAFCA KINNEY DAM, TRACT A**) zoned SU-1 & RD/RT, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NW containing approximately 21 acre(s). [REF: 05DRB-01758, 01759 AND 01760] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

06DRB-00440 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for PARK DESIGN & CONSTRUCTION DIVISION, DEPARTMENT OF MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 6-27, Block(s) 7 and Lot(s) 6-27, Block(s) 8, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3 (to be known as **TRACT A, NORTH DOMINGO BACA PARK**) zoned SU-1 & RD/RT, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NW containing approximately 21 acre(s). [REF: 05DRB-01758, 01759 AND 01760] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**



10. **Project # 1002112**  
05DRB-01933 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01934 Minor-SiteDev Plan  
BldPermit/EPC

DCSW INC agent(s) for SOLID GOLD CLASSIC LTD request(s) the above action(s) for all or a portion of Lot(s) 1-5 and 28-32, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT A, (to be known as **PASEO CROSSING SHOPPING CENTER**) zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS DR NE containing approximately 6 acre(s). [REF: 04EPC01221, 04EPC01222][**Carmen Marrone, EPC Case Planner**] [*Indef deferred on 1/25/06*] (D-19) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/12/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES.**

02DRB-01110 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 1-5, 28-32, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES - UNIT A, (to be known as **PASEO CROSSING SHOPPING CENTER**) zoned SU-2/Mixed Use, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS AVE NE containing approximately 6 acre(s). [REF: Z-98-141,AX-98-16] [*Was Indef Deferred 7/31/02. [Indef deferred on 1/25/06]*] (D-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

11. **Project # 1001409**  
06DRB-00446 Minor-Extension of  
Preliminary Plat

ADVANCED ENGINEERING & CONSULTING LLC.  
agent(s) for SAIFI TALEBREZA request(s) the above  
action(s) for all or a portion of Lot(s) 20-A, Block(s) 1,  
**CANDELIGHT FOOTHILLS, UNIT 1**, zoned R-1  
residential zone, located on LOMAS BLVD NE,

between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s).  
(J-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **Project # 1004083**  
06DRB-00427 Minor-Prelim&Final Plat  
Approval

RHOMBUS PA INC agent(s) for SANCHEZ & WADE LLC request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 11, **VALLEY VIEW ADDITION**, zoned C-2, located on ZUNI SE, between ADAMS SE and JEFFERSON SE containing approximately 1 acre(s). [REF: 05DRB-01849] (K-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE, AGIS DXF FILE, CURRENT ZONING ON PLAT AND TO RECORD.**

13. **Project # 1004768**  
06DRB-00369 Minor-Prelim&Final Plat  
Approval

JACKS HIGH COUNTRY INC agent(s) for DAVID & JENNIFER THORNBURG request(s) the above action(s) for all or a portion of Lot(s) 1A, 1, 2 & 18, Block(s) 11, **MONTGOMERY HEIGHTS**, zoned R-1, located on MARS RD NE, between WELLESLEY AVE NE and TULANE DR NE containing approximately 1 acre(s). [*Deferred from 3/29/06*] (G-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PNM'S SIGNATURE AND TO RECORD.**

06DRB-00428 Minor-Vacation of  
Private Easements

JACKS HIGH COUNTRY INC agent(s) for DAVID & JENNIFER THORNBURG request(s) the above action(s) for all or a portion of Lot(s) 1A,1, 2 & 18, Block(s) 11, **MONTGOMERY HEIGHTS**, zoned R-1 residential zone, located on MARS RD NE, between WELLESLEY AVE NE and TULANE DR NE containing approximately 1 acre(s). [REF:

06DRB00369] (G-16) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

14. **Project # 1004790**  
06DRB-00411 Minor-Prelim&Final Plat Approval
- JULIE MARS AND ROBERT FARRIS request(s) the above action(s) for all or a portion of Lot(s) 9-12, Block(s) 5, **SANTA FE ADDITION**, zoned SU-2 for R-1 special neighborhood zone, located on SANTA FE AVE SW, between 9<sup>TH</sup> ST SW and 8<sup>TH</sup> ST SW containing approximately 1 acre(s). [REF: BA-167] (K-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF SIDEWALKS GREEN TAG AND PLANNING TO RECORD.**
15. **Project # 1003285**  
06DRB-00426 Minor-Prelim&Final Plat Approval
- ALDRICH LAND SURVEYING agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 4, Tract(s) S, Block(s) 13, **SUNDORO SOUTH, UNIT 6**, zoned SU-2/R-LT, located on SILICA AVE NW, between 94<sup>TH</sup> ST NW and TUMULUS NW containing approximately 2 acre(s). [REF: 05DRB-01296, 05DRB-00106, 05DRB-00107] [Listed as Project #1004797 in error] [Deferred from 4/12/06] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/26/06.**
16. **Project # 1004798**  
06DRB-00431 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for KENNETH FAJARDO, AMERICAN POSTAL WORKERS UNION request(s) the above action(s) for

all or a portion of Lot(s) 1-5 and 14-18, Block(s) 2, **SPRINGER TRANSFER CO'S ADDITION, UNIT 1**, zoned SU-2 for M-1 light manufacturing zone, located on KINLEY AVE NE, between FRANCISCAN ST NE and ARNO ST NE containing approximately 1 acre(s). [REF: ZA-73-188] (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE MARSHALS OKAY FOR FIRE PROTECTION AND TRANSPORTATION DEVELOPMENT FOR CUL-DE-SAC DEDICATIONS ON FRANCISCAN AND ARNO.**

