



COMPLETED 09/14/06 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-00746 (SBP)

Project # 1004676

Project Name: VILLAGE CENTER

Agent: Community Sciences Corp.

Phone No.: 897-0000

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: SIA

PARKS / CIP: _____

PLANNING (Last to sign): 3 copies
[Handwritten signatures]

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number 1004676

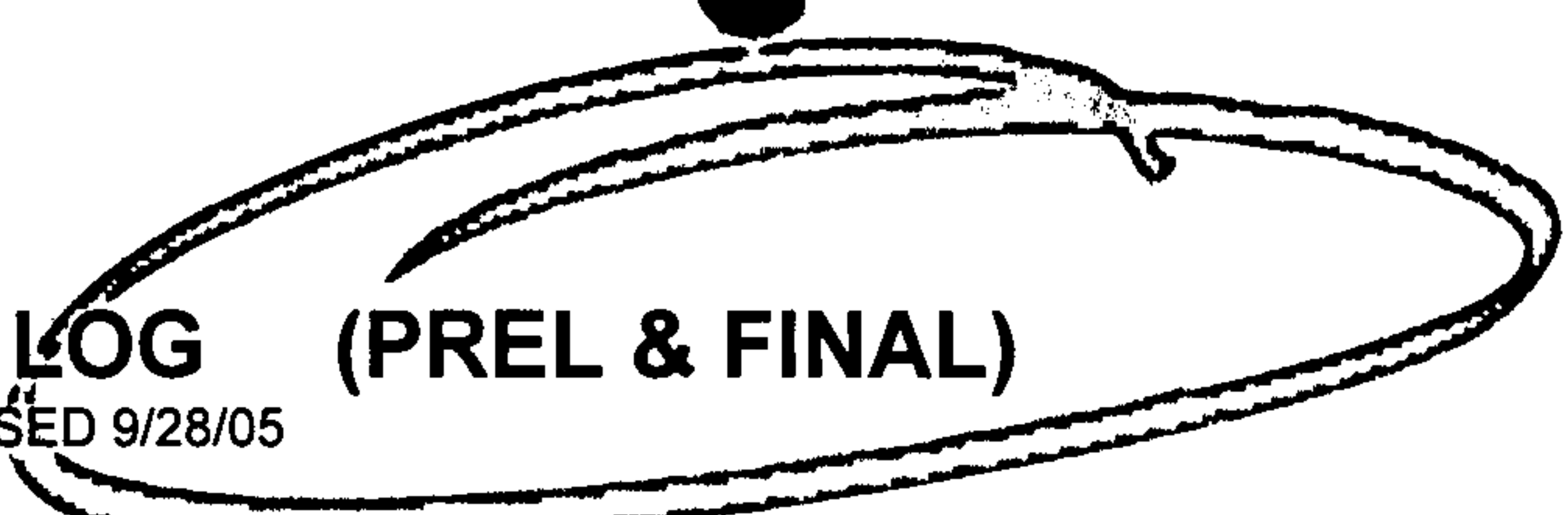


#17

DRB CASE ACTION LOG (PREL & FINAL)

Comp \$s: 6/23/06

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-00745 (P&F)

Project # 1004676

Project Name: VILLAGE CENTER

Agent: Community Sciences Corp.

Phone No.: 897-0000

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): record plat

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.

6-23-06 Called agent for P.U. \$s-

Project Number

1004676

#17



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

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Project Name: VILLAGE CENTER

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UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): 3 copies

D.S. Initials

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

1004676

#7



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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DRB Application No.: 06DRB-00745 (P&F)
Project Name: VILLAGE CENTER
Agent: Community Sciences Corp.

Project # 1004676
Phone No.: 897-0000

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

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- PLANNING (Last to sign): record plat
- _____
- _____

Project Number 1004676

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 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
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- Copy of recorded plat for Planning.**

PLAT
Blue Street



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 21, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engine

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 11:10 A.M.

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.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004676

AGENDA ITEM NO: 7

SUBJECT:

Site Plan for BP
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

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

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

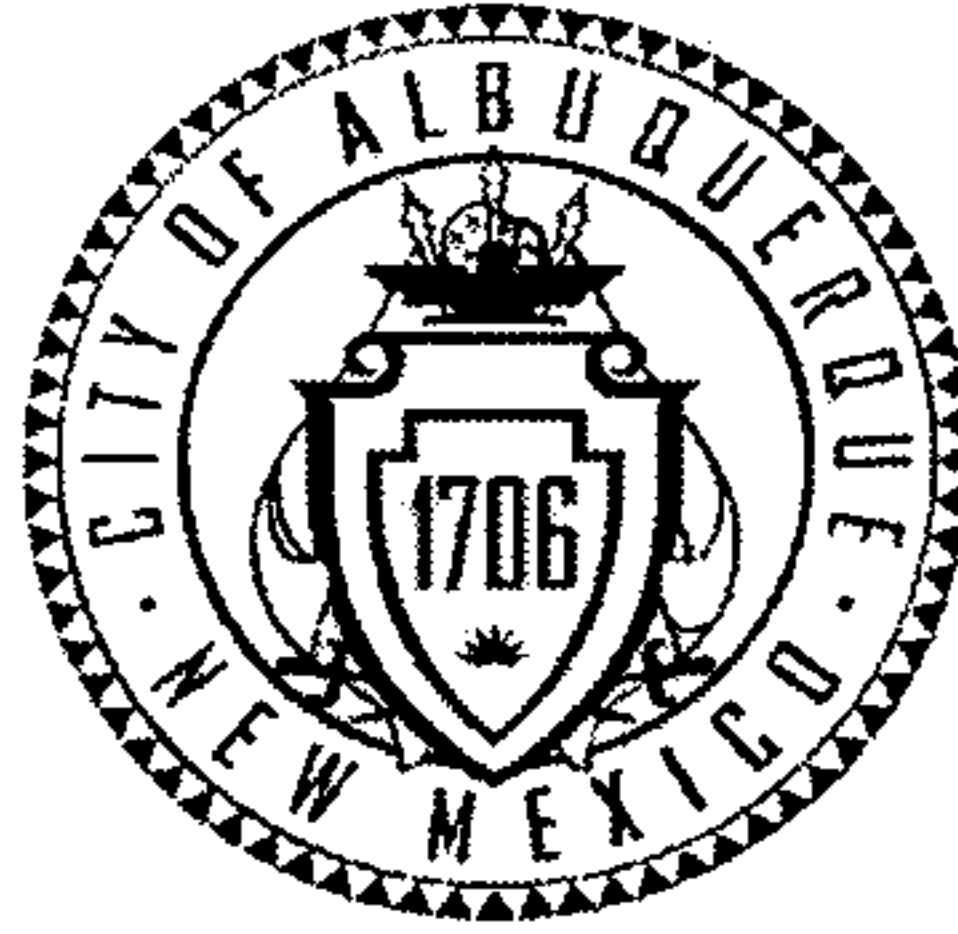
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) **(FP)** BY: (UD) (CE) (TRANS) (PKS) **(PLNG)**

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



**CITY OF ALBUQUERQUE, PLANNING DEPARTMENT
INTERNAL MEMORANDUM**

TO: Sheran Matson, Chairperson – Development Review Board

FROM: David Stallworth, Planner

COPIES TO: Claire Senova, Development Review
Andrew Garcia, Development Review

DATE: June 6, 2006

RE: **PROJECT NO. 1004676, Case Number 06DRB – 00746, Village Center, Unser & Night Whisper.**

The applicant **did not submit** a preliminary site plan for staff review in accordance with Condition number two (2) of the site development plans for Case **06EPC – 00142** as approved by the Environmental Planning Commission on April 20, 2006. All conditions of approval have been satisfactorily met with the following exceptions:

- Comments as of 6.20.06*
1. Condition 7b – Connectivity to adjoining south lot is not clearly defined along east side of project site.
 2. Condition 7c – Site plan should show all perpendicular walkways, even if speculative.

Condition 8c – Unclear as to whether berming or alternative screening is proposed.

Condition 9a – Ash may be an allergen contributor. Would sycamores be a more suitable alternative? There is no plant palette attached to the governing SDP for Subdivision. Street tree placement may not be in accordance with 25-foot placing per governing SDP for Subdivision

Condition 9b – Proposed landscaping is questionable; no trellising proposed; still too much reliance upon gravel covering, could use buffalo grass and other native revegetation.

*Prop landscaping along rear of so. bldg OK
Still too much reliance upon gravel. Would but grass or other living ground cover within 150' of int. Nt Whisper & Unser be OK?*

3. Must adhere to either walled or bermed screening

4. Could Purple Robe or Black Locust also be incl.?

5. Tree location placement OK

- OK 6. Condition 9c – Hilltop's disclaimer may be unacceptable; they should place such language on a separate instrument as it is irrelevant to our site plan review.

Thank you.

A handwritten signature in cursive script, appearing to read "Stallworth".

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

PAID RECEIPT

APPLICANT NAME

AGENT

ADDRESS

PROJECT & APP #

PROJECT NAME

Community Science
1004674 06DRB 00745,744
Village Center

\$ 441032/3424000 Conflict Management Fee

\$ 50.⁰⁰ 441006/4983000 DRB Actions DEFERRAL

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

\$ 441018/4971000 Public Notification

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

\$ 50.⁰⁰ TOTAL AMOUNT DUE

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

33225

COMMUNITY SCIENCES CORPORATION

P.O. BOX 1328
CORRALES, N.M. 87048
(505) 897-0000

COMPASS BANK
ALBUQUERQUE, NEW MEXICO
95-78-1070

PAY TO THE ORDER OF City of Albuquerque

DATE 6/19/06 AMOUNT \$50.00

6/19/2006 9:53AM LOC: AMEX
RECEIPT# 00062266 WSH 006 TRANS# 0008
Account 441006 Fund 0110
Activity 4983000 TRBURS
Trans 0000
24 Misc