17. **Project # 1002176**  
06DRB-00092 Major-Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a PORTION OF LAND IN SW 1/4 - NW 1/4 SEC 26 TION R4E TOGETHER W/ TRACT E-1, NORTH FOUR HILLS, (to be known as **COVERED WAGON SUBDIVISION**) zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). (*Was Indef deferred on 2/1/06 [Deferred from 4/5/06]*) (L-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR LANGUAGE ON SEWER EASEMENT GRANT ON LOT 24 WHO TO DEDICATE TOO AND PLANNING TO RECORD.**

18. **Project # 1003238**  
06DRB-00432 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for VANTAGE BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 58-P1, Tract(s) E, **FLORAL MEADOWS**, zoned R-LT, located on SARITA AVE NW, between MONTOYA NW and MACIEL NW containing approximately 1 acre(s). [Listed as Project #1004799 in error] [*Indef deferred on 4/12/06*] (H-12)

INDEFINITELY DEFERRED AT AGENT'S  
REQUEST.

19. **Project # 1003687**  
06DRB-00434 Minor-Prelim&Final Plat  
Approval
- BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 133, 134 & 135, **WESTERN RIDGE, UNIT 1, AT VENTANA RANCH WEST**, zoned R-LT residential zone, located on NACIMIENTO ST NW, between DRAGOON RD NW and VENTANA WEST PKWY NW containing approximately 1 acre(s). [REF: 05DRB00697] (B-8) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
20. **Project # 1004788**  
06DRB-00408 Minor-Prelim&Final Plat  
Approval
- BOHANNAN HUSTON agent(s) for UNIVERSITY OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 1E1-A-1 and 1E2-A-1, 1E2-A-2, **UNIVERSITY OF NEW MEXICO, SCIENCE & TECHNOLOGY PARK**, zoned SU-1 PDA, PERMISSIVE USE OF O-1/C-2, IP, located on UNIVERSITY BLVD SE , between AVENIDA CESAR CHAVEZ SE and INTERSTATE 40 SE containing approximately 13 acre(s). [*Deferred from 4/5/06*][*Indef deferred from 4/12/06*] (L-15) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**
21. **Project # 1004771**  
06DRB-00373 Minor-Prelim&Final Plat  
Approval
- RON GARNER agent(s) for GARBAC, LLC request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 41, **RAYNOLDS ADDITION**, zoned SU-2/NCR, located on COAL AVE SW, between 10<sup>TH</sup> ST SW and 11<sup>TH</sup> ST SW containing approximately 1

acre(s). *[Deferred from 3/29/06 & 4/5/06 & 4/12/06]*  
(K-13) **DEFERRED AT THE AGENT'S REQUEST  
TO 4/19/06.**

**22. Project # 1004770**  
06DRB-00372 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for COE  
PROPERTIES, STEVE COE request(s) the above  
action(s) for all or a portion of Lot(s) 9-12, Block(s)  
10, **MESA GRANDE ADDITION**, zoned O-R, located  
on SIERRA DR SE, between SILVER AVE SE and  
ZUNI RD SE containing approximately 1 acre(s).  
*[Deferred from 3/29/06 & 4/5/06]* (K-17) **WITH THE  
SIGNING OF THE INFRASTRUCTURE LIST DATED  
4/12/06 THE PRELIMINARY PLAT WAS  
APPROVED. FINAL PLAT WAS INDEFINITELY  
DEFERRED FOR THE SIA.**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

**23. Project # 1004564**  
06DRB-00433 Minor-Sketch Plat or  
Plan

FORSTBAUER SURVEYING LLC agent(s) for  
CURRY BRANDAW ARCHITECTS request(s) the  
above action(s) for all or a portion of Lot(s) 19-22,  
Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE  
ACRES, UNIT A**, zoned SU-2, O-1, located on  
PALOMAS AVE NE, between WYOMING BLVD NE  
and BARSTOW ST NE containing approximately 4  
acre(s). *[Issued Project #1004800 in error]* (D-19)  
**THE ABOVE REQUEST WAS REVIEWED AND  
COMMENTS WERE GIVEN.**

24. **Project # 1004792**  
06DRB-00414 Minor-Sketch Plat or  
Plan

SURVEY'S SOUTHWEST, LTD agent(s) for  
DUNCAN MILLOY request(s) the above action(s) for  
all or a portion of Lot(s) 5, **FITZGERALD ADDITION**,  
zoned R-1, located on FITZGERALD RD NW,  
between CANDELARIA RD NW and 4<sup>TH</sup> ST NW  
containing approximately 1 acre(s). (G-14) **THE  
ABOVE REQUEST WAS REVIEWED AND  
COMMENTS WERE GIVEN.**

25. **Project # 1003991**  
06DRB-00437 Minor-Sketch Plat or  
Plan

TIERRA WEST LLC agent(s) for FRONTERA  
DEVELOPMENT INC request(s) the above action(s)  
for all or a portion of Lot(s) A-1-C, TOWN OF  
ATRISCO GRANT, UNIT 7, (to be known as  
**RESIDENTIAL @ 98<sup>TH</sup> AND SAGE**) zoned R-LT  
residential zone, located on SNOW VISTA BLVD SW,  
between SAGE RD SW and REBA AVE SW  
containing approximately 4 acre(s). [REF: Z-79-164,  
05EPC-0364, 053PC-0365, 05EPC-0366, 05EPC-  
0367, 05DRB-01293, 05DRB-01294] (M-9) **THE  
ABOVE REQUEST WAS REVIEWED AND  
COMMENTS WERE GIVEN.**

26. **Project # 1004801**  
06DRB-00438 Minor-Sketch Plat or  
Plan

TIERRA WEST LLC agent(s) for FRATERNAL  
ORDER OF POLICE, ALBUQUERQUE LODGE 1  
request(s) the above action(s) for all or a portion of  
Tract(s) 1 & 2, **FRATERNAL ORDER OF POLICE  
ADDITION**, zoned SU-1 FOR IP, located on  
JEFFERSON ST NE and the BEAR ARROYO and  
containing approximately 10 acre(s). [REF: SP-77-71]  
(E-17) **THE ABOVE REQUEST WAS REVIEWED  
AND COMMENTS WERE GIVEN.**

27. **Project # 1004803**  
06DRB-00445 Minor-Sketch Plat or  
Plan

DAVID W SPRAGUE agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) A-H, **LOS BLANCOS ADDITION**, zoned R-T, located on 75<sup>TH</sup> ST NW, between CENTRAL ST NW and YUCCA NW containing approximately 2 acre(s). (K-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. **Project # 1004804**  
06DRB-00449 Minor-Sketch Plat or  
Plan

JESUS SANDOVAL agent(s) for ALEX MCLUSSEER request(s) the above action(s) for all or a portion of Lot(s) 10 & 11A, Block(s) 8, **CASAS SERNAS**, zoned R-2, located on PENNSYLVANIA SE, between TRUMBULL SE and BELL SE containing approximately 1 acre(s). (L-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. Approval of the Development Review Board Minutes for April 5, 2006. **NO MINUTES WERE DONE THIS WEEK.**

ADJOURNED: 12:05 P.M.



# 8

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**INTER-OFFICE MEMO**

DATE: April 10, 2006  
TO: Sheran Matson, DRB Chair  
FROM: Catalina Lehner, Planner *CL*  
RE: Project #1004672, PNM Unser Substation

---

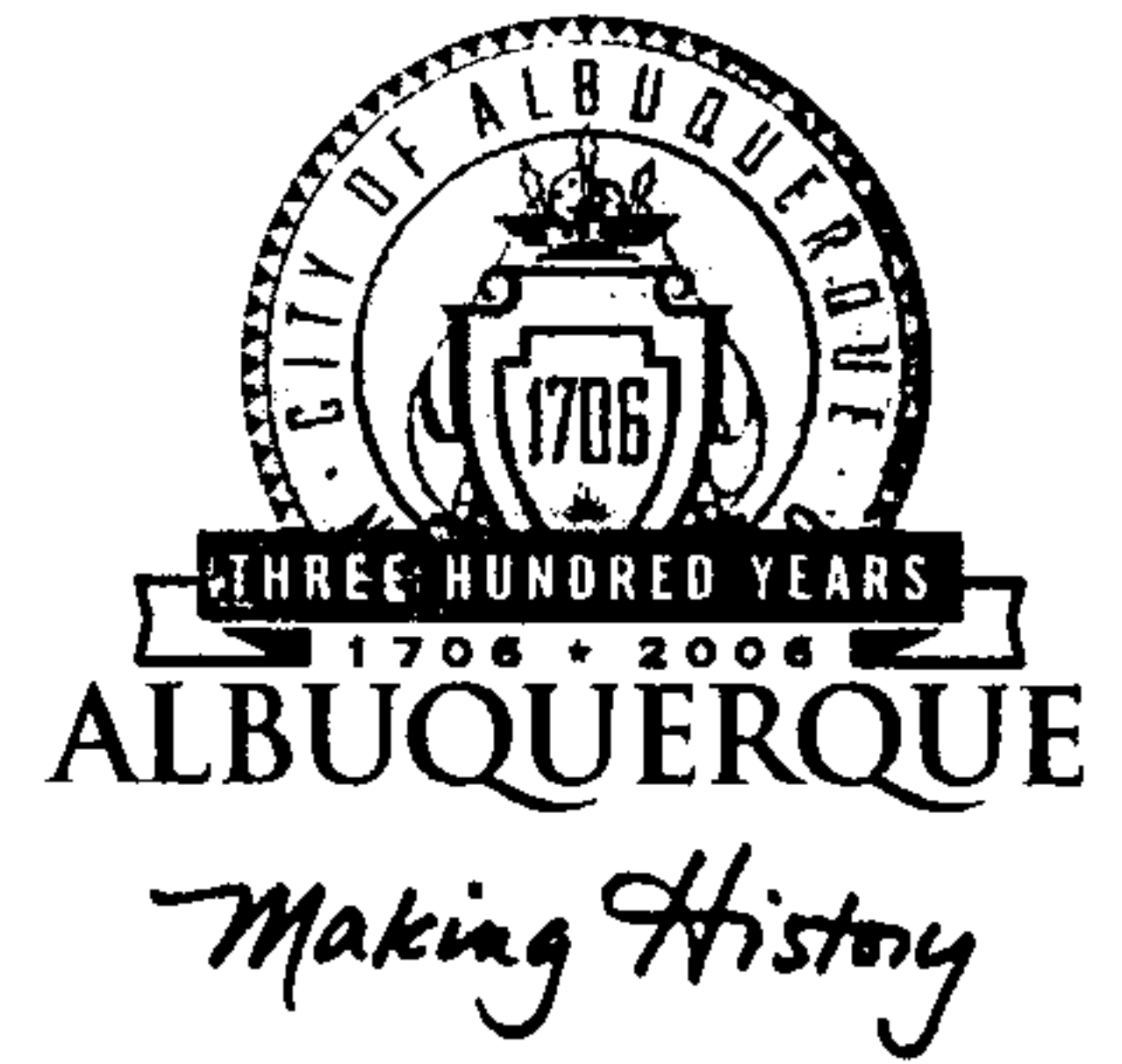
On March 16<sup>th</sup>, 2006, the EPC approved, with conditions, a Site Development Plan for Building Permit for Tract C, Rinconada Point Unit 1. Staff met with the applicant on April 3<sup>rd</sup>, 2006 to check for compliance with the Conditions of Approval. Present at that meeting were Judy Suiter (PNM consultant), Paul Brasher (Brasher & Lorenz Consulting Engineers) and Robert Perlichek (PNM engineer).