George C. Spivey

N742-02 Deferral Fee for DRB

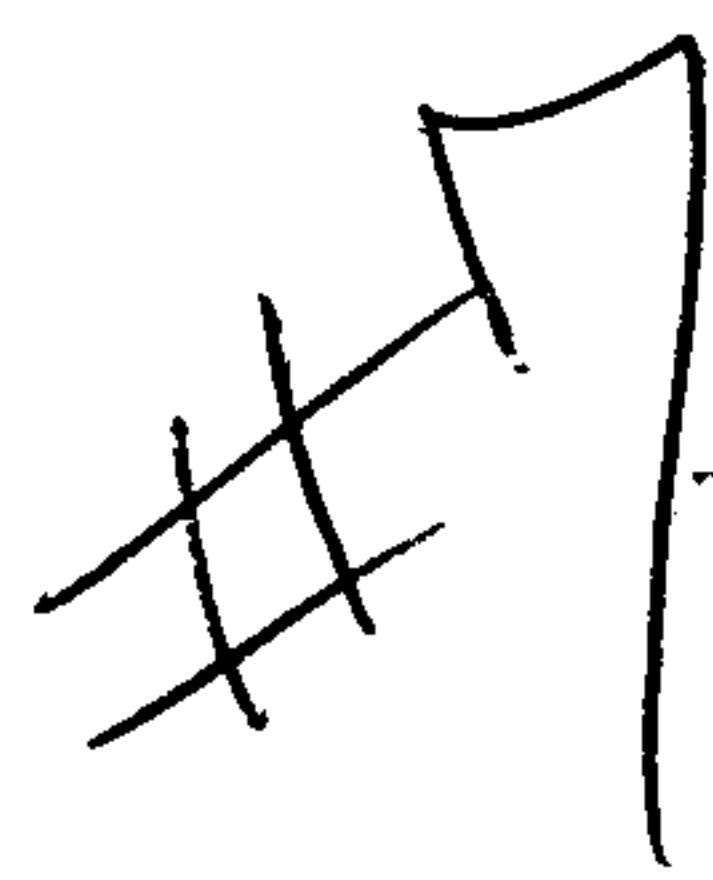
033225 107000783 2504147455

Security Features Included. Details on back.

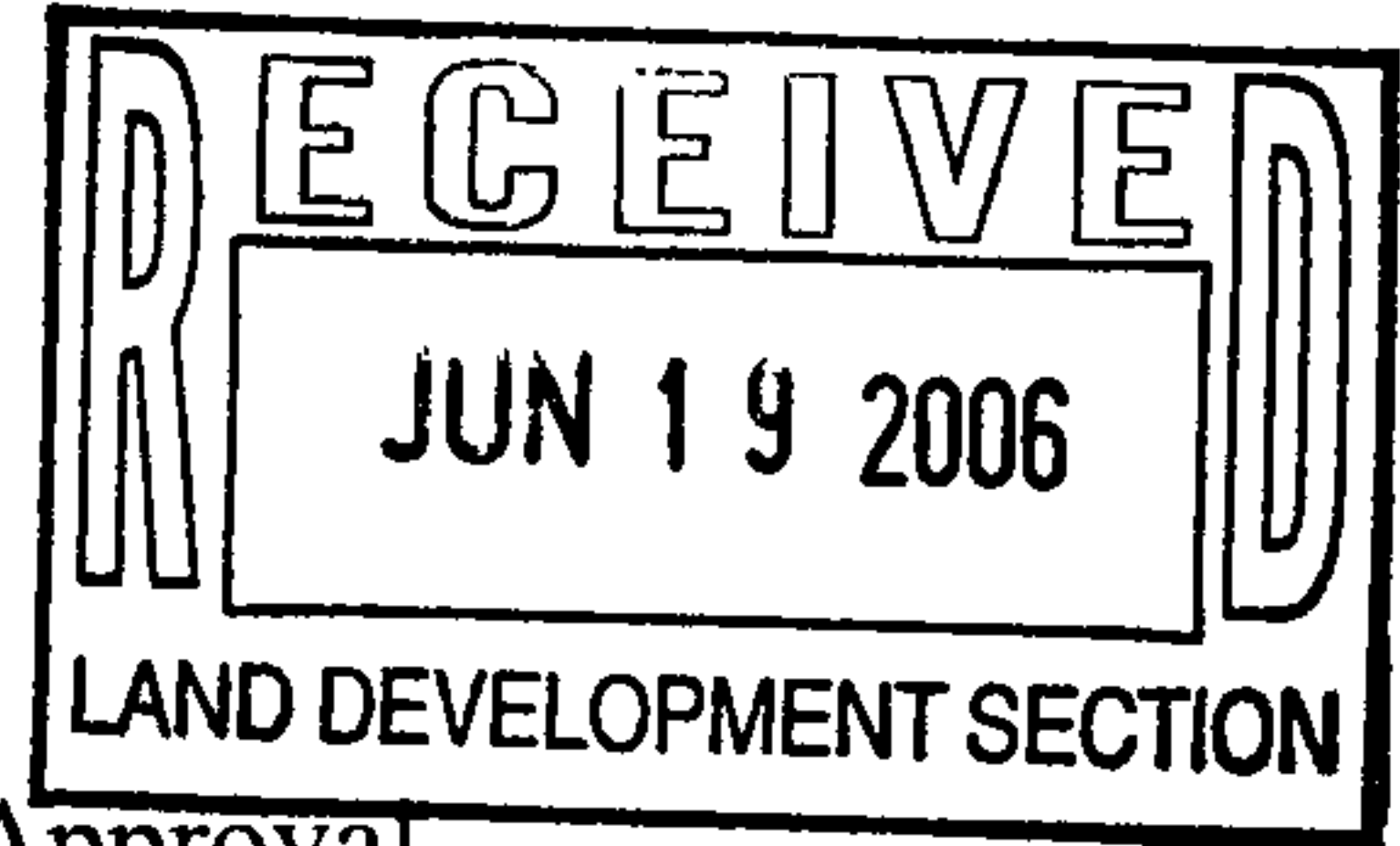
Thank You

P.O. Box 1328
Corrales, NM 87048

June 14, 2006



Mr. David Stallworth, EPC Planner
Ms. Sheran Matson, DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102



Re: Additional Comments regarding Final Conditions of Approval
Project #1004676, Case #06DRB-00746, Village Center

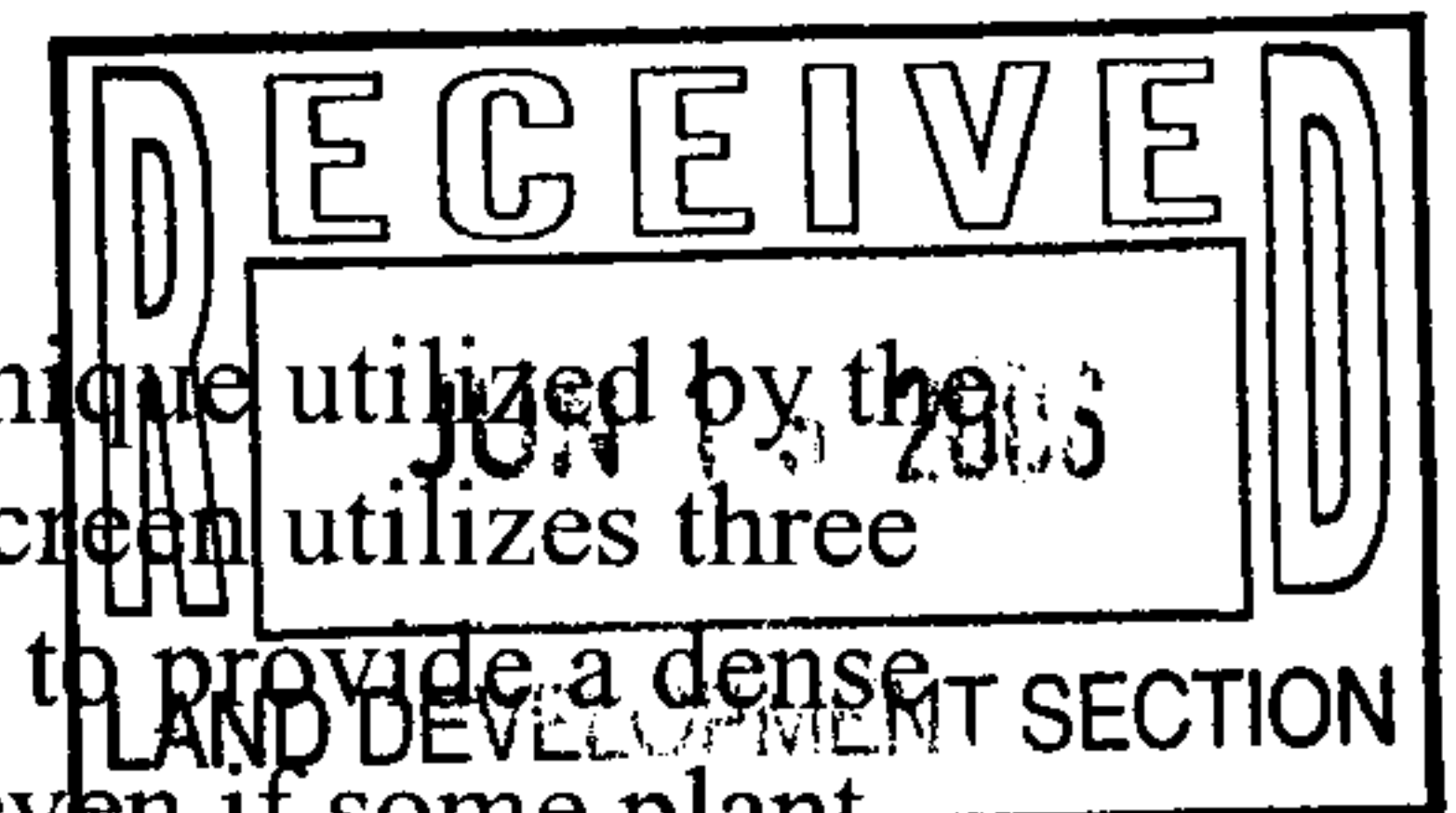
Dear Mr. Stallworth and Ms. Matson,

On May 22, 2006, Community Sciences submitted a letter of explanation for compliance with the Conditions of Approval imposed by the EPC for the development at Village Center, Unser & Night Whisper. At the June 7, 2006 DRB meeting, a response from the Staff Planner and comments from the members of DRB indicated that all conditions had not been satisfactorily resolved. This letter will address and satisfactorily answer the remaining conditions and concerns so that Final Sign-off of the Site Plan for Building Permit can be approved at the next DRB meeting. It will respond to the EPC Conditions first, followed by responses to DRB comments and end with revisions made by CSC, in response to surrounding development.

Condition 7b has been addressed by continuing the 6' sidewalk on the east side of Building Two to the property line of the property to the south.

Condition 7c has been addressed by showing all perpendicular walkways extending from Building One to sidewalks along Pinon Verde and Night Whisper. While some of these walkways are speculative, they have been shown as dashed lines and with a note explaining their nature.