Condition #3 is intended to address Zoning Code §14-16-3-19, Section B (2)(a)-Wall Layout. Staff had recommended incorporation of a design feature. The applicant has added inlaid, smooth-face CMU columns on all wall façades, after 34 foot intervals. Development Review Staff finds this acceptable.

Therefore, the Site Development Plan for Building Permit (dated March 30<sup>th</sup>, 2006) satisfactorily meets the EPC conditions as elaborated in the Official Notification of Decision.

If you have any questions regarding this case, please call me at 924-3935.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004672**

**AGENDA ITEM NO: 8**

**SUBJECT:**

Site Plan for BP

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

New Mexico 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; 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:** April 12, 2006

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

<p><b>SUBDIVISION</b></p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p><input type="checkbox"/> for Subdivision Purposes</p> <p><input checked="" type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p><b>STORM DRAINAGE</b></p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p>Supplemental form</p> <p><b>S Z ZONING &amp; PLANNING</b></p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p><input type="checkbox"/> Street Name Change (Local &amp; Collector)</p> <p><b>L A APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
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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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) PHONE: 241-2700

ADDRESS: ALVARADO SQUARE FAX: 241-2386

CITY: ALBUQUERQUE STATE NM ZIP 87158 E-MAIL: LAURIE.MOYE@PNM.COM

Proprietary interest in site: EASEMENT HOLDER List all owners: CITY OF ALBUQUERQUE

AGENT (if any): BRASHER & LORENZ, INC. PHONE: 888-6088

ADDRESS: 2201 SAN PEDRO NE FAX: 888-6188

CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: PAULB@BRASHERLORENZ.COM

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR ELECTRIC SUBSTATION

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 C, RINCONADA POINT UNIT 1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. \_\_\_\_\_

Current Zoning: SU-1 : RESIDENTIAL USES Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): 4-10 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): 1.0333 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_

Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill?  \_\_\_\_\_

UPC No. 101 006 007 527 832 501 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: UNSETZ BLVD NW

Between: ST. JOSEPH NW and VISTA ALEGRE NW

CASE HISTORY: Catalina Lehner EPC Case Planner

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

CITY PROJ. # 1004672 ; 06 EPC 00133

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

SIGNATURE Paul Brasher DATE 04-02-06

(Print) PAUL BRASHER \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input type="checkbox"/> All checklists are complete</p> <p><input type="checkbox"/> All fees have been collected</p> <p><input type="checkbox"/> All case #s are assigned</p> <p><input type="checkbox"/> AGIS copy has been sent</p> <p><input type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>06 DRB - 00448</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>4-12-06</u></p>	<p>Action</p> <p><u>SBP</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p><u>CMF</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>0.00</u></p> <p>\$ <u>20.00</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>20.00</u></p>
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Claudia Senora 4/4/06