Condition 8c has been addressed by an evergreen screening technique utilized by the landscape architect in numerous developments. The landscape screen utilizes three rows of evergreen plant materials of different heights and widths to provide a dense screen for parking. The three rows of plant material insure that even if some plant material is lost, there are additional rows of adequate width and height to fill any gaps. The various plant textures, leafy to dense evergreen, provide a screen to filter escaping light. Also, with an additional waterline requested by NMUI specifically for landscape, there should be ample water to promote healthy growth.



Condition 9a has been addressed by reviewing the original Site Plan for Subdivision. The site plan denotes street trees for Unser and McMahon as being Ash, sp and

Honey Locust. The landscape architect for this development has chosen Ash, which follows the design guidelines for the subdivision. The Street Tree placement along Unser is in compliance with the 25-foot spacing imposed by the site plan. While Ash has been chosen to be the Street Tree species, the landscape architect has also used an evergreen, Austrian Pine, to give variety and a permanent green feature to the streetscape. The site plan does not say that the only street trees to be used can be Ash and Honey Locust, and the use of a dependable evergreen to the streetscape adds green to the site throughout the year, especially when the deciduous ash lose their leaves in the Fall and Winter.

Condition 9b has been addressed by providing 80% live groundcover, over and above the required amount. While the staff planner is concerned by the use of Santa Fe brown gravel, by the time the live groundcover matures, only 20% of the gravel will be visible on the site. While the use of native grasses is good and timely, their use along an arterial roadway might require more study to prove its adaptability.

Condition 9c has been addressed by removing the disclaimer.

At the DRB meeting, it was mentioned that a paragraph was missing from the DRB signature block. That paragraph has been added to the final Site Plan sheet.

The traffic Engineer also had some mark-ups to address on the final Site Plan sheet. A note has been added to the sheet indicating that the small car spaces will be painted with "COMPACT ONLY" in the appropriate stalls.

In the parking area of the proposed development, there were some parking islands that needed adjustment to the proposed radii to better accommodate waste vehicles. Those radii have been changed.

ADA access ramps at the proposed entrances to the new development will use unidirectional ramps that will not require the use of a sidewalk easement (COA Std Dwg 2418, 2440). Curb cut notes have been added to the Site Plan sheet at the proposed entrances.

The following revisions were made after consultation with the vet clinic development to the south. On their most current Site Plan for Building Permit, they have moved the sidewalk location along Pinon Verde 4' from the back of curb. Our site plan has been revised to meet that change and is shown on the sheets.

A review from NMUI has prompted the final changes to the site plan. The sewer lateral in the Night Whisper ROW has been changed to a 6" line. A valve has been added to the fire hydrant water line. As mentioned previously, an additional waterline will maintain the landscaping for the development. A note has been added to the utility sheet stating that all utilities will be built to NMUI standards. As per As-Built drawings, the sewer line in Pinon Verde ROW is an 8" line and has been changed.

With these revisions, the Site Plan for Building Permit for the Village Center at Unser and Night Whisper is ready for Final Sign-off from the DRB. Your concurrence is appreciated.

Sincerely,

Jon Swedenburg

Jon Swedenburg, Planner

cc: Fehr, Grossman, Cox Architects, Inc.

Unser

06DRB-00743 Minor-Prelim&Final Plat
Approval

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

2. Project # 1004496

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

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

3. Project # 1004880

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

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

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

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

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

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

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

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

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

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

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

COMMUNITY SCIENCES CORP agent(s) 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) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**

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

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

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

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

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

10. **Project # 1001304**
06DRB-00749 Minor-Prelim&Final Plat
Approval

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) 17-A, 17-B, 17-C and 15-A, Block(s) 18, **PEREA ADDITION**, zoned R-1, located on 14TH ST NW, between ROMA AVE NW and FRUIT AVE NW containing approximately 1 acre(s). [REF: 06DRB-00574] (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DRY UTILITIES SIGNATURES AND TO RECORD THE PLAT.**

11. **Project # 1001685**
06DRB-00736 Minor-Vacation of Private
Easements

GREAT BASIN ENGINEERING agent(s) for SMITHS FOOD & DRUG CENTERS INC request(s) the above action(s) for all or a portion of Tract(s) 1B-2, **PARADISE NORTH**, zoned SU-1 FOR IP, located on MCMAHON BLVD NW, between GOLF COURSE RD NW and BANDALIER NW containing approximately 8 acre(s). [REF: 04EPC01349, 04EPC01590, 04ZHE01924, 05DRB01349, 05DRB01350] (A-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

12. **Project # 1004773**
06DRB-00750 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for PASEO PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 12, 13, 20 & 21, Block(s) 18, **NORTH ALBUQUERQUE ACRES, UNIT B** (to be known as **PASEO PLACE**) zoned SU-1 for M-1, located on HOLLY AVE NE, between PASEO DEL NORTE NE and SAN PEDRO DR NE containing approximately 4 acre(s). [REF: 06DRB-00377] (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

JESUS SANDOVAL agent(s) for ALEX 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) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**

14. **Project # 1004918**
06DRB-00744 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON agent(s) for REGENTS OF UNM AND COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO, TRUSTEE, request(s) the above action(s) for all or a portion of Tract(s) 4 & 9, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on I-25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,295 acre(s). (Q-16, R-15, R-16, R-17, S-14 & S-15) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDING OF BULK PLAT BEFORE FINAL PLAT, A PUBLIC ROADWAY EASEMENT IN-LIEU OF PRIVATE ACCESS EASEMENT, THE NAMING OF STREET D AND TO PLANNING FOR AGIS DXF FILE.**

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

PRECISION SURVEYS agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B, **JOURNAL CENTER**, zoned IP, located on JEFFERSON NE, between HEADLINE NE and JOURNAL CENTER NE containing approximately 9 acre(s). *[Deferred from 5/31/06 & 6/7/06]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 6/14/06.**

16. **Project # 1004920**
06DRB-00748 Minor-Prelim&Final Plat
Approval

JORDAN AND GALLEGOS INC agent(s) for VIRGINA KILIKUSKIE request(s) the above action(s) for all or a portion of Lot(s) 47 & 48, Block(s) 19, **NETHERWOOD PARK ADDITION**, zoned R-3, located on CUTLER AVE NW, between GIRARD BLVD NW and MENAUL BLVD NW containing approximately 1 acre(s). (H-16) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS-SECTION AND RADIUS OF GIRARD AND PLANNING FOR AGIS DXF FILE, CORRECTION OF ZONING ON THE PLAT AND TO RECORD THE PLAT.**

17. **Project # 1004917**
06DRB-00742 Minor-Prelim&Final Plat
Approval

JACK'S HIGH COUNTRY INC agent(s) for DONALD & BARBARA DELGADO ROMERO request(s) the above action(s) for all or a portion of Lot(s) 6, **ZICKERT ADDITION**, zoned RA-2 residential and agricultural zone, located on ZICKERT PLACE NW, between DURANES RD NW and ZICKERT RD NW containing approximately 1 acre(s). (H-12) **PRELIMINARY AND FINAL PLAT DENIED DUE TO LOT SIZE.**

18. **Project # 1004320**
06DRB-00682 Minor-Prelim&Final Plat
Approval

JACKS HIGH COUNTRY INC agent(s) for INSPIRATION RESEARCH EXCHANGE LLC request(s) the above action(s) for all or a portion of Tract(s) E-2, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PKWY SE, between GIBSON AVE SE and RESEARCH AVE SE containing approximately 4 acre(s). *[Deferred from 5/24/06 & 5/31/06]* (M-21) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

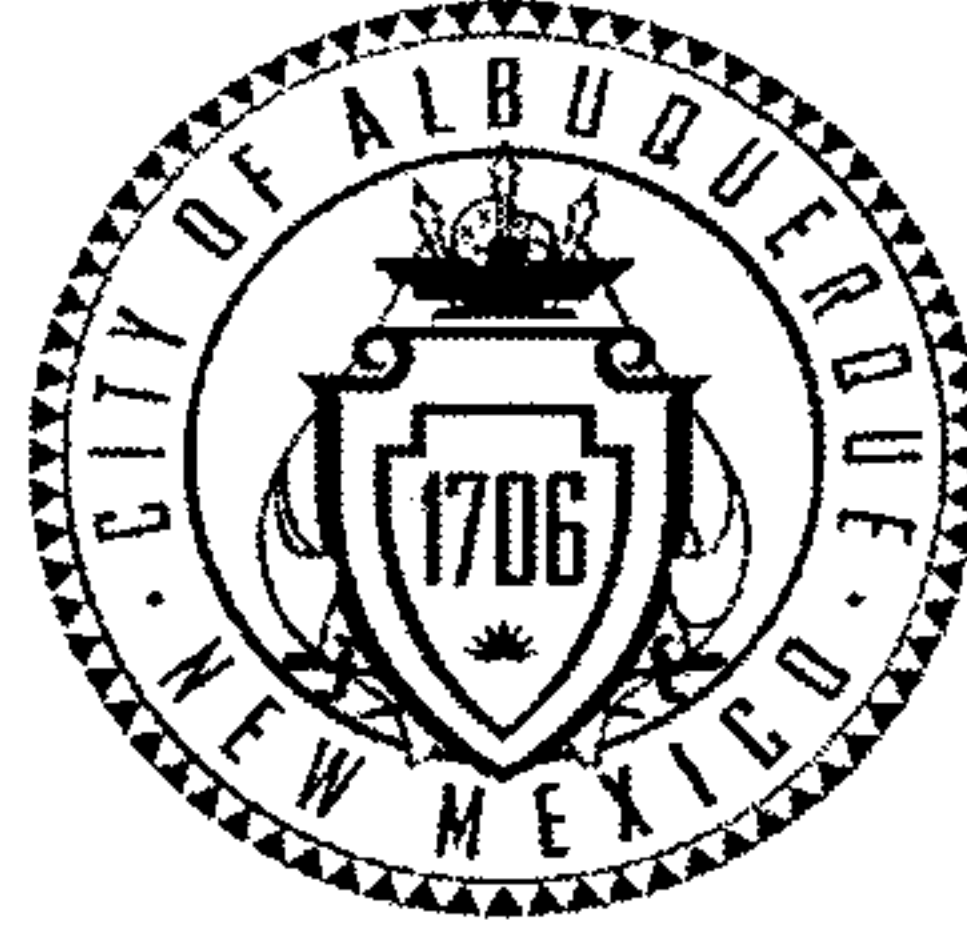
NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

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

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

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

ADJOURNED: 12:15 P.M.