Project # 1004672

**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.**

*Have agent correct signature block. A.S.*

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

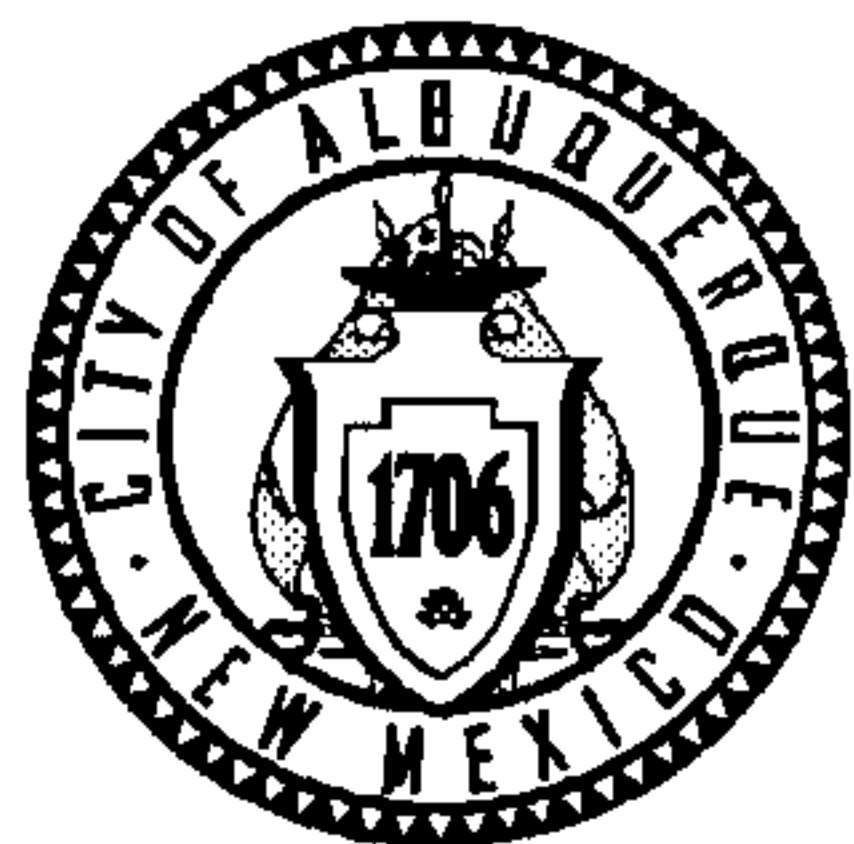
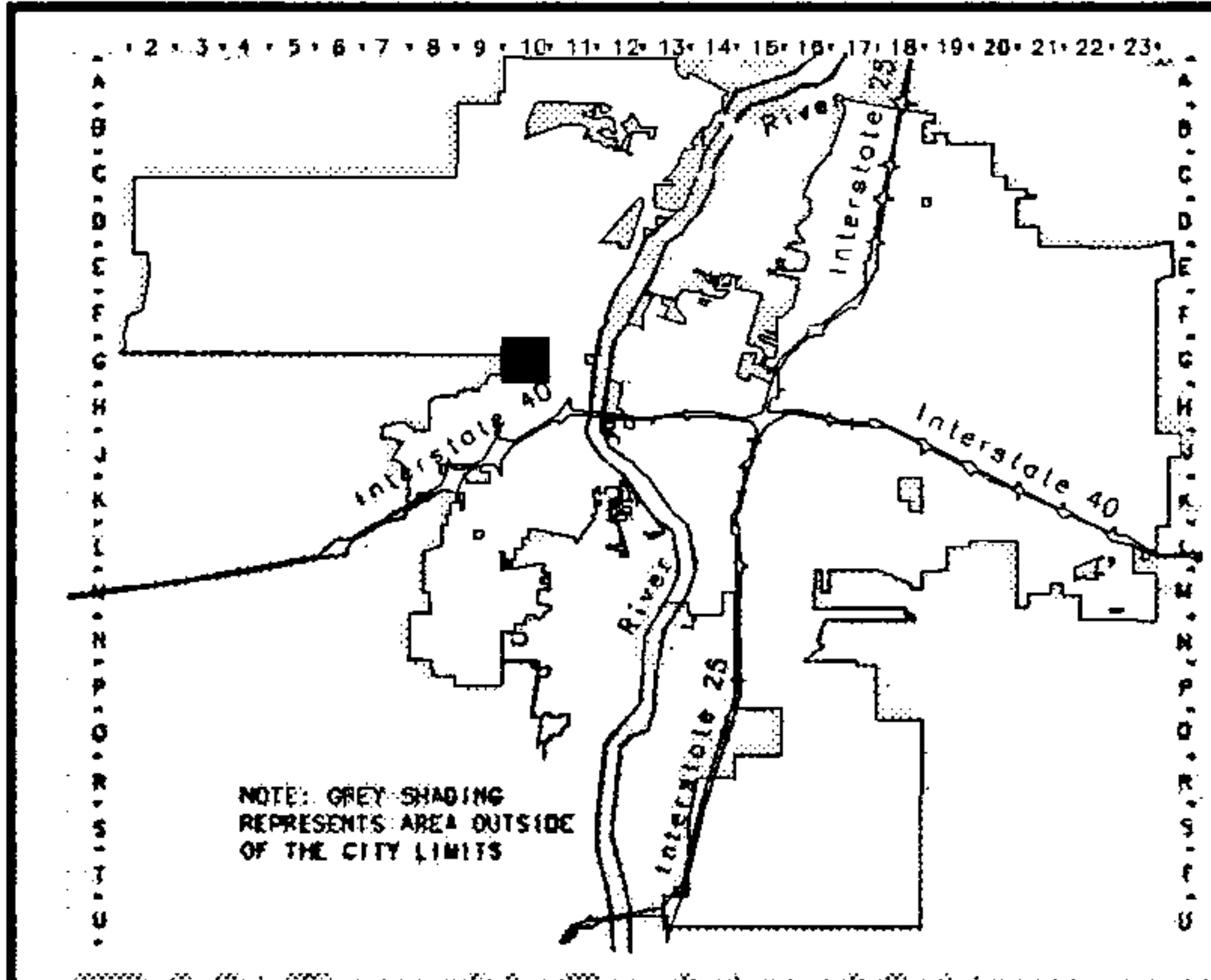
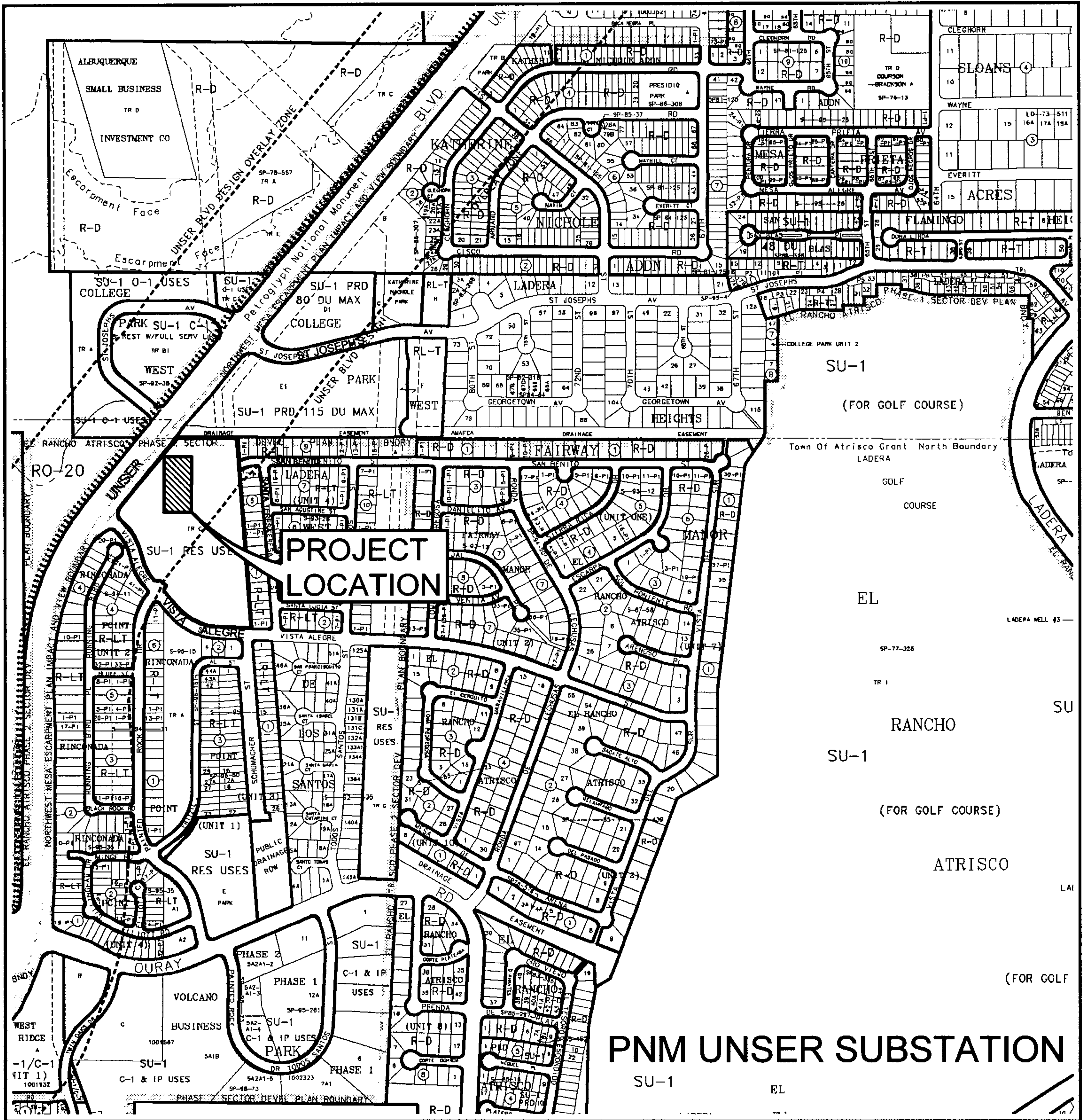
PAUL BRASHER  
AGENT FOR PNM  
*Paul Brascher*  
Applicant name (print) 040206  
Applicant signature / date



Form revised JUNE 2005

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
06DRB - 00448

*Clare Senora* 4/4/06  
Planner signature / date  
**Project # 1004672**



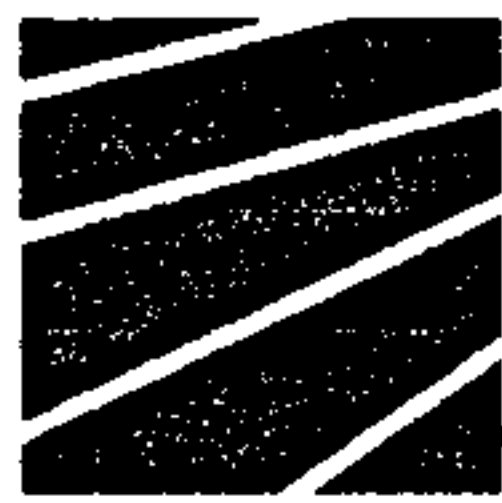
**A G I S**  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2003

**Zone Atlas Page**

**G-10-Z**

Map Amended through November 01, 2003



**BRASHER & LORENZ, INC.**  
**CONSULTING ENGINEERS**

2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 •

April 4, 2006

Sheran Matson  
Chair, Development Review Board  
City of Albuquerque Planning Dept.  
P.O. Box 1293  
Albuquerque, New Mexico 87102

**RE: PNM UNSER SUBSTATION – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT: CITY PROJECT NO. 1004672; 06EPC 00133 (Map G-10)**

Dear Ms. Matson:

On behalf of the Public Service Company of New Mexico (PNM), attached is application for DRB approval of the Site Development Plan for Building Permit for the proposed PNM Unser Substation, to be constructed east of Unser Blvd, north of Vista Alegre. The substation will be situated in a 1.03-acre easement within the 11.6-acre Tract C, Rinconada Point Unit 1.