**CITY OF ALBUQUERQUE, PLANNING DEPARTMENT
INTERNAL MEMORANDUM**

TO: Sheran Matson, Chairperson – Development Review Board

FROM: David Stallworth, Planner

COPIES TO: Claire Senova, Development Review
Andrew Garcia, Development Review

DATE: June 6, 2006

RE: **PROJECT NO. 1004676, Case Number 06DRB – 00746, Village Center, Unser & Night Whisper.**

The applicant **did not submit** a preliminary site plan for staff review in accordance with Condition number two (2) of the site development plans for Case **06EPC – 00142** as approved by the Environmental Planning Commission on April 20, 2006. All conditions of approval have been satisfactorily met with the following exceptions:

1. Condition 7b – Connectivity to adjoining south lot is not clearly defined along east side of project site.
2. Condition 7c – Site plan should show all perpendicular walkways, even if speculative.
3. Condition 8c – Unclear as to whether berming or alternative screening is proposed.
4. Condition 9a – Ash may be an allergen contributor. Would sycamores be a more suitable alternative? There is no plant palette attached to the governing SDP for Subdivision. Street tree placement may not be in accordance with 25-foot placing per governing SDP for Subdivision
5. Condition 9b – Proposed landscaping is questionable; no trellising proposed; still too much reliance upon gravel covering, could use buffalo grass and other native revegetation.

6. Condition 9c – Hilltop's disclaimer may be unacceptable; they should place such language on a separate instrument as it is irrelevant to our site plan review.

Thank you.

A handwritten signature in cursive script, appearing to read "Stallworth". The signature is written in black ink and is positioned below the "Thank you." text.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004676

AGENDA ITEM NO: 7

SUBJECT:

Site Plan for BP
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.
No adverse comments on Site Plan.

New Mexico 87103

RESOLUTION:

6-21-06

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED X; 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 7, 2006

4676

DXF Electronic Approval Form

DRB Project Case #: 1004676

Subdivision Name: ZOLIN/KUNATH, TRES ESQUINAS AND CURB INC.--- LANDS OF TRACT E1

Surveyor: THOMAS W PATRICK

Contact Person: THOMAS W PATRICK

Contact Information: 897-0000

DXF Received: 5/30/2006

Hard Copy Received: 5/30/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

05-30-2006
Date

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

AGIS Use Only
Copied fc **4676** to agiscov on **5/30/2006** Contact person notified on **5/30/2006**

Claire

Date Submitted: May 30, 2006
 Date Site Plan Approved: 06/07/06
 Date Preliminary Plat Approved: ~~07/21/06~~
 Date Preliminary Plat Expires: ~~07/21/06~~
 DRB Project No.: 1004676
 DRB Application No.: 06DRB - 00 745

ORIGINAL

INFRASTRUCTURE LIST
 (Rev. 9-05)
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

VILLAGE CENTER @ UNSER BLVD & NIGHT WHISPER DR
PROPOSED NAME OF ~~XXXXXXXXXX~~ SITE DEVELOPMENT PLAN *FOR B.P.*

TRACT E, LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC AND CURB, INC AND TRACT A-2-A, RIDGEVIEW VILLAGE, U-1
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement <u>Non Deferred Items:</u> <u>Utility Items: (N.M.U.I.)</u>	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		4' Bury	Fire Hydrant	Pinon Verde South Corner Entrance	South Corner	Pinon Verde Dr	/	/	/
		8"	PVC Sanitary Sewer Manholes and Services	Pinon Verde Dr	110' South of CL of Pinon Dulce Rd	McMahon Blvd	/	/	/
		8"	PVC Waterline and Tapping Sleeve	Pinon Verde Dr	110' South of CL of Pinon Dulce Rd	McMahon Blvd	/	/	/
			<u>Non Deferred Items:</u> <u>Storm Drainage Items:</u>				/	/	/
			Single Type D Inlet	N/E Corner of Site	removed		/	/	/
			<u>Non Deferred Items:</u> <u>Paving items:</u>				/	/	/
			Street Markings and Signing as required by DRC	Night Whisper Dr			/	/	/
		Per DPM	Street Lights	As Required			/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	Private P.E.	City Cnst Engineer
			<u>Non Deferred Items:</u>				/	/	/
			<u>Paving Items:</u>				/	/	/
		28' F-F	Residential Paving, C&G, STD,PCC SDWK, both sides, 4' west side, ^{5' SIDEWALKS REQUIRED} 6' east side	Pinon Verde Dr	110' South of CL of Pinon Dulce Rd	McMahon Blvd	/	/	/
		6'	Sidewalk East Side, with <u>ADA accessible ramps</u>	Pinon Verde Dr	South Property Line	Night Whisper Dr	/	/	/
		6'	Sidewalk South Side, with <u>ADA accessible ramps</u>	Night Whisper Dr	Pinon Verde Dr	Unser Blvd	/	/	/
	Built	28' F-F	Residential Paving, C&G, STD,PCC SDWK, ^{6'} East Side	Pinon Verde Dr	110' South of CL of Pinon Dulce Rd	Night Whisper Dr	/	/	/
	Built	28'-40'	Residential Paving, C&G, STD,PCC SDWK, ^{6' South} North Side	Night Whisper Dr	Pinon Verde Dr	Unser Blvd	/	/	/
			<u>Deferred Items:</u>				/	/	/
			<u>Paving Items:</u>				/	/	/
Mod 'B'		31' F-F	Arterial Paving w/ median curb, STD C&G, 10' Bike Ln West Side ^{North-bound turn-bay}	Unser Blvd ROW	Night Whisper Dr	South Property Line	/	/	/
Mod 'B'		10'	Multi-purpose Trail West Side	Unser Blvd ROW	Night Whisper Dr	South Property Line	/	/	/
							/	/	/
Mod 'C'		1/3 Cost of \$200,000	Arterial Traffic Signal ^(MOD 'C' FUND.)	Intersection	Night Whisper Dr	Unser Blvd	/	/	/
							/	/	/

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

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

NOTES

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

- 1 Pipe sizes are estimated and may change based on final design calculations.
- 2 All improvements will include necessary appurtenances to service all lots.
- 3 Utilities will be the responsibility of N.M.U.I., but will be constructed to C.O.A. standards.
- 4 Engineering Certification of the grading plan required for release of SIA and Financial Guarantee.

AGENT / OWNER

NAME (print)

Community Sciences Corporation
FIRM

Jon Smedley 6/7/06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

D. Nelson 6/07/06 DRB CHAIR - Date
Christina Sandoval 6/21/06 PARKS & GENERAL RECREATION - Date

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

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

Bradley J. Bisha 6/21/06
CITY ENGINEER - Date

AMAFCA - Date
[Signature] 5-13-05
N.M.U.I. - Date

_____- Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	8-10-06	<i>[Signature]</i>	<i>[Signature]</i>	<i>Jon Smedley</i>

ORIGINAL

#7

INFRASTRUCTURE LIST
 (Rev. 9-05)
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

VILLAGE CENTER @ UNSER BLVD & NIGHT WHISPER DR
PROPOSED NAME OF [REDACTED] SITE DEVELOPMENT PLAN For B.P.

TRACT E, LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC AND CURB, INC AND TRACT A-2-A, RIDGEVIEW VILLAGE, U-1
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement <u>Non Deferred Items:</u> <u>Utility Items: (N.M.U.I.)</u>	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	4' Bury	Fire Hydrant	Pinon Verde South Corner Entrance	South Corner	Pinon Verde Dr	/	/	/
<input type="text"/>	<input type="text"/>	8"	PVC Sanitary Sewer Manholes and Services	Pinon VerdeDr	110' South of CL of Pinon Dulce Rd	McMahon Blvd	/	/	/
<input type="text"/>	<input type="text"/>	8"	PVC Waterline and Tapping Sleeve	Pinon Verde Dr	110' South of CL of Pinon Dulce Rd	McMahon Blvd	/	/	/
<input type="text"/>	<input type="text"/>		<u>Non Deferred Items:</u> <u>Storm Drainage Items:</u>				/	/	/
<input type="text"/>	<input type="text"/>		Single Type D Inlet	N/E Corner of Site			/	/	/
<input type="text"/>	<input type="text"/>		<u>Non Deferred Items:</u> <u>Paving items:</u>				/	/	/
<input type="text"/>	<input type="text"/>		Street Markings and Signing as required by DRC	Night Whisper Dr			/	/	/
<input type="text"/>	<input type="text"/>	Per DPM	Street Lights	As Required			/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	Private P.E.	City Cnst Engineer
			<u>Non Deferred Items:</u>				/	/	/
			<u>Paving Items:</u>				/	/	/
		28' F-F	Residential Paving, C&G, STD,PCC SDWK, both sides, 4' west side, 6' east side	Pinon Verde Dr	110' South of CL of Pinon Dulce Rd	McMahon Blvd	/	/	/
		6'	Sidewalk East Side, with <u>ADA accessible ramps</u>	Pinon Verde Dr	South Property Line	Night Whisper Dr	/	/	/
		6'	Sidewalk South Side, with <u>ADA accessible ramps</u>	Night Whisper Dr	Pinon Verde Dr	Unser Blvd	/	/	/
	Built	28' F-F	Residential Paving, C&G, STD,PCC SDWK, ^{6'} East Side	Pinon Verde Dr	110' South of CL of Pinon Dulce Rd	Night Whisper Dr	/	/	/
	Built	28'-40'	Residential Paving, C&G, STD,PCC SDWK, ^{6' South} North Side	Night Whisper Dr	Pinon Verde Dr	Unser Blvd	/	/	/
			<u>Deferred Items:</u>				/	/	/
			<u>Paving Items:</u>				/	/	/
Mod 'B'		31' F-F	Arterial Paving w/ median curb, STD C&G, ^{10' Bike Ln West Side} <u>North-bound turn-bay</u>	Unser Blvd ROW	Night Whisper Dr	South Property Line	/	/	/
Mod 'B'		10'	Multi-purpose Trail West Side	Unser Blvd ROW	Night Whisper Dr	South Property Line	/	/	/
							/	/	/
Mod 'C'		1/3 Cost of \$200,000	Arterial Traffic Signal <u>(Mod 'C' provided.)</u>	Intersection	Night Whisper Dr	Unser Blvd	/	/	/
							/	/	/

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

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

NOTES

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

- 1 Pipe sizes are estimated and may change based on final design calculations.
- 2 All improvements will include necessary appurtenances to service all lots.
- 3 Utilities will be the responsibility of N.M.U.I., but will be constructed to C.O.A. standards.
- 4 Engineering Certification of the grading plan required for release of SIA and Financial Guarantee.