In its March 16, 2006 public hearing, the Environmental Planning Commission voted to approve the request for Site Development Plan for Building Permit, subject to certain conditions. Attached is a copy of the Official Notification of Decision. We have addressed those conditions specifically as follows:

1. With this letter, we are making application to the Development Review Board for approval of Site Development Plan for Building Permit, and describing how each condition has been met.
2. On April 3, 2006, we met with Ms. Catalina Lehner, City Staff Planner, to discuss each of the conditions and how we would satisfy them.
3. We have added design features to the exterior of the substation perimeter wall to comply with the design regulations pertaining to layout, pursuant to Zoning Code Sec. 14-16-3-19-B(2)(a). Normally, the PNM standard substation wall enclosure uses fluted concrete masonry units (CMU) to give the wall the appearance of texture on its exterior, and to inhibit graffiti. The substation wall is 12' high, measuring 170'-8" by 100'. The continuous face of the wall is interrupted on its east, west, and south sides by 30'-wide gates and grills. Following our discussions with Ms. Lehner, the wall for Unser Substation will incorporate several vertical columns of smooth-faced CMU features. The dimensions and positions of these features are shown in the Site Development Plan and located such that there will not be a continuous wall face texture in excess of 60 linear feet.
4. The note on the Site Plan regarding Lighting has been deleted.
5. A note has been added to the Landscaping Plan stating that PNM will maintain the landscaping in a living, attractive condition.
6. A note has been added to the Site Plan indicating that the substation gate is locked and protected against tampering.

Following EPC action on this request, we have modified the Site Development Plan to incorporate these conditions, including addition of a grill in the east wall to break up the continuous wall face on that side. Otherwise, we have made only a few non-substantive drafting improvements in the appearance of the drawings.

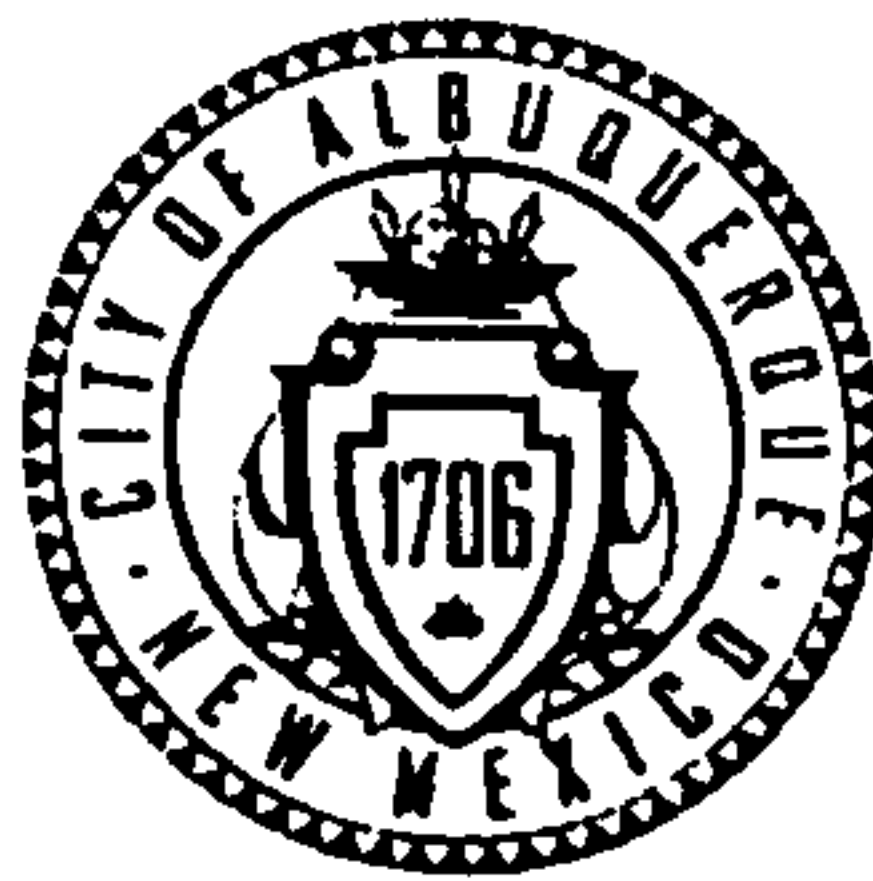
The period for appeal of the EPC decision has expired and there have been no appeals filed.

Please schedule this request for hearing by DRB at its April 12, 2006 meeting. If you have any questions, please contact me. Thank you for your help in this.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Brasher', written over a horizontal line.

Paul Brasher, PE  
Brasher & Lorenz, Inc.



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

Date: March 17, 2006

## OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1004672\*  
06EPC-00133 EPC Site Development Plan-  
Building Permit

PNM  
Attn: Laurie Moye  
Alvarado Square  
Albuq. NM 87158

**LEGAL DESCRIPTION:** for all or a portion of Tracts C, Rinconada Point, Unit 1, zoned SU-1 Residential Uses, located on UNSER BLVD. NW, between ST. JOSEPH NW and VISTA ALEGRE ST. NW, containing approximately 2 acres. (G-10) Catalina Lehner, Staff Planner

On March 16, 2006 the Environmental Planning Commission voted to approve Project 1004672/ 06EPC 00133, a request for a Site Development Plan for Building Permit for Tract C, Rinconada Point Unit 1, approximately 11.6 acres, zoned SU-1 for residential uses, based on the following Findings and subject to the following Conditions:

### FINDINGS:

1. This request is for a site development plan for building permit for Tract C, Rinconada Point Unit 1, approximately 11.6 acres (the "subject site"). The applicant proposes to develop an electric substation on approximately 1.03 acres of the subject site.
2. The subject site is currently vacant and is encumbered by three existing transmission line easements. The substation would connect to the existing electric system by being sited directly under two existing transmission lines.
3. The request furthers the intent of the following Comprehensive Plan policies:
  - Policy II.B.5a-full range of urban land uses.  
The substation would diversity land uses in the area.
  - Policy II.B.5e-programed facilities/neighborhood integrity.  
Neighborhood integrity should not be affected with the substation's use of existing urban facilities and services.