AGENT / OWNER

NAME (print)

Community Sciences Corporation
FIRM

Jon Sueding 6/7/06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

D. Nelson 6/07/06 DRB CHAIR - Date
Christina Sandoval 6/21/06 PARKS & GENERAL RECREATION - Date

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

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

Bradley J. Bisha 6/21/06
CITY ENGINEER - Date

AMAFCA - Date
[Signature] 6-13-06
N.M.U.I. - Date

_____- Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

VILLAGE CENTER @ UNSER BLVD & NIGHT WHISPER DR

PROPOSED NAME OF ~~XXXXXXXXXX~~ SITE DEVELOPMENT PLAN FOR B.P.

**TRACT E, LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC AND CURB, INC AND TRACT A-2-A, RIDGEVIEW VILLAGE, U-1
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

1 8-10-06

2 12-15-10

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		4' Bury	Fire Hydrant	Pinon Verde South Corner Entrance	South Corner	Pinon Verde Dr	/	/	/
		8"	PVC Sanitary Sewer Manholes and Services	Pinon Verde Dr	110' South of CL of Pinon Dulce Rd	McMahon Blvd	/	/	/
		8"	PVC Waterline and Tapping Sleeve	Pinon Verde Dr	110' South of CL of Pinon Dulce Rd	McMahon Blvd	/	/	/
			<u>Non Deferred Items:</u> <u>Storm Drainage Items:</u>				/	/	/
			Single Type D Inlet	N/E Corner of Site	removed		/	/	/
			<u>Non Deferred Items:</u> <u>Paving items:</u>				/	/	/
			Street Markings and Signing as required by DRC	Night Whisper Dr			/	/	/
		Per DPM	Street Lights	As Required			/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
			Non Deferred Items:				/	/	/
			Paving Items:				/	/	/
		28' F-F	Residential Paving, C&G, STD,PCC SDWK, both sides, 4' west side, 0' east side ① S. SIDEWALKS REMOVED	Pinon Verde Dr	110' South of CL of Pinon Dulce Rd	McMahon Blvd	/	/	/
		6'	Sidewalk East Side, with ADA accessible ramps	Pinon Verde Dr	South Property Line	Night Whisper Dr	/	/	/
		6'	Sidewalk South Side, with ADA accessible ramps	Night Whisper Dr	Pinon Verde Dr	Unser Blvd	/	/	/
	Built	28' F-F	Residential Paving, C&G, STD,PCC SDWK, East Side 6' SDWK EAST SIDE ②	Pinon Verde Dr	110' South of CL of Pinon Dulce Rd CALLE PERRO ③	Night Whisper Dr Night Whisper	/	/	/
	Built	28'-40'	Residential Paving, C&G, STD,PCC SDWK, 4' North Side 6' South	Night Whisper Dr	Pinon Verde Dr	Unser Blvd	/	/	/
			Deferred Items:				/	/	/
			Paving Items:				/	/	/
Mod 'B'		31' F-F	Arterial Paving w/ median curb, STD C&G, 10' Bike Ln West Side North-bound turn-bay	Unser Blvd ROW	Night Whisper Dr	South Property Line	/	/	/
Mod 'B'		10'	Multi-purpose Trail West Side	Unser Blvd ROW	Night Whisper Dr	South Property Line	/	/	/
							/	/	/
Mod 'C'		1/3 Cost of \$200,000	Arterial Traffic Signal (MOD 'C' FUND.)	Intersection	Night Whisper Dr	Unser Blvd	/	/	/

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							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

NOTES

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AGENT / OWNER

AGENT / OWNER

NAME (print)

Community Sciences Corporation
FIRM

Jon Sandberg 6/7/06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

D. Watson 6/07/06 DRB CHAIR - Date
Christina Sandoval 6/21/06 PARKS & GENERAL RECREATION - Date

John Jay 6-21-06
TRANSPORTATION DEVELOPMENT - Date

Royal Dean 6/20/06
UTILITY DEVELOPMENT - Date

Bradley J. Bishop 6/21/06
CITY ENGINEER - Date

AMAFCA - Date
[Signature] 5.13.06
N.M.U.I. - Date

- Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	8-10-06	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
2	12-15-10	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

11/20/2012 Issued By: E08375 171622

Category Code **910**
2012 070 363

Application Number: 12DRB-70363, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: TODOS SANTOS STREET NW/BETWEEN ORAY BLVD NW AND PAINTED RD NW

Project Number: 1004776

Applicant

HORIZON ACADEMY FOUNDATION

1900 ATRISCO ROAD NW
ALBUQUERQUE NM 87120
998-0459
amicamp@aol.com

Agent / Contact

BRASHER & LORENZ

2201 SAN PEDRO NE
ALBUQUERQUE NM 87120

Application Fees

APN Fee

Conflict Mgmt Fee **\$20.00**

DRB Actions **\$215.00**

TOTAL: \$235.00

City of Albuquerque Treasury
Date: 11/20/2012 Office: ANNEX
Stat ID: W50000006 Cashier: TRSASR
Batch: 1037 Trans #: 20
Permit: 2012070363
Receipt Num 00072892
Payment Total: \$235.00
0901 Conflict Manag. Fee \$20.00
0903 DRB Actions \$215.00
Check Tendered : \$235.00

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit *EPC SIGN-OFF*
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: ALEXANDER SAMUELS REALTY GROUP, LLC PHONE: (505) 640-8175
 ADDRESS: 92 MARK DRIVE FAX: _____
 CITY: HAWTHORN WOODS STATE NM ZIP 87047 E-MAIL: bobkunath@att.net
 Proprietary interest in site: MANAGER List all owners: ROBERT W. KUNATH
 AGENT (if any): COMMUNITY SCIENCES CORP. PHONE: 897-0000
 ADDRESS: 4401 CORRALES RD / P.O. BOX 1328 FAX: 898-5195
 CITY: CORRALES STATE NM ZIP 87048 E-MAIL: _____

DESCRIPTION OF REQUEST: MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL
D.P.D. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. FOR BLDG. PERMIT

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

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

Lot or Tract No. TRACTS A-2-A, TRACT E Block: _____ Unit: _____
 Subdiv. / Addn. HIGHVIEW VILLAGE, UNIT 1 AND LANDS OF ZOLIN/KUNATH TRK
 Current Zoning: SU-1 FOR C-1, SU-1 FOR MIXED Proposed zoning: - VILLAGE CENTER
 Zone Atlas page(s): A-11 No. of existing lots: 2 No. of proposed lots: 1
 Total area of site (acres): 3.1140 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. 101106639045410520, 101106636344510516 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: UNSER BLVD NW
 Between: NIGHT WHISPER DR NW and CALE PERRO RD. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
PROJECT 1000936 AND 1000893

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

SIGNATURE JON SWEDENBURG DATE 5/30/06
 (Print) JON SWEDENBURG Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING

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

Application case numbers

06DRB - 00745
06DRB - 00744

Action

PIF
SBP
CMF

S.F.

5(3)
?(3)

Fees

\$ 215.00
\$ 0.
\$ 20.00
\$
\$

Total

\$ 235.00

Hearing date 6-7-06

Kim Sis 5/30/06

Project # 1004676

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- N/A Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- N/A Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year

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

JON SWEDENBURG Applicant name (print)
JM Swedenburg Applicant signature / date
5/30/06



Form revised 8/04, 1/05 & 10/05

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

Application case numbers
06DR3 - 20745

KE SIS 5/30/06 Planner signature / date
Project # 1004676

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.

Jon Swedenburg
Applicant name (print)

Jon Swedenburg 5/30/06
Applicant signature / date

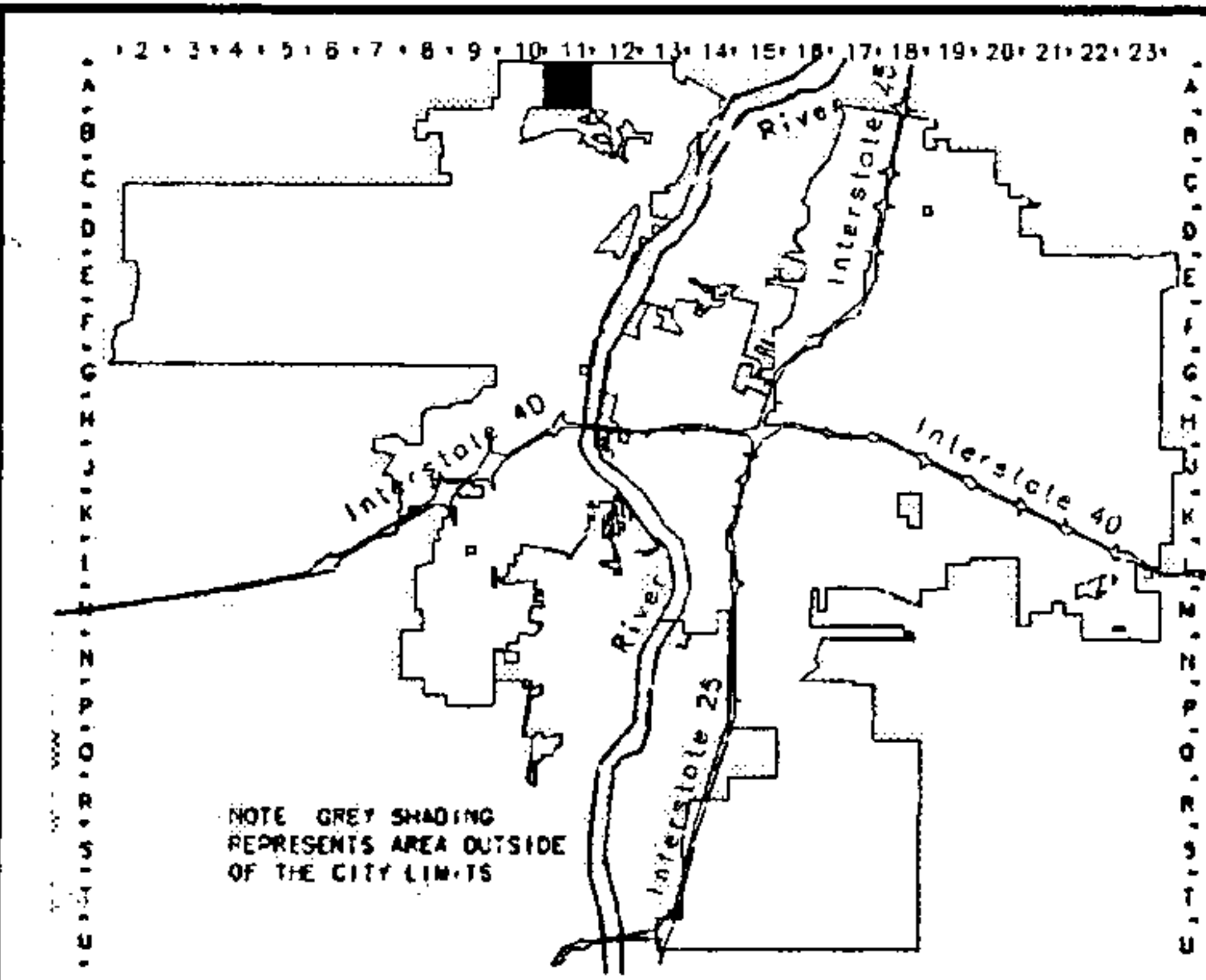
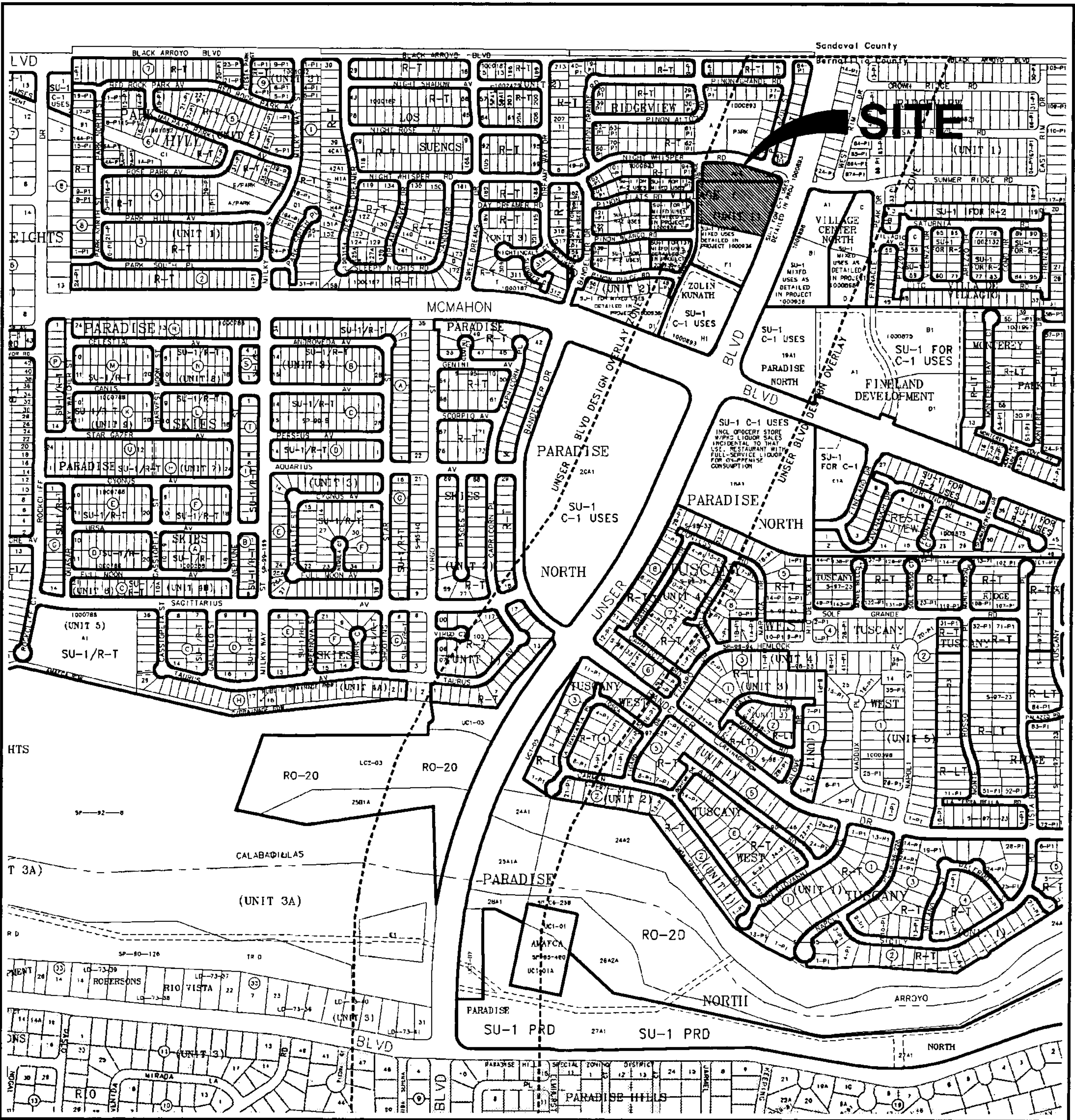


Form revised JUNE 2005

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
010023 - 00744
 _____ - _____
 _____ - _____

Vin Sins 5/30/06
Planner signature / date

Project # 1004076



Zone Atlas Page

A-11-Z

Map Amended through July 06, 2004

Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2004

P.O. Box 1328
Corrales, NM 87048

May 30, 2006

Ms. Sheran Matson, DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: DRB Final Sign-off for EPC Approved SDP for Building Permit
Village Center, Case #06-EPC-00142, Project #1004676

Dear Ms. Matson,

Community Sciences Corporation is requesting your deliberation and Final Sign-off on a Site Plan for Building Permit for a Village Center commercial development at Unser Blvd and Night Whisper Dr. The EPC approved the Site Plan at its hearing on April 20, 2006 and delegated to DRB the final sign-off for the project, ensuring that all EPC Conditions are satisfied and all City requirements met.

As required by Condition 2, we have met with the EPC Staff Planner to ensure that all conditions of approval have been satisfactory met. He has indicated his approval by signing the first page of the Site Plan. A copy of our letter addressing the conditions and the revisions to the site plan is included with this letter.

Attached to this site plan will be the Infrastructure list for all improvements to the site and all off-site improvements listed as part of the EPC Conditions. The improvement for the extension of Pinon Verde Dr to McMahan will be permanent roadway improvements made with the endorsement and contributions of all affected property owners. All off-site improvements will be financially guaranteed and will follow the procedures for the SIA listed on the Infrastructure list. Since utility improvements for this site are within NMUI jurisdiction, a copy of the list and Site Plan has been forwarded to their offices.

We have a client anguish to build and provide commercial relief for the residential population surrounding the site. While actual building may be yet distinct, if there is anything we can do to hasten the process of completing the site plan, DRC or building permit process, please provide comment. Should you have any questions about this request, please contact Jon Swedenburg at 897-0000, x108. Thank you for your consideration.

Sincerely,

Jon Swedenburg

P.O. Box 1328
Corrales, NM 87048

May 30, 2006

Ms. Sheran Matson, DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Minor Plat Approval for Tract E-1, Lands of Zolin/Kunath, et al

Dear Ms. Matson,

Community Sciences Corporation is requesting your deliberation and approval on a Minor Plat submittal, combining Tract E, Lands of Zolin/Kunath, Tres Esquinas, LLC and Curb, Inc. and Tract A-2-A, Ridgeview Village, Unit 1, to facilitate development of a commercial center on the site and to comply with conditions of a Site Plan for Building Permit approval before the EPC on April 20, 2006. The conditions applicable to this Minor Plat request are Condition 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.

And Condition 4a:

All requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.

From these non-specific conditions, CSC believes that the EPC and DRB would like the tracts combined before the Site Plan is approved and/or development occurs. The plat is being submitted without an Infrastructure list attached to it in hopes that its approval can be completed at our hearing. The Infrastructure list will be submitted with the application for DRB Final Sign-off for EPC approved SDP for Building Permit. CSC has had conversations with both Brad Bingham and Wilford Gallegos of DRB staff to try to process both requests as expeditiously as possible and this has been their recommendation. Our client is in anguish to get started on rough grading for the site and on processing their building permit through the City, but must have a consolidated site on which to develop.

In the mentioned conversation with Wilford Gallegos, there was consideration of adding a Public Sidewalk easement where ADA accessible ramps overlap on to private lands. Currently, there is a 10-foot Public Utility easement extending within the perimeter of the site and, with the revisions to the Site plan regarding the placement of the ADA ramps, the need for the sidewalk easement will not be necessary.

This Minor Plat submittal is being submitted for hearing with our request for Final Site Plan Sign-off so if any of our assumptions regarding the processing of the plat and/or site plan are misguided or hamper our efforts to provide expediency toward completion, please send all comments to Jon Swedenburg at 897-0000 x108. Or should you have any questions, please call. Thank you for your consideration.

Sincerely,

Jon Swedenburg

cc: Fehr Grosman Cox Architects, Inc.

P.O. Box 1328
Corrales, NM 87048

May 22, 2006

Mr. David Stallworth, EPC Case Planner
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Case #06-EPC-00142; Project #1004676

Dear Mr. Stallworth,

The following are responses to the Official Notification of Decision, Conditions, for Project # 1004676, Site Plan for Building Permit. A DRB submittal for Minor Plat to combine Tract E with Tract A-2-A to form Tract E-1 has been completed and will accompany the DRB submittal for Final Sign-off. This letter will serve to specify all modifications that have been made to the site plan since the EPC hearing to meet each of the EPC conditions (Condition 1). The applicant will also meet with the staff planner to ensure that all conditions of approval are satisfactorily met (Condition 2). A complete copy of the latest amendment to the governing Site Development Plan for Subdivision is provided with this letter (Condition 2).

The format-related deficiencies (Condition 3) brought to our attention concern Building One and a misconception regarding the covered projection at the corner intersection of the buildings. Upon receiving the color renderings of the building, the staff planner mistook the rendering as showing the projection as leaseable space, with doors on the outside of the projection. In fact, the doors shown on the elevation are interior storefronts shaded by the projection. What we have done to the elevation sheets is to label the space as storefronts beyond. The site plan always had the outdoor concrete labeled and hatched as colored concrete, with leaseable, interior space being depicted as blank, white masses. Dimensions on Building Two were also mentioned as deficient and have been amended by the latest plan.