OFFICIAL NOTICE OF DECISION

APRIL 20, 2006

PROJECT #1004672

PAGE 2 OF 4

4. The request further the intent of the following Comprehensive Plan goals:
  - Goal D-1-efficient and equitable development of public services/facilities.  
The substation would add electric capacity in an area that is currently underserved.
  - Goal D-1, Policy a-Rank II plans, regional systems & planning  
Included in the Electric Facilities plan, the Unser substation is another step toward fulfilling the regional plan for electric services.
  - Goal D-6-balanced economic development  
Electric energy is essential for economic development. The substation is subject to design standards that will help ensure balance with other considerations.
  - Goal C-4; Policy a-noise considerations in planning  
New substations are subject to noise guidelines and the planning process includes noise considerations.
  - Goal C-8, Policy c-incidental structures, minimal intrusion  
The electric substation would be sited to minimize adverse impacts and the new pole would replace three old poles.
  
5. The request partially further the intent of the following Comprehensive Plan policy and goal:
  - Policy II.B.5-design quality/innovation  
The wall is appropriate in this setting, though a design feature is needed to make it a better quality.
  - Goal D-3-maintain energy supply  
The substation will ensure an adequate electrical energy supply, but it is not alternative or renewable energy.
  
6. The request further the intent of the following West Side Strategic Plan (WSSP) policies:
  - Policy 3.25 (Ladera): avoid negative impacts on the National Monument and other surrounding properties.  
The substation will not negatively affect the Rinconada Canyon open space area due to the distance across Unser Boulevard.
  - Policy 4.2: equitable distribution of new facilities and services  
The substation would provide infrastructure and help meet the Westside's electric service needs.
  - Policy 4.6: design guidelines, including Other views, Overhead utilities, Signs, Fences and Walls  
The substation complies with these design guidelines.
  
7. The request complies with applicable design standards for the location and design of transmission and subtransmission facilities found in the Electric Service Facilities Plan (1995-2005).
  
8. The El Rancho Atrisco Phase II Sector Development Plan (1984) and the Unser Boulevard Design Overlay Zone apply to this request, which does not conflict with the applicable policies and regulations contained therein.

**OFFICIAL NOTICE OF DECISION**  
**APRIL 20, 2006**  
**PROJECT #1004672**  
**PAGE 3 OF 4**

9. The wall does not meet at least one of the design regulations regarding layout as required per Zoning Code §14-16-3-19(B).
10. There is no known opposition to this request.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to DRB sign off, the applicant must meet with the Staff planner to ensure that conditions of approval are thoroughly addressed.
3. A design feature shall be added to the perimeter wall to comply with the wall design regulations in Zoning Code §14-16-3-19. The wall shall meet at least one of the design regulations regarding layout in Section B (2)(a).
4. The note on the site plan regarding lighting shall be deleted.
5. A note shall be added to the landscape plan stating that PNM will maintain the landscape in a living, attractive condition.
6. Adequate internal and external security shall be provided.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MARCH 31, 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.**

OFFICIAL NOTICE OF DECISION  
APRIL 20, 2006  
PROJECT #1004672  
PAGE 4 OF 4

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

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

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

Sincerely,

  
for Richard Dineen  
Planning Director

RD/CL/ac

cc: Laurie Moyer, PNM, Alvarado Square MSO0920, Albuquerque, NM 87158  
Dan Serrano, Ladera West NA, 3305 Rhonda de la Chusas NW, Albuquerque, NM 87120  
Barry King, Ladera West NA, 3508 Todos Santos NW, Albuquerque, NM 87120  
John Valdez, Villages of Parkwest NA, 8312 Creekwood Ave. NW, Albuquerque, NM 87120  
Tim Settle, Villages of Parkwest NA, 8240 Meadowbrook NW, Albuquerque, NM 87120

**FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY**  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION  
FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: PNM Unser Substation -

AGIS MAP # G-10

LEGAL DESCRIPTIONS: Rinconada Point

Unit 1

Tract C

**DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2<sup>nd</sup> Floor Plaza del Sol) on 2/1/06 (date).

[Signature]  
Applicant/Agent

2-1-06  
Date

[Signature]  
Hydrology Division Representative

2/1/06  
Date

**WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2<sup>nd</sup> floor, Plaza del Sol) on 1-30-06 (date).

[Signature]  
Applicant/Agent Manuel Barrera

1-30-06  
Date

[Signature]  
Utilities Division Representative

1-30-06  
Date

PROJECT # \_\_\_\_\_

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

PAID RECEIPT

APPLICANT NAME

PNM

AGENT

Brusher & Lorenz

ADDRESS

PROJECT & APP #

1.004672/06DRB00448

PROJECT NAME

Removal Paint

\$ 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.

City Of Albuquerque  
Treasury Division

4/4/2006 12:07PM LOC: ANNX  
RECEIPT# 00060182 WS# 007 TRANS# 0042  
Account 441032 Fund 0110  
Activity 3424000 TRSKAL  
Trans Amt \$20.00  
J24 Misc

CK \$20.00  
CHANGE \$20.00  
Thank You \$0.00