With respect to engineering considerations (Condition 4), the following conditions shall apply:

- a. All requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for concerning Pedestrian and Vehicular Ingress and Egress. The Unser/McMahon Village Center North Site Plan for Subdivision makes reference to trails and bicycle access proposed along internal collector streets and Unser Blvd per the Trails and Bikeways Master Plan and Westside Strategic Plan. Per Condition 4i, the applicant will provide bonding for an on-street bicycle lane and a minimum 10-foot wide multi-purpose trail facility along Unser Boulevard adjacent to the property, as designated on the Long Range Bikeways

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ENGINEERING AND SURVEYING
LOCAL GOVERNMENT SERVICES
COMPREHENSIVE LAND PLANNING
LAND DEVELOPMENT IMPLEMENTATION

System map. Vehicular and Pedestrian Access are addressed in the following conditions and Transit will require coordination with the Department when future planning studies reveal when service will be provided to the area and where transit stops can be located.

- b. The Developer is responsible for bonding permanent improvements to the transportation facilities adjacent to the Site Plan for Building Permit, and for providing any additional public improvements, all to be constructed to City Standards.
- c. Per Transportation Development Staff and the TIS Mitigation Recommendations, completion of required system improvements that are attributable to the development, are required. The construction of a northbound and second southbound thru lane on Unser Blvd through the intersection to the southern property line will be financially guaranteed by the developer. The developer will consider no financial guarantees or bonds for any improvements to Bandelier West, McMahan Blvd or intersections other than at Night Whisper Dr and Unser Blvd. The developer will construct a permanent roadway extension of Pinon Verde Dr to McMahan Blvd (Condition 4e). The developer will bond for one third the cost of a future signal at Night Whsiper Dr and Unser Blvd (Condition 4d).
- d. The developer is responsible for bonding for one third the cost of the future signal at Night Whisper Drive and Unser Boulevard unless it can be demonstrated, to the satisfaction of the Traffic Engineer that the cost of the proposed signal is currently financially guaranteed of otherwise financed or paid for by others.
- e. The developer will construct a permanent roadway extension of Pinon Verde to McMahan Boulevard.
- f. The parking aisle end caps have been extended per the final Site Plan, such that they are the same length as the adjacent parking spaces and utilize radii of 15-feet or greater.
- g. The developer has chosen to designate the pre-revised parking spaces of 93 and 94 as motorcycle parking for 4 motorcycles and has renumbered the remaining parking spaces accordingly.
- h. The Site plan does comply and is designed per DPM Standards.
- i. (See 4a).

With respect to the site plan layout and configuration (Condition 5), the following conditions have been met:

- a. This condition has been discussed as a part of format-related deficiencies and will be briefly concluded here. The projected junction of Building One has been noted on the elevation sheets to remove all confusion, even though, as shown on the site plan, there is a clear distinction between paving types and enclosed building types.
- b. Benches, #2310 "Avalon", from Gardenside, Ltd, have been included to areas fronting both Building One and Two. Vegetated shading, employing multiple Flowering Pear trees, has been provided for the public plaza.

- c. Bicycle racks for 5 bicycles each are located at Building One and Two. The Bicycle rack for Building One is located close to the building junction, within close proximity to the public plaza. The rack at Building Two is situated on the east, at the pedestrian crossing, allowing for easy and safe access through the parking area and to and from the multi-use trail along Unser Blvd.
- d. Canopies that are effectively contiguous with minimal gaps in between to shelter pedestrians from rain, (should Albuquerque ever receive any), have been provided from one end of each building to the other end of each building.

Speculative footprints showing each sign area (Condition 6), including the areas for any building-mounted signage, have been included on the elevation sheets.

With respect to access, parking and circulation (Condition 7), the following conditions shall apply:

- a. Clear pedestrian connectivity between the site and Night Whisper Dr shall be provided by re-stripping Night Whisper Drive to include a pedestrian crosswalk connecting the park at Ridgeview subdivision to the west side of the Night Whisper entrance, joining the sidewalk extension from the site.
- b. Pedestrian connectivity between the site and tracts to the south will be provided via a 6-foot sidewalk with ADA access ramps along Pinon Verde Dr, and the multi-use trail along Unser Blvd. Access from Building Two at the west end to the southern site was contemplated, but would provide access to a proposed parking island, making its design uncomplimentary and unsafe. The development south of the east end of Building Two is unknown at this time.
- c. The Final Site Plan has been amended to delete the 4-foot sidewalk along the north and west side of Building One. Walkways will extend perpendicular from the sidewalk along the abutting public street to each secondary/emergency access point along the building. A note has been added to the Site Plan to provide further explanation for the walkways.
- d. The Site Plan has been modified to provide four motorcycle spaces (see Condition 4g).

With respect to lighting, security, walls and fences (Condition 8), the following conditions shall apply:

- a. Design and placement details of the parking lot and pedestrian walkways have been provided on the detail sheet of the final site plan.
- b. All on-site lighting is shielded to provide downward light emission, prevent light trespass and upward light pollution and to be dark sky compliant.
- c. On-site parking areas adjacent to a public street are screened by groupings of evergreen plant material with heights ranging from two-feet to six-feet. The shrubs responsible for screening will consist of Photinia, Nandina,

Russian sage, Arp rosemary, Indian hawthorn, . A typical parking screen area may consist of as many as four species of evergreen plants, ranging in height and size to eliminate or minimize parking spaces.

With respect to landscaping (Condition 9), the following conditions shall apply:

- a. The street trees along Night Whisper Dr and Pinon Verde Dr have been changed to Arizona Ash to provide a hardier and fuller deciduous shade tree. The Landscape Architect has left the Flowering Pear within the public plaza to compliment the vertical architecture of the proposed buildings and to add color to the plaza.
- b. The final landscape plan includes both Honeysuckle and Lady Banks rose, which can be trellised or allowed to be groundcover, along the rear facades of each building. As noted in the landscape calculations, the groundcover requirement has been exceeded so that when live plant material reaches maturity, less than 20% of the groundcover gravel will be visible.
- c. The final landscape plan has excluded the final grading plan proviso.

The project does comply with all Solid Waste Management Department ordinances and requirements (Condition 10).

Elevation sheets A5 and A6 have been revised to include pilasters at the rear façades of each building (Condition 11).

With this letter are submitted the Final Site Plan sheets for Building Permit. With your concurrence that all conditions of approval have been satisfactorily met, we will forward our submittal to DRB for Minor Plat and Final Sign-off and continue the approval process for construction at the Village Center.

Sincerely,



Jon Swedenburg

cc: Fehr Grossman Cox Architects, Inc.

N 742 02-001-60



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

Date: April 21, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1004676**
06EPC-00142 EPC Site Development Plan-
Building Permit

Alexander Samuels Realty Group LLC
92 Mark Drive
Hawthorn Woods, IL 6047

LEGAL DESCRIPTION: for all or a portion of Tract E, **Lands of Zolin/Kunath, Tres Esquinas, LLC and Curb, Inc.**, and Tract A-2-A, **Ridgeview Village, U-1**, zoned SU-1/ Mixed Use and SU-1/C-1 Permissive (w/Exclusions as outlined in Project 1000893), located at the southwest corner of UNSER BLVD., NW and NIGHT WHISPER DR. NW, containing approximately 4 acres. (A-11) David Stallworth, Staff Planner

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APR 27 2006

On April 20, 2006 the Environmental Planning Commission voted to approve Project 1004676/06EPC.00142, a site development plan for building permit, for Tract E, Lands of Zolin/Kunath, Tres Esquinas, LLC and Curb, Inc. and Tract A-2-A, Ridgeview Village, U-1, zoned SU-1 for Mixed Uses and SU-1 for C-1 Permissive Uses with Limitations, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for consideration and approval of a site development plan for building permit purposes on an overall +/-3.5-acre tract identified as **Tract E, Lands of Zolin/Kunath, Tres Esquinas, LLC and Curb, Inc.** and **Tract A-2-A, Ridgeview Village, U-1** for the construction of a neighborhood commercial/retail center containing two (2) buildings with a total gross building area of +/-28,553 square feet.
2. The project site is part of a site plan for subdivision establishing a village center (Z97-113) that was approved in 1997 and amended in 2000, 2002 and 2003. The overall village center is zoned to accommodate proportional mixed uses under the auspices of site plan review, including C-1 Permissive with Limitations (limited to a maximum coverage of 4.5 acres), O-1 and R-2 (35% minimum of the gross property area). The site's zoning allows for C-1 Permissive development under certain land use limitations. The proposed neighborhood-oriented commercial/retail center development is appropriate for this site.

CAS JTS
BLS CFS

3. A traffic impact analysis for this project was submitted on April 4, 2006. The project does not exceed the land use size or trip generation thresholds that would trigger an air quality impact analysis.
4. Recommended conditions of approval will help the project satisfy the following policies of the *City/County Comprehensive Plan*:
 - a. *Land Use Policies II.B.5.d, II.B.5.k, IIB.5.l and II.B.5.m* – The site plan review process plays a crucial role in maintaining area values, ensuring a safe, visually amenable and integral development and providing the opportunity for affected residents to participate and offer input relative to the proposed development of the property.
 - b. *Land Use Policies II.B.5.e and II.B.5.p* – The project site is located on an existing public street right-of-way and has access to existing municipal services, and the applicant will be responsible for any necessary public improvements and utility extensions
 - c. *Land Use Policy II.B.5.i and Transportation/Transit Policy II.D.4.d* – The site plan review process should mitigate potential adverse impacts upon the surrounding area. The proposed development should provide a reasonable level of goods, services and employment within a convenient distance.
 - d. *Land Use Policy II.B.5.j and Transportation/Transit Policy II.D.4.g* – Unser Boulevard is a designated Express Corridor, and the site is located within a potential neighborhood activity center, therefore the proposed development is appropriate for this location. The applicant shall be responsible for the development of bicycle lanes and multi-purpose trail extensions deemed necessary in order to provide both connectivity between non-residential and residential uses and alternative mobility.
5. Recommended conditions of approval will help the project satisfy Policy 3.4 (establishment of neighborhood centers within the Seven-Bar Ranch Community) and Policy 4.10 (Encouragement of land use patterns that support mobility alternatives) of the *West Side Strategic Plan (WSSP)*, as well as several key transportation and urban design concepts of the *Westside/McMahon Corridor Transportation and Land Use Guide*, a component of the WSSP.
6. The applicant has standing to request consideration and approval of a site development plan for building permit purposes on **Tract E, Lands of Zolin/Kunath, Tres Esquinas, LLC and Curb, Inc. and Tract A-2-A, Ridgeview Village, U-1**, per the Zoning Code.
7. The Skies West Neighborhood Association was notified of this project. There were no known requests for facilitation or public opposition to the project.

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 an application for final DRB sign-off, the applicant shall meet with the staff planner to ensure that all conditions of approval are satisfactorily met. A complete copy of the latest amendment to the governing site development for subdivision shall accompany the final submittal.
3. All observed format-related deficiencies brought to the attention of the applicant by the staff planner shall be satisfactorily addressed on the final site plan.
4. With respect to engineering considerations, the following conditions shall apply:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - d. The developer is responsible for one third of the future signal at Night Whisper Drive and Unser Boulevard unless it can be demonstrated, to the satisfaction of the Traffic Engineer, that the cost of the proposed signal is currently financially guaranteed or otherwise financed or paid for by others.
 - e. The developer is responsible for the extension of Pinon Verde to McMahon Boulevard per the TIS.
 - f. Extend parking aisle end caps, such that they are the same length as the adjacent parking spaces.
 - g. Designate parking space 93 as motorcycle parking (based on skew).
 - h. Site plan shall comply and be designed per DPM Standards.
 - i. Construction of the on-street bicycle lane and a minimum 10-foot wide multi-purpose trail facility along Unser Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.

OFFICIAL NOTICE OF DECISION

APRIL 20, 2006

PROJECT #1004676

PAGE 4 OF 5

5. With respect to site plan layout and configuration, the following conditions shall apply:
 - a. The plan view diagram for proposed Building One must reconcile with the projected junction as shown on the proposed architectural elevations.
 - b. Benches and sufficient natural or vegetative shading shall be provided for the public plaza in front of Building One.
 - c. An additional bike rack shall be installed near Building Two, and bike spaces shall be redistributed proportionately for each building on site.
 - d. Canopies that are effectively contiguous with minimal gaps in between shall be provided for pedestrian shelter from one end of each of the building to the other end of the same building.
6. Speculative footprints showing each sign area, including the areas for any building-mounted signage, shall be shown on the final site plan.
7. With respect to access, parking and circulation, the following conditions shall apply:
 - a. Clear pedestrian connectivity between the site and Night Whisper Drive shall be provided.
 - b. Clear pedestrian connectivity between the site and the adjacent Tracts F-1-B and F-1-A to the south shall be provided.
 - c. The proposed 4-foot walkway alongside the rear façade of Building One shall be replaced by a series of walkways extending perpendicular from the sidewalk along an abutting public street to each secondary/emergency access point along the building.
 - d. A minimum of four (4) motorcycle parking spaces shall be provided on site.
8. With respect to lighting, security, walls and fences, the following conditions shall apply:
 - a. Designs and placement details of parking lot and pedestrian walkway light standards shall be provided on the final site plan.
 - b. The applicant shall ensure that all on-site lighting is shielded in order to provide downward light emission and prevent both light trespass and upward light pollution.
 - c. On-site parking areas adjacent to a public street shall be screened either through prominent building placement or by a combination of landscaping, walls, fences and earthen berms. Screen walls, if utilized, shall be limited to three-foot (3') masonry walls with intermittent wrought-iron perforations every 100 feet. Material and construction details on screening walls shall be provided on the final site plan.
9. With respect to landscaping, the following conditions shall apply:
 - a. A greater proportion of hardier and fuller deciduous shade trees shall be provided within the proposed public plaza and along both Night Whisper Drive and Pinon Verde Street.
 - b. The final landscape plan shall include a proportional use of evergreen hedging or vegetative trellises along the rear facades of each building to offset façade inconsistency. The final landscape plan shall also include heavier emphasis upon native re-vegetation that will attain a minimum 75% ground coverage by living materials and rely less upon Santa Fe brown gravel ground coverage.
 - c. The final landscape plan shall exclude the proviso that reads "Final landscape layout and design to be determined upon receipt of final grading plan."

OFFICIAL NOTICE OF DECISION

APRIL 20, 2006

PROJECT #1004676

PAGE 5 OF 5

10. The project will comply with all SWMD ordinances and requirements.
11. The rear facades of each building shall include building projections, intervening pilasters or store front elements at equidistant intervals.


IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MAY 5, 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.

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

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

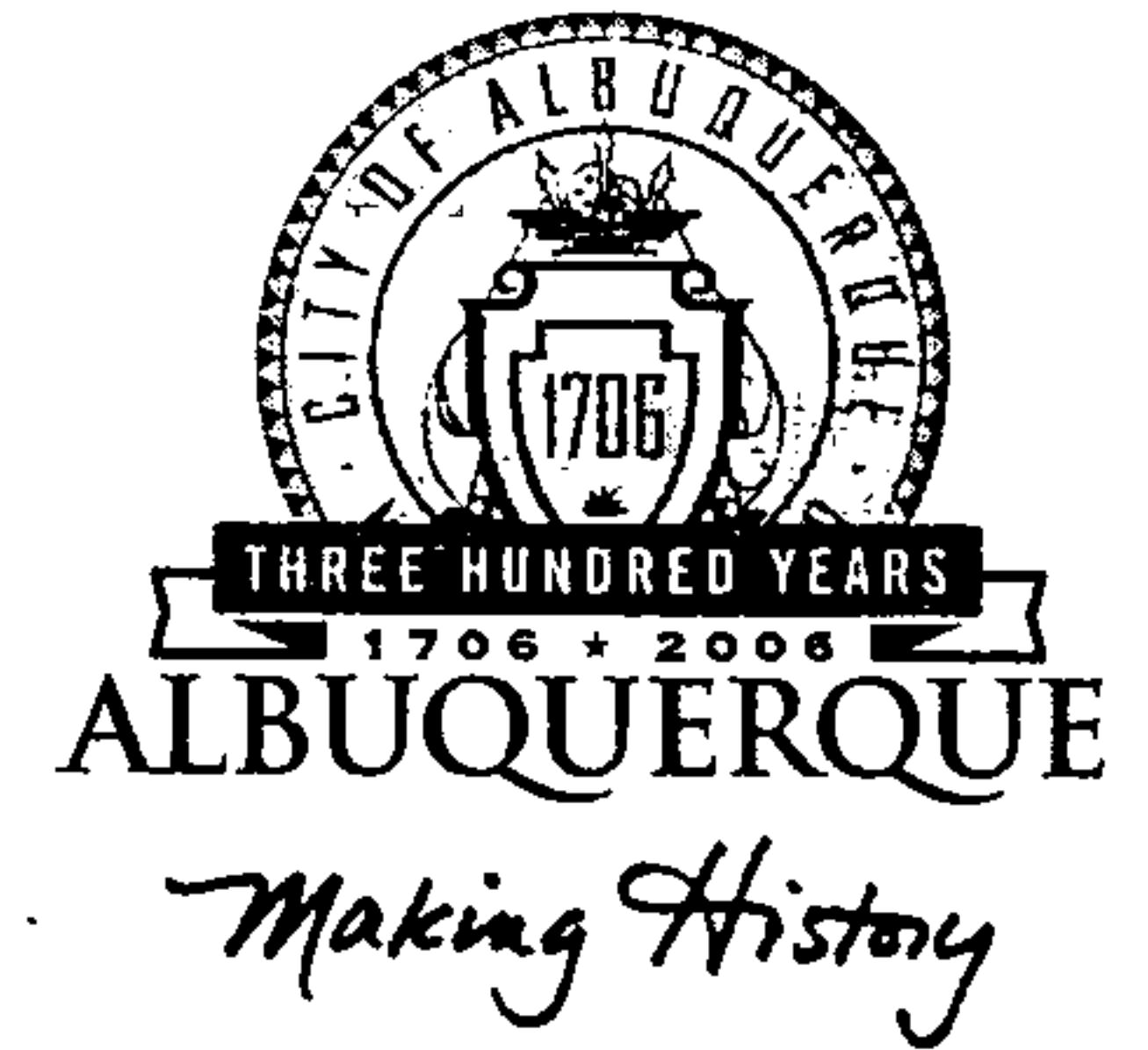
Sincerely,


Richard Dineen
Planning Director

RD/DS/ac

cc: Community Sciences Corp., P.O. Box 1328, Corrales, NM 87048
Bill Davis, Skies West NA, 10636 Capricorn Pl. NW, Albuquerque, NM 87114
Michelle Garcia, Skies West NA, 5748 Pinon Grande NW, Albuquerque, NM 87114

CITY OF ALBUQUERQUE



April 7, 2006

Brian Speicher, PE
Community Sciences Corporation
PO Box 1328
Corrales, NM 87048

**Re: Ridgeview Village Center, Tr A-2-A Drainage Report
Engineer's Stamp dated 1-27-06, (A11/D7A)**

Dear Mr. Speicher,

Based on information contained in your submittal dated 2-23-06, the above referenced report is approved for Site Development Plan for Building Permit action by the DRB. Prior to Building Permit approval, please submit a revised grading plan addressing the following comments.

P.O. Box 1293

- Since improvements to Unser will be the responsibility of this project, a comparison of your grades along Unser must be provided.

Albuquerque

- Show all property lines. Will there be any need for offsite grading?
- Please address and quantify offsite runoff entering your site.

New Mexico 87103

- Show direction of roof runoff and provide sidewalk culverts if the buildings don't drain to the internal parking lot.

www.cabq.gov

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham
Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: file

RECEIVED

APR 11 2006

BLS
CFS

N 742 02.001.30

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

PAID RECEIPT

APPLICANT NAME ALEXANDER SAMUELS REALTY
AGENT COMMUNITY SCIENCE CORP.
ADDRESS _____
PROJECT & APP # 1004674 / 06DRB-00745, 00744
PROJECT NAME VILLAGE CENTER

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 215.00 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 235.00 TOTAL AMOUNT DUE

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

5/26/20
RECEIPT # 00061192
ACCOUNT # 441006
Activity 4983000
Trans Amt \$235.00
J24 Misc \$215.00
CK \$235.00
CHANGE \$0.00
Counter receipt

Thank You

95-8365-3070 4477
5/30 2006
City of Albuquerque
\$ 235.00
DOLLARS
U.S. NEW MEXICO FEDERAL CREDIT UNION
P.O. Box 129
Albuquerque, N.M. 87103-0129
RECEIPT# 00061192 WSH 006 TRANS# 0024
Account 441032 Fund 0000
Trans Amt \$235.00
MTRSVRS
1:3070836521: 5046980004
Thank